

Heritage Designation Process

Open House
May 31, 2023



Agenda

- What is heritage designation and why is it important?
- Bill 23 impacts to non-designated status
- Responsibility of property owners whose properties have designated status
- Draft process for alterations/demolitions to designated properties
- Examples of alterations to designated properties
- Heritage Designation Process Next Steps



Heritage Designation Frequently Asked Questions



Is my property designated or non-designated?

There are currently no designated properties within the Township

All properties currently listed on the Heritage Register have non-designated status

What does non-designated status mean?

No by-law but approved by Council resolution.

- Listed properties
 - Interim protection from demolition for 2 years
 - Require 60 notice of intention to demolish or remove a building or structure
 - Does not restrict building permit applications



What does it mean to have a designated property on the Register?

By-law approved by Council

Designated properties

- Heritage permit is required to request alterations/demolitions to heritage features listed in the designation by-law
- Protection of heritage features listed in the designation by-law from demolition/alteration without a heritage permit and/or building permit



Why is heritage designation important?

- Preserving our community's cultural and architectural heritage for future generations
- Conserve identified heritage attributes
- Make our community a unique and interesting place to visit
- Encourage tourism within the Township



What Heritage Designation does not do

- Change the zoning of a property
- Limit installation of modern features or impact the inside of the structure (e.g. air conditioning, contemporary interior features)
- Requirements to restore lost architectural elements
- Prohibit alterations or redevelopment of designated properties



How are properties designated under the Heritage Act?

1. Identifying the property as a candidate for designation;
2. Researching and evaluating the property;
3. Serving Notice of Intention to Designate, with an opportunity for objection;
4. Passing and registering the designation bylaw;
5. Listing the property on the municipal register.



Impacts of Bill 23 on non-designated status

Bill 23 impacts to non-designated status

- Township has two years to designate non-designated properties on the register
- Properties not designated will be removed from register January 1, 2025 and cannot be re-added for 5 years
- Loss of interim protection from demolition of culturally significant properties
- Municipalities across Ontario are now reviewing their Heritage Register as a result of these changes to preserve culturally significant buildings across Ontario



Responsibility of property
owners whose properties have
designated status

Property Owner Responsibilities

- Ownership change notice
 - When ownership changes on a designated property the new owner must give notice to the Clerk of the municipality within 30 days of becoming the owner
- Alteration/Renovation of heritage attributes
 - Alteration/renovation of the heritage attributes as listed in the designation by-law may not be alerted unless a permit has been issued by the Township Council or staff
- Demolition/Removal of heritage attributes
 - Demolition or removal of the heritage attributes as listed in the designation by-law and the removal of any building or structure may not take place unless consent has been granted by Township Council
- Maintenance of Heritage Attributes
 - Maintain the identified heritage attributes as listed in the designation by-law in compliance with the Township's Property Standards By-law

Heritage Designation Alteration Requests

What kind of alterations/renovations require approvals:

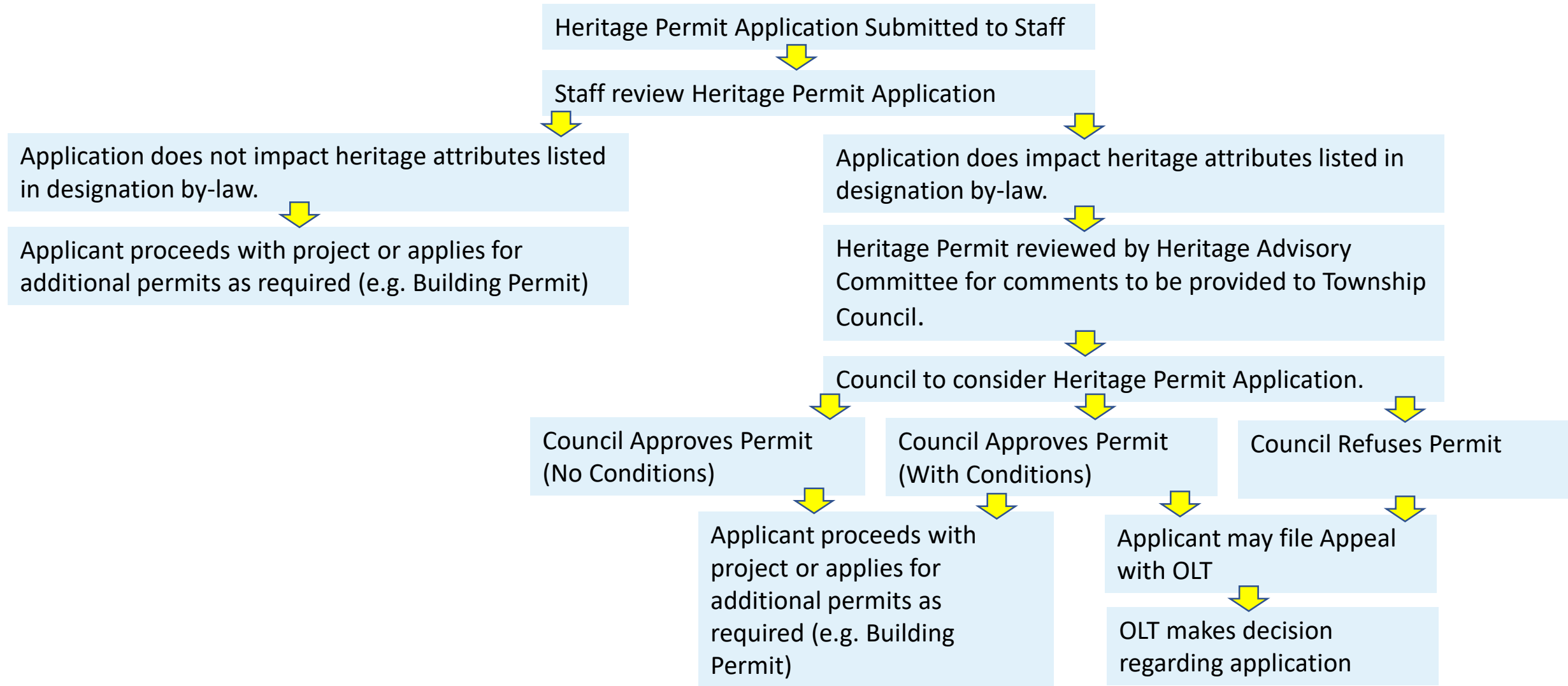
All alterations that are likely to affect the property's heritage attributes as described in the property's by-law (*Ontario Heritage Act, R.S.O. 1990, c. O.18*)

Examples:

- *Removing, altering or replacing original windows and doors*
- *Removing, altering or replacing original decorative elements*
- *Removing, altering or replacing verandas, porches or exterior stairs*
- *Replacement or alteration to siding, fascia, soffit, trim or other original details*
- *Constructions of additions*
- *Partial demolitions*



Draft Heritage Permit Application Process



Heritage Designation Alteration Examples

Delta Hotels by Marriott London Armouries, 325 Dundas Street

- Built in 1905
- Originally was headquarters for militia units for Canadian Military
- Closed in 1976
- Converted into luxury hotel in 1988 adding a 20-storey tower in the centre of building

Delta Hotels by Marriott London Armouries, 325 Dundas Street.
Ontario Heritage Trust . (n.d.).
<https://www.heritagetrust.on.ca/pages/tools/understanding-adaptive-reuse/london>



Photo credit: Delta Hotels Marriott

St. Charles Market, 135 Barrette Street Ottawa

- Built in 1908
- Originally purpose was a Roman Catholic Church
- Vacant since 2010
- Church was transformed into a marketplace and restaurant wrapped with an eight-storey housing complex

St. Charles Market, 135 Barrette Street. Ontario Heritage Trust . (n.d.). <https://www.heritagetrust.on.ca/pages/tools/understanding-adaptive-reuse/ottawa>



Photo credit: St. Charles Market, Ontario Heritage Trust

Idea Exchange, 12 Water Street South Cambridge

- Built in 1884-87
- Originally a post office and later a custom home
- Designated a National Historic Site in 1983
- Converted to Idea exchange in 2018 restored exterior elements with a new glass pavilion added

Idea Exchange, 12 Water Street South. Ontario Heritage Trust . (n.d.). <https://www.heritagetrust.on.ca/pages/tools/understanding-adaptive-reuse/cambridge>



Photo credit: Idea Exchange

Heritage Designation Process Next Steps

What happens next?

- Property owners to be contacted regarding interest in having their property designated
- Property owners interested in having their property designated will be contacted by staff regarding next steps
- Property owners who do not express interest in having their property designated will be contacted regarding documentation of their property for posterity



Thank you!

Questions

Email: admin@puslinch.ca

Phone: 519-763-1226 ext. 4

Comments

Online: [Puslinch.ca/HeritageComments](https://puslinch.ca/HeritageComments) or

In Writing: Attention: Township of Puslinch
7404 Wellington Rd 34, Puslinch, N0B 2J0