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Properties

PIN71185 - 0125 LT

DescriptionPT LOT 3, E OF BLIND LINE, PLAN 131 , DESIGNATED AS PART 1 61R9995;
TOWNSHIP OF PUSLINCH.

Address598 ARKELL RD
PUSLINCH

Consideration

Consideration\$0.00

Applicant(s)

The notice is based on or affects a valid and existing estate, right, interest or equity in land

NameTHE CORPORATION OF THE TOWNSHIP OF PUSLINCH

Address for Service7404 Wellington Road 34
Puslinch, Ontario N0B 2J0

This document is not authorized under Power of Attorney by this party.

This document is being authorized by a municipal corporation James Seeley, Mayor and Justine Brotherston, Interim Municipal Clerk.

Statements

This notice is pursuant to Section 71 of the Land Titles Act.

This notice is for an indeterminate period

Schedule: See Schedules

Signed By

Kevin Michael Thompson245 Hanlon Creek Boulevard, acting for Signed 2025 07 23
Unit 102
Guelph
N1C 0A1
Applicant(s)

Tel519-837-2100

Emailkthompson@svlaw.ca

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

Submitted By

SMITH VALERIOTE LAW FIRM LLP245 Hanlon Creek Boulevard, Unit 102 2025 07 23
Guelph
N1C 0A1

Tel519-837-2100

Emailkthompson@svlaw.ca

Fees/Taxes/Payment

Statutory Registration Fee\$70.90

Total Paid\$70.90

File Number

Applicant Client File Number :076898-0119/KMT/LV

Received

AUG 01 2025

Ontario Heritage Trust

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 058-2025

Being a by-law to authorize the designation of real property located at 596 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 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;

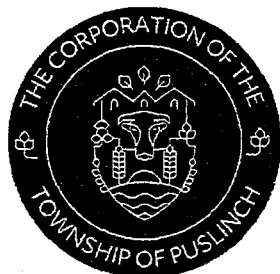
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 596 Arkell Road to be of cultural heritage interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

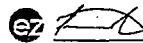
AND WHEREAS the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

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

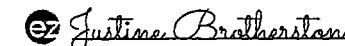
1. That the property located at 596 Arkell Road and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. That the Municipal Clerk is hereby authorized and directed,
 - a. to cause a copy of this by-law, 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 28th DAY OF MAY 2025



A handwritten signature in black ink, appearing to read "James Seeley".

James Seeley, Mayor

A handwritten signature in black ink, appearing to read "Justine Brotherston".

Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 058-2025

596 Arkell Road,
Puslinch

PIN: 71185-0125

Legal Description: PT LOT 3, E OF BLIND LINE, PLAN 131 , DESIGNATED AS PART 1
61R9995; TOWNSHIP OF PUSLINCH.

Schedule "B"
To
By-law Number 058-2025

596 Arkell Road,
Puslinch

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

Short Statement of Cultural Heritage Value or Interest:

The property situated at 596 Arkell Road, Puslinch, Puslinch meets the requirements for designation in each of the three categories of design/physical value, historical/associative value, and contextual value, according to Reg. 9/06 of the Ontario Heritage Act.

The property at 596 Arkell Road Puslinch includes a fieldstone blacksmith shop. The building holds cultural heritage value retained in its original form as a purpose-built blacksmith shop dating from the 1850s. The property is historically associated with George Nichol, a long-practicing blacksmith in Arkell. The property is contextually associated with the Thomas Arkell residence "Stonehaven" and other extant social and commercial early buildings that formed the nucleus of the developing village of Arkell.

Design Value:

The property features a classic 1850s fieldstone one-storey front-gabled blacksmith shop in rectangular form. The first smithy built on this location in the 1840s by George Nichol was log construction and he replaced it in the early 1850s with the current building of coursed fieldstone with large limestone quoins. The front facade of this shop originally featured a large wood entry door for vehicles, with a rectangular and a square window to the left-facing side. This door and window fenestration was removed and replaced with the installation of a single large contemporary steel garage door c. 2019. Original window and door fenestration on the west side facade remains. Stone soldier lintels over the windows on this side are still visible as is a limestone beam lintel over the door. The east side window fenestration has been slightly altered to accommodate new windows.

Historical/Associative Value:

The blacksmith shop located on Lot 3, Plan 131, was the sole local smithy in Arkell and provided essential services for numerous residents in the Farnham, Arkell and area community during the 19th century and early 20th century. The former smithy is one of the earliest extant buildings in the village. Like many other blacksmith shops the smithy was adaptively reused as a garage/gas station after the first world war until the 1970s.

The building is associated with Arkell blacksmith George Nichol who constructed the shop and provided blacksmithing and farrier services to the village and farming community until the 1890s. In particular, he forged the hardware for Thomas Arkell's 1852 manor house "Stonehaven."

Contextual Value:

The blacksmith shop is an integral component of the area's character. The building is physically, historically and visually connected to its surroundings. Nichol's cottage is nearby at 849 Watson Road South. The former smithy was part of the historic social and economic nucleus of the Village, one of the community gathering places that included the adjacent church, general store and school house.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law 596 Arkell Road:

George Nichol Blacksmith Shop:

- Stone exterior walls, sills and lintels

- Limestone quoins
- Height, scale, and massing of original one storey property
- Extant window and door fenestration

It is intended that non-original features may be returned to document earlier designs or to their document original without requiring Council to amend the designating by-law.

Schedule "C"
To
By-law Number 058-2025
596 Arkell Road, Puslinch



☐ Denotes the Heritage Designated Structure