



Township of Centre Wellington

Heritage Centre Wellington Agenda

Tuesday, July 7, 2026

6:00 pm

Council Chamber, 1 MacDonald Square, Elora

Page

1. CALL TO ORDER

2. ADDENDUMS AND CORRECTIONS TO THE AGENDA

3. DISCLOSURE OF PECUNIARY INTEREST UNDER THE MUNICIPAL CONFLICT OF INTEREST ACT

4. APPROVAL AND ADOPTION OF THE MINUTES

4.1 [Heritage Centre Wellington - 09 Jun 2026 - Minutes - Pdf](#)

3 - 6

5. PRESENTATIONS/ANNOUNCEMENTS

6. DELEGATIONS

7. CONSIDERATION OF REPORTS

7.1 Heritage Permit - 490 Tower Street South, Fergus

7 - 11

[HCW2026-13 Heritage Permit - 490 Tower Street South, Fergus - Pdf](#)

Recommendation:

THAT staff report HCW2026-13 regarding Heritage Permit Application HP-2026-09, for the property located at 490 Tower Street South, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-09 be approved; or

Option B: That Heritage Permit Application HP-2026-09 be refused.

7.2 Heritage Permit - 680 Tower Street South, Fergus (ECHS)

12 - 18

[HCW2026-12 Heritage Permit - 680 Tower Street South, Fergus \(ECHS\) - Pdf](#)

Recommendation:

THAT staff report HCW2026-12 regarding Heritage Permit Application HP-2026-08, for the property located at 680 Tower Street South, Fergus be

received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-08 be approved; or

Option B: That Heritage Permit Application HP-2026-08 be refused.

8. SUB-COMMITTEE UPDATES

- 8.1 Properties Sub-Committee
- 8.2 Public Relations / Education Sub-Committee
- 8.3 Bridge Sub-Committee

9. INFORMATION ITEMS

- 9.1 Next Meeting - August 11

10. ADJOURN



**Township of Centre Wellington
Heritage Centre Wellington Minutes
Tuesday, June 9, 2026
Council Chamber
6:00 PM**

PRESENT:

Philip Brown
Donald Evoy
Nanette O'Sullivan
Nico Vandersluis
Victoria Nagy
Kristy Coles
Breanna McDonald
Lindsay Benjamin - electronic
Mayor Watters

REGRETS:

Michael Hale
Aryan Banipal

STAFF:

Mariana Iglesias, Manager of Planning Services
Deanna Maiden, Senior Development Planner
Devlin Schellenberger, Legislative Coordinator
Gabriel Lam, Heritage Coop Student

- 1. Call to Order**
 - 1.1 V. Nagy, Chair, welcomed everyone and called the meeting to order.
- 2. Addendums and Corrections to the Agenda**
 - 2.1 No addenda or corrections.
- 3. Disclosure of Pecuniary Interest Under the Municipal Conflict of Interest Act**
 - 3.1 None declared.
- 4. Approval and Adoption of the Minutes**
 - 4.1 Heritage Centre Wellington approved the minutes dated May 12, 2026, as presented, by consensus.
- 5. Presentations/Announcements**
- 6. Delegations**

7. Consideration of Reports

7.1 Heritage Permit - 105 Queen Street W
Report from Deanna Maiden, Senior Development Planner

Eric van Grootheest, property owner, provided an overview of the property, he stated The application includes restoration of the brick structure walls of the chimney stack and repair/patching of the concrete chimney cap, or replacement if deemed necessary. The proposed mortar is HLM 350 (lime based) in a colour to match the existing colour.

The Properties Subcommittee recommended to the Committee that the Heritage Permit Application be approved.

Moved by N. van der Sluis, Seconded by K. Coles

THAT staff report HCW2026-09 regarding Heritage Permit Application HP-2026-06, for the property located at 105 Queen Street West, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-06 be approved.

