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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

117 Surrey St East

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)-21145 dated November 18, 2025 to designate portions of the property known as 117 Surrey St E 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) - 21145

A by-law to designate portions of the buildings and property known municipally as 117 Surrey Street East and described legally as PT LOTS 11 & 12, PLAN 33 , AS IN RO763843 ; T/W EASEMENT OVER PART 1, 61R9447 AS IN WC60785; S/T EASE OVER PART 2, 61R9447 AS IN WC60786; 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 July 15, 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 117 Surrey Street East and legally as PT LOTS 11 & 12, PLAN 33 , AS IN RO763843 ; T/W EASEMENT OVER PART 1, 61R9447 AS IN WC60785; S/T EASE OVER PART 2, 61R9447 AS IN WC60786; 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 89 Surrey Street East, 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 – 117 Surrey Street East

Schedule 2: Description of Heritage Attributes – 117 Surrey Street East

Schedule 3: Legal Description – 117 Surrey Street East

DocuSigned by:

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Cam Guthrie, Mayor

DocuSigned by:

18348AAE689C4E8...

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) - 21145

Schedule 1: Statement of Cultural Heritage Value or Interest: 117 Surrey Street East

The building at 117 Surrey Street East 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 117 Surrey Street East possesses design and physical value, historical and associative value, and contextual value.

Design/Physical Value

The subject property meets criterion 1 because it is representative of an early architectural style and local limestone construction found in many of Guelph's early neighbourhoods.

Historical/Associative Value

The subject property meets criterion 4 because it was home to several generations of the Allan family who were central to the establishment and growth of the milling industry in Guelph as longtime owners of the nearby Allan's Mill.

The subject property meets criterion 5 because of its siting on former mill lands and part of a community that grew out of the milling industry and its housing needs.

Contextual Value

The subject property meets criterion 7 because of the local limestone construction, use of brick and neo-classical vernacular architectural style that connects it to other early Guelph buildings on Surrey St. E., Neeve St., and the surrounding neighbourhood.

The subject property meets criterion 8 because of its location on former mill lands and proximity to the original and current location of the Allan's Mill structures and the proximity to the Speed River

By-law Number (2025) - 21145

Schedule 2: Description of Heritage Attributes: 117 Surrey Street East

The following elements of the property at 117 Surrey St. E. should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

Building form, including:

- Limestone exterior walls
- Side gable roofline
- Location and form of chimneys
- Window openings with lintels and projecting sills
- Buff brick tail with early 20th century buff brick addition

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)-21145

Schedule 3: Legal Description: 117 Surrey Street East

The property known as 117 Surrey Street East is legally described as PT LOTS 11 & 12, PLAN 33 , AS IN RO763843 ; T/W EASEMENT OVER PART 1, 61R9447 AS IN WC60785; S/T EASE OVER PART 2, 61R9447 AS IN WC60786; GUELPH