

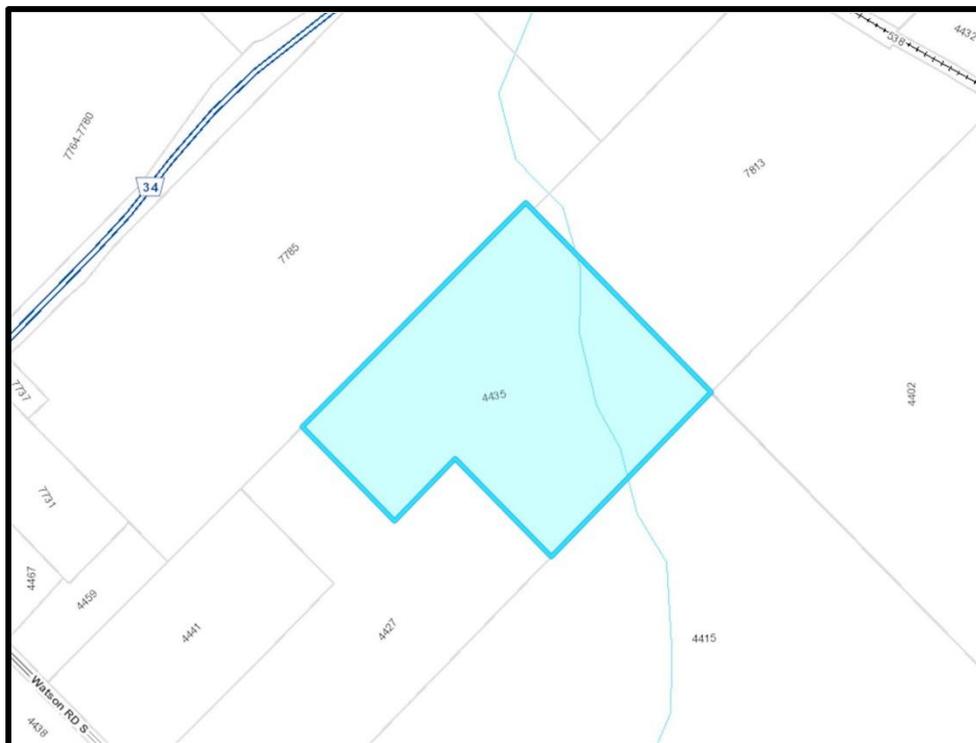


## THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 4435 Watson Road South, Puslinch

**TAKE NOTICE** that the Council of the Corporation of the Township of Puslinch intends to designate 4435 Watson Road South, Puslinch, 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 Front Concession 10 Part Lot 22, municipally known as 4435 Watson Road South.



(Key Map Showing Location of 4435 Watson Road S)

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

The property located at 4435 Watson Road South, Puslinch has been determined to have cultural heritage value or interest as it meets five of the nine criteria prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act.

The property, situated on Lot 22, Front Concession 10, contains the John McRobbie farmhouse and holds cultural heritage value as it is closely tied to the McRobbie family, who were early settlers in the Corwhin and Badenoch areas of Puslinch Township who

had emigrated from Perthshire, Scotland. The farmhouse is an early, representative and exceptional example of a traditional Georgian farmhouse form that has unique exterior features.

Design/Physical Value:

The John McRobbie farmhouse is an early, representative and exceptional example of a 1.5-storey, side gable farmhouse constructed in Neo-Classical Georgian style. Prominent features characteristic of this style include: the three-bay façade with a central entrance door with transom and sidelights. The façade has been constructed using evenly coursed, squared limestone blocks with the side and rear exterior walls being constructed of roughly squared limestone. The front door and all windows have a single slab lintel and lug sill of limestone. All windows appear to have retained their original wooden, 6-over-6, hung window sashes. The front and rear have a wooden cornice, soffit and fascia board that turn around all four corners with a return eave. A cut limestone chimney rises from the peak of both end gable walls.

An unusual feature of the house is the grouping of three ground floor windows in the rear wall - a unique feature that set this house apart from earlier houses in the area. The basement level entrance on one side gable wall is also unusual but may not have been an original feature of the farmhouse.

Historical/Associative Value:

The property was once owned by John J. McRobbie, one of the McRobbie brothers who emigrated from Perthshire, Scotland to the Corwhin and Badenoch area around 1833. They were among the earliest settlers in the area and acquired four adjacent lots within Concession 10 south of Corwin. The farmhouse on the subject property was built by 1862, replacing the original log house indicated in the 1861 Census. John and his wife Jane Boyne were married in 1869 and resided in the house until 1874 when they relocated to a farm on Lot 25, Front of the Gore.

Contextual Value:

The property is located adjacent to another McRobbie residence belonging to John's brother Andrew, which stands on Lot 23, Rear Concession 10. The John McRobbie farmhouse is situated near the back of his farm within sight of the homes of all his brothers and amidst other properties settled by other early Scottish immigrants who constructed stone farm dwellings within the Corwhin/Badenoch community. The stone residence was built using the fieldstones found on the lot, thereby physically reflecting the building materials and context of the immediate area.

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| 1. The property has design value or physical value because it is a rare, unique, representative or early | Criteria is met | The property has design value or physical value because it is an early and representative example of |
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| example of a style, type, expression, material or construction method.   |                  | a limestone farmhouse constructed in Neo-Classical Georgian style.   |
| 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 being constructed with evenly coursed, squared limestone blocks with the side and rear exterior walls constructed in roughly squared limestone. |
| 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 met     | The farmhouse has historical value or associative value because it has direct associations with the theme of early settlement and Scottish immigrants who constructed stone farm dwellings within the Corwhin/Badenoch community.                  |
| 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,  | Criteria met     | The John McRobbie farmhouse has contextual value because it is an  |

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| maintaining or supporting the character of an area.   |                  | important extant built heritage element that helps define, maintain and support the historical agricultural landscape character of the Corwin area.  |
| 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. | Criteria met     | The McRobbie brothers acquired four adjacent lots within Concession 10 south of Corwin and the John McRobbie farmhouse was situated near the back of his farm within sight of the homes of all his brothers and amidst other properties settled by other early Scottish immigrants who constructed stone farm dwellings within the Corwhin/Badenoch community. |
| 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 4435 Watson Road South:

John McRobbie House:

- Original 1.5- storey height, scale, massing of the farmhouse
- Original roofline with wood cornice, soffits and return eaves
- Dressed limestone chimneys
- Original fenestration (location and sizes of all original window and door openings)
- Original exterior stone walls including evenly coursed, squared limestone blocks for construction of the façade; roughly squared limestone walls on the side and rear elevations; squared limestone quoin blocks
- Large, solid limestone door lintels and window lintels and sills on all four elevations
- Original central front entrance with half glass and recessed panel sidelights and a rectangular transom centred over recessed panel solid wood entrance door.
- Original fieldstone 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 16, 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