

THE CORPORATION OF THE MUNICIPALITY OF MISSISSIPPI MILLS

BY-LAW NO. 26-048

BEING a by-law to designate the property municipally known as 492 River Road in Appleton, locally known as the Joseph Teskey House, as a property of cultural heritage value or interest under Section 29, Part IV of the *Ontario Heritage Act*; and

WHEREAS Section 29, Part IV of the *Ontario Heritage Act* authorizes the council of a municipality to designate a property within the municipality to be of cultural heritage value or interest on the terms set out therein;

AND WHEREAS council for a municipality may only designate a property under Section 29 Part IV of the *Ontario Heritage Act*, if the property meets two or more of the criteria as prescribed under O.Reg 9/06;

AND WHEREAS 492 River Road was evaluated against the criteria set out in O.Reg 9/06, and the Municipality's Heritage Advisory Committee and Council for the Municipality of Mississippi Mills determined that the property has cultural heritage value or interest;

AND WHEREAS notice of intention to designate 492 River Road as being of cultural heritage value or interest was published on the municipal website, having general circulation in the municipality on **June 25, 2026** and was also served on the owner of the property, and on the Ontario Heritage Trust, in accordance with the requirements of Section 29 of the *Ontario Heritage Act*,

AND WHEREAS no notice of the objection to the proposed designation has been served on the Clerk of the Municipality of Mississippi Mills, and the time for filing such objections has passed;

NOW THEREFORE, the Council of the Municipality of Mississippi Mills enacts as follows:

Designation of Property

1. Pursuant to the authority granted under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 as amended, Council for the Municipality of Mississippi Mills hereby designates, as being of cultural heritage value or interest, the property:
 - (a) municipally known as 492 River Road in Appleton;
 - (b) legally described as Plan 843 Lot 1 PT Lots 4 And; 8 Unreg;
 - (c) owned by Jay Pilon and Lisa Cowley; and further described in the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes as set out in Schedule "A" attached hereto.

Schedules Incorporated

2. Schedule "A" attached hereto are incorporated into and form a part of this By-law. A copy of this by-law can be viewed on the municipal website at www.mississippimills.ca.

Notice

3. The Clerk of the Municipality of Mississippi Mills is hereby authorized and directed to cause:
 - (a) a copy of this By-law to be served on the owner of the land described in section 1 of this By-law, on any person who objected to the designation, and on the Ontario Heritage Trust;
 - (b) notice of the passing of this By-law to be published on the municipal website for general circulation within the Municipality of Mississippi Mills;
 - (c) notice that any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and the Clerk of the municipality, within 30 days after the date of publication, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal; and
 - (d) the property to be entered into the municipal register of designated properties in accordance with Section 27 of the *Ontario Heritage Act*.

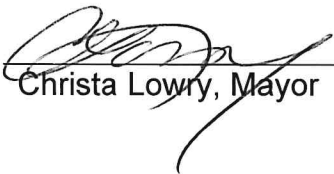
Registration

4. The Municipality's Solicitor is hereby authorized and directed to register a copy of this Designating By-law to be registered on title to the property affected in the land titles office for the land registry office, after the 30 day appeal period.

Effective Date

5. This By-law shall come into force and take effect on the date of its passing.

BY-LAW read, passed, signed and sealed in open Council this 11th day of August 2026.


Christa Lowry, Mayor




Jeanne Harfield, Clerk

Written approval of this by-law was given by Mayoral Decision MDE-26-015 dated August 11, 2026.

Schedule “A” to By-law 26-048

Description of Property – Joseph Teskey House, 492 River Road, Appleton

The Joseph Teskey House is a stone structure comprised of two sections that form an “ell” with the original three bay house constructed in 1837, with an 1844 addition. It’s located on River Road in Appleton facing the Mississippi River.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Teskey House lies in the building being an excellent example of the Georgian Classical style, its associations with the Teskey family, Irish Palatines who emigrated to Lanark County as part of the Peter Robinson settlement and its contribution to the character of Appleton.

The Teskey House was built for Joseph Teskey in two parts that form an “ell”, the main house in 1837 and the kitchen/carriage house wing in 1844*. The building has design value because of its unusual plan and as an example of Georgian Classicism. Features of the style include the symmetrical plan with three bay front façade (1837 section), front door with fanlight and side lights.

The Teskey House has historical value because of its associations with the Teskey family, Irish Palatines who emigrated from Ireland to Upper Canada in 1823 as part of Peter Robinson’s first settlement. The entire family, including eight children and their parents arrived in Lanark in the autumn of 1823, and the eldest sons, Joseph, Robert and John, received land grants close to each other and the waterfalls where they eventually built mills.

The Teskey House has contextual value because of its location on the Mississippi River in Appleton, overlooking the original site of Joseph Teskey’s grist mill. In addition, its distinctive style and design enhance the character of the Village.

Description of heritage attributes

Key exterior elements that contribute to the heritage value of the Teskey House, 492 River Road, Appleton, as an excellent example of the Georgian Classicism style include:

- A house plan that includes a side gabled roof, one and a half storey structure with a verandah on three sides (1837) that forms an “ell” with a front gabled, one and a half storey stone structure with a front verandah and three arched entrances to the carriage house at the rear (1844);

Main House, 1837:

- One and a half storey massing, with side-gable roof
- Irregularly sized rough-cut limestone quarried locally and laid in uneven courses;
- Stone voussoirs above main door and all windows;
- Three-bay front façade with centrally placed door flanked by 12 over 12 windows;
- Rectangular plan;
- Six over six windows on the ground floor;
- Neoclassical doorway featuring fanlight with tracery, flanked by divided sidelights;
- Verandah on three sides; and
- Stone chimneys at either end of the roof.

1844 Kitchen/Carriage House Addition:

- Front gabled, three bay structure with a front veranda, three chimneys:
 - Constructed of larger, darker, more rectangular blocks of limestone than the 1837 section, laid in roughly even courses;
 - Rectangular six over six windows with stone voussoirs, white sills on front façade, small square six pane windows under eaves; and
 - Features a carriage shed with three arched openings (one enclosed).

Setting:

- The large side yard, located to the north of the house; and
- The retaining wall and fence.

Exclusions

The interior of the building is not included in this designation.

** Note: some sources give the house a later construction date*