



Notice of Passing of Designation By-law – 4495 Sideroad 20 North, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 2026-025

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 2026-025 on May 6, 2026, which designates the lands, buildings and structures located at PART LOT 21 CONCESSION 3 PUSLINCH PART 2 PLAN 61R1440, EXCEPT PART 1 PLAN 61R6811, PART 1 PLAN 61R3657, PART 2 PLAN 61R8455, PART 1, known municipally as 4495 Sideroad 20 North 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 2026-025

Being a by-law to authorize the designation of real property located at 4495 Sideroad 20 North, 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 4495 Sideroad 20 North 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 4495 Sideroad 20 North 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 2026-025

4495 Sideroad 20 North,
Puslinch

PIN: 71200-0308

Legal Description: PART LOT 21 CONCESSION 3 PUSLINCH PART 2 PLAN 61R1440,
EXCEPT PART 1 PLAN 61R6811, PART 1 PLAN 61R3657, PART 2 PLAN 61R8455, PART 1

Schedule "B"
To
By-law Number 2026-025

4495 Sideroad 20 North,
Puslinch

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

The property located at 4495 Sideroad 20 North, 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 contains the Donald Cameron farmhouse and holds cultural heritage value as it is closely associated with Scottish settlement in the area, particularly by members of the Cameron family, who were among the Township's earliest settlers. The farmhouse has physical value in its design, use of stone building material and remarkable craftsmanship as an early and representative example of an Ontario farmhouse.

After the mid-19th century, the 1.5-storey, side gable house form with a centred front gable and a single storey tail or wing became a predominant small house design in Ontario as it was highly functional bringing natural light to an upper hall and diverted runoff away from the front door.

Design/Physical Value:

The Donald Cameron farmhouse stands as a representative example of a typical Ontario stone farmhouse. The exterior presents a 1.5-storey, medium pitch side gable roof over a three-bay front façade. A limestone chimney rises from the peak of both side gables. The end gables have return eaves with a cornice that continues around the front and rear soffits of the house. A semi-circular arched window with cut limestone voussoirs is within the front gable with a fanlight over a 6-over-6 hung sash. The front windows are hung sashes with 12-over-12 panes which, if not original, are typical for window sashes of this size in this period. The central entrance door is within a deep reveal with a transom and sidelights. The impressive façade was constructed using roughly squared and evenly coursed granite and limestone blocks with varied colouration. The side gable walls are of mixed fieldstone rubblework.

Historical/Associative Value:

The property, located on Lot 21, Concession 3, holds a rich history that dates back to the settlement of patriarch Roderick Cameron, who immigrated from Scotland to Puslinch with his family around 1833. The 1861 Census indicated Roderick's son Donald Cameron living with his family in a log house. In 1863, the current stone property was constructed. Donald resided on the farm, raising his family there. By 1906 Hugh Ross is indicated as the property owner in the map of the Township of Puslinch in the Historical Atlas of the County of Wellington.

Contextual Value:

The building's presence serves as a testament to the exceptional skills and construction techniques employed by Scottish settlers. This cohesive architectural thread contributes significantly to preserving a particular architectural character that emerged through the craftsmanship of Scottish masons within the Township.

The property 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 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 met	The property has design value or physical value because it contains an early and excellent representative example of an Ontario farmhouse
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		form constructed in granite with limestone trim.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Criteria met	The construction of the façade displays a high degree of craftsmanship.
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 property has historical value or associative value because it has direct associations with the theme of Scottish settlement in the Township of Puslinch,
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 property 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 area. The property's presence serves as a testament to the exceptional skills and construction techniques employed by Scottish settlers.
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 4495 Sideroad 20 North:

Donald Cameron House:

- Height, scale, massing of the original 1.5-storey building
- Dressed limestone chimney shaft rises from both end gable walls
- Return eaves with a cornice the continues around the front and rear soffits of the house
- Three-bay front façade
- Original stone exterior walls including roughly squared granite stone blocks laid in even courses on the façade; random rubblestone construction pattern on the side and rear elevations; large solid stone lintels and stone sills on all elevations used in the construction of the walls
- Original fenestration (location and sizes of all original window and door openings)
- Semi-circular arched window head with cut limestone voussoirs within the front gable with a fanlight over a 6-over-6 hung sash
- Central front door entrance within a deep reveal with glass paned sidelights and rectangular six-pane transom centered over a recessed panel solid wood entrance door.

- Original semi-circular arch shaped window opening in the front gable.
- Any remaining original doors and wood window sashes and the appearance of twelve-over-twelve wood window sashes in the main floor façade.
- 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.