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Notice of Passing of Designation By-law – 6981 Concession 4, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 007-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 007-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession 3 Part Lot 19 RP;61R11574 Part 2, Township of Puslinch, known municipally as 6981 Concession 4, 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.

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FEB 04 2025

Ontario Heritage Trust

7404 Wellington Road 34, Puslinch, ON N0B 2J0
Tel: (519) 763-1226 Fax: (519) 763-5846 admin@puslinch.ca

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2025/02/04
(YYYY/MM/DD)
Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 007-2025

Being a by-law to authorize the designation of real property located at 6981 Concession 4, 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*;

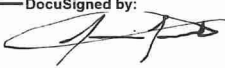
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 6981 Concession 4, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, 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*;

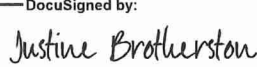
NOW THEREFORE the Corporation of the Township of Puslinch hereby enacts as follows:

1. That the property located at 6981 Concession 4, 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:

9F3A0A8BD61844F...

James Seeley, Mayor

DocuSigned by:

85537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

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Schedule "A"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

PIN: 71200-0179

Legal Description: PT LOT 19, CON 3 DES AS PT 2, 61R11574 ; T/W ROS519048 ; S/T IS11031

Schedule "B"
To
By-law Number 007-2025

6981 Concession 4,
Puslinch

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

The property at 6981 Concession 4, Puslinch meets the requirements for heritage designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

6981 Concession 4, Puslinch retains cultural heritage value in the exceptional stonemasonry craftsmanship of its "Ontario House" design. Historically, the property is associated with early immigration to Puslinch Township from the Scottish Highlands, and the community in Puslinch known as "The Third". Contextually, the property is associated with two neighbouring properties with similar stonemasonry and design from the same builder.

Design Value:

The property is an outstanding example of 'Ontario House' architecture c. 1865 in coursed fieldstone with elaborate stone masonry detailing in cut limestone. Features present that are consistent with the Ontario House architectural style include the one-and-one-half storey elevation with side-gabled roof, and front entrance under a centred peaked roof gable. Symmetrical single windows are positioned on either side of the entrance door. A double arched window is under the peak above the entrance. A high degree of masonry craftsmanship is reflected in the Italianate detailing on the elaborate articulated quoins, distinctive entrance door voussoir, pedimented window surrounds on the ground floor and carved surrounds with keystones on the upper storey arched windows, all rendered in finished limestone. The front door entranceway has a fanlight transom with sidelights.

Historical/ Associative Value:

The property, located on Rear Part Lot 19, Concession 3, holds significant historical value, dating to the earliest settlement in Puslinch Township. In 1834, as a result of the Highland clearances, widow Catherine Stewart and her children immigrated from Perthshire, Scotland, becoming the first settlers on the lot. They initially resided in a shanty before constructing a log cabin, laying the foundation for future developments.

The current house, built c. 1865, marked a milestone in the property's history, built for Catherine's son, Peter Stewart, before his marriage in 1866. Catherine Stewart was a founder of Duff's Presbyterian Church and Peter Stewart was both an esteemed farmer and respected elder of this Church. The family played a vital role in the community's founding and development. His sister, Catherine Stewart, also contributed significantly, assuming parental responsibilities during times of family tragedy.

The property flourished as a prosperous farm, cultivating grain, wheat, and vegetables, and serving as a hub for agricultural activities. In more recent times, it underwent a transformation and now serves as the Donkey Sanctuary of Canada, preserving its heritage while continuing to fulfil a role in the community.

Contextual Value:

The property is an integral part of a collection of neighbouring 1860s residences linked by their similar architectural design and outstanding masonry. Notably, the houses of Alexander McKay on Lot 19 Front Concession 3 and John McCormick on Lot 15 Front Concession 3 bear a striking resemblance to the Peter Stewart house in terms of their construction and masonry detailing.

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Description of Heritage Attributes:

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6981 Concession 4:

Peter Stewart House:

- Extant doors and windows
- Original window and door fenestration
- Exterior fieldstone construction
- Masonry limestone quoins, voussoir, and window surrounds with original detailing
- Height, scale, and massing of the original one-and-a-half storey property