ONTARIO HERITAGE TRUST

An agency of the Government of Ontario

FIDUCIE DU PATRIMOINE ONTARIEN

Un organisme du gouvernement de l'Ontario

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NOTICE OF PASSING OF HERITAGE DESIGNATION BY-LAW 2023-055 TO DESIGNATE 13500 WESTON ROAD, TOWNSHIP OF KING UNDER PART IV, SECTION 29 OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990

TAKE NOTICE that the Council of the Corporation of the Township of King passed By-law Number 2023-055 on May 29th, 2023, to designate lands, buildings and structures thereon, for the subject land as described as East Half of Lot 9, Concession 6, and municipally known as 13500 Weston Road, in the Township of King, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended (the "*Ontario Heritage Act*").

A Notice of Objection was served on the Township Clerk of the Township of King and Council of the Corporation of the Township of King did consider these objections in accordance with Section 29(6) of the *Ontario Heritage Act* before passing the Designation By-law. As required under Section 29 of the *Ontario Heritage Act*, the Township of King is hereby providing notice of its decision to the property owner, persons who objected, and the Ontario Heritage Trust.

Appeal to the Ontario Land Tribunal

TAKE NOTICE that an appeal of the Designation By-law for the Property by those persons permitted to appeal under Section 29 of the *Ontario Heritage Act* may be made by submitting a Notice of Appeal with the Ontario Land Tribunal and Township Clerk of the Corporation of the Township of King, Attention Denny Timm, Township Clerk, 2585 King Road, King City, ON, L7B 1A1, by 4.30 p.m. on or before Monday, July 10, 2023 (within 30 days of this notice). A Notice of Appeal must set out the reasons for the objection to the Designation By-law. If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at https://olt.gov.on.ca.

Should you have any questions, please contact Colin Pang, Planner II/Heritage Coordinator at (905) 833-4067 or by email at cpang@king.ca. The Designation By-law is available online at www.king.ca.

Dated at the Township of King this 8th day of June, 2023

Denny Timm
Township Clerk

c.c. Anthony Petrozza
Johanna Shapira, Wood Bull LLP
Colin Pang, Planner II/Heritage Coordinator
Gaspare Ritacca, Manager of Planning & Development
Stephen Naylor, Director of Growth Management Services

RECEIVED
2023/06/08
(YYYY/MM/DD)
Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF KING

BY-LAW NUMBER 2023-055

A By-law to Designate 13500 Weston Road in the Township of King in the Regional Municipality of York, to be of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, as amended

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 (as amended) authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS the municipal heritage committee (Heritage Advisory Committee of King) supports the designation of the property described herein;

AND WHEREAS authority was granted by Council to designate the property at 13500 Weston Road as being of cultural heritage value or interest;

AND WHEREAS the Council of the Corporation of the Township of King has caused to be served upon the owners of the lands and premises known as 13500 Weston Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property in accordance with notice requirements under the Ontario Heritage Act;

AND WHEREAS a Notice of Intention to Designate has been published in the King Sentential on February 2nd, 2023 and February 16th, 2023 in accordance with the Act;

AND WHEREAS a Notice of Objection has been served on the Township Clerk of the Township of King and considered by Council in accordance with section 29 (6) of the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18 (as amended);

AND WHEREAS the reasons for designation are set out in Schedule 1 to this By-law;

NOW THEREFORE the Council of the Corporation of the Township of King **HEREBY ENACTS AS FOLLOWS:**

1. THAT the lands subject to this By-law consist of Part of Lot 9, Concession 6, PIN 03364-0014, PT LT 9 CON 6, 65R-36025, KING AS IN R698709; KING and as more particularly shown on Schedule "1" and "2" of this By-law, is hereby designated as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act.*

2. **THAT** the Township Clerk shall cause a copy of this by-law to be registered against the property described in Schedule "1" to this by-law in the proper Land Registry Office.

3. **THAT** the Township Clerk shall cause a copy of this by-law to be served upon the owners of the property at 13500 Weston Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the Township of King as required by the Ontario Heritage Act.

4. **THAT** this by-law shall take effect on the date of its passing.

READ a **FIRST** and **SECOND** time this 29th day of May 2023.

READ a **THIRD** time and **FINALLY PASSED** this 29th day of May 2023.

