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RECEIVED  
2024/06/06  
(YYYY/MM/DD)  
Ontario Heritage Trust



Report No. ACS2024-PRE-RHU-0031

June 7, 2024



**Re: Notice of passage of By-law 2024-260 to designate 2 Peter Street, under Part IV of the *Ontario Heritage Act***

Ottawa City Council, at its meeting held on May 29, 2024 passed the following by-law:

2024-260 A by-law of the City of Ottawa to designate 2 Peter Street to be of cultural heritage value or interest.

Please find enclosed a copy of the by-law, including the Statement of Cultural Heritage Value and Attributes, for the property.

Notice of the passage of By-law 2024-260 will be published online at [ottawa.ca/heritagenotices](https://ottawa.ca/heritagenotices) on June 7, 2024.

Please be advised that any person who wishes to object to the by-law may do so by appeal to the Ontario Land Tribunal by giving the Tribunal and the Clerk of the City of Ottawa, within 30 days after the online publication of this notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection.

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

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

Office of the City Clerk  
City of Ottawa  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1  
[ottawa.ca](https://ottawa.ca)

Direct Line (613) 580-2424 Ext. 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

Bureau du greffier municipal  
Ville d'Ottawa  
110, ave. Laurier ouest  
Ottawa (Ontario) K1P 1J1  
[ottawa.ca](https://ottawa.ca)

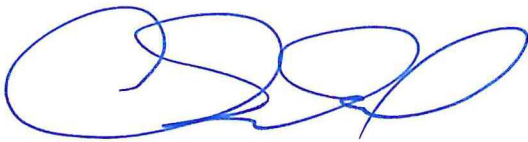
Ligne directe (613) 580-2424 poste 28136  
[caitlin.salter-macdonald@ottawa.ca](mailto:caitlin.salter-macdonald@ottawa.ca)

To make an appointment, please contact Mélanie Blais, Committee Coordinator at (613) 580-2424, ext. 27005, or [melanie.blais@ottawa.ca](mailto:melanie.blais@ottawa.ca).

If no appeals are filed, By-law 2024-260 will come into force on July 8, 2024, and be registered on title. A copy of the registered by-law will be served on the Ontario Heritage Trust.

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](mailto:MacKenzie.Kimm@ottawa.ca).

Regards,



Caitlin Salter-MacDonald  
City Clerk

c.c.      MacKenzie Kimm, City of Ottawa (by email, [mackenzie.kimm@ottawa.ca](mailto:mackenzie.kimm@ottawa.ca))  
            Vibhuti Joshi, City of Ottawa (by email, [vibhuti.joshi@ottawa.ca](mailto:vibhuti.joshi@ottawa.ca))  
            Registrar, Ontario Heritage Trust (by email, [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca))  
            Anya Mihailovic, Owner (by email, [anya.mihailovic@primus.ca](mailto:anya.mihailovic@primus.ca))

Encl.

BY-LAW NO. 2024 - 260

A by-law of the City of Ottawa to designate 2 Peter Street to be of cultural heritage value or interest.

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

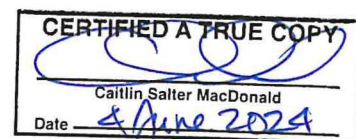
AND WHEREAS the Council of the City of Ottawa has caused notice of intention to designate to be served upon the owners of the lands and premises known municipally as 2 Peter Street (more particularly described in Schedule "A" hereto), and upon the Ontario Heritage Trust, the said notice being published online on Ottawa.ca on April 5, 2023, as permitted by by-law 2002-522 as amended;

AND WHEREAS no notice of objection to the said proposed designation was served upon the Clerk of the municipality;

AND WHEREAS the statement of cultural heritage value or interest and description of heritage attributes reasons for designation are set out as Schedule "B" hereto;

THEREFORE the Council of the City of Ottawa, enacts as follows:

1. The real property known municipally as 2 Peter Street, and more particularly described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest.
2. The Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes are set out as Schedule "B" hereto.
3. The City Solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" hereto in the proper Land Registry office.
4. The City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owners of the property described in Schedule "A", and upon the Ontario Heritage Trust, and to cause notice of this By-law to be published online on Ottawa.ca as permitted by by-law 2002-522 as amended.
5. The schedules attached hereto and marked Schedule "A" and Schedule "B" form part of this By-law, and all notations, references and other information contained therein shall be as much a part of this By-law as if all the matters and information set forth by the said Schedules were all fully described herein.



ENACTED AND PASSED this 29<sup>th</sup> day of May 2024.

A stylized, cursive handwritten signature in black ink, likely belonging to the City Clerk.

CITY CLERK

A handwritten signature in black ink that reads "Mark Sutcliffe".

MAYOR

SCHEDULE "A"

PIN:

04677 - 0190

Legal Description:

Block A, Plan 299087, Part Lot 33 Concession 1RF, being Part 2 on Plan 4R-19104;  
Ottawa



## SCHEDULE "B"

### **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 of 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-19<sup>th</sup> 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 19<sup>th</sup> century. Its T-shaped plan, one-and-a-half storey form, and the use of stone 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 19<sup>th</sup> 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.



BY-LAW NO. 2024 - 260

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A by-law of the City of Ottawa to designate  
2 Peter Street to be of cultural heritage  
value or interest.

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Enacted by City Council at its meeting of  
May 29, 2024.

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LEGAL SERVICES  
GS/LA

COUNCIL AUTHORITY:  
City Council April 3, 2024  
Agenda Item 12.3  
(Built Heritage Committee Report No. 12)