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**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 13<sup>th</sup> 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 2025-14**

A By-law to designate the lands at 249 Garafraxa Street East  
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 249 Garafraxa Street East (“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 249 Garafraxa Street East 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 as first, second and third time and finally passed** this 10<sup>th</sup> day of February, 2025.

  
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Mayor – Shawn Watters

  
\_\_\_\_\_  
Clerk – Kerri O’Kane

## **Schedule “A”**

### Legal Description

249 Garafraxa Street East, legally described as:

Part of Park Lot 3, Plan 55; Township of Centre Wellington

PIN: 71388-0041 (LT)

## Schedule “B”

### Statement of Cultural Heritage Value or Interest

#### Description of Property

The subject property is located at 249 Garafraxa Street East and is a residential property located in what was historically known as the Town of Fergus on Plan 55, Part of Park Lot 3, now Township of Centre Wellington. The 1-acre property contains a two-storey coursed limestone dwelling which faces in a south-east direction, fronting onto Garafraxa Street East. Accessory structures lie to the south-west of the dwelling. The rear portion of the property is lined with large trees (mainly coniferous). In front of the dwelling is a large black walnut tree. The property is surrounded by residential properties, some of similar age, and some older infill. It is one of the larger properties left on the street, and lies just outside of the Fergus Heritage Area.

**Statement of Cultural Heritage Value or Interest:** The cultural heritage value of 249 Garafraxa Street East resides primarily in its design/physical value, and its contextual value.

#### Design or Physical Value:

The property at 249 Garafraxa Street East is significant for the large black walnut tree (*Juglans Nigra*), which sits directly in front of the dwelling. It is a representative example of a very old, healthy black walnut tree. Further, the stone dwelling is representative of the Ontario Cottage style, prevalent in the area at the time of its construction. Based on available records, it is likely that the house was constructed circa 1870, and the tree is thought to be approximately 150 years old (in 2024).

The broad spreading crown of the tree has bright green leaves, turning to a yellow in the autumn, before they fall. The tree is approximately 20 metres tall, its canopy spans 30 metres, and is thought to have been planted before, or at the same time the dwelling was built (approximately 1870). It is therefore intrinsic to the value of the property. Further, the tree was named the 2023 “Tree of the Year” by the local chapter of the Tree Trust.

Black walnut trees have coarse branches and a dark, thickly ridged bark. Black walnut is a common species in Southwestern Ontario, spreading farther north due to human planting. It grows best in moist soils and full sun. Black walnuts have compound leaves, with 14 to 22 leaflets on a short stalk. They are long, serrated, oval shaped and end in a sharp tip. Typically forest-grown black walnut trees grow straight, but when planted in the open, the tree will spread out, making it easier to harvest the walnuts.

The tree produces round, sticky fruits and nuts are round with smooth ridges. The walnuts can be harvested in the autumn. Many birds and small mammals such as squirrels eat black walnuts. The black walnut, along with other related species, is capable of deterring any nearby competition by exuding the chemical juglone from its roots and decaying leaves, which acts as a toxin, leaving more nutrients and water for themselves. The trees are known for their fast growth and valuable high-quality timber, and their roots and seed husks can also be used to produce a strong black dye.

The dwelling was originally 1-storey, with the second storey being added in the 1970s. This style is typified by its symmetrical design, tall windows and rectangular plan though typically would have some simple ornamentation, or a porch/verandah.

The original section of the dwelling is of simple design in a vernacular style with a mansard roof and second storey (not original). The original roof would likely have been a hip or gable roof, typical at the time of construction. It is constructed of coursed limestone, with ribbon jointing in an Aberdeen bond pattern. An addition was also added to the rear of the dwelling at an unknown date.

The symmetrical front façade contains two main floor side-hung windows with a 12 x 2 grid (replacements) and the front entrance and surround (door also not original). All visible window openings on the main house have voussoirs and sills. The corners of the dwelling are adorned with quoins. The house is considered a typical example of its type in terms of construction method and materials and is in excellent condition.

### Historical/Associative Value

The subject property is significant for its direct link to early settlers and the prominent Black family, who contributed to the growth of the Town of Fergus. James Black (1814-1894), the likely owner of the property at the time the current dwelling was built, is the son of Hugh Black, an early settler who came to the Town of Fergus in 1834. Hugh Black (Senior) emigrated from Scotland and built the stone cottage at the designated property at 495 Union Street West, known as Craighead, as well as the first local tavern and hotel in Fergus.

### Contextual Value:

The property has contextual value because it is physically, functionally, visually and historically linked to its surroundings and contributes to the historic residential context of this part of the Township. The tree predates much of the development in this area and is in a prominent location on Garafraxa Street East. It is a physical reminder of the historic character of the area. The dwelling is south-east facing and likely would have been situated on the lands in order to maximize natural light and have good views of the property, including the trees.

The property, specifically the black walnut tree, serves as a landmark for this section of Garafraxa Street East. It is highly visible from the street and has been recognized by the local Tree Trust. The current owners of the property have demonstrated a strong commitment to the tree's preservation.

## **Schedule “C”**

### Description of Heritage Attributes

#### Black Walnut Tree:

- The basic form of the crown, trunk, branches and root system of the black walnut tree
- The location of the black walnut tree on the property

#### Dwelling:

- Height, scale, and massing of the original one-storey stone dwelling
- Stone construction and materials

#### Excluded from Designation:

- The roof of the dwelling (shape and massing not original)
- Accessory buildings
- Second floor and rear additions to the dwelling

Note: Minor required pruning is permitted to maintain health of the tree