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**INNISFIL HERITAGE ADVISORY COMMITTEE**

March 22, 2024

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

**Subject: Designation By-law No. 023-24 under Part IV of the *Ontario Heritage Act* – 6225 Yonge Street, Innisfil, ON.**

Please find enclosed a copy of By-law No. 023-24 to designate 6225 Yonge Street under Part IV of the *Ontario Heritage Act* in the Town of Innisfil for your records.

Any person who objects to this By-law may appeal to the Ontario Land Tribunal by notifying the Ontario Land Tribunal and the Clerk of the Corporation of the Town of Innisfil in writing within 30 days after the publication of this notice. The last day to appeal is **April 29, 2024**. A notice of appeal must set out the objections to the By-law and the reasons in support of the objection, accompanied by the fee charged by the Ontario Land Tribunal which must be in the form of a certified cheque, money order or credit card payable to the Minister of Finance.

Should you have any questions please feel free to contact myself at [kjacob@innisfil.ca](mailto:kjacob@innisfil.ca) or 705-436-3740, ext. 2414.

Yours truly,

Kevin Jacob  
Deputy Clerk &  
Heritage Committee Coordinator  
705-436-3740 Ext. 2414

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# ORIGINAL

## The Corporation of the Town of Innisfil

### By-Law 023-24

**A By-law of The Corporation of the Town of Innisfil to designate a certain property as being of historic, cultural and/or architectural value or interest, being Part North ½ Lot 16, Con. 3 Innisfil as in RO1101335, except Part 13 on 51R-736 & RO236985 known municipally as 6225 Yonge Street, Town of Innisfil, County of Simcoe.**

Whereas pursuant to Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact by-laws to designate real property including the buildings and structures thereon to be of historic, architectural, cultural heritage and value or interest; and

Whereas the Council of The Corporation of the Town of Innisfil has been requested to designate the building at 6225 Yonge Street, Town of Innisfil, County of Simcoe as being of cultural heritage value or interest; and

Whereas notice of intention to designate 6225 Yonge Street has been served on the Property Owner and the Ontario Heritage Trust and such notice of intention has been publicized in a newspaper having a general circulation in the municipality; and

Whereas the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto and forming part of this by-law.

Now Therefore the Council of The Corporation of the Town of Innisfil enacts as follows:

1. That the following real property more particularly described in Schedule "A", attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

6225 Yonge Street  
Town of Innisfil  
County of Simcoe

2. That the Town is hereby authorized to cause a copy of this by-law to be registered against the property designated in Schedule "A", attached hereto in the Property Land Registry Office.

**Passed this 13<sup>th</sup> day of March 2024.**



Lynn Dollin,

Mayor



Patty Thoma,

Clerk

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**Schedule "A"**

**To By-Law 023-24**

The property at 6276 Yonge Street is located in the Town of Innisfil, County of Simcoe, under the following property description:

|        |                                      |
|--------|--------------------------------------|
| P.I.N. | 58057-0010 (LT)                      |
|        | Part North ½ Lot 16, Con. 3 Innisfil |
|        | as in RO1101335, except Part 13 on   |
|        | 51R-736 & RO236985                   |
|        | Town of Innisfil, County of Simcoe   |

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May 1, 2014

Town of Innisfil

## **Schedule "B"**

### **To By-Law 023-24**

#### **Reason for Designation – Statement of Cultural Value**

The cultural heritage value of Rosebank / Montclair Farm resides in its design and physical value, historical associations, and its contextual presence as a prominent and well-known fixture for northerly travelers along Yonge Street and as the southern gatepost to the village of Churchill.

#### **Design and Physical Value**

The design and physical value of this Georgian-style property is reflected in its two-storey construction with a partial hip roof on each of two sections, three bays and a single-storey side extension with partial hip roof. The cupola on the hip roof of the side extension has a square louvered base with a tall, pointed roof with curved slopes to the edges is an unusual feature. The exterior of the house has been modified; however, the scale, massing, bays, roof, and cupola continue to reflect the stately manor of its original form. The original brick exterior was covered with stucco during renovations undertaken in the 1930's. The large barn with gambrel roof and stone foundation and smaller drive shed with gable roof completes the image of this well-maintained property.

#### **Historical Value**

The historical value of Rosebank / Montclair Farm resides in its association with two families - beginning in the early 1800's with the Boyes family until 1938 when the property was purchased by the Sinclair family who farmed the land until 2019. The first game of curling was played on Hemlock Creek on the property in 1878, with the Churchill Curling Club being one of the first fifteen curling clubs established in Ontario prior to 1900.

Richard (Sr.) and John (Sr.) Boyes were leaders of the Churchill Presbyterian (now United) Church. Richard donated the land for the manse (NW corner of lot) and Robert (son of John) placed the bell once the new church was built in 1885. Mrs. Robert (Annie) Boyes Jr. was well known throughout Simcoe County for her work helping to establish the Simcoe County Museum.

The Sinclair family purchased the farm and undertook extensive repairs and renovation to the farmhouse. Robert Sinclair was an avid supporter of the Churchill Curling Club, donating an annual trophy to be awarded for sportsmanship. When his son Keith took over the farm he specialized in sheep. With more than 500 ewes Montclair Farm caught the eye of shepherds and hosted tours by Large Flock Operators of Ontario, sheep associations and 4-H Clubs.

#### **Contextual Value**

Contextually, Rosebank/Montclair Farm is the southern gateway to Churchill for travellers on Yonge Street. The farmhouse and barns were built in the mid 1800's; around the same time as the heritage buildings that line the street at the main hamlet intersection and before the two churches that dominate the streetscape.

#### **Description of Heritage Attributes**

The following heritage attributes contribute to the cultural heritage value of the property:

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**Front or South side**

- First floor main entrance door with straight transom, 6-over-6 panes in door, porch has a hip roof supported by two round columns and two flat columns against the wall.
- Rectangular windows, 6 over 1 panes and shutters are on either side of the door.
- Second floor has three rectangular windows, with 1-over-1 panes with shutters.

**West side**

The right or south section:

- First floor has 2 windows, 8-over-1 panes with shutters.
- Second floor has 2 windows, 1-over-1 panes with shutters.

The middle section:

- First floor has a side door with small porch flanked by two windows, 1-over-1 with shutters.
- Second floor has two windows, 1-over-1 panes with shutters.
- Single red brick chimney is on the east side of the partial hip roof.

The single storey northern, rear. or left extension:

- Two windows 2-over-1 pane with shutters.
- Cupola on the hip roof.

**Outbuildings**

- The large barn to the northeast of the house with a steel gambrel roof, vents ridge, stone foundation.
- The drive shed to the north of the house with gable roof and painted brown wood siding including the sign "Montclair Farm, The Sinclair Family"