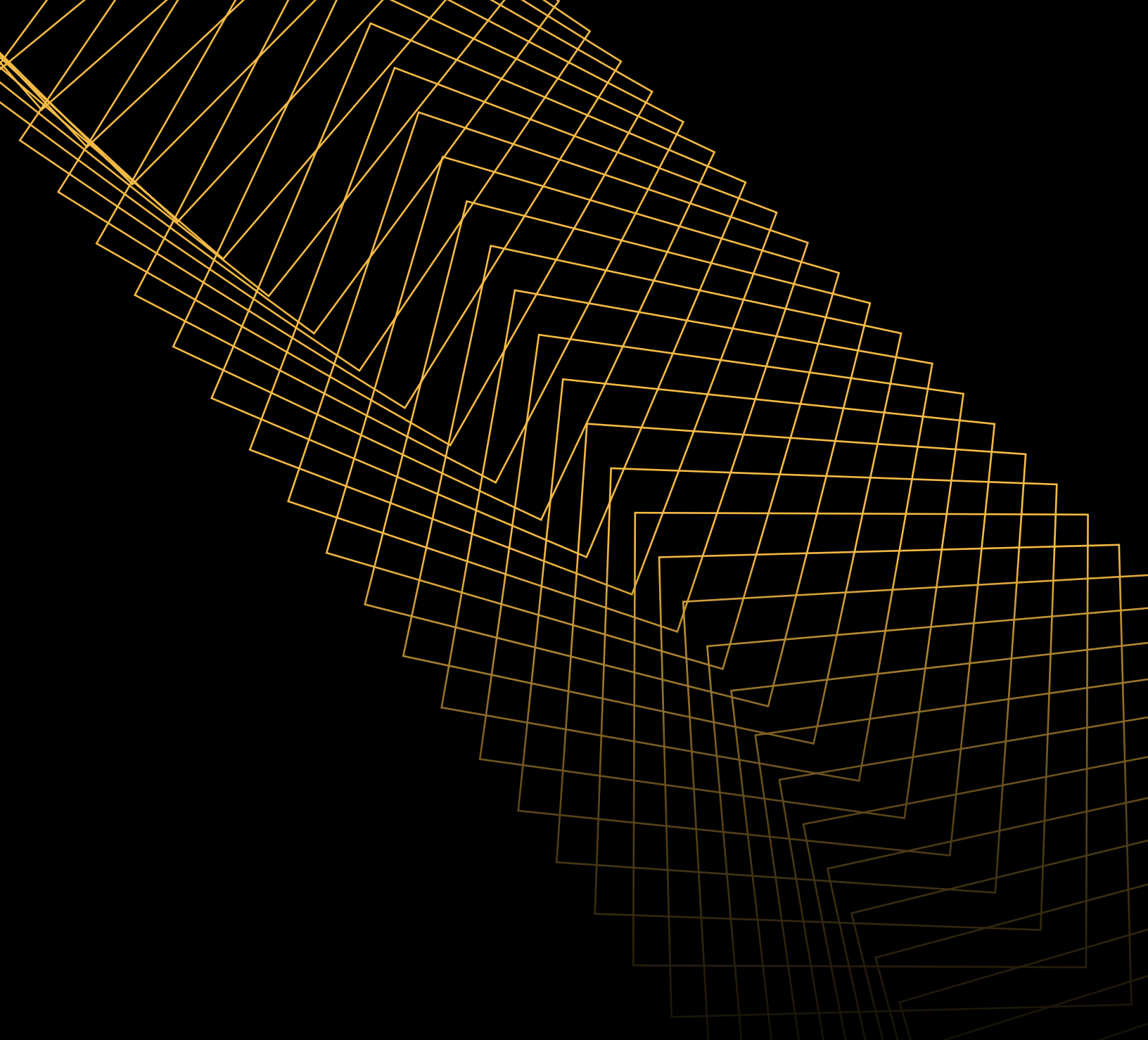




HERITAGE IMPACT ASSESSMENT REPORT

Address

8076 Wellington Road 19,
Fergus, Ontario

Client

Sorbara Development Group

Project No. 26413

Date April.02.2026

Biglieri

Acknowledgements

Land Acknowledgements

As heritage professionals in Canada, one of our responsibilities is to meaningfully engage with the Country's settler colonial history. Indigenous peoples have lived in North America since time immemorial and there is a multiplicity of histories that predate European settlement. Today, the Township of Centre Wellington is recognized as the traditional territory of the Petun, Odawa, Anishinaabe, Haudenosaunee, the Mississauga and the Mississaugas of the Credit First Nation. The lands encompassing the Township of Centre Wellington are governed by Treaty #4, Crown Grant to the Six Nations (Haldimand Tract) signed on 1793.

The lands are also governed by the more recent Mississaugas of the New Credit First Nation – Consultation Protocol Agreement, signed in 2018, which establishes a coordinated approach to consultation on actions or decisions that may adversely impact asserted or established Aboriginal and Treaty rights. We acknowledge that the establishment of early treaties was often not done in good faith and that the in many cases obligations of the colonial government have not been upheld. We are all treaty people. Many of us have come here as settlers, immigrants, and newcomers in this generation or generations past.

We would also like to acknowledge those who came here involuntarily, particularly as descendants of people brought here through enslavement and those that endured prejudices. Prior to Scottish settlement, the area surrounding Fergus was settled by Black Loyalists led by Richard Pierpoint east of Fergus. James Webster who settled Fergus with Fergusson became good friends with Pierpoint. Upon Pierpoint's death, the Scots in the settlement refused to bury him in the Presbyterian cemetery against Webster's support; instead, it was decided that Pierpoint would receive a pauper's burial with no tombstone. Pierpoint's actual burial remains a mystery. We acknowledge the ill treatment of Pierpoint.

Research Assistance and Community Engagement

We would like to acknowledge the research assistance and support that was provided by the Wellington County Museum and Archives and the contributions provide through oral history and documentation by Robert "Bob" Bruce Skeoch, current occupant of the Subject Site.



Background Information

Contact Information

The property at 8076 Wellington Road 19, Fergus, Ontario ("Subject Site"), is presently managed by the Sorbara Group ("Client"). This Heritage Impact Assessment has been requested by the Client; their contact information is provided below:

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Author

This Heritage Impact Assessment was prepared by The Biglieri Group Ltd. ("TBG"). TBG is an urban planning, design, and heritage consulting firm based out of Toronto and Hamilton that specializes in the conservation and stewardship of cultural heritage resources across Ontario.

Rachel Redshaw M.A., H.E. Dipl., CAHP is the author and editor of this Heritage Impact Assessment. Ms. Redshaw is a registered Heritage Professional with the Canadian Association of Heritage Professionals (CAHP) and a member of International Council on Monuments and Sites (ICOMOS). She holds a Bachelor of Arts (BA) in Anthropology and Celtic Studies from Saint Francis Xavier University, a Higher Education Diploma in Cultural Studies from the University of the Highlands and Islands and a Master of Arts (MA) degree in World Heritage and Cultural Projects for Development developed by UNESCO in conjunction with the International Training Centre of the ILO and the Università degli Studi di Torino and the Politecnico di Torino.

Executive Summary

The Biglieri Group (“TBG”) has been retained by the Sorbara Development Group (the “Owners”) of 8076 Wellington Road 19, Fergus, Ontario (“Subject Site”) to complete a Heritage Impact Assessment (“HIA”). The Subject Site has been identified as a listed, non-designated property on the Township of Centre Wellington’s Municipal Heritage Register. The development proposal includes an Official Plan Amendment (“OPA”) and prospective Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (“DPOS”).

As part of the scope of this report, a peer review was undertaken in Section 7.0 of a cultural heritage evaluation completed by MHBC Planning Ltd. And Township’s Designation Sub-committee to determine the Cultural Heritage Value or Interest (“CHVI”) of the Site under *Ontario Regulation 9/06* (“O. Reg. 9/06”) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* (“OHA”). This HIA concludes that the property meets 3 of the 9 criteria under *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* and therefore is considered having significant cultural heritage value or interest. A revised Statement of Cultural Heritage Value and associated heritage attributes are included in Section 7.4 of this report.

The impact analysis concluded that the proposal would result in potential impacts of alteration, isolation and land disturbances. No adverse impacts were identified with respect to destruction, shadowing, obstruction of views, or changes in land use. It is of our professional opinion that potential adverse impacts can be mitigated through mitigation and conservation measures including:

- Designation of the stone farmhouse (prior to Draft Plan of Subdivision registration) under Part IV of the OHA.

- A comprehensive Conservation Plan prepared by a qualified heritage professional which will guide short-, medium-, and long-term conservation measures, including documentation, stabilization, risk management, and ongoing maintenance.
- Site planning and new development should consider incorporating appropriate setbacks, compatible but distinguishable architectural design, sensitive landscaping, and thoughtful lighting and parking arrangements to preserve the farmhouse’s setting, visibility, and heritage character.
- A Commemoration Strategy outlining opportunities for commemoration, including subdivision or street naming and complementary signage; these should be explored in consultation with the Skeoch Family to recognize the cultural heritage significance of the property within the new subdivision.

The details of these recommendations, including implementation and monitoring, are included in Section 9.0 of this report.

It is understood that the Notice of Complete Application for the forthcoming Official Plan Amendment will constitute a prescribed event under the *Ontario Heritage Act and Ontario Regulation 385/21*, triggering the statutory 90-day timeline under Section 29(1.2) of the Act. It is recommended that the Township consider extending the designation timeline, as permitted under Section 1(2)2 of Ontario Regulation 385/21, to allow the designation process to occur at a later stage, preferably following Draft Plan approval and prior to registration. Deferring the designation would allow the final development design to be established, ensure the heritage lot is appropriately sized and configured, and enable the designation by-law to accurately define property boundaries and heritage attributes, thereby minimizing the need for future amendments.



This approach would also support the identification of agreed-upon heritage attributes through consultation between the owner, their heritage consultant, and the Township, reducing the potential for conflicts related to cultural heritage value. Overall, this sequencing would facilitate a coordinated and efficient process between the planning application and heritage designation considerations.

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1. INTRODUCTION



The Biglieri Group (“TBG”) has been retained by Sorbara Development Group (the “Owners”) of 8076 Wellington Road 19, West Garafraxa, Township of Centre Wellington (“Subject Site” or the “Site”) to complete a Heritage Impact Assessment (“HIA”) (see **Figure 1 - Aerial Context Map**). The Subject Site has been identified as a listed (non-designated) property on the Township’s Municipal Heritage Register (the “Register”) and locally referred to as the “Skeoch Farm”; the Site is not located within a Heritage Conservation District, Heritage Area or other officiated Cultural Heritage Landscape.

The overall development proposal includes the Subject Site as well as surrounding lands historically part of the Skeoch Farm; these lands constitute the development site and are proposed for an Official Plan Amendment (“OPA”) to include the lands within the limits of the Fergus Urban Boundary which will implement the County policy direction enacted through OPA 126. The redevelopment consists of multiple and neighbourhood residential uses. The proposal prospectively includes a Zoning By-law Amendment (“ZBA”) Draft Plan of Subdivision (“DPOS”) to redevelop the land into a residential subdivision. The proposal includes the retention of the existing stone house, creation of a separate lot to accommodate the retention of the dwelling and integration into the new subdivision.

Figure 1. **Aerial Context Map**

Google Earth, 2025



MHBC Planning Ltd. (“MHBC”) completed a Cultural Heritage Evaluation Report (“CHER”) in August 2025 to determine the property’s Cultural Heritage Value or Interest (“CHVI”) under *Ontario Regulation 9/06* (“O. Reg. 9/06”) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* (“OHA”). The report determined that the property only met one (1) criterion and therefore did not warrant designation under the OHA. Following the completion of the CHER, the Township of Centre Wellington’s Designation Sub-committee (part of the Heritage Centre Wellington) completed an independent CHER. The Township determined that the property meets six (6) of the nine criteria.

As part of the scope of this report, a peer review will be undertaken of MHBC’s CHER and the Township’s CHER to confirm whether the Site possesses CHVI, and if so, to identify the specific CHVI and the associated heritage attributes of the property. In the instance that the property does meet the minimum threshold to be determined to have CHVI, which includes meeting two of the prescribed criteria, a proposed revised version of the Statement of CHVI and list of attributes will be provided. A clear understanding of the CHVI of the Subject Site can both ensure long-term conservation and identify opportunities for flexibility and change early in the planning process. The conclusions drawn in the evaluation section summarize the research and evaluation that was undertaken for the Subject Site, and any recommendations put forward related to conservation.

Based on the determination of the CHVI of the property, an impact analysis will be required, as per the Township’s Pre-Consultation Notes (October 9, 2024), to determine potential direct and indirect impacts to the identified value. If the impact assessment concludes that there are adverse impacts to identified cultural heritage value as a result of the redevelopment, alternative development options will be explored and mitigation and conservation recommendations provided as necessary.



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2. SITE AND SURROUNDINGS

2.1 The Subject Site

2.2 Surrounding Context

2.3 Heritage Status

2.1 The Subject Site

The Subject Site is located at 8076 Wellington Road 19 (known locally as the “Skeoch Farm”) in Fergus (former West Garafraxa), Township of Centre Wellington within the Part Lot 8, Concession 1 of the historic Township of West Garafraxa (see Figure 2). The Site is located on the north side of Wellington Road 19, R.R. 3, north of Legacy Estates and east of the Summerfields subdivision, and west of 1st Line, and south Elora Cataract Trailway/ Forfar Recreational Trail. The Site is not located within the Built Boundary or Urban Boundary of Fergus, however, it is located within the County of Wellington’s Primary Urban Centre. The site is 2 acres (0.81 hectares) and legally described as:

PT LT 8 CON 1 WEST GARAFRAXA DESIGNATED AS PART 1 ON 61R21076 TOGETHER WITH AN EASEMENT OVER PT LT 8 CON 1 WEST GARAFRAXA DESIGNATED AS PART 2 ON 61R21076 AS IN R0713778 TOWNSHIP OF CENTRE WELLINGTON

The Subject Site includes an existing two-storey stone building and two accessory buildings (see Figure 3 for general photographs of the Site). Access to the property is off of Wellington Road 19. The existing stone dwelling on site, which at the time of this report is occupied by Robert “Bob” Skeoch, a descendant of the Skeoch Family.

Figure 2. **Location Map**

Google Earth, 2025



Figure 3. **General Photographs of the Subject Site**

TBG, 2026



1. Photograph from the north side of Wellington Road 19 looking northwards towards the front (south) elevation of the existing stone dwelling and accessory building.

2. Photograph of the two accessory buildings to the rear (north) of the stone dwelling. Source: TBG, March 2026



2.2 Surrounding Context

The area surrounding the Subject Site features residential, institutional, commercial, recreational and agricultural uses. Urban residential sprawl is apparent to the west and south of the property including the subdivisions of Summerfields and Legacy Estates. The following provides a description of the immediate and broader surrounding area:

North: Immediately to the north is an agricultural property leased and actively used as farmlands. This property that was formerly part of the Subject Site as part of the Skeoch Farm. The surrounding/northern property is traversed by the Elora Cataract Trailway/ Forfar Recreational Trail which is followed by an Environmental Protected zone. There are industrial uses further north under M2.

West: Immediately to the west of the Subject Site is the Summerfield subdivision and further to the west is the Forfar Park. The south-east corner of the Summerfield subdivision includes some open space/ natural heritage features and a Storm Water Management pond.

East: Immediately to the east of the site are agricultural lands, severed properties at the junction of Wellington Road 19 and 1st Line and along Wellington Road 19 which are disjointed from the agricultural fields. Commercial businesses include Jeni Mobile Wash Ltd. and Digital Chicks.

South: Immediately to the south of the site is the Legacy Estates and Maranatha Christian School. The buildings within the Legacy Estates subdivision are oriented internally within the subdivision and do not front Wellington Road 18. One historic lot, including a brick, Gothic Revival farmhouse has been retained and integrated within the subdivision which faces Wellington Road 19 located at 8077 Wellington Road 19. There are rows of coniferous trees along the south side of the road opposite to the Subject Site that provide screening for the newer homes.

Figure 4. **Photographs of the Surrounding Area**

TBG, 2026



1. Photograph from the north side of Wellington Road 19 from the Subject Site looking south-west towards Legacy Estates and 8077 Wellington Road 19.
2. Photograph from the north side of Wellington Road 19 from the Subject Site looking south-west towards Fergus.
3. Photograph from the north side of Wellington Road 19 from the Subject Site looking north-east towards Subject Site;
4. Photograph from the north side of Wellington Road 19 from the Subject Site looking eastwards towards the junction of Wellington Road 19 and 1st Line. Source: TBG, March 2026

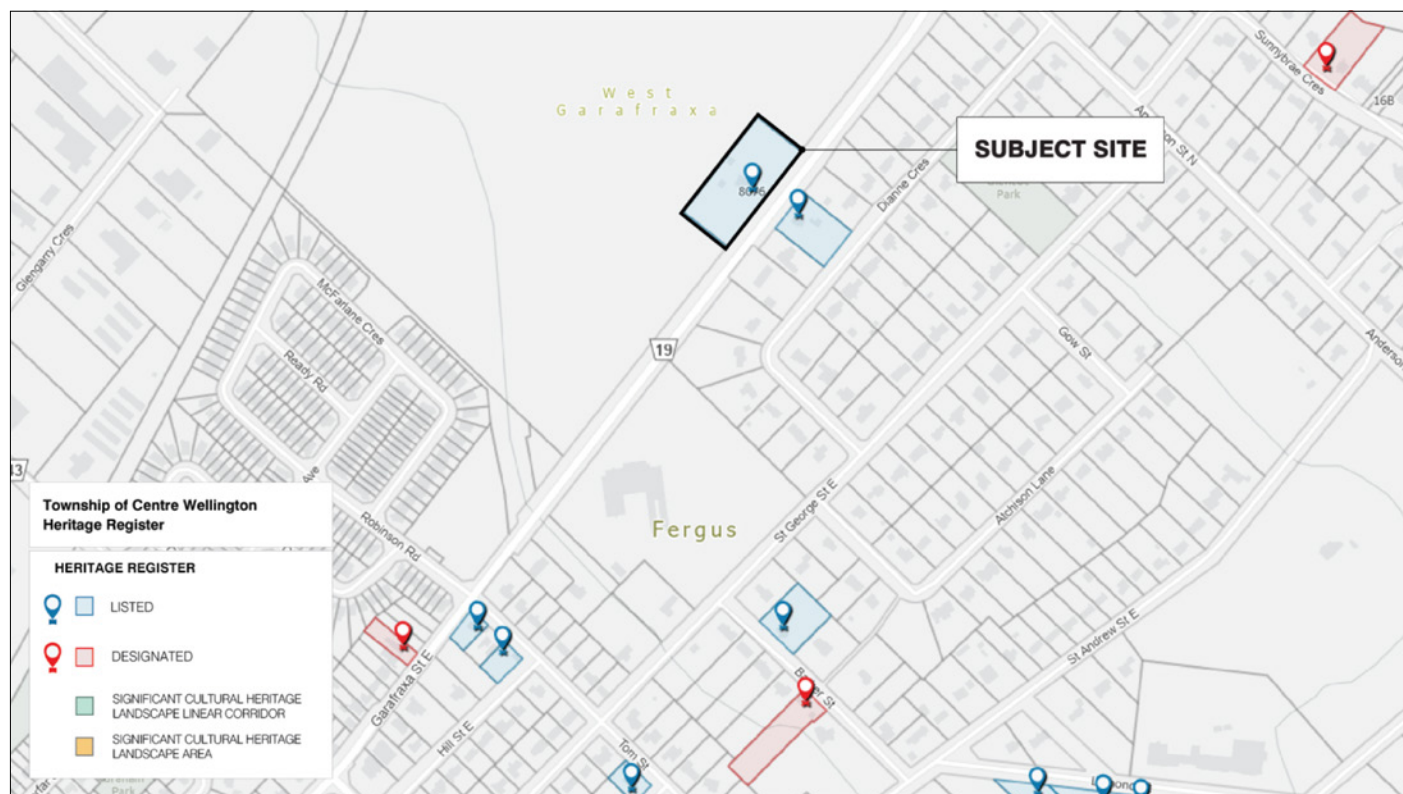
2.3 Heritage Status

The heritage status of the Subject Site was determined through a review of municipal, provincial and national databases including: the Township of Centre Wellington's Municipal Heritage Register (the "Register") Ontario Heritage Act Register, the Canadian Register of Historic Places and other relevant documents such as the Township's Official Plan and the Township's Cultural Heritage Landscape Study.

