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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

33 Dormie Lane

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
2025/05/22
(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)-21083 dated May 13, 2025 to designate portions of the property known as 33 Dormie Lane 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 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 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 June 20, 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: May 22, 2025

The Corporation of the City of Guelph

By-law Number (2025) - 21083

A by-law to designate portions of the buildings and property known municipally as 33 Dormie Lane and described legally as PT LOT 2, CONCESSION 2, DIVISION G, TOWNSHIP OF GUELPH, AS IN MS36550; S/T INTEREST, IF ANY, IN MS48202; 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 March 27, 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 33 Dormie Lane and legally as PT LOT 2, CONCESSION 2, DIVISION G, TOWNSHIP OF GUELPH, AS IN MS36550; S/T INTEREST, IF ANY, IN MS48202; 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 33 Dormie Lane, 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.

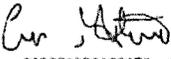
Passed this thirteenth day of May, 2025.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest - 33 Dormie Lane

Schedule 2: Description of Heritage Attributes - 33 Dormie Lane

Schedule 3: Legal Description - 33 Dormie Lane

DocuSigned by:

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Cam Guthrie, Mayor

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Dylan McMahon, Deputy City Clerk



This by-law was approved by Guelph City Council on May 13, 2025. ~~Written approval of the by-law was given by Mayoral Decision 2025-A58 dated May 13, 2025.~~

By-law Number (2025)-21083

Schedule 1: Statement of Cultural Heritage Value or Interest: 33 Dormie Lane

Statement of Significance

The subject property is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets three of the nine prescribed criteria for determining cultural heritage value or interest, according to Ontario Regulation 9/06 as amended by Ontario Regulation 9/06. The heritage attributes of 33 Dormie Lane display: design/physical, historical/associative, and contextual value.

Design/Physical Value

The property has physical/design value as it meets Criteria 1 being a good representative example of a California-inspired Modernist residence designed by Guelph architect William J. Campbell.

Historical/Associative Value

The property has historical/associative value as it meets Criteria 4 being home to the William and Lorna Zaduk, avid golfers with connection to the Guelph business and real estate community.

Contextual Value

The property has contextual value as it meets Criteria 8 being visually or historically linked to its surroundings through the Zaduk family's connection to the sport of golf. The layout of the building is oriented in such a way as to allow the rear elevation and courtyard to have an optimal view of the Cutten Fields Golf Club.

By-law Number (2025)-21083

Schedule 2: Description of Heritage Attributes: 33 Dormie Lane

The following elements of the property at 33 Dormie Lane should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- original single-storey building form and massing, with flat roof with central chimney and central clerestory
- original Roman brick exterior
- attached flat roofed carport located at the southwest corner of the house

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)-21083

Schedule 3: Legal Description: 33 Dormie Lane

The property known as 33 Dormie Lane is legally described as PT LOT 2,
CONCESSION 2, DIVISION G, TOWNSHIP OF GUELPH, AS IN MS36550; S/T
INTEREST, IF ANY, IN MS48202; GUELPH.