

**Subject: Designation of eight properties in Britannia Village, 119, 195 and 205  
Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775  
Rowatt Street and 2777 Cassels Street, under Part IV of the *Ontario  
Heritage Act***

**File Number: ACS2024-PRE-RHU-0040**

**Report to Built Heritage Committee on 9 April 2024**

**and Council 17 April 2024**

**Submitted on March 22, 2024 by Court Curry, Manager, Right of Way, Heritage,  
and Urban Design Services, Planning, Real Estate and Economic Development**

**Contact Person: Ashley Kotarba, Heritage Planner II, Heritage Planning Branch**

**613-580-2424 ext. 23582, Ashley.Kotarba@ottawa.ca**

**Ward: Bay (7)**

**Objet : Désignation de huit propriétés du Village de Britannia, situées aux  
119, 195 et 205, rue Bradford, au 73, chemin Britannia, au 95, chemin  
Kirby, aux 2764 et 2775, rue Rowatt et au 2777, rue Cassels, en vertu  
de la partie IV de la *Loi sur le patrimoine de l'Ontario*.**

**Dossier: ACS2024-PRE-RHU-0040**

**Rapport au Comité du patrimoine bâti**

**le 9 avril 2024**

**et au Conseil le 17 avril 2024**

**Soumis le March 22, 2024 par Court Curry, Gestionnaire, Services des emprises,  
du patrimoine, et du design urbain, Services de la planification, des biens  
immobiliers et du développement économique**

**Personne ressource: Ashley Kotarba, Planificatrice de patrimoine II, Planification  
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**Quartier: Baie (7)**

**RECOMMENDATION(S)**

That the Built Heritage Committee recommend that Council:

1. Issue a Notice of Intention to Designate 119 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 5.
2. Issue a Notice of Intention to Designate 195 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 7.
3. Issue a Notice of Intention to Designate 205 Bradford Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 9.
4. Issue a Notice of Intention to Designate 73 Britannia Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 11.
5. Issue a Notice of Intention to Designate 95 Kirby Road under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 13
6. Issue a Notice of Intention to Designate 2764 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 15.
7. Issue a Notice of Intention to Designate 2775 Rowatt Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 17.
8. Issue a Notice of Intention to Designate 2777 Cassels Street under Part IV of the *Ontario Heritage Act* according to the Statement of Cultural Heritage Value attached as Document 19.

**RECOMMANDATION(S) DU RAPPORT**

Que le Comité du patrimoine bâti recommande au Conseil :

1. D'émettre un avis d'intention de désigner la propriété située au 119, rue Bradford en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 5.

2. **D'émettre un avis d'intention de désigner la propriété située au 195, rue Bradford en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 7.**
3. **D'émettre un avis d'intention de désigner la propriété située au 205, rue Bradford en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 9.**
4. **D'émettre un avis d'intention de désigner la propriété située au 73, chemin Britannia en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 11.**
5. **D'émettre un avis d'intention de désigner la propriété située au 95, chemin Kirby en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 13**
6. **D'émettre un avis d'intention de désigner la propriété située au 2764, rue Rowatt en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 15.**
7. **D'émettre un avis d'intention de désigner la propriété située au 2775, rue Rowatt en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 17.**
8. **D'émettre un avis d'intention de désigner la propriété située au 2777, rue Cassels en vertu de la partie IV de la *Loi sur le patrimoine de l'Ontario*, conformément à la déclaration de valeur sur le plan du patrimoine culturel ci-jointe en tant que document 19.**

## **BACKGROUND**

This report has been prepared because designation under Part IV of the *Ontario Heritage Act (OHA)* must be approved by City Council.

Britannia is a unique neighbourhood in Ottawa, for its roots as a summer resort, its geography as a peninsula which led to connections to recreation and the Ottawa River, and its unique architectural character. As a result, Britannia has a high concentration of historic cottages built during the area's golden years from 1900-1914, when it was a popular summer resort. Through this report, eight properties in Britannia are recommended for designation under Part IV of the *Ontario Heritage Act*. These properties all have connections to Britannia's history as a summer resort, and include seven residences, as well as the Britannia Yacht Club.

