

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****AGENDA**

Tuesday, December 15, 2015
6:00 p.m.
Committee Board Room

1. CALL TO ORDER
2. ROLL CALL
3. INTRODUCTION OF ADDENDUM ITEMS
4. APPROVAL OF AGENDA
5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF
6. ADOPTION OF MINUTES

Pages 1-5

Minutes of Georgina Heritage Committee meeting November 18, 2015.

7. DELEGATIONS/SPEAKERS
8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA

Pages 6-28

- (1) Allan Morton's report, Council RESOLUTION NO. GHC-2015-0820: Council endorsed the Committees request. Committee Services Draft letter to Province and other Heritage Advisory Committee's lobbying for revival of the Grant program.

Pages 29-112

- (2) Cultural Heritage Conservation Workshop. The workshop was attended by Committee Services Coordinator in Barrie on Wednesday, November 25, 2015 and members Councillor Sebo and Terry Russell in York Region Thursday November 26, 2015. Topics of interest included.
 - Heritage property standards by-law
 - Tax incentives and other tools
 - Designations applying to the entire property
 - Historical Cultural Design/Physical, and contextual value in addition to architectural value

- Designation By-law drafting
- Insurance and Heritage properties
- Ontario Incentive Programs
- The responsibilities of owners of registered properties

10. COMMUNICATIONS

Pages 113-114

- (1) Help Develop Ontario's Budget – [Budget Talks](#) (Link to website)

11. OTHER BUSINESS

- (1) Consideration for designation. Properties that have been discussed

- “Draper House” 25239 Warden – Property file
- Ravenshoe, United Church
- Stable building at the Briars
- 1000 feet of shoreline on The Sedor Farm
- 26280 Park Road, “Auld Castle Cemetery”.

- (2) Ideas for Celebrate Sutton 125.

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

**THE CORPORATION OF THE TOWN OF GEORGINA****HERITAGE ADVISORY COMMITTEE****MINTUES**

Wednesday November 18, 2015
6:00 p.m.
Committee Board Room

1. CALL TO ORDER

The meeting was called to order at 6:00 pm.

2. ROLL CALL

The following Committee members were present:

Councillor Frank Sebo

Terry Russell

Wei Hwa

Lorne Prince

Lee Schwaderer

Bruce Whittacker

The following Committee members were absent with regrets:

Allan Morton

The following staff members were in attendance:

Sarah Brislin, Committee Services Coordinator

The following community members were in attendance:

Brian Lytle, regarding 51 High St.

Karen Wolfe, regarding Auld Castle Cemetery

Melissa Matt, regarding Auld Castle Cemetery

Gary Foch, regarding 141 High St. (The Old Mill)

Dan Pollard, regarding 141 High St. (The Old Mill)

Lilly Pollard, regarding 141 High St. (The Old Mill)

3. INTRODUCTION OF ADDENDUM ITEMS - *none***4. APPROVAL OF AGENDA**

Moved by Terry Russell, Seconded by Bruce Whittacker

RESOLUTION NO. GHC-2015-0040

That the November 18, 2015 Georgina Heritage Committee meeting agenda be approved as presented.

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - *none*
6. ADOPTION OF MINUTES

Minutes of Georgina Heritage Committee meeting October 21, 2015.

Moved by Bruce Whittacker, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0041

That the Minutes of October 21, 2015 Georgina Heritage Committee meeting be approved as presented.

Carried.

7. DELEGATIONS/SPEAKERS

Karen Wolfe Delegation regarding "Auld Castle Cemetery"

Karen Wolfe and Mellissa Matt presented information regarding the historical significance of the Auld Castle Cemetery before requesting the Georgina Heritage Advisory Committee to move forward with all preservation methods available to the Committee.

Moved by Terry Russell, Seconded by Bruce Whittacker

RESOLUTION NO. GHC-2015-0042

That the Georgina Heritage Committee further investigate the designation of 26280 Park Road, also known as the "Auld Castle Cemetery".

Carried.

8. PRESENTATIONS
9. CONSIDERATION OF REPORTS ON THE AGENDA

- (1) Memo to Council regarding RESOLUTION NO. GHC-2015-0031:

That the Georgina Heritage Committee make the recommendation to Council to consider introducing a tax incentive for heritage designated properties.

- (2) St. James Parish Hall, Committee member Allan Morton's final report for Committee review.

