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Properties

PIN 71192 - 0023 LT

Description PT LOT 31, CONCESSION 10, TOWNSHIP OF PUSLINCH AS IN IS12738 SAVE AND
EXCEPT PT 1, 61R1586; TOWNSHIP OF PUSLINCH

Address 4217 WATSON ROAD SOUTH
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 019-2025

Being a by-law to authorize the designation of real property located at 4217-4223 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 4217-4223 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*;

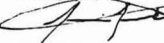
AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*;

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


1. That the property located at 4217-4223 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:

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James Seeley, Mayor

DocuSigned by:

95537782C32E4F...

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

PIN: 71192-0023

Legal Description: PT LOT 31, CONCESSION 10 , TOWNSHIP OF PUSLINCH AS IN IS12738
SAVE AND EXCEPT PT 1, 61R1586 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 019-2025

4217-4223 Watson Road South,
Puslinch

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

The property located at 4217-4223 Watson Rd S, the former "School Section 9" possesses significant cultural heritage value due to its role in the educational and social history of the Badenoch area. This value is retained in the one room schoolhouse on the property. This building represents the efforts of the board of School Section 9 to provide public elementary education to the local community. The school was constructed in 1889 following building plans published by the Ontario Department of Education in the mid-nineteenth century as a guide. The property's design value is underscored by the schoolhouse architecture rendered with Italianate detail and cut-stone masonry. The schoolhouse's strategic placement has defined the geographic locus of the Badenoch community to the present. Given its pivotal role in the history of Puslinch, both the property and its schoolhouse hold the status of a landmark. The property 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 is listed on the Township of Puslinch Municipal Heritage Register and has received a plaque from the Township's Heritage Committee for its cultural heritage value.

Design Value:

The property features an outstanding example of an Ontario one-storey stone schoolhouse, built in 1889, with Italianate details. The building features representative elements of late-nineteenth century Ontario schoolhouse design: front gable roof, single-storey rectangular form, large window fenestrations on the side walls with stone soldier lintels and sills, and a front facade with two entrances: one for girls and one for boys. Noteworthy features include the application of Italianate details: wide eaves and paired "C" style brackets with finials, ashlar limestone masonry walls with lime-taped coursing, large segmented arched sash windows with 6 over 6 panes spaced on both side walls of the building, and a matching window on the front facade centred between twin entrances for girls and boys. Each entrance has a segmented arch equipped with a three-pane transom. All fenestrations are fitted with segmented stone lintels and moulded keystones, including the engraved datestone "S.S. No. 9 1889 Puslinch" located under the gable. The wood belfry is original, and the bell replaced in 2004. The south-facing rear window has been replaced to accommodate a single entrance. Although not listed here as heritage attributes, it should be noted that much of the interior of the schoolhouse retains its original elements from the period of its closure in the 1960s, including slate blackboards, schoolhouse lamps and painted beadboard paneling. In addition, the schoolhouse site includes a large, landscaped playground.

Historical or Associative Value:

As Puslinch was settled, it was divided into twelve school sections (SS). The residents of each section built their own school, which not only represented and defined the geographic community but also became a centre for community activities. The property at Lot 31, Front Concession 10, was initially owned by John Campbell, a skilled shoemaker. This location served as the setting for open-air church services, conducted across the road from the old blacksmith shop. The Duncan Martin family also resided on this same lot. Throughout the property's history, three schools were established on its grounds, with the present-day schoolhouse being constructed in 1889. This schoolhouse remained in operation until December 1964 when students were bussed to a consolidated school. The Badenoch community chose to financially support and operate the property as a community centre after the schoolhouse closed in 1964. Of all the 12 Puslinch schoolhouses decommissioned in the early 1960s, the Badenoch schoolhouse

remains the only one in public hands. The property and its schoolhouse have transformed into the Badenoch Community Centre and Park. It is owned by the County of Wellington.

Contextual Value:

The property is surrounded by several other heritage properties in the Badenoch community. These residences, including the John J. McRobbie and Peter McLean houses, among others, were built by immigrants from the Badenoch area of Scotland who arrived here in the 1830s and who played a significant role in shaping and establishing this area of the Township. Furthermore, the property holds the status of a landmark due to its rich and complex history within the Township. Over the years, it has served numerous generations and families, playing crucial roles in both education and civil activities.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4217-4223 Watson Rd S.

Badenoch Schoolhouse:

- Height, scale, and form of building
- Limestone exterior walls, with ashlar masonry and lime-taped coursing
- Extant original doors and windows and transoms
- Segmented stone fenestration on windows and doors
- Stone lintels with keystones
- Tooled stone sills
- Wood eaves and brackets
- Belfry and bell
- Ornate datestone showing date of construction