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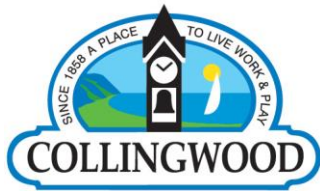


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## Town of Collingwood

Planning Services  
55 Ste. Marie Street, Unit 302  
Collingwood, ON, L9Y 3Z5  
Phone: 705-445-1030  
[www.collingwood.ca](http://www.collingwood.ca)

Sent via email: [registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

August 8, 2024

**RECEIVED**  
2024/08/08  
(YYYY/MM/DD)  
Ontario Heritage Trust

Courtney Kovacich  
Provincial Heritage Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3

**RE:** Notice of Passing of Heritage Designation By-law for 362 Peel Street, Collingwood,  
ON

Dear Courtney Kovacich:

The Town of Collingwood Council passed By-law 2024-059 on July 29, 2024 to Designate 362 Peel Street, Collingwood under Part IV, Section 29 of the *Ontario Heritage Act*.

Enclosed, please find a copy of the designation by-law.

Any person who objects to this by-law may appeal to the Ontario Land Tribunal (OLT) by notifying the OLT and the Clerk of the Town of Collingwood in writing within 30 days after the publication of this notice. The last day to appeal is **September 7, 2024**. The appeal package must be sent to the OLT and the attention of the Clerk, Town of

Collingwood, P.O. Box 157, 97 Hurontario Street, Collingwood, Ontario L9Y 3Z5. The appeal must set out the objections to the by-law and the reasons in support of the objection and be accompanied by the fee required by the Tribunal as prescribed under the *Ontario Land Tribunal Act*. A copy of the appeal form is available on the [Tribunal's website](#).

If you require any further information please do not hesitate to contact the undersigned.

Sincerely,

A handwritten signature in black ink, reading "Justin Teakle". The signature is written in a cursive, flowing style.

Justin Teakle, MCIP, RPP

Senior Planner

Town of Collingwood

Enclosed: (1)

**BY-LAW No. 2024-59**  
**OF THE**  
**CORPORATION OF THE TOWN OF**  
**COLLINGWOOD**



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BEING A BY-LAW TO DESIGNATE A PROPERTY  
LOCATED AT 362 PEEL STREET TO BE OF CULTURAL  
HERITAGE VALUE OR INTEREST UNDER SECTION 29 OF  
THE ONTARIO HERITAGE ACT

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**WHEREAS** pursuant to Section 29, Part IV of the *Ontario Heritage Act, R.S.O. 1990, chapter O.18*, the council of a municipality is authorized to enact by-laws to designate a property, including all buildings and structures thereon, within the municipality to be of cultural heritage value or interest;

**AND WHEREAS** 362 Peel Street is the municipal address legally described in Schedule "A" to this By-law ("the Property");

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has consulted with its Municipal Heritage Committee pertaining to this by-law;

**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has caused to be served on the owners of the Property located at 362 Peel Street, Collingwood, ON and upon the Ontario Heritage Trust, notice of intention to designate the Property, and further, has caused the notice of intention to be published the newspaper of general circulation in the municipality;

**AND WHEREAS** no objections to the notice of intention to designate have been served on the Clerk of the municipality;

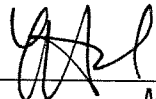
**AND WHEREAS** the Council of the Corporation of the Town of Collingwood has described the Property, set out the statement of cultural heritage value or interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;


**NOW THEREFORE** the Council of the Corporation of the Town of Collingwood hereby enacts as follows:

1. That the real property legally described in Schedule "A" to this By-law, is hereby designated to be of cultural heritage value or interest under section 29 of the *Ontario Heritage Act*;
2. That the description of the Property, the statement of its cultural heritage value or interest, and the description of its heritage attributes are set out in Schedule "B" to this By-law;
3. That the attached Schedules form part of the By-law;
4. That the Town Clerk be authorized to cause a copy of this by-law to be served on the owner of the Property and the Ontario Heritage Trust, and publish notice of passing of this By-law in a newspaper having general circulation in the Town; and
5. That once this By-law comes into force and effect in accordance with the applicable provisions of the *Ontario Heritage Act*, the Town Solicitor be authorized to cause a copy of this By-law to be registered against whole

of the Property legally described in Schedule "A" at the Land Registry  
Office

**ENACTED AND PASSED** this 29th day of July, 2024.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CLERK

**By-law No. 2024-059**  
**Schedule "A"**

Part Lot 33 W/S Peel Street, Plan 370 Collingwood as in RO653326

582630047 (LT)

## **By-law No. 2024-059**

### **Schedule "B"**

#### **DESCRIPTION OF PROPERTY**

362 Peel Street is a 0.15 hectare property located on the west side of Peel Street, north of Bush Street and south of Harben Court, in the east side of the Town of Collingwood. The property is located within a residential neighbourhood and consists of a two-storey residence with a wooden clapboard exterior.

#### **STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST**

362 Peel Street is a representative example of a modest Georgian residence. The property has design value as a representative example of a modest residential building constructed in a vernacular Georgian architectural style. The subject building exhibits minimal decorative elements reflecting the rudimentary designs of Georgian buildings in Ontario. The overall orderly and uncluttered façade and elevations, side gable roof, wooden clapboard exterior with beaded corner boards, and one-storey hipped roof porch supported by decorative wooden columns and a tongue and groove ceiling reflect typical characteristics of this architectural style. The 19th century nature of this residence is further demonstrated by the extant interior materials including paired wooden doors on the first floor, four-panel wood doors on the second floor, an unpainted banister and newel post, wooden trim work and wide wooden floorboards.

362 Peel Street has historical value as a historically rented residential/commercial property associated with the development of the Town of Collingwood as a prosperous economic rail and shipping settlement on Georgian Bay. In its original location, research suggests the house was rented for use as both a residence and commercial space. As a modest Georgian style building, the structure is associated with the historical land use patterns of Collingwood in the 20th century with commercial businesses located along Hurontario Street and then transitioned to a domestic land use in the area immediately south of Collingwood's downtown core.

#### **DESCRIPTION OF HERITAGE ATTRIBUTES**

362 Peel Street is a representative example of a modest Georgian residence and has historical value as a historically rented residential/commercial space associated with the development of the Town of Collingwood as a prosperous economic rail and shipping settlement on Georgian Bay.

The property contains the following heritage attributes that reflect this value:

- Two-storey wood frame building with minimal detailing
- Three bay façade
- Paired wooden doors on the first storey
- One storey porch with hip roof
- Side gable roof
- Clapboard siding with beaded corner boards
- North elevation entrance with rectangular transom
- End side hall rectangular floor plan