



Notice of Passing of Designation By-law – 6633 Roszell Rd, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 2026-021

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 2026-021 on May 6, 2026, which designates the lands, buildings and structures located at PT LT 3 CON 4 PUSLINCH AS IN RO791354; PUSLINCH, known municipally as 6633 Roszell Rd, Puslinch, 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 2026-021

Being a by-law to authorize the designation of real property located at 6633 Roszell Road, 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 6633 Roszell Road 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 6633 Roszell Road, Puslinch, 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 021-2026

6633 Roszell Road,
Puslinch

PIN: 71212-0086

Legal Description: PT LT 3 CON 4 PUSLINCH AS IN RO791354; PUSLINCH

Schedule "B"
To
By-law Number 021-2026

6633 Roszell Road,
Puslinch

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

Statement of Cultural Heritage Value or Interest:

The property located at 6633 Roszell Road, Puslinch, meets the requirements for designation prescribed by the Province of Ontario under the three categories of design/physical value, historical/associative value, and contextual value.

The property, situated on Lot 3, Concession 4, has cultural heritage value due to its association with German immigration to the Township. The farmhouse on the property stands as a representative example of a typical Ontario stone farmhouse with German influence in the unique masonry materials and techniques distinguishing it from the predominate British/Scottish/Irish architecture in Puslinch. Moreover, the property and its original owner, Samuel Pannabecker, are closely connected to the industrial development in Puslinch.

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 Value:

The Samuel Pannabecker farmhouse stands as a fine representation of a stone farmhouse. The house features a 1.5-storey form with medium pitch side gable roof over a three-bay facade. The façade includes a central steep gable and sloped open eaves with simply decorated frieze board and cornice. It is constructed of mixed split-faced granite and limestone horizontally coursed with dressed limestone quoins. The front door and lower windows have jack arch voussoirs and keystones. A pointed (or Gothic) arch window is above the front door in the centred gable. This type of rustic masonry technique is a German influence along with constructing jack arches of voussoirs and keystones. The sills have all been covered in aluminum which suggests that they are wood lug sills. The central door has a recessed four-panel wood door with a seven-pane rectangular transom above and five-pane sidelights with a paneled lower half. The front door surround is not original and covers much of the voussoirs and keystone forming the flat arch above the door. The windows have all been replaced with several different types of modern vinyl that do not reflect historic styles. The original front windows are described as 6-over-6 sash windows which is typical for this style and age of building and would have likely been the same around the perimeter of the lower level with fewer panes in smaller windows on the upper floor. The remaining elevations and cellar enclosure are constructed of random laid mixed natural and split fieldstone and limestone with smear and strike pointing and the same limestone quoins, voussoirs and keystones over windows.

The existing shutters on the windows and the wood surround around the front door and windows are not original features.

Historical/ Associative Value:

The farmhouse was originally built for Samuel Pannabecker, a descendant of the Pannabecker family and son of Cornelius Pannabecker Sr. who migrated from Pennsylvania to Ontario during the early 1800s. The surname "Pannabecker" is known for its association with German-Mennonites and is one of the earliest German surnames in North America, particularly Pennsylvania.

Samuel Pannabecker had the farmhouse constructed around 1870, for himself and his wife, Martha. This building is indicated on the 1877 Wellington County Atlas map of the Township of Puslinch. Samuel was actively involved in blacksmithing and carriage building within the Township. Additionally, he maintained connections to the Mennonite/Brethren Church in the local area. The Pannabecker's sons went on to become quite prominent in the area particularly in nearby Hespeler.

Contextual Value:

The property is located in the northwestern part of Puslinch, its physical presence is connected to the surrounding area and contributes to the cluster of other farmhouses owned by German settlers in the vicinity. The style of the house is distinctly an Ontario farmhouse from this time period however the German influence is seen in much of the masonry on the farmhouse. The distinct rustic masonry created through the use of fieldstones split on one side only but not dressed and required significantly more mortar to set the irregular shapes and subsequently the smear and strike mortar joints that is commonly associated with German masonry is used on the building with exception to the façade. The dressed limestone quoins, voussoirs and keystones are practical additions given the limestones ability to be more easily shaped. This variation stands out when compared Scottish, British or Irish masonry. This unique German influence on the architectural style adds to the property's significance, reflecting the cultural heritage and history of the region.

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 is a representative example of a granite and limestone farmhouse constructed in common Ontario farmhouse style but distinguished with rustic German influenced masonry.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	Criteria not met	
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 German immigrants who constructed stone farm dwellings within the northwestern part of Puslinch close to one another and the German settlement of Hespeler.
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	Criteria not met	

of an architect, artist, builder, designer or theorist who is significant to a community.		
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	Criteria met	The Samuel Pannabecker farmhouse is one of a small cluster of farms owned by German settlers. As it is seen from the road it does help define, maintain or support the character of the area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	Criteria 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 6633 Roszell Rd:

Samuel Pannabecker House:

- Original 1.5- storey height, scale, massing of the farmhouse
- Original fenestration (location and sizes of all original window and door openings)
- Original exterior stone walls including horizontally coursed split-granite and limestone with squared limestone quoins, voussoirs and keystones
- 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
- Stone cellar door enclosure

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.