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Properties

PIN 71187 - 0019 LT
Description PT LOT 7, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN RO737071 ; TOWNSHIP OF PUSLINCH
Address 843 WATSON RD S
ARKELL

Applicant(s)

This Order/By-law affects the selected PINs.

Name THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
Address for Service 7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

This document is being authorized by a municipal corporation James Seeley, Mayor and Justine Brotherston, Interim Municipal Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Kevin Michael Thompson 245 Hanlon Creek Boulevard, Unit 102 acting for Signed 2024 05 09
Guelph Applicant(s)
N1C 0A1

Tel 519-837-2100

Fax 519-837-1617

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

SMITH VALERIO TE LAW FIRM LLP 245 Hanlon Creek Boulevard, Unit 102 2024 05 09
Guelph
N1C 0A1

Tel 519-837-2100

Fax 519-837-1617

Fees/Taxes/Payment

Statutory Registration Fee \$69.95
Total Paid \$69.95

File Number

Applicant Client File Number : 106461/PP

Received

MAY 15 2024

Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 024-2024

Being a by-law to authorize the designation of real property located at 843 Watson Road South, Arkell, 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 843 Watson Road South 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 843 Watson Road South, Arkell, 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



DocuSigned by:

9F3A0A8B061844F...

James Seeley, Mayor

DocuSigned by:

82531782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 024-2024

843 Watson Road South,
Arkell

PIN: 71187-0019

Legal Description: PT LOT 7, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN RO737071
; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 024-2024

843 Watson Road South,
Arkell

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

Short Statement of Cultural Heritage Value or Interest:

The property located at 843 Watson Rd S, Arkell, possesses significant cultural heritage value due to its association with the educational and social history of the Arkell area. This value is retained in the extant 1862 stone schoolhouse on the property. This building represents the efforts of the board of School Section 1 to provide public elementary education to the local community. The schoolhouse was constructed in 1862 using building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's architectural value lies in the exceptional craftsmanship shown in the interpretation of these building plans. The schoolhouse served the community of Arkell and surrounding farms that comprised School Section 1 for a century as a place for elementary education and social events. It is in close proximity to other recognized heritage buildings in Arkell. Given its pivotal role in the history of Puslinch, both the property and its schoolhouse hold the status of a landmark. 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 includes the earliest extant school in Puslinch Township: an 1862 stone schoolhouse solidly constructed in coursed fieldstone and dolomite limestone. The building features elements representative of mid-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, large straight rectangular window fenestrations on the side walls and a front facade with two entrances: one for girls and one for boys. Notable attributes include the very large Romanesque window with a carved limestone surround in the centre of the front facade, entrance fenestrations with heavy limestone surrounds, large limestone quoins, and stone soldier lintels and stone sills on window fenestrations. Under the front gable is a carved datestone "1862" and below another inscribed carved stone inscribed "SCHOOL SECTION NO. 1". The original bell and a reproduced belfry are on the roof.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a venue for community activities. This property, situated at Part Lot 7, Rear Concession 9, formed an initial land purchase agreement for a "common school" dated November 29th, 1850. The designated land served for the construction of a schoolhouse, and James Hower from the Township and Province of Canada was compensated one pound and five shillings. Trustees for the project included James Hower, Adam Hume, John Iles, and Joseph Dory. Replacing two log structures dated around 1839 and 1850, the present stone schoolhouse was constructed in 1862. It was in use as an educational and community facility for a century after which schooling became centralised, and the schoolhouse redundant.

Contextual Value:

The property is surrounded by several other heritage properties, along Watson and Arkell Rd in the Arkell area. These residences, including the John Caulfield, John Isles, Jr., and Thomas Arkell houses, among many others, played a significant role in shaping and establishing this part of Puslinch. In addition, the property is also in close proximity to the George Nichol Blacksmith Shop. The purpose-built 1875 stone school's teacherage is located directly beside the schoolhouse, demonstrating the importance of the school's educational role in the community. The property holds the status of a landmark due to its architecture and rich social history within

the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and community activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 843 Watson RD S:

Arkell Schoolhouse:

- Height, scale, and form of original schoolhouse
- Extant exterior coursed stone walls
- Original fenestration on front and side facades
- Limestone quoins, lintels, and sills
- Limestone surrounds on Romanesque window and front facade entrance fenestrations
- Bell and belfry
- Date sign