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**Properties**

*PIN* 71237 - 0047 LT  
*Description* PT LOT 2, CONCESSION 2, DIVISION G , TOWNSHIP OF GUELPH, AS IN MS36550 ;  
S/T INTEREST, IF ANY, IN MS48202 ; GUELPH  
*Address* 33 DORMIE LANE  
GUELPH

**RECEIVED**  
2025/09/10  
(YYYY/MM/DD)  
Ontario Heritage Trust

**Applicant(s)**

This Order/By-law affects the selected PINs.

*Name* THE CORPORATION OF THE CITY OF GUELPH  
*Address for Service* 1 Carden Street  
Guelph, ON N1H 3A1

This document is being authorized by a municipal corporation CAM GUTHRIE - Mayor and GARRETT MEADES - Acting Deputy City Clerk.

This document is not authorized under Power of Attorney by this party.

**Statements**

This application is based on the Municipality By-law See Schedules.

**Signed By**

Terri Lee MacCulloch 1 Carden St. acting for Signed 2025 09 09  
Guelph Applicant(s)  
N1H 3A1

Tel 519-837-5637  
Email terri.macculloch@guelph.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

**Submitted By**

THE CITY OF GUELPH 1 Carden St. 2025 09 09  
Guelph  
N1H 3A1

Tel 519-837-5637  
Email terri.macculloch@guelph.ca

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$70.90  
*Total Paid* \$70.90

# **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.**

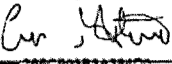
### **Schedules:**


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

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DocuSigned by:  
  
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**Cam Guthrie, Mayor**

DocuSigned by:  
  
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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.~~

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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.

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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.

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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.