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Properties

PIN71187 - 0020   LT

DescriptionPT LOT 7, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN RO705575 ;  
TOWNSHIP OF PUSLINCH

Address845 WATSON ROAD SOUTH  
ARKELL

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   Applicant(s)  
Guelph  
N1C 0A1

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 057-2025

Being a by-law to authorize the designation of real property located at 845 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 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;

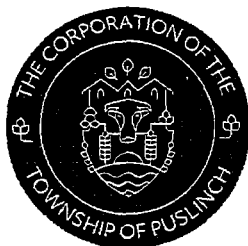
**AND WHEREAS** the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 845 Watson Road South to be of cultural heritage interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

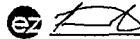
**AND WHEREAS** the Council for the Corporation of the Township of Puslinch did give notice of its intention to designate the property mentioned in section 1 of this by-law in accordance with subsection 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O.18;

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

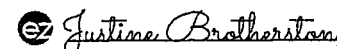
1. That the property located at 845 Watson Road South and more particularly described in Schedule "A" hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value.
2. That the Municipal Clerk is hereby authorized and directed,
  - a. to cause a copy of this 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 28<sup>th</sup> 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 057-2025

845 Watson Road South,  
Puslinch

PIN: 71187-0020

Legal Description: PT LOT 7, CONCESSION 9 , TOWNSHIP OF PUSLINCH, AS IN RO705575;  
TOWNSHIP OF PUSLINCH

Schedule "B"  
To  
By-law Number 057-2025

845 Watson Road South,  
Puslinch

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

**Short Statement of Cultural Heritage Value or Interest:**

The property located at 845 Watson Road South, 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 retains design value as a representative example of the vernacular form of the Gothic "Ontario House" architecture that predominated in Puslinch Township between the late 1850s and 1880s. The property holds historical significance with the educational history of the Arkell community. The property retains a contextual significance in its adjacency to the former Arkell School Section 1 building and the extant structures in this streetscape from the settlement period in Arkell.

*Design Value:*

The property includes an 1875 one and one-half storey limestone residence that is a representative example of the Gothic "Ontario House" vernacular architecture that predominated in Puslinch Township from the late 1850s to the 1880s. In keeping with this architectural style the residence form is a three bay front facade with centred doorway and single windows placed midpoint within the other two bays on the main level. The side-gabled roof has a central peaked gable with a gothic window below, located directly above the entrance. The front entrance door has a transom. Side walls have vertical windows placed symmetrically, two on each floor.

Notable masonry includes large limestone quoins at the corners, large tooled limestone block lintels and sills. The central gabled gothic window has a limestone voussoir treatment. Side soffits and cornices have been replaced or covered by aluminum siding, but the bargeboard scrollwork on the peaked gable appears to be original. A barn that was attached to the structure and present in 2000 appears to have been converted into living quarters.

*Historical/ Associative Value:*

Schoolhouse teachers often boarded in the community, but some local school boards within Puslinch Township erected a purpose-built residence for rent to the school teacher. 845 Watson Road South was built as a "teacherage" in 1875 by the S.S. 1 Arkell School Board on school property. An 1856 stone cottage on the property is recorded as a "teacherage." It may have been replaced or reconstructed into the present 1875 building. Historical accounts note that Mr. Lamb was the one responsible for the construction in 1875, and the cost was over \$650.

*Contextual Value:*

The property remains adjacent to S.S.1, Arkell School, a designated property under the Ontario Heritage Act, and is part of a streetscape of heritage buildings in Arkell Village.

**Description of Heritage Attributes**

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 845 Watson Road South:

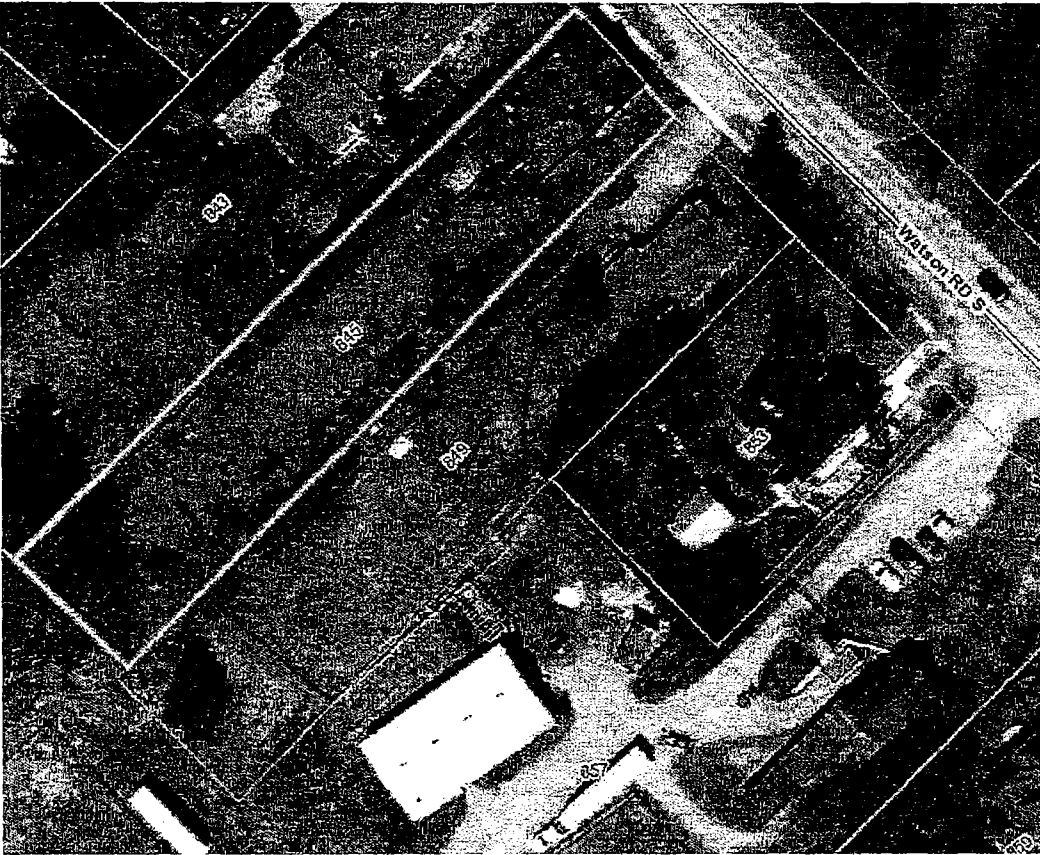
**Arkell Teacherage**

- Original doors and window fenestrations
- All original limestone masonry, including quoins, lintels, sills and voussoir
- Wood barge board in scroll pattern
- Height, scale, and massing of original one and a half storey "Ontario House" property

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 057-2025

845 Watson Road South, Puslinch



☐ Denotes the Heritage Designated Structure