

Heritage Impact Assessment
6581 Highway 6
Township of Centre Wellington (Fergus)



CHC Limited

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Appendix 1 - Chain of Title, PIN 71129-0031 - 6581 Hwy 6, Fergus

Appendix 2 - Qualifications of the author

All photographs taken by the author November 15, 2023 unless otherwise noted.

This Heritage Impact Assessment acknowledges that the subject property is located within the Township of Centre Wellington, situated within territory of the Petun, Anishinabewaki, Anishinaabe, Mississaugas of the Credit First Nation, Missisauga and Odawa. These lands are acknowledged as being associated with the *Haldimand Treaty* and *The Simcoe Patent, Treaty 4, 1793*¹. This document takes into consideration the cultural heritage of Indigenous communities including their oral traditions and history where available and related to the scope of work.

The lands we know today as the Township of Centre Wellington have been home to Indigenous peoples since time immemorial. We acknowledge that we are on the treaty lands and traditional territory of the Anishinaabe and the Haudenosaunee.

With increasing encroachment by non-Indigenous settlers in the Township of Centre Wellington, the Anishinaabe and Haudenosaunee could not continue their traditional lifestyle and settled in their villages along the Credit River and in the Grand River Valley. These Indigenous nations uphold their Treaty Rights within our jurisdiction.

Today, the Township of Centre Wellington remains home to Indigenous peoples from across Turtle Island. We are grateful to have the opportunity to share and respect Mother Earth and are committed to building constructive and cooperative relationships with Indigenous nations.²

¹ www.native-land.ca

² <https://www.centrewellington.ca/living-here/about-centre-wellington/>

EXECUTIVE SUMMARY

The farmhouse on the property at 6581 Highway 6, Centre Wellington (Fergus) is of cultural heritage value; it has not been placed on the Township's Heritage Register and it is not designated under the *Ontario Heritage Act*. However, the property was identified by the Township as potentially having heritage significance, and as an application is being made to develop a residential subdivision on the lands, a Heritage Impact Assessment has been requested for the property.

The subject property is on the northerly edge of the Town of Fergus on the east side of St. David Street North/Highway #6. The property exhibits relatively flat agricultural cropland with the farmhouse located approximately 40 metres from the Highway right-of-way.

The 1½ storey, rubble stone farmhouse at 6581 Highway 6 features an unusual asymmetrical, double-gabled front facade and gables on all four facades, each with a different window configuration. The property has a farmstead incorporating outbuildings and an early 20th century bank barn. Mature trees, both deciduous and coniferous are found in the farmstead landscape.

The farmhouse is of cultural heritage significance, possessing both design or physical value and contextual value. It meets the *Regulation 569/22* criteria for designation under Part IV of the *Ontario Heritage Act* in the opinion of the author and is worthy of conservation. None of the other farmstead buildings is considered significant.

Retention of as much of the mature landscape associated with the farmhouse is desirable, as well as maintaining its public presence on St. David Street North/Highway #6.

The development concept for the subject lands is a plan comprised of residential units ranging from single family to medium density with parkland. It incorporates the culturally significant farmhouse on a generous lot, retaining a significant amount of the mature landscape associated with it, as well as maintaining its public presence on St. David Street North/Highway #6.

Should the property be designated under the *Ontario Heritage Act* and renovations or restoration pursued, Heritage Permits will likely be required, where conservation principles would apply.

1.0 INTRODUCTION TO THE DEVELOPMENT SITE

An application is being made for a Plan of Subdivision on the 20.2 ha (50 acre) parcel, containing a farmstead with a farmhouse, barn and outbuildings. The property is neither designated under the *Ontario Heritage Act*, nor listed (non-designated) on the Township's Heritage Register; however, it has been identified by the Township as potentially having heritage significance and the Township has requested a Heritage Impact Assessment (HIA) be submitted. An HIA was recommended for the property in the *Planning Justification Report* for an adjacent proposed development³. This HIA addresses the property based on the requirements of Section 4.6.7 of the *Wellington County Official Plan*, which is as follows:

“A heritage impact assessment and conservation plan may be required to determine if any significant cultural heritage resources are impacted by a development proposal”.

The contents of the HIA are guided by *Info Sheet #5, Heritage Impact Assessments and Conservation Plans* (Winter 2006), which requires the following components:

- Historical research, site analysis and evaluation
- Identification of the significance and heritage attributes of the cultural heritage resources
- Description of the proposed development
- Assessment of development or site alteration impact
- Consideration of alternatives, mitigation and conservation methods. Methods to minimize or avoid a negative impact on a significant cultural heritage resource include:
 - o Alternative development approaches
 - o Isolating development and site alteration from significant built and natural features
 - o Design guidelines that harmonize mass, setback, setting, and materials
 - o Limit height and density
 - o Allow only compatible infill and additions
 - o Reversible alterations
 - o Buffer zones, and
 - o Site plan control
- Summary statement and conservation recommendations.

1.1 Location

Figures 1 and 2 illustrate the location of the subject property and its neighbour to the south on the northerly edge of the Town of Fergus on the east side of St. David Street North/Highway #6. The farmhouse is located approximately 40 metres from the Highway right-of-way.

The farmstead is visible from the public realm, Highway #6, although it is partially screened by mature trees, especially when the deciduous trees are in leaf.