The Georgina Heritage Committee offered their appreciation to member Allan Morton for preparing the report for designation.

Moved by Bruce Whittacker, Seconded by Terry Russell

RESOLUTION NO. GHC-2015-0043

That the Georgina Heritage Committee forward the report to Council and proceed with the recommendation of the designation of 35 River Street, also known as the "Saint James Parish Hall"

Carried.

10. COMMUNICATIONS

- (1) Everest Restoration

Moved by Terry Russell, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0044

That the communications item Everest Restoration be received as information.

Carried.

11. OTHER BUSINESS

- (1) Site visit – Old Mill and Lytle house. Committee to discuss requests from previous meeting with respect to designated properties.

A. Old Mill

The Georgina Heritage Committee offered their thanks to owners of the Old Mill and the Lytle House for offering the site visits. The owners of the Old Mill requested the designation be removed. The Committee discussed observations from the site visit. The Chair called for a vote "that the Committee not support the removal of designation". Member Wei Hwa declared a conflict of interest at this time and excused himself from the discussion and vote.

Moved by Terry Russell, Seconded by Lee Schwaderer

RESOLUTION NO. GHC-2015-0045

That the Georgina Heritage Committee not support the recommendation for removal of the designation for 141 High St., the Old Mill.

Carried.

Mr. Foch requested it be noted on record that member Allan Morton was not present.

B. Lytle House

The Committee offered their appreciation for the site visit. The Committee advised Mr. Lytle, Mr. Foch, and Mr. Pollard that they may submit their requests for removal of designations to Council.

- (2) Consideration for designation. Using funds from 2015 and preparing for 2016.

A. "Draper House" 25239 Warden.

The Committee was tasked with considering potential properties for designation and for registering the properties. Properties that were discussed included

- Ravenshoe, United Church
- Stable building at the Briars
- 1000 feet of shoreline on The Sedor Farm

The Committee members discussed giving consideration to selecting properties that represent the diverse aspects of Heritage and Culture in Georgina.

Moved by Terry Russell, Seconded by Councillor Frank Sebo

RESOLUTION NO. GHC-2015-0046

That the Georgina Heritage Committee further discussed potential properties to be registered or designated in 2016 at the next meeting on December 15, 2015.

Carried.

Lorne Prince excused himself at 7:43, Vice Chair Terry Russell assumed the role of the Chair at this time.

B. Ideas for Celebrate Sutton 125.

The Committee discussed ideas for Sutton 125.

Chair Lorne Prince, returned and resumed in his role as Chair.

- C. 2016 meeting dates – Committee to decide on months. There are no conflicts, with other Committees of Council except for during the summer months July and August. There is a maximum of 10 meetings a year member are paid for up to 8 meetings a year.

Moved by Terry Russell, Seconded by Lee Schwaderer

RESOLUTION NO. GHC-2015-0047

That the Georgina Heritage Committee exclude the months of July and August for meetings to be set in 2016.

Carried.

12. CLOSED SESSION, IF REQUIRED

13. MOTION TO ADJOURN

Moved by Bruce Whittacker, Seconded by Wei Hwa

RESOLUTION NO. GHC-2015-0048

That the Georgina Heritage Committee November 19, 2015 meeting be adjourned at 7:54 pm.

Carried.

Lorne Prince, Chair

C. Sarah A. Brislin, Committee
Services Coordinator

Benefits of Heritage Conservation

Saving Heritage is Good

- Why me?
- Soft reasons
- Hard reasons
 - Economic benefits
 - Sustainable Development and Smart Growth
 - Social benefits
 - Each point backed up by scientific research from the University of Waterloo, Ryerson University, Ontario Museum Association, Virginia Department of Historic Resources and the International Journal of Heritage Studies

Increases Resale Value

- Designated historic property values tend to increase at a greater rate than non-historic properties

Increases Household Income

- \$1 million spent on heritage conservation added \$53,500 more to household income than an equivalent amount spent on new construction

Enhanced Local Revenues

- Local property tax revenues increased with historic conservation activity
- Example: Stanley Theatre

Increased Business and Retail Activity

- Conservation of historic buildings in downtown areas results in enhanced retail and business activity

Catalyst Effect

- Heritage conservation activity serves as a catalyst for additional economic development

Tourism

- Visitors who stop at historic areas stay longer, visit twice as many places. They have a higher than average education and income, are more likely to be women, and are more likely to shop, spending on average, over 2½ times more money than other visitors

