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A Growing Tradition

Town of Bradford West Gwillimbury

305 Barrie Street, Unit 2, P.O. Box 419
Bradford, Ontario L3Z 2A9

Telephone: 905-778-2055

Fax: 905-778-2070

www.townofbwg.com

June 10, 2025

VIA E-MAIL

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

RECEIVED
2025/06/10
(YYYY/MM/DD)
Ontario Heritage Trust

To whom it may concern:

RE: Notice of Designation:

3778 County Road 88
3423 County Road 88
1641 County Road 27
4381 Line 10
4029 Line 6

Town of Bradford West Gwillimbury, County of Simcoe

Please take notice that the Council of the Town of Bradford West Gwillimbury has the following by-laws, designating the following properties as being of cultural heritage value under Part IV of the Ontario Heritage Act.

By-law 2025-65 Armson Wood House (c.1845) 3778 County Road 88 Part of Lot 5, Concession 7, West Gwillimbury; being Part 1 on Plan 51R-35148
By-law 2025-64 Goodfellow-Williams House (c.1865) 3423 County Road 88 Part of Lots 7 and 8, Concession 6, West Gwillimbury; being Part 3 on Plan 51R-25981
By-law 2025-68 Hughes House (c.1850) 1641 County Road 27 North Part of Lots 1 and 2, Concession 2, West Gwillimbury; being Part 1 to 3 on Plan 51R-2168
By-law 2025-67 Merrick House (c.1880) 4381 Line 10 North Part of Lot 24, Concession 10
By-law 2025-66 West-Howard House (c.1845) 4029 Line 6 Part of Lot 3, Concession 5, West Gwillimbury; being Parts 1 and 2 on Plan 51R-14106

The purpose of this letter, as prescribed in Section 29 of the Ontario Heritage Act is to give Notice of Designation to the Ontario Heritage Trust. Additionally, Notice of Designation has been mailed to the owners and has been included in the June 10, 2025 webpage of Bradford Today and posted to the Town's Website.

Please see the attached Notice of Designation which includes the required description of property, statement of cultural heritage value and description of heritage attributes.

I trust the above is satisfactory. Should you have any questions or require further assistance, please do not hesitate to contact the undersigned.

Yours truly,



Thomas Dysart BURPI, MCIP, RPP | **Senior Planner** (he/him)
Office of Community Planning



Town of Bradford West Gwillimbury

305 Barrie St. | Unit 2 | P.O. Box 419 | Bradford, ON | L3Z 2A9

Phone: 905-778-2055 ext. 1403 | Fax: 905-778-2070

Email: tdysart@townofbwg.com



Attachments:

Notice of Designation

By-laws 2025-64,65,66,67,68



A Growing Tradition

Notice of Designation

Pursuant to Section 29(8) of the
Ontario Heritage Act, R.S.O. 1990, c. O.18

Take notice that the Council of The Corporation of the Town of Bradford West Gwillimbury enacted five (5) by-laws at its June 3, 2025 meeting to designate the following properties in the Town of Bradford West Gwillimbury as being of cultural heritage value or interest under Part IV subsection 29(1) of the *Ontario Heritage Act, R.S.O. c. O 18*:

- **By-law 2025-64** – 3423 County Road 88 (Part of Lots 7 and 8, Concession 6; being Part 3 on Plan 51R-25981)
- **By-law 2025-65** - 3778 County Road 88 (Part of Lot 5, Concession 7, being Part of Part 1 on Plan 51R-35184)
- **By-law 2025-66** - 4029 Line 6 (Part of Lot 3, Concession 5; being Parts 1 and 2 on Plan 51R-14106)
- **By-law 2025-67** - 4381 Line 10 (North Part of Lot 24, Concession 9)
- **By-law 2025-68** - 1641 County Road 27 (North Part of Lots 1 and 2, Concession 2, being Parts 1 to 3 on Plan 51R-12168)

Additional Information

Any questions regarding this notice should be directed to Thomas Dysart, Senior Planner Office of Community Planning, P.O. Box 419, Bradford, Ontario, L3Z 2A9, telephone 905-778-2055, ext. 1403, or email at tdysart@townofbwg.com.

Statements of Cultural Heritage Value or Interest for the properties above can be viewed at www.townofbwg.com/heritageplanning

Right to Object

Any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication under this paragraph, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Notice of objection must be received with thirty (30) days of the Notice and must set out the reasons for the objection and be supported by the relevant facts.