These properties were listed on the City of Ottawa Heritage Register in 2019. Changes to the *Ontario Heritage Act* through Bill 23 will result in the removal of these properties from the City's Heritage Register if Council does not issue a Notice of Intention to Designate the properties by December 31, 2024. Further, Council will not be able to re-list the properties for five years after this date. Through Heritage staff review of the Register in spring 2023 as a result of Bill 23, these properties were identified as potential candidates for designation.

## **DISCUSSION**

### **Recommendation 1**

The Official Plan, the Provincial Policy Statement and the *Ontario Heritage Act* all provide policy direction related to the designation of individual properties under Part IV of the *Ontario Heritage Act*.

#### **Official Plan**

The Official Plan has policies related to cultural heritage in Section 4.5, Cultural Heritage and Archaeology. Section 4.5.1(3) states: "Individual buildings, structures, and sites shall be designated as properties of cultural heritage value under Part IV of the *Ontario Heritage Act*."

#### **Provincial Policy Statement (2020)**

Section 2.6.1 of the Provincial Policy Statement (2020) contains the following policy regarding the protection of cultural heritage resources: "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

#### ***Ontario Heritage Act***



Part IV of the *Ontario Heritage Act* provides municipalities with the authority to designate properties of cultural heritage value. Section 29 of the *Ontario Heritage Act* sets out the process for the designation of individual buildings. It requires:

- that Council consult with its municipal heritage committee, and
- that the official Notice of Intention to Designate served on the owner and the Ontario Heritage Trust contain a description of the property and its heritage attributes, as well as a statement explaining the cultural heritage value or interest of the property and a statement that a notice of objection may be served on the clerk within 30 days after the date of publication of the notice of intention in a newspaper.

Per the *Ontario Heritage Act* Alternative Notice Policy, the Notices of Intention to Designate will be published on the City's website in both official languages. Documents 5, 7, 9, 11, 13, 15, 17, and 19 contain the Statements of Cultural Heritage Value for the properties.

### **Ontario Regulation 09/06**

Regulation 09/06 (see Document 3) establishes criteria to determine if a property is of cultural heritage value or interest. A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets two or more of the nine criteria set out in the regulation.

Through research and evaluation, staff have determined that the following properties meet at least four of the nine criteria:

- 119 Bradford Street
- 195 Bradford Street
- 205 Bradford Street
- 73 Britannia Road
- 95 Kirby Road
- 2764 Rowatt Street
- 2775 Rowatt Street
- 2777 Cassels Street

Detailed research and analysis are outlined for each property in the respective Cultural Heritage Evaluation Reports (see Documents 4, 6, 8, 10, 12, 14, 16, and 18). While each property exhibits different characteristics, they generally meet the same criteria, which can be summarized as follows:

**The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

Seven of the eight properties are representative examples of the vernacular cottage style found throughout Britannia, built during a time when the area was a summer resort destination. These modest buildings typically feature a simple form, wooden horizontal lap siding, a wraparound verandah, and ornamentation elements on the roof and/or verandah. These physical characteristics demonstrate the Late Victorian desire for modest and functional seasonal cottages outside the city, that had a strong focus on transitional spaces from the exterior to the interior.

The eighth property is the Britannia Yacht Club, 2777 Cassels Street. The Yacht Club is a representative example of a late nineteenth century recreational clubhouse with a simple utilitarian design. The building's square footprint, hipped roof, dormers and wide wraparound verandah is representative of recreational architecture seen on the waterways in Ottawa and around Ontario around the turn of the 20<sup>th</sup> century.

**The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**

The properties are associated with early occupants or owners who played pivotal roles in the establishment of Britannia as summer resort. Some residents tie to the growth and creation of the Britannia Yacht Club, the development of the area into a suburb, or the expansion the Ottawa Electric Railway to Britannia.