Infrastructure

- Heritage conservation projects make use of existing infrastructure, eliminating the need for public funds to construct new roads, water and sewer lines, and gas, electrical, and telephone lines

Job Creation

- For every \$1 million spent on heritage conservation, 3.4 times as many jobs are created than for new buildings

Urban Revitalization

- Conservation of heritage buildings and districts helps breath life into downtown areas

Efficient Development

- Heritage conservation projects reuse existing infrastructure and buildings
- Less expensive alternative to new construction particularly, factoring in demolition costs
- Presents a more accountable policy to taxpayers

Open Space Preservation

- Using existing heritage resources reduces the need to use open space and agricultural resources and reduces sprawl

Reduces Automobile Dependence

- Heritage districts connect commercial, and residential areas, reducing automobile use and traffic congestion, conserving energy resources, improve air quality and the overall quality of life for local residents

Conservation of Resources

- Heritage conservation projects require fewer new materials, also reducing the costs and energy associated with transporting new materials
- Reduce pressure on landfill

Downtown Revitalization

- Conservation of heritage buildings and neighborhoods provides direct economic benefits for disadvantaged groups

Community Development

- Conserving heritage resources helps to maintain existing social networks and even develop new social community networks

Economic Integration

- Heritage buildings and districts can bring together a diversity of people in different socio-economic situations

Sense of Community

- Heritage conservation projects provides tangible link to the past and can help promote and regenerate a general sense of community

Stewardship

- Conservation of heritage resources provides worthwhile opportunities for community involvement and stewardship towards investing in heritage for future generations

Education

- Heritage buildings and districts are important educational sources of history, architecture, art and culture for communities

Summary

- Clear Economic Benefits
- Clear Sustainable Development and Smart Growth Benefits
- Clear Social Benefits

What Can We Do?

- Consider property tax incentives for designated heritage properties
 - It is common practice in all developed countries
- Control development that affects heritage properties
- Take charge of Georgina's heritage resources
- If we do nothing, we lose all benefits

Heritage Conservation Indicators

York Region

Organised Municipality	Population	Website	MHC	# Part IV Jun 01, 2005 – Aug 31, 2015	Post 2005 Part IV Rate/Population	Any Part IV to Aug 31, 2015	# Part V	Heritage Property Tax Relief	Heritage Property Standards By-law
Aurora, Town of	53,203	✓	✓	14	0.0263%	✓	1		✓
East Gwillimbury, Town of	22,473	✓	✓	3	0.0133%	✓			
Georgina, Town of	43,517	✓	✓	3	0.0068%	✓			
King, Township of	19,899	✓	✓	21	0.1055%	✓			
Markham, City of	301,709	✓	✓	47	0.0155%	✓	4	✓	
Newmarket, Town of	79,978	✓	✓	10	0.0125%	✓	1	✓	
Richmond Hill, Town of	185,541	✓	✓	18	0.0097%	✓	1		✓
Vaughan, City of	288,301	✓	✓	2	0.0006%	✓	4		✓
Whitchurch-Stouffville, Town of	37,628	✓	✓		0.0000%	✓			

Heritage Conservation Indicators

Simcoe County

Organised Municipality	Population	Website	MHC	# Part IV Jun 01, 2005 – Aug 31, 2015	Post 2005 Part IV Rate/Population	Any Part IV to Aug 31, 2015	# Part V	Heritage Property Tax Relief	Heritage Property Standards By-law
Adjala-Tosorontio, Township of	10,603				0.0000%				
Barrie, City of	135,711	√	√	2	0.0014%	√			
Bradford West Gwillimbury, Town of	28,077	√	√	4	0.0142%	√			
Clearview, Township of	13,734				0.0000%				
Collingwood, Town of	19,241	√	√	15	0.0779%	√	1	√	√
Essa, Township of	18,505				0.0000%				
Innisfil, Town of	33,079	√	√	2	0.0060%	√	1		
Midland, Town of	16,572	√	√	5	0.0301%	√		√	
New Tecumseth, Town of	30,234	√	√	2	0.0066%	√			
Orillia, City of	30,586	√	√	2	0.0065%	√			
Oro-Medonte, Township of	20,078	√	√		0.0000%				
Penetanguishene, Town of	9,111	√	√		0.0000%	√		√	
Ramara, Township of	9,275				0.0000%				
Severn, Township of	12,377			1	0.0080%	√			
Springwater, Township of	18,223	√	√	4	0.0219%	√		√	
Tay, Township of	9,736	√	√		0.0000%	√		√	
Tiny, Township of	11,232	√	√	3	0.0267%	√			
Wasaga Beach, Town of	17,537			1	0.0057%	√			

Planning and Revitalization Tools for Commercial Areas in Small Towns

Summer 2008



The Town of Blenheim has a vibrant main street

Why are small towns important to the Ontario economy?

