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Properties

PIN 71213 - 0157 LT

Description PART ROAD ALLOWANCE BETWEEN TWPS OF GUELPH & PUSLINCH CLOSED BY
UNREGISTERED BY-LAW 344 & 301, PART 2 61R6065 & PART LOTS 9 & 10 CON 5
TWP OF PUSLINCH PART 4 61R6065, EXCEPT PART 1 61R21247; TOWNSHIP OF
PUSLINCH

Address 4856 SIDEROAD 10 NORTH
PUSLINCH

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, acting for Signed 2025 03 31
Unit 102 Applicant(s)
Guelph
N1C 0A1

Tel 519-837-2100

Email kthompson@svlaw.ca

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

Submitted By

SMITH VALERIOTE LAW FIRM LLP 245 Hanlon Creek Boulevard, Unit 102 2025 03 31
Guelph
N1C 0A1

Tel 519-837-2100

Email kthompson@svlaw.ca

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

Total Paid \$70.90

File Number

Applicant Client File Number : 076898-0110/KMT/LV

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

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 006-2025

Being a by-law to authorize the designation of real property located at 4856 Sideroad 10 North, 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 4856 Sideroad 10 North, 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;

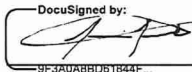
AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

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

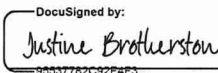
1. That the property located at 4856 Sideroad 10 North, Puslinch, and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 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:

9F3AUABBD61B44F...

James Seeley, Mayor

DocuSigned by:

92537782C92E4P3...

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

PIN: 71213-0157 (LT)

Legal Description: PT ROAD ALLOWANCE BETWEEN TWPS OF GUELPH & PUSLINCH
CLOSED BY UNREGISTERED BYLAWA 344 & 301, PART 2 61R6065; AND PART LOTS 9 &
10 CON 5 TWP

Schedule "B"
To
By-law Number 006-2025

4856 Sideroad 10 North,
Puslinch

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

The property located at 4856 Sideroad 10 North, 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.

This property, built c. 1848 has highly significant cultural heritage value retained in the residence, barns, and landscape. Its design value lies in its very early and grand Neoclassic residence built in a frontier environment. It is associated with Thomas Saunders, and William Sorby, prominent gentleman farmers who promoted agricultural technology and education in the Township. The property also has a very complex social history of national significance. In addition to its farming purposes, the property has served as a rehabilitation centre for the World War 1 veterans, an agricultural training school for British youth, and a summer camp for World War 1 orphans. Contextually, the property is historically adjacent to manor farms built by other gentleman farmers who promoted agricultural education, improvement and invention, and is a landmark.

Design Value

The property's residence c. 1846 is an outstanding example of an early three-storey Neoclassic house rendered in large ashlar limestone, presently covered with roughcast plaster. The front of the residence is two storeys and the slope of the site and raised basement have created a third storey elevation at the rear of the building. This residence is the earliest example of Neoclassic architecture in Puslinch and one of the earliest extant stone properties in the Township. A model of the style, this Neoclassical residence has symmetry, simplicity of form and a formal system of proportion. The three bay front facade has a centred entranceway under a wood Greek portico, and has five large and proportionally vertical window fenestrations with stone sills, located symmetrically one to each side of the entrance and three on the second storey. The rear elevation has four windows placed symmetrically across each of the three stories. The hip roof has a front and rear centred low gable, added later in the Italianate style. Under these gables is a single ocular window. A hipped-roofed single storey wing (two-storey at the rear) at the side of the main building has similar, symmetrical, fenestrations of two windows on the front facade, and two on the upper part of the rear facade with a window and entrance on the lower level.

Historical/ Associative Value

The property, built on Lots 9 and 10 on Concession 5, originally belonged to Roland Wingfield. Col. Thomas Saunders, from Buckinghamshire, purchased the property in the 1840s and replaced the original log residence with his Neoclassic stone residence in 1846. He called his farm, "Woodlands." Saunders was a "Gentleman" farmer, president of the Puslinch Agricultural Society and the Wellington County Agricultural Society, and livestock breeder. He was also a colonel of the militia for the counties of Wellington, Waterloo and Grey, crown prosecutor, and Clerk of the Peace for Wellington from 1840 until his death.

Between 1863 and 1864, Walter Sorby bought the farm from Saunders and subsequently built a substantial horse barn and a woodworking shop for himself and his three carpenter sons. After Walter's passing in 1890, the farm passed into the ownership of his son, Oswald. Oswald used the farm for animal raising and the importation and sale of valuable horses, particularly Clydesdales.

In 1923 the property developed provincial and national significance as a rehabilitation/retraining centre for injured soldiers returning from the battlegrounds of World War I. The Province of Ontario purchased the property for this purpose and renamed it "Vimy Ridge Farm," after the battle of Vimy Ridge where the Canadian Expeditionary Force defeated the three divisions of the German Army in 1917. Vimy Ridge became a symbol of national achievement and sacrifice. The farm was also used as a summer camp for war orphans in 1924. From that time forward to 1932, under the British Government's "Empire Settlement Act" (1922), Vimy Ridge Farm served as an agricultural training centre in an attempt to provide workers from Britain and her colonies needed for Canada's farms. Boys were trained in farming methods at the farm, provided room and board and subsequently were hired out to farmers.

Contextual Value:

The property remains as the material evidence of the architectural and agricultural initiatives of the nineteenth and twentieth centuries. Additionally, the property is considered a landmark for the area and has a physical proximity to the Anderson and Buchanan farms owned likewise by Gentleman farmers, active in the agricultural societies. Nationally, hundreds of Canadian families trace their heritage to Vimy Ridge Farm as their first residence in Canada.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4856 Sideroad 10 North:

Thomas Saunders House/Vimy Ridge:

- All original door and window openings, extant sash windows
- Front portico
- Original stone foundation
- Front, side, and rear stone facades
- Height, scale, and massing of original three storey property
- Brick chimneys on main part of residence