



THE CORPORATION OF THE TOWNSHIP OF PUSLINCH
APRIL 1, 2026 HERITAGE ADVISORY COMMITTEE MEETING
VIRTUAL MEETING BY ELECTRONIC PARTICIPATION &
IN-PERSON AT THE MUNICIPAL OFFICE –
7404 WELLINGTON RD 34, PUSLINCH

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AGENDA

DATE: April 1, 2026

MEETING: 1:00 P.M.

CLOSED MEETING: 1:05 P.M.

≠ Denotes resolution prepared

1. Call the Meeting to Order
2. Roll Call
3. Moment of Reflection
4. Confirmation of the Agenda ≠
5. Disclosure of Conflict of Interest
6. Delegations
7. Reports ≠

7.1. Report – HER-2026-006 – Heritage Designation Objections

Recommendation:

That Report HER-2025-006 entitled Heritage Designation Objection be received; and,



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*That the Committee [affirm/withdraw] the recommendation for designation of 12
Badenoch Street; and,*

*That the Committee [affirm/withdraw] the recommendation for designation of 6920
Concession 1*

8. Closed Session – Pursuant to Section 239 of the Municipal Act, 2001 for the purpose of:
 - 8.1. Confidential verbal report regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local boards – Potential matters heard by Ontario Land Tribunal

9. Adjournment ≠



REPORT HER-2026-006

TO: Heritage Advisory Committee Chair and Members of Committee

PREPARED BY: Laura Emery, Manager of Corporate Services/Deputy Clerk

PRESENTED BY: Laura Emery, Manager of Corporate Services/Deputy Clerk

MEETING DATE: April 1, 2026

SUBJECT: Heritage Designation Objections

RECOMMENDATIONS

That Report HER-2025-006 entitled Heritage Designation Objection be received; and,

That the Committee [affirm/withdraw] the recommendation for designation of 12 Badenoch Street; and,

That the Committee [affirm/withdraw] the recommendation for designation of 6920 Concession 1.

Purpose

The purpose of this report is to seek a recommendation from the Committee for how to proceed with the designation recommendations for the aforementioned properties.

Background

Staff have received a formal written objection for the notice of intention to designate for 12 Badenoch Street and 6920 Concession 1. The formal objection and supplemental information on the property are attached as Schedule A and B of this report.

Financial Implications

None

Applicable Legislation and Requirements

Ontario Heritage Act, R.S.O. 1990, c.O.18

Attachments

Schedule A – 12 Badenoch Street Written Objection and Supplemental Information

Schedule B – 6920 Concession 1 Written Objection and Supplemental Information

NOTICE OF OBJECTION TO DESIGNATION

RECEIVED

MAR 09 2026

JOHN GRANGER AND MALYNDA WHEELER, ^{Township of Puslinch} HOME OWNERS OBJECT TO THE DESIGNATION OF 12 BADENOCH STREET EAST, MORRISTON, ONTARIO, AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST UNDER SECTION 29, PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, CHAPTER O.18 AS AUTHORIZED BY TOWNSHIP OF PUSLINCH COUNCIL THROUGH RESOLUTION No. 2026-039

DESCRIPTION OF PROPERTY

THE SUBJECT PROPERTY IS DESCRIBED AS BEAK PLAN 135, LOT 13, MUNICIPALITY KNOWN AS 12 BADENOCH STREET EAST

HISTORICAL / ASSOCIATIVE VALUE:

ONE OF THE PROPERTY OWNERS, NOT ORIGINAL, WAS A CAPTAIN IN THE BRITISH ARMY AND SERVED DURING THE BATTLE OF WATERLOO AND HELD VARIOUS MUNICIPAL POSITIONS. THIS IS HARDLY

SIGNIFICANT TO THE COMMUNITY. IF YOU SEARCH ANY PROPERTY THAT 170 YEARS OLD YOU WILL FIND A PERSON WHO HAS A MILITARY HISTORY AND SERVED ON COUNCIL. WITHOUT THE HISTORICAL VALUE, THE PROPERTY ONLY MEETS 3 OF THE 9 DESIGNATION CRITERIA.