**The property has contextual value because it is important in defining, maintaining or supporting the character of an area.**

The properties have contextual value as they maintain the summer resort character of the area. Most were constructed during Britannia's golden period from 1900 to 1914. Typical of these properties, their architectural style, along with their mature trees and casual landscaping, setback, and retention of their original form and materials, contribute to supporting Britannia's early cottage character.

**The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.**

The properties are historically linked to the growth and success of Britannia Village as a summer resort, with the extension of the Ottawa Electric Railway reaching Britannia in 1900, allowing working class people to move permanently to the growing suburb. The expansion of the OER's Britannia line coincided with the opening of Britannia Park, stimulating thousands to visit the village annually. However, it was the daily commuters travelling on the streetcar to the city who made it a business success.

Britannia's growth as a community corresponds to the popularity of water activities and the formal organization by local residents of the Britannia Aquatic Club in 1887, which has continuously operated to today as the Britannia Yacht Club. The formation and popularity of the boating club correlates to Britannia's development in the early 1890s which saw the construction of seasonal and year-round cottages, two churches, and summer hotels.

### **Conclusion**

The properties at 119, 195 and 205 Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775 Rowatt Street, and 2777 Cassels Street meet at least four of the nine criteria outlined in Ontario Regulation 09/06 for designation under Part IV of *the Ontario Heritage Act*. Staff recommend that Council issue a Notice of Intention to Designate the properties under Part IV of the *Ontario Heritage Act*.

### **FINANCIAL IMPLICATIONS**

There are no direct financial implications.

### **LEGAL IMPLICATIONS**

There are no legal implications associated with implementing the report recommendations.

### **COMMENTS BY THE WARD COUNCILLOR(S)**

The decision to proceed with the designation of eight properties in Britannia Village reflects a commitment to preserving the unique cultural and historical fabric of this distinctive Ottawa neighborhood. Britannia's identity as a former summer resort and its geographical features, with connections to the Ottawa River, contribute to its historical significance.

The proposed heritage designations underscore the area's architectural character and its continued popularity with residents as a summer destination. I support these designations as they align with the broader goal of preserving Britannia's rich history. This ensures that these properties will remain cherished landmarks for generations to come.

## **CONSULTATION**

The property owners were mailed letters regarding the proposed designations of their properties under Part IV of the *Ontario Heritage Act* on February 13, 2024, and on March 5.

The Britannia Village Community Association and Heritage Ottawa have been notified of the proposed designations.

## **ACCESSIBILITY IMPACTS**

The designation of these properties under the *Ontario Heritage Act* does not impact the physical fabric of the buildings. While alterations to designated properties, including renovations to remove barriers for people with disabilities, require a heritage permit, the fees for these permits are waived and staff work with property owners to allow for accessibility retrofits.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications.

## **RURAL IMPLICATIONS**

There are no rural implications.

## **APPLICATION PROCESS TIMELINE STATUS**

There are no application timelines associated with designations under the *Ontario Heritage Act*.

