

Heritage Designation Process

Open House
April 11, 2024



Agenda

- Bill 23 impacts to non-designated status
- What is heritage designation and why is it important?
- Responsibility of property owners whose properties have designated status
- Draft process for alterations/demolitions to designated properties
- Examples of alterations to designated properties
- 2024 Heritage Designation Process and next steps



Impacts of Bill 23 on non-designated status

Bill 23 impacts to non-designated status

- Township has until January 1, 2025 to state intention 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 reviewing their Heritage Register as a result of these changes to preserve culturally significant buildings across Ontario



Heritage Designation Frequently Asked Questions

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





Is my property designated or non-designated?

There is currently one designated property within the Township

Council has adopted designation by-laws for 14 more properties which will come into effect on May 7th, 2024 if no appeals are filed

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

What does non-designated status mean?

- Non-designated properties
 - Interim protection from demolition
 - Require 60 days notice of intention to demolish or remove a building or structure
 - Does not restrict building permit applications
 - Removed from Heritage Register after 2 years losing interim protection from demolition and certain *Planning Act* applications



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

By-law approved by Council to designate property

- Protection of heritage features listed in the designation by-law from demolition/alteration without a heritage permit and/or building permit



What Heritage Designation does not impact

- 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; (Required by legislation)
4. Passing designation bylaw;
5. Serving Notice of passing, with an opportunity for appeal; (Required by legislation)
6. Registration of the by-law on title following appeal period or appeal process; (Required by legislation)
7. Listing the property on the municipal register.

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*



Proposed Types of Heritage Permits

Heritage Permit Exemption Waiver

To provide a process to streamline approvals for alteration, construction and demolition of buildings and structures on properties designated under Section 29 that **will not** impact the Heritage Attributes identified in the Heritage Designation By-law.