Steve Pellegrini, Mayor

Denny Timm, Township Clerk

(Ref. Growth Mgmt. Services – Planning Div. Report No. GMS-PL-2023-025 – May 29th, 2023)

Schedule "1" to By-law 2023-055

Statement of Significance (Reasons for Designation)

Address: 13500 Weston Road

Property Identifier Number (PIN): 03364-0014, PT LT 9 CON 6 KING AS IN R698709; KING

Legal Description: East Half of Lot 9, Concession 6

The property at 13500 Weston Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets a minimum of at least two or more of the provincial criteria as prescribed Ontario Regulation 9/06, as amended by Ontario Regulation 569/22.

Description

Located on the West side of Weston Road, South of 15th Sideroad, the property is known municipally as 13500 Weston Road in the Township of King and is approximately 103 acres in size.

Statement of Cultural Heritage Value

The property's historical/associative value lies in its association with William Wells, the founder of the community of Strange (originally named Williamstown). The community would be later renamed to Strange to recognize Dr. Frederick William Strange, who was elected by the Conservatives to represent North York and for his efforts in securing a post office for the settlement. This historic one-time Community of Strange was an early settlement area in the Township that developed into a small rural community. William Wells acquired the property in 1839 from his father-in law, Richard Machell, who was an early and prominent settler in the Town of Aurora. Following in his father-in-law's footsteps, Wells had plans to establish a Town on and around the subject property. He established a store in 1841 that served the local pioneers with groceries, hardware, boots and shoes and other much needed supplies.

Between 1852 and 1853, a decision was made for the railway to be built through Springhill (King City) instead of Strange and Wells had to abandon his hope to establish a Town. While the community never flourished to become a full town or village, Wells was a key figure in the initial development of the community of Strange as his efforts would later assist in the establishment of community life in the form of churches, a school, store, cemeteries, and housing in the area. Wells also served and held multiple local office positions at the Township as Deputy Reeve and Councillor in the 1860's.

The farmhouse at 13500 Weston Road is a representative example of an Ontario Cottage with Neo-classical influences and is a representative or early example of a style, type, expression and material of Ontario Cottages that were found across the Province. Ontario Cottage style houses are characterized by a small building constructed by the Owner of a factory or farm intended for the living quarters of individuals or families. The farmhouse was one of the first houses built in the community of Strange and is an early example of a style and type of farm residential buildings in the area.

The physical/design value of the farmhouse at 13500 Weston Road is displayed by its one-and-a-half-storey height, red-brick construction, side gable roof with paired chimneys, symmetrical three-bay facade and central front entrance and are all characteristic of Ontario Cottages. The neo-classical influence of the farmhouse is seen in the design of the front entrance surround and the multi-lite transom and sidelights. The design/physical value of the farmhouse is also displayed in the craftmanship in the front south room and entrance hall which consists of deep wood baseboards with wood paneling and moulded and paneled window surrounds. The level of detail in the craftsmanship of the rooms suggest it was likely used for entertaining guests.

The property has contextual value as the farmhouse contributes to the nineteenth century historic agricultural character of the surrounding area. The area remains dominated by agricultural fields along with their agricultural farmhouses. As the subject property contains one of the first dwellings built in the Community of Strange, it is also historically linked to the community through the remaining buildings that have survived such as but not limited to the Wesleyan Old Methodist Cemetery, and St. Andrew's Presbyterian Church and cemetery.

Description of Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of the property at 13500 Weston Road as a representative example of an Ontario Cottage:

- One-and-a-half storey massing;
- Side gable roof of main block and front gable roof of rear wing;
- Paired red-brick chimneys on the main block of the farmhouse and red-brick chimney on the rear wing;
- Fieldstone foundation;
- Red-brick laid in common bond and Flemish bond patterns;
- Symmetrical three-bay front elevation;
- Central front door with wood paneled door and wood door surround including multi-lite, transom and sidelights; and,
- rectangular window openings including six-over-six double hung wood sash windows and two-over-two double hung wood sash windows, wood sills and brick lintels.

The cultural heritage attributes that reflect the cultural heritage Value or Interest of the farmhouse's excellent craftsmanship include the interior features:

- deep wood baseboards in the entrance hall and south front room
- wood door and window surrounds in the south front room

The following heritage attributes contribute to the cultural heritage value of the property at 13500 Weston Road, and identifies it with having direct associations with Wiliam Wells, who was the founder of the Community of Strange and was significant to the community:

- L-shaped footprint including the main block and rear wing of the farmhouse;

The following attributes that contribute to the cultural heritage value of the property at 13500 Weston Road Avenue which help define, support and maintain the historic character of the area and being historical, visual, functional and physically linked to its setting:

- location in the Community of Strange; and,
- placement on the subject property and orientation towards Weston Road.

The interior of the building, except for the attributes outlined above is excluded from the designation.

Schedule "2" to By-law 2023-055