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Ontario Heritage Trust

## CLERKS SERVICES

### Notice of Passing of a Heritage Designation By-law – 3523 25 Sideroad (By-Law No. 103-24)

December 20, 2024

**TAKE NOTICE** that the Council of the Town of Innisfil, on December 11, 2024, passed By-law 103-24, being a By-law to designate 3523 25 Sideroad as having Cultural Heritage Value or Interest under Section 29 of the *Ontario Heritage Act*.

**AND TAKE FURTHER NOTICE** that as per Section 29 (Subsection 11) of Part IV of the Ontario Heritage Act, an appeal to the Ontario Land Tribunal in respect to this By-law may be made by filing a notice of appeal with the Town Clerk, setting out the objections to the By-law and the reasons in support of the objection, within 30 days after the publication of this notice either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting TOWN OF INNISFIL as the Approval Authority or by mail to Town of Innisfil, 2101 Innisfil Beach Road, Innisfil, ON. L9S 1A1 no later than 4:30 p.m. on **January 20, 2025**. The filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day. If the e-file portal is down, you can submit your appeal to [clerksoffice@innisfil.ca](mailto:clerksoffice@innisfil.ca).

#### DESCRIPTION OF THE PROPERTY:

The subject property is known municipally as 3523 25 Sideroad in the municipality of Innisfil. The legal description of the property is Part of the North Part of Lot 26, Concession 12, Innisfil, being Part 1, Plan 51R-38446, Town of Innisfil, County of Simcoe.

Additional Information regarding By-law No. 103-24 is available for inspection by contacting the Town's Customer Service Department at 705-436-3740. More information is also available in Staff Report DSR-165-24, which can be found on the December 11, 2024, Council Agenda on the Town website at [December 11, 2024, Council Agenda](#).

Dated at the Town of Innisfil this 20<sup>th</sup> day of December 2024.

Patty Thoma, Clerk  
Town of Innisfil  
2101 Innisfil Beach Road  
Innisfil, Ontario

# ORIGINAL

## The Corporation of the Town of Innisfil

### By-Law No. 103-24

**A By-law of The Corporation of the Town of Innisfil to designate a certain property as being of historic, cultural and/or architectural value or interest, being Part of the North Part of Lot 26, Concession 12, Innisfil, being Part 1, Plan 51R-38446, Town of Innisfil and known municipally as 3523 25 Sideroad, Town of Innisfil, County of Simcoe.**

Whereas pursuant to Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact by-laws to designate real property, including the buildings and structures thereon, to be of historic, architectural, cultural heritage and value or interest; and

Whereas the Council of The Corporation of the Town of Innisfil has been requested to designate the building at 3523 25 Sideroad, Town of Innisfil, County of Simcoe, as being of cultural heritage value or interest; and

Whereas notice of intention to designate 3523 25 Sideroad has been served on the Property Owner and the Ontario Heritage Trust, and such notice of intention has been publicized in a newspaper having a general circulation in the municipality; and

Whereas the Statement of Cultural Heritage Value or Interest and the Description of Heritage Attributes are set out in Schedule "B" attached hereto and forming part of this by-law.

Now Therefore the Council of The Corporation of the Town of Innisfil enacts as follows:

1. That the following real property, more particularly described in Schedule "A," attached hereto and forming part of this by-law, is hereby designated as being of historic and/or architectural value or interest:

3523 25 Sideroad  
Town of Innisfil  
County of Simcoe

2. That the Town is hereby authorized to cause a copy of this by-law to be registered against the property designated in Schedule "A", attached hereto in the Property Land Registry Office.

**Passed this 11<sup>th</sup> day of December 2024.**



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**Lynn Dollin, Mayor**



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**Patty Thoma, Clerk**

**Schedule 'B'**

**to By-law 103-24**

The property at 3523 25 Sideroad is located in the Town of Innisfil, County of Simcoe, under the following property description:

P.I.N. 58084-0176 (LT)  
Part of the North Part of Lot 26, Con 12, Innisfil,  
being Part 1, Plan 51R-38446  
Town of Innisfil, County of Simcoe

**Schedule 'B'**  
**to By-law 103-24**

Reason for Designation – Statement of Cultural Value

The Guest House's cultural heritage value resides in its design, physical value, and historical associations. It is one of a few remaining stone houses in the Town of Innisfil, displaying a high degree of artisanship and unique building techniques. The Guest family farmed the property for 35 years, and the descendants of James and Susanna were influential in the development of the culture of the Innisfil we have today.

**Design and Physical Value**

The design and physical value of the Guest House, with its low-pitched gable roof, is representative of the Colonial Gothic pattern with a centre hall with stairs and rooms on either side. Built between 1868 and 1870, it features a cut stone façade with tuckpointing, the side and rear exterior of random granite stone, a soldier course above each window opening, return eaves, and brackets under the eaves. A unique feature of the house is that it was built into the edge of a sharp hill, allowing the basement to have a walk-in entrance, an unusual feature in the era it was constructed.

**Historical Value**

The Guest House's historical value is associated with the Guest family. James and Susanna Guest farmed the property for 35 years, and many of their eleven (11) children remained in Innisfil and married into the families of Innisfil's earliest settlers, including the Wallace, Warnica, Greaves, and Soules families. These families were influential in the development of the culture of the Innisfil we have today.

**Description of Heritage Attributes**

The following heritage attributes contribute to the cultural heritage value of the property:

**Exterior**

**Façade (west side):**

- Cut stone with mortar joints outlined in tone.
- Three (3) Bay – centre doorway flanked by two windows with cut stone soldier course above each window and centre doorway
- Small brackets under eaves

**South Side:**

- Basement: Two (2) small windows with cut stone soldier course above each; parged foundation partially exposed
- Main Level: Two (2) large windows with cut stone soldier course above each
- Upper Level: Two (2) windows with cut stone soldier course above each
- Gable end, return eaves, end view brackets under eaves with small brackets
- Main and upper-level walls random granite stone

**North Side:**

- Basement: built into the hill and not visible
- Main Level: Two (2) large windows with cut stone soldier course above each
- Upper Level: Two (2) windows with cut stone soldier course above each Gable end, return eaves, end view brackets under eaves with small brackets
- Main and upper-level walls random granite stone

**Schedule 'B'**  
**to By-law 103-24**

**East side:**

- Basement: The foundation is partially exposed, with the north half built into the steep hill. There is one (1) large window and one (1) doorway to allow access to the basement at ground level.
- Main Level: obscured behind kitchen addition – visible as random granite stone along internal edge of addition.
- Upper Level: Two (2) windows with cut stone soldier course, small brackets under eaves
- Main and upper-level walls random granite stone

**Interior:**

**Main Level:**

- Parlour (main level north side, front):
- Fireplace mantel and surround
- Window facing north: decorative panelling and trim
- Window facing west: decorative panelling and trim
- Closet on west wall: decorative panelling and trim
- Baseboards

**Central Hallway:**

- Staircase in its entirety to the second floor: baseboards, banister, spindles and trim