

Staff Report



To	City Council
Service Area	Infrastructure, Development and Environment
Date	Tuesday, January 20, 2026
Subject	316 Grange Road: Intention to Demolish a Cultural Heritage Resource

Recommendation

1. That the property at 316 Grange Road does not meet the criteria for designation under Part IV of the Ontario Heritage Act, and;
 2. That 316 Grange Road be removed from the Municipal Register of Cultural Heritage Properties.
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Executive Summary

Purpose of Report

The owner of 316 Grange Road (Gemini Homes) is applying for a Zoning amendment and Draft Plan of Subdivision to redevelop the subject property as a 79-unit residential subdivision with a mix of semi-detached and townhouse units. The proposed development would require the demolition of all extant buildings on the subject property including an early 20th century farm barn building which is listed as a non-designated built heritage resource on the Municipal Register of Cultural Heritage Properties. Council must decide whether to approve or deny the proposed removal of the subject property from the Municipal Register of Cultural Heritage Properties. The purpose of Heritage Planning staff's report is to provide Council with staff's recommendations regarding the cultural heritage value of the barn on the subject property.

Key Findings

In order to deny demolition of the barn building and the removal of the property from the heritage register, Council would need to consider publishing a notice of intention to designate the barn at 316 Grange Road pursuant to Part IV, Section 29 of the Ontario Heritage Act.

Archaeological Research Associates Ltd. (ARA) were retained by the developer to complete a Cultural Heritage Resource Impact Assessment (CHRIA) in advance of a proposed development. The CHRIA is available in Attachment 1. The purpose of Heritage Planning staff's report is to make Council aware of the CHRIA findings and staff's recommendations regarding the cultural heritage value of the barn on the subject property.

Heritage Planning staff are in agreement with the consultant's opinion that the timber frame barn has physical or design value because it is a rare type of structure in the City of Guelph. However, changes made by the Province to the Ontario

Figure 2 - 316 Grange Road – house with barn behind. (Heritage Planning July 2025)



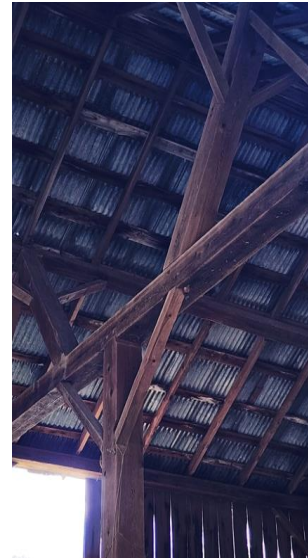
316 Grange Road contains a single-storey, red brick dwelling facing Grange Road (Figure 2). Although the dwelling was included in the Couling Architectural Inventory in the 1970s, the building has no heritage status as it is not listed or designated under the Ontario Heritage Act.

The barn behind the house at 316 Grange Road (Figures 3 and 4) is listed as non-designated on the Municipal Register of Cultural Heritage Properties. The barn building has a side gable roof over a heavy timber upper storey that was built on a board-formed concrete base on the ground floor.

Figure 3 – 316 Grange Road – front of barn. (Heritage Planning July 2025)



Figure 4 - 316 Grange Road – (left) rear of barn and (right) interior timber framing. (Heritage Planning July 2025)



Archaeological Research Associates Ltd. (ARA) describes the timber frame barn physically in Section 7.5 of their CHRIA (Attachment-1). Their assessment of the barn's cultural heritage value is summarized using Ontario Regulation 9/06 in Table 9 in Section 8.0 of the report.

"316 Grange Road has design value because it contains a timber-framed barn, which is a rare type of structure in the City of Guelph. The timber-framed barn displays mortise-and-tenon and scissor scarf joinery secured by wooden pegs which are typically found in the timber-framed barn from the 20th century".

"Based on the research, field survey, and review of the property, the existing buildings were not found to have CHVI. While the existing 20th century barn was found to be a rare building type within the City of Guelph, it was not found to have significant design/physical, historical/associative, or contextual value. Therefore, the proposed development will not result in any negative impacts. As such, no alternative designs were considered, and mitigation measures or conservation treatments are not necessary".

Heritage Planning is providing comments to the current Development application for the property and has made its recommendations to the Heritage Advisory Committee.

Staff Recommendation

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act if it meets two or more of the criteria used to determine cultural heritage value or interest as set out in Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22).

Heritage Planning staff are of the opinion that the property only meets one of the nine criteria for determining cultural heritage value or interest under Part IV of the Ontario Heritage Act. Therefore, Heritage Planning staff advise Council that when using the current Ontario Regulation 9/06 the 20th century farm building at 316 Grange Road does not merit designation under Part IV of the Ontario Heritage Act. Heritage Planning staff recommend that the property be removed from the Municipal Register of Cultural Heritage Properties.

Financial Implications

None.

Consultations and Engagement

At the [November 6, 2025 meeting of the Heritage Advisory Committee](#) the committee passed the following motions:

1. That the Heritage Advisory Committee advises City Council that the barn building at 316 Grange Road does not merit designation under Part IV of the Ontario Heritage Act.
2. That the Heritage Advisory Committee advises City Council that the committee supports the recommendations in the staff report titled "316 Grange Road – Intention to demolish a property listed on the Municipal Register" and dated November 6, 2025.

Attachments

Attachment-1 316 Grange Rd CHRIA (Oct 3 2025)

Departmental Approval

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