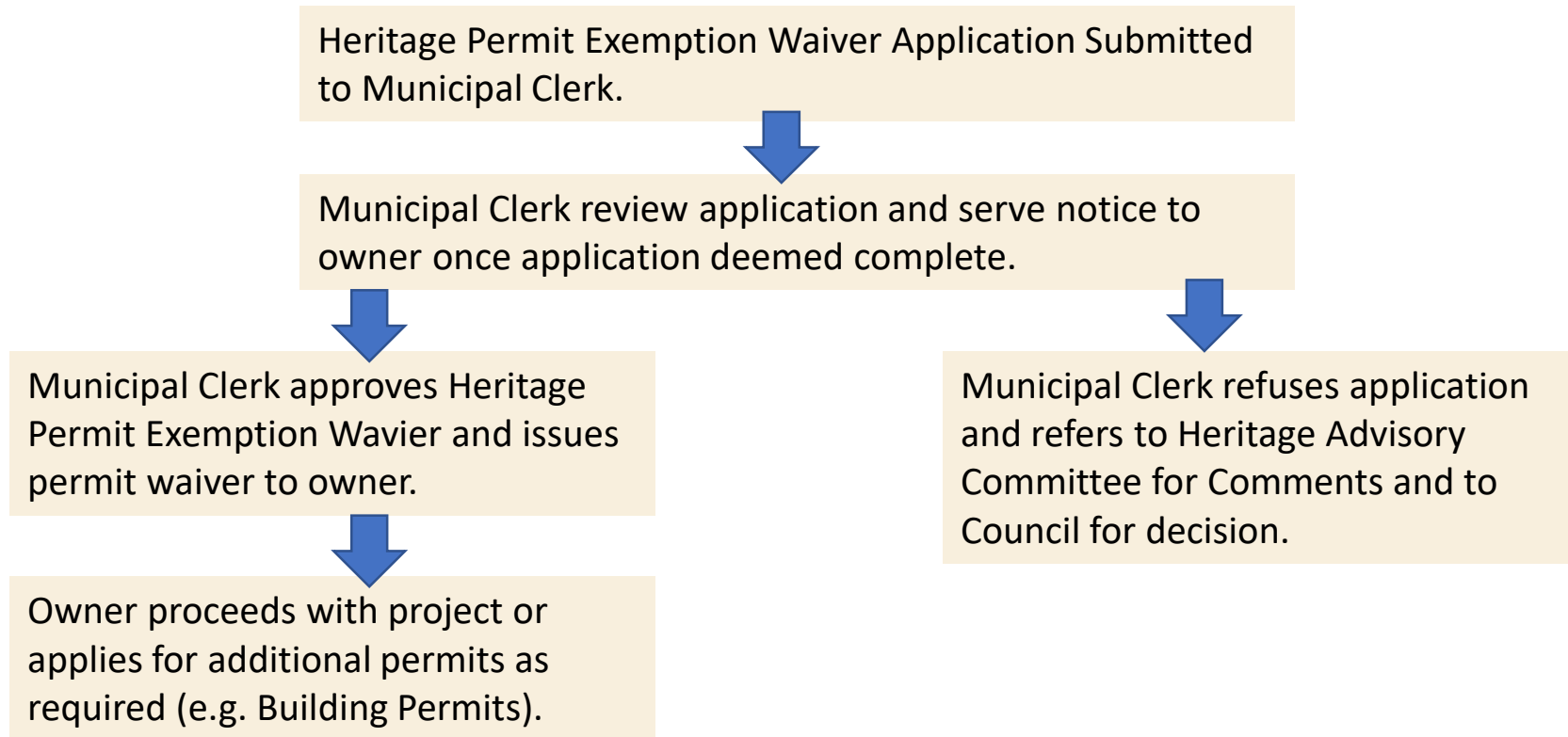
Heritage Permit

To provide a clear process for approvals for alteration and construction of buildings and structures on properties designated under Section 29 that **will** impact the Heritage Attributes identified in the Heritage Designation By-law.

