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Properties

PIN 71187 - 0003 LT

Description PT LOTS 7, 8, 9 & 10, CONCESSION 9, TOWNSHIP OF PUSLINCH, AS IN MS65216
SAVE AND EXCEPT PT 1 61R2845; TOWNSHIP OF PUSLINCH

Address 483 ARKELL ROAD
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 023-2025

Being a by-law to authorize the designation of real property located at 483 Arkell Road, 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 483 Arkell Road, 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 483 Arkell Road, 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.

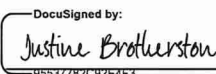
READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 22nd DAY OF JANUARY 2025.



DocuSigned by:

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James Seeley, Mayor

DocuSigned by:

95537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

PIN: 71187-0003

Legal Description: PT LOTS 7, 8, 9 & 10, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN
MS65216 SAVE AND EXCEPT PT 1 61R2845 ; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 023-2025

483 Arkell Road,
Puslinch

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

The property situated at 483 Arkell Road, 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 holds significant cultural heritage value in its outstanding architecture, in its primary role in the settlement and development of Farnham and Arkell Villages and in its role in the advancement of agriculture in Puslinch, nationally and internationally. It is intrinsically connected to the heritage landscape of the Arkell area. The property remains a symbol and landmark for the Village of Arkell.

Design Value:

The English-style Georgian cut and dressed stone residence on this property was built by Thomas Arkell in 1852 and is regarded as the "finest example of English architecture in Canada." (Jean Hutchinson: History of Wellington County.) The exterior architectural integrity has been maintained.

Thomas Arkell drew up the plans for the building of an English manor house based on the Georgian-style architecture in his native England. This residence was intended to be the manor farmhouse for a model village designed by Thomas Arkell and named "Farnham." He cut the lumber for the building, allowing it to dry for five years in preparation for the new residence. Construction of the building, known as "Stonehaven," commenced in 1849.

Thomas enlisted the expertise of stonemason George Batterson, who came from England to oversee the quarrying from the property and cut and dress the stone. Carpentry was completed by Mr. Cook and Mr. Roberts. The finished two-and-a-half-storey side-gabled coursed fieldstone structure with 5 bays on the rear facade retains its original end-gable double interior chimneys, original fenestration with a central entrance on the ground storey with transom and side-lights. A belt course of cut stone separates the first and second storeys. The fenestration on the front facade is not symmetrical; three window fenestrations on the second storey and four fenestrations including a central doorway on the first storey. All fenestrations have large cut limestone lintels, and ledges on windows. The residence hardware was done by George Nichols, a local blacksmith. Original six over six mullioned windows have been replaced. An original or early single storey stone shed is attached to the east side of the residence.

Historical/ Associative Value:

Thomas Arkell initiated emigration to Arkell from England, and in so doing, created an English community in a township which was predominantly Scots and German. He imported breeding stock from England and became a major breeder of Cotswold sheep and Shorthorn cattle. Thomas Arkell was also the local magistrate. He built both a sawmill and wool mill on the property.

His son Henry Arkell continued this practice at the farm and became a major breeder of Oxford Down sheep in North America. He was a Director of the Dominion Sheep Breeders' Association and a Director of the American Oxford Down Association for ten years.

In 1955, the Ontario Agriculture College (O.A.C.) acquired the property, including Stonehaven, and continues to practice livestock breeding and research activities on the property.

Contextual Value:

Stonehaven holds contextual value in its juxtaposition to the surrounding properties that were surveyed by David Gibson as lots for Thomas Arkell's Farnham village design. Across from the property lies the Farnham village green, and the Farnham cemetery, part of the 1845 Anglican church property (church building since demolished), and where the Arkell family is buried. Stonehaven serves as a landmark on Arkell Road leading to the Village of Arkell, both named after Thomas Arkell.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 483 Arkell Rd:

- Original fenestration
- Cut and dressed stonework walls
- Stone twin interior chimneys
- Stone lintels and ledges
- Original hardware
- Height, scale and massing of the two-and-a-half-storey property