The Subject Site is identified on the Municipal Heritage Register as, "A two-storey dwelling built in 1900 with cut stone, medium hip roof, large quoins and voussoirs, restored windows and front porch/ balcony". The property is not designated under Part IV of the OHA nor under Part V within a Heritage Conservation District or other identified Cultural Heritage Landscape. The Subject Site is not within an identified Heritage Area (as per Schedule A-1 (Land Use Plan Fergus, Elora-Salem) of the Official Plan and Appendix Map 2 of the Zoning By-law). The property is adjacent, *non-contiguous* to 8077 Wellington Road 19 which is a listed (non-designated) property (locally known as "Semple Farmstead" or "Belltries"). The Elora Cataract Trailway is identified as "CHL-2" as a cultural heritage landscape ("CHL") of Centre Wellington, however, this CHL does not traverse the Subject Site.

Figure 5. **Heritage Context Map**

TBG, 2026



3. POLICY CONTEXT

3.1 Planning Act

3.2 Provincial Planning Statement, 2024

3.3 Ontario Heritage Act

3.4 Ontario Heritage Toolkit

3.5 County of Wellington Official Plan

3.6 Township of Centre Wellington Official Plan

3.7 Zoning By-law 2009-045



3.1 Planning Act

The Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) is provincial legislation that sets out the ground rules for land use planning in Ontario. It describes how land uses may be controlled, and who may control them. The Planning Act includes several sections that speak to matters relating to cultural heritage, including those matters of provincial interest in Section 2, which among other matters, states that:

The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest; [...].

In order to refine the matters of provincial interest described in Section 2 of the Planning Act, the Minister of Municipal Affairs and Housing, or the Minister together with any other minister of the Crown, issues policy statements on matters relating to municipal planning that are of provincial interest. In this regard, the 2024 Provincial Planning Statement was prepared, which sets the rules for land use planning in Ontario.

3.2 Provincial Planning Statement, 2024

On August 20, 2024, the Ministry of Municipal Affairs and Housing (“MMAH”) released a new Provincial Planning Statement (“2024 PPS”), which came into force and effect on October 20, 2024. The 2024 PPS is intended to be a streamlined land use policy framework and replaces the 2020 Provincial Policy Statement and the Growth Plan for the 2019 Greater Golden Horseshoe. It builds on housing-supportive policies from both documents and provides municipalities with the tools and flexibility to increase housing supply, align development with infrastructure for a competitive economy, support rural viability, and protect agricultural lands, the environment, and public health and safety.

In this regard, Section 4 of the 2024 PPS provides policy direction on the wise use and management of resources in Ontario, including cultural heritage and archaeological resources. Section 4.6 specifically provides policy direction on cultural heritage and archaeology, providing the following policies:

1. *Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
2. *Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
3. *Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

4. *Planning authorities are encouraged to develop and implement:*
 - a) *archaeological management plans for conserving archaeological resources; and*
 - b) *proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.*
5. *Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural heritage landscapes.*

Accordingly, the policies of 4.6.1 and 4.6.4 apply to as it relates to understanding the significance of the heritage value that could be tied to the Subject Site, and therefore, have been captured in this report. The focus for heritage conservation in Ontario, as per the 2024 PPS, has now shifted to conserving protected heritage properties (which currently excludes the Subject Site), which means properties inventoried, listed (non-designated) properties are not provincial priorities for conservation.

A protected heritage property is a defined term in the 2024 PPS, and means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.

Significant heritage resource is also a defined term in the 2024 PPS and means, in regard to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act”.



3.3 Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (the “Heritage Act”), is provincial legislation that sets out the ground rules for the protection of heritage properties and archaeological sites in Ontario. The Heritage Act came into force in 1975, and has been amended several times, including in 2005 to strengthen and improve heritage protections in Ontario, and in recent years through Bill 108 in July 2022, in November 2022 through Bill 23, in December 2023 through Bill 139, and then again in June 2024 through Bill 200, (i.e., the Homeowner Protection Act, 2024). Bill 200 extended the timeline from the removal of listed (non-designated) properties from the register to January 1, 2027.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest for properties that may be designated under Section 29 of the Heritage Act, which were amended following Bill 23 through O. Reg. 569/22. Bill 23 received Royal Assent on November 28, 2022, and has now been enacted as Chapter 21 of the Statutes of Ontario, 2022.

Under Bill 23, “listing” a property on the Register requires that they meet one or more of the prescribed criteria set out in O. Reg. 9/06 (Criteria for Determining Cultural Heritage Value or Interest) under the Heritage Act. Furthermore, to “designate” a property under Part IV of the Heritage Act (i.e., an individual designation), properties must now meet two or more of the nine prescribed criteria set out in O. Reg. 9/06. These criteria are as follows:

1. *The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.*
2. *The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.*

3. *The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.*
4. *The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.*
5. *The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.*
6. *The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.*
7. *The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.*
8. *The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.*
9. *The property has contextual value because it is a landmark.*

The criteria are used to evaluate the Subject Site in Section 7.0 of this report and drafted in accordance with *Ontario Regulation 385/21* (“O. Reg. 385/21”).

The Council of the municipality may give notice of intention to designate a listed property that is subject to a “prescribed event” under the *Planning Act* if the property is listed at the time of the event and if the notice is issued within 90 days of the event (as per Section 29 (1.2) of the Ontario Heritage Act). If a property is not already listed on the Register at the time of the prescribed event, the Council of the municipality cannot designate the property until after the event is completed. Section 1(1) of O. Reg. 385/21 under the Ontario Heritage Act describes “prescribed events”. Prescribed events occur when Council gives notice of the following applicable to the property:

- A request for an Official Plan Amendment [Planning Act, Section 22(6.4) (a)].
- An application for a Zoning By-law Amendment [Planning Act, Section 34 (10.7) (a)]; and
- An application for a Plan of Subdivision [Planning Act, Section 51(19.4) (a)].

Section 1(2) O. Reg. 385/21 also allows for exemptions to the 90-day prescribed event period, including when agreed upon by the municipality and the owner of the property.

An OPA and prospective ZBA and DPOS are proposed for the Subject Site which are all relevant to the identified prescribed events in the regulation, therefore, the Council will have 90 days to designate the property from the time of the Notice of Completion Application unless otherwise agreed upon. If not, designation cannot occur until the completion of the event. Acknowledging that changes as a result of Bill 200, the property will be removed from the Municipal Heritage Register as of January 1, 2027, if designation does not take place. The property could be re-added five years later in 2032.

Section 27 (9) speaks to the demolition of listed (non-designated) properties on the Municipal Heritage Register. A Notice of Intention to Demolish was submitted to the municipality in the winter of 2025 and considered at Heritage Centre Wellington. Following discussions between the Owner and the Township, the notice was withdrawn by the Owner.

3.4 Ontario Heritage Toolkit

The Ontario Heritage Tool Kit (“OHTK”) is a series of guides that are designed to help illustrate the heritage conservation process in Ontario. The OHTK guides explain the steps to undertake the identification and conservation of heritage properties using the Ontario Heritage Act. They also describe the roles that community members can play in municipal heritage conservation, as participants on municipal heritage committees, or through local research conducted by groups with an understanding of heritage. Following recent amendments to the Heritage Act, the OHTK was updated to assist users to understand the changes. The updated OHTK debuted in May of 2025.

The original OHTK consist of five documents. The documents that are entitled “Heritage Property Evaluation,” and “Designating Heritage Properties” are the most applicable to this report. The “Heritage Property Evaluation” document is a guide to listing, researching, and evaluating cultural heritage properties. The “Designating Heritage Properties” document is a guide to municipal designation of individual properties under the Ontario Heritage Act.

Under the Heritage Act, O. Reg. 9/06 sets out the criteria for determining cultural heritage value or interest. Under O. Reg 9/06, a property may be designated under Section 29 of the Heritage Act if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest. However, O. Reg 9/06 does not consider matters that relate to the heritage integrity of buildings or structures.

In this regard, Section 5.3 of the OHTK document “Heritage Property Evaluation” provides that a heritage property does not need to be in original condition, since few survive without alterations between their date of origin and today. Integrity then, becomes a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property.



Accordingly, buildings that have been irreversibly altered without consideration for design, may not be worthy of long-term protection. When surviving features no longer represent the design, the integrity has been lost. Similarly, removal of historically significant materials, or extensive reworking of the original craftsmanship, warrants an assessment of integrity. If a building has an association with a prominent owner, or if a celebrated event took place there, it may hold cultural heritage value or interest, but the challenge comes with defining the specific type of association.

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of the historic evolution of a property, and those that are expedient and offer no informational value.

Section 5 of the document “Designating Heritage Properties” provides draft guidance on conserving the heritage value of a designated property. While the Subject Site is not a designated property under the Heritage Act, the guidance provided in this section is still helpful, as it speaks to matters regarding the loss of heritage integrity.

Accordingly, if a property is noted as being important for its architectural design or original details, and that design has been irreparably changed, it loses its heritage value and its integrity. Likewise, if a property is designated for its association with a significant person or event, but the physical evidence from that period has disappeared, the property’s cultural heritage value is diminished. For example:

What a difference it makes to see the symbols and hideaway places associated with the Underground Railroad in a building, compared with only the ability to say, “this happened here.”

As well, the same consideration applies to contextual qualities. A building, structure or other feature that has lost its context, has lost an important part of its heritage value.

3.5 County of Wellington Official Plan

Section 4.1 of the Wellington County Official Plan outlines policies for the identification and conservation of cultural heritage resources. These policies reference the criteria established under *Ontario Regulation 9/06 of the Ontario Heritage Act*, which guide the evaluation of properties for cultural heritage value or interest. Specifically, Policy 4.1.5 provides direction on the protection and management of cultural heritage, reinforcing the County's commitment to heritage conservation within the broader planning framework. These policies are as follows:

- a) *Significant built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment in accordance with Section 4.6.7.*
- b) *The need for a Heritage Impact Assessment and/or Conservation plan will be based on the heritage attributes or reasons for which the resource is identified as significant, and will normally be identified in pre-consultation on development applications*
- c) *Wellington County will work with its local municipalities to identify significant cultural heritage landscapes. The identification of significant cultural heritage landscapes shall be implemented through at least one of the following options:*
 - i. *Added to an Official Plan through an Amendment that shows the resource as an overlay designation on the Schedule, and adds site-specific policies where needed;*
 - ii. *Included in the municipal register of properties that Council considers to be of cultural heritage value or interest but have been designated;*
 - iii. *Designated under the Ontario Heritage Act.*
- d) *The need for a Heritage Impact Assessment.*
- e) *Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources.*
- f) *The re-use of heritage buildings is often a valid means of ensuring their restoration, enhancement or future maintenance. Projects to re-use heritage buildings may be given favourable consideration if the overall results are to ensure the long term protection of a heritage resource and the project is compatible with surrounding land uses and represents an appropriate use of land.*
- g) *Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

The Township has requested that a Cultural Heritage Evaluation Report and Heritage Impact Assessment be completed for the development proposal. Through the planning process further recommendations may be considered such as the designation of the property under Part IV of the OHA and the completion of a Conservation Plan.



3.6 Township of Centre Wellington Official Plan

The Township's Official Plan includes the preservation of cultural heritage as one of the key priorities of the community. Section 4.1 speaks to the urban area expansions and the review of impact on archaeology, cultural heritage landscapes and built heritage resources. The policies include the identification and protection of the Township's heritage resources. Other goals and objectives include the support of the functional and economic use of historic buildings, identification and protection of natural areas, to encourage public awareness and appreciation of the Township's cultural heritage resources.

Section 4.1.1. speaks to the identification of heritage properties whereas the Township outlines a series of criteria representing the prescribed criteria under O. Reg. 9/06. Section C.2.7 and C. 2.8 speak to the demolition of designated heritage buildings and structures and the documentation of protected buildings and structures prior to demolition; these policies are for properties that have been designated under Part IV or Part V of the Ontario Heritage Act and are considered Protected Heritage Property under the PPS 2024.

Section 4.1.5 outlines policy direction within the context of cultural heritage. It speaks to the requirement for a Heritage Impact Assessment and/ or Conservation Plan and using designation as a means to protect heritage resources. The adaptive reuse of buildings is acknowledged as a valid means of long-term protection.

Section 4.1.5 (i & j) speaks to archaeological remains; an archaeological assessment has been requested as part of the DPOS application process (Pre-consultation Notes, October 9, 2024). A Stage 1 and 2 Archaeological Assessment ("AA") by Archeoworks Inc. was completed for the Subject Site in July of 2007. Following the Stage 2, the report concludes, "No archaeological remains were encountered while undertaking the field assessment, thus, the entire study area is now considered free from further archaeological concern" (i).

The responsibilities of the Township's Municipal Heritage Committee (Heritage Centre Wellington) to assist Council on cultural heritage resource. Municipal authority, outlined in 4.1.3 (b) includes passing by-laws for the purposes of:

- i. To ensure the protection of heritage features;
- ii. To regulate development so that it is sympathetic in height, bulk, location and character to heritage resources;
- iii. To control demolition of heritage buildings and structures.

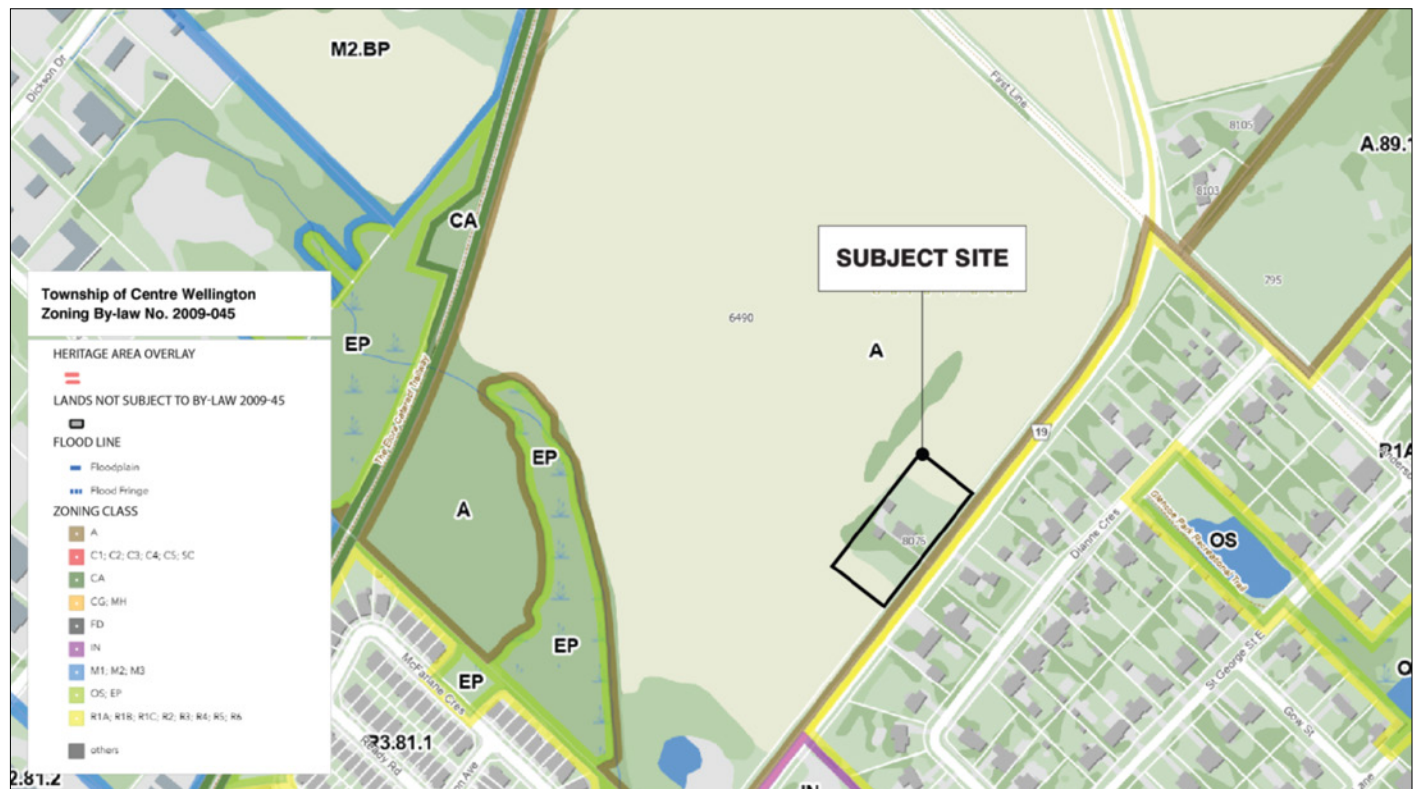
Centre Heritage Wellington met in January of 2026 to review the findings of both the evaluation by MHBC and the Designation Sub-Committee to determine the CHVI of the Subject Site. As part of the responsibilities of the Committee, the Township completed an independent evaluation of the property determining that it met the minimum criteria to be determined to be a significant cultural heritage resource.

This section speaks to the legislative authority that the Township's holds to satisfy heritage conservation objectives. This includes undertaking by-laws or easement agreements for conserving, protection and preserving the heritage features of the property. The Subject Site is not located within the Urban Boundary or Built Boundary as per Schedule A-1 *Land Use Plan Fergus, Elora-Salem*.

3.7 Zoning By-law 2009-045

The Site is currently zoned “Agricultural” (A Zone) within the Township’s Zoning By-law 2009-045. The permitted uses include an agricultural use, single detached dwelling, group home (in accordance with Section 4.16), commercial kennel (in accordance with Section 4.9), lawfully existing institutional use, wayside pit or quarry, temporary portable asphalt plant and a variety of accessory uses with limitations. Section 6.1.3 discusses reduced lot area regulations for existing or new lot created by consent having an area less than 10 hectares (minimum lot area of 0.4 hectares) which includes the Subject Site. Surrounding zones include residential, agricultural, industrial, institutional, recreational and open space/ environmentally protected areas.

Figure 6. **Zoning Map**





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4. PROPOSED DEVELOPMENT

The Site is proposed for an Official Plan Amendment (“OPA”) and forthcoming Zoning By-law Amendment (“ZBA”) and Draft Plan of Subdivision (“DPOS”) to include the Subject Site and northern lands within the limits of the Fergus Urban Boundary, which will implement the County policy direction enacted through OPA 126. The intent is to redevelop the land as a residential subdivision. The lands in total include 39.06 hectares with an estimate net developable area of 30.07 hectares. The Concept Plan provides 24.8 hectares designated Neighbourhood Residential intended for low-density residential uses. Five percent of the site has been allocated for a park and an additional 5% for a Storm Water Management pond.

