


A historical map of Barrie, Ontario, showing a grid of streets and various landmarks. The name 'BARRIE' is prominently displayed in large, bold letters across the center of the map. The map includes numerous street names and property owners' names, such as 'Carson', 'W. Dacey', 'T. Candler', 'W. Larkin', and 'W. Robinson'. A river or canal is depicted on the right side of the map, flowing through the town. The map is aged and shows signs of wear, with some discoloration and faint lines.

Heritage Conservation Districts

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- The first HCD bylaw in Ontario was for Meadowvale Village HCD established in 1980 in Mississauga.
 - There are 77 municipalities in Ontario with approved cultural plans.
 - Although most HCDs are defined by a number of properties that form a character area, a single property – usually of a complex nature – may also be an HCD. For example, Fort York in Toronto is designated as an HCD. The largest HCD in Ontario is the combined North and South Rosedale HCDs, with a total of 1,800 properties, mostly residential

What is a Heritage Conservation District?

- Defined under Part V of the Ontario Heritage Act – is a geographically defined area within a municipality that is noted for its distinct heritage character. Through the adoption of a district plan, guidelines and policies, a municipality is able to guide future change.
 - Focus is on the prevailing character of an area, particularly its contextual attributes
 - Differing building types and how they interrelate, trees and landscapes, building setbacks, road, street furniture and lighting

What is the purpose?

- Recognizes and preserves pieces of our history for both present and future generations to cherish
 - Not only the physical buildings and landscapes but the history of a community is often brought forward through heritage research.
 - A regard for the existing built form and character of the neighborhood with respects to its form, materials, height and massing in design proposals. A property owner must also avoid removing original building details, mature trees and other character-defining elements of the property, while always adhering to the minimum maintenance bylaw or property standards that can be found in legislation.

Cultural Planning and Land Use Planning

- Culture can support Land Use Planning as they share common objectives including building healthy communities and contributing to long-term economic prosperity.
 - The Province directs municipalities to support long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character ...” (section 1.7.1e of the Provincial Policy Statement 2020, under the Planning Act).

What are some benefits?

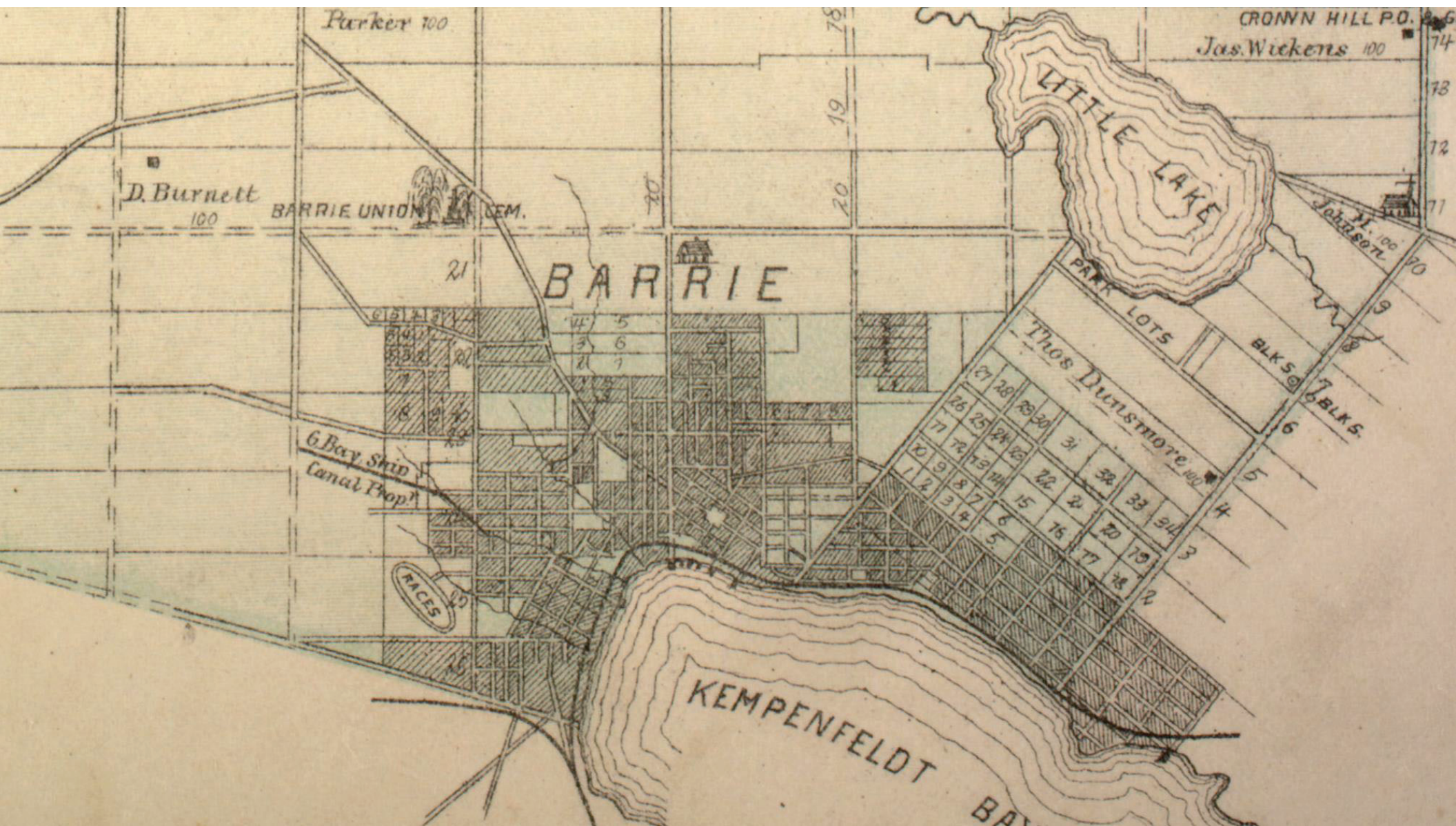
- CHV of the community is enhanced often triggering:
 - tangible link to the past and a way to bring meaning proving living record of the City's past
 - desirability of the community sense of community pride and identity
 - Social and psychological benefits
 - increasing property values – positive impact on property values
 - protects investments of owners
 - attracting tourism dollars to the area
 - can spark the interest for the conservation of others
 - ensure that future developments, renovations, and restorations in the boundary will complement the district's character
 - preserves other attributes of the district include mature trees
 - interim protection from demolition and encourages adaptive reuse.
 - reduces the amount of construction waste in landfill sites. Renewable and quicker
 - encourages better design and quality of new builds

