

# **The Corporation of the City of Guelph**

## **By-law Number (2025) – 21178**

A by-law to designate portions of the buildings and property known municipally as 328 Victoria Road South and described legally as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND PARTS 1 AND 2 61R5071 AS IN WC641535; CITY OF GUELPH; PIN71236-0133 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 September 18, 2025 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 328 Victoria Road South and legally as PART BROKEN FRONT LOTS 10, 11 AND 12 CONCESSION 1 DIVISION G GUELPH TOWNSHIP, PARTS 1 TO 13 AND 16 TO 19 INCLUSIVE 61R10430, SAVE AND EXCEPT PARTS 1, 2, 4 AND 7 61R11036 AND PARTS 1, 2 AND 3 61R21861 TOGETHER WITH AN EASEMENT AS IN ROS651254 SUBJECT TO AN EASEMENT OVER PARTS 3 AND 4 61R10430 AS IN ROS390891 SUBJECT TO AN EASEMENT OVER PARTS 9, 10 AND 11 61R10430 AS IN WC166385 TOGETHER WITH AN EASEMENT OVER PART 20 61R10430 AS IN WC166386 SUBJECT TO AN EASEMENT IN GROSS OVER PART 4 61R5069, PART 2 61R5070 AND PARTS 1 AND 2 61R5071 AS IN WC641535; CITY OF GUELPH; PIN71236-0133 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 address of 328 Victoria Road South currently identifies a large property bounded by the northeast side of Victoria Road South, the Eramosa River, the west side of the Guelph Junction Railway tracks and Stone Road East. The Frost Building is in the northern section of the property and is accessed by a long driveway from Victoria Road South roughly halfway between College Avenue East and the Eramosa River.

And whereas the cultural heritage value or interest of 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 328 Victoria Road South, 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 ninth day of December, 2025.**

**Schedules:**

Schedule 1: Statement of Cultural Heritage Value or Interest – 328 Victoria Road South

Schedule 2: Description of Heritage Attributes – 328 Victoria Road South

Schedule 3: Legal Description – 328 Victoria Road South

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**Cam Guthrie, Mayor**

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**Dylan McMahon, City Clerk**