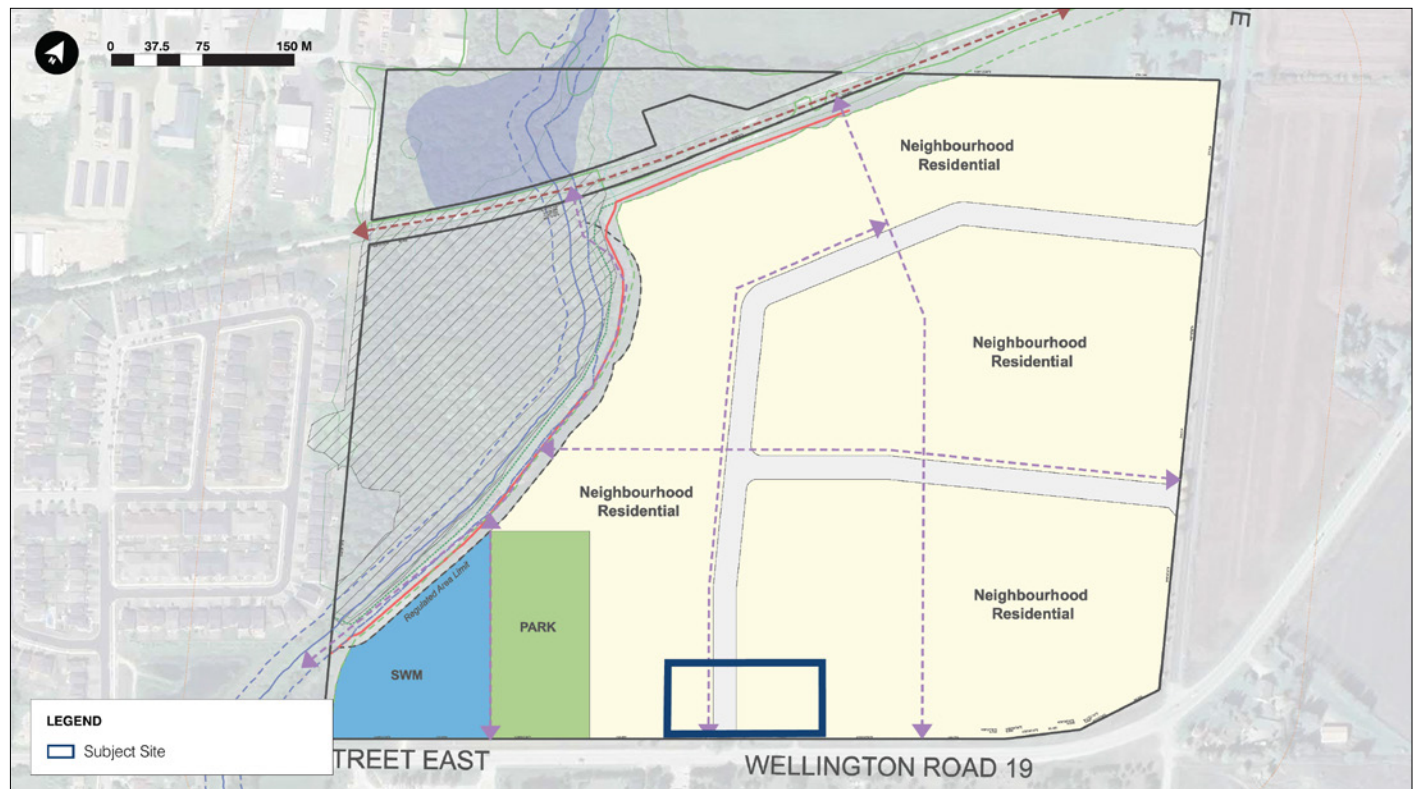
The proposal includes the retention of the existing stone farmhouse (Skeoch Farmhouse), creation of a separate lot to accommodate the retention of the dwelling and integration into the new subdivision.

The stone farmhouse would be located within an area proposed for “Neighbourhood Residential” Land Use.

The mature tree to the front of the house and open front yard are intended to be retained and integrated as part of the development of this block. Similarly to 8077 Wellington Road 19, which includes a severed lot with a historic dwelling opposite to the Subject Site, the farmhouse will continue to have a presence along the historic land route.

Figure 7. **Proposed Redevelopment - Land Uses**

Weston Consulting Ltd.



5. HISTORICAL OVERVIEW

5.1 Indigenous Communities

5.2 Township of West Garafraxa and Village of Fergus

5.3 Subject Site



5.1 Indigenous Communities

It is acknowledged that the history reviewed in this subsection is from a colonial perspective.

Indigenous peoples have occupied the northern shores of Lake Ontario for time immemorial. The first known human occupation of the area occurred during the Paleoindian Period dating back approximately 11,000 to 10,500 years ago (Ontario Archaeology Society [OAS], n.d.). Subsequent periods of human occupation include the Archaic Period (9,500 to 2,900 Years Ago) and the Woodland Period (900 Years Ago - 1500 A.D./European Contact) (OAS, n.d.). The current historic period dates from approximately 450 years ago and is marked by first European contact and settlement (OAS, n.d.). During euro-colonial settlement, many Indigenous groups in Southern Ontario were forced into relocation through European treaty purchases, land survey, and lot consolidation.

In October 1818, a tract of land consisting of 648,00 acres of land was purchased from the Mississaugas by the Government of Upper Canada which included the Townships of Nichol and Garafraxa. Local histories including *The History of Wellington County* by Jean. F. Hutchinson identifies two Indigenous trails through Garafraxa Township that intersected near Metz. One of the trails came from the direction of Goderich and it is claimed that “Many [Indigenous] artifacts were found on the Walter Quarrie farm, E ½ lot 1, Concession 7. Gara” (Hutchinson, 1998, p. 245). The second trail came from south-west which leads to Collingwood. It is stated that the “The early settlers used these [Indigenous] trails until travel began to interfere with the settlers’ crops” (Hutchinson, 1998, p. 245).

5.2 Township of West Garafraxa and Village of Fergus

The Subject Site is located within the historic township of West Garafraxa now part of the Township of Centre Wellington and on the periphery of the Township of Nichol. The historic Township of Garafraxa was surveyed in 1821 by Samuel Ryckman (Hutchinson, 1998, pp. 4-5). The earliest settlers are claimed to have arrived in 1826 and included Louis and Mary Felker, Francis and Ann Headley and Jesse and Hulda Meredith who were United Empire Loyalist from the Niagara Peninsula (Hutchinson, pp. 249). Several other United Empire Loyalist families arrived a few years later.

In 1833, James Webster and Adam Ferguson immigrated to the Wellington County and purchased 7, 367 acres in the northern part of Nichol Township. It should be noted that they were not the earliest settlers in the area, that a group of Black Loyalists led by Richard Pierpoint had settled a decade earlier as part of the Pierpoint Settlement which were freed Black Loyalists led by Richard Pierpoint. A book by Lucille H. Campey entitled *The Scottish Pioneers of Upper Canada, 1784-1855: Glengarry and Beyond* states the following:

The Scottish communities at Bon Accord and Fergus, in Nichol Township (Wellington County) were also established by prominent Scots who, having purchased their site, led families from their homeland to who, having purchased their sites, led families from the homeland them. Fergus was founded by the Perthshire-born landowner, Adam Fergusson and James Webster, a lawyer from Angus. Following a visit to the area in 1831, Fergusson, a prominent agriculturalist, had produced his Practical notes made during a tour in Canada... in 1831 which struck a chord with many Scottish farmers who were impressed by the opportunities to be realized in western Upper Canada. Fergusson's guidebook came out at time of declining economic and agricultural prospects in Scotland and thus had a major impact.

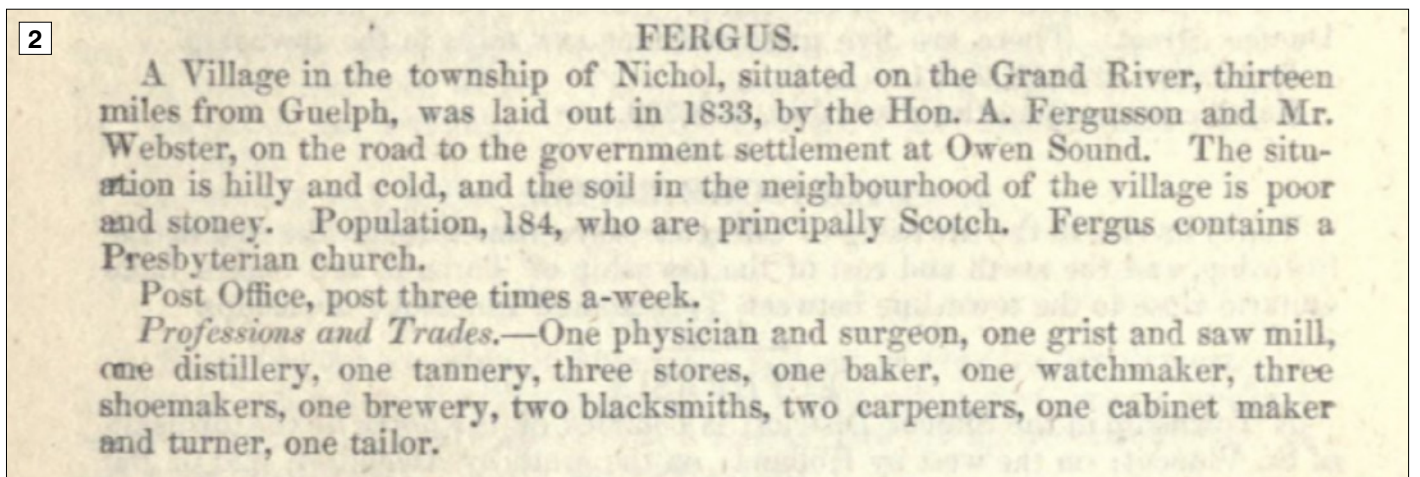
Most of the influx of the Fergus settlement came from Perthshire, Fergusson's home country and from Aberdeenshire (pp. 139-141)

The Township of West Garafraxa opened for settlement in 1821 after being surveyed by the government; the majority of the settlers were United Empire Loyalists, War of 1812 veterans and emigrants from the British Isles (Scotland, England, Ireland). In the 1830s, there was a steady flow of Scottish immigrants, 1836 being the year of the highest influx of Scottish settlers.

However, many settlers did not arrive to the Township until the 1840s when Garafraxa Road was constructed, which connected Fergus to Owen Sound (Ontario Genealogy, 2024). In the 1849 Smith's Gazetteer, Fergus' population was 184 and "principally Scotch"; occupations within the village are described in Figure 7. In 1869, the Township of Garafraxa was divided into two separate Townships: one to the east and one to the west. Small hamlets within West Garafraxa included Reading, Metz and Garafraxa (now Dufferin County). In 1999, West Garafraxa amalgamated with the Town of Fergus, Village of Elora, and the Townships of Nichol and Pilkington.

Figure 8. **Historical excerpts related to the early settlement of Fergus, Ontario**

TBG, 2025



1. Early Fergus by Miss J. Fordyce including (from left to right) mill, distillery, pig pen, gramary, Webster's Stores, Baker Walker's House, log school and first church (Source: Metropolitan Toronto Reference Library);
2. Excerpt from Smith's Canadian Gazetteer, 1849.

5.3 Subject Site

The following sub-section provides a review of the history of the property including the historical ownership and physical evolution. Sub-section 5.3.2 provides the Chain of Title related to the historical ownership.

5.3.1 Historical Overview

This section considered information that was provided through oral history from Robert “Bob” Bruce Skeoch, current resident on the Subject Site. We acknowledge the importance of oral history in the evaluation of cultural heritage value and appreciate his contributions.

The Subject Site is part of Lot 8, Concession 1 of the historic Township of West Garafraxa. The Site was originally part of the east half of a 200-acre parcel which was patented by the Crown on June 13, 1836, as a “Clergy Reserve” or “Glebe” for the Presbyterian Church. *The History of Wellington County* states,

The Auld Kirk” was the first church built between Guelph and Georgian Bay, it was built on Glebe property, a gift of land from the Clergy Reserve, to which was added a grant of 171 acres, from the Government of Canada in 1836. This piece of property is now the Bruce Skeoch farm on Garafraxa Street, East on E ½ Lot 8, Concession 1, West Garafraxa Township (Hutchinson, pp.222).

In *The History of Wellington County*, it is stated that in 1866, the property was sold to James and Margaret (Davidson) Skeoch, however land registry records identify 1872 as the purchase year (LRO). Between 1863 and 1872, the property changed ownership between the Elmslie, Hewitt and Shortreed families until the purchase was registered in 1872 for the Skeoch Family. A few years later in 1875, the Credit Valley Railway purchased land for the railway line that is now the Elora Cataract Trailway that traverses north-east across the northern parcel formerly part of the Skeoch Farm.

It is noted in local history that the sale of the property to the Skeoch Family, which consisted of 171 acres of Glebe land including the east half of Lot 8, Concession 1, financed the construction of St. Andrew’s Church in Fergus (Hutchinson, 1998, p. 223). John Skeoch and his wife Agnes (née Watt) emigrated from Kilwinning, Ayrshire, Scotland. They emigrated with their children: Robert, Thomas, Jean/Jane and Alexander (Sandy) leaving Scotland in April of 1846 and arrived in Quebec where they purchased a farm at Fergus (Hutchinson, 1998, p.157). In *A History of West Garafraxa Township* it states, “They travelled from Hamilton by horse and wagon, to join her parents and a brother and two sisters who had bought a store in Fergus in 1836”. John and Agnes originally settled in Lower Nichol on Lot 13, Concession 1 and 2 (Lower Nichol Farm) and they had two other children, Margaret and Hugh who were born on the family farm on Lot 11, Concession 1, and 2, Lower Nichol (Hutchinson, 1998, p. 157). Two older sons of the family, James (born in 1834) and John, had come to Fergus in 1844. In the fall of 1844, James and John Skeoch arrived in Fergus with their maternal grandfather James Watt of Ayrshire, Scotland. The following is noted in *A History of West Garafraxa Township* regarding the James Skeoch and the Subject Site:

James Skeoch hauled merchandise from Hamilton to his grandfather’s store in Fergus for a time. He married Margaret Davidson of Upper Nichol, and lived on O.S.R. north of Fergus until 1866, when they purchased E ½, Lot 8, Concession1, West Garafraxa which had been set aside by the Crown, as a Clergy Reserve, or ‘Glebe, for the support of the Presbyterian Church. From sale of this farm, St. Andrew’s Stone Church was financed (Hutchinson).

James Skeoch and Margaret Davidson married on March 5th, 1858 in Wellington County. James and his wife Margaret lived in Upper Nichol on the Owen Sound Road for 8 years before moving to the Belwood Road to the “Glebe” Farm. Margaret had emigrated from Scotland with her father James Davidson in 1834 and settled on the Upper Nichol Farm in 1835 (Skeoch Family Notes- From Templins Fergus Paper).



Margaret was born in 1831 and was only 3 when she arrived in Canada and met Honourable Adam Ferguson recalling when he would visit her log school and give the children candy. In 1925 upon her death, she was the last surviving person who came to Fergus in the first few years of its existence (Skeoch Family Notes). James was born in Scotland; records have birth dated between 1833-1835 and identified in census records as a “Farmer” and “Scotch”. According to the oral history of family members, James rented the lands first, constructing a log cabin on the property for the family to live in and when he saved enough money, he purchased the property. The *Illustrated Historical Atlas of the County of Wentworth* identifies “J. Skeough” as the property owner, however, does not identify any buildings or structures; note that this does not confirm absence of built features. Additional lands are shown under the ownership of “J. Skeough” on Lot 6 (east half), Concession 1 within the Township to the south of the property; the map shows a building to the west of the concession line between the first and second concessions.

Eventually, the log house was replaced by the existing stone farmhouse on the Subject Site. Based on local histories, the existing stone house was constructed by the Skeoch Family c.1900 and the barn (later removed) was constructed in 1883 (Hutchinson, 1998, p.67 & Township of Centre Wellington Inventory of Rural Heritage Buildings, 2005). However, photographs at the Wellington County Museum and Archives include historical photographs dating to c. 1890. According to family records, the existing dwelling was constructed by James Skeoch and his sons in 1890.

Figure 9. **Illustrated Historical Atlas of the County of Wellington 1880 and Photograph of Skeoch Farm c. 1890**

TBG, 2025

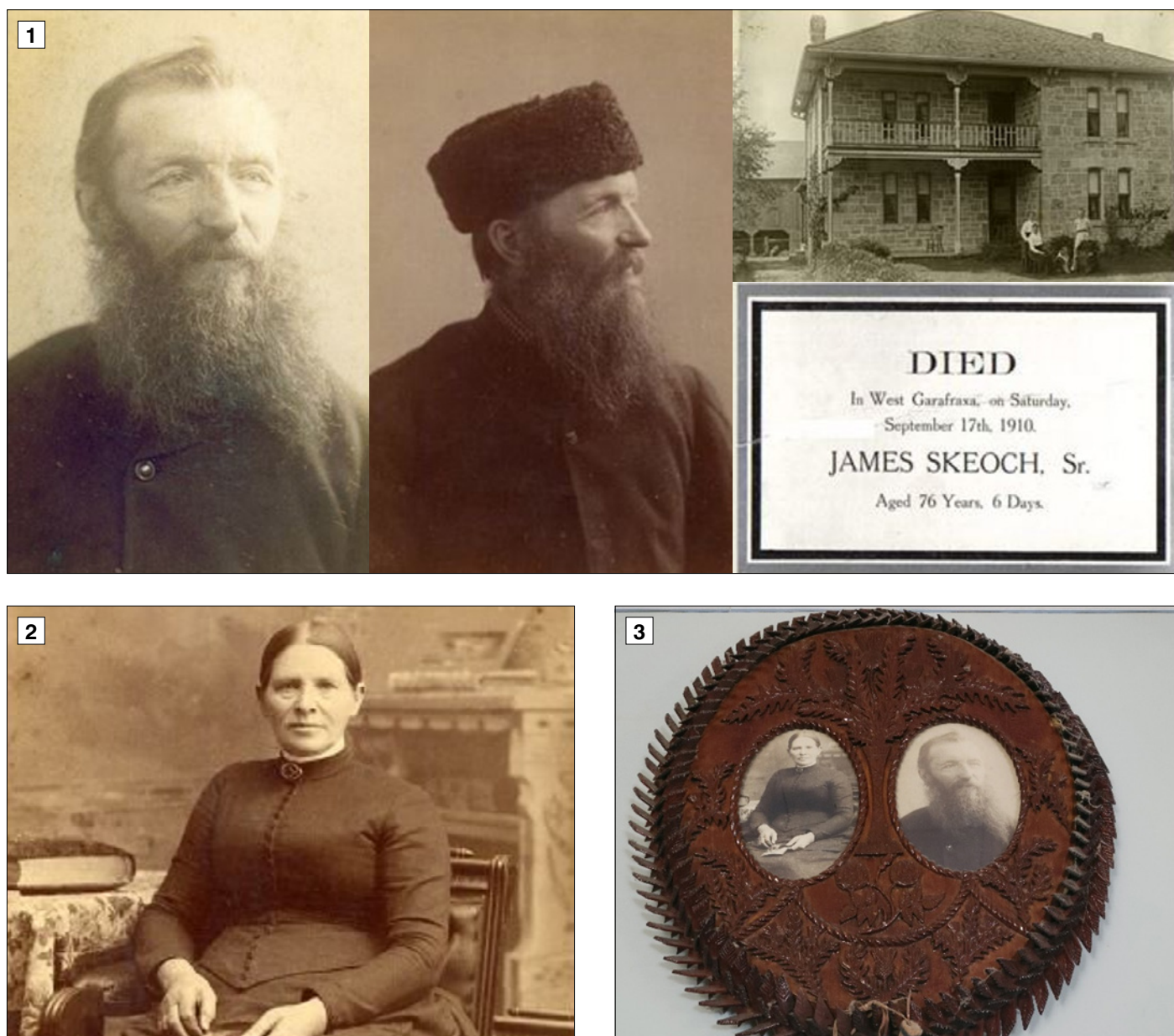


1. Excerpt of the Illustrated Historical Atlas of Wentworth County, 1880 (Courtesy of McGill University);

2. Photograph of the Skeoch Family Farm c. 1890 (Courtesy of Wellington County Museum and Archives, PH 46972).

Figure 10. **James Skeoch (Sr) and Margaret Davidson and the Skeoch Farm**

TBG, 2025



1. Image collage of James Skeoch Sr. including Portrait of James Skeoch of West Garfraxa Township, c.a. 1893, photograph by Philip Dobereiner (Courtesy of Wellington County Museum and Archives, 1988.47 and Find a Grave);
2. Cabinet card of Mrs. Skeoch, mother of Hugh Scheoch of Fergus Mrs. Skeoch, Fergus, ca. 1880 (Courtesy of Wellington County Museum and Archives, A1989.8).
3. Image of James Skeoch and Margaret Davidson as displayed in the stone farmhouse during site visit (Source: TBG, 2026)

Figure 11. **Historical Skeoch Family Photographs of Margaret Davidson, Hugh and Minnie Skeoch and James Jr.**

TBG, 2025



1. Portrait of Hugh Skeoch in the early 20th century (Ancestry.ca);
2. Early 19th century photograph of Agnes, Robert, Elizabeth, Hugh, Margaret and Jean Skeoch (Ancestry.ca);
3. Photograph from 1925 of Robert, sister Jean, Hugh and wife Minnie and baby James Hubert Skeoch (Ancestry.ca);
4. Hugh and his wife Minnie and James (Jr) and Bruce c. 1930 sitting on the front step of the Fergus Farm Home.
5. Skeoch/ Edmiston family records, c. 1922 James Skeoch, his mother Margaret Skeoch Sr. (nee Davidson) and Gordon Metcalf's son of "Greta" Annie Marguerite Metcalfe (nee Skeoch 1894-1995) (Courtesy of Wellington County Museum and Archives, 2007.52).
6. Photograph of Margaret Davidson described in local history as "last of the original settlers (Hutchinson)



James and Margaret had nine children including John who had a bake shop in Fergus, James (Jr), who was a Reeve for the County of Wellington in 1927, and their youngest son Hugh who stayed living on the Garafraxa Farm (Subject Site).