Municipal Heritage Register/Heritage Designation/Conservation Districts

Designated Properties	Heritage Conservation Districts	Listed Properties
Regulated by a municipal by-law containing “Reasons to Designate” (a list of elements and attributes that influence the cultural heritage value of the property that are to be preserved)	Regulated by a municipal by-law containing “Reasons to Designate”	Not regulated by a municipal by-law but must be approved by City Council for inclusion on the Municipal Heritage Register
Protected from demolition or unsympathetic alterations to significant heritage features	Protected from demolition or unsympathetic alterations to significant heritage features (limited to external features unless a specific property is also designated individually in which case property specific features are protected)	Interim protection from demolition in which council must be given 60 days notice of any intention to demolish or remove a building/structure

Creating A Conservation Heritage District

- A two stage process under the Ontario Heritage Act.
 - Stage 1 – Study - Identify the area considered for the heritage district and determine if the study area merits designation according to Ontario Heritage, Provincial Guidelines, and Municipal Policies.
 - Assess the historical, design, and contextual value, identify contributing and non-contributing properties and resources, review existing policy framework in the area.
 - Include community engagement to help understand the community's experience of the area and inform the district boundary.
 - Community can provide personal history of the study area, historic photos and stories.
 - Stage 2 – Plan – If approved the next step is writing and approval of an HCD Plan
 - Build on the recommendations of the study and provide guidelines for managing change in ways that highlight and conserve the distinct cultural heritage character of the area.



Conservation Heritage District Plans

- Must include
 - (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
 - (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
 - (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
 - (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
 - (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

Key Steps

City of London has defined 13 key steps including:

1. Contact a Heritage Planner to request designation
2. Consultation with the Community Advisory Committee on Planning (CACP)
3. Official Plan provisions
4. Research and study area and implement Interim Control (if required)
5. Evaluate cultural heritage resources and attributes
6. Delineate boundary of the study area & potential HCD
7. Public consultation on draft HCD plan
8. Prepare HCD plan and guidelines
9. Pass the designation bylaw & adoption of the HCD plan
10. Register bylaw on title
11. Notify of passing of bylaw to the Ontario Heritage Trust
12. Propose changes to existing bylaws and Official Plan provisions
13. Implement the HCD plan

Cost Examples

- Study
 - \$40,507.60 (Kincardine 2019)
- Plan
 - \$150,000 (Peterborough 2022)
- Combined Cost
 - Approx. \$180,000 (Guelph 2023)

FAQ

- Do all homes become designated?
 - Yes, Because Heritage Conservation Districts (HCDs) require similar bylaws to be passed by your municipality, registered HCDs are consequently designated. Therefore, if your property is part of a registered HCD, it is by default designated and protected by the Ontario Heritage Act.
- What are some incentives to encourage HCD?
 - Some municipalities offer tax rebate programs for properties protected under the Ontario Heritage Act, matching grant programs that benefit property owners in such a way that they share the cost of repair and conservation with the municipality.
- What are the requirements of a property owner within a HCD?
 - designation applies only to the exterior of buildings and the surrounding property. A property owner requires a heritage permit (approved by council) before they can undertake any major exterior alterations or demolitions, or any other works likely to have a substantial impact on the heritage attributes of the property.
- Will the value of properties change?
 - Studies by The Architectural Conservancy of Ontario indicate that real estate sales values in HCDs generally rise more consistently than in surrounding areas. In addition, being in an HCD will not directly cause property taxes to increase. Property taxes increase when the assessed value of a property increases.
 - Some studies indicate that the properties sustain value during recessions.