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Notice of Passing of Designation By-law – 4677 Watson Rd S, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 021-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 021-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession 10 Part Lot 13 RP;61R502 Part 1 Part Part 2, Township of Puslinch, known municipally as 4677 Watson Rd S, Puslinch, 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 January 27, 2025, which is February 26, 2025.

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.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 021-2025

Being a by-law to authorize the designation of real property located at 4677 Watson Road South, 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*;

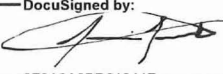
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4677 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, 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*;

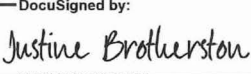
NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 4677 Watson Road South, 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 22nd DAY OF JANUARY 2025.

DocuSigned by:

9F3A0A8BD6184F...

James Seeley, Mayor

DocuSigned by:

95537782C82E4F3...

Justine Brotherston, Interim Municipal Clerk

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Schedule "A"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

PIN: 71188-0263

Legal Description: PART LOT 13, CONCESSION 10, TOWNSHIP OF PUSLINCH, PART 2
PLAN 61R502, SAVE & EXCEPT PART 1 PLAN 61R21367 & PART 1 PLAN 61R22321;
TOWNSHIP OF

Schedule "B"
To
By-law Number 021-2025

4677 Watson Road South,
Puslinch

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

The property located at 4677 Watson Road South, Puslinch, 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 retains significant cultural heritage value in its rare fieldstone Queen Anne architecture. The property is historically associated with the Castor Johnston family, the John Murray family, and the Village of Arkell. It is contextually significant to other stone buildings in Arkell built by stonemason, Robert Lamb.

Design Value:

The property was built for John Murray in 1896. It is a rare, and the only example in Puslinch Township, of a two-and-a-half-storey Queen Anne Revival/Italianate-style house built of large cut field granite, fieldstone and limestone. Queen Anne architecture is usually rendered in brick or wood to accommodate the asymmetrical form, multiple planes, and decorative treatments of this style. In this case the builders applied Italianate detailing to the Queen Anne form and mass to achieve this effect. Features characteristic of the Queen Anne style on this residence include the two-and-a-half-storey height with a steeply pitched cross-gabled roof. The front Gothic gable is to one side of the front facade. A projecting two-storey bay under the Gothic gable, is typical Queen Anne design. In contrast to the heavy granite and fieldstone of the main facade, the bay is constructed of finely cut limestone with a separate parapeted roof with cornice and brackets. It is windowed on both storeys, with windows canted to fit the bay. The original double-hung entry porch with a second story exit door tucked beside the projecting bay is also Queen Anne design (porch has deteriorated). The residence has a two-storey fieldstone and granite rear extension, perpendicular to the main structure, that accommodates a long veranda with posts and fan brackets; the latter also characteristic of the Queen Anne style. Wide eaves with paired decorative scroll brackets, and arched windows in the upper storeys illustrate the Italianate influences. All lintels and sills are cut stone. The construction of the residence was overseen by local stonemason Robert Lamb, who completed the project in 1896. The grandeur of the endeavor was highlighted in the Arkell newspaper, which showcased the advanced skills of Scottish stonemasons in the area during that era.

Historical/Associative Value:

The property, originally settled by the Crastor Johnston family in 1839, was sold to John Murray in 1871, following his marriage to Catherine Johnston in 1866 and the death of Crastor Johnston in 1867. Crastor had no sons to inherit or work the property. The pre-1851 two-storey stone house that the Johnston family had built on the property was replaced by Murray in 1896. Murray was a farmer and livestock breeder and a prominent figure in Arkell, playing a vital role in various aspects of community building. He served as Secretary of the School Board for School Section #1, facilitated the purchase of the school bell for the Arkell Schoolhouse, and was involved in hiring teachers. He was a director of the Puslinch Agricultural Society. He also organized church gatherings for his Presbyterian peers and was regarded in the Township as a man of integrity and generosity. John Murray and his wife Catherine raised a large family, many of whom became active community contributors. This property reflects the economic status of the Murray family at the time they had the residence built.

Contextual Value:

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The property is physically connected to its surroundings through the use of local stone for the house construction and the stonemason Robert Lamb, who also built the 1875 Arkell teacherage. The property is situated in proximity to other mid to late 19th century properties with heritage significance including the Thomas Arkell Georgian manor farmhouse, and the William Hume and James Orme Neoclassic residences, that collectively exemplify the history and agricultural prosperity of the Arkell area.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4677 Watson Road South.

John Murray House:

- Height, scale, and massing of two-and-a-half storey property
- Field granite, fieldstone and limestone fieldstone masonry walls
- Original/extant door and window fenestrations
- Decorative eaves-brackets
- Two storey limestone bay with parapet roof and original fenestration