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Centre Wellington

February 13, 2025

RECEIVED
2025/02/13
(YYYY/MM/DD)
Ontario Heritage Trust



RE: Notice of Passing of a Designation By-law, 6475 Second Line

Dear 

Please take notice that the Council of the Corporation of the Township of Centre Wellington passed a by-law designating the following property to be a property of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990 (Ch.O.18, Sec. 29):

**6475 Second Line
West Garafraxa, ON**

Attached is a copy of the notice regarding the passing of the by-law including the last date to appeal. A copy of the by-law is also attached. Please let me know if you have any questions.

Yours truly,



Deanna Maiden, MCIP, RPP
Senior Development Planner

Encl.

Copy: Ontario Heritage Trust, via email only

**NOTICE OF THE PASSING OF VARIOUS HERITAGE DESIGNATION BY-LAWS
BY THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

TAKE NOTICE that the Council of the Corporation of the Township of Centre Wellington passed the following by-laws on February 10, 2025, to designate properties to be of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18:

- By-law 2025-12 – to designate 6475 Second Line, West Garafraxa (Concession 3 W PT LOT 8; Township of Centre Wellington)
- By-law 2025-13 – to designate 525 Union Street East (Plan 106, Lots 13, 20 & 21, Pt Lots 19 & 22; Township of Centre Wellington)
- By-law 2025-14 – to designate 249 Garafraxa Street East (Part of Park Lot 3, Plan 55; Township of Centre Wellington)

Any person who objects to a by-law listed above may appeal to the Ontario Land Tribunal (OLT) and the clerk of the Township within 30 days after the date of this publication, by March 14, 2025. The notice of appeal must set out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the OLT.

For additional information, including full copies of the by-laws, please contact Deanna Maiden, Senior Development Planner (519-846-9691 x292).

Dated at the Township of Centre Wellington this 13th day of February, 2025.

Kerri O'Kane,
Municipal Clerk
1 MacDonald Square
Elora, Ontario
N0B 1S0

The Corporation of the Township of Centre Wellington

By-law 2025-12

A By-law to designate the lands at 6475 Second Line
to be of cultural heritage value or interest

Whereas The *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, Section 29 (the “Act”), as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all buildings and structures thereon, to be of cultural value or interest;

Whereas On the advice of the municipal heritage committee, the Council of the Corporation of the Township of Centre Wellington has caused to be served upon the owners of the lands and premises known municipally as 6475 Second Line (“the Property”) and upon the Ontario Heritage Trust notice of intention to designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality;

Whereas The statement of cultural value or interest of the Property are set out in Schedule “B”;

Whereas The description of Heritage Attributes are set out in Schedule “C”;

Whereas No notice of objection to the proposed designation has been served upon the clerk of the municipality;

Now Therefore the Council of the Corporation of the Township of Centre Wellington hereby enacts as follows:

1. The real property municipally known as 6475 Second Line and more particularly described in Schedule “A”, is designated as being of cultural heritage value or interest under Part IV of the *Act*.
2. The Township’s legal representative is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule “A” in the proper land registry office.
3. Township staff is hereby authorized to cause a copy of this By-law to be served upon the owner of the property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the Township.
4. This By-law shall come into force and take effect upon its final passing.

Read a first, second and third time and finally passed this 10th day of February, 2025.



Mayor – Shawn Watters



Clerk – Kerri O’Kane

Schedule “A”

Legal Description

6475 Second Line, legally described as:

Concession 3 W PT Lot 8; Township of Centre Wellington

PIN: 71494-0315 (LT)

Schedule “B”

Statement of Cultural Heritage Value or Interest

Description of Property

The subject property is located at 6475 Second Line and is a rural residential property located in what was historically known as West Garafraxa Township on Concession 3 W, part of Lot 8, now Township of Centre Wellington. The approximately 36 hectare (90 acre) property contains a 1.5 storey stone house which faces in a south-east direction overlooking rolling agricultural fields. A bank barn is located to the north-east of the dwelling, as well as a silo and horse paddocks. There is long driveway lined with trees, and a small, forested area surrounding the dwelling which contains several apple trees. The property also contains two small ponds, active agricultural fields, and a forested area along Second Line. The property is surrounded by rural residential properties and farm operations, as well as the Elora Cataract Trailway, which runs along the north edge of the property.