Hugh took over the farm in 1910 (registration of the grant was not made until 1949) and in the same year, James Sr. passed away (Skeoch Family records note 1911 as the year of passing, however, tombstone identifies as 1910) (LRO, Skeoch Family Notes). In the 1911 Census of Canada, it identifies Hugh as the head of the household at the age of 35 living with his sisters Agnes and Annie and his mother Margaret.

Hugh, 48 years old at the time, married Minnie Gardner, at the age of 33, in 1923; the marriage certificate indicates that they resided on the Subject Site when they married. Hugh is identified as a 'farmer' and Minnie is identified as a 'Stenographer', a person who specializes in shorthand writing. In Minnie's case, being listed as a stenographer suggests she likely worked in an office or administrative role, which was a skilled and relatively modern occupation for women at the time and often indicates a certain level of education. Two year later in 1925, Hugh's mother, Margaret (Davidson) passed away. Hugh and Minnie had three children including James Hubert, Margaret and Bruce.

Historical topographic maps from 1935 and 1939 identify the stone house and a barn to the rear. The house located at 8077 Wellington Road 19 is shown on the map and what appears to be a barn to the east of the house. In a 1949 Voter's List, Hugh, his wife and Bruce are listed as residing on the property; both Bruce and Hugh are identified as 'farmers'.

Bruce took over the farm in 1957 and it was deeded to him in 1967 (LRO). At the time the stone house was divided into two units for his parents' retirement (with the exception of a shared wall space to access a telephone) (Bob Skeoch, 2026). In the 1958 Voter's List, Hugh, his wife Minnie and Bruce and his wife Jean are listed as residing on the property. In 1965, Hugh passed away and five years later his wife Minnie died.

In 1951, Bruce married Jean Summerfield and they had five children: Betty, Robert (Clerk of Maryborough Township), Gordon, John, and Barbara (Hutchinson). Bruce was one of the last Trustees of the West Garafraxa No.2 School (Cull's) (Hutchinson, 1998, p. 75). In 1990, the existing parcel constituting the Subject site, was created through a consent and the barn removed. In 2012, Bruce passed away and in 2015 his wife Jean passed away. The property was taken over by his son Robert "Bob" and later was sold to Sorbara Group.

The Skeoch Family continues to occupy the Subject Site although the property has been purchased. The legacy of the Skeoch Family associated with the property spans over 150 years. The local historian Hutchinson identified the farm as one of the "Century Farms" of West Garafraxa Township (Hutchinson, 1998, p.255).

Aerial photographs between 1954 and 2024 demonstrate the changes surrounding context. By 2006, a residential subdivision is present to the south of the property and by 2019, residential subdivisions and commercial/ industrial subdivision appear to the south and west of the property.

Figure 12. **James Skeoch (Sr) and Margaret Davidson and the Skeoch Farm**

TBG, 2025



2

172	Sharer, Mrs. Albert — R.R. No. 4, Fergus
173	Skeoch, Hugh, farmer, R.R. No. 3, Fergus
174	Skeoch, Mrs. Hugh — R.R. No. 3, Fergus
175	Skeoch, Bruce, farmer, R.R. No. 3, Fergus

3

023582		BRIDEGROOM		BRIDE	
NAMES IN FULL	Hugh Skeoch		Minnie Davidson		
OCCUPATION	Farmer		Stenographer		
CONDITION IN LIFE	Bachelor		Spinster		
AGE	48 yrs		33 yrs		
RELIGIOUS DENOMINATION	Presbyterian		Methodist		
RESIDENCE AND MARRIED	R.R. 3, Fergus		R.R. 3, Fergus		

1. James Skeoch Jr., Reeve of Wellington County Council, photograph, 1928 (Courtesy of the Wellington County Museum and Archives, A1976.52.4
2. Voter's List of 1949 (Library and Archives Canada);
3. Marriage Certificate of Hugh and Minnie Skeoch in 1923 (Library and Archives Canada).

Figure 13. **Late 19th Century Photograph of the Skeoch Farm**

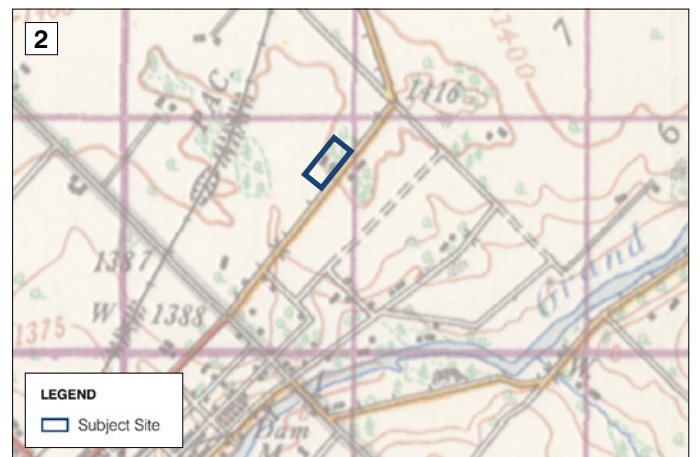
Courtesy of the Skeoch Family

Figure 14. **Historical Topographic Maps**

TBG, 2025



1. 1935



2. 1939

Figure 15. **Historical Aerial Photographs**

Courtesy of University of Toronto Digital Archives and
Google Earth Pro.





5.3.2 Chain of Title

The following table provides a review of the chain of titles for the Subject Site identifying the historical ownership since the Crown.

Table 1. **Historical Chain of Title of Subject Site**

No. of Instrument	Instrument/ Type of Transaction	Instrument Date	Date of Registry	Parties From	Parties To	Quantity of Land
-	Patent	March 15, 1835	-	The Crown	Honourable Ferguson and others in trust as an endorsement for the Presbyterian Church of the Township of Nichol	All 200 acres
18173	B&S	March 3, 1862	May 16, 1862	James Webster and trustees	John C., and his Trustees- Robert P., G. Hamilton and Matteo Anderson.	All 200 a
19829	B & S	September 26, 1860*	September 30, 1863	James Webster and W. Valentine, John Brookie, Robert P, G. Hamilton, Matteo Anderson	John, James and Robert Elmslie	E /2 100 acres
21906	B& S	June 29, 1864	June 30, 1864	John, James and Robert Elmslie	John Hewitt	"
22029	B&S	July 16, 1864	July 22, 1864	John Hewitt	Robert Shortreed	"
570	B&S	June 26, 1872	July 6, 1872	Robert Shortreed	James Skeoch	"
1276	Agreement	May 13, 1875	July 21, 1875	James Skeoch	Credit Valley Railway	Pt of E ½

2828	B & S	October 30, 1880	November 11, 1880	James Skeoch and wife	George Stephen and Edmund B. Oster*	“
13972	Grant	August 1, 1910	July 11, 1949	James Skeoch and Wife	Hugh Skeoch	E ½, 100 acres, \$9,000
14964	Agreement for sale	March 1, 1957	March 29, 1957	Hugh Skeoch and his wife Minnie Skeoch	Robert B. Skeoch	N. E ½, \$13,000
9736	Executors Deed	March 13, 1967	March 23, 1967	Minnie Skeoch and Robert B. Skeoch, Executors of Hugh Skeoch and Minnie Skeoch 'personally'	Robert B. Skeoch	E 1/2, 100 acres, \$13,000
99021	Transfer	August 7, 1990	“	Robert Bruce Skeoch	“	Firstly- Parts 2 & 4 on 60R-217, Secondly- Par 1 on 60R-3215, Subject to ROW, Consent RE: The Planning Act



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6. EXISTING CONDITIONS

6.1 General Overview

6.2 Built Features

6.3 Heritage Integrity

6.4 Landscape Features

6.1 General Overview

A site visit was conducted by TBG Staff on March 6, 2026, to review the conditions of the Subject Site and surrounding area. The Subject Site consists of a two-storey stone building and two outbuildings for accessory use. The two-acre parcel includes tree plantings along the west side of the driveway off of Wellington Road 19, some low-lying vegetation/shrubbery along the front façade of the house and fruit trees along the rear property line. The property includes an open front lawn with a large, mature oak tree that is located immediately south of front façade of the house.

6.2 Built Features

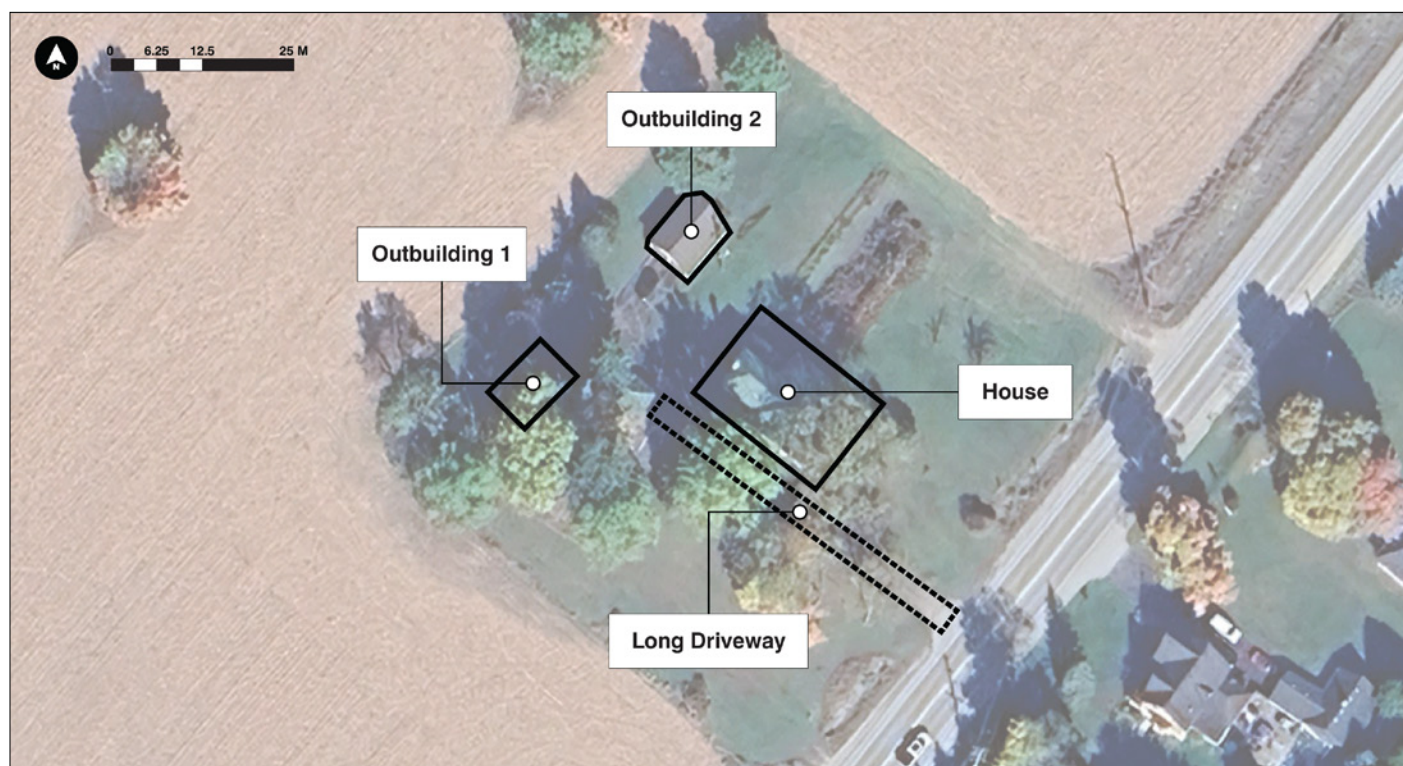
The following sub-section reviews the existing conditions of the three (3) buildings on-site including the two-storey stone dwelling and two outbuildings that are used for accessory uses.

6.2.1 Stone Dwelling

The existing stone farmhouse is two storeys in height with a T-shaped floor plan. The building is constructed of a combination of fieldstone and cut stone (limestone), with cut stone features such as voussoirs, keystones and quoining and includes a stone foundation. The dwelling has a low-pitched green, cross-hipped metal roof with deep extended eaves supported by paired wood brackets below the soffits. Overall, it appears that the original openings, including door and window, have been retained and that most of the original window frames remain which are supplemented with storm windows. The farmhouse includes two additions located on the west and north elevations.

Figure 16. **Existing Context**

TBG, 2026



EXTERIOR

South (Front) Elevation

The front elevation is asymmetrical due to the T-shaped floor plan of the house and protruding eastern bay. The eastern bay includes four narrow window openings with stone lug sills and decorative keystone stone headers that are continuous between window openings on each level. The windows are one-over-one, double hung windows with painted frames. This set of four windows is mimicked on the west side of the façade. Central to the façade are door openings; one located on the main level with a transom light and a second located on the upper-level balcony supported by the verandah below. The verandah is constructed of window, with chamfered wooden posts with decorative brackets and railings and balusters; the verandah is supported by a stone foundation. The extended eaves of the house are supported by decorative wooden brackets/ corbels and included painted wood fascia and soffits.

West (Side) Elevation

The west (side) elevation includes two primary bays. The first bay correlates with the primary footprint of the dwelling and includes four window openings with segmental arches composed of fieldstone and stone lug sills. There are two sill window openings along this façade which are shielded by metal siding. There is some minor discolouration in the vicinity of the foundation which indicates potential water damage.

The recessed northern bay includes a brick veneered addition or 'sunroom' with poured concrete foundation and lean-to metal roof.

This addition includes contemporary windows and door and acts as the main entrance. The upper level shows the exposed original bay with two window openings with segmental arches below paired brackets supporting the roof eaves.

North (Rear) Elevation

The north (rear) elevation provides a clear view of the form of the T-shaped floor plan of the original footprint of the house. Two additions can be seen along this elevation. The addition along the west elevation and along the south-east elevation. The addition includes two window openings with contemporary windows. The primary façade of the original dwelling, which consists of the northern wing of the house, includes a singular window opening with the original two over two window frames. Double hung window frame and fieldstone voussoir. A corbelled brick chimney is present along this elevation along the hipped metal roof.

The recessed bay of the original house is the location of the other addition which appears to be a joint construction between a stone structure and wooden, shiplap structure on the north end. The addition includes two over two window frames; the window openings for the stone addition includes stone segmental arches and lug sills. The roof of the addition is a lean-to roof that converges between additions. There are some areas of significant darkening which may indicate possible failure of the existing flashing.

East (Side) Elevation

The east (side) elevation includes a rear view of the easterly addition included the shiplap, wood structure and the stone addition with two window openings. The east elevation of the northern wing of the house exhibits one window opening with a stone lug sill. Discolouration along the flashing indicates signs of water damage. The southern bay includes four window openings with stone segmental arches and stone lug sills. Three of the windows include one-over-one wood, double hung frames. The fourth window located on the east side on the first level includes a two-over-two, double hung window frame. Decorative paired brackets line the extended roofline. There are some areas central to this façade that appear discoloured shows signs of poor drainage/ water run-off possibly due to a piece of equipment that formerly was located on this elevation.

Figure 17. **Photographs of the Front (South) Elevation of the Stone Dwelling**

TBG, 2026



1. View of front façade facing northwards;
2. View of front façade showing front entrance.
3. Perspective view of front façade exhibiting verandah and upper balcony.

4. Detailed View of verandah profile, posts and brackets.
5. Detailed view of the condition of the verandah;
6. Detailed view of eastern bay.

Figure 18. **Photographs of the West (Side) Elevation of the Stone Dwelling**

TBG, 2026



1. View of full west elevation;
2. Perspective view of side elevation with focus on the southern bay;
3. Detail view of the addition along this elevation;
4. Detailed view foundations along this elevation and northern sill opening.

Figure 19. **Photographs of the North (Rear) Elevation of the Stone Dwelling**

TBG, 2026



1. View of full west elevation;
2. Perspective view of side elevation with focus on the southern bay;
3. Detail view of the addition along this elevation;
4. Detailed view foundations along this elevation and northern sill opening.

Figure 20. **Photographs of the East (Side) Elevation of the Stone Dwelling**

TBG, 2026



1. View of east (side) elevation;
2. Perspective view of east elevation showing north addition;
3. Perspective view of south and east elevation;
4. Detailed view of rear stone addition. Source:



INTERIOR

The interior of the home retains the majority of the original wood flooring and trim, including baseboards. The wood central staircase, door frames and panelling are present in the front foyer of the house. For privacy reasons, photographs of the interior were excluded from this report but are available upon request and at the discretion of the owner and the tenant.

6.2.2 Outbuildings

Outbuilding No. 1

The Site includes a one storey outbuilding used as a two-car, detached garage composed of cinder block and metal, standing seam, cross hipped roof. Each elevation includes a pair of window openings.

Outbuilding No. 2

The Site includes a one and half storey wood frame outbuilding used as a detached garage clad in metal siding with a metal, low-pitched open gabled roofline.

