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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

1 Norwich St W

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
2025/11/27
(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)-21168 dated November 18, 2025 to designate portions of the property known as 1 Norwich St W 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 December 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.

Dylan McMahon
City Clerk
City Hall
1 Carden Street
Guelph, ON N1H 3A1
519-837-5603
clerks@guelph.ca

Notice Date: November 27, 2025

The Corporation of the City of Guelph

By-law Number (2025) – 21168

A by-law to designate portions of the buildings and property known municipally as 1 Norwich Street West and described legally as PT LOTS 24 & 40, PLAN 35, PARTS 13 & 17 61R2027; T/W & S/T RO772283; T/W RIGHT OF WAY OVER PT 11, 61R2027 IN FAVOUR OF THE OWNERS OF PARTS 13 AND 17 FOR THE PURPOSES OF INGRESS AND EGRESS TO PARTS 10, 15 AND 16, 61R2027 AS IN LT70679; PIN 712920224 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 July 24, 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 1 Norwich Street West and legally as PT LOTS 24 & 40, PLAN 35, PARTS 13 & 17 61R2027; T/W & S/T RO772283; T/W RIGHT OF WAY OVER PT 11, 61R2027 IN FAVOUR OF THE OWNERS OF PARTS 13 AND 17 FOR THE PURPOSES OF INGRESS AND EGRESS TO PARTS 10, 15 AND 16, 61R2027 AS IN LT70679; PIN 712920224 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 1 Norwich Street West, 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 eighteenth day of November, 2025.

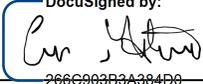
Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 1 Norwich Street West

Schedule 2: Description of Heritage Attributes – 1 Norwich Street West

Schedule 3: Legal Description – 1 Norwich Street West

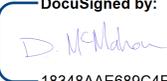
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Cam Guthrie, Mayor

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Dylan McMahon, City Clerk



This by-law was approved by Guelph City Council on November 18, 2025. Written approval of the by-law was given by Mayoral Decision 2025-A78 dated November 18, 2025.

By-law Number (2025)-21168

Schedule 1: Statement of Cultural Heritage Value or Interest: 1 Norwich Street West

Statement of Significance

1 Norwich Street West, as part of Barclay Terrace, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act because it meets six of the nine prescribed criteria for determining design and physical value, historical and associative value, and contextual value, as per Ontario Regulation 9/06 as amended.

Design/Physical Value

The subject property meets Criterion 1 as it is a representative example of a Confederation era building type with Georgian style constructed in local limestone as part of a row or terrace building form.

The subject property meets Criterion 2 because the building has high physical integrity in that it has retained most of its original exterior architectural design features in limestone 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 corner stores with housing attached – 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.

The subject property meets Criterion 6 as it demonstrates or reflects the work of James Barclay, a prominent nineteenth-century Guelph builder.

Contextual Value

The subject property meets Criterion 7 because it is important in defining, maintaining or supporting the character of the historic Norwich Street West and Woolwich Street streetscapes in the downtown area.

The subject property meets Criterion 8 because it is physically linked to its surroundings as its façade is an integral part of an uninterrupted block face of the Barclay Terrace on the northwest side of Norwich Street West at Woolwich Street.

By-law Number (2025)-21168

Schedule 2: Description of Heritage Attributes: 1 Norwich Street West

The following elements of the property at 1 Norwich Street West should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- original two-story, two bay, semi-detached building form with medium pitched roof and side gable end wall
- limestone exterior walls and cut limestone quoins
- location and opening shapes of the original door and windows
- flat arches over each front window opening built with solid limestone lintels • limestone window sills
- stonework in façade finished with rectilinear, white tape pointing

It is intended that non-original features may be returned to the documented earlier designs or to their documented original without requiring City Council permission for an alteration to the design.

By-law Number (2025)-21168

Schedule 3: Legal Description: 1 Norwich Street West

The property known as 1 Norwich Street West is legally described as PT LOTS 24 & 40, PLAN 35 , PARTS 13 & 17 61R2027; T/W & S/T RO772283 ; T/W RIGHT OF WAY OVER PT 11, 61R2027 IN FAVOUR OF THE OWNERS OF PARTS 13 AND 17 FOR THE PURPOSES OF INGRESS AND EGRESS TO PARTS 10, 15 AND 16, 61R2027 AS IN LT70679; PIN 712920224