Statement of Cultural Heritage Value or Interest: The cultural heritage value of 6475 Second Line resides primarily in its design/physical value, its historical/associative value, and its contextual value.

Historical or Associative Value:

The property is significant because it has potential to yield information about the theme of early European settlement and contributes to the rural agricultural history of Centre Wellington.

The owners of the property when the current dwelling was built appear to have been the Nelson family, originally from Ireland, who owned the property between 1851 and 1919. In the 1851 census, John Nelson (farmer) is listed as living on the property with his wife (Ann) and son in a log cabin. John passed away in 1867 and the property eventually moved to his wife. By 1881 Ann is listed as living on the property with her four children. Herself and her three sons are listed as “farmer” on the census. In the 1883 land abstract where the ownership is transferred to Ann from her husband, the column “consideration of amount of mortgage” is listed as \$5,000 – a mortgage of this amount suggests that there is now a house on this property. This suggests a build date of the dwelling currently on the property of between 1861 and 1883. By 1891, Ann and some of her children are listed as living with her sons in a stone house with 2 storeys and 9 rooms. After Ann’s passing in 1895, ownership passed between her sons, who farmed the land until it was sold in 1919, ending the family’s ownership.

The property then passed through many owners whose occupations are mostly unlisted. In 1941, 3.46 acres of land was severed from the property to the Grand River Conservation Authority for the Shand Dam. No historical photos of the property or dwelling could be found.

Design or Physical Value:

The dwelling is significant because it is a well-preserved, representative example of the Gothic Revival Cottage architectural style prevalent in rural Ontario at the time of construction. This was the most common residential design in all of Ontario prior to the 1950s, particularly in the rural area. Based on available records, it is likely that the house was constructed circa 1870.

As a representative Gothic Revival Cottage, it includes typical elements such as: an end gabled roof with peaked centre gable and arched window; field stone construction; symmetrical front façade with two main floor windows; stone voussoirs and stone sills on all windows; original wood windows with some original glass still in place; and original wooden door with transom and sidelights, including wood trim.

Of interest are the large stone quoins, the original wood windows, including original glass, and the arched central window including stone surround. A board and batten addition can be found at the back of the house, constructed in 1992.

The large bank barn is significant as a representative example of early bank barns in this part of Ontario and is thought to have been built around the same time as the dwelling. Barns of this age

and type are becoming increasingly rare in Centre Wellington. The barn is wooden with a fieldstone foundation and corrugated metal roof. The barn also contains a log addition constructed in the 1990s. Most of the original materials have been retained, with the exception of modern structural reinforcements.

Contextual Value:

The property has contextual value because it is physically, functionally, visually and historically linked to its surroundings and contributes to the local rural agricultural context of this part of the Township. The dwelling is south-east facing and likely would have been situated on the lands to maximize natural light and views of the property (and farmland). The house overlooks the agricultural fields, paddocks and forested areas.

There are several mature trees, including apple trees which appear to be in declining health, located east of the dwelling between the dwelling and barn. An allée of trees lines the driveway, emphasizing the landscape and creating a formal entrance to the property.

Schedule “C”

Description of Heritage Attributes

Dwelling:

- Height, scale, and massing of the original one-and-a-half storey stone dwelling
- The pitch and overhang of the roof, including the centre-gable and end-gables
- Field stone construction and materials
- The stone quoining at the corners
- Fenestration pattern of windows and doors, including central arched window opening on the upper storey
- Wooden windows including any original glass and storms in their original locations
- Wooden front door, including transom and sidelights with associated trim, in their original location
- Stone voussoirs and sills on all windows

Bank Barn:

- Height, scale and massing of the large wooden bank barn, including log addition at front
- Fieldstone foundation
- Window and door openings
- Original barn board and log construction
- Hand-hewn large timbers
- Lower-level stables for livestock

Excluded from Designation

- 1990's rear addition onto main dwelling