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File No. ACS2024-PRE-RHU-0031

April 3, 2024



RECEIVED
2024/04/03
(YYYY/MM/DD)
Ontario Heritage Trust

Dear 

RE: Designation of 2 Peter Street, under Part IV of the *Ontario Heritage Act*

This letter is to advise you that Ottawa City Council, at its meeting of April 3, 2024, approved the following recommendation in respect of the above-noted item:

That Council issue a Notice of Intention to Designate 2 Peter Street under Part IV of the Ontario Heritage Act according to the Statement of Cultural Heritage Value.

A copy of the complete report in this matter, as well as the minutes of the City Council meeting of April 3, 2024, can be found on the City's website at ottawa.ca/agendas.

Enclosed is the Notice of Intention to Designate, served according to the *Ontario Heritage Act*, to be published online at Ottawa.ca/heritagenotices on April 5, 2024. You will have 30 days from the publication date, until May 5, 2024, to file an objection to the designation. Should you wish to object to the designation, you may do so by submitting a notice of objection in writing, outlining the reasons for the objection and any other relevant information. The notice must be received by the Clerk of the City of Ottawa within 30 days after the online publication of this notice.

Office of the City Clerk
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1
ottawa.ca

Direct Line (613) 580-2424 Ext. 21215
Fax (613) 560-2416
Rick.OConnor@ottawa.ca

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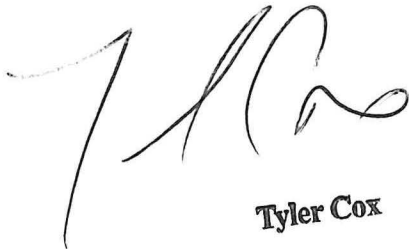
The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca, or via registered mail or in-person delivery, by appointment, at the following coordinates:

David White, Interim City Clerk
c/o Mélanie Blais, Committee Coordinator
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or at melanie.blais@ottawa.ca. When an objection has been received, City Council will consider the objection including all relevant information within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*. Should Council pass a by-law to designate the property, there will be further correspondence from the City on how you may appeal this decision to the Ontario Land Tribunal.

Should you require further information, please contact MacKenzie Kimm, Heritage Planner, at (613) 580-2424 ext.15203 or by email at MacKenzie.Kimm@ottawa.ca.

Regards,



Tyler Cox

for Deputy Clerk for David White
Interim City Clerk

c.c. MacKenzie Kimm, City of Ottawa (mackenzie.kimm@ottawa.ca)
Vibhuti Joshi, City of Ottawa (vibhuti.joshi@ottawa.ca)
Registrar, Ontario Heritage Trust (registrar@heritagetrust.on.ca)

Encl.

NOTICE OF INTENTION TO DESIGNATE 2 PETER STREET AS A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST, PURSUANT TO SECTION 29 (3) OF THE *ONTARIO HERITAGE ACT*, R.S.O. 1990, c. O.18

DATED AND PUBLISHED at the City of Ottawa this 5th day of April, 2024

TAKE NOTICE that the City of Ottawa, on April 3rd, 2024, established its intention to designate 2 Peter Street under Part IV of the *Ontario Heritage Act* for its cultural heritage value.

DESCRIPTION OF PROPERTY

The building at 2 Peter Street is a one-and-a-half storey stone house located at the intersection of Peter Street and Harris Place, north of Meadowlands Drive. The house is located at the southwest corner of the property and its main entrance faces Peter Street.

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

2 Peter Street has cultural heritage value as it yields information that contributes to the understanding of Nepean's agricultural history and the establishment of sanitary milk production in the area. The two original family owners, the Scott and Bayne families, were two early settlers from Ireland, who were prominent in dairy farming and played key roles in the establishment, and eventual growth of the Ottawa Dairy Company. The Ottawa Dairy Company was one of the first in Canada at the turn of century to implement cutting-edge systems for production, collection, storage and distribution of milk, marking an important shift towards more sanitary methods of milk handling.

The property also has heritage value for its association with the early development of Nepean Township in the City View neighbourhood. Constructed in the mid-19th century, this early stone building was one of the first homes in the area. The property operated as a farm until the Bayne family initiated land sales for residential development in the 1950s.

2 Peter Street has design value as an early example of the vernacular stone houses constructed in the Ottawa area in the early to-mid 19th century. Its T-shaped plan, one and-a-half storey form, and the use of stone quarried on-site reflects typical construction methods associated with vernacular stone houses. It features a symmetrical design, truncated side gable roof, and front gable roof.

2 Peter Street has contextual value because it is physically and historically linked to its surroundings. Its location at the intersection of Harris Place and Peter Street and the orientation towards Merivale Road serve as a tangible reminder of the former agricultural landscape.

DESCRIPTION OF HERITAGE ATTRIBUTES

Key exterior attributes that contribute to the heritage value of 2 Peter Street as an early example of a 19th century vernacular stone house include its:

- Simple, T-shaped plan and one-and-a-half storey massing.
- Truncated side gable roof with central gable and prominent chimneys.
- Limestone construction, including:
 - rough cut stone laid in random courses on the north, south, and west façades.
 - Dressed stone laid in regular courses on the front (east) façade.
- Symmetrical front (east) façade including:
 - central entrance flanked by two large rectangular window openings with multipaned units in a 6 over 6 pattern.
 - an arched opening above the entrance under the central gable
- Large, symmetrically arranged, rectangular window openings on north, south and west façades.
- Stone sills, and voussoirs.

The historical associations with the development of City View and its agricultural history are expressed through its location and orientation facing Peter Street.

The interior of the house, the addition on the north façade and the enclosed porch on the south façade, except for the attributes outlined above is excluded from the designation.

OBJECTIONS

Please be advised that any person wishing to object to this designation may do so under the objection process set out in Section 29 (5) of the *Ontario Heritage Act* by giving the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of objection outlining the reasons for the objection and any other relevant information.

The notice of objection can be submitted via email to CityClerk-HeritageObjections@ottawa.ca. The notice of objection can also be submitted via registered mail or be delivered in person, by appointment, at the following coordinates:

David White, Interim City Clerk
c/o Mélanie Blais, Committee Coordinator, Built Heritage Committee
110 Laurier Avenue West, Ottawa, Ontario K1P 1J1, mail code 01-71

When an objection has been received, City Council will consider the objection including all relevant information, within 90 days after the end of the objection period. After consideration of the objection, Council may decide to withdraw the Notice of Intention to Designate or to pass a by-law designating the property under the *Ontario Heritage Act*.

For further information please contact: MacKenzie Kimm, Heritage Planner, at (613) 580-2424 ext.15203 or by email at MacKenzie.Kimm@ottawa.ca.