- 35% of Ontarians live in municipalities with less than 100,000 people.
- Small towns serve as focal points for social, recreational and economic activities.
- Thriving smaller communities are symbolic of regional economic and cultural health and vitality.

ISBN 978-1-4249-7880-9
Disponible en français

Are there vacant, abandoned or underutilized sites in your community? Are you taking full advantage of the historical and cultural assets on your main street? Do you feel that your downtown needs some help to attract and retain businesses?

Revitalization of a single site can sometimes become a catalyst for positive change in an entire commercial area or downtown. There are a number of useful tools and resources available to help you achieve your community's revitalization goals.

Commercial areas and main streets are a vital part of Ontario's small towns

Downtowns serve as economic focal points for small town Ontario. Rural communities have seen success in revitalizing their commercial areas by developing partnerships and taking advantage of provincial tools and initiatives.

Knowing which tool is most appropriate for your local circumstances at any given time is important. You may need comprehensive planning and assessment tools to help set the vision and direction for your revitalization efforts. Funding for studies to get additional information on a particular site could be required. Or you may need guidance and support to put in place the mechanisms to offer financial incentives or preserve heritage assets.



A downtown Cornwall storefront before and after revitalization

Are "brownfields" a barrier to revitalization in your community?

Brownfield properties are lands that are underutilized, derelict or vacant and that are potentially contaminated due to historical, industrial or commercial land use practices. A former service station or drycleaner, an abandoned factory or mill, or old railway lands are all common examples of brownfields. Cleaning up and redeveloping a brownfield site can be a win for the environment and for the local economy, and contribute to a strong sense of community pride.

Planning Tools

Municipalities, with their non-profit and private sector partners, can use these tools to define local objectives and identify constraints and opportunities in a commercial area.

Does your community have a clear vision of what it wants to achieve?

Municipal Readiness for Economic Development and Municipal Quality of Life for Economic Prosperity

These self-assessment tools allow you to identify your community's strengths and weaknesses. Are you making the most out of your local resources to retain and attract investment? Do your everyday decisions align with your quality of life goals? Take the tests and find out!

First Impressions Community Exchange

First Impressions Community Exchange offers an assessment of the strength and weaknesses of your community through a new set of eyes - a first time visitor. Your community can use the recommendations from the report to develop a local action plan.

Municipal Cultural Planning (MCP)

MCP is a process for leveraging a community's cultural resources to support economic and community development and for integrating culture across all facets of local planning and decision-making.



Walton Street, Heritage Conservation District, Port Hope

Are you viewing revitalization from the perspective of the businesses you want to retain and attract?

Business Retention and Expansion Program (BR+E)

BR+E is a community-based, volunteer-driven economic development tool to encourage the growth and stability of local businesses. A leadership team, led by a project coordinator, uses structured surveys to gather input from and build relationships with local businesses. A local task force then reviews survey findings, interprets them and develops an action plan.

Development Permit System (DPS)

Complex municipal approvals can add time delays and may be a disincentive for potential land (re)developers. One way to reduce delays is to secure a community supported vision for an area and implement a DPS – combining zoning, site plan and minor variance processes into one.

Legend

-  Ministry of Municipal Affairs and Housing
-  Ministry of Culture
-  Ministry of Agriculture, Food and Rural Affairs

Is your community visually attractive to residents, visitors, employees and investors? Do you take advantage of your cultural heritage assets?

Heritage Conservation Districts - A Guide to District Designation under the Ontario Heritage Act

Many small communities have heritage resources that could become core elements of a revitalization strategy. This guide assists municipal staff, heritage committee members and community groups to develop effective plans, policies and guidelines to protect and enhance their designated heritage districts.

Design Guidelines

To preserve the historic flavour of their downtown community, some municipalities have established design guidelines. The Planning Act allows municipalities to set site plan requirements dealing with the character, scale, appearance and design features of a development.

Revitalization Tools

These tools can help when it is necessary to encourage private sector investment in an area or to create value when there is an investment gap.