HERITAGE ATTRIBUTES WHICH CANNOT BE
PROTECTED

- 1) ORIGINAL SIX-OVER-SIX WOOD SASHES WITH ORIGINAL GLASS, AND WINDOW CASINGS. THE GLASS IS OVER 170 YEARS OLD AND IS THINNER AT THE TOP THAN THE BOTTOM (DUE TO GRAVITY AND TIME). THERE IS ONE (1) PANE WITH A HOLE IN IT AND (8) EIGHT PANES WITH A CRACK. WE HAVE ATTEMPTED TO FIND REPLACEMENT GLASS TO NO AVAIL. ALUMINUM FRAMES WERE ADDED OVER 40 YEARS AGO WHICH COVER THE WINDOWS FOR 6 MONTHS OF THE YEAR. THE WOOD CASINGS ARE BEGINNING TO ROT WITH AGE. THE R VALUE EVEN WITH THE STORMS IS MINIMAL. THESE WINDOWS WILL HAVE TO BE REPLACED AT SOME TIME
- ② ORIGINAL FRONT DOOR HARDWARE. THERE IS ONLY 1 SKEETON KEY TO LOCK THE FRONT DOOR. IT IS IN THE LOCK ON THE INSIDE OF THE DOOR AT ALL TIMES FOR SAFETY. IF THE KEY IS LOST OR THE KEY OR MECHANISM BREAKS, THE DOOR WILL BE NEXT TO IMPOSSIBLE TO REPLACE. WE HAD TO INSTALL A DEAD BOLT IN THE BACK DOOR TO SOLVE

③ of ③

RECEIVED

MAR 09 2026

Township of Puslinch

THE PROBLEM WITH THE BACK DOOR AS WE HAVE NOT BEEN ABLE TO GET NEW HARDWARE TO FIT.

THE ROOF OF THE FULL WIDTH, SHED ROOF FRONT PORCH WAS REPLACED WITH A METAL ROOF ALONG WITH THE REST OF THE HOUSE IN 2017. IT TAKES AWAY FROM THE HISTORICAL DESIGN.

WE BOUGHT THE HOUSE BECAUSE OF IT'S DESIGN APPEAL AND SO WILL ANYONE ELSE. WHAT IS THE PURPOSE OF DESIGNATION? WE ALREADY HAVE KEPT WHAT WE COULD, BUT WE ARE SENIORS AND IF WE NEED TO REPLACE SOMETHING WE CANNOT BE BOUND FINANCIALLY FOR SOMEONE TO "DESIGNATE" SOMETHING FOR NO REASON. WE HAVE A PLAQUE ON OUR HOUSE NOW WHICH WE PROUDLY DISPLAY. WE DON'T NEED SOMEONE DESIGNATING AS FOR US TO TRY TO KEEP OUR HOME DESIGN THE WAY WE WANT IT.

Dated: March 9, 2026


John Granger


Marilynda Wheeler



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-XXX.

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

DRAFT

Schedule A – 12 Badenoch Street Supplemental Information



(Key Map Showing Location of 12 Badenoch Street, Puslinch)

Image date: Unknown





6920 Concession 1, Puslinch, Ontario N0B 2J0 • 519-837-0558 • Fax 519-837-1233
www.sunrise-therapeutic.ca • office@sunrise-therapeutic.ca
Registered Charity: 11920 6027 RR0001

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

March 26, 2026

Dear Justine,

On behalf of the Sunrise Board of Directors, I am writing to respectfully request that the property known as 6920 Concession 1 not be designated as a heritage property under the Ontario Heritage Act, at this time.

While we recognize and value the importance of preserving Ontario's cultural and historical assets, it is equally important that any designation be based on clear and demonstrable heritage significance, while also considering the broader implications for current and future use of the property.

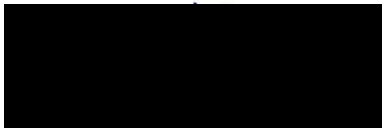
The farmhouse on the property is a strong example of the limestone farmhouses constructed in the township during the mid-19th century. However, this neo-classical Georgian style is representative of a number of similar homes that continue to exist within the Puslinch community and is not unique within the local context.

In addition, there are significant development plans anticipated at the Sunrise property in the coming years (i.e. "*Village at Sunrise Farm*"), including expansions to the barn and riding arena, as well as the construction of a respite and residential building. A heritage designation at this time would introduce additional administrative and regulatory complexity to the approvals process, with the potential to delay timelines and increase project costs.

There is no intention to remove or alter the existing farmhouse, which continues to serve an important administrative function within the overall operation. Given this, we believe it would be more appropriate to revisit the question of heritage designation following the completion of the planned "*Village at Sunrise Farm*" expansion.

We encourage Council to carefully consider whether designation is appropriate at this time and to ensure that any decision reflects the long-term economic sustainability and functional needs of the property. Thank you for your consideration. I would welcome the opportunity to discuss this further or provide additional information, if helpful.

