

To: COUNCIL
Meeting Date: 2/24/2026
Subject: **Objection to Notice of Intention to Designate – 11 Cameron Street**
Submitted By: Brynn Neiley, Director of Planning
Prepared By: Laura Waldie, Senior Planner - Heritage
Report No.: 26-014-PG
Wards Affected: Ward 4

RECOMMENDATION(S):

THAT Council, having considered the Notice of Objection submitted under the Ontario Heritage Act, determine not to withdraw the Notice of Intention to Designate and enact a by-law to designate the property at 11 Cameron Street under Part IV, Section 29 of the Ontario Heritage Act.

EXECUTIVE SUMMARY:

- A Notice of Intention to Designate under section 29 of the *Ontario Heritage Act* was published on December 15, 2025.
- A Notice of Objection was received by the Clerk within the legislated 30-day objection period.
- Council has until April 14, 2026 to consider the objection and decide whether to proceed with the designation and, if so, pass a by-law.

STRATEGIC ALIGNMENT:

Strategic Action

Objective(s): Not Applicable

Strategic Action: Not Applicable

OR

Core Service

Program: Community Development

Core Service: Heritage Conservation

BACKGROUND:

Council has received a Notice of Objection to the Notice of Intention to Designate the property at 11 Cameron Street (**Attachment A**). The objection concerns the following:

- Loss of flexibility to maintain or improve the property to modern standards;
- Increased costs associated with repairs, materials, and approvals;
- Extended approval timelines that could delay necessary work;
- Negative impacts on marketability and resale, by limiting the pool of potential buyers; and
- No guaranteed compensation for the financial burdens imposed by designation.

ANALYSIS:

In accordance with subsection 29(6) of the *Ontario Heritage Act*, where an objection is received within the 30-day objection period, Council is required to consider the objection and determine whether to withdraw the Notice of Intention to Designate or continue the designation process.

If Council decides to withdraw the Notice of Intention to Designate (NOID), the property will not be designated and will no longer have protection from demolition after January 1, 2027.

Loss of Flexibility

The Objection Notice asserts that the owner will be unable to improve or maintain the property up to modern standards. Heritage designation is not designed to impede improvements or maintenance of a property. In fact, improvements and maintenance are encouraged for a designated property. The designation manages any alterations to identified heritage attributes in the designation by-law as outlined under Section 33 of the *Ontario Heritage Act*.

Increased Costs with Repair, Materials and Approvals

The owner asserts that a heritage designation means costs associated with the repair and/or improvement of the property will increase. The costs for proper maintenance of an older home is not expected to change with designation status. A designated heritage property owner may apply to the Designated Heritage Property Grant program

for funding to assist with a project eligible under the program. A non-designated property is not eligible for grant funding.

Additionally, there is no cost associated with obtaining a Heritage Permit. Building permits, if required, are the same whether a property is designated or not.

Extended Approval Timelines that Could Delay Work

The owner believes that designation means extended approval timelines which might mean delays in getting the work done. General repairs including any like-for-like material replacements do not require approval of Council. If an alteration to a heritage attribute mentioned in the designation by-law is requested, this will require consultation with the Municipal Heritage Advisory Committee (MHAC) and a decision of Council. These alterations will also likely require a Building permit, and a heritage permit would be undertaken along with this process.

Negative Impacts on Marketability and Resale

Many property owners believe that designation means a property will take longer to sell or will sell at a lower market value. The marketability of a home is based on other economic factors beyond whether there is a designation in place or not. Financial considerations are not a factor in determining whether a property meets the criteria for designation.

No Guaranteed Compensation for the Financial Burdens Imposed by Designation

As mentioned above, a designated property owner has the ability to apply to the Designated Heritage Property Grant program for eligible projects.

As set out in Report 25-028-PG, Heritage Planning staff evaluated the property under Ontario Regulation 9/06 (as amended by O. Reg. 569/22) and determined that it satisfies four (4) of the nine (9) prescribed criteria, including criteria related to design/physical value, historical or associative value, and contextual value.

EXISTING POLICY / BY-LAW(S):

ONTARIO HERITAGE ACT

Designation of this property by municipal by-law is subject to the [Ontario Heritage Act, Section 29](#).

FINANCIAL IMPACT:

The City does provide and pay for the installation of a heritage plaque at a cost of approximately \$500. The City also pays to register the bylaw on title to the property, which is under \$100.

ADVISORY COMMITTEE INPUT:

At its meeting on September 18, 2025, the MHAC reviewed the heritage evaluation report for 11 Cameron Street. The committee unanimously recommended its designation under Part IV of the *Ontario Heritage Act*.

PUBLIC INPUT:

Transparency

The Council agenda is posted on the City's website as part of the reporting process.

INTERNAL / EXTERNAL CONSULTATION:

- Heritage Planning staff consulted with the City Clerk's Division regarding notice requirements and statutory timelines.
- Correspondence was received from the owner respecting the Notice of Intention to Designate, and staff provided written acknowledgment of receipt. Staff advised that the objection would be addressed through the statutory process and that the owner would be kept informed of applicable timelines and next steps.

CONCLUSION:

Staff have determined that 11 Cameron Street meets the prescribed criteria for designation.

Accordingly, staff recommend that Council not withdraw the Notice of Intention to Designate and direct staff to proceed with designation.

REPORT IMPACTS:

Agreement: **No**

By-law: **Yes**

Budget Amendment: **No**

Policy: **No**

APPROVALS:

This report has gone through the appropriate workflow and has been reviewed and or approved by the following as required:

Director

General Manager

Chief Financial Officer

City Solicitor

City Manager

ATTACHMENTS:

1. 26-014-PG Appendix A – Notice of Objection (received January 12)
2. 26-014-PG Appendix B – Designation By-law for 11 Cameron Street.