

NOTICE OF INTENT TO DESIGNATE UNDER THE ONTARIO HERITAGE ACT

Re: Notice of Intent to Designate 12195 Highway 27 pursuant to Part IV, Section 29 of the *Ontario Heritage Act*.

INTENT TO DESIGNATE UNDER THE *ONTARIO HERITAGE ACT*

Please take notice that the Council of the Corporation of the City of Vaughan intends to designate for reasons of cultural heritage value or interest, pursuant to Part IV, Section 29 of the *Ontario Heritage Act* the property municipally known as **12195 Highway 27** in the City of Vaughan, in the Province of Ontario.

REASONS FOR PROPOSED DESIGNATION

The subject property is a beautifully maintained, Late-Victorian Hybrid style home, in its original location, and the surrounding area remains untouched by development. For over a century the property was used as a farm and contextually relates to the agricultural history and colonial settlement of Vaughan. The house is clad in a dichromatic orange/red brick with buff/yellow motif along the upper level and quoining down the edges, as well as around the windows and doors of the house. It features multiple L-plans and harmoniously mixes a clipped and cross-gabled roof and steeply pitched gables. The windows are 2 over 2 sash style- a common practice in most Victorian style homes. The easterly portion of the house seems to be a newer addition and is clad in board and batten.

Patrick McCutcheon purchased the land in 1851. He emigrated to Canada from Ireland with his family, where they initially settled in Toronto. He and his brothers bought land and farmed in different areas of Vaughan Township. Patrick purchased the west part of Lot 35 Concession 8, where he set up housekeeping with his wife, Ann [Anna] Parkinson. Tax Assessment records from 1859 indicate that their property value was \$4000, which likely means there is a residence and possibly outbuildings. The Personal Census of Canada for 1861 indicated McCutcheon as the property owner, with one family living in a 1 ½ storey frame house. The Listing of Significant Heritage Structures for the City of Vaughan indicates that this house was built in 1890, although records seem to suggest that the build date should be much earlier.

A copy of this Notice of Intent to Designate may be found on the City of Vaughan's Heritage Notice webpage: [Heritage Notices | City of Vaughan](#)

A full statement of the Cultural Heritage Value of this property may be obtained through linking to the original [Heritage Vaughan](#) report, dated May 29, 2024. You may also find the full report by visiting [Vaughan.ca](#) and searching for the meeting minutes.

ANY PERSON MAY, within thirty (30) days of the first publication of this Notice, send by registered mail or deliver to the Clerk of the Corporation of the City of Vaughan, a notice of objection to the proposed designation together with a statement of the reasons for the objection and all relevant facts, on or before 4:30 p.m. **October 18, 2024** to be sent by registered mail or dropped off in person to:

Office of the City Clerk, City of Vaughan
2141 Major Mackenzie Drive West
Vaughan, ON L6A 1T1

Objections can also be submitted via email at: clerks@vaughan.ca If a notice of objection is received, the Clerk will refer the matter to the City of Vaughan Council for reconsideration.

Dated at Vaughan this **18th day of September 2024**

Todd Coles, City Clerk