Figure 21. **Photographs of Outbuildings**

TBG, 2026



1. View of front façade of Outbuilding No.1;
2. View of north elevation of Outbuilding No.1.;
3. Perspective view of rear stone addition looking south-east.
4. View of the front façade of Outbuilding No. 2 .



6.3 Heritage Integrity

The Ontario Heritage Toolkit discusses the importance of heritage integrity as part of the rigorous review of a property within the context of a heritage designation. The following provides an excerpt of this discussion:

Cultural heritage value or interest may also be intertwined with location or an association with another structure or environment. If these have been removed, the integrity of the property may be seriously diminished. As well, cultural heritage value or interest can be found in the evolution of a heritage property, as much can be learned about social, economic, technological, and other trends over time. The challenge again, is being able to differentiate between alterations that are part of an historic evolution, and those that are expedient and offer no informational value.

This sub-section reviews the extant building on-site, available historical visuals to assess its heritage integrity. Historical photographs are used to provide a comparative analysis to understand and gauge the level of heritage integrity of the existing building.

Based on a review of photographs from approximately 1880 to the present day, there have been very few changes to the building limited primarily to the removal of the flanking chimneys. The remaining features including the windows, design and profile of the decorative brackets both as part of the verandah and extended eaves and railing and balustrades of the upper balcony all retain the appearance and integrity from the 19th century.

The stone addition on the north-east part of the house was likely the original summer kitchen of the dwelling, and the shiplap add on to the stone addition on the north side appears to have be from the early 20th century. The other addition consists of an enclosure of an original side verandah.

Overall, the Skeoch Farmhouse appears to have retained its heritage integrity over the century.

Historical Photographs Courtesy of the Wellington
County Museum and Archives.

Figure 22. **A Comparative Analysis of Heritage Integrity**



6.4 Landscape Features

The Site includes a long, asphalt driveway off of Wellington Road 19 that curves eastwards towards Outbuilding No.2. There are parking locations south of Outbuilding No.1 and west of Outbuilding No.2.

The Site includes a range of young and mature, coniferous and deciduous trees with low-lying vegetation along the dwelling. In particular, there are mature spruce trees located within the vicinity of Outbuilding 1 and a large, mature oak tree located within a few metres of the front façade.

Figure 23. **Landscape Features**

TBG, 2026



1. View of the Site from Wellington Road 19 looking along the asphalt driveway towards the stone dwelling;
2. View of existing tree plantings along the west side of the driveway;

3. View of spruce trees located to the west of Outbuilding No. 1;
4. View of tree plantings along the rear property line looking towards Outbuildings No.1 and No.2.

7. EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

7.1 Ontario Regulation 9/06 and Ontario Regulation 385/ 21

7.2 Evaluation Criteria

7.3 Cultural Heritage Evaluation

7.4 Statement of Cultural Heritage Value of Interest

7.5 Long-Term Protection



7.1 Ontario Regulation 9/06 and Ontario Regulation 385/ 21

The following section provides an evaluation of the remaining potential cultural heritage value of the subject site as per *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18. O. Reg. 9/06 is the legislated criteria for determining cultural heritage value or interest as outlined below. If the property is determined to have cultural heritage value or interest, a Statement of Cultural Heritage Value is required and the identification of heritage attributes which are mandated to be compliant with O. Reg. 385/21, Section 3. The updated Ontario Heritage Toolkit (“OHTK”) provides guidance on the drafting of Statements of Cultural Heritage Value or Interest and identified of heritage attributes. The following sections will review the drafted Statement and attributes within the framework of the OHTK.

7.2 Evaluation Criteria

The criteria for determining Cultural Heritage Value or Interest (“CHVI”) under O. Reg 9/06 is as follows:

1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

The prescribed criteria were used to prepare the evaluation by MHBC Planning Ltd. and the Township of Centre Wellington's Designation Sub-committee. The following sub-section provides the responses of MHBC and the Township to the prescribed criteria with commentary from TBG. In the circumstance where there is disagreement, TBG responses will provide a justification; responses may also provide clarification in situations where there is agreement.

In addition to the prescribed criteria, the previous Official Plan listed the following criteria of which the Township states a property must meet one or more to be considered for designation by the municipality (cognizant that the prescribed criteria supersede these criteria and are now reflected in the updated Official Plan):

1. *Represents a unique or rare example, or the only (or one of the few) remaining examples of its architectural style or period;*
2. *Constitutes a work of outstanding quality as a result of its plan, proportions, design, construction, materials or details;*
3. *Represents an early or otherwise noteworthy example of the work of a renowned architect, designer or builder;*
4. *Is representative of the early history of the development of the Township;*
5. *Is associated with some historically significant aspect or event in the history of development of the Township, the province or the county;*
6. *Is associated with a person or group of persons who achieved local, provincial or international prominence.*

7.3 Cultural Heritage Evaluation

MHBC Planning Ltd. ("MHBC") completed a Cultural Heritage Evaluation Report ("CHER") in August 2025 to determine the property's Cultural Heritage Value or Interest ("CHVI") under *Ontario Regulation 9/06* ("O. Reg. 9/06") of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* ("OHA"). The report determined that the property only meet one (1) criterion and therefore did not warrant designation under the OHA. Following the completion of the CHER, the Township of Centre Wellington's Designation Sub-committee (part of the Heritage Centre Wellington) completed an independent CHER. The Township determined that the property six (6) of the nine criteria. The following sub-section reviews the determination of both evaluations to determine the validity of their conclusions. The cultural heritage evaluations by MHBC and the Township are included in Appendix 'B' of this report.

7.3.1 Peer Review of MHBC and Designation Sub-Committee Evaluations

1. **The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.**

MHBC: Yes. The property contains a c.1880s farmhouse that is representative of the Italianate architectural style. The Italianate style was most prominent in Ontario from 1850 to 1900 and was featured in the April 1865 issue of *Canada Farmer* magazine. The farmhouse on the property is representative of this style, most evident with its hip roof, paired brackets, projecting eaves cornice, quoins, paired windows along the front façade, verandah at the front façade, and stone construction.



The property does not contain structures that are rare, unique, or early. The Italianate style was a popular architectural style used for farmhouses in Ontario. The farmhouse is not considered early in the context of the Township considering that the area had been settled well before the house was built. The 1875 Atlas demonstrates that many farmhouses had already been established by the late 19th century.

Designation Sub-Committee: Yes.
Representative example of a 2-storey Italianate fieldstone and cut limestone dwelling. Unique to this Italianate dwelling are the four sets of paired windows on the front façade. This may be a rare example of a stone Italianate structure with paired windows, almost in its original state. Most attributes appear original based on photographic evidence. Strongly meets this criterion.

TBG Response: Yes. Agreed that this criterion is met. The property includes a dwelling representative of the Italianate architectural style constructed in c.1890.

Based on a review of the Centre Wellington Heritage Register within the vicinity of Fergus and broader West Garafraxa, and the *Township of Centre Wellington: Inventory of Rural Heritage Buildings* (Fall 2005, 6th Edition), an Italianate stone dwelling is a rare example, particularly those with a T-shaped floor plan. Stone dwellings are primarily representative of workers' cottages and Gothic Revival architectural styles within the West Garafraxa community. While Italianate buildings do exist in the surrounding community with the T-shaped floor plan, they are constructed of brick masonry. Examples include:

- 6430 East-West Garafraxa Townline, c. 1895
- 8432 Eramosa-Garafraxa Towline c. 1897
- 6229 Second Line, c. 1898
- 6891 Seventh Line, c. 1890
- 6268 Third Line, c. 1900

There are only two properties that appear to be an Italianate house, constructed with the T-shaped floor plan and composed of stone within the community's rural inventory of historic buildings within West Garafraxa (see Figure 18). These include:

- 7122 Wellington Road 16, c. 1898
- 6328 Fifth Line, c. 1903

Based on the review of the above-mentioned properties, the proportions and location of window openings differ in addition to the type of stonework to the Subject Site. In conclusion, it is determined that the dwelling should be considered a rare example of its style, form and material within the historic Township of West Garafraxa.

Figure 24. **Example of T-shaped, Italianate Stone Buildings within West Garafraxa Township**

TBG, 2025



1. View of stone Italianate dwelling located at 7122 Wellington Road 16;

2. View of stone Italianate dwelling located at 6328 Fifth Line (Source: Google Earth Pro, 2025).



2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.

MHBC: No, there is no evidence of exemplary craftsmanship or artistic merit in the design or construction of any structures on the property. The farmhouse is of the Italianate architectural style, which was common for the time period and Centre Wellington. In reviewing the Township's heritage register there are several listed farmhouses that are very similar to the design of the subject farmhouse, representing a somewhat vernacular Italianate style. These other listed farmhouses include 6430 East-West Garafraxa Townline, 6229 Second Line, 7122 Wellington Road 16, and 6268 Third Line. These similarly constructed farmhouses contain much more detailing, including dichromatic brickwork with quoins, voussoirs and intricate ginger breasting. In comparing to similar farmhouses in the area, the subject farmhouse reflects typical construction methods and does not contain ornate or unique characteristics that notably exemplify the Italianate style. The farmhouse is reflective of typical construction and design methods.

Township: May display high degree of craftsmanship and artistic merit if built by James Skeoch and sons, as research suggests, given no formal training in building or masonry work. Masonry showcases uniformly squared limestone at corners and on the front façade and demonstrates high level of craftsmanship and technique as each stone would have been squared by hand. Side elevations feature fieldstone. Front and side facades (excluding rear) have been delicately tuck pointed (ribboning) to provide the appearance of ashlar (cut stone), also indicative of the builder's skill and attention to detail. Of note is the early stone rear addition (possibly summer kitchen) with large segmented-arch windows mimicking the main dwelling windows. Has potential to meet this criterion with further investigation.

TBG Response: With the general opinion that constructing a building with stone in itself can be considered a form of craftsmanship, the Ministry's guiding document states that the property must "-demonstrate or present craftsmanship or artistic merit in a *greater than normal quality* or at an intensity well above an industry standard". Although the construction of the building includes squaring the stone by hand and tuck pointing, these construction techniques are apparent in many buildings throughout the community of West Garafraxa and Township of Centre Wellington with a dominance of stone buildings—one of the emblematic built forms of the greater Township. Within this context, the construction of the building does not demonstrate craftsmanship that is considered greater than normal quality or at intensity well above an industry standard for the time as this appears to be one of the most common construction methods of the era and within the community.

3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.

MHBC: No, the property does not contain features which demonstrate a high degree of technical or scientific achievement beyond that which could be expected of a traditional farmhouse. The property does not meet this criterion.

Township: No, the property does not appear to demonstrate a high degree of technical or scientific achievement.

TBG Response: No, this criterion is not met.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

MHBC: No, the property is associated with the Skeoch family which contributed to the agricultural production and growth of the community. However, the Skeoch family is not known to have a significant impact on the community beyond their agricultural contributions. The property does not have a significant association and does not meet this criterion.

Township: James Skeoch married Margaret Davidson and had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught. Her father John was a highly regarded Clerk in neighbouring Eramosa Township. She lived to 94 as "one of the last original pioneers of Fergus" and was the matriarch of the family. Son Hugh was a council appointed overseer of highways and member of Melville Church missionary committee. Strongly meets this criterion.

TBG Response: Yes, this criterion is met. While associations with John Davidson are considered indirect and therefore not applicable, there are direct associations with Margaret Davidson, who is recognized in local histories as a significant member of one of the Township's pioneering families. In 1925, she was identified as the last surviving original settler and contributed valuable oral histories describing early settlement life. Her accounts are particularly significant as they provide a woman's perspective, offering insight into aspects of early community life that are often underrepresented in historical records and contributing to a more comprehensive understanding of the settlement period.

There are also direct associations with Hugh Skeoch, who served as Overseer of Highways, and James Skeoch, who held a position on Wellington County Council in 1927. The Skeoch family has maintained continuous ownership and occupancy of the property for over 150 years, and the farm is recognized in local histories as one of the Township's Century Farms, further supporting its cultural heritage significance.

5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

MHBC: No, the property does not have the potential to yield further information which contributes to an understanding of the community. The property does not meet these criteria.

Township: The property forms part of what was once a larger farm parcel (200 acres, to 100 acres, to the current severed parcel configuration). James Skeoch was a tenant farmer initially, renting the lands and constructing a log cabin for the family. Then purchased the property and built the house in 1890. The property transferred through the Skeoch family who owned it until 2012. It exhibits the prosperity of farmers in this area in the mid-to-late 19th century. Strongly meets this criterion.

TBG Response: No. This criterion is not met. This has to be knowledge that is not yet known in the community and should be considered significant. Prosperity of farmers in southwestern Ontario in the 19th century is too broad to be considered yielding information that is specific and not yet known to the community.

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.



MHBC: The original builder of the farmhouse was James Skeoch and his sons. The property does not meet this criterion.

Township: It is not clear who constructed the dwelling; however, oral history records indicate the family noted James Skeoch and sons constructed the dwelling in 1890.

TBG Response: No, there is no confirmation as to who the builder was. If it were the Skeoch Family, there is no indication that they were considered significant builders within the community.

7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.

MHBC: No, the subject property is bounded by agricultural fields to the north, east and west. While the immediate surrounding area can be characterized as agricultural, there is a varied context of the broader area. Additionally, the property has not been maintained as agricultural and is not representative of its former agricultural use. There are no other buildings/structures on the property that suggest its former agricultural use or its potential for agricultural use as all original ancillary agricultural buildings, such as barns, have been removed. Considering that the property does not represent an agricultural farmstead and the surrounding varied context, the property does not support a character of the area and does not meet these criteria.

Township: Though the dwelling has been severed from the original 100-acre farm parcel, it supports the historical agricultural context of this part of the

Township. It is the last remaining farmhouse on the north side on this stretch of Wellington Road 19 when exiting Fergus and provides a distinct divide between the urban and rural context of this area, soon to be redeveloped. The south side has already been redeveloped, while the original farmhouse remains on that side, directly across the street. Both farmhouses provide a distinct gateway feature when entering Fergus from the east. Strongly meets this criterion.

TBG Response: The surrounding context has significantly changed over time. There are two contemporary subdivisions to the south and east of the property and with the exception of the remaining agricultural lands that have since been severed from the property and to the north, the historic agricultural landscape has since been removed in its immediate surroundings. Therefore, the property does not define, maintain or support the character of the area which is predominately characterized by residential subdivisions.

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

MHBC: No, the property has been severed from its original historic context and is no longer connected to the original farm. The property is not representative of a historic farmstead due to its loss of original agricultural buildings. The property does not have a physical, functional, visual or historic link to its surroundings. This link was severed when the property became a residential lot. The property does not meet this criterion.

Township: Was one of the original family farms in the east Fergus area, settled by Scottish immigrants in the mid-to-late 19th century. It is visually linked to its surroundings and the red brick Victorian dwelling directly across the road, providing a reminder of the agricultural past. Has potential to meet this criterion with further investigation.

TBG Response: The property is not physically or functionally linked to its surroundings particularly as the supporting farmstead buildings, structures and features have been removed and the surrounding area has predominately changed from agricultural use. Although there is a historic dwelling adjacent (non-contiguous) located at 8077 Wellington Road 19, based on the differing setbacks and architectural styles and materials, there was no intention for a visual link, and both properties no longer represent a farmstead to support an agricultural theme. By virtue of the historic properties being situated across from another, this visual relationship should be considered circumstantial and not intentional (see photograph).

The property is, however, historically linked to its surroundings including the former lands of the Skeoch Family Farm (Bruce Skeoch) and additional Skeoch farmsteads within the surrounding area including the historic Skeoch Family Farms in the Township of West Garafraxa and Township of Nichol. Margaret Davidson's significance is relevant to the settlement of Fergus and surrounding area which creates an important historical linkage to the surrounding area and particularly the community of Fergus.

Figure 25. **Visual Analysis of 8077 Wellington Road 19 and 8079 Wellington Road 19 (Subject Site)**

TBG, 2026





9. The property has contextual value because it is a landmark.

MHBC: The property is not considered a landmark and does not meet this criterion.

Township: The dwelling, along with the adjacent dwelling at 8077 Wellington Rd. 19, serve as a gateway to the Town of Fergus, noting your arrival to the Town, however this criterion is not strongly met.

TBG Response: No, there is no indication from the community that it is considered a local landmark.

The following **Table 2** provides a summary of the evaluation of the property under the prescribed regulation. Overall, the peer review demonstrates that there is agreement in the criteria that is met under O. Reg. 9/06, however, with some clarification of how the criteria is met.

7.3.2 Summary

In summary, it is determined that the property meets three (3) of the prescribed criteria (i, iv, viii/ 1, 4, 8) and therefore the property is considered a significant cultural heritage resource.

Table 2. **Summary of O. Reg. 9/06**

Criteria of O. Reg. 9/06	Yes / No	Comments / Response
1. The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method.	Yes.	Yes, the property includes a dwelling that is representative of the Italianate architectural style with an asymmetrical entrance. The dwelling can be considered a rare example of a stone building constructed within this type of style within the Township.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No.	No, the property does not demonstrate a high degree of craftsmanship within the context of the West Garafraxa community and broader Township which consists of a dominance of stone buildings.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No.	No, the property does not demonstrate a high degree of technical or scientific achievement.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.	Yes.	Yes, the property is the property has direct association with Margaret (Davidson) Skeoch who was one of the last remaining original settlers in the early 20 th century and provided accounts of the early settlement through oral history. The property is also associated with James Skeoch (Jr) who was a Reeve for Wellington County in 1927-1928 and Bruce Skeoch was one of the last Trustees of the West Garafraxa No.2 School. There is also a claim that Hugh Skeoch was appointed overseer of highways for the County. The Skeoch Farm has been identified as one of West Garafraxa's Century Farms. It has been owned by the Skeoch Family since 1872 until 2012 and continues to be occupied by the Skeoch Family to the present day.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No.	No, the property does not have the potential to yield information that contributes to an understanding of a community that is not already known.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No.	The builder of the existing dwelling is unconfirmed. If it were the Skeoch Family, there were not known to be significant builders in the community.
7. The property has contextual value because it is important in defining, maintaining, or supporting the character of an area.	No.	The property is not important in defining and maintaining the character of the surrounding area, which has significantly evolved over time.
8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.	Yes.	Yes, the property is historically linked to the surrounding area relative to Skeoch farmsteads/ properties and Margaret (Davidson) Skeoch's association with the settlement of Fergus and surrounding area.
9. The property has contextual value because it is a landmark.	No.	The property is not considered a local landmark by the community.



7.4 Statement of Cultural Heritage Value of Interest

Appendix 'B' of this report includes the Statement of Cultural Heritage Value or Interest completed by the Designation Sub-committee as well as an updated draft. Based on the conclusions in sub-section 7.3.2 of this report and the requirement that the Statement of CHVI and attributes be consistent with O. Reg. 385/21 and the guidance within the Ontario Heritage Tool Kit. It should be noted that although the sub-categories of physical/ design, historical/ associative and contextual value are inherent in the prescribed criteria, these sub-categories no longer exist in the regulation. The Statement should follow the order of the criteria. The updated statement focuses on the historic stone farmhouse which contains the cultural heritage value of the site. Information that is anecdotal and not considered directly associated with the property is omitted. Research completed in Section 5.0 of this report confirmed the validity of historical associative identified by the Township. Description of features of the property that are not considered as contributing to the cultural heritage value of the property are also omitted from the Statement.

The following provides an updated Statement of Cultural Heritage Value or Interest based on that which was provided by the Designation Sub-Committee respecting the evaluation of members of the community.