Are redevelopment and revitalization projects financially attractive to property owners in your community?

Community Improvement Plans (CIPs)

Municipalities can encourage revitalization by providing financial incentives in the form of grants, loans or tax assistance within a designated community improvement project area. The Community Improvement Plan Handbook offers step by step instructions on how to set up a CIP.

Brownfield Financial Tax Incentive Program (BFTIP)

If your community is interested in revitalizing a brownfield site, under BFTIP, municipalities can apply to have the province match the municipal tax assistance offered through a CIP.

Heritage Property Tax Relief

Municipalities can offer property tax rebates of up to 40 per cent of the combined provincial education and municipal tax bill to encourage owners of designated heritage properties to maintain their heritage attributes. See *Getting Started: Heritage Property Tax Relief - A Guide for Municipalities* for detailed information on how to set up a local program.

Rural Economic Development Program (RED)

RED provides funding for comprehensive downtown revitalization planning and implementation in rural Ontario. RED is a community development initiative that helps rural communities remove barriers to community development and economic growth and develop the tools and flexibility they need to become strong communities. Projects are cost-shared, with the provincial government investing up to 50 per cent of the total eligible costs.

Development Charge Discounts or Exemptions

Where they exist, development charges can be a significant upfront cost for redevelopment. If the area your community is targeting for revitalization is already well serviced by infrastructure, it may be worthwhile to provide a full or partial exemption from development charges.



The Town of Picton has an active Business Improvement Area (BIA).

Are there formal partnerships within your business community that can provide incentives for revitalization projects?

Business Improvement Area (BIA)

A BIA allows local businesses and property owners to come together to organize, finance and carry out physical improvements and economic development in their commercial areas, once a shared commitment to revitalization is developed.

Economic Development Corporations (EDC)

Municipalities are able to create a corporation to undertake economic development functions that a municipality provides. EDCs can be funded by the municipality or other sources.



The Town of Erin has a creative mix of independent retailers.

Do you have abandoned properties in need of revitalization?

- If an abandoned property is in tax arrears, a municipality can list the property for tax sale. This provides an opportunity for a person interested in putting the property to productive use to buy it.
- If there is no purchaser at a tax sale, the municipality can choose to take ownership of the property and redevelop it themselves.
- If contamination is suspected on the property, an environmental site assessment can be undertaken by the municipality after a failed tax sale. This information would be helpful in the municipality's decision to take ownership of the property.

OTHER USEFUL RESOURCES

- The Federation of Canadian Municipalities (FCM) **Green Municipal Fund** offers grants and loans to develop feasibility studies, field tests and projects related to brownfields, energy, transportation, waste and water. These programs can complement the tools identified in this information sheet. To learn more, visit www.fcm.ca
- **A Practical Guide to Brownfield Redevelopment in Ontario.** This easy-to-follow guide to remediation and redevelopment includes useful tips, resources and practical information on how to get started. For more information on brownfield redevelopment and to access a copy of this guide, visit www.ontario.ca/brownfields
- **Rural Economic Development Data & Intelligence Website (REDDI).** REDDI is an on-line tool to assist those planning and implementing local economic development projects. It is organized in five sections - Socio-Economic Insight, Analyze Your Economy, Set Strategies, Implement Projects and Track Progress - supporting the stages necessary to set and implement a local economic development strategy. You can access REDDI at www.ontario.ca/reddi
- **Heritage Toolkit.** This series of guides support the identification and protection of Ontario's cultural heritage archaeological resources. Topics covered include heritage property evaluation, designating heritage properties, municipal heritage communities, heritage conservation districts and the provincial land use planning policies related to cultural heritage and archaeology. To learn more, visit www.ontario.ca/culture
- **OSIFA Loan Program.** If access to capital is a problem, OSIFA can be an affordable financing solution. OSIFA is designed to help municipalities build and renew infrastructure through affordable rates and flexible terms. For more information call (416) 325-0414 or visit www.infrastructureontario.ca.



Where can you learn more?

