



City of  
**Peterborough**

---

**To:** Members of the Peterborough Architectural Conservation Advisory Committee (PACAC)

**From:** Erik Hanson, Heritage Resources Coordinator

**Meeting Date:** July 7, 2020

**Subject:** Report PACAC20-018  
By-law Amendment for 788 Aylmer Street North

---

## **Purpose**

A report to recommend that the PACAC forward to Council its recommendation regarding the amendment of designation by-law 10-125 for 788 Aylmer Street North.

## **Recommendations**

That the PACAC approve the recommendations outlined in Report PACAC20-018, dated July 7, 2020, of the Heritage Resources Coordinator, as follows:

- a) That by-law 10-125 enabling designation of 788 Aylmer Street under Part IV of the Ontario Heritage Act (OHA) be amended to clarify and correct some statements and heritage attributes of the property and to capture the change in legal title for the property as the result of a severance;
- b) That the PACAC forward to Council its recommendation regarding the amendment of designation by-law 10-125 for 788 Aylmer Street North.

## **Budget and Financial Implications**

There are no budgetary or financial implications associated with this recommendation.

## Background

The property at 788 Aylmer Street North (The Copping Cottage), was designated under Part IV of the **Ontario Heritage Act** by By-law 10-125. This By-law is attached as Appendix A. The Designation Brief for the property is attached as Appendix B.

At its meeting of January 28, 2020, the Committee of Adjustment approved a conditional severance for 788 Aylmer St creating two new lots fronting onto Aberdeen Avenue. A Heritage Impact Assessment undertaken at the request of the PACAC prior to the severance supported the creation of the two new lots. It concluded that the reduced lot size of the retained portion, which includes the Copping Cottage, did not adversely impact the setting, views or heritage attributes of the house. The conditions of severance have been met, and the severance has been granted. The retained portion of the heritage property is now functionally a new lot and the by-law that designated the property must be updated with a revised legal description to accurately reflect the property's boundaries.

As with all designations, the OHA requires Council to consult with its municipal heritage committee before giving notice of its intention to amend a designating by-law. If supportive, Council will serve notice of intention to amend a heritage designation by-law on the property owner. Following receipt of the notice, owners are provided a 30 day to object to the amendments to the by-law. If no objection is received, Council may pass the amending by-law at the next appropriate meeting. If an objection is received, Council may withdraw the proposed amendment or move forward with a Conservation Review Board hearing.

The proposed amendment to By-law 10-125 would include the amendment of certain statements of cultural heritage value or interest and heritage attributes and a new Legal Description as a result of the severance of the property. The proposed by-law amendment is attached as Appendix C.

Erik Hanson  
Heritage Resources Coordinator

Jennifer Guerin  
Heritage Researcher

Contact Name:

Erik Hanson  
Heritage Resources Coordinator  
Phone: 705-742-7777, Ext. 1489  
Toll Free: 1-855-738-3755  
Fax: 705-748-8824  
E-Mail: [ehanson@peterborough.ca](mailto:ehanson@peterborough.ca)

Attachments:

Appendix A – Designation by-law 10-125  
Appendix B – Designation Brief for 788 Aylmer Street North  
Appendix C - By-law Amendment for 788 Aylmer Street North