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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

14 Mitchell 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

RECEIVED
2025/09/18
(YYYY/MM/DD)
Ontario Heritage Trust

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)-21139 dated September 9, 2025, to designate portions of the property known as 14 Mitchell Street 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 bylaw 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 bylaw passing is published) a notice of appeal setting out the objection to the bylaw 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/ Intention to Designate 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 October 17, 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: September 18, 2025

The Corporation of the City of Guelph

By-law Number (2025) – 21139

A by-law to designate portions of the buildings and property known municipally as 14 Mitchell Street and described legally as PT LOT 4, PLAN 99, SOUTH SIDE OF MITCHELL STREET AS IN RO699472; 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 June 10, 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 14 Mithcell Street and legally as PT LOT 4, PLAN 99, SOUTH SIDE OF MITCHELL STREET AS IN RO699472; 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 14 Mithcell 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 ninth day of September, 2025.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 14 Mitchell Street

Schedule 2: Description of Heritage Attributes – 14 Mitchell Street

Schedule 3: Legal Description – 14 Mitchell Street

Cam Guthrie, Mayor

Stephen O'Brien, City Clerk

By-law Number (2025) – 21139

Schedule 1: Statement of Cultural Heritage Value or Interest: 14 Mitchell Street

The single detached residential dwelling at 14 Mitchell Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets five of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by 569/22. The subject building at 14 Mitchell Street has design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets criterion 1 because it is a representative example of a late Italianate residence in Guelph. The residence is one of the most intact examples of an 1870's stone Italianate residences in the City.

The subject property meets criterion 2 because it displays a high degree of craftsmanship. The stonemasonry of George Pike demonstrates a mastery of the craft.

Historical/Associative Value

The subject property meets criterion 4 because it has direct associations with Caleb Chase, a prominent Guelph carriage maker and the third mayor of the City of Guelph. The property is also associated with Kenneth Macalister, a war hero who was executed by the Nazis in 1944.

The subject property meets criterion 6 because it was designed and built by William Day, a prominent nineteenth-century Guelph builder.

Contextual Value

The subject property meets criterion 7 because it is important in maintaining the character of Mitchell Street, which contains several other notable nineteenth-century stone buildings, including 24 Mitchell St, 25 Mitchell St, and 30-32 Eramosa Rd.

By-law Number (2025) – 21139

Schedule 2: Description of Heritage Attributes: 14 Mitchell Street

The following elements of the property at 14 Mitchell Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
 - Two storey building
 - L-shaped foot print
 - Gable Roof
- Façade, including
 - Exterior limestone walls
 - Stone sills and lintels
 - Protruding bay window
- Verandah
- Original windows and doors on the facade

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.

Nothing in this bylaw shall be interpreted to require the replication, replacement, or restoration of designated heritage attributes in the event of partial or total loss due to unintentional fire, flood, natural disaster, or other insured peril. The property owner retains the right to rebuild or repair using contemporary materials and methods, provided that any proposed alterations to surviving heritage attributes are reviewed and approved in accordance with the Ontario Heritage Act. This bylaw does not impose additional obligations on insurers, nor does it mandate the use of historic materials or construction techniques unless voluntarily undertaken by the owner. The municipality commits to timely review of heritage permit applications related to insurance claims to avoid undue delay in claim resolution.

By-law Number (2025) – 21139

Schedule 3: Legal Description: 14 Mitchell Street

The property known as 14 Mitchell Street is legally described as PT LOT 4, PLAN 99,
SOUTH SIDE OF MITCHELL STREET AS IN RO699472; GUELPH