



City of
Peterborough

To: Members of the General Committee

From: Blair Nelson, Commissioner, Infrastructure, Planning and Growth Management

Meeting Date: April 13, 2026

Report: Notice of Objection - 310-314 George Street North, Report IPGPL26-021

Subject

A report to inform Council that the owner of 310-314 George Street North has submitted a Notice of Objection to Council's Notice of Intention to Designate.

Recommendations

That Council approve the recommendations outlined in Report IPGPL26-021, dated April 13, 2026, of the Commissioner, Infrastructure, Planning and Growth Management, as follows:

- a) That the Notice of Objection to the intention to designate 310-314 George Street North be acknowledged; and
- b) That Council, in consideration of the objection pursuant to Section 29(6) of the **Ontario Heritage Act**, proceed with the designation of 310-314 George Street North.

Executive Summary

- Under Section 29 of the **Ontario Heritage Act** objections to a Council's intention to designate a property having cultural heritage value or interest must be reviewed by Council which must decide whether to withdraw the notice of intention to designate. The owner of 310-314 George Street North has filed a notice of objection to the designation of that property on February 17, 2026.

- Council passed a motion on November 3, 2025, to designate the property at 310-314 George Street North under Part IV of the **Ontario Heritage Act**.
- Staff recommend Council proceed with the designation despite the notice of objection.

Background

At the City Council meeting of November 3, 2025, Council passed a motion serving its Notice of Intention to Designate (NOID) the property at 310-314 George Street North as a property of cultural heritage value or interest under Part IV, Section 29 of the **Ontario Heritage Act**. The City published the NOID on January 21, 2026, which started a 30-day period in which objections to the proposed designation could be made to the City. During that period, an objection from the property owner was received on February 17, 2026.

The owner's notice of objection cites concerns regarding restrictions on renovation and alteration, a perceived decrease in property value, and increased maintenance and insurance costs as the reasons for the objection.

If Council proceeds with the passage of the designating by-law for 310-314 George Street North, the City informs the owner and publishes a notice of the by-law's passage. This notice triggers a second 30-day objection period during which any person may appeal the by-law's passage to the Ontario Land Tribunal (OLT). The OLT has the authority to dismiss the appeal or allow the appeal by either repealing or amending the by-law. The OLT decision is binding on the municipality. Staff recommend Council proceed with the designation.

If Council decides to withdraw the NOID after considering an objection, the City informs the owner, publishes notice of its decision and the property is removed from the Heritage Register.

Strategic Plan

Strategic Pillar: Community & Well-being

Strategic Initiative: Enhance the natural, recreational, sports, the arts, and cultural aspects of our community.

The preservation of Peterborough's heritage resources supports and enhances the cultural values of our community as well as proactively addressing issues and challenges of climate change and the environment through the preservation of heritage as a critical part of building climate change resilience.

Budget and Financial Implications

There are no immediate budgetary or financial implications as the result of the recommendations of this report. Should Council proceed to designate the property under Part IV of the Ontario Heritage Act and the required designation by-law is appealed to the Ontario Land Tribunal, the City may incur costs should it participate in any such Tribunal process.

Attachments

Appendix A: Report IPGPL25-050 - Designation of 310-314 George Street North

Appendix B: Proposed Heritage Designation By-law for 310-314 George Street North

Submitted by,

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