For more information on municipal finance, planning and brownfields, contact:

Ministry of Municipal Affairs and Housing

www.ontario.ca/mah

Central

777 Bay Street, 2nd Floor,
Toronto M5G 2E5
(416) 585-6226 or 1-800-668-0230

West

659 Exeter Road, 2nd Floor,
London N6E 1L3
(519) 873-4020 or 1-800-265-4736

East

8 Estate Lane, Rockwood House,
Kingston K7M 9A8
(613) 545-2100 or 1-800-267-9438

Northeast

159 Cedar Street, Suite 401,
Sudbury P3E 6A5
(705) 564-0120 or 1-800-461-1193

Northwest

435 James Street South, Suite 223,
Thunder Bay P7E 6S7
(807) 475-1651 or 1-800-465-5027

For more information on rural economic development, contact:

Ministry of Agriculture, Food and Rural Affairs

www.ontario.ca/omafra

Guelph

1 Stone Road W., Guelph N1G 4Y2
(519) 826-4042 or 1-888-466-2372

Maxville

72 Mechanic St. W., P.O. Box 410,
Maxville K0C 1T0
(613) 527-2290

Blenheim

245 Marlborough St. North, Blenheim N0P 1A0
(519) 676-9850

Owen Sound

173 8th Street East, Owen Sound N4K 1K9
(519) 371-4717

Woodstock

595236 Highway 59 North, PO Box 666,
Woodstock N4S 7Z5
(519) 537-2656

Bellefonte

284B Wallbridge Loyalist Rd., PO Box 610,
Bellefonte K8N 5B3
(613) 962-2655

Lindsay

322 Kent St. West, Lindsay K9V 4T7
(705) 324-5715

Smiths Falls

91 Cornelia Street West, Smiths Falls K7A 5L3
(613) 283-7002 ext. 112

For more information on cultural heritage, contact:

Ministry of Culture

www.ontario.ca/culture

Central

180 Dundas Street West, 5th Floor,
Toronto M7A 2R9
(416) 314-6044 or 1-877-395-4105

North

435 James Street South, Suite 334,
Thunder Bay P7E 6S7
(807) 475-1683 or 1-800-465-6861

Southeast

530 Tremblay Road, 1st Floor,
Ottawa K1G 6B7
(613) 742-3360 or 1-800-267-9340

Southwest

30 Duke Street West, 4th Floor, Ste. 405,
Kitchener N2H 3W5
(519) 578-3600 or 1-800-265-2189

UNDERSTANDING THE ROLE OF ADVISORY COMMITTEES

The Municipal Heritage Committee role is advisory and consultative. Like other advisory committees, it assists municipal councils in gathering and communicating community input on local issues. Committees assist municipal councillors and staff in understanding the challenges and needs for meeting community goals. Their role is to advise and make recommendations as defined by the terms of reference approved by municipal council.

The committee members are volunteers drawn from the community and represent a cross-section of interests and perspectives. As a representative of the community, the advisory committee is recognized as a vehicle for conveying community interests.

The role of an advisory committee may be summarized as follows:

- To advise and recommend;
- To provide knowledge and expertise;
- To facilitate community awareness, support and education about the issues at hand;
- To assist in the work of the municipality by ensuring open dialogue on specific issues;
- To create a climate of consensus;
- To enable and share best practices;
- To be sensitive to the range of views in the community which it represents;
- To promote good-will and trust within the community; and
- To act as a liaison between politicians, organizational staff, members of the public, and other stakeholders.

ONTARIO REGULATION 9/06

MADE UNDER THE

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
 1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

THE PROPERTY EVALUATION PROCESS

1

Community Context

- Knowledge of the history, achievements and aspirations of the community gives perspective to what cultural heritage value or interest may be held by the property.
 - Learn about community history and activities that may hold cultural heritage value or interest

2

Visit the Property

- A preliminary site visit will give some context and raise questions to be addressed by the historical research.
 - The historical research findings may reveal use of the property, key dates or associations not previously known
 - Record the property using photographs and notes

3

Historical Research

- Historical research involves consulting records and other documentation to learn the history and cultural associations of the property.
 - Search pre-patent land records for early properties
 - Search Land Registry Office property Abstracts and registered documents
 - Review property tax assessment rolls
 - Review sources such as census records, directories, photographs, maps, newspapers, insurance plans, business records, family materials, publications, archival materials
- A second site visit will be an opportunity to look for physical evidence of these findings.