## **SUPPORTING DOCUMENTATION**

Document 1 Location Map

Document 2 Photos

Document 3 Ontario Regulation 09/06

Document 4 Cultural Heritage Evaluation Report, 119 Bradford Street

Document 5 Statement of Cultural Heritage Value, 119 Bradford Street

Document 6 Cultural Heritage Evaluation Report, 195 Bradford Street

Document 7 Statement of Cultural Heritage Value, 195 Bradford Street

Document 8 Cultural Heritage Evaluation Report, 205 Bradford Street

Document 9 Statement of Cultural Heritage Value, 205 Bradford Street

Document 10 Cultural Heritage Evaluation Report, 73 Britannia Road

Document 11 Statement of Cultural Heritage Value, 73 Britannia Road

Document 12 Cultural Heritage Evaluation Report, 95 Kirby Road

Document 13 Statement of Cultural Heritage Value, 95 Kirby Road

Document 14 Cultural Heritage Evaluation Report, 2764 Rowatt Street

Document 15 Statement of Cultural Heritage Value, 2764 Rowatt Street

Document 16 Cultural Heritage Evaluation Report, 2775 Rowatt Street

Document 17 Statement of Cultural Heritage Value, 2775 Rowatt Street

Document 18 Cultural Heritage Evaluation Report, 2777 Cassels Street

Document 19 Statement of Cultural Heritage Value, 2777 Cassels Street

## **DISPOSITION**

If Council does not approve the recommendation, no further steps are required. If Council proceeds with the issuance of a Notice of Intention to Designate for the properties located at 119, 195, and 205 Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775 Rowatt Street and 2777 Cassels Street, several actions must be taken:

- 1) Heritage Planning Branch, Planning Real Estate and Economic Development Department, to prepare the Notices of Intention to Designate. Office of the City Clerk, Council and Committee Services to notify the property owners and the Ontario Heritage Trust (10 Adelaide Street East, 3rd Floor, Toronto, Ontario, M5C 1J3) of Council's decision to issue Notices of Intention to Designate the properties at 119, 195 and 205 Bradford Street, 73 Britannia Road, 95 Kirby Road, 2764 and 2775 Rowatt Street and 2777 Cassels Street under Part IV of the *Ontario Heritage Act*.
- 2) Heritage Planning Branch, Planning Real Estate and Economic Development Department to ensure publication of the Notices of Intention to Designate according to the requirements of Section 29 the *Ontario Heritage Act*.

- 3) If the City Clerk receives a Notice of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department is to prepare a report regarding the objection for consideration by Council within 90 days after conclusion of the objection period, according to Section 29(6) of the *Ontario Heritage Act*.
- 4) If the City Clerk does not receive any Notices of Objection under Section 29(5) of the *Ontario Heritage Act* within thirty days of the publication of the Notices of Intention to Designate, or if City Council decides not to withdraw the notices of intention to designate the property after an objection has been served, the Heritage Planning Branch, Planning, Real Estate and Economic Development Department, is to prepare the designation by-laws, under the authority of the approval of this report and Legal Services to submit to City Council for enactment within 120 days of the publication of the Notices of Intention to Designate as prescribed in Section 29(8) of the *Ontario Heritage Act*.
- 5) Office of the City Clerk, Council and Committee Services to cause a copy of the by-laws together with a statement explaining the cultural heritage value or interest of the properties and a description of the heritage attributes of the properties, to be served on the owner of the properties and on the Trust according to the requirements of the *Ontario Heritage Act*. Heritage Planning Branch, Planning, Real Estate and Economic Development Department to ensure publication of the notices of the by-laws in the newspaper according to the requirements Section 29(8)(4) of the *Ontario Heritage Act*.

Document 1- Location Map



LOCATION MAP / PLAN DE LOCALISATION  
HERITAGE / PATRIMOINE

24-0213-D

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REVISION / RÉVISION - 2024 / 02 / 26