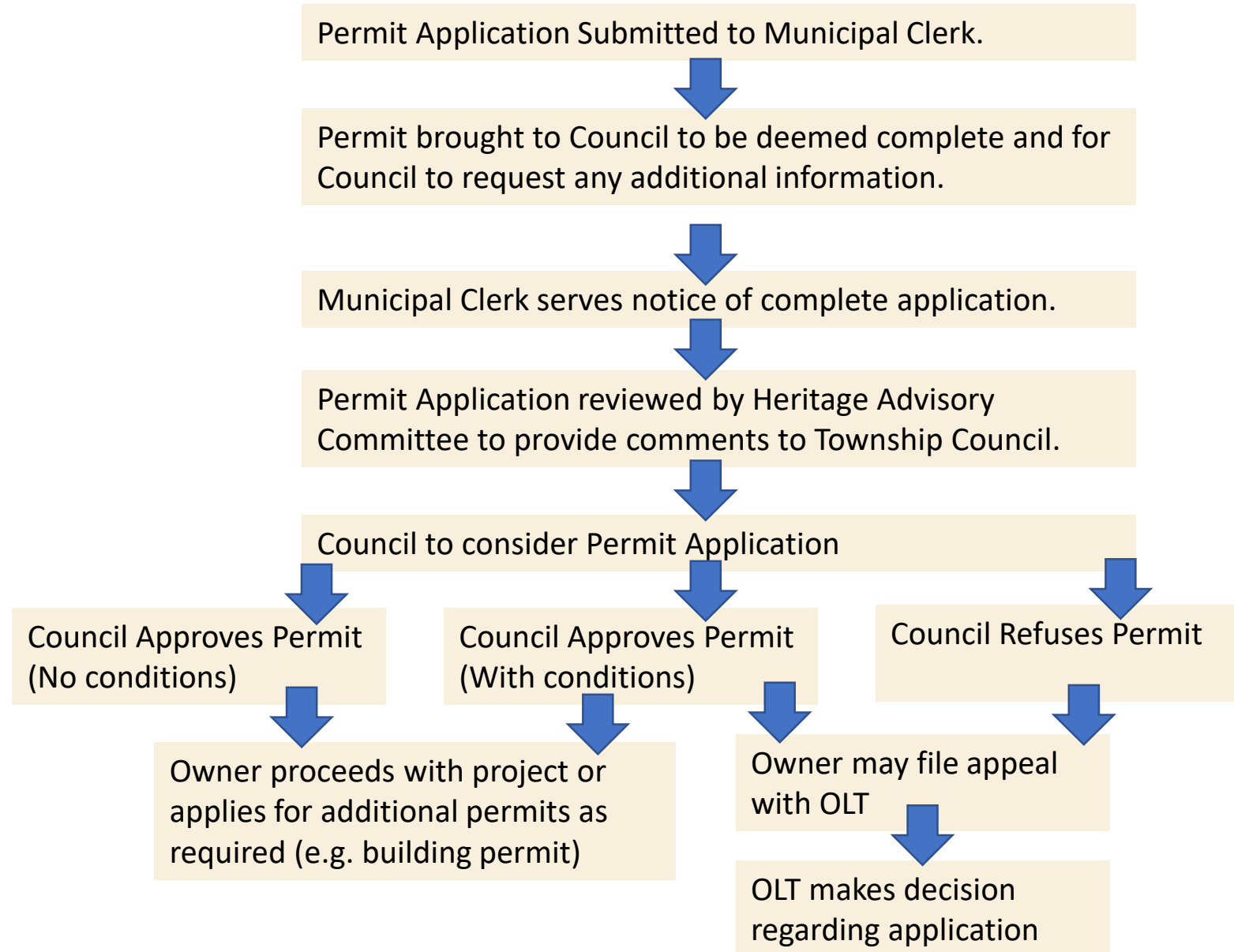
Heritage Demolition and Removal Permit

To provide a clear process for approvals for demolition and removal of buildings and structures on properties designated under Section 29 that **will** impact the Heritage Attributes identified in the Heritage Designation By-law.

Heritage Permit Exemption Waiver Process



Heritage Permit Process/Heritage Demolition or Removal Process



Heritage Permit By-law Engagement Opportunity

Share your feedback regarding the Heritage Permit By-law at EngagePuslinch.ca!

Current projects



Heritage Permit By-law

Thank you for joining the conversation about Heritage Permits in the Township of Puslinch!

[View Project](#)



County of Wellington - Destination Downtown Campaign

The County of Wellington is in the process of developing its Destination Downtown Marketing Ca...

[View Project](#)

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

2024 Heritage Designation Process and next steps

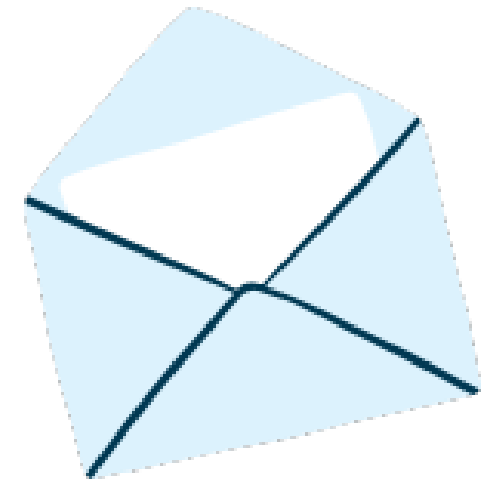
Where is the Township in the 2024 Heritage Designation process?

Steps Completed:

1. Council identified 19 properties as candidates for designation in 2024
2. Circulation of Open House Notice for 2024 candidate properties
3. Circulation of Site Visits requests for 2024 candidate properties
4. Site visits of properties that responded to the request

Current Steps:

1. Heritage Advisory Committee reviewing and updating statements of heritage culture or interest
2. Open House for 2024 candidate properties



What are the next steps for the Township's 2024 Heritage Designation process?

Next Steps:

1. Heritage Advisory Committee approve statements of heritage cultural value or interest at May 6, 2024 meeting
2. Statements of heritage cultural value or interest provided to Township peer reviewer for review
3. Staff present a report to Council recommending Council state their intention to designate the 2024 Candidate properties (Tentatively July 10, 2024)
4. Notice of Intention to designate sent to property owners and Ontario Heritage Trust including notice of objection period
5. Staff report to Council regarding any objections received and recommend designation for any properties for which an objection was not received (Tentatively August 28, 2024)
6. Notice of Passing of Designation By-laws sent to property owners and Ontario Heritage Trust including notice of appeal period
7. Staff report regarding recommendations regarding designation for properties for which objections were received (Tentatively November 6, 2024)
8. If Council proceeds with adoption of Heritage Designation by-law, staff will prepare and send a Notice of Passing of Designation By-law to property owners and Ontario Heritage Trust including notice of appeal period



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, NOB 2J0

Heritage Permit By-law Engagement

EngagePuslinch.ca