



Renfrew
INC • 1858
Bridging Charm and Convenience



Municipal Heritage Conservation Program

Frequently Asked Questions (FAQ)



Question	Response
<p>What does it mean if a property is included on the Town of Renfrew Heritage Register?</p>	<p>The <i>Ontario Heritage Act</i> is a key piece of provincial legislation that regulates requirements for properties that have cultural heritage value or interest under the Act. The <i>Ontario Heritage Act</i> requires every municipality to maintain a Municipal Heritage Register. The register must include properties that are designated under the <i>Ontario Heritage Act</i>, and may include properties that are “listed” only.</p> <p>Properties on the Town of Renfrew Heritage Register may therefore include properties that are:</p> <ul style="list-style-type: none"> • Designated as a single property under Part IV • Designated as part of the Heritage Conservation District under Part V • Listed under Section 27 of the <i>Ontario Heritage Act</i> <p>Currently, the Town of Renfrew Heritage Register only includes single properties that are designated under Section 29, Part IV of the <i>Ontario Heritage Act</i>. The Town of Renfrew does not have any Heritage Conservation Districts.</p>
<p>Why are properties designated under the <i>Ontario Heritage Act</i>?</p>	<p>Designation is one tool that can be used to publicly commemorate and celebrate a historic property that is important to a community. Designation under the <i>Ontario Heritage Act</i> provides processes to manage changes to designated properties so they will be conserved and protected for future generations. Conserved generally means to manage changes to a designated property in a way that ensures that its “cultural heritage value or interest” (its heritage significance) is retained.</p>
<p>What does heritage designation mean?</p>	<p>Heritage designation refers to the process of passing a municipal by-law (often referred to as a “designation by-law”) under the authority of the <i>Ontario Heritage Act</i> to designate a property as having cultural heritage value or interest. Each designation by-law is required to include, among other information, a statement of cultural heritage value or interest for the property and a list of heritage attributes. Changes to, removal or demolition of, heritage attributes are only permitted with municipal approval to ensure these attributes are protected for the long term. Designation applies to real property, such as the existing or remnant buildings, structures, or even landscape components of a property; it does not regulate intangible heritage or the uses on a property.</p>

	<p>Municipalities can designate a single property or can designate a Heritage Conservation District that contains multiple properties. The processes for designation of a single property are different than those for a Heritage Conservation District.</p>
<p>What are the benefits of heritage designation?</p>	<p>Fundamentally, heritage designation protects the historic assets of a community so they can be passed on to future generations. These historic assets often provide a strong sense of local identity, contribute to sense of place and quality of life. In addition, studies on Ontario’s heritage designated properties have revealed above-average performance in terms of property value changes, as well as resistance to market downturns.</p> <p>Heritage properties may also be eligible for special grants and loans to assist with the costs of conserving a property.</p> <p>Further information can be found here: Ontario Heritage Trust: https://www.heritagetrust.on.ca/pages/tools/tools-for-conservation/benefits-of-heritage-designation-under-the-ontario-heritage-act</p>
<p>What does designation NOT do?</p>	<p>Heritage designation:</p> <ul style="list-style-type: none"> • Does not oblige the owner to restore a building beyond what is expected of any property owner. • Does not affect the permitted uses of the property (which are regulated through the Town’s zoning by-law). • Does not permit public access to your property. • Should not prohibit or negatively affect the sale of a property.
<p>What are the steps to designate an individual property?</p>	<p>The designation process includes the following key components for an individual property under Section 29, Part IV of the <i>Ontario Heritage Act</i>. A more detailed process is outlined below in graphic format:</p> <ol style="list-style-type: none"> 1. Identify the property as a candidate for designation 2. Research and evaluate the property 3. Serve a notice of intention to designate, with an opportunity for objection 4. Pass the Designation By-law 5. Opportunity for appeals 6. By-law comes into force 7. Add the property to the Municipal Register (or update the information if it was already on the Municipal Register) 8. Include the property on the Ontario Heritage Trust register

Heritage Designation Process

for properties designated under
Section 29, Part IV of the
Ontario Heritage Act

START

Identify the property as a candidate for designation

Initiate designation (municipal, third party, or owner)

Staff review request to ensure it can proceed (no prescribed event)

Research and evaluate the property through the completion of a CHER* or similar research report. Attach draft designating By-law with this report

CHER/designating By-law reviewed by legal counsel

Serve a notice of intention to designate, with an opportunity for objection

Pass the Designation By-law

Opportunity for appeals

By-law comes into force

Add the property to the Municipal Register (or update the information if it was already on the Municipal Register)

Include the property on the Ontario Heritage Trust Register

* CHER = Cultural Heritage Evaluation Report

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How does a property become designated?

The process for designation is established in Section 29, Part IV of the *Ontario Heritage Act*. Anyone can put forward a recommendation for a property to be designated, however property owners are required to be notified if Council intends to pass a by-law to designate a property.

If a property is considered for heritage designation, background research will be conducted to determine whether the property has

cultural heritage value or interest per the *Ontario Heritage Act* criteria for designation in Ontario Regulation 9/06. There are nine criteria under three broad categories:

Ontario Regulation (O. Reg.) 9/06	
Design or Physical Value	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.
Historical or Associative Value	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.
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	6. 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.

	<table border="1"> <tr> <td data-bbox="435 191 654 688">Contextual Value</td> <td data-bbox="654 191 1179 394">7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.</td> </tr> <tr> <td data-bbox="435 394 654 577"></td> <td data-bbox="654 394 1179 577">8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.</td> </tr> <tr> <td data-bbox="435 577 654 688"></td> <td data-bbox="654 577 1179 688">9. The property has contextual value because it is a landmark.</td> </tr> </table>	Contextual Value	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.	<p>If the property meets 2 or more criteria for designation then the property may be eligible for designation and a statement of Cultural Heritage Value or Interest and list of heritage attributes can be prepared. Council can then pass a designation by-law to designate the property as having cultural heritage value or interest under the <i>Ontario Heritage Act</i>. The final decision to pass the designation by-law falls to municipal Council.</p>
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<p>What is a listed heritage property?</p>	<p>Listed heritage properties are those properties that Council believes may have cultural heritage value or interest and which meet at least one criterion for designation, but which have not yet been fully researched and evaluated against O. Reg. 9/06.</p> <p>Listed properties have interim protection from demolition. A property owner must give council 60 days advance notice, in writing, of their intention to demolish or remove a building/structure.</p>							
<p>When is heritage approval required?</p>	<p>Most changes, such as construction and demolition projects on heritage properties require municipal approval. This approval is to ensure that the cultural heritage value and interest of the property is protected.</p> <p>Properties that are listed (not designated) on the Heritage Register do not require municipal approvals for alterations or new construction on the property. Demolition does require specific processes.</p>							
<p>Can a designated building be demolished?</p>	<p>The <i>Ontario Heritage Act</i> requires Town Council to consider a request for a demolition permit for a designated property within 90 days of the submission of a complete application.</p>							



Council has the power to approve or deny an application for a demolition permit. Council may also consent to the application subject to terms and conditions. The owner may appeal Council's decision to the Ontario Land Tribunal.