

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 135-2024

A By-law to designate 11960 Highway 27, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 11960 Highway 27 is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on September 26, 2023 the Council of the Corporation of the City of Vaughan caused notice of intention to designate 11960 Highway 27 as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 11960 Highway 27;

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for

notice to be provided by way of the City's website;

AND WHEREAS on February 28, 2024, the City of Vaughan published a notice of intention to designate 11960 Highway 27 on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS no notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

NOW THEREFORE the Council of The City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 11960 Highway 27 (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 8 of Report No. 31 of the Committee of the Whole.
Adopted by Vaughan City Council on September 26, 2023.
City Council voted in favour of this by-law on June 25, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 135-2024

Description of Lands

PIN: 03349-0719 LT

Legal Description: PT S 1/2 LT 34, CON 9 (V), PT 1, PL 65R34514; CITY OF VAUGHAN

CONTEXT MAP

KING-VAUGHAN ROAD

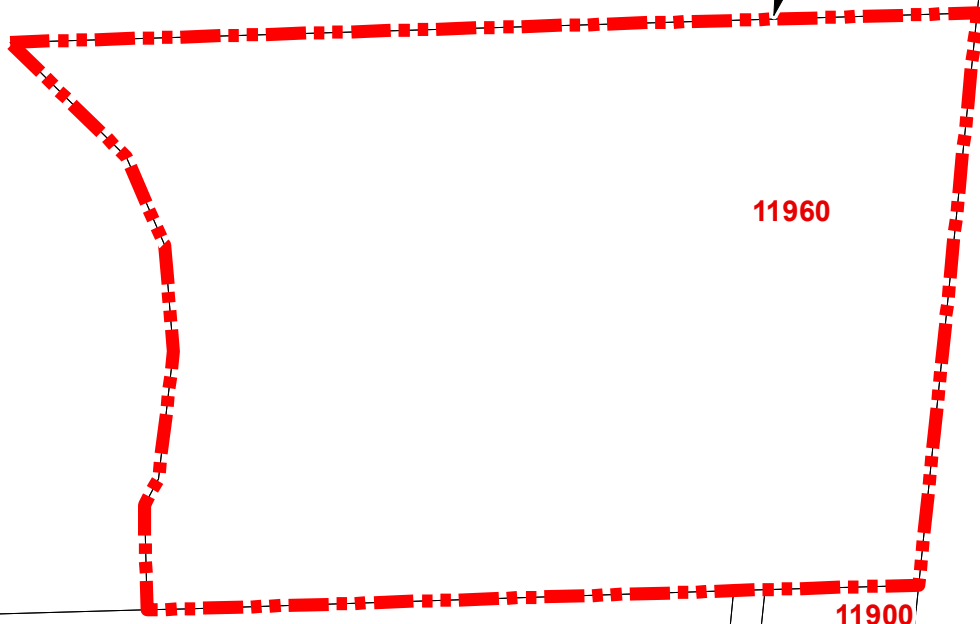
HIGHWAY 27



Subject Lands



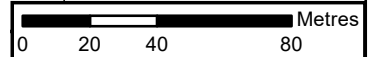
11960 Highway 27



11960

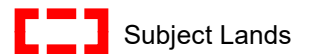
HIGHWAY 27

11900



Location Map To By-law 135-2024

Legal Address: 11960 Highway 27
Legal Description: PT S 1/2 LT 34, CON 9 (V),
PT 1, PL 65R34514; CITY OF VAUGHAN
City of Vaughan



SCHEDULE "B" TO BY-LAW NUMBER 135-2024

STATEMENT OF CULTURAL HERITAGE VALUE

LEGAL DESCRIPTION

ADDRESS: 11960 Highway 27

LEGAL: PT S 1/2 LT 34, CON 9 (V), PT 1, PL 65R34514; CITY OF VAUGHAN

PIN: 03349-0719 LT

OVERVIEW

The cultural heritage value of the property known as 11960 Highway 27 meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: Locust Lane Farmstead

Date Built: Circa 1850-1890

Address: 11960 Highway 27

Location: West side of Highway 27, south of King-Vaughan Road and north of the Kleinburg-Nashville Heritage Conservation District.

Condition: Very good.

REASONS FOR DESIGNATION UNDER PART IV OF THE *ONTARIO HERITAGE ACT*

Description of Property

The cultural heritage value of 11960 Highway 27 based on the complex of farm buildings highlighted by an excellent example of Georgian architecture, dating from c.1860, just outside of the Kleinburg-Nashville Heritage Conservation District. The overall farmstead has the potential to yield information that contributes to the understanding of this early community.

ARCHITECTURAL DESCRIPTION

The main structure on the property is a Georgian, 2-storey brick farmhouse built by John Walker prior to 1860. It is very possible that this home was originally a single storey home, and that later the roof was raised. It features a side gabled roof, steeply pitched, with a single internal brick chimney. The cladding is English common bond with queen closer. The cornice returns on the side gables, with brackets throughout soffit. There are soldier brick lintels on second floor windows, and stone, wood and concrete windowsills throughout. Gauged flat arch lintels on bottom floor.