4

Site Analysis and Physical Evidence

- A site analysis can involve photographs, measurements, observation and analysis of the physical characteristics of the property. The historical research findings compared with the physical evidence should ensure collaboration in the known information about the property.
 - Develop knowledge of construction, materials, architectural style and other related topics
 - Analyse and record the physical characteristics of the property

5

Evaluation and Report

- Within the context of the heritage of the community, the findings of the historical research and site analysis are used to evaluate the property for Design/Physical Value, Historical/Associative Value and Contextual Value.
 - Merge the historical research information with the physical evidence
 - Make conclusions and deductions based on the supporting documentation
 - Identify any cultural heritage value or interest of the property
 - Describe the heritage attributes that support that value or interest

Sample: Property Survey Recording Form

This form collects the information useful as an initial survey of properties that may be listed on the municipal register of cultural heritage properties. Other categories of local importance can be added. Recorders are encouraged to learn about the heritage of the community as a whole before undertaking this survey.

Recorder

- 1 Date of recording
- 2 Name of recorder
 - ☐ Municipal Heritage Committee
 - ☐ Municipal Staff
 - ☐ Heritage Consultant
 - ☐ Student
 - ☐ Other
- 3 What is your level of expertise in identifying and describing a cultural heritage property?
 - ☐ Beginner
 - ☐ Some Experience
 - ☐ Expert

Property Identification

- 4 Street address and legal description
- 5 Name of building, if any
- 6 Name and address of owner

Design or Physical Value

- 7 Identify the type of property
Examples: Residential, commercial, institutional, agricultural or industrial building; monument such as a cenotaph, statue or public art; structure such as a water tower, culvert, fence or bridge; natural feature that has cultural heritage value or interest; cemetery, grave-stone or cemetery marker; cultural heritage landscape; spiritual site; interior; ruins or other feature

- 8 Identify the materials used
Examples: Wood, stone, metal, plastic or other
- 9 Does the property display any particular qualities of artistic merit, craftsmanship, technical or scientific achievement, expression or innovation?

Historical or Associative Value

- 10 What do you know about this property from research or local traditions? List sources
- 11 Does the property have any features similar to other properties?

Contextual Value

- 12 Does the property define, maintain or support the character of an area?
- 13 Is the property physically, functionally, visually or historically linked to its surroundings?
- 14 Is the property a landmark?

Status

- 15 Identify any physical or other risks to the condition and/or integrity of the property and/or individual features

Photographs

- 16 Photographs should be taken from the nearest publicly accessible viewpoint. (Do not enter a property without permission.) The front or prominent feature will be used as the key image. Identify all images with north, south, east and west orientation.

Recommendation

- 17 Make an initial recommendation or comment on whether or not to list a property on the municipal register. Give reasons.

BASICS OF A MUNICIPAL REGISTER OF CULTURAL HERITAGE PROPERTIES

1	<p>The Ontario Heritage Act requires that the register include all properties that are protected by the municipality (under section 29) or by the Minister of Culture (under section 34.5). <i>OHA, ss. 27(1.1)</i> For these properties there must be:</p> <ul style="list-style-type: none"> • a legal description of the property; • the name and address of the owner; and • a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes.
2	<p>The Ontario Heritage Act allows a municipality to include on the register property that is not designated but considered by the municipal council to be of cultural heritage value or interest. There must be sufficient description to identify the property. <i>OHA, ss. 27(1.2)</i></p>
3	<p>A municipality may consider including properties on the register that are protected by heritage conservation easements and/or recognized by provincial or federal jurisdictions.</p>
4	<p>The rationale or selection criteria used to survey the community and compile the register should be clearly stated.</p>
5	<p>The recorder(s) undertaking the survey of properties should have knowledge of the heritage of the community and some training in identifying and evaluating cultural heritage properties.</p>
6	<p>Information about all properties should be recorded in a consistent and objective way.</p>
7	<p>Not all cultural heritage properties are old. Many recent structures hold cultural heritage value or interest in their design, craftsmanship, function, ownership or for other reasons.</p>
8	<p>Using physical condition as a determining factor in whether or not to list a property on the register is not advised. A property may be in an altered or deteriorated condition, but this may not be affecting its cultural heritage value or interest.</p>
9	<p>A commitment to maintaining and revising the register through historical research and analysis of the listed properties will give the register more credibility in local heritage conservation and planning.</p>
10	<p>The register should be readily available to municipal staff and officials, property owners and the public.</p>
11	<p>The register can be a valuable tool for land-use planners, educators, tourism, and economic developers. For example, it can be used to plan Doors Open events, educational programs, celebrate historic events and anniversaries, promote a community and encourage innovative development.</p>



Listing Cultural Heritage Properties on the Municipal Register

Identifying properties of cultural heritage value is an essential part of municipal heritage conservation. This note explains the importance of listing heritage property on the municipal register in planning for and managing cultural heritage resources at the local level.

