



TOWN OF AURORA

HERITAGE DESIGNATION GUIDE

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1.0 HERITAGE POLICIES

1.1 *Ontario Heritage Act, R.S.O. 1990, c. O.18*

The *Ontario Heritage Act* gives Municipalities the power to conserve significant cultural heritage resources. It also enables Municipalities to designate these resources. Designation can apply to both individual properties and entire neighbourhoods, which are known as Heritage Conservation Districts. Once a property is designated, it gains public recognition as well as a measure of protection from demolition or unsympathetic alteration. This helps to protect the values of heritage properties and manage change appropriately.

1.2 *Provincial Policy Statement, 2014*

The *Provincial Policy Statement, 2014* sets the policy foundation for regulating the development and use of land. It also assists the Town in conserving heritage resources in Section 2.6.1 which states that:

“2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.”

1.3 The Heritage Advisory Committee of Aurora

Formerly known as the Local Architectural Conservation Advisory Committee (LACAC), the Heritage Advisory Committee consists of volunteers appointed by Council for the purpose of advising on matters pertaining to the *Ontario Heritage Act* in the Town of Aurora.

The Heritage Advisory Committee strives to promote heritage conservation by offering a number of services to the community including: support for education about local heritage, review of Applications affecting heritage properties, support for local heritage conservation initiatives and the preservation of heritage resources in compliance with the *Ontario Heritage Act*.

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The Heritage Advisory Committee typically meets once every month except for January and August. Its work is supported in part by the Town's Heritage Planning Section who is the principle point of contact for the Committee.

2.0 HERITAGE DESIGNATION

2.1 Introduction

Heritage Designation is a means of conserving significant buildings, properties, neighbourhoods, landscapes, structures or features through the use of a municipal By-law which is registered on title. The intent of the By-law is to identify and protect the architectural, contextual, and associative heritage values of a property. Designation helps to guide future changes so that the reasons for which the property was designated are conserved.

2.2 Designation under Part IV and Part V of the *Ontario Heritage Act*

Designation under **Part IV** of the *Ontario Heritage Act* pertains to individually designated properties including, but not limited to, parks, houses, trees, and monuments.

Designation under **Part V** of the *Ontario Heritage Act* pertains to Heritage Conservation Districts, which encompass a number of properties that exhibit cultural heritage value or interest within a neighbourhood.

2.3 Reasons to Designate Properties

There are a number of reasons for which properties are designated. This can include, but is not limited to, physical/design, associative/historical, and contextual significance. However, a property does not necessarily have to satisfy all three categories to be considered for designation. In general, properties that are worthy of designation contribute to a sense of place and understanding of a community's history.

2.4 Cost of Heritage Designation

It is **FREE**; there is no cost to the property Owner to apply for designation under the *Ontario Heritage Act*, and the designation plaque is also **FREE**.

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2.5 Process for Designating a Property

Contact Heritage Planning to discuss the potential designation or to guide you through the process where:

1. The Heritage Advisory Committee will be notified in writing of your willingness to have your property designated.
2. The Heritage Advisory Committee evaluates the property to determine its eligibility for designation.
3. The Heritage Advisory Committee and Town Staff will undertake the following if designation is considered:
 - Prepare a research report on the heritage significance of the property;
 - Forward a report to Council requesting a resolution authorizing designation;
 - Preparation of a Public Notice;
 - Serve the Notice on the Property Owners and the Ontario Heritage Trust;
 - Forward a designation By-law to Council;
 - Provide Notice of passing of the By-law; and
 - Registration of the designation By-law on title.

2.6 Implications of Heritage Designation

A Heritage Designation:

- Recognizes and reinforces the cultural heritage value of the property and encourages community appreciation for heritage properties;
- Provides protection against demolition and other inappropriate changes to heritage properties;
- Provides basic qualification criteria for access to government programs for financial assistance in the event that they become available;
- Enables property owners to receive a special metal plaque commemorating the designation at no cost;
- Does not restrict the use of a property;
- Does not restrict the use of paint colours;

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- Does not restrict changes to the interior of the building unless parts of the interior are included in the designation By-law;
- Does not prohibit additions and alterations and the purpose of designation is to assist the change to ensure that the significant heritage attributes of a building as listed in the designation By-law are maintained while accommodating modern day needs;
- Does not restrict the sale of a property; and
- Does not negatively impact property values and insurance rates. Recent studies have shown that in most cases designation actually has a positive impact on property values, by providing a greater sense of neighborhood stability.

3.0 HERITAGE PERMITS

3.1 Introduction

Owners of properties Designated under either Part IV or Part V of the *Ontario Heritage Act* require an approved Heritage Permit in order to carry out some forms of alterations. This ensures the designated heritage attributes and the reasons for which the property was designated are conserved.

3.2 Requirements for Heritage Permits

All designated heritage properties require heritage permits for alterations to the designated heritage attributes, which are described in either the designation By-law, or are deemed as significant in the Plan for the Heritage Conservation District.

Minor alterations do not require heritage permits (such as, but not limited to, painting, window caulking, and light landscaping). Some examples of work which require a heritage permit include the replacement of windows and the removal of architectural elements. Please contact Heritage Planning to ensure any work you are planning to carry out is in compliance with the *Ontario Heritage Act*. Please refer to the Town of Aurora Guide to Heritage Permit Applications for more information.