Description of Historic Place

The subject 0.81-hectare (2 acre) property is located at 8076 Wellington Road 19 and is a rural residential property, formerly part of a larger farm parcel, located in what was historically known as West Garafraxa, Concession 1, Part of Lot 8, now Township of Centre Wellington. The property contains a two-storey stone house which faces in a south-east direction, along Wellington Road 19.

Statement of Cultural Heritage Value

The property has physical design value as it includes a dwelling at 8076 Wellington Road 19, c.1890, which is a representative example of a two-storey Italianate stone dwelling. The stone walls are representative of the use of local materials, with the fieldstone likely derived from the property and the limestone from one of the many nearby quarries. The cut limestone is surrounded by delicate tuck pointing (white ribboning) on the front façade and combined limestone and fieldstone complimented by tuck pointing on all other facades reflective of stone architecture in the area. An early one-storey stone addition, likely a former summer kitchen, exists on the north-east facing façade with large segmented arch windows, mimicking those of the main house. A one-storey, brick addition replaced a former porch on the south-west facing façade. The dwelling also features other Italianate design attributes, including a large, hip roof with overhanging eaves and paired brackets (corbels), and one remaining brick chimney on the rear wing, paired narrow one-over-one segmental arch windows and an asymmetrical front façade with the left wing recessed from the balance to allow for a covered two-storey verandah, with columns and decorative woodwork.

The property is significant for its direct association with early Fergus settlers, specifically the Skeoch family and Margaret Davidson. The owners of the property when the dwelling was built were the Skeoch family, originally from Scotland, who owned the property for approximately 140 years, from 1872 to 2012 and continue to reside on the property. Born in 1834, James Skeoch immigrated to Canada in 1844 and worked with his grandfather at Watt's General Store on Provost Ln. (Fergus). James married Margaret Davidson in 1857 and they had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught.

She was highly regarded in the community and is captured in several early photos of the property. She lived to the age of 94 and was described in local newspapers as “one of the last original pioneers of Fergus”. She is noted in local histories including *Fergus: The Story of a Little Town* by Hugh Templin printed in 1933. It was clear that she was highly regarded for her intelligence and contributions. She was the matriarch of the Skeoch family and lived in the home until her death in 1925.

The property is also associated with James Skeoch (Jr) who was a Reeve for Wellington County in 1927-1928 and Bruce Skeoch was one of the last Trustees of the West Garafraxa No.2 School. The Skeoch Farm has been identified as one of West Garafraxa's Century Farms. It has been occupied by the Skeoch Family since 1872 to the present day.

The property is historically linked to the surrounding area relative to other Skeoch properties and Margaret (Davidson) Skeoch's association with the settlement of Fergus and surrounding area.

Description of Heritage Attributes

The property has cultural heritage value for its representation of Italianate architecture reflective by the following attributes:

- Height, scale and massing of the original two-storey stone dwelling, including one-storey rear stone addition on the north-east side of the rear facade
- Cut limestone and fieldstone construction and materials, including tuck pointing (ribboning) on the front façade and two side elevations
- Fenestration pattern of doors and windows in their original location
- Wooden front door, including limestone voussoirs, transom window and glass
- Limestone voussoirs on all windows with pointed keystones and extended voussoirs on the front façade paired windows
- Original two-storey verandah with squared wooden columns and beveled corners, decorative fretwork and railing on the second storey
- The pitch of the large hip roof and its generous overhanging eaves
- Wood soffit and paired brackets
- Original remaining brick chimney along rear elevation

Excluded from the Heritage Attributes

- Rear brick (west) and wood siding (east) additions
- Two outbuildings (garages)



7.5 Long-Term Protection

The property meets the minimum criteria to warrant protection under the *Ontario Heritage Act*. The property can be protected through a designation, easement or covenant under the Act. The current proposal intends to preserve the extant building and operate as a school which is the building's historic use and no significant alterations are proposed. It is recommended that if Council wishes to pursue designation of the property under Part IV of the Act, that they do so at the time of occupancy.

8. HERITAGE IMPACT ASSESSMENT

8.1 Impact Analysis for Subject Site



This section aims to evaluate the potential impacts of the proposed Official Plan Amendment on the Subject Site. Development impacts can be either direct or indirect, and they may impact resources and landscapes differently over time. Impacts can be adverse, neutral, or beneficial.

The construction process itself can cause effects on resources and landscapes during various stages such as the pre-construction phase when the site is being prepared for construction, the construction phase, and the post-construction phase when protective barriers are removed. The description of adverse impacts, as outlined in the Ontario Heritage Tool Kit, Info Sheet #5 are provided in **Table 3**.

Table 3. **Direct and Indirect Adverse Impacts**

Direct/ Indirect	Adverse Impact	Description
Direct Impacts	Destruction	Destruction of any, or part of any, significant heritage attributes or features.
	Alteration	Alterations that are unsympathetic or incompatible with the cultural heritage value or interest of the property.
Indirect Impacts	Shadows	Shadows or obstruction that alter the appearance of a heritage attribute or change the viability of the attribute (e.g. blocking sunlight to natural features or plantings that have been identified as heritage attributes).
	Isolation	Isolation of a heritage attribute from its surrounding environment, context or a spatial/ significant relationship that contributes to cultural heritage value or interest.
	Obstruction of Views (Direct or Indirect)	Direct or indirect obstruction of views or vistas within, from, or of built and natural features.
	Change in Land Use	A change in land use such as a rezoning of a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
	Land Disturbances	Land disturbance such as vibrations that occur from construction activity, change in grade that alters soils and drainage patterns and may adversely affect attributes of a cultural heritage resource (built heritage resource or cultural heritage landscape), archaeological resources or areas of archaeological potential.

The impacts on a cultural heritage resource or landscape can either be specific to the site or widespread, and they can vary in severity from none, negligible, low, moderate, or high. The International Council on Monuments and Sites (ICOMOS) and the Ontario Heritage Tool Kit (OHTK) provide guidance for gauging severity in the publication *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (2011) and Info Sheet #5, respectively, which can be applied at a micro-level. The graduation of severity ranges from beneficial, neutral/ no change, negligible adverse, minor adverse, moderate adverse and major adverse impacts. The following **Table 4** provides a description of each level of impact.

The subsequent sub-sections examine the development proposal's potential impact on adverse impacts as outlined in the Ontario Heritage Toolkit including destruction, alteration, shadows, isolation, direct or indirect obstruction of views, shadows, change of land use and land disturbances, within the context of the levels of impact provided above.

Table 4. **Levels of Adverse Impacts to Cultural Heritage Resources**

Levels of Adverse Impacts to Cultural Heritage Resources	
Major	Change to key historic building elements that contribute to OUV, such that the resource is totally altered. Comprehensive changes to the setting.
Moderate	Changes to many key historic building elements, such that the resource is significantly modified. Changes to the setting of an historic building, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different. Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight changes to historic building elements or setting that hardly affect it.
Neutral/ No Impact	No change to fabric or setting.



8.1 Impact Analysis for Subject Site

8.1.1 Destruction

No Impact

The proposal does not include the destruction of identified cultural heritage attributes. The heritage attributes are associated with the built heritage resource constituted by the existing stone farmhouse on the Subject Site; this building will be retained in-situ.

8.1.2 Alteration

Potential Impact

The proposal includes retention of the existing stone farmhouse in-situ. In order to adequately integrate and conserve the building, it is anticipated some alterations may be required to the building to be consistent with requirements of the Ontario Building Code. It is important that updates to the building are approached within a framework of conservation best practices, otherwise, there is potential that unsympathetic changes could be made to the building as part of its integration.

8.1.3 Shadows

No Impact

The surrounding area to the east and north of the existing stone farmhouse is proposed for “neighbourhood residential” which is anticipated to accommodate low-density uses and be less than six (6) storeys in height (the proposal includes a maximum of 3 storeys). To the west is a proposed street internal to the subdivision and to the south is Wellington Road 19.

Lots to the south will be oriented to the internal street to the west and will be situated to the rear of the existing stone farmhouse. It is not anticipated that the new construction will result in shadows that negate the cultural heritage value of the property; furthermore, there are no natural features or plantings that have been identified as heritage attributes that would be impacted by potential shadows.

8.1.4 Isolation

Potential Impact

The proposal includes the retention and integration of the existing stone farmhouse into the residential subdivision. The stone dwelling is intended to be situated on a designated lot fronting Wellington Road 19 facing the historic dwelling opposite on the south side of the road located at 8077 Wellington Road 19. The details of the surrounding lots and associated built features are not yet confirmed. There is potential that the surrounding development could isolate the property within the context of new buildings including massing, form and orientation. There is also potential that a new street and required entry widening could impact the setting of the building which should be presented with appropriate setbacks/ buffers.

8.1.5 Obstruction of Views (Indirect or Direct)

No Impact

No significant views or vistas were identified in the Statement of Cultural Heritage Value or Interest or within the listed heritage attributes. Typically, the front façade of a building forms part of a significant view, a view often supported by historical photographs, postcards, and other ephemera. Historical photographs within Section 5.0 of this report demonstrates that the front façade was considered the key view of this property. The proposal includes the retention of the yard in front of the existing stone farmhouse which will maintain historical and current views.

8.1.6 Change in Land Use

No Impact

The proposal includes an Official Plan Amendment and prospective Zoning By-law Amendment relative to a residential subdivision. The existing property was created through a consent in 1990, which severed the lot from the larger agricultural parcel and as so, has functioned for 36 years as a residential property. Although the proposed residential intensification of the surrounding area and change of use of the historic farmlands could be considered an adverse impact, the truth of the matter is that the property legally has been extracted from this function for several decades. The proposed use of lands for residential purposes should not have an impact on the continued use of the Subject Site.

8.1.7 Land Disturbances

Potential Impact

A Stage 1-2 Archaeological Assessment (AA) was completed for the Skeoch Property in July 2007. The AA concluded the following, “No archaeological remains were encountered while undertaking the field assessment, thus, the entire study area is now considered free from further archaeological concern” (i). The report was accepted into the Provincial register of archeological reports and the Ministry concurred with the conclusions of the report on July 22, 2008 (MCL File 23SP001).

However, there is potential for land disturbances related to the retained stone farmhouse due to the proximity to surrounding development. Potential impacts related to changes in grading, drainage and vibrations as a result of surrounding construction could potentially impact the building.



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9. CONSIDERATION OF ALTERNATIVES, MITIGATION & CONSERVATION MEASURES

9.1 Alternative Development Options

9.2 Recommendations for Mitigation and Conservation

9.3 Implementation & Monitoring



9.1 Alternative Development Options

Given the limited nature of the proposed development and its potential impacts, the consideration of alternative options is not warranted. The potential adverse impacts can be appropriately mitigated through the mitigation and conservation measures outlined in Sections 9.2 and 9.3.

9.2 Recommendations for Mitigation and Conservation

As the impact is limited to potential impacts, the following mitigation and conservation measures are recommended:

1. Designation Under Part IV of the Ontario Heritage Act

The property meets the criteria for designation under Section 29 of the OHA. A Part IV designation is recommended prior to registration of the Draft Plan of Subdivision.

The designation by law should:

- Reflect the boundaries of the lot assigned to the stone farmhouse; and
- Be tied to the designated block within the overall subdivision plan.

This will ensure long-term protection of the farmhouse and support the implementation of conservation measures. If alterations are proposed for the stone farmhouse, an assessment of potential impact can accompany a heritage permit application as per Section 33 of the OHA following the designation of the property.

2. Conservation Plan

A comprehensive Conservation Plan should be prepared by a qualified Heritage Professional. The Plan must include:

a. Short-Term (Immediate) and Medium-Term (Construction) Measures

- A Temporary Protection Plan addressing stabilization, weather protection, and security during site work.
- A Risk Management Plan identifying potential construction impacts and mitigation strategies.

b. Long-Term Conservation Goals

- Recommendations for ongoing maintenance, repair, and monitoring of the stone farmhouse.
- Strategies for sustaining the building's heritage character within the new subdivision context.

c. Documentation

- Full architectural documentation of the building's existing condition, including measured drawings and high-resolution photography.

d. Certification

- Written confirmation by a Heritage Professional that all short- and medium-term conservation measures have been implemented.

Designation of the property will reinforce and support the long-term conservation actions outlined in the Plan.

3. Site, Building, and Landscape Design Considerations

a. Buffer Zones and Setbacks

- Provide an appropriate buffer around the farmhouse to maintain its setting.
- The western side yard setback, likely adjacent to a new internal street, should be no less than 1.2 metres.

b. Design Guidelines for New Construction

New adjacent buildings should be compatible with, but not imitative of, the heritage farmhouse.

Key considerations include:

- Respecting the farmhouse's low profile and modest massing.
- Using a natural, subdued colour palette.
- Incorporating gable or hip roof forms consistent with local rural vernacular.
- Avoiding architectural mimicry or faux-historic detailing.

c. Landscaping

- Use landscaping along the east and north boundaries of the farmhouse lot to create a soft transition between the heritage property and new development.
- Along new streets or boulevards, use low-lying plantings to maintain visibility of the farmhouse.
- The front lawn should remain open (avoid

buildings or structures) to preserve unobstructed views from Wellington Road 19.

- Avoid new tree plantings along the frontage unless positioned to prevent future view obstruction.
- Retain existing mature vegetation within the farmhouse lot wherever feasible.

d. Lighting

- Street lighting should be positioned to avoid obstructing views of the farmhouse's south (front) façade.
- Lighting may be used strategically to highlight the farmhouse as a gateway feature of the subdivision, provided it is subtle and does not introduce glare or visual clutter.

e. Street Design and Parking

The existing driveway may intersect or be replaced by a proposed new street. Street design should:

- Maintain an appropriate setback from the farmhouse's west elevation; and

4. Commemoration and Signage

The Skeoch Family name should be considered for use in subdivision naming, street names, and/or park naming. A Commemoration Strategy should be developed in consultation with the Skeoch Family to determine appropriate forms of recognition. Any gateway signage, if applicable, near the farmhouse should:

- Draw inspiration from the dwelling's materials (e.g., stone);
- Avoid monolithic or oversized forms; and
- Be designed to complement, not compete with, the heritage setting.



9.3 Implementation & Monitoring

Implementation and monitoring should be as follows:

1. Designation under Part IV of the Ontario Heritage Act

- a. Timing: Following Draft Plan of Subdivision Agreement and Prior to Registration.
- b. Responsibility: Owner and Township

2. Implementation of the Conservation Plan (Short-Medium Term Goals)

- a. Timing: Prior to and During Construction (TBD)
- b. Responsibility: Heritage Consultant, Contractor, Owner, Township

3. Certification of Implementation of Short and Medium-term Conservation Goals by Heritage Professional

- a. Timing: Post Construction/ Occupancy
- b. Responsibility: Heritage Consultant, Contractor, Owner, Township

4. Site and Building Design and Landscape Considerations

- a. Timing: Site Design (Draft Plan of Subdivision) and Building Design and Landscape Considerations (Detailed Design)
- b. Responsibility: Heritage Consultant, Architect, Planner, Owner, Township.

5. Commemoration and Signage

- a. Timing: Subdivision Construction
- b. Responsibility: Heritage Consultant, Architect, Planner, Owner, Township.

If there are additions proposed for the existing stone farmhouse, depending on the timing of the designation and proposed construction, the details of the proposal and assessment of impact can be dealt with through a heritage permit application at the building permit stage.

10. CONCLUSION



MHBC Planning Ltd. (“MHBC”) and the Township of Centre Wellington’s Designation Sub-committee (part of the Heritage Centre Wellington) have completed Cultural Heritage Evaluations of the Subject Site in to determine the Cultural Heritage Value or Interest (“CHVI”) of the Site under *Ontario Regulation 9/06* (“O. Reg. 9/06”) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18* (“OHA”). As the Township determined that the Site has CHVI, a Statement of Cultural Heritage Value or Interest and attributes were drafted as part of the Township’s Cultural Heritage Evaluation. For the purposes of this report, a peer review was undertaken in Section 7.0 of both the MHBC cultural heritage evaluation and the Township’s cultural heritage evaluation to confirm whether the Site possesses cultural heritage value or interest (CHVI), and if so, to identify the specific CHVI and the associated heritage attributes of the property.

This HIA concluded that the property meets 3 of the 9 criteria under *Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest* and therefore is considered having significant cultural heritage value or interest. A revised Statement of Cultural Heritage Value and associated heritage attributes are included in Section 7.4 of this report. The impact analysis concluded that the proposal would result in potential impacts of alteration, isolation and land disturbances. No adverse impacts were identified with respect to destruction, shadowing, obstruction of views, or changes in land use.

It is of our professional opinion that potential adverse impacts can be mitigated through mitigation and conservation measures including:

- Designation of the stone farmhouse (prior to Draft Plan of Subdivision registration) under Part IV of the OHA.
- A comprehensive Conservation Plan prepared by a qualified heritage professional which will guide short-, medium-, and long-term conservation measures, including documentation, stabilization, risk management, and ongoing maintenance.

- Site planning and new development should consider incorporating appropriate setbacks, compatible but distinguishable architectural design, sensitive landscaping, and thoughtful lighting and parking arrangements to preserve the farmhouse’s setting, visibility, and heritage character.
- A Commemoration Strategy outlining opportunities for commemoration, including subdivision or street naming and complementary signage; these should be explored in consultation with the Skeoch Family to recognize the cultural heritage significance of the property within the new subdivision.

The details of these recommendations, including implementation and monitoring, are included in Section 9.0 of this report.

It is understood that the Notice of Complete Application for the forthcoming Official Plan Amendment will constitute a prescribed event under the *Ontario Heritage Act and Ontario Regulation 385/21*, triggering the statutory 90-day timeline under Section 29(1.2) of the Act. It is recommended that the Township consider extending the designation timeline, as permitted under Section 1(2)2 of Ontario Regulation 385/21, to allow the designation process to occur at a later stage, preferably following Draft Plan approval and prior to registration. Deferring the designation would allow the final development design to be established, ensure the heritage lot is appropriately sized and configured, and enable the designation by-law to accurately define property boundaries and heritage attributes, thereby minimizing the need for future amendments. This approach would also support the identification of agreed-upon heritage attributes through consultation between the owner, their heritage consultant, and the Township, reducing the potential for conflicts related to cultural heritage value. Overall, this sequencing would facilitate a coordinated and efficient process between the planning application and heritage designation considerations.

