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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

88 Ontario 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
2026/02/19
(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 (2026)-21211 dated February 10, 2026 to designate portions of the property known as 88 Ontario 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 March 20, 2026**. 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: February 10, 2026

The Corporation of the City of Guelph

By-law Number (2026) – 21211

A by-law to designate portions of the buildings and property known municipally as 88 Ontario Street and described legally as PART LOT 2, PLAN 120, AS IN RO695052, CITY OF GUELPH, PIN: 71340-0185 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 November 12, 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 88 Ontario Street and legally as PART LOT 2, PLAN 120, AS IN RO695052, CITY OF GUELPH, PIN: 71340-0185 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 address of 88 Ontario Street is located on the north side of Ontario Street between Manitoba Street and Wood Street;

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 88 Ontario 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.

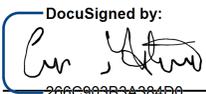
Passed this tenth of February, 2026.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest – 88 Ontario Street

Schedule 2: Description of Heritage Attributes – 88 Ontario Street

Schedule 3: Legal Description – 88 Ontario Street

DocuSigned by:

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Cam Guthrie, Mayor

DocuSigned by:

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Dylan McMahon, City Clerk



This by-law was approved by Guelph City Council on February 10, 2026.
Written approval of the by-law was given by Mayoral Decision 2026-A88 dated February 10, 2026.

By-law Number (2026) – 21211

Schedule 1: Statement of Cultural Heritage Value or Interest: 88 Ontario Street

Statement of Significance

The residential dwelling at 88 Ontario Street has design/physical value, historical/associative and contextual value and thus meets five of the nine criteria for determining cultural heritage value or interest under Ontario Regulation 9/06.

Design/Physical Value

The subject property meets criterion 1 because it is representative of a late nineteenth-century worker's cottage.

Historical/Associative Value

The subject property meets criterion 4 because it was the early home of David Little, a significant businessman and city councilor.

The subject property meets criterion 5 because it yields information regarding the Little family, their connections to the Murton Oatmeal Mill, and David Little Choice Family Groceries.

Contextual Value

The subject property meets criterion 7 because it aids in maintaining the character of the surrounding neighborhood on Ontario Street, which is defined by low-rise commercial and residential buildings.

The subject property meets criterion 8 because it was in proximity to the historic Mill Lands, where David Little worked.

By-law Number (2026)- 21211

Schedule 2: Description of Heritage Attributes: 88 Ontario Street

The following elements of the property at 88 Ontario St. should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Building form, including:
- Brick exterior walls
- Symmetrical façade
- Hipped roof with small gable above front entrance

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.

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 (2026)-21211

Schedule 3: Legal Description: 88 Ontario Street

The property known as 88 Ontario Street is legally described as PART LOT 2, PLAN 120, AS IN RO695052, CITY OF GUELPH, PIN: 71340-0185