CARRIED

7.2 Heritage Permit - 199 Garafraxa Street East, Fergus
Report from Deanna Maiden, Senior Development Planner

D. Maiden, provided an overview of the property. She stated the application includes repair of the wood siding of the carriage house, repair and replacement of original windows with like, and non-original (1970s) windows with a style similar to the originals. Replacement of a side door with a fiberglass door, and replacement of rotted sill plates where required is also proposed.

The Properties Subcommittee recommended to the Committee that the Heritage Permit Application be approved.

Moved by K. Coles, Seconded by P. Brown

THAT staff report HCW2026-11 regarding Heritage Permit Application HP-2026-07, for the property located at 199 Garafraxa Street E, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

That Heritage Permit Application HP-2026-07 be approved.

CARRIED

- 7.3 Heritage Designation Recommendation - 250 Garafraxa Street East, Fergus

Report from Deanna Maiden, Senior Development Planner

D. Maiden indicated the property owners have requested designation of the property. Staff and the sub-committee have determined that it does meet at least two of the criteria as required and therefore, it is worthy of designation. Specifically, it meets four of the nine prescribed criteria.

The Properties Subcommittee recommended to the Committee that the property be designated.

Moved by P. Brown, Seconded by N. O'Sullivan

THAT Heritage Centre Wellington recommends to the Council of the Township of Centre Wellington:

That the property municipally known as 250 Garafraxa Street East, Fergus is worthy of designation and therefore, that Council issues a Notice of Intention to Designate under Part 4 of the Ontario Heritage Act.

CARRIED

8. Sub-Committee Updates

- 8.1 Properties Sub-Committee

8076 Wellington Road 19, Fergus, will be moving forward for designation at the June 29 Council meeting.

- 8.2 Public Relations / Education Sub-Committee

Committee members provided feedback on attending the Fergus Lions Home Show.

M. Iglesias, Manager of Planning Services indicated the Heritage Tree Bylaw will be going to Council in July in conjunction with Tree Trust. Both public and private trees are included in the bylaw.

- 8.3 Bridge Sub-Committee

No update.

9. Information Items

9.1 Next Meeting - July 7

10. Adjourn 6:30 pm

Chair

Deputy Clerk



**Report to
Heritage Centre Wellington**

To: Chair and Members of Advisory Committee

Report: HCW2026-13

Prepared By: Deanna Maiden, Senior Development
Planner

Date: 07 Jul 2026

RE: Heritage Permit - 490 Tower Street South, Fergus

Recommendation:

THAT staff report HCW2026-13 regarding Heritage Permit Application HP-2026-09, for the property located at 490 Tower Street South, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-09 be approved; or

Option B: That Heritage Permit Application HP-2026-09 be refused.

Report:

The owner of the property at 490 Tower Street South has applied for a heritage permit to make alterations to the property. The property currently contains a one-and-a half storey single-detached limestone Ontario farmhouse, built in 1882, and an accessory shed (build date unknown).

The application includes demolition of the accessory shed located at the rear of the property, due to its condition. Photos of the existing condition of the shed are attached as appendix A to this report.

A heritage permit is required because the property is designated under Part IV of the Ontario Heritage Act and demolition of a building/structure is proposed. The designation by-law is attached for reference and outlines the reasons for designation. When a heritage permit application to alter a heritage property is received, a decision must be made within 90 days to either: approve the application, approve with conditions, or refuse the application. The Committee is requested to review the proposal and evaluate in the context of the generally accepted principles found in the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and to provide a recommendation for consideration.

Consultation:

As per Heritage Act requirements.

Attachments:

- [Appendix A - Current Photos, 490 Tower Street S](#)
- [Appendix B - Designation By-law, 490 Tower Street S](#)

Approved By:

Mariana Iglesias, Manager of Planning Services, Manager of Planning Services

Current Photos (Shed) – 490 Tower Street S., Fergus





TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2006-029

Being a By-law to designate 490 Tower Street South
in the former Town of Fergus,
to be of Cultural Heritage Value or Interest

WHEREAS on the advice of the Municipal Heritage Committee, Council has been advised to designate the property noted below to be of historic or architectural value or interest to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

AND WHEREAS the provisions of Section 29, Subsections (1), (2), (3) and (4) have been complied with and no objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