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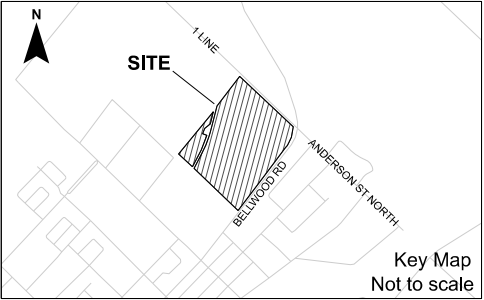
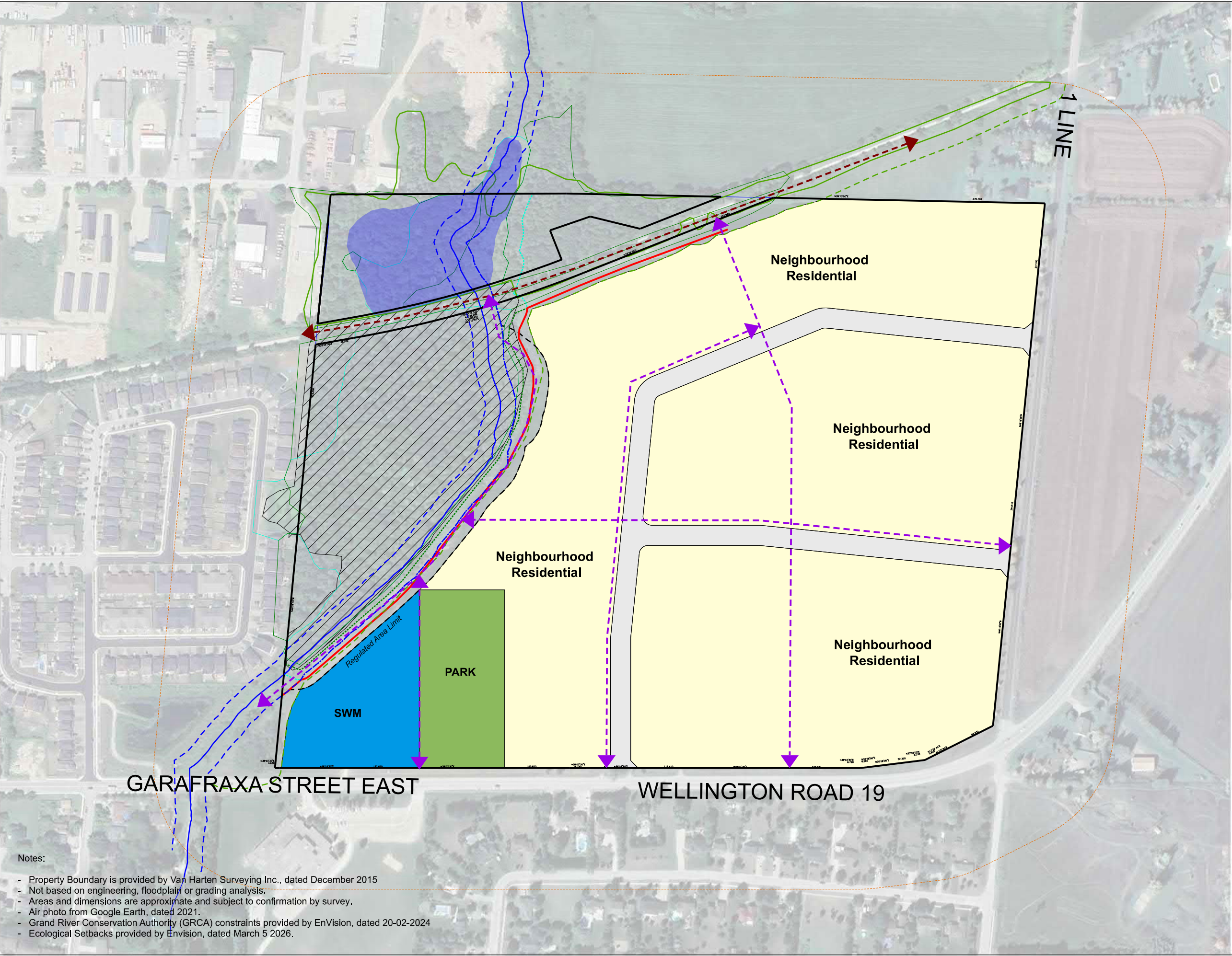
12. APPENDICES

Appendix A: Land Use Plan

**Appendix B: MHBC And Township's Cultural
Heritage Evaluations**



APPENDIX A: LAND USE PLAN



LEGEND

- Study Area
- Neighbourhood Residential
- SMW
- Park
- Elora Cataract Trailway
- Potential Trail Connection
- Development Limit (EnVision)
- Proposed Street Network

Grand River Conservation Authority (GRCA)

- Environmental Land Classification
- Wetland
- Regulated Watercourse
- Regulated Watercourse Setback
- Woodland
- Woodland Setback

DEVELOPMENT STATISTICS:

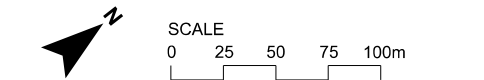
Gross Study Area:	39.0 ha
GRCA Area:	9.0 ha
Estimated Net Developable Area:	30.0 ha
- Neighbourhood Residential	24.8 ha
- Park	5%
- SMW	5%

DRAWN / REVISED

18 MAR 2026	Issued for Review
11 MAR 2026	Issued for Review
17 MAY 2024	Issued for Review

PROPOSED LAND USE PLAN

PT LT 8 CON 1 WEST GARAFRAXA
PT 1, 61R11802 TOWNSHIP OF
CENTRE WELLINGTON
WELLINGTON COUNTY



WESTON
CONSULTING



File Number: 11630
Date: 2026-03-18
Drawn By: NDC
Planner: RG
CAD: 11630_Proposed Land Use Plan_2026-03-18.dgn

Drawing
LUP

- Notes:
- Property Boundary is provided by Van Harten Surveying Inc., dated December 2015
 - Not based on engineering, floodplain or grading analysis.
 - Areas and dimensions are approximate and subject to confirmation by survey.
 - Air photo from Google Earth, dated 2021.
 - Grand River Conservation Authority (GRCA) constraints provided by EnVision, dated 20-02-2024
 - Ecological Setbacks provided by Envision, dated March 5 2026.

APPENDIX B: MHBC AND TOWNSHIP'S CULTURAL HERITAGE EVALUATIONS

Cultural Heritage Evaluation Report

8076 Wellington Road 19, Fergus

Date:
August 2025

Prepared for:
Herthana Siva
Manager, Development
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Prepared by:
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Project No. 11156L

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Prepared For

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Land Acknowledgement

This report acknowledges that the subject property is located on the territory of the Mississaugas and form part of the Ajetance Purchase of 1818 (Treaty 19) between the Crown and the Mississaguas (Crown-Indigenous Relations and Northern Affairs, 2016)

1.0 Introduction

1.1 Report Overview

MHBC Planning Ltd (MHBC) has been retained to complete a Cultural Heritage Evaluation Report (CHER) for the lands addressed as 8076 Wellington Road 19, Centre Wellington (subject property). The subject property has been listed on the Township of Centre Wellington's Municipal Heritage Register. The purpose of this CHER is to evaluate the subject property for cultural heritage value or interest in accordance with the prescribed evaluation criteria of the Ontario Heritage Act. Listing a heritage property is a tool for municipalities to identify potential cultural heritage resources, indicating that a property may require further heritage evaluation. A designated heritage property is a protected property that is subject to a designation by-law. The subject property is listed and therefore requires further evaluation to determine if it meets the Ontario Heritage Act criteria for designation.

1.2 Context

The subject property is addressed as 8076 Wellington Road 19, located in the Township of Centre Wellington. The legal description is Part Lot 8 Concession 1, West Garafraxa. It has an area of 8,078m² and a lot frontage of 132 metres. The property is on the north side of Wellington Road 19, west of Anderson Street North, east of Robinson Road, and south of the Elora Cataract Trail. The property is immediately outside of the urban area of Fergus and across the street from a low density residential neighbourhood. To the west is another low density residential neighbourhood, and to the north-west is an industrial neighbourhood.

The surrounding context is agricultural. The property is a residential parcel that was severed from the original agricultural lot, which bounds the property to the north, east and west. The property contains a farmhouse dwelling and two accessory garage buildings. The property is accessed from a driveway on Wellington Road 19 and contains several mature trees that are located around the dwelling and driveway.



Figure 1 – context map

1.3 Heritage Status

In order to confirm the presence of identified cultural heritage resources, several databases were consulted such as: the Township's Register of Cultural Heritage Resources, the County Official Plan, the Ontario Heritage Act Register (Ontario Heritage Trust), and the Canadian Register of Historic Places, as well as the Township's Cultural Heritage Landscape study.

The subject property is listed on the Township's heritage register, which notes:

"2 storey dwelling built in 1900 with cut stone, medium hip roof, large quoins and voussoirs, restored windows and front porch/balcony"

The property is not designated under Part V of the OHA, nor located within a Heritage Conservation District, Cultural Heritage Landscape, or other identified heritage area.

2.0 Policy Framework

2.1 The Planning Act and Provincial Planning Statement

The Planning Act is provincial legislation that guides land use planning in Ontario. It makes a number of provisions respecting cultural heritage. In Section 2, The Act outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of the Planning Act is to “encourage the co-operation and co-ordination among the various interests”. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

“The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, ...”

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

The Planning Act therefore provides for the overall broad consideration of cultural heritage resources through the land use planning process.

The *Provincial Planning Statement* (PPS) was issued under Section 3 of the *Planning Act* and came into effect October 20, 2024 (replacing the 2020 PPS). The PPS provides policy direction on matters of land use planning in Ontario, and sets the policy foundation for regulating the development and use of land. The PPS encourages a coordinated and integrated approach to planning matters across levels of government, agencies and boards.

The PPS establishes policies for cultural heritage under policy 4.6, providing that:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.4 Planning authorities are encouraged to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes

The PPS also includes key terminology when interpreting the cultural heritage policies:

- **Built heritage resource:** *means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community.*

- **Conserved:** *means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments.*
- **Heritage attributes:** *means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.*
- **Protected heritage property:** *means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites.*
- **Significant:** *means (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

2.2 Ontario Heritage Act

The Ontario Heritage Act, R.S.O, 1990, c.0.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. The Ontario Heritage Act provides under section Part IV that Municipalities are to maintain public registers of listed or designated properties. Under Part V municipalities can designate entire areas as Heritage Conservation Districts, thereby designating properties within the boundaries of the district. Municipalities are also able to define specific areas referred to as Cultural Heritage Landscapes. Also issued under the Ontario Heritage Act are regulations to be used when assessing for cultural heritage value or interest including regulation 10/06 and 9/06.

2.3 County of Wellington Official Plan

The Wellington County Official Plan provides policies under section 4.1, which includes policies for identifying cultural heritage resources. The policy notes the criteria under Ontario Regulation 9/06 of the Ontario Heritage Act.

Policy 4.1.5 addresses the policy direction of cultural heritage. Applicable policies include:

- *Built heritage resources and significant cultural heritage landscapes shall be conserved. Conserved means the identification, protection, use and/or management of heritage and archeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment*

- *The need for a Heritage Impact Assessment and/or Conservation plan will be based on the heritage attributes or reasons for which the resource is identified as significant, and will normally be identified in pre-consultation on development applications*
- *Wellington will encourage the conservation of significant built heritage resources through heritage designations and planning policies which protect these resources.*
- *Where a property has been identified as a protected heritage property, development and site alteration may be permitted on adjacent lands where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration*

3.0 Historical Overview

3.1 Pre-contact

Inhabitants of southern Ontario can be traced to over 11,000 years ago. These early inhabitants were foragers in a hunter-gatherer society. Prior to European exploration and settlement, Indigenous groups were the primary inhabitants of West Garafraxa and include the Anishinaabe, Haudenosaunee and Neutral peoples. There were increased conflicts between the Indigenous groups, largely related to European explorers and settlers who disrupted the Indigenous way of life, causing alliances and inter-group conflicts. In addition to disease and war, many of the original inhabitants fled or significantly reduced in number. The Mississaugas, for their loyalty to Europe, were granted lands across Wellington County, including West Garafraxa. However, as more settlers arrived to the area, the Crown looked to Indigenous lands to accommodate new arrivals. With increasing poverty and disruption to their way of life, Chief Ajetance, on behalf of the Mississaugas, agreed to sell their land to the Crown. The subject property is within Treaty 19, the Ajetance Purchase of 1818 between the Crown and the Mississaugas (Crown-Indigenous Relations and Northern Affairs, 2016)

3.2 Garafraxa

The subject property is in the original township of West Garafraxa and what is now Centre Wellington. In 1818 a tract of land 648,000 acres in size was purchased from the Mississaugas. The Township of Garafraxa was included in this tract. Garafraxa was surveyed in 1821 by Samuel Ryckman (Hutchinson, pg 4-5). However, many settlers did not arrive until the 1840's when Garafraxa Road was constructed, which connected Fergus to Owen Sound (Ontario Genealogy, 2024). In 1840 the Township became part of Wellington County and was split into West and East Garafraxa in 1869 (Mika & Mika, 1981). West Garafraxa forms part of Wellington County while East Garafraxa forms part of Dufferin County. The Township was cleared for agricultural cultivation and farming became the foundation for the local economy. The Township of West Garafraxa amalgamated in 1999 with other municipalities to form the Township of Centre Wellington.

3.3 Subject Property

The Crown granted the original 200 acres of Lot 8 Concession 1 to Thomas Fergusson in the early 1800's. The lands were then sold to James Webster in 1862, who severed the lands into east and west halves. The subject lands form part of the east half. James Webster sold the east half to John Neashie in 1863, who sold to John Hewitt in 1864 before being purchased by James Skeoch in 1872. James Skeoch was a tenant farmer on the property. According to the oral history of family members, James rented the lands first, constructing a log cabin on the property for the family to live in and when he saved enough money, he purchased the property.

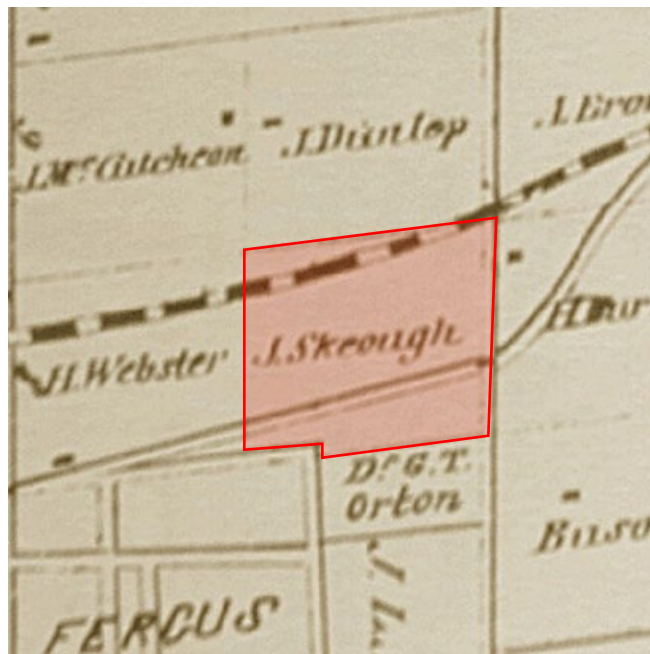


Figure 2 – 1875 Atlas for the Township of West Garafraxa (McGill University Digital Library)

James Skeoch was born in Scotland in 1834 and moved to Garafraxa in 1844. He married Margaret Davidson and had eight children. He is listed on the 1871 Census as living in West Garafraxa and working as a farmer.



Figure 3 – Portraits of James Skeoch c. 1893 (Wellington County Museum and Archives)

James Skeoch died in 1910 and the property was granted to his son Hugh for \$9,000. Hugh is listed in the 1911 Census as head of the household, which included his mother and sisters. He is noted as a farmer. Hugh owned the property until his death at which time it was granted to his son, Robert, in 1967 for \$13,000. The existing parcel was created through a consent in 1990 by Robert Skeoch. Robert passed away in 2012 and the property transferred to his son.

The 1875 Atlas (figure 2) shows that James Skeoch owned the property, however, no structures are indicated on the property. There are early photographs of the existing farmhouse (figures 4 and 5),

from approximately the 1880-90. According to family records, the existing dwelling was constructed by James Skeoch and his sons in 1890.



Figure 4 – Farmhouse at subject property with Margaret Skeoch in the yard c.1890 (Wellington County Museum and Archives)



Figure 5 – Farmhouse at subject property with Margaret Skeoch and company with family dog c.1880-90 (Wellington County Museum and Archives)

4.0 Description of Property

The subject property is a residential parcel with an area of 8,078m². The property was created through a consent in 1990, which severed the lot from the larger agricultural parcel. The property is surrounded by agricultural fields to the east, west and north. There are some mature trees scattered across the property, with the balance of the lands consisting of open space. The property was formerly in agricultural use, however, is now in residential use. The property contains three structures:

1. Stone Farmhouse
2. Block garage
3. Frame garage

4.1 Farmhouse

The farmhouse on the property is two storeys in height, constructed of stone with a hip roof. It is estimated that the house was built in 1890, based on family records. The farmhouse was built in the Italianate architectural style, which was most popular from 1850 to 1900 (Ontario Architecture). The farmhouse demonstrates this style through its hip roof, paired brackets, quoins, voussoirs over the windows with keystone, and a large front verandah. The photographs from the 19th century show two chimneys on either side of the house which have since been removed. There is a chimney at the rear of the house, as well as a one storey cellar/pantry. There is a small contemporary porch addition on the west elevation. The roof material is steel, however, according to the early photographs would have been wood shingles. The window and door openings are original.



Figure 6 – front façade (south elevation)

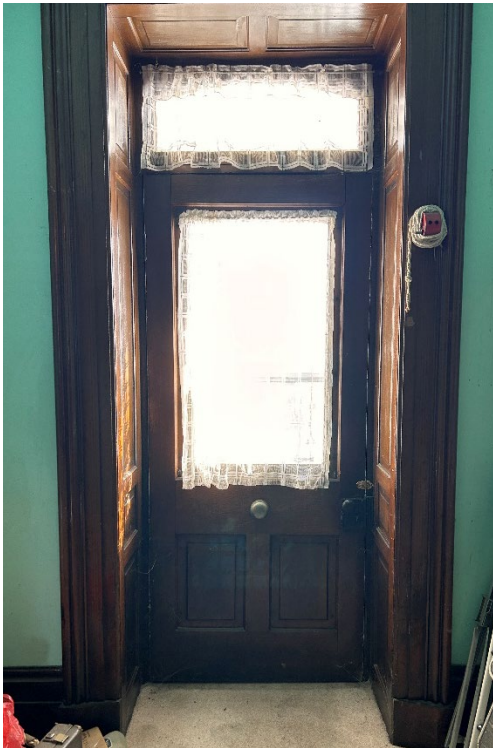


Figure 7 – original front door



Figure 8 – side façade (east elevation)



Figure 9 – rear façade (north elevation)



Figure 10 – side façade (west elevation)



Figure 11 – original side entrance (now accessed through porch addition)

4.2 Block Garage

There is a garage constructed of concrete block located to the north-west of the dwelling. It has two loading doors and a gable roof. The garage is not original to the property and was constructed in the 1950's. A barn was once located where the garage stands, however, was removed to accommodate the garage.



Figure 12 – Concrete block garage

4.3 Frame Garage

Located to the rear of the house, to the east of the concrete block garage is a frame structure. It is clad in metal siding with a front gable roof and two loading doors. This is a contemporary structure, likely built in the 1990's and is not original to the property. The original farm structures including the shed and silos were removed to accommodate the garage structure.



Figure 13 – Frame garage

4.4 Landscape

The landscape of the property consists of several trees scattered throughout the property. There is a cluster of small deciduous trees in the south-west front yard. There is a mature tree in front of the dwelling, and several other shrubs and small trees across the property. The balance of the property consists of lawn.



Figure 14 – view of front yard of the property



Figure 15 – cluster of trees behind the block garage

5.0 Cultural Heritage Evaluation

5.1 Evaluation Criteria

The *Ontario Heritage Act* establishes the policies for cultural heritage in Ontario. The *Act* has regulations, including *Ontario Regulation 9/06*, which is the legislated criteria to be used when evaluating properties for cultural heritage value or interest. This criteria is as follows:

1. *Is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
2. *Displays a high degree of craftsmanship or artistic merit,*
3. *Demonstrates a high degree of technical or scientific achievement.*
4. *Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
5. *Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
6. *Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
7. *Is important in defining, maintaining or supporting the character of an area,*
8. *Is physically, functionally, visually or historically linked to its surroundings, or*
9. *Is a landmark.*

5.2 Ontario Regulation 9/06 Evaluation

- 1) *Is a rare, unique, representative or early example of a style, type, expression, material or construction method*

The property contains a c.1880's farmhouse that is representative of the Italianate architectural style. The Italianate style was most prominent in Ontario from 1850 to 1900 and was featured in the April 1865 issue of *Canada Farmer* magazine. The farmhouse on the property is representative of this style, most evident with its hip roof, paired brackets, projecting eaves cornice, quoins, paired windows along the front façade, verandah at the front façade, and stone construction.

