

**NOTICE OF THE PASSING OF A HERITAGE DESIGNATION BY-LAW
BY THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

TAKE NOTICE that the Council of the Corporation of the Township of Centre Wellington passed By-law 2026-37 on May 25, 2026, to designate the properties at 27 and 32 Broken Front Path Pvt. in the Township of Centre Wellington as properties of cultural heritage value or interest under Part IV of the Ontario Heritage Act, R.S.O. 1990, c.O.18.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) and the Clerk of the Township within 30 days after the date of this publication, on or before June 27, 2026. 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 a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property please contact Mariana Iglesias, Manager of Planning Services (519-846-9691 x289).

Dated at the Township of Centre Wellington this 28th day of May, 2026.

Tyler Sager,
Municipal Clerk
1 MacDonald Square
Elora, Ontario
N0B 1S0

The Corporation of the Township of Centre Wellington

By-law 2026-37

A By-law to designate the lands at 27 and 32 Broken Front Path Pvt. 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 Township's Municipal Heritage Committee, the Council of the Corporation of the Township of Centre Wellington (the "Township") has caused to be served upon the owners of the lands and premises known municipally as 27 & 32 Broken Front Path Pvt., more particularly described in Schedule "A" (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 posted on the Township's website 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 was served upon the Clerk of the Township within the prescribed period;


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

1. The Property is hereby 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 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 posted on the Township's website 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 25th day of May 2026.



Mayor – Shawn Watters



Clerk – Tyler Sager

Schedule "A"

By-law 2026-37

Description of the Property

Municipal Address(es):

27 Broken Front Path Pvt.

32 Broken Front Path Pvt.

Legal Description:

Part Lot 5, Southeast Side of the River, Broken Front Concession, Nichol, being Part 3 on Plan 61R-22313; Save & Except Plan 61M252; together with an Easement over Part 1 on Plan 61R-22313 as in RO665555; Township of Centre Wellington

Part Lot 5, Southeast Side of the River, Broken Front Concession, Nichol, being Part 1 on Plan 61R-22312; Save & Except Plan 61M252 together with an Easement over Part 2 on Plan 61R-22312, as in Instrument No. RO796432; Township of Centre Wellington

Part Lot 5, Southeast Side of the River, Broken Front Concession, Nichol; Township of Centre Wellington

Part Lot 5, Southeast Side of the River, Broken Front Concession, Nichol; subject to an easement as in ROS620815 partially release by WC714874; Township of Centre Wellington

PINs:

71407-0793 (LT)

71407-0791 (LT)

71407-0798 (LT)

71407-0797 (LT)

Schedule "B"

By-law 2026-37

Statement of Cultural Heritage Value or Interest

Description of the Property

The Property is located on the south side of South River Road, West of Gilkison Street, in the Township.

The Property is approximately 5.5 hectares in size and supports a 1-storey log dwelling with modern additions, a 1 ½ storey Gothic Cottage-style dwelling, a large bank barn, wooded areas, and large mature trees. It is surrounded mainly by single detached, large-lot residential dwellings to the North and East, and a new residential subdivision to the South and West.

Statement of Cultural Heritage Value or Interest

The cultural heritage value of the Property resides 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 settlement and contributes to the rural agricultural history of the Township. The Property is associated with the Gilkison, Chalmers and Holman families. The log dwelling is thought to have been built under the ownership of John Holman (1849-1854). Following their ownership, the Property was split into two lots. The Property is part of the west half, sold to the Drury family in 1861. In 1891, the census lists them as living in a 1-storey wood house with four rooms.

The front (west) section of the Gothic Revival Cottage-style dwelling was built in 1953-1954 by Ove and Ester Hansen and is thought to have been based on a B. Napier Simpson Jr. design, though this has not been confirmed. The Hansen's operated a nursery on-site and notably donated a tree to be planted at the Elora cenotaph and decorated at Christmas.

Design or Physical Value

The log dwelling at the Property is significant because it is a representative example of a typical log dwelling. Though prevalent at the time of its construction, few examples remain in the Township. Based on available records, it is thought that the log portion of the dwelling was constructed sometime prior to 1891, potentially earlier than 1861. The dwelling has been added onto over time and contains a large 1 ½ storey addition on the South, East and North elevations. The East elevation is the main entrance to the house and is recessed between two gables. The log house displays evidence of 19th century construction, having hand-hewn logs with keyed corners, where each log was beveled before being put into place. The foundation is stone, which would have been a typical material for this timeframe. The upper portion of the house is clad in board and batten. The east elevation of the modern addition is clad in horizontal wood siding and features one bay and one rectangular shaped window. The north elevation is the original front façade of the log dwelling. The central doors and windows are modern replacements, which appear to respect original openings.

The 1 ½ storey Gothic Revival Cottage-style dwelling at the Property is significant because it is a representative example of an architectural style prevalent in rural Ontario at the time of construction. Based on available records, it is likely that the house was constructed in 1953-1954. The front (west) section of the house is said to be based on a B. Napier Simpson Jr. design which may have been an addition to an earlier cottage. The building features a symmetrical façade with entrance portico supported by squared columns, door with sidelights and transom, large rectangular windows, decorative shutters, paired brackets, and a finial. The house also features paired red chimneys. The northern elevation displays an L-shaped addition, clad in board and batten siding.

Contextual Value

The Property has contextual value because it is physically, functionally, visually and historically linked to its surroundings and contributes to the historically rural agricultural context of this part of the Township. Although the landscape on surrounding properties has now changed, the dwellings

continue to contribute to the residential character of the area and are visually and historically linked to their surroundings. There are numerous mature trees including linear plantings and a row of trees on either side of Broken Front path, thought to be evidence of the property's time as a nursery.

Description of Heritage Attributes to be Protected

Log Dwelling

- Height, scale and massing of the original 1-storey log dwelling
- The pitch and overhang of the roof of the original log dwelling
- Log construction and materials on the original log dwelling
- Stone foundation on the original log dwelling
- Fenestration pattern of doors and windows on the original section, where visible

Gothic Revival Cottage-Style Dwelling:

- Height, scale and massing of the original 1 ½ storey dwelling
- The pitch and overhang of the roof on the main section
- Paired brick chimneys in their original locations
- Fenestration pattern of doors and windows
- Original wood windows, where present
- Portico, including squared columns, roof and decorative woodwork
- Front door with sidelights and transom
- Decorative shutters, paired brackets and finial

Excluded from the Heritage Attributes to be Protected

- Later additions to the original log dwelling
- 19th century bank barn
- Tree-lined driveway