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Notice of Passing of Designation By-law – 46 Queen St, Morriston

NOTICE OF PASSING OF DESIGNATION BY-LAW 017-2024

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 017-2024 on March 20, 2024, which designates the lands, buildings and structures located at Lot 2, PLAN 135, Part Lot 3, PLAN 135, Township of Puslinch, known municipally 46 Queen Street under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

IF YOU WISH TO 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 filing a notice of appeal with the Municipal Clerk, Township of Puslinch 7404 Wellington Road 34, Puslinch, Ontario, N0B 2J0; Email: admin@puslinch.ca within thirty days of April 4, 2024, which is May 6, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of 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>

Who Can File An Appeal:

Any persons who objected to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the designation is available for public inspection by contacting the Administration Department at admin@puslinch.ca.

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THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 017-2024

Being a by-law to authorize the designation of real property located at 46 Queen Street, Puslinch, as the property of cultural heritage value or interest under Section 29 Part IV of the Ontario Heritage Act, R.S.O. 1990, c. O.18

WHEREAS the *Ontario Heritage Act, R.S.O. 1990, c. O.18* authorizes a municipality to designate a property within the municipality to be of cultural heritage value or interest if the property meets the prescribed criteria and the designation is made in accordance with the process set out in the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 46 Queen Street to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 46 Queen Street, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 18*.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, together with reasons for the designation, to be served on the subject property owner and The Ontario Heritage Trust by personal service or by registered mail;
 - b. to publish a notice of this by-law once in a newspaper having general circulation in the Township of Puslinch.
3. That the Municipal Clerk is hereby authorized and directed to cause a copy of this bylaw, together with the statement of cultural heritage value or interest and description of heritage attributes set out in Schedule "B" hereto annexed and forming part of this bylaw, to be registered against the property affected in the proper land registry office.

READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 20th DAY OF MARCH 2024

James Seeley, Mayor

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 017-2024

46 Queen Street,
Morriston

PIN: 71194-0068

Legal Description: LOT 2, PLAN 135 ; PT LOT 3, PLAN 135 , & UNNUMBERED LT, PLAN 135,
COLFAS' PORTION, SOUTH OF QUEEN STREET AS IN RO708587 ; TOWNSHIP OF
PUSLINCH

Schedule "B"
To
By-law Number 017-2024

46 Queen Street,
Morrison

**STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF
HERITAGE ATTRIBUTES**

The property situated at 46 Queen St, Morrison, holds significant cultural heritage value due to its rich association with hostelry history in the Township. This value is retained in the finely crafted stone structure built as a hotel in 1860. Over time, this establishment became known as the renowned "Morrison Hotel," catering to the needs of numerous residents and visitors in and around the Morrison area. Moreover, the property played a pivotal role in shaping the thriving Morrison downtown during the mid to late 19th century, contributing to the area's rapid growth and prosperity. Its architectural and historical significance, both intertwined, have cemented its status as a true landmark within the community. The property meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value. The property is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property consists of a significant 1860 two-storey fieldstone building with coursed Aberdeen bond masonry and lime taping, a style practiced by Scottish masons. Built in the Neoclassical architectural style for the purpose of a hostelry, it presents common elements of the Neoclassic style: a side gabled roof with wide paired chimneys on each end, symmetrical sash-style windows, and elaborate entrances. Two large windows frame the central entranceway with sidelights and a transom. This central entrance design is replicated directly above on the second floor. The building's windows, with replaced glazing, are topped by solid plain stone lintels, with cut keystone lintels above the main floor and second floor entrances. A secondary entrance is placed to the (face-on) right of the central main entrance offsetting the symmetry of the window and door placement on the facade's first floor. Capped stone parapets run the full width of the roof gable at both ends. Subsequent renovations made to the structure include a new roof plus storm windows and doors. An original balcony with wood railings that ran across the front of the second storey has been replaced by several smaller wrought-iron railings, but the original doors with transoms have been preserved behind the new storm doors.

Historical/ Associative Value:

The property, situated at PLAN 135, Part Lot 2-3, dates back as a hostelry prior to the construction of the 1860 building presently on site. Donald McPherson constructed this hotel following the destruction of an earlier one on the same site, built by Alexander Ochs and ravaged by fire in 1860. To complement the hotel, a combined woodshed and ice house were added at the rear of the property. During winter, blocks of ice from Morrison Pond would be cut and stored in the ice house, ensuring the hotel's kitchen and bar remained well-chilled throughout the warmer months.

In 1905, John Vogt, originally from Copenhagen, Denmark, purchased the hotel and gave it the name "Morrison Hotel." Over time, the property transitioned to a private home.

Contextual Value:

The property is located along Queen St, making it an integral part of the Morrison downtown area. Notably, it shares its surroundings with other significant heritage properties, including the residences of the three founding families of Morrison: Calfas, Morlock, and Winer. Moreover, the property's close proximity to the R.B. Morrison commercial block showcases the concerted efforts made to provide various essential services to the community within a convenient distance. This purpose-built hotel also illustrates the important role of Morrison as a stopover for horse-drawn conveyance along the Brock Road from Lake Ontario to Guelph. It is physically paired

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with another early stone hotel opposite at 51 Queen Street, built in the same style, and operated by Alexander Ochs. Given its original purpose and prime location, the hotel has earned landmark status, due to its connection with both the community and visitors over generations.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 46 Queen St:

- Height, scale, and form of original two storey building
- Exterior stone walls with Aberdeen bond masonry
- Original door and window fenestrations on front facade
- Door and window stone lintels, and stone sills on front facade
- Extant original doors
- Paired chimneys
- Parapets and coping