The property does not contain structures that are rare, unique, or early. The Italianate style was a popular architectural style used for farmhouses in Ontario. The farmhouse is not considered early

in the context of the Township considering that the area had been settled well before the house was built. The 1875 Atlas demonstrates that many farmhouses had already been established by the late 19th century.

2) Displays a high degree of craftsmanship or artistic merit

There is no evidence of exemplary craftsmanship or artistic merit in the design or construction of any structures on the property. The farmhouse is of the Italianate architectural style, which was common for the time period and Centre Wellington. In reviewing the Township's heritage register there are several listed farmhouses that are very similar to the design of the subject farmhouse, representing a somewhat vernacular Italianate style. These other listed farmhouses include 6430 East-West Garafraxa Townline, 6229 Second Line, 7122 Wellington Road 16, and 6268 Third Line. These similarly constructed farmhouses contain much more detailing, including dichromatic brickwork with quoins, voussoirs and intricate ginger breasting. In comparing to similar farmhouses in the area, the subject farmhouse reflects typical construction methods and does not contain ornate or unique characteristics that notably exemplify the Italianate style. The farmhouse is reflective of typical construction and design methods.



6430 East-West Garafraxa Townline



6229 Second Line



6268 Third Line



7122 Wellington Road 16

3) Demonstrates a high degree of technical or scientific achievement

The property does not contain features which demonstrate a high degree of technical or scientific achievement beyond that which could be expected of a traditional farmhouse. The property does not meet this criteria.

4) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property is associated with the Skeoch family which contributed to the agricultural production and growth of the community. However, the Skeoch family is not known to have a significant impact on the community beyond their agricultural contributions. The property does not have a significant association and does not meet this criteria.

5) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property does not have the potential to yield further information which contributes to an understanding of the community. The property does not meet this criteria.

6) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The original builder of the farmhouse was James Skeoch and his sons. The property does not meet this criteria.

7) Is important in defining, maintaining or supporting the character of an area

The subject property is bounded by agricultural fields to the north, east and west. While the immediate surrounding area can be characterized as agricultural, there is a varied context of the broader area. Additionally, the property has not been maintained as agricultural and is not representative of its former agricultural use. There are no other buildings/structures on the property that suggest its former agricultural use or its potential for agricultural use as all original ancillary agricultural buildings, such as barns, have been removed. Considering that the property does not represent an agricultural farmstead and the surrounding varied context, the property does not support a character of the area and does not meet this criteria.

8) Is physically, functionally, visually or historically linked to its surroundings

The property has been severed from its original historic context and is no longer connected to the original farm. The property is not representative of a historic farmstead due to its loss of original agricultural buildings. The property does not have a physical, functional, visual or historic link to its surroundings. This link was severed when the property became a residential lot. The property does not meet this criteria.

9) Is a landmark

The property is not considered a landmark and does not meet this criteria.

5.3 Summary

The evaluation of cultural heritage value of the property determined that the property meets one of the nine criteria outlined in Ontario Regulation 9/06, specifically relating to its design value, being representative of the Italianate architectural style. The property does not meet any of the other criteria.

6.0 Conclusion

The subject property at 8076 Wellington Road 19 has been evaluated for heritage value or interest in accordance with the Ontario Regulation 9/06 issued under the *Ontario Heritage Act*. The *Ontario Heritage Act* states that in order for a property to be designated under Part IV, a property must meet a minimum of two 9/06 criteria.

The heritage evaluation concludes that the property meets one of the nine criteria. The property retains value as follows:

- Criterion 1: The farmhouse is representative of the Italianate architectural style

The subject property does not meet the criteria for designation under Part IV of the *Ontario Heritage Act*. It is our professional opinion that the Township would not have justification for designating the subject property should an application for demolition or development be received.

Yours Truly,

MHBC



Dan Currie MA, MCIP, RPP, CAHP
Partner



Gillian Smith, MSc, MCIP, RPP
Senior Planner

7.0 Sources

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PHOTO 1: 2-Storey Dwelling Front (South) Elevation (Township 2026)



PHOTO 2: 2-Storey Dwelling Front (South) Elevation (Township 2017)



PHOTO 3: 2-Storey Dwelling East Elevation (Township 2017)



PHOTO 4: 2-Storey Dwelling Side (East) Elevation (MHBC 2025)



PHOTO 5: 2-Storey Dwelling Rear (North) Elevation (MHBC 2025)



PHOTO 6: 2-Storey Dwelling Side (West) Elevation (MHBC 2025)



PHOTO 7: Metal Clad Frame Garage (MHBC 2025)



PHOTO 8: Concrete Block Garage (MHBC 2025)

Evaluation Under Ontario Regulation 9/06

Township of Centre Wellington

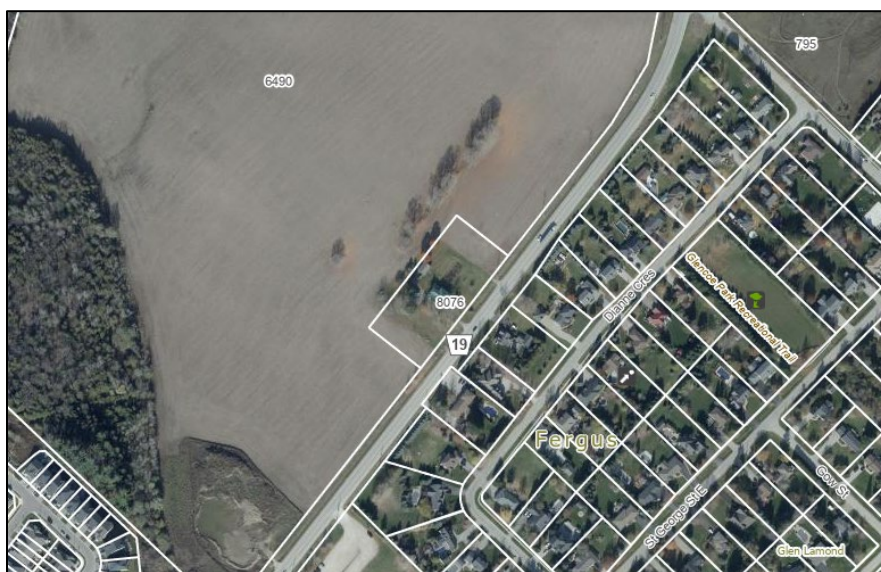
Ontario Regulation 9/06 Criteria	Evaluation	Criteria Met (Y/N)
<i>A) The property has design value or physical value because it:</i>		
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Representative example of a 2-storey Italianate fieldstone and cut limestone dwelling. Unique to this Italianate dwelling are the four sets of paired windows on the front façade. This may be a rare example of a stone Italianate structure with paired windows, almost in its original state. Most attributes appear original based on photographic evidence. Strongly meets this criterion.	Y
2. displays a high degree of craftsmanship or artistic merit;	May display high degree of craftsmanship and artistic merit if built by James Skeoch and sons, as research suggests, given no formal training in building or masonry work. Masonry showcases uniformly squared limestone at corners and on the front façade and demonstrates high level of craftsmanship and technique as each stone would have been squared by hand. Side elevations feature fieldstone. Front and side facades (excluding rear) have been delicately tuck pointed (ribboning) to provide the appearance of ashlar (cut stone), also indicative of the builder's skill and attention to detail. Of note is the early stone rear addition (possibly summer kitchen) with large segmented-arch windows mimicking the main dwelling windows. Has potential to meet this criterion with further investigation.	Y
3. demonstrates a high degree of technical or scientific achievement.	N/A	N
<i>B) The property has historical value or associative value because it:</i>		
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	James Skeoch married Margaret Davidson and had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught. Her father John was a highly regarded Clerk in neighbouring Eramosa Township. She lived to 94 as "one of the last original pioneers of Fergus" and was the matriarch of the family. Son Hugh was a council appointed overseer of highways and member of Melville Church missionary committee. Strongly meets this criterion.	Y
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture;	The property forms part of what was once a larger farm parcel (200 acres, to 100 acres, to the current severed parcel configuration). James Skeoch was a tenant farmer initially, renting the lands and constructing a log cabin for the family. Then purchased the property and built the house in 1890. The property transferred through the Skeoch family	Y

	who owned it until 2012. It exhibits the prosperity of farmers in this area in the mid-to-late 19 th century. Strongly meets this criterion.	
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	It is not clear who constructed the dwelling, however, oral history records indicate the family noted James Skeoch and sons constructed the dwelling in 1890.	N
C) The property has contextual value because it:		
7. is important in defining, maintaining or supporting the character of an area;	Though the dwelling has been severed from the original 100 acre farm parcel, it supports the historical agricultural context of this part of the Township. It is the last remaining farmhouse on the north side on this stretch of Wellington Road 19 when exiting Fergus and provides a distinct divide between the urban and rural context of this area, soon to be redeveloped. The south side has already been redeveloped, while the original farmhouse remains on that side, directly across the street. Both farmhouses provide a distinct gateway feature when entering Fergus from the east. Strongly meets this criterion.	Y
8. is physically, functionally, visually or historically linked to its surroundings;	Was one of the original family farms in the east Fergus area, settled by Scottish immigrants in the mid-to-late 19 th century. It is visually linked to its surroundings and the red brick Victorian dwelling directly across the road, providing a reminder of the agricultural past. Has potential to meet this criterion with further investigation.	Y
9. is a landmark.	The dwelling, along with the adjacent dwelling at 8077 Wellington Rd. 19, serve as a gateway to the Town of Fergus, noting your arrival to the Town, however this criterion is not strongly met.	N

DRAFT STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST
Township of Centre Wellington
Part Lot 8 Concession 1, Fergus (Former West Garafraxa Township)

Description of Historic Place

The subject 0.81 hectare (2 acre) property is located at 8076 Wellington Road 19 and is a rural residential property, formerly part of a larger farm parcel, located in what was historically known as West Garafraxa, Concession 1, Part of Lot 8, now Township of Centre Wellington. The property contains a two-storey stone house which faces in a south-east direction, accessed by a driveway from Wellington Road 19. The property also contains two accessory garage buildings and several mature trees. It is currently surrounded on three sides by agricultural fields, with an older estate subdivision located to the south-east across Wellington Road 19.



Statement of Cultural Heritage Value or Interest:

The cultural heritage value of 8076 Wellington Road 19 resides primarily in its design/physical value, its historical/associative value, and its contextual value.



Image 1: Front façade, 2025, MHBC



Image 2: Front façade, 1890, Wellington County Museum and Archives

Historical or Associative Value:

The property is significant for its direct association with early Fergus settlers, specifically the Skeoch family and Margaret Davidson.

The owners of the property when the dwelling was built were the Skeoch family, originally from Scotland, who owned the property for approximately 140 years, from 1872 to 2012. Born in 1834, James Skeoch emigrated to Canada in 1844 and worked with his grandfather at Watt's General Store on Provost Ln. (Fergus). James married Margaret Davidson in 1857 and they had 9 children. Margaret was a member of one of the earliest pioneering families in the Fergus area, emigrating from Scotland in 1835, and was one of the first pupils to attend a log schoolhouse in the village where James McQueen taught. She was highly regarded in the community and is captured in several early photos of the property. Her father, John Davidson, was a highly regarded Clerk in neighbouring Eramosa Township and her youngest son Hugh, heir to the property, was a council-appointed overseer of highways and member of Melville Church missionary committee. She lived to the age of 94 and was described in local newspapers as "one of the last original pioneers of Fergus". It was clear that she was highly regarded for her intelligence and contributions. She was the matriarch of the Skeoch family and lived in the home until her death in 1925. Although she was never named on the property deed, a common occurrence for women in the 19th century, this should not marginalize her significance in the historic record and her contribution to the family that owned this property for over a century.

Design or Physical Value:

The dwelling at 8076 Wellington Road 19, c.1890, is significant because it is a representative example of a two-storey Italianate stone dwelling. The stone walls are representative of the use of local materials, with the fieldstone likely derived from the property and the limestone from one of the many nearby quarries. The cut limestone is surrounded by delicate tuck pointing (white ribboning) on the front façade and combined limestone and fieldstone complimented by tuck pointing on all other facades (note the rear façade does not include tuck pointing). An early one-storey stone addition, likely a former summer kitchen, exists on the north-east facing façade with large segmented arch windows, mimicking those of the main house. A one-storey, brick addition replaced a former porch on the south-west facing façade. The dwelling also features other Italianate design attributes, including a large, hip roof with overhanging eaves and paired brackets (corbels), and one remaining brick chimney on the rear wing (the two chimneys flanking each end of the main dwelling have since been removed), paired narrow one-over-one segmental arch windows and an asymmetrical front façade with the left wing recessed from the balance to allow for a covered two-storey verandah, with columns and decorative woodwork. The above elements combine to give the structure elegance and grandeur for a rural farmhouse built by farmers. Such a dwelling would be more commonly found in urban settings built for owners with financial means. The dwelling is a relic of the prosperity of local farmers in the late 19th century.

The dwelling exhibits a high degree of craftsmanship in the unique detailing of the front façade, particularly the decorative raised, stone voussoirs with pointed, slightly elevated, keystones. The voussoirs are joined, significantly extended on each end and unified in a lighter appearance, likely through honing and result in a continuous and unique decorative appearance, not readily found elsewhere in the Township, particularly in a rural setting. The front façade is complimented by distinctive paired elements in the brackets and also in the placement of paired windows with unique decorative features for an Italianate stone dwelling. These features would have required greater skill from the builders. Given that the oral history suggests the farmer and his sons constructed this dwelling, likely untrained in the building trades, this dwelling exemplifies a high degree of craftsmanship and artistic merit, especially for a farmhouse. Based on early

photographic evidence, many of the attributes appear to be original and unchanged since their original construction.

Contextual Value:

The property is significant for its contextual value because it is important in defining, maintaining and supporting the character of the area. The stone dwelling was originally part of a 100-acre farm, settled by Scottish immigrants in the mid-to-late 19th century. It serves as a reminder of this area's agricultural past, particularly when considered along with the two-storey brick dwelling directly across the road at 8077 Wellington Road 19, both constructed circa 1890. These serve as gateway features upon the approach into Fergus from Belwood, after a significant bend in the old Garafraxa Road, and are the last remaining farmhouses between the urban and rural areas east of Fergus. With increasing encroachment of urban development into this rural area, preservation of this farmhouse helps to maintain a direct link to the historic Euro-settlement roots of the Township and helps tell the story of the evolution and prosperity of agricultural operations in the mid-to-late 19th century which helped to build the Township.



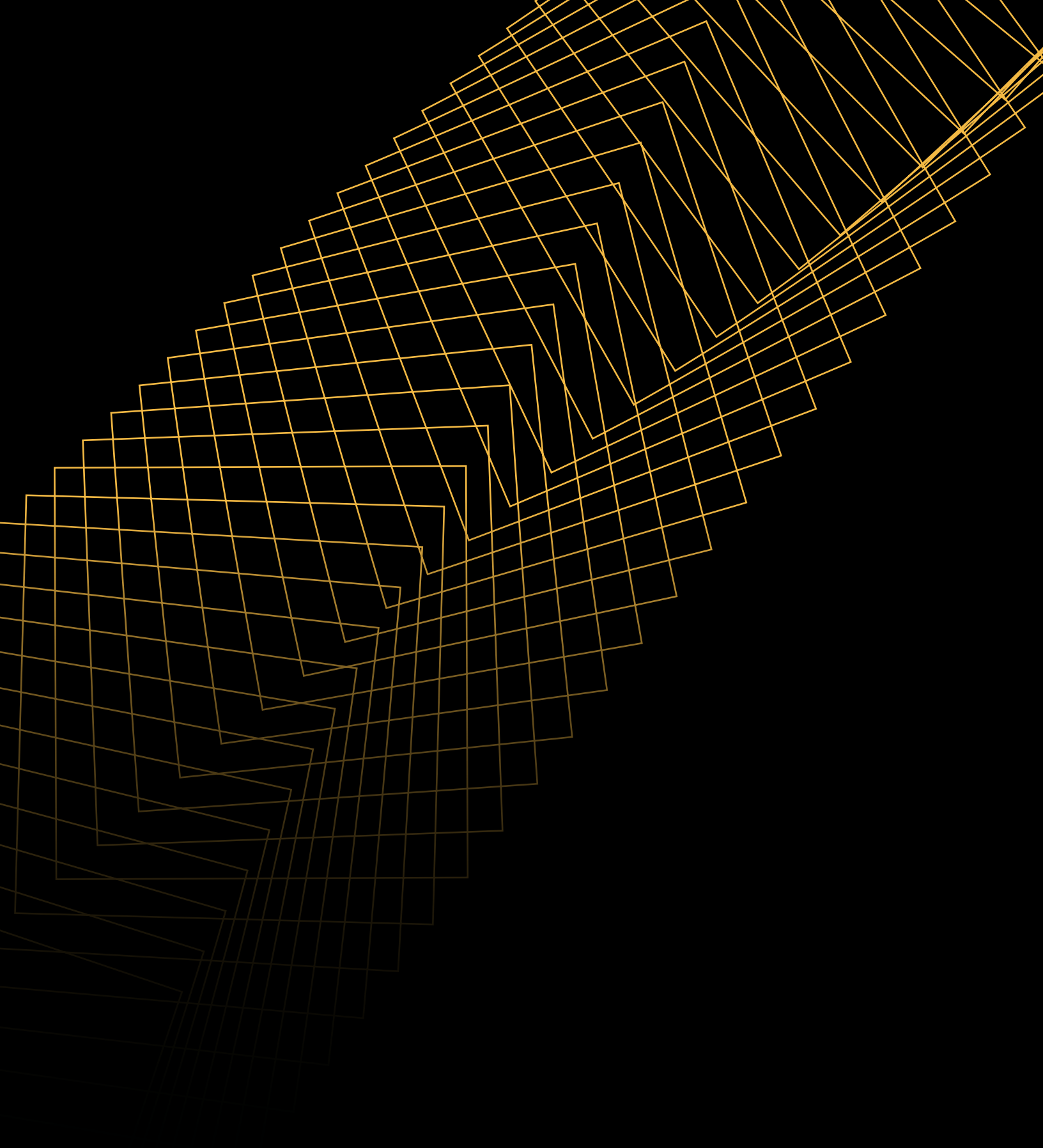
Image 3: View of 2 farmhouses along Wellington Rd 19 approaching Fergus, looking west

Description of Heritage Attributes

- Height, scale and massing of the original two-storey stone dwelling, including one-storey rear stone addition on the north-east side of the rear facade
- Cut limestone and fieldstone construction and materials, including tuck pointing (ribboning) on the front façade and two side elevations
- Fenestration pattern of doors and windows in their original location
- Wooden front door, including limestone voussoirs, transom window and glass
- Limestone voussoirs on all windows with pointed keystones and extended voussoirs on the front façade paired windows
- Original two-storey verandah with squared wooden columns and beveled corners, decorative fretwork and railing on the second storey
- The pitch of the large hip roof and its generous overhanging eaves
- Wood soffit and paired brackets
- Original remaining brick chimney along rear elevation

Excluded from the Heritage Attributes

- Rear brick (west) and wood siding (east) additions
- Two outbuildings (garages)



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