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Properties

PIN71192 - 0130    LT

DescriptionPT LT 36 CON 10 PUSLINCH - PT 1 61R10644 ; PUSLINCH

Address7735 LESLIE ROAD WEST  
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,  
Unit 102  
Guelph  
N1C 0A1

acting for    Signed    2025 07 23  
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  
Guelph  
N1C 0A1

2025 07 23

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 054-2025

Being a by-law to authorize the designation of real property located at 7735 Leslie Road West, 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;

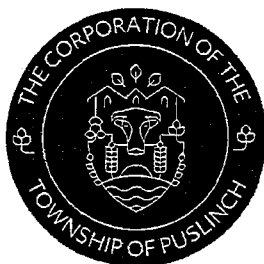
**AND WHEREAS** the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 7735 Leslie Road West to be of cultural heritage interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, c. O.18;

**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 7735 Leslie Road West 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 054-2025

7735 Leslie Road West,  
Puslinch

PIN: 71192-0130

Legal Description: PT LT 36 CON 10 PUSLINCH - PT 1 61R10644; PUSLINCH

Schedule "B"  
To  
By-law Number 054-2025

7735 Leslie Road West,  
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 7735 Leslie Road West, 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 includes a polychrome brick Ontario House style residence built c. 1883, with a 1919 addition built to mirror the original structure. The property is historically associated with lumber milling in Puslinch Township, and with Highland Scots immigration to Badenoch, Puslinch Township. Contextually, the property is associated with numerous extant early homesteads of these Scottish immigrants from Badenoch, Scotland, to Badenoch, Puslinch Township.

*Design Value:*

The property is a representative example of a one-and-a-half-storey "Ontario House" style residence in running bond red brick with buff brick decorative trim. The house has a three-bay front façade featuring a central door with symmetrical vertical single windows in each side bay. Typical of the Ontario House style is the end gabled roof with a prominent peaked front gable above a gothic lancet window. The north facing facade has a bay window on the first storey and two symmetrical vertical windows on the upper storey. With the exception of the bay window all fenestrations have surrounds in buff brick: soldiered buff lintels with toothed edging along the vertical sides. Buff toothed edging is featured on the exposed corners of the original residence; full additions on the south and on the east facades of the residence have removed these original exterior walls. The addition on the east facade was constructed in 1919 by the Beaton family, with design, mass, brickwork and architectural detailing mirroring the original structure.

*Historical/ Associative Value:*

Lot 36 Front Concession 10 was part of a parcel of lots purchased in 1833 by John Linderman who operated a series of sawmills along the creeks that flowed through Lots 32-36. The milling business and properties were bought by Robert Forbes in 1859 and subsequently purchased by John McFarlane about 1877. In 1883, Malcolm Kennedy bought Lot 36 and built the red brick residence during the same year. Kennedy's parents were early immigrants from Badenoch Scotland, who with Clark, McLean, McEdwards and other families settled neighbouring lots in southeastern Puslinch Township in the 1830s, which they named Badenoch. Malcolm Kennedy's mother was a McEdwards and several members of the Kennedy and McEdwards families intermarried. The Kennedy farm was purchased by the Beaton family (Thomas Beaton-Mary McEdwards) in 1900 who added the extension facing east onto the back of the original house in 1919. Their daughters were founders of the Badenoch Women's Institute and accomplished musicians. Diaries, artifacts, and photographs of the family and property during this period are in the Wellington County Archives.

The northeastern section of the original lot was sold to the Halton Region Conservation Authority c. 1964 to be used as part of the reservoir for the Mountsberg Dam.

*Contextual Value:*

The property has a visual connection to its surroundings, embodying the historical and architectural legacy of the Scottish settlement in the Badenoch area that includes, among others, listed heritage properties built by the McLean, McEdwards and Clark families on nearby lots.

**Description of Heritage Attributes**

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7735 Leslie Road West:

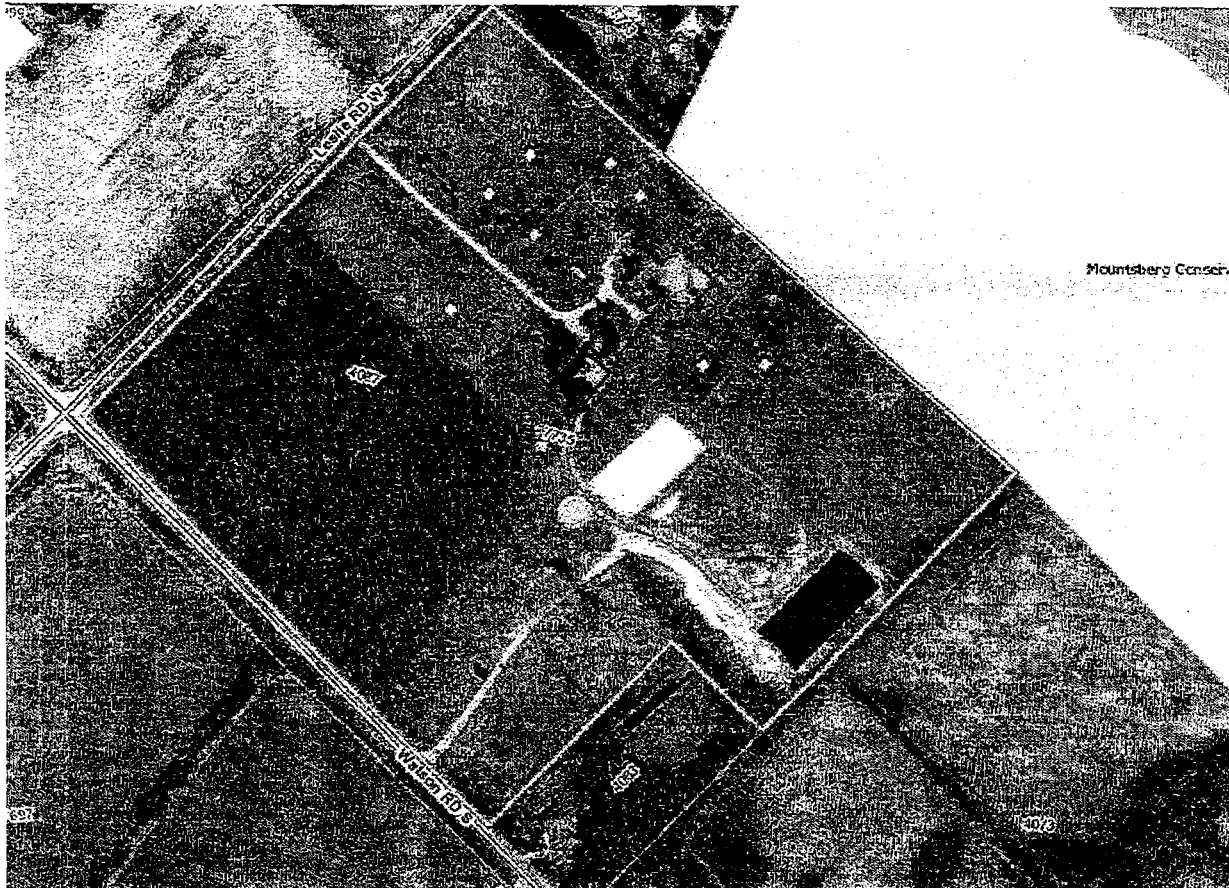
Malcolm Kennedy House 1883 house and Beaton 1919

- exterior brickwork including decorative detailing
- original fenestration
- Height, scale, and massing of original one and a half storey structure

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 054-2025

7735 Leslie Road West, Puslinch



☐ Denotes the Heritage Designated Structure