



Notice of Passing of Designation By-law – 7697 Wellington Rd 36, Puslinch

NOTICE OF PASSING OF DESIGNATION BY-LAW 2026-023

TAKE NOTICE that Council for the Township of Puslinch passed Designation By-law 2026-023 on May 6, 2026, which designates the lands, buildings and structures located at PT LOT 31, CONCESSION 9, TOWNSHIP OF PUSLINCH, PT 1, 61R4424; TOWNSHIP OF PUSLINCH, known municipally as 7697 Wellington Rd 36, 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 2026-023

Being a by-law to authorize the designation of real property located at 7697 Wellington Road 36, 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 7697 Wellington Road 36 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 7697 Wellington Road 36 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 2026-023

7697 Wellington Road 36,
Puslinch

PIN: 71192-0012

Legal Description: PT LOT 31, CONCESSION 9, TOWNSHIP OF PUSLINCH, PT 1, 61R4424;
TOWNSHIP OF PUSLINCH

Schedule "B"
To
By-law Number 2026-023

7697 Wellington Road 36,
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 7697 Wellington Road 36, Puslinch, meets the requirements for designation prescribed by the Province of Ontario as it meets five of the nine criteria prescribed by Ontario Regulation 9/06 under the Ontario Heritage Act.

The property, Lot 31, Rear Concession 9, has cultural heritage value due to its close association with the settlement of the McLean family, who emigrated from Scotland to the Badenoch community. Furthermore, the property carries cultural heritage value due to its evolution from an 1880s three-bay limestone farmhouse with a side wing to a two-storey farmhouse in the Edwardian Classicism style as an excellent representation of architectural efforts spanning the late 19th century to the early 20th century.

Design Value:

The property contains the McLean farmhouse is an outstanding representation of a two-storey L-plan residence that was expanded from the original 3-bay limestone cottage form with a side wing between 1914 and 1920. The original cottage form is evident in the lower right side and small wing with arched windows and doors with limestone voussoirs and large stone sills and coursed tape pointed limestone masonry. The side of the wing is more rubble limestone with a smear and strike style pointing while the rear of the wing is a mix of limestone and in split-faced fieldstone with limestone quoins. The elements of Edwardian Classicism are simply articulated with strong classical elements which is evident in the left side two-storey addition and second floor over the original cottage characterized by the belcast hip roof leading to deep eaves, large concrete lintels over flat arch windows and doors, tape pointed broken coursed masonry and smooth shafted columns with voluted capitals and limestone pedestals supporting the large, on-grade verandah.

Historical /Associative Value:

The property was initially acquired by Peter McLean in 1833 with other Mclean family members acquiring two other adjacent lots. Subsequently, Donald A. McLean assumed ownership of the land, and during the late 1800s, undertook the construction of the original three-bay limestone farmhouse with small wings. The left side and upper level over the original farmhouse was later added between 1914 and 1920. The expansion into a two-storey farmhouse in the Edwardian Classicism style is an example of the prosperity of the McLean family in what was the current architectural trend of the time period. Carl Bousfield has owned the farm for a number of years, inheriting it from his father who bought it in 1944, and has given it continuous care and pride of ownership.

Contextual Value:

The property is among other properties that played a crucial role in establishing the Badenoch community. It is in part one of the Scottish residences constructed during the mid-1800s. Moreover, it shares a significant connection with some of the earliest settlers who contributed to the formation of the Badenoch area.

Description of Heritage Attributes

The following are to be considered as heritage attributes to be protected by a heritage designation by-law for 7697 Wellington Road 36:

Donald A. McLean House:

<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 met</p>	<p>The property has design value or physical value because it is a representative example of a limestone three bay farmhouse built in the 1880s with significant expansion in the Edwardian Classicism style added in 1914-1920.</p>
<p>2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.</p>	<p>Criteria met</p>	<p>The property has design value or physical value because it displays a both craftsmanship and artistic merit in maintaining the three-bay farmhouse within an large expansion and evolution into the later Edwardian architectural style.</p>
<p>3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.</p>	<p>Criteria not met</p>	
<p>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</p>	<p>Criteria met</p>	<p>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 Badenoch community.</p>
<p>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.</p>	<p>Criteria not met</p>	
<p>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.</p>	<p>Criteria not met</p>	
<p>7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</p>	<p>Criteria met</p>	<p>The McLean farmhouse as vestiges of nineteenth century rural settlement and agricultural activities.</p>
<p>8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</p>	<p>Criteria met</p>	<p>The McLeans originally acquired three adjacent lots within Concession 9 east of Morrision and by 1906 had acquired six lots. The Donald McLean farmhouse is an example of the evolution of a successful farming family's residence. The farmhouse has contextual value amidst other properties settled by other early Scottish immigrants who constructed stone farm dwellings within the Badenoch community.</p>

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 7697 Wellington Rd 36:

McLean House:

- Edwardian two-storey height, scale, massing of the farmhouse
- Belcast roofline with wood cornice, soffits and return eaves
- Original exterior stone walls including evenly coursed, rough squared limestone blocks tape pointed of the original 3-bay, single-story cottage and wing façade; and fieldstone walls of the rear and side wing with limestone quoins and struck mortar joints.
- Edwardian stone walls of rough squared limestone in broken coursing with tape pointing
- Original fenestration (location and sizes of all original window and door openings) of the original single-storey three bay cottage and wing with arched windows with limestone voussoirs and arched single keystone within a Welsh arch transom over the door.
- Edwardian addition fenestration (location and sizes of all original window and door openings) with large flat arch concrete lintels (chiseled over the door) and sills
- Any extant original doors and windows
- Original and expanded fieldstone foundations

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.