By Mail

Tara Reynolds, Clerk
100 Dissette Street, Units 7 & 8,
P.O. Box 100
Bradford ON L3Z 2A7

By Email

treynolds@townofbwg.com

Dated at the Town of Bradford West Gwillimbury this 10th day of June, 2025

The Corporation of the Town of Bradford West Gwillimbury

By-law 2025-65

Being a By-law to designate a property as being of Historic and/or Architectural Value or Interest 3778 County Road 88.

WHEREAS Pursuant to Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact by-laws to designate a real property, including all or some of the buildings and structures thereon, to be of historic and/or architectural value or interest;

AND WHEREAS the Council of The Corporation of the Town of Bradford West Gwillimbury has caused to be served on the owners of the lands and premises at:

Part of Lot 5, Concession 7, being Part of Part 1 on Plan 51R-35184
3778 County Road 88
Town of Bradford West Gwillimbury

and upon the Ontario Heritage Trust, notice of intention to designate the property municipally known as 3778 County Road 88, and has caused such notice of intention to be published once in a newspaper having a general circulation in the municipality;

AND WHEREAS the reasons for designation are set out in Schedule 'B' attached hereto and forming part of this by-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF BRADFORD WEST GWILLIMBURY HEREBY ENACTS AS FOLLOWS:

1. **THAT** the following real properties, more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of historic and/or architectural value or interest:

3778 County Road 88
Town of Bradford West Gwillimbury
County of Simcoe

2. **THAT** the town solicitor is hereby authorized to cause a copy of this by-law to be registered against the properties described in Schedule 'A' attached hereto in the property Land Registry Office.

Enacted June 3, 2025



Tara Reynolds, Clerk



James Leduc, Mayor

SCHEDULE 'A' TO BY-LAW 2025-65

In the Town of Bradford West Gwillimbury, County of Simcoe, property description as follows:

Part of Lot 5, Concession 7, being Part of Part 1 on Plan 51R-35184
3778 County Road 88
Town of Bradford West Gwillimbury
Roll #: 431202000114600

SCHEDULE 'B' TO BY-LAW 2025-65

REASONS FOR DESIGNATION – STATEMENT OF CULTURAL HERITAGE VALUE

Armson-Wood House

3778 County Road 88
C. 1845

The subject property has been researched and evaluated to determine its cultural heritage significance according to Ontario Regulation 9/06. This Regulation, defined in the *Ontario Heritage Act*, outlines several criteria for determining whether a property is of cultural heritage value or interest. For a property to be designated under section 29 of the *Ontario Heritage Act*, it must meet two or more of these criteria, which are outlined below. By using these criteria, staff can determine if the property's cultural heritage value or interest merits designation under the *Ontario Heritage Act*.

Description of the Property

The property at 3778 County Road 88 located in the Town of Bradford West Gwillimbury, County of Simcoe, under the following description:

Roll Number: 431202000114600
Part of Lot 5, Concession 7, being Part of Part 1 on Plan 51R-35184
3778 County Road 88
Town of Bradford West Gwillimbury
County of Simcoe

The property at 3778 County Road 88 is located on the north side of County Road 88 and is an active farming operation. The property contains a c.1845 Georgian two storey farmhouse. Due to its association with early settler families it is known as the Armson-Wood House.

Statement of Cultural Heritage Value or Interest

Statement of Cultural Heritage Value or Interest

Design/ Physical Value

The Armson-Wood house has design and physical value as representative example of a Georgian farmhouse. The house was built around 1845 and has elements of both these styles which includes: two design with a end gable roof featuring a five over five symmetrical façade. The home is also one of few main mud-block constructed homes in West Gwillimbury/ Simcoe County.

Historical/ Associative Value

The Armson-Wood House has historic/associative value for its direct association with

the Armson and Woods family. Both families were early settlers in the Bradford/West Gwillimbury community. Both families were active farmers, which contributed to the growth and development of the Town. William Armson, the first owner of the subject property went on to be the longest-serving Warden of the County of Simcoe.

Contextual Value

The Armson-Wood House has contextual value because it defines and supports and maintains the character of the agrarian routes of the community.

Description of Heritage Attributes

Key heritage attributes of the Armson-Wood House that exemplify its heritage value as a Georgian farmhouse house as it relates to the two storey residential building include:

- *Gable End Roofs;*
- *Five-over-Five Bay Façade;*
- *Symmetrical Massing;*
- *Shallow Roofs;*
- *Mud Block Construction;*
- *Expansive Front Lawn; and,*
- *Setback from County Road 88*

This statement is prepared by the Bradford West Gwillimbury Office of Community Planning based upon information provided in the “Armson-Wood” Cultural Heritage Evaluation Report, written by the Town of Bradford West Gwillimbury’s Heritage Committee (August 2024).