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Properties

PIN71197 - 0097 LT

DescriptionPT LOT 20, CONCESSION 7 , TOWNSHIP OF PUSLINCH, AS IN ROS605606 ;
TOWNSHIP OF PUSLINCH

AddressPUSLINCH

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 055-2025

Being a by-law to authorize the designation of real property located at 8 Brock Road North, 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*;

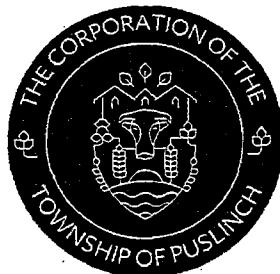
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 8 Brock Road North, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, 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 8 Brock Road North, 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 28th DAY OF MAY 2025.





James Seeley, Mayor



Justine Brotherston, Interim Municipal Clerk

Schedule "A"
To
By-law Number 055-2025

8 Brock Road North,
Puslinch

PIN: 71197-0097

Legal Description: PT LOT 20, CONCESSION 7, TOWNSHIP OF PUSLINCH, AS IN
ROS605606; TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 055-2025

8 Brock Road North,
Puslinch

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

The property at 8 Brock Road North, 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. Constructed c. 1860 this two-storey stone structure was built as a blacksmith shop and later accommodated a wagon and carriage shop on its upper floor. The building provided blacksmith services for Puslinch into the twentieth century. It is a landmark on the Aberfoyle Brock Road streetscape.

Design Value:

8 Brock Road is a large vernacular two-storey side-gabled fieldstone structure, built as a blacksmith's shop C.1860, and later renovated to incorporate a carriage-making and repair shop on the upper floor. These functional uses are reflected in the extant architecture; notably a wide central entrance on the front facade with paired windows at each side of the entrance used for a blacksmith shop. The rear of the building has a banked elevation designed to allow carriages into and out of the upper floor for construction and repair for a carriage making business. This function is evident in the extant foundation. The front facade has three original window fenestrations with replacement sash windows on the upper storey. Two original window fenestrations are under each side gable on the upper storey. Window and door fenestrations feature stone voussoirs and sills. The rear exterior of the building has undergone modern renovation and expansion.

Historical/ Associative Value:

The origin and evolution of this building is directly associated with the changing technology and commerce of the Township. Blacksmiths were essential services in the Township's villages during the 1800s and early 1900s and formed either the primary industry or were one of the core industries of the community. These craft industries were gradually subsumed by foundries. Likewise wagon and carriage making and repair was essential in a 19th century farming community. Presently the building is a custom home interiors and design store for the Puslinch and area community, reflecting recent residential expansion on former agricultural lands.

Records indicate the building was constructed circa 1860 by Alex McKenzie. Originally intended as a blacksmith shop, the property was operated as such by the Bickley family for a number of years and later by Walter Warren. By the 1880s the upstairs of the building had been repurposed for Mr. Hugh Campbell, who operated a wagon and carriage shop. In order to accommodate the construction and movement of wagons, significant renovations were carried out, including the addition of large double doors and windows, as well as raising the ground level at the back of the building.

In 1896, James Mason converted the former carriage shop into a residence for his family. The building continued to be used primarily as a residence for the next century. The property now houses a home interiors business and in 2005 a large addition was built adjacent to the south side and rear of the original building for this purpose.

Contextual Value:

The building holds a prominent position on Brock Rd and serves as a significant landmark at a major crossroad in the Township.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 8 Brock Road North:

- Original/extant door and window fenestration on front and side facades
- Height, scale, and massing of the original two storey building
- Stonework on exterior walls
- Stone lintels and voussoirs

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 055-2025

8 Brock Road North



☐ Denotes the Heritage Designated Structure