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IN THE MATTER OF THE ONTARIO HERITAGE ACT,
R.S.O. 1990, CHAPTER 0.18
AND IN THE MATTER OF THE PROPERTY KNOWN AS

15 and 17 Paisley Street

IN THE CITY OF GUELPH,
IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF DESIGNATION BY-LAW

TO: Ontario Heritage Trust
The Ontario Heritage Centre
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca
Attention: Provincial Heritage Registrar



Notice of passing of designation by-law

In the matter of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 in the City of Guelph, in the Province of Ontario.

Take notice that the Council of the Corporation of the City of Guelph has passed By-law Number (2025)-21127 dated July 22, 2025 to designate portions of the property known as 15 and 17 Paisley St as being of cultural heritage value or interest under Part IV, Sec. 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

As per Section 29 (Subsection 11) of Part IV of the Ontario Heritage Act, any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the City Clerk (within 30 days after the date the notice of the by-law passing is published) a notice of appeal setting out the objection to the by-law and the reasons in support of the objection accompanied by the fee charged by the Tribunal.

Take notice that an appeal to the Ontario Land Tribunal in respect to all or part of this Designation By-law may be made by filing a notice of appeal with the City Clerk either via the Ontario Land Tribunal e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service> by selecting City of Guelph as the Approval Authority, or by mail to 1 Carden Street, **no later than 4:00 p.m. on August 29, 2025**. The filing of an appeal after 4:00 p.m., in person or electronically, will be deemed to have been received the next business day. **The appeal fee can be paid online through e-file or by credit card/certified cheque/money order** to the Minister of Finance, Province of Ontario. If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the OLT website at

www.olt.gov.on.ca. If the e-file portal is down, you can submit your appeal to clerks@guelph.ca.

Stephen O'Brien
City Clerk
City Hall
1 Carden Street
Guelph, ON N1H 3A1
519-837-5603
clerks@guelph.ca

Notice Date: July 31, 2025

The Corporation of the City of Guelph

By-law Number (2025) - 21127

A by-law to designate portions of the buildings and property known municipally as 15 and 17 Paisley Street and described legally as PT LOT 638, PLAN 8, AS IN ROS257092; GUELPH, as being a property of cultural heritage value or interest.

Whereas the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, or portions thereon, to be of cultural heritage value or interest;

And whereas on April 17, 2025 the Council of the Corporation of the City of Guelph has caused to be served upon the owners of the lands and premises known municipally as 15 and 17 Paisley Street and legally as PT LOT 638, PLAN 8, AS IN ROS257092; GUELPH, and upon the Ontario Heritage Trust, notice of intention to designate portions of the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality;

And whereas the cultural heritage value or interest of the property is set out in Schedule 1 hereto;

And whereas no notice of objection to the said property designation was served upon the clerk of the municipality;

The Council of the Corporation of the City of Guelph enacts as follows:

1. Portions of the buildings and property known as 15 and 17 Paisley Street, as described in Schedule 2 to this by-law, are designated as being of cultural heritage value or interest under Part IV, Sec. 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 3 to this By-law in the proper Land Registry Office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owners of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Guelph.

Passed this twenty-second day of July, 2025.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 15 and 17 Paisley Street

Schedule 2: Description of Heritage Attributes – 15 and 17 Paisley Street

Schedule 3: Legal Description – 15 and 17 Paisley Street

DocuSigned by:



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Cam Guthrie, Mayor

DocuSigned by:



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Stephen O'Brien, City Clerk



This by-law was approved by Guelph City Council on July 22, 2025. Written approval of the by-law was given by Mayoral Decision 2025-A65 dated July 22, 2025.

By-law Number (2025)-21127

Schedule 1: Statement of Cultural Heritage Value or Interest: 15 and 17 Paisley Street

Statement of Significance

15 and 17 Paisley Street, which forms a part of a historic block with 13 Paisley Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets four of the nine prescribed criteria for determining cultural heritage value or interest, as per Ontario Regulation 9/06 (as amended by 569/22).

Design/Physical Value

The property meets Criteria 1 as it is a representative example of Confederation era building form constructed in a combination of local limestone with a buff brick front. The building has a rare example of an original arched carriage way that leads through the building to the rear.

The subject property meets Criterion 2 because the building has high physical integrity in that it has retained most of its original architectural design features in limestone, brick and wood and displays a high degree of craftsmanship.

Historical/Associative Value

The subject property meets Criterion 4 because it has direct associations with a theme of historical mixed use involving local stores with housing above – a combination that was conventional in many of Guelph's residential neighborhoods since the establishment of the town and in some cases continuing into the first half of the 20th century.

Contextual Value

The residential and commercial block of 13, 15 and 17 Paisley St meets Criterion 7 because its prominent front façade forms an uninterrupted block face on the northwest side of Paisley Street that is a fundamental part of the historic Paisley Street streetscape in the downtown area.

By-law Number (2025)-21127

Schedule 2: Description of Heritage Attributes: 15 and 17 Paisley Street

The following elements of the property at 15 and 17 Paisley Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Georgian and late-Italianate architectural style
- two-story, side gable roof form with a medium pitched roof
- local limestone with a buff brick front and cut limestone eave stops
- five projecting buff brick pilasters that divide the façade into four bays
- ashlar limestone in the foundation
- wooden cornice between the first and second floor with fretwork denticulation and five eave corbels that include a fleur-de-lis motif
- location and opening shapes of all original front doors and windows
- segmentally arched windows on upper level with cut limestone voussoirs and a projecting keystone, stone sills as part of a continuous band of two courses of corbelled brick
- smooth-faced limestone, flat arch lintels over a window and a former door (bricked in) in first bay of ground floor
- original carriage way entrance in the second bay of the brick façade and the segmentally arched carriage way opening in limestone at rear of building
- three segmentally arched windows with heads of coursed brick in third and fourth bays

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring Council to amend the heritage designation by-law.

By-law Number (2025)-21127

Schedule 3: Legal Description: 15 and 17 Paisley Street

The property known as 15 and 17 Paisley Street is legally described as PT LOT 638, PLAN 8, AS IN ROS257092; GUELPH.