Yours truly,



Lynne O'Brien
Executive Director



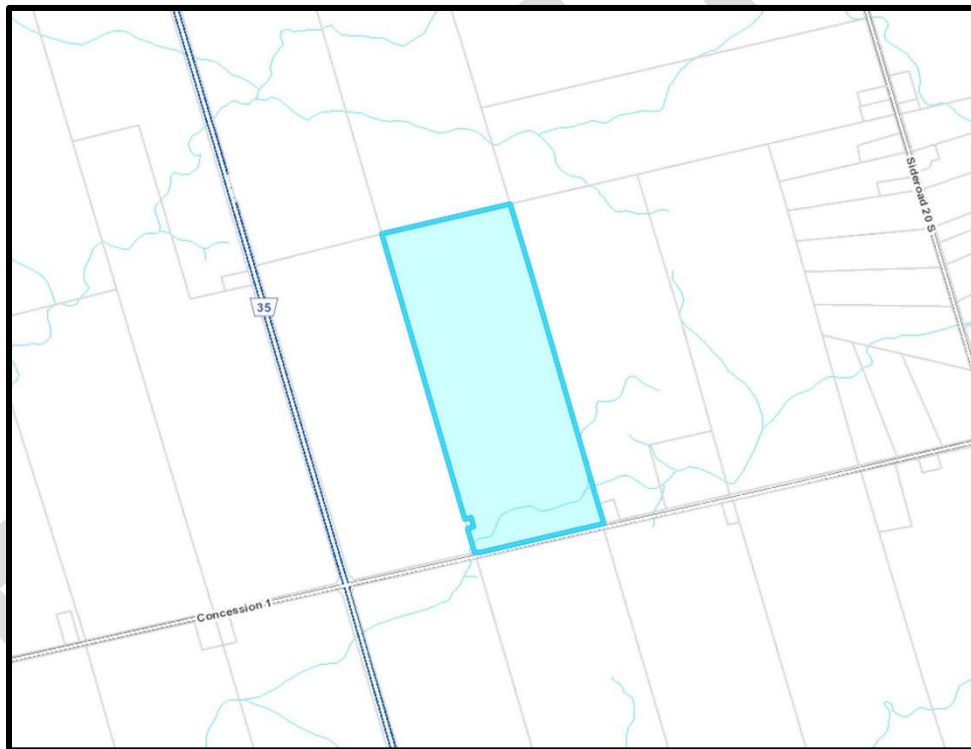


THE TOWNSHIP OF PUSLINCH NOTICE OF INTENTION TO DESIGNATE 6920 Concession 1, Puslinch

TAKE NOTICE that the Council of the Corporation of the Township of Puslinch intends to designate 6920 Concession 1, 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-XXX.

Description of the Property

The subject property is described as being Front Concession 1 Part Lot 17, municipally known as 6920 Concession 1.



(Key Map Showing Location of 6920 Concession 1)

Short Statement of Cultural Heritage Value or Interest

The property located at 6920 Concession 1, 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, located on Lot 17 of Front Concession 1, contains the Richard Bond farmhouse which has cultural heritage due to its distinction as one of the earliest stone farmhouses in the Township being constructed before 1861. The house showcases exceptional craftsmanship, and the property is closely linked to English settlement in the Crieff area of the Township.

Design Value:

The Richard Bond farmhouse is an early and representative example of a 1.5-storey, Neo-Classical Georgian style residence that was built with a high degree of craftsmanship.

Prominent features characteristic of this style includes a three-bay façade and a wooden cornice, soffit and fascia board that turn around all four corner with return eaves. The small chimneys rising from the side gable walls are not original features. The façade and side gable walls have been constructed with horizontally coursed, roughly squared limestone blocks. The front door head is not visible behind the wooden architrave or casing with roundel corner blocks. The front door is within a 5-pane transom with sidelights over wooden panels. The front windows have flat arch heads with seven tapered, limestone voussoirs and lug sills. The upper and lower windows in the side gable walls have flat arch heads with five tapered, limestone voussoirs and lug sills. All windows appear to have retained their 2-over-2 hung, wood window sashes.

Historical/ Associative Value:

Richard Bond immigrated from Devon, England to Puslinch in the early-to-mid 19th century. Richard and his wife Maria raised their eight children his family in this home. The family is indicated as living in a stone farmhouse in the 1861 Census. The Bond surname was written as “Bone” – a mistake that was corrected in subsequent census records.

Richard Bond remained the owner of the property until his passing in 1886 after which the property changed hands several times. By 1906, ownership of Lots 17 and 18 had transferred to Richard's youngest son, William, who owned the property for many years and raised his own family there. After William's death in 1941, the property went through several subsequent sales. In 1950, George Paddock became the new owner, and in the late 1980s, Carol and John Poster purchased the property followed by Sunrise Equestrian Stables in 1996.

Contextual Value:

The property maintains a strong historical connection to its surroundings, as it stands as one of the earliest stone farmhouses along Concession 1. Furthermore, the property shares a common historical context with neighbouring properties that were constructed during the same period. The physical proximity to other properties built around the 1850s-60s reinforces its association with the significant influx of immigration to the area during that time. The farmhouse contributes to the overall streetscape and the historical 19th century agricultural landscape of the Crieff area.

