



## THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 12 Badenoch Street East, Morriston

**TAKE NOTICE** that the Council of the Corporation of the Township of Puslinch intends to designate 12 Badenoch Street East, Morriston, as a property of cultural heritage value or interest under section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18. as authorized by Township of Puslinch Council through Resolution No. 2026-039.

### **Description of the Property**

The subject property is described as being Plan 135 Lot 13, municipally known as 12 Badenoch Street East.



(Key Map Showing Location of 12 Badenoch Street East)

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

The property located at 12 Badenoch Street East, Morriston, Puslinch has been determined to have cultural heritage value or interest as it meets four of the nine criteria prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act.

The property is situated on Lot 13 of Plan 135 within the Morriston village.

### **Design/Physical Value:**

The property has design value or physical value as an early, representative and exceptional example of a one-storey cottage constructed in wood frame and clad in

traditional roughcast stucco finished with a pattern that mimics ashlar stone. The roughcast stucco detailing includes the appearance of stone quoin blocks at the corners. The key exterior features of the building are a low hipped roof, a three-bay façade with a rectangular floor plan, and a central front door with a transom and sidelights.

The front entrance has original integrity framed with engaged pilasters and recessed panel reveals with string beaded moldings framing the divided panes of the sidelights and transom. The recessed panels of the front door have large string beaded moldings and original hardware (including a doorbell).

The windows that face the front and side street have what are likely their original wooden, hung sashes with 6-over-6 panes.

The verandah covering the entrance and front wall no longer retains its original treillage and appears to have been replaced during the Victorian era.

Historical/Associative Value:

The property initially belonged to Alexander Ochs. In 1854, the lot was purchased by Alexander Watson, a Scottish immigrant and plasterer. It was during Watson's ownership that the cottage was constructed and it is possible that as a plasterer Watson may have been responsible for the fine exterior finish that mimics cut stonework. Watson's house was indicated in the 1861 census records as wood frame construction. Subsequently, the property changed hands and was sold to William Leslie for \$500. Leslie, of Irish descent, was a distinguished Captain in the British army and had notably served during the Battle of Waterloo. In Puslinch, Leslie held various municipal positions and served as the Reeve for an impressive 20-year tenure.

In 1887, the property was purchased by Catherine McFarlane, and upon her passing in 1922, ownership of the property transferred to her daughter, Margaret, who married William Hodges, the principal of the Morriston School.

Contextual Value:

The Alexander Watson cottage has contextual value because it is believed to be in its original location and as an early building it is important in defining, maintaining and supporting the character of the historic streetscape at Victoria Street and Main Street in Morriston.

<p>1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.</p>	<p>Criteria is met</p>	<p>The property has design value or physical value because it is early, representative and exceptional example of a one-storey cottage constructed in wood frame and clad in traditional roughcast stucco finished</p>
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		with a pattern that mimics ashlar stone.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Criteria is met	The property has design value or physical value because it displays a high degree of craftsmanship in exterior woodwork of the front entrance and in the traditional roughcast stucco finished with a pattern that mimics ashlar stone.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	Criteria not met	
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Criteria is met	The property has historical value or associative value because it has direct associations with William Leslie - a person of significance to the Puslinch community. Leslie was a distinguished Captain in the British army that held various municipal positions and served as the Township Reeve for an impressive 20-year tenure.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Criteria not met	
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Criteria not met	
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Criteria	The Alexander Watson cottage has contextual value because it is believed to be in its original location and as an early

		building it is important in defining, maintaining and supporting the character of the historic streetscape at Victoria Street and Main Street in Morriston.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Criteria not met	
9. The property has contextual value because it is a landmark.	Criteria not met	

**Description of Heritage Attributes**

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 12 Badenoch Street East:

Alexander Watson House:

- 1.5-storey height, scale, massing and fenestration of the original one-storey cottage
- Original exterior walls clad in traditional roughcast stucco with an ashlar stone finish.
- Original six-over-six wood window sashes with original glass, and window casings.
- Original front entranceway with engaged pilasters and recessed panel reveals with string beaded moldings; sidelights and transom with divided panes, recessed panels with string beaded molding; recessed panels and roundel corner blocks of the front door surround; front door with large string beaded moldings and original hardware.
- Presence of a full width, shed roof front porch
- Original foundation

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.

**Notice of Objection**

Any person may send a notice of objection to this proposed designation, before 4:00 p.m. on March 14, 2026. This notice must be sent by registered mail or delivered to the Clerk of the Township of Puslinch, and must set out the reason for the objection and all relevant facts. If a notice of objection is received, the Council of the Township of Puslinch shall consider the objection and make a decision whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw

which is followed by a 30-day appeal period when appeals of the bylaw may be given to the Ontario Land Tribunal for a hearing and decision.

February 12, 2026

Justine Brotherston  
Municipal Clerk  
Township of Puslinch  
7404 Wellington Road 34, Puslinch, ON N0B 2J0

CC: Property Owner  
Ontario Heritage Trust