Village de Britannia Village





**Document 2 – Photos**

**119 Bradford Street**



Front façade, 119 Bradford Street. City of Ottawa, 2024



Front façade, 119 Bradford Street. City of Ottawa, 2024





119 Bradford Street. City of Ottawa, 2024



Gable apex panel detail, 119 Bradford Street. City of Ottawa, 2024



195 Bradford Street



Front façade, 195 Bradford Street. City of Ottawa, 2024



195 Bradford Street. City of Ottawa, 2024





195 Bradford Street. City of Ottawa, 2024



195 Bradford Street. City of Ottawa, 2024



195 and 205 Bradford Street



205 Bradford Street



205 Bradford Street. City of Ottawa, 2024



205 Bradford Street. City of Ottawa, 2024





Turret detail, 205 Bradford Street. City of Ottawa, 2024



Gable apex panel detail, 205 Bradford Street. City of Ottawa, 2024



73 Britannia Road



Front façade, 73 Britannia Road. City of Ottawa, 2024



73 Britannia Road. City of Ottawa, 2024





73 Britannia Road. City of Ottawa, 2024



73 Britannia Road. City of Ottawa, 2024



95 Kirby Street



Front façade, 95 Kirby Street. City of Ottawa, 2024



95 Kirby Street. City of Ottawa, 2024





95 Kirby Street. City of Ottawa, 2024



Side elevation (west), 95 Kirby Street. City of Ottawa, 2024



2764 Rowatt Street



Front façade, 2764 Rowatt Street. City of Ottawa, 2024



2764 Rowatt Street. City of Ottawa, 2024





2764 Rowatt Street. City of Ottawa, 2024





Side façade (east), 2764 Rowatt Street. City of Ottawa, 2024



2764 Rowatt Street. City of Ottawa, 2024





First floor window detail, 2764 Rowatt Street. City of Ottawa, 2024





Front entrance detail, 2764 Rowatt Street. City of Ottawa, 2024



2775 Rowatt Street



2775 Rowatt Street, City of Ottawa, 2024



2775 Rowatt Street, City of Ottawa, 2024





2775 Rowatt Street, City of Ottawa, 2024



2775 Rowatt Street, and 95 Kirby Street. City of Ottawa, 2024

2777 Cassels Street



2777 Cassels Street, Britannia Yacht Club. City of Ottawa, 2016



2777 Cassels Street, Britannia Yacht Club. City of Ottawa, 2023





2777 Cassels Street, Britannia Yacht Club. City of Ottawa, 2016



2777 Cassels Street, Britannia Yacht Club. City of Ottawa, 2023

**Document 3 – Ontario Regulation 09/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

**Consolidation Period:** From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

***This is the English version of a bilingual regulation.***

*Criteria, s. 27 (3) (b) of the Act*

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the *Act* may be included in the register referred to in subsection 27 (1) of the *Act* on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.

8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

*Criteria, s. 29 (1) (a) of the Act*

**2.** (1) The criteria set out in subsections (2) and (3) are prescribed for the purposes of clause 29 (1) (a) of the *Act*. O. Reg. 569/22, s. 1.

(2) Section 1, as it read immediately before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, continues to apply in respect of a property for which a notice of intention to designate it was given under subsection 29 (1.1) of the *Act* after January 24, 2006 and before the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(3) In respect of a property for which a notice of intention to designate it is given under subsection 29 (1.1) of the *Act* on or after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, the property may be designated under section 29 of the *Act* if it meets two or more of the criteria for determining whether it is of cultural heritage value or interest set out in paragraphs 1 to 9 of subsection 1 (2). O. Reg. 569/22, s. 1.

*Criteria, s. 41 (1) (b) of the Act*

**3.** (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 41 (1) (b) of the *Act*. O. Reg. 569/22, s. 1.

(2) Subject to subsection (3), in the case of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force, a municipality or any defined area or areas of it may be designated by such a by-law as a heritage conservation district under subsection 41 (1) of the *Act* if the municipality or the defined area or areas of it meets the following criteria:

1. At least 25 per cent of the properties within the municipality or defined area or areas satisfy two or more of the following:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.
- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark. O. Reg. 569/22, s. 1.

(3) Subsection (2) does not apply in respect of a by-law passed under subsection 41 (1) of the *Act* on or after the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if a notice of a public meeting required to be held for the purposes of the by-law under subsection 41.1 (7) of the *Act* was given before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

(4) For clarity, the requirement set out in subsection 41.1 (5.1) of the *Act*,

- (a) does not apply in respect of a by-law under subsection 41 (1) of the *Act* that is passed before the day subsection 5 (1) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force; and

(b) does not apply in respect of a by-law under subsection 41.1 (2) of the *Act*. O.  
Reg. 569/22, s. 1.