1. The lands and premises described as 490 Tower Street South, Plan 55, Part Lots 64 & 65, E/S Tower St. S., (Formerly Town of Fergus), now in Township of Centre Wellington are hereby designated to be a building of cultural heritage value or interest.
2. The reasons for the designation are as follows:

Cultural Heritage Value or Interest:


This well-preserved 1½ storey typical Ontario farmhouse with a rectangular long façade was built in 1882 of broken limestone walls, cut stone quoins and voussoirs, with later tape-pointing. The medium gable roof has a centre façade with a chimney at each side. The modern front porch and rear addition are excluded from the designation.

Heritage Attributes to be protected:

All exterior limestone walls with cut stone quoins and voussoirs.
All window frames and pane distribution.
Decorative barge board and finial on front façade.

3. This By-law shall be registered against the title of the lands described as 490 Tower Street South, Plan 55, Part Lots 64 & 65, E/S Tower St. S., (Formerly Town of Fergus), now in Township of Centre Wellington
4. This By-law shall come into force and take effect upon its final passing.

READ A FIRST AND SECOND TIME this 13th day of February, 2006.




Head of Council - Russ Spicer

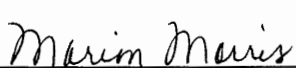


Clerk - Marion Morris

READ A THIRD TIME AND PASSED this 13th day of February, 2006



Head of Council - Russ Spicer



Clerk - Marion Morris



Report to Heritage Centre Wellington

To: Chair and Members of Advisory Committee

Report: HCW2026-12

Prepared By: Deanna Maiden, Senior Development Planner

Date: 07 Jul 2026

RE: Heritage Permit - 680 Tower Street South, Fergus (ECHS)

Recommendation:

THAT staff report HCW2026-12 regarding Heritage Permit Application HP-2026-08, for the property located at 680 Tower Street South, Fergus be received for information; and,

THAT Heritage Centre Wellington passes the following recommendation:

Option A: That Heritage Permit Application HP-2026-08 be approved; or

Option B: That Heritage Permit Application HP-2026-08 be refused.

Report:

The owner of the property at 680 Tower Street South, Fergus has applied for a heritage permit to make alterations to the property. The property currently contains the Emmanuel Christian High School, a broken course cut stone building, built in 1927.

The application includes repair and repointing of the exterior stone wall on a section of the south facing facade of the school using like materials. Photos of the existing condition of the building are attached as Appendix A to this report. The applicant has been conditionally approved for grant funding for the project through the Community Heritage Grant Program.

A heritage permit is required because the property is designated under Part IV of the Ontario Heritage Act and the alterations will be visible from the street. The designation by-law is attached for reference and outlines the reasons for designation.

When a heritage permit application to alter a heritage property is received, a decision must be made within 90 days to either: approve the application, approve with conditions, or refuse the application. The Committee is requested to review the proposal and evaluate in the context of the generally accepted principles found in the Parks

Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and to provide a recommendation for consideration.

Consultation:

As per Heritage Act requirements.

Attachments:

- [Appendix A - Photos of 680 Tower Street S](#)
- [Appendix B - Supplemental Information](#)
- [Appendix C - Designation By-law](#)

Approved By:

Mariana Iglesias, Manager of Planning Services, Manager of Planning Services

Photos of 680 Tower Street S (ECHS)







7158 Jones Baseline
RR#3 Arthur, ON, N0G 1A0
benstoneworks.com

Masonry Budget Proposal

To: Emmanuel Christian High School
680 Tower St. S., Fergus, ON
Attn: [REDACTED]
Drawings: n/a –site visit ; texted pics/notes
Scope: Masonry Repairs & Repointing
Scaffold Erection c/w cordon off as needed

Costings: South Elevation:
East portion only – right (east) side of adjacent wall to main south elevation
- Includes chimney portion to step-in (~2 ft above roofline)
Repoint Restoration----- \$ [REDACTED]

