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Notice of Passing of Designation By-law – 4726 Watson Rd S, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 022-2025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 022-2025 on January 22, 2025, which designates the lands, buildings and structures located at Concession 9 Rear Lot 11, Township of Puslinch, known municipally as 4726 Watson Rd S, Puslinch, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the Municipal Clerk, Township of Puslinch 7404 Wellington Road 34, Puslinch, Ontario, N0B 2J0; Email: admin@puslinch.ca within thirty days of January 27, 2025, which is February 26, 2025.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>

Who Can File An Appeal:

Any persons who objected to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the designation is available for public inspection by contacting the Administration Department at admin@puslinch.ca.

Schedule "A"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

PIN: 71187-0143

Legal Description: PART LOT 10, CONCESSION 9 PUSLINCH PART 1, 61R22486; TOWNSHIP
OF PUSLINCH

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 022-2025

Being a by-law to authorize the designation of real property located at 4726 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 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*;

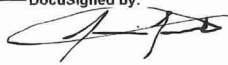
AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4726 Watson Road South, Puslinch to be of cultural heritage value and interest in accordance with the prescribed criteria by the Ontario Heritage Act, R.S.O. 1990, 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:

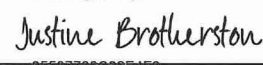
1. That the property located at 4726 Watson Road South, Puslinch, and more particularly described in Schedule “A” hereto annexed and forming part of this by-law, is hereby designated as property of cultural heritage value or interest under Section 29 Part IV of the *Ontario Heritage Act, 1990, c. O. 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 22nd DAY OF JANUARY 2025.

DocuSigned by:


9F3A0A8BD01044F...

James Seeley, Mayor

DocuSigned by:


95537782C92E4F3...

Justine Brotherston, Interim Municipal Clerk

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Ontario Heritage Trust

Schedule "B"
To
By-law Number 022-2025

4726 Watson Road South,
Puslinch

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

The property located at 4726 Watson Road South, 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 retains cultural heritage value in the masonry and design of this vernacular 'Ontario House' stone residence and its stone barn. It has significant historical association with William Rae, a Scottish stonemason and farmer. Contextually the property is associated with Scottish masonry in the Arkell area.

Design Value:

The property is an example of a vernacular one-and-a-half-storey "Ontario House" style residence built with a high degree of craftsmanship. This architecture design's components include a three-bay front façade, side-gabled roof with a centred and peaked front gable over a Gothic arched window on the second floor. Three symmetrical sash window fenestrations are on the lower storey of the front facade. Unlike other residences in the Township with this architecture, this property's main doorway is not centred in the front facade, is off to the side leading into a one-storey cross-gabled wing with a peak parallel to the main body of the house. This peak once supported a bell and belfry for calling farm workers. The property has a small sash window fenestration on the side facades of the upper half storey.

William Rae was living on this property in a log house in 1861. He built this house sometime during the next decade. His skill as a stone mason is evident in the large lime-taped, coursed granite and limestone walls with Aberdeen components. Quoins are large cut limestone, and all window and door fenestrations feature cut limestone voussoirs, surrounds and sills.

Additionally, the property's bank barn is of high craftsmanship, as it is also made of stone and consists of an interesting drive-through central opening made for horses to go right through after being unhitched from their loads.

Historical /Associative:

William Rae was a skilled Scottish stonemason credited with building numerous farms in Eden Mills and Lower Puslinch. He was also a successful farmer. He set standards for agricultural education and played a pivotal role in promoting the high-level breeding of sheep and cattle. Rae was an active member of the Puslinch Agricultural Society and a key figure in the Puslinch Farmers Club, where he transformed how farming knowledge and purchasing were shared among agricultural workers in Puslinch and throughout Ontario. His leadership and innovations helped shape the agricultural landscape of the region.

Contextual Value:

The property is part of a larger landscape of properties featuring Scottish stonemasonry from the same period in the Arkell area, such as those owned by Adam Hume, and James Orme. The property's stone building materials were sourced from the immediate area, linking the residence physically and historically to its landscape.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 4726 Watson RD S:

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William Rae House:

- Original window and door fenestration
- Original rubble foundation
- Exterior original stone walls: front and side facades including wing
- Limestone voussoirs, sills and surrounds
- Form and mass of building with wing