



City of
Peterborough

To: Members of the General Committee

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

Meeting Date: May 4, 2026

Report: Notice of Objection for 227-233 Hunter Street West, Report IPGPL26-022

Subject

A report to inform Council that the owner of 227-233 Hunter Street West has submitted a Notice of Objection to Council's intention to designate the property under Part IV, Section 29 the Ontario Heritage Act.

Recommendations

That Council approve the recommendations outlined in Report IPGPL26-022, dated May 4, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That the Notice of Objection to the intention to designate 227-233 Hunter Street West be received; and
- b) That Council, in consideration of the objection pursuant to Section 29(6) of the **Ontario Heritage Act**, proceed with the designation of 227-233 Hunter Street West.

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 227-233 Hunter Street West has filed an

incomplete notice of objection to the designation of that property and Council is asked to make that decision.

- Council passed a motion on January 19, 2026, to designate the property at 227-233 Hunter Street West 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 January 19, 2026, Council passed a motion serving its Notice of Intention to Designate (NOID) the property at 227-233 Hunter Street West as a property of cultural heritage value or interest under Part IV, Section 29 of the **Ontario Heritage Act** (OHA). The city published the NOID on January 28, 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 27, 2025, however the objection did not set out a detailed reasoning. If Council proceeds with the passage of the designating by-law for 227-233 Hunter Street West, 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 IPGPL25-054 - Designation of 227-233 Hunter Street West

Appendix B: Proposed Heritage Designation By-law for 227-233 Hunter Street West

Submitted by,

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