



Notice of Passing of Designation By-law – 4435 Watson Road South, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 2026-027

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 2026-027 on May 6, 2026, which designates the lands, buildings and structures located at PT LOT 22, CONCESSION 10, TOWNSHIP OF PUSLINCH, AS IN MS71056; T/W MS71056; S/T IS11124 TOWNSHIP OF PUSLINCH, known municipally as 4435 Watson Road South 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 May 13, 2026, which is June 12, 2026.

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.

THE CORPORATION OF THE TOWNSHIP OF PUSLINCH

BY-LAW NUMBER 2026-027

Being a by-law to authorize the designation of real property located at 4435 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 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;

AND WHEREAS the Council for the Corporation of the Township of Puslinch, in consultation with the Puslinch Heritage Advisory Committee, deems 4435 Watson Road South to be of cultural heritage 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 4435 Watson Road South 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.
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 6th DAY OF MAY 2026.

James Seeley, Mayor

Justine Brotherston, Clerk

Schedule "A"
To
By-law Number 2026-027

4435 Watson Road South,
Puslinch

PIN: 71190-0020

Legal Description: PT LOT 22, CONCESSION 10, TOWNSHIP OF PUSLINCH, AS IN MS71056;
T/W MS71056; S/T IS11124 TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 2026-027

4435 Watson Road South,
Puslinch

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

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.

1. The property has design value or physical value because it is a rare, unique, representative or early example	Criteria met	The property has design value or physical value because it is an early and representative example of a
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of a style, type, expression, material or construction method.		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 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, maintaining or supporting the character of an area.	Criteria met	The John McRobbie farmhouse has contextual value because it is an 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.