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Properties

PIN 71285 - 0047 LT
Description PT LOTS 3 & 4, PLAN 33, *PT 2 61R4475; LOT 4, PLAN 269 ; LANE, PL 269, AS IN ROS587105 ; GUELPH *AMENDED 2000/11/06 BY LAND REGISTRAR #7
Address 14 NEEVE ST
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 (2024) - 20975

A by-law to designate portions of the buildings and property municipally known as 14 Neeve Street and legally described as 712850047 -PT LOTS 3 & 4, PLAN 33, *PT 2 61R4475; LOT 4, PLAN 269; LANE, PL 269, AS IN ROS587105; CITY OF 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 11 June 2024 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 14 Neeve Street, and described legally as 712850047 -PT LOTS 3 & 4, PLAN 33, *PT 2 61R4475; LOT 4, PLAN 269; LANE, PL 269, AS IN ROS587105; CITY OF 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 or 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 14 Neeve 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.

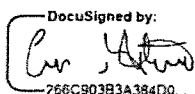
Passed this tenth day of September, 2024.

Schedules:

Schedule 1: Statement of Cultural Heritage Value or Interest: 14 Neeve Street

Schedule 2: Description of Heritage Attributes: 14 Neeve Street

Schedule 3: Legal Description: 14 Neeve Street

DocuSigned by:

766C903B3A384D0

Cam Guthrie, Mayor



DocuSigned by:

2FD888785836433

**Garrett Meades, Acting
Deputy City Clerk**

This by-law was approved by Guelph City Council on September 10, 2024. Written approval of the by-law was given by Mayoral Decision 2024-A37 dated September 10, 2024.

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Schedule 1: Statement of Cultural Heritage Value or Interest: 14 Neeve Street

The subject property 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 Ontario Regulation 569/22. The heritage attributes of 14 Neeve Street display: design/physical, historical/associative, and contextual value.

The subject property meets Criterion 1 because it is a representative example of a stone residence built in the neo-classical vernacular style.

The subject property meets criterion 2 because it displays a high degree of craftsmanship. The stonemasonry of William Slater demonstrates a mastery of the craft.

The subject property meets criterion 4 because it has direct associations with Francis Law, a significant merchant in the nineteenth and twentieth centuries.

The subject property meets criteria 6 because it reflects the work of stonemason William Slater, a significant nineteenth-century stonemason who built several notable structures in the City of Guelph, principally St James the Apostle Anglican Church.

The subject property meets criterion 8 because it is physically, functionally, and historically linked to its surroundings. 14 Neeve is linked to 130-132 Surrey Street East, which was built by Francis Law in 1914. Additionally, the property's proximity to the railroad permitted the property to function as a refuge and boarding house for people travelling along the railways during the Great Depression.

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Schedule 2: Description of Heritage Attributes

The following elements of the property at 14 Neeve Street should be considered as heritage attributes in a designation under Part IV, Section 29 of the Ontario Heritage Act:

- Form and massing of the two-storey, 3-bay, hipped roof, limestone detached residential dwelling.
- Yellow brick chimneys
- Limestone exterior walls, including quoins, lintels, and sills.
- All original window and door openings

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Schedule 3: Legal Description: 14 Neeve Street

712850047 -PT LOTS 3 & 4, PLAN 33, *PT 2 61R4475; LOT 4, PLAN 269; LANE, PL
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