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.	Criteria is met	The property has design value or physical value because it is an early and representative example of a limestone farmhouse
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		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 blocks.
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 of English immigrants who constructed stone farm dwellings within the Crieff 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, maintaining or supporting the character of an area.	Criteria met	The farmhouse contributes to the overall streetscape and the historical 19 th century agricultural landscape of the Crieff area.
8. The property has contextual value because it is physically, functionally,	Criteria not met	

visually or historically linked to its surroundings.		
9. The property has contextual value because it is a landmark.	Criteria not met	

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.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 6920 Concession 1:

Richard Bond House:

- Height, scale, and massing of 1.5-storey, Neo-Classical Georgian style farmhouse
- Three-bay façade and a wooden cornice, soffit and fascia board with return eaves at all four corners
- Façade and side gable walls constructed with horizontally coursed, roughly squared limestone blocks
- Original foundation
- Front door with wooden architrave or casing with roundel corner blocks within a 5-pane transom and sidelights over wooden panels
- Flat arch heads of front windows with seven tapered, limestone voussoirs and lug sills
- Flat arch heads of upper and lower windows in the side gable walls with five tapered, limestone voussoirs and lug sills
- Original doors and 2-over-2 hung, wood window sashes
- Original stone 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.

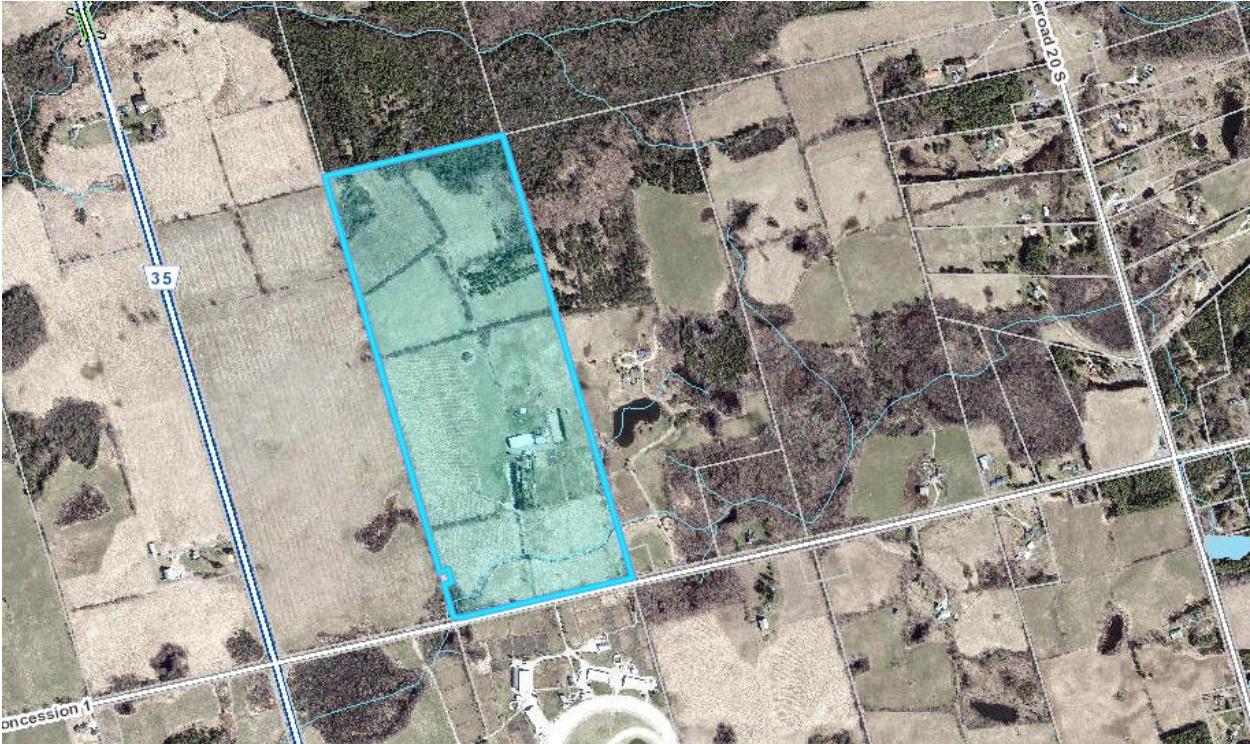
February 12, 2026

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

CC: Property Owner
Ontario Heritage Trust

DRAFT

Schedule B – 6920 Concession 1 Supplemental Information



(Key Map Showing Location of 6920 Concession 1, Puslinch)

Image date: Unknown

