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Notice of Passing of Designation By-law – 4855 Pioneer Trail, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 005-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 005-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession 5 Part Lot 13 RP;61R20571 Part 1, Township of Puslinch, known municipally as 4855 Pioneer Trail, 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 005-2025

Being a by-law to authorize the designation of real property located at 4855 Pioneer Trail, 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 4855 Pioneer Trail, 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 4855 Pioneer Trail, 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:

85537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

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FEB 04 2025

Ontario Heritage

Schedule "A"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

PIN: 71214-0213

Legal Description: PT LT 13 CON 5 PUSLINCH, DESIGNATED AS PT 1 PL 61R20571;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 005-2025

4855 Pioneer Trail,
Puslinch

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

The property located at 4855 Pioneer Trail, Township of 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 cultural heritage value in its fine Italianate domestic architecture, in its historical association with a significant individual, with Scottish settlement in Puslinch Township, and with the Puslinch Farmer's Club and its mission to advance agricultural education in Puslinch Township. Contextually, the property is situated within an area of other manor-type farmhouses owned by gentleman farmers who significantly promoted and advanced agricultural education, innovation and efficiency in the Township.

Design Value:

Built by James Anderson, c. 1865 and named "Springfield Farm", the property is a singular example of a two-storey yellow brick manor-type farmhouse constructed in the Italianate style, and the foremost example of Italianate residential architecture in brick in the Township. Italianate architecture incorporates picturesque details, projected bays or towers and ornamented alterations to Georgian and Neoclassic design. Such details included in this property are a symmetrical five-bay Neoclassical facade with a low-hip roof and wide eaves. A central two-storey projected bay has an entrance porch (replacement of original porch) on the lower storey and paired arched windows on the second storey under a gable, also features of Italianate architecture. The facade features tall rectangular windows on both storeys with brick label stops. The yellow brick construction is notably early for the Township and the bricks were likely sourced from the Morriston brickyard. A one-and-one-half storey end gabled kitchen tail in yellow brick, perpendicular to the main part of the property, extends at the rear of the building.

Historical/ Associative Value:

In 1861, James Anderson from Ayrshire, Scotland, purchased the property. After his marriage to Margaret Smart in 1862, he erected the large yellow brick Italianate manor-type farmhouse. Anderson named his extensive and productive agricultural property "Springfield Farm." A founder of the Puslinch Farmer's Club, Anderson significantly promoted and advanced agricultural education, innovation and efficiency for farmers in the Township in the mid to late nineteenth century.

Contextual Value:

Sited on a hill overlooking the Speed River, the property is located adjacent to other manor-type farmhouses built by gentleman farmers who were colleagues of James Anderson in the Puslinch Farmer's Club.

Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4855 Pioneer Trail:

James Anderson House:

- Original/extant fenestration for windows and doors
- Extant 6/6 mullioned rectangular windows, arched windows and doors.
- Brick exterior front and side facades
- Brickwork drip molds over windows.
- Height, scale, and massing of two-storey Italianate primary structure.

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Ontario Heritage Trust