

**Notice of Passing of a Heritage Designation By-law
by The Corporation of the City of Pickering**

Take Notice that the Council of The Corporation of The City of Pickering passed Heritage Designation By-law [8220/25](#) on December 15, 2025 under Section IV of the *Ontario Heritage Act, R.S.O. 1990, c. O.18*

The purpose and effect of the By-law is to designate the lands legally described as Part of Block 4, Plan 40M-2770, being Part 1, Plan 40R-32906 (the “Percy House”) and municipally known as 895 Wonder Drive, Pickering, as being of cultural heritage value or interest.

And Take Notice that any person may appeal to the Ontario Land Tribunal (OLT) in respect of the Heritage Designation By-law [8220/25](#) by filing a Notice of Appeal, no later than 4:30 pm on January 18, 2025. The filing of an appeal after 4:30 pm will be deemed to have been received the next business day.

A Notice of Appeal can be filed using the OLT e-File Service, along with any applicable appeal fees, by visiting olt.gov.on.ca/e-file-service/.

In the event the OLT e-File portal is not available, a Notice of Appeal may be submitted to:

Susan Cassel
City Clerk, City of Pickering
One The Esplanade
Pickering, ON L1V 6K7
clerks@pickering.ca

The Notice of Appeal must:

- be on the prescribed form as provided by the OLT;
- set out the objection to the by-law and the reasons in support of the objection; and,
- be accompanied by the fees required by the OLT. If paying by certified cheque or money order, it must be payable to the “Minister of Finance, Province of Ontario”.

Additional information regarding the appeal process, including appeal forms and the required appeal fees is available at olt.gov.on.ca.

Further information regarding this matter may be obtained by contacting the City’s City Development Department at 905.420.4617 or toll free at 1.866.683.2760.

Dated at the City of Pickering this 19th day of December, 2025.

Susan Cassel
City Clerk, City of Pickering
One The Esplanade
Pickering, ON L1V 6K7

The Corporation of the City of Pickering

By-law No. 8220/25

Being a by-law that designates the lands legally described as Part of Block 4, Plan 40M-2770, being Part 1, Plan 40R-32906 (the “Percy House”) and municipally known as 895 Wonder Drive, Pickering, as being cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact a by-law to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas on December 15, 2025, Council endorsed the recommendations of its Heritage Advisory Committee to designate 895 Wonder Drive, Pickering as being of cultural heritage value or interest; and

Whereas the Reasons for Designation are set out in Schedule “A” to this by-law; and

Whereas the Council of The Corporation of the City of Pickering has caused to be served on the owners of 895 Wonder Drive, and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as requested by the *Ontario Heritage Act*; and

Now therefore the Council of The Corporation of the City of Pickering enacts as follows:

1. The Percy House, known municipally as 895 Wonder Drive is designated as being of cultural heritage value or interest for reasons set out in Schedule “A” attached hereto.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered on title to 895 Wonder Drive (the Percy House).
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of 895 Wonder Drive, and the Ontario Heritage Trust and to publish notice of this by-law on the City’s website, in accordance with City of Pickering’s Public Notice Policy ADM100.

By-law passed on this 15th of December, 2025.

Original Signed By

Kevin Ashe, Mayor

Original Signed By

Susan Cassel, City Clerk

Schedule “A” By-law No. 8220/25

Reasons for Designation

Description of Property

895 Wonder Drive (formerly 815 Highway 7) is a one-and-a-half storey Ontario Cottage built c. 1853. The brick building was originally located on the south side of Highway 7, west of Whites Road, in 2024, the building was moved approximately 150 metres west to its current location.

Reason for Designation

The mid-nineteenth century farmstead, known as the Percy House, possesses design or physical value for the built heritage resource displaying a high degree of craftsmanship located on the property. The one-and-a-half storey brick residence constructed c. 1853 demonstrates representative elements of an Ontario Cottage with Neo-Classical and Georgian influences. These representative elements include the rectangular plan and symmetrical three-bay façade, side gable roof, entrance details including a wood surround with transom and sidelights, and multipaned windows. The residence reflects a unique vernacular interpretation of the style, characterized by its elaborate dichromatic brickwork, including the decorative stringcourse, quoins, and jack arches.

Through its function as a farm since 1853, the Percy House is directly associated with the agricultural development of the former Ontario Township and City of Pickering. This theme is significant as it historically contributed to the community's early economic growth and continues to be practiced today.

Summary of Attributes for Designation

The heritage attributes that contribute to the cultural heritage value or interest of 895 Wonder Drive (formerly 815 Highway 7) include:

Residence Exterior

- One-and-a-half storey massing built to a rectangular plan;
- Red brick construction using the Flemish bond, dichromatic brickwork including quoins and decorative brickwork under the moulded cornice;
- Granite and fieldstone foundation;
- Symmetrical three-bay façade and symmetrical two-bay side elevations;
- Side gable roof with return eaves and extant moulded cornice;
- Paired interior end chimneys;
- Centrally placed entrance with side lights, transom and wood surround with classical detailing; and
- Rectangular window openings with six-over-six double-hung sash windows, radiating brick voussoirs and wood sills.

Residence Interior

- Extant original layout;
- Fireplace mantle;
- Floor boards;
- Tall baseboards;
- Window and door surrounds;
- Balustrade and knob capped newel post;
- Stone fireplace collar embedded in second floor bedroom (southwest room); and
- Built-in corner cupboard in parlour on main floor.