What is the municipal register of cultural heritage properties?

Section 27 of the Ontario Heritage Act requires the clerk of every local municipality to keep a current, publicly accessible register of properties of cultural heritage value or interest situated in the municipality.

The municipal register is the official list or record of cultural heritage properties that have been identified as being important to the community.

The register must include all properties in the municipality that are designated under Part IV (individual designation) and Part V (district designation) of the Ontario Heritage Act. For properties designated under Part IV, the register must include:

- a) a legal description of the property;
- b) the name and address of the owner; and
- c) a statement explaining the cultural heritage value or interest of the property and a description of its heritage attributes.

For districts designated under Part V, the register must include a map or description of the area of each district.

As of 2005, the Ontario Heritage Act also allows municipalities to include on the municipal register properties of cultural heritage value that have not been designated. This is commonly known as "listing." See subsection 27 (1.2) of the Ontario Heritage Act.

Listing is a means to formally identify properties that may have cultural heritage value or interest to the community. It is an important tool in planning for their conservation and now provides a measure of interim protection.

Why list property on the register?

While the legislation does not require municipalities to list properties on the register, listing is strongly recommended. A comprehensive register of cultural heritage properties, including both designated and listed properties, has the following benefits:

- The register recognizes properties of cultural heritage value in the community
- The register promotes knowledge and enhances an understanding of the community's cultural heritage
- The register is a planning document that should be consulted by municipal decision makers when reviewing development proposals or permit applications
- The register provides easily accessible information about cultural heritage properties for land-use planners, property owners, developers, the tourism industry, educators and the general public
- The register provides interim protection for listed property (see below)

The Ministry of Culture is interested in your experience with municipal registers and listings. If you have comments or suggestions, please contact the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or info.mcl@ontario.ca.

Spring 2007

Interim protection for listed properties

Changes to Ontario's Building Code Act, which took effect January 1, 2006, brought new, accelerated building permit review timeframes. These include, for example, 10 days for a house and 20 days for a large building.

Building permit review timeframes allow municipalities and municipal heritage committees little time to assess properties facing demolition or alteration that are potentially of cultural heritage value to the community.

Amendments to the Ontario Heritage Act made in June 2006 address this issue. These changes now provide interim protection for listed properties (see subsections 27 (3)-(5) of the Ontario Heritage Act). Owners of listed properties must give the council of the municipality at least 60 days notice of their intention to demolish or remove a building or structure on the property.

This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property.

What is the process to list non-designated properties on the register?

Municipal council's approval (normally given by resolution) is required to add cultural heritage properties that have not been designated to the register. In municipalities with a municipal heritage committee, council must consult with its committee before a non-designated property is added to or removed from the register.

For a non-designated property to be entered on the register, the only information required is a description sufficient to identify the property without the chance of confusion, such as the property's street address.

Although detailed research and evaluation of the property is not required, a brief rationale should be provided explaining why it may be important to the community.

A municipality is not required to consult with property owners or the public to list non-designated properties in the register. However, notifying owners of the listing of properties is recommended. For example, when the Toronto Preservation Board (Municipal Heritage Committee) recommends a property's inclusion on the Register, property owners are notified and invited to attend the Toronto Preservation Board meeting to discuss the matter.

Discussion with the broader community may also be helpful. The City of Kenora, for example, held a public forum to help decide which significant heritage buildings should be included in its register.

Requests to list a property on the municipal register may come from property owners, municipal heritage committees, municipal heritage or planning staff, local historical societies or residents' associations.

Where to start...

Across Ontario, municipal planners and municipal heritage committees are working to develop comprehensive, up-to-date municipal registers that include both designated and listed properties.

Questions to think about:

- Has your municipality previously established an inventory or list of properties of cultural heritage value?
- Was this list adopted by council?
- Were property owners advised?
- Does the list consider the full range of properties of cultural heritage value, including landscapes?

Depending on the answers to the questions posed above, the municipality may simply choose to “roll” all or part of an existing list into the register. Or it may wish to undertake a new process to identify properties for listing.

To decide which properties should be listed on the register, the municipality may want to consider the criteria for designation set out in Ontario Regulation 9/06 under the Ontario Heritage Act (Criteria for Determining Cultural Heritage Value).

For more information on