Original six over six sash windows were replaced somewhere between 2005 and 2009. The original transom and sidelights were also replaced at the same time. There is evidence that the verandah was removed, although this is very common in Georgian houses.

The main building has two later-era additions on the side: the first is a 1-1/2 storey brick rectangular-plan addition that is perpendicular to the body of the main house. It has a lower roof than the main house but respects and retains the angular proportion of the main roof. This addition is clad in a brick similar in colour and texture to the main house, but of slightly different proportions. The brick courses try to maintain the lines of the original house. Two large windows, similar to those on the main house, are equally spaced onto the side elevation, whilst on the end gable there are smaller windows, symmetrically dividing the elevation evenly. The

roof is clad to match the asphalt shingles of the main house.

And even-smaller one-storey addition continues beyond the wall of the “middle building” – with clear evidence in the brickwork that another shape addition was constructed and then removed some time ago. This last addition has the long sides clad in vertical board-and-batten, with the end wall comprised of field stone set in mortar with formed concrete edge quins and a visually-enforced vertical line following the brick chimney (clad in a much lighter colour brick). Two small windows are symmetrically set into this end elevation, and one door gives access to the addition at the corner joint to the “middle building”. The roof is clad to match the asphalt shingles of the main house.

HISTORICAL SIGNIFICANCE

According to George Reaman’s *A History of Vaughan Township*, in 1830, Concession 9, Lot 34 was originally "given up to Isaac Hollingshead", who was born in Thornhill in 1805 and may have already been farming or "improving" the land as a settler with a claim was required.

However, it appears that Hollingshead did not stay on the land long as it was purchased by Thomas Hill in 1831 and Hollingshead next appears to be living up in King Township. In 1845 the south half was purchased by John Walker, who voted in the 1850 election for Ward 4. The main house appears on property records in 1860 for the first time. Walker owned it until at least 1878; that year. John Walker was a chairman for S.S. No. 20 at Mt. Lebanon in 1898.

According to this document on the [William Irwin Family](#), William Irwin bought the property in 1882, the land having been previously rented to a Mr. Plowman for two or three years before that – and moved there with his family the following spring. He was born in Yorkshire England in 1838 and came to Canada in 1857 at 18 years old. He married Anne Dixon and lived in Markham before settling on the South ½ of Lot 34, Con. 9 in 1882. He built a barn, silo, pig pen and hen house on the farm, as well as planting two orchards, a cedar hedge and several trees. William was a Methodist, and for about 40 years was the local preacher, preaching regularly from one to three times a Sunday, both in Markham and Vaughan on the Kleinburg Circuit of the Methodist Church. He later preached at the Kleinburg United Church, when it took physical form in 1869 as a former Lutheran Church on Lot 24, Con. 8

After William’s son George married in December 1909, he took over running the farm by 1910, adding an implement shed and a garage, and then bought the north half of the lot in 1940. He married Lillian Mortimer of Honeywood. They had six children: Muriel, Heber, Murray, Douglas, Gladys and Doris. George farmed until he retired in 1946; Murray took over running the north half, while Douglas’s son John continued farming the south half of Lot 34, Con. 9. John Irwin and his wife Dorothy Diceman still lived in the home as of 1971.

CONTEXTUAL ELEMENTS

The land was cleared in the early 1800's and by the middle of the 19th century the current pattern of agricultural fields, tree lines, woodlots and rural roads had emerged. The first township survey consisted of a pattern of 200-acre lots, concession roads, and numbered lots that defined the early landscape. The South half of Lot 9, Concession 35 is a 100-acre lot that was subdivided from the North half in the mid 19th century.

The entire house, including the additions, and its siting is important in defining and supporting the early 19th century farm complex architecture of the early Kleinburg area at the cusp of its first economic growth, and the main building has maintained its Georgian features through history since then.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

- Massing: main building is 2-storey rectangular in plan, with narrower rectangular 1-1/2 storey side addition, plus a smaller 1-storey extension beyond. The “middle addition” wall brickwork shows evidence of a previous attached addition that has since been removed to make way for the current addition.
- Front Façade: Symmetry in front façade, aligned arrangement of windows (ground floor with top floor in three bays)
- Understated main entry door with signs of the removed verandah; classical style, entablature and cornice
- English common bond brick exterior cladding on the main building and “middle addition”, and board-and-batten siding with fieldstone end elevation on last addition
- new heritage-style windows in all openings, dating to 2005-2008.
- Original window locations and dimensions at all elevations.

Associative Value

- The property known as Locust Lane Farm is known for its associative value with the early settler families of Kleinburg, such as John Walker and William Irwin – known for their significant contributions to the community.
- It is one of the oldest built structures that were part of early farm life outside of the Kleinburg Village

Contextual Value

- Farmstead was set up from the earliest lot and concession divisions
- The house has contextual value as being one of the earliest surviving structures of the area, thus contributing to the rich history of the area as a pioneer village of former Upper Canada
- this farm was in continuous operation from 1850 to 1971