- Notes: Schedule: Summer 2026
- Scaffolding, Material Handler & Mixing Equipment: Inclusive
 - Masonry Product: **Heritage Lime based, HLM 350** colour tone to suit
 - Joint Finish: *to match/suit*
 - *Sand blasting Cleansing: not included, at this point not deemed necessary*
 - Steel Galvanized lintels: for masonry openings only –(NA)
 - Stone, Window Sills, Headers & Capping: new/reclaimed acquirments to suit - NA
 - Refuse & Rubble: removal from site
 - Flashings, Caulking, paint etc.: NIC
 - Weather Protection: NIC

 - *Typical site proviso:*
 - *Electrical and water source*
 - *clear and unobstructed access*

Terms:
[REDACTED]

Thank-you
[REDACTED]

[REDACTED]

TOWNSHIP OF CENTRE WELLINGTON

BY-LAW NO. 2006-072

Being a By-law to designate 680 Tower Street South (known as the Fergus and District High School) in the former Town of Fergus, to be of cultural heritage value or interest

WHEREAS on the advice of the Municipal Heritage Committee, Council has been advised to designate the property attached hereto to be of cultural heritage value or interest to the provisions of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

AND WHEREAS the provisions of Section 29, Subsections (1), (2), (3) and (4) have been complied with, and no objection has been received by the Municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON HEREBY ENACTS AS FOLLOWS:

1. The lands and premises described as 680 Tower Street South, Plan 55, Lots 114-121, 126, 128-133, Part Lots 70-73, 127 Angus & Wellington Sts., (formerly in Town of Fergus), now in Township of Centre Wellington, are hereby designated to be a building of cultural heritage value or interest.
2. The reasons for the designation are as follows:

Cultural Heritage Value or Interest:

Design or Physical Value

The building is a striking local landmark. It was meant to impress, constructed as it is on a slight rise overlooking the Provincial Highway. The original part of the building, constructed in 1927, is completely sheathed in broken course cut stone, accented by elaborate copper entablature across the entire façade. But for the replacement of the original windows, the building remains in excellent, original condition.

Historical or Associative Value

Everyone in Centre Wellington who attended the Fergus High School from 1927 until just after the turn of the Century will be thoroughly familiar with this building—both inside and on its grounds. Their associations with this building would date from a key moment in their collective lives. By definition therefore, few other buildings in the entire municipality can be so well known by so many of its residents. It represents a significant phase in the development of the community, exemplifies the importance of education, and was intended to show that by its grand styling.

Contextual Value

The building's profile, particularly as seen on its Tower Street and Belsyde Avenue elevations, is a key landmark in the community, occurring as it does at a principal intersection. The grand sweep of lawn down to the Tower Street roadway is important in how the building is viewed in relation to the street.

Heritage Attributes to be protected:

- All exterior masonry work, including window and door openings, though only that part of the building comprising the original 1927 structure. This includes the main elevation of the building on Tower Street (excepting the newer, single-floor, stone wing to the north), and the T-shaped wing that extends east from the back wall of the main wing. This protection does not include the original stonework where it abuts more recent additions on the northern and eastern limits of the original building, since these are presumed to have been damaged already. It would be desirable however

- to repair or reconstruct any of those damaged areas, if possible, should the opportunity arise.
- The existing flashing and entablature on the building, which appears to be made of copper.
 - The existing roofline and roof shape
 - The original and intact exterior envelope of the entire 1927 structure, instantly recognizable as the high school.
 - The existing Tower Street perspective of the building; and
 - The existing Belsyde Avenue perspective of the building.
3. This By-law shall be registered against the title of the lands described as 680 Tower Street South, Plan 55, Lots 114-121, 126, 128-133, Part Lots 70-73, 127 Angus & Wellington Sts., (formerly in Town of Fergus), now in Township of Centre Wellington.
4. This By-law shall come into force and take effect upon its final passing.

READ A FIRST AND SECOND TIME this 5th day of June, 2006.



Head of Council / Russ Spicer



Clerk – Marion Morris

READ A THIRD TIME AND PASSED this 5th day of June, 2006.



Head of Council – Russ Spicer



Clerk – Marion Morris