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PIN 71214 - 0213 LT

Description	PT LT 13 CON 5 PUSLINCH, DESIGNATED AS PT 1 PL 61R20571; TOWNSHIP OF PUSLINCH
Address	4855 PIONEER TRAIL PUSLINCH

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.

This application is based on the Municipality By-law See Schedules.

Kevin Michael Thompson	245 Hanlon Creek Boulevard, Unit 102 Guelph N1C 0A1	acting for Applicant(s)	Signed	2025 03 31
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Tel 519-837-2100
Email kthompson@svlaw.ca

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

SMITH VALERIOTE LAW FIRM LLP	245 Hanlon Creek Boulevard, Unit 102 Guelph N1C 0A1	2025 03 31
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Tel 519-837-2100
Email kthompson@svlaw.ca

Statutory Registration Fee	\$70.90
Total Paid	\$70.90

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

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

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*;

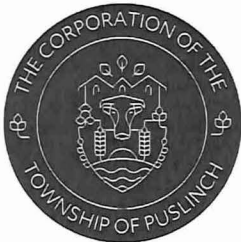
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4855 Pioneer Trail, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

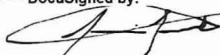
AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

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:

9F3A0A8BD61844F...

James Seeley, Mayor

DocuSigned by:

99337782C82E4F3...

Justine Brotherston, Interim Municipal Clerk

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.