³ Since there is a proposed development for the property at 965 Gartshore Street, the evaluation recommends that a Heritage Impact Assessment (HIA) should be undertaken to identify impacts to the cultural heritage value and heritage attributes of the subject property and should consider the adjacent properties that the Township has flagged for potential inclusion on the municipal heritage register: 6611 and 6581 Highway 6, 968 St. David St. North and 950 Gartshore Street. *Planning Justification Report, 965 Gartshore Street, 970 Gartshore and 101 Gregson Court*, GSP Group May 2023 p. 34

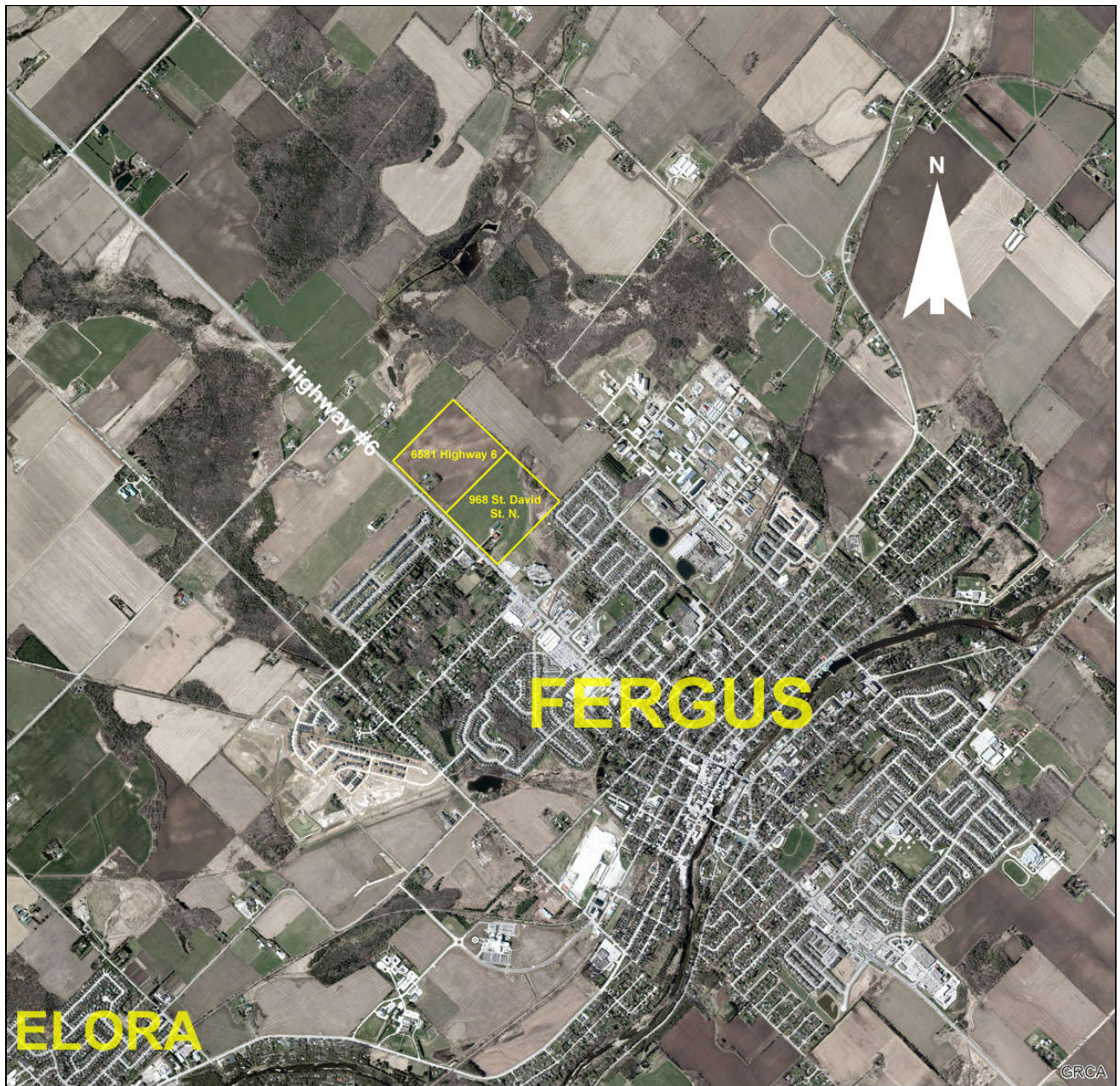


Figure 1 location of subject property - GRCA mapping (2020 orthophoto)

The legal description of the property is: 6581 Highway 6 - Part Lot 18, Concession 16, former Nichol Township, Township of Centre Wellington



Figure 2

subject property - GRCA mapping (2020 orthophoto)

1.2 Description of the property - features, landscape, views and buildings

Landscape and views

There is less than 3 metres of elevation change across the the property, with the lands very gently sloping towards the southeast corner wetland on the 968 St. David Street North property. Trees line the rear of the property; there is a sparse tree line on the northern boundary and an even sparser one between the property and the one to the south. Mature trees are found on the farmstead. Lands to the east are agricultural. On the west side of Highway 6 are residential and agrucultural uses (Figure 3).



Figure 3

looking across Highway 6 from the driveway of 6581 Highway 6

Buildings - 6581 Highway 6

The farmstead contains a 19th century Ontario Gothic, 1½-storey, stone farmhouse with an attached garage, a large bank barn, two storage bins, a well house and a chicken coop (Figures 4 & 5).



Figure 4 farmstead, 6581 Highway 6 - GRCA (2020 orthophoto)



Figure 5

6581 Highway 6 farmstead from the highway - Google Maps

The *circa* 1860s⁴ L-shaped house is built of rubble stone with an extensive amount of mortar and ribbon or tape pointing to give the appearance of cut stone. The three walls visible from the highway have been given this treatment, while the rear wall has not. The Ontario Gothic, a style that is perhaps the most common Ontario farmhouse style prior to 1950, is manifested typically in a 1½-storey configuration. A gothic gable is usually found above the central front door, although in this case, there is an unusual double front gable in an asymmetrical format. Even more unusual is the fact that there are gables in both side elevations and the rear elevation as well, and these are also different from one another, one side having two windows in the gable, and the other, one window (Figures 6 - 9).



Figure 6

front (west) facade, 6581 Highway 6

⁴ MPAC records indicate a construction date of 1885



Figure 7

north facade, 6581 Highway 6



Figure 8

south facade, 6581 Highway 6



Figure 9

rear (east) facade, 6581 Highway 6

The front porch (Figures 6 & 8) is a 1973 addition (see Figures 11 - 14). A one-storey, wood-sided, frame addition is on the northeast corner at the rear of the house (Figure 9).

Figure 10 shows the series of five gables on all four elevations, two on the front elevation, an unusual form.

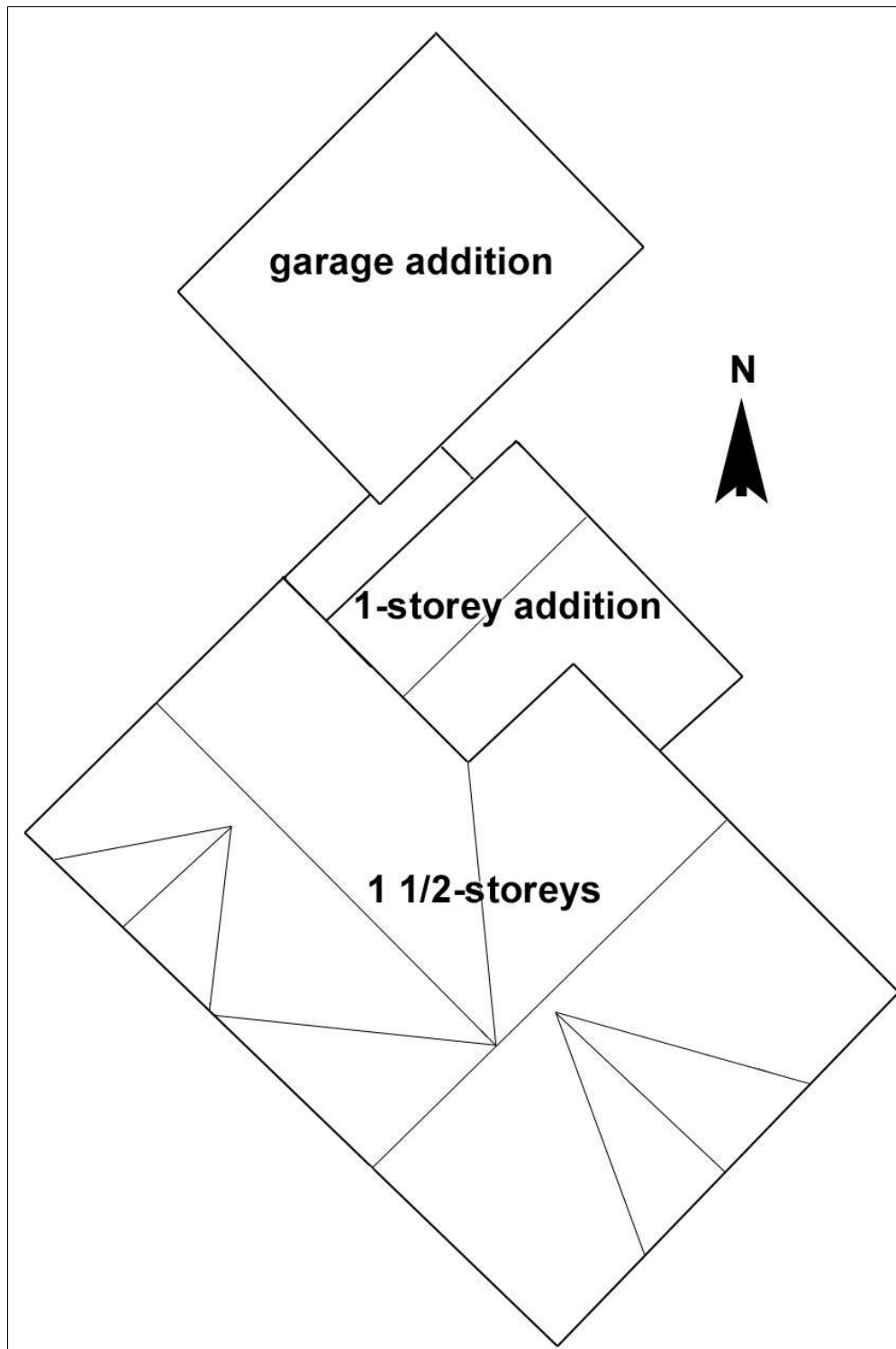


Figure 10

roof plan, 6581 Highway 6

The following four photos are from a collection of slides by Gordon Couling that are housed in the Wellington County Museum and Archives and available on-line. Figure 11 was taken in 1970 and Figures 12 - 14 were taken in 1973 while the current front porch and attached garage were being added.



Figure 11 6581 Hwy 6, 1970, Gordon Couling, Slide no. 5103, *Wellington County Museum & Archives*



Figure 12 6581 Hwy 6, 1973, Gordon Couling, Slide no. 5102, *Wellington County Museum & Archives*

Note the creosote stain from a former chimney on the wall in the right hand gable and the 2/2 double hung, wood sash windows which have since been replaced.



Figure 13 6581 Hwy 6, 1973, Gordon Couling, Slide no. 5104, *Wellington County Museum & Archives*



Figure 14 6581 Hwy 6, 1973, Gordon Couling, Slide no. 5105, *Wellington County Museum & Archives*

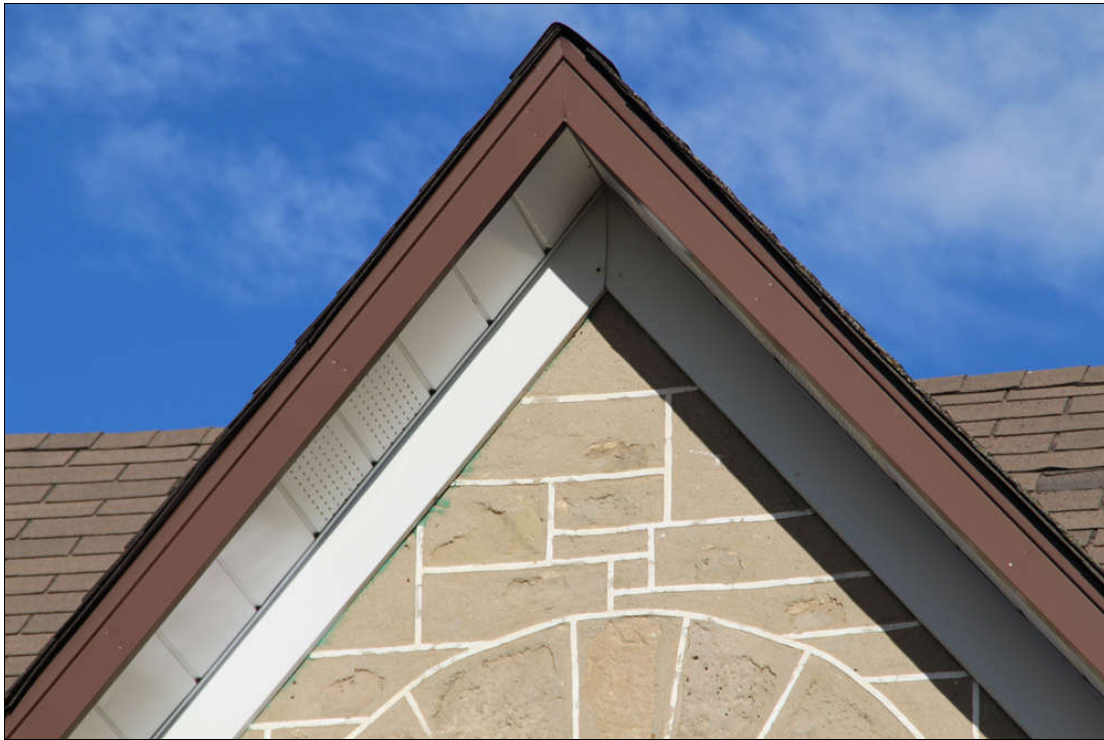


Figure 15

front facade gable, 6581 Highway 6

Soffits, verge boards and fascia are aluminum clad. The roof is asphalt shingled and the stone walls are heavily parged with ribbon pointing.



Figure 16

rear wall, 6581 Highway 6

The contrast between the three walls visible from the public road and the rear wall is apparent in Figure 16.



Figure 17 replaced upper window, 6581 Highway 6



Figure 18 original upper window, 6581 Highway 6



Figure 19 vinyl replacement window, 6581 Highway 6



Figure 20 original 4/6 window, 6581 Highway 6

There appears to be one remaining original window, a double with 4/6 lights on the rear wall of the house. The remaining windows are replacements, some with faux muntins. Sills are cut limestone.

The front door of the house is a replacement (Figure 21) and it appears that the original door might have either been a double door or a door with sidelights. The replacement door predates the porch and garage addition of 1973, as can be seen in Figures 11 - 14.



Figure 21 front door, 6581 Highway 6

Outbuildings include a large, early 20th century, wood-sided, frame bank barn, founded on a poured concrete foundation (Figures 22 & 23), two storage bins (Figure 22), a well house (Figure 24), and a chicken coop (Figure 25).



Figure 22 bank barn & storage bins, 6581 Highway 6



Figure 23

early 20th century bank barn, 6581 Highway 6



Figure 24

well house, 6581 Highway 6



Figure 25

rear yard & chicken coop, 6581 Highway 6

1.3 Overview of applicable heritage legislation, policies and guidelines

The following provides an overview of applicable heritage legislation, policies and guidelines as applied in this report.

The Ontario Heritage Act

The Ontario Heritage Act, R.S.O., 1990, c.O.18 is the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Heritage Impact Assessment is guided by the criteria within *Ontario Regulation 569/22: Criteria For Determining Cultural Heritage Value Or Interest* which provide the mechanism for determining cultural heritage value or interest.

The Planning Act and Provincial Policy Statement 2024

The *Planning Act* makes provisions respecting cultural heritage in Part I of the Act. Part I, Section 2(d) states: “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”

The Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2024 (PPS)*. The *PPS* is a policy statement issued under the authority of section 3 of the *Planning Act* and came into effect on October 20, 2024. The *PPS* applies to all decisions in respect of the exercise of any authority that affects a planning matter made on or after October 20, 2024. The *PPS* provides for the following with respect to built heritage resources:

- 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:
 - b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.”

A PLACE TO GROW, Growth Plan for the Greater Golden Horseshoe, Office Consolidation, August 2020

To protect what is valuable, The Growth Plan states in section 4.2.7 - Cultural heritage resources:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision making.”

Ontario Heritage Tool Kit

The Ontario Heritage Tool Kit aids in the assessment of cultural heritage resources and potential cultural heritage landscapes. “Heritage Property Evaluation” and “Heritage Resources in the Land Use Planning Process” are used in this report to evaluate and assess the existing resources on the subject properties.

Eight Guiding Principles

The Ontario Heritage Toolkit incorporates the *Eight Guiding Principles* on page 2 of *Info Sheet # 5 Heritage Impact Assessments and Conservation Plans*. These principles are used to guide conservation of resources of cultural heritage value or interest.

The *Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition)* are a benchmark for assessing proposed conservation interventions on the *character-defining elements* of an historic place. As such they may form the basis for review and assessment of any proposed alteration to the cultural heritage resource at the appropriate time.

County of Wellington Official Plan

The *Wellington County Official Plan* provides policies under section 4.1 in regard to Cultural Heritage and section 4.6 in regard to heritage impact assessments

Township of Centre Wellington Official Plan

The Township's Official Plan provides policies for cultural heritage conservation in section C.2 CULTURAL HERITAGE RESOURCES. Potential impacts on adjacent heritage properties are also addressed in this section. While there are no heritage resources adjacent to the subject properties, Figure 26 shows the listed heritage properties in the general area. There are no designated heritage properties in the vicinity.

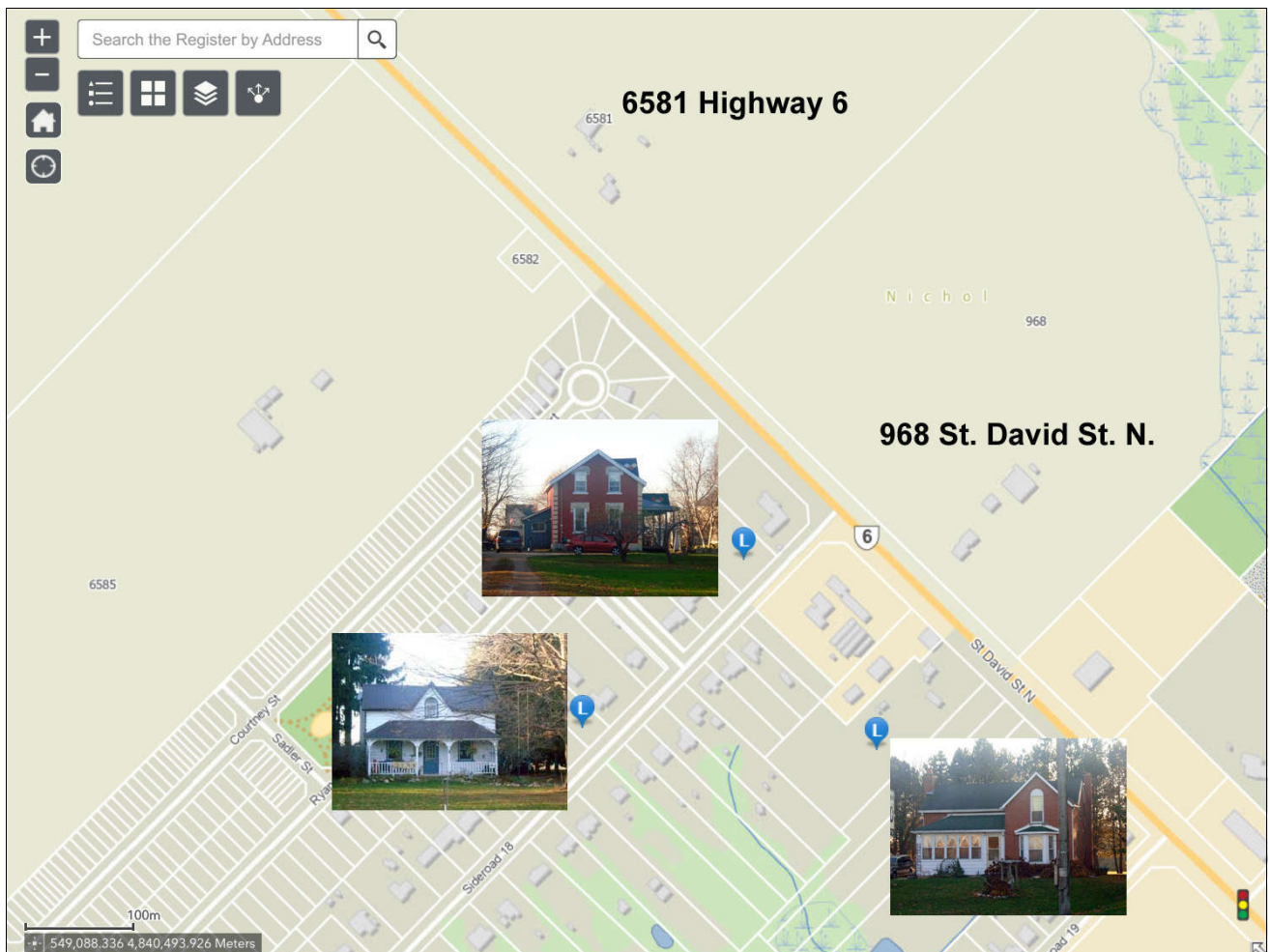


Figure 26 from the Township's Heritage Register
<https://centrewellington.maps.arcgis.com/apps/webappviewer/index.html?id=131dde6511ee4cd1aadf80735e5f298b>

2.0 BACKGROUND RESEARCH AND ANALYSIS

“Nichol Township forms a part of the Reserve granted to the Six Nation Indians. On February 5th, 1798, Chief Brant in behalf of the Six Nations, sold several blocks of land to different parties. Block No. 4, consisting of 28,512 acres, now Nichol Township, seems to have been sold to Colonel Clarke, although there is no positive record attainable; however, on April 17th, 1807, a patent was granted him by the Crown to Block 4, a mortgage being given by Clarke to William Claus, Trustee for the Six Nation, to the amount of £4,564. On October 1st, of the previous year, Colonel Clarke had given his bond to William Claus and Alexander Stewart for this amount, payable in a thousand years, the interest to be paid annually. The Crown gave Colonel Clarke the land on the conditions mentioned, in recognition of his military services, and the new township was named after Colonel Nichol, who had distinguished himself in the war of 1812. In 1832 William Gilkison, who was originally a Glasgow merchant, bought 13,816 acres, being the south half of the township. In 1834, Adam Ferguson and James Webster bought 7,367 acres, comprising lands on both banks of the Grand River at Fergus, and the land north-east.”⁵

In 1834, the population of the township was 134 and 181 acres of land were in cultivation. There were 16 horses, 16 oxen, 33 milk cows and 13 head of young cattle.⁶

6581 Highway 6 (see also Appendix 1, Chain of Title)

In 1841, James Webster sold his interest to the Honourable Adam Ferguson.. Ferguson in turn, sold the 50 acre parcel Part Lot 16, Concession 16 (6581 Highway 6) to John Watt who presumably settled and cleared the land and built a dwelling soon thereafter.

Watt sold the farm in 1876 to William Tindale, whose name appears on the 1877 County Atlas (Figure 27). It is possible that the current house was built in Watt’s tenure on the Owen Sound Road (now Highway #6). If not, it would have been built during Tindale’s tenure (1876 - 1899). Judging by the architectural style and details and the fact that the property sold in 1876 for \$3,000 (Appendix 1), it is likely that the house was built in the latter part of the period between 1841 and 1876. The property was transferred to Robert Tindale in 1899 and his name appears on the 1906 County Atlas (Figure 28).

In 1917, Tindale sold the property to Noah Strome(?) And in 1919 it was sold to William J. Jackson. Jackson resided there until 1931 when it was transferred to John T. C. Jackson.

Sixty years later a transfer from John Thomas Chester Jackson was made to Orian Doreen Sampson, and in the next year, 1992, Sampson transferred the farm to Friedrich Ehrlich.

⁵ *Historical Atlas of Wellington County*, Historical Atlas Publishing Company, Toronto 1906, p. 6

⁶ *Ibid*

critterion	met?	rationale
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	no	The house does not display a high degree of craftsmanship; the original windows have been replaced; the rubble stone walls are heavily covered in mortar and ribbon pointed to resemble cut stone.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	no	The design and physical structure do not demonstrate a high degree of technical or scientific achievement. It was built using common methods and materials.
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.	no	No previous owners of the property are known to have been prominent members of the 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.	no	There is no evidence of anything unique or rare in the building that would suggest that new information could be garnered from it.
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 architect / builder is unknown
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	no	Although the house is visible from the public realm, it is part of a farmstead on the periphery of urban Fergus and its agricultural context is and will continue to be compromised or lost.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	yes	The house remains in its original location, dating from the mid to latter half of the 19 th century and in association with the farmstead which is diminished to an extent by the encroachment of urban Fergus.
9. The property has contextual value because it is a landmark.	no	The house does not terminate a view, nor does it occupy a prominent location in the landscape.

The house is of cultural heritage significance; it possesses one criterion of design or physical value, and one of contextual value. It meets two *Regulation 569/22* criteria for designation under Part IV of the *Ontario Heritage Act* in the opinion of the author.

The heritage attributes of the farmhouse are:

- the stone facades of the original house (north, west, south and east),
- all door and window openings on the designated exterior stone walls, (excluding the windows),
- the roofline over the original house (excluding the existing roof fabric).

The rear and garage additions and the front porch are not included. All non-original features may be restored to documented earlier designs or their documented original form.

Retention of as much of the mature landscapes associated with the farmhouse is desirable, as well as maintaining its public presence on St. David Street North/Highway #6.

4.0 DESCRIPTION OF THE PROPOSED DEVELOPMENT

Figure 29 is a Draft Plan of Subdivision for the development of the subject lands. The plan is comprised of residential units ranging from single family to stacked townhouses and parkland, and it incorporates the culturally significant farmhouse on a generous lot.



Figure 29 Draft Plan of Subdivision, Part Lot 18, Con 16, former Township of Nichol, Centre Wellington Polocorp Inc. - December 10, 2024

Figure 30 is a more detailed view of the integration of the conserved farmhouse in the development. The significant public views from the highway have been preserved. Sufficient space has been provided to conserve some of the mature trees on the property.



Figure 30

6581 Highway 6 integration with the community

The existing landscape associated with 6581 Highway 6, and the view from the highway are conserved with a new entrance provided from an internal street. The home and garage can be retained with the garage either being entered from the opposite end or replaced with a new structure (Figure 30).

5.0 IMPACT of DEVELOPMENT or SITE ALTERATION

The following assessment of potential impact the proposed redevelopment or site alteration may have on the cultural heritage resource is based on the possible negative impacts as stated in the *Ontario Heritage Tool Kit*.⁸

<i>Potential Negative Impact</i>	<i>Assessment</i>
Destruction of any, or part of any, significant heritage attributes or features	No significant heritage attribute, nor any part thereof is to be destroyed.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	No alterations to the culturally significant building are proposed. The development is proposed on the adjacent farmlands.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows created will not alter the appearance of any heritage attributes, nor change the viability of any plantings.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The culturally significant farmhouse will be removed from its agricultural context as the farmlands will become urban. However, the immediate environs will be conserved.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The significant public views from the highway remain totally exposed.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	There is major change in land use, from agriculture to urban. This does not negate the value of the retained farmhouse.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	It is not expected that there will be land disturbance to the areas of the properties that contain the heritage resource. Drainage patterns are not expected to be altered.

6.0 CONSIDERED ALTERNATIVES and MITIGATION STRATEGIES

Alternatives considered included demolition of the farmhouse and relocating it. Neither is preferred and conserving it in-situ is the preferred strategy. Mitigation includes conserving the immediate landscape environs,

⁸ PPS, 2005, Info Sheet No. 5 Cultural Heritage and Archaeology Policies 2.6, p. 3. (*Heritage Tool Kit*)

including many of the mature trees.

7.0 CONSERVATION STRATEGIES

None of the 14 standards (conservation principles) of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada) is applicable to this project as the heritage resource is not being altered in any way by the development proposal. It will remain as-is on a severed parcel.

Similarly, none of the *Eight Guiding Principles in the Conservation of Built Heritage Properties* (Ontario Ministry of Heritage, Sport, Tourism and Culture Industries) is applicable.

Should the properties be designated under the *Ontario Heritage Act* and renovations or restoration be pursued, Heritage Permits will likely be required, where the conservation principles would apply.

8.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The farmhouse is, in the opinion of the author, a significant cultural heritage resource and worthy of designation under the *Ontario Heritage Act*. It is to be incorporated into the planned subdivision on a generous lot, to be accessed from an internal street, rather than the highway, and should retain some of its mature immediate landscape.

This Heritage Impact Assessment is respectfully submitted by:

CHC Limited



per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

- A PLACE TO GROW, Growth Plan for the Greater Golden Horseshoe*, Office Consolidation, August 2020
County of Wellington Official Plan
- Gordon Couling slide collection, Accession # A1985.110, Wellington County Museum and Archives
- Heritage Resources Centre, *Ontario Architectural Style Guide*, HPI Nomination Team, University of Waterloo, January 2009
- Historical Atlas of Waterloo & Wellington Counties 1881 - 1877*, H. Parsell & Co. Walker & Miles, Toronto re-print 1972
- Historical Atlas of Wellington County*, Historical Atlas Publishing Company, Toronto 1906
- Info Sheet #5, Heritage Impact Assessments and Conservation Plans* (Winter 2006) (*Heritage Tool Kit*)
- Kyles, S. (2002)f. *Gothic Revival (1750 - 1900)*. www.OntarioArchitecture.com. Retrieved Fall 2023, from www.ontarioarchitecture.com.
- MPAC records, 6581 Highway 6, Centre Wellington
- Ontario Heritage Act, R.S.O., 1990, c.O.18, Ontario Regulation 569/22 'Criteria for Determining Cultural Heritage Value or Interest'* 2023
- Paul Jeffs, PJ Materials Consultants Limited, *Conservation of Heritage Structures & Older Buildings, Repointing Masonry Walls – Matching the Techniques for Success or Failure*, undated
- Planning Justification Report, 965 Gartshore Street, 970 Gartshore and 101 Gregson Court*, GSP Group May 2023
- Provincial Policy Statement, 2020 (PPS)*
- “Speculators once owned Nichol, Pilkington townships”, *Wellington Advertiser*, Wednesday, November 29, 2023 | Vol 56 Issue 47, re-print of a past column by former *Advertiser* columnist Stephen Thorning, 1949 - 2015.
- The Mary Cavers / Annie Wilson fonds in the Wellington County Museum & Archives
- Township of Centre Wellington Official Plan*
- Wellington County Ontario Pioneer Settlement Records*,
<https://www.ontariogenealogy.com/uppercanadaontariopioneerlandsettlementrecords/wellingtoncountypioneersettlers/wellingtoncountypioneerlandsettlement.html>
- www.native-land.ca

Appendix 1
Chain of Title, PIN 71129-0031 - 6581 Hwy 6, Fergus

no.	instrument	registered date	acres	from	to	price
	Patent	17 April 1807		Crown	Thomas Clark	
188?	B & S	21 October 1834		Hon. Thomas Clark	Adam Ferguson & James Webster	
212?	B & S	08 June 1841	all	James Webster	Hon. Adam Ferguson	
855	B & S	27 January 1849	SW ½	Hon. Adam Ferguson	John Watt	
1416	B & S	16 March 1876	SW ½	John Watt	William Tindale	\$3,000
3905	Probate Will	15 May 1899	SW ½	William Tindale	Robert Tindale	
5647	B & S	06 March 1917	SW ½	Robert Tindale	Noah Strome?	
5848	B & S	03 May 1919	SW ½	Noah Strome?	William J. Jackson	
7003	Grant	02 July 1931	SWly ½	William J. Jackson	John Thomas Chester Jackson	
637597	Grant	01 February 1991	SWly ½	John Thomas Chester Jackson	Orian Doreen Sampson	
RO667122	Transfer	10 June 1992		Orian Doreen Sampson	Friedrich Ehrlich & Agnes Ehrlich	\$260,000
WC378167	Survivorship app.				Friedrich Ehrlich	

APPENDIX 2

Qualifications of the Author

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present President, CHC Limited, Guelph, ON

1977 - 2018 President, The Landplan Collaborative Ltd., Guelph, ON

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, ON

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 -

Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

Merit Award	2016	Canadian Association of Heritage Professionals Awards, City of Kitchener Cultural Heritage Landscapes
National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage Landscapes
Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	<i>Canadian Architect</i> , Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	<i>Progressive Architecture</i> , The Ceremonial Routes (Confederation Boulevard), Ottawa,
National Citation	1985	CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK
National Merit	1984	CSLA Awards, St. James Park Victorian Garden, Toronto, ON
Award	1982	Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Cultural Heritage Evaluation Reports & Heritage Impact Assessments - Bridges

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report & Heritage Impact Assessment, Southgate Township, ON
- Belanger Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Casey Township, ON
- Bridge #9-WG Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report & Heritage Impact Assessment, Blandford-Blenheim Township, ON
- Bridge Street Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON

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- Holland Mills Road Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Township of Centre Wellington, ON
- Oxford-Waterloo Bridge Cultural Heritage Evaluation Report & Heritage Impact Assessment, Wilmot Township, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report & Heritage Impact Assessment, Harley Township, ON

Heritage Master Plans and Landscape Plans

- Alton Mill Landscape, Caledon, ON
- Black Creek Pioneer Village Master Plan, Toronto, ON
- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- Downtown Guelph Public Realm Plan, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Greenwood Cemetery Master Plan, Owen Sound, ON
- Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- St. George's Square, City of Guelph, ON
- St. James Cemetery Master Plan, Toronto, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- Whitehern Landscape Restoration Plan, Hamilton, ON
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Osprings), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- Cruickston Park Farm & Cruickston Hall - Cultural Heritage Resources Study, Cambridge, ON
- Doon Valley Golf Course - Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/ Bowmanville, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- 960 Nashville Road Cultural Heritage Evaluation Report, City of Vaughan (Nashville), ON
- Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- 180-B Nith River Way Cultural Heritage Evaluation Report, Ayr, ON
- 154 Ontario Street, Historical - Associative Evaluation, Guelph, ON
- 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- 43 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON

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- 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- 2972 Alps Road Heritage Impact Assessment, Ayr, ON
- 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 - 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- 70 Fountain Street Cultural Heritage Impact Assessment, Guelph, ON
- 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- 1654 Glenburnie Drive, Heritage Impact Assessment, Mississauga, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- 151 King Street North Heritage Impact Assessment, Waterloo, ON
- 4924 King Street Heritage Impact Assessment, Beamsville, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment - Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 - 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 1376 Mississauga Road, Cultural Landscape Heritage Impact Statement addendum, Mississauga, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- 1245 Mona Road, Heritage Impact Statement, Mississauga, ON

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- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 89 and 99 Nashville Road Heritage Impact Assessment, City of Vaughan (Kleinburg), ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 30 Oakdale Avenue, Heritage Impact Assessment, St. Catharines, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- 43 Sheldon Avenue North, Heritage Impact Assessment, Kitchener, ON
- 35 & 43 Sheldon Avenue North, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- 18, 20, 30 & 34 Thomas Street, Streetsville Heritage Impact Assessment, Mississauga, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 - 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- 85 Victoria Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- 26 - 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- 1123 York Road Heritage Impact Assessment, Guelph, ON
- 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- William Barber House, 5155 Mississauga Road , Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- 120 Huron Street Conservation Plan, Guelph, ON
- 324 Old Huron Road Conservation Plan, Kitchener, ON
- Sixth Line Cultural Heritage Landscape Conservation Plan, Oakville, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- 1123 York Road Heritage Conservation Plan, Guelph, ON

Heritage Conservation District Studies and Plans and Conformity Reports

- Review and Critique of Brooklyn and College Hill Heritage Conservation District Study Plan and Guidelines, Guelph, ON
- Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON
- 10680 Islington Avenue Heritage Conservation District Conformity Report, City of Vaughan, (Kleinburg) ON
- 248-260 Woodbridge Avenue Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)

Cultural Heritage Landscape Inventories/Studies

- Cultural Heritage Landscape Study, City of Kitchener, ON
- Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Forbes Estate Heritage Impact Assessment Peer Review, Cambridge (Hespeler), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON

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- Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Tytler School for the Upper Grand District School Board, (Part IV Designation proposal), Guelph, ON
- 558 Welbanks Road, Quinte's Isle, miscellaneous heritage assessment documents, Prince Edward County, ON

Expert Witness Experience

- Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- 255 Geddes Street, Elora, ON, heritage opinion evidence - Ontario Superior Court of Justice, 2010
- Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016
- Haylock / Youngblood Development OMB Mediation Hearing, Centre Wellington, ON, 2018
- Riverbank Drive LPAT Mediation Hearing, Cambridge, ON, 2019
- 50 Brookside Drive Ontario Land Tribunal Hearing, Kitchener, ON, 2021
- 70 Fountain Street, Skydevco Ontario Land Tribunal Hearing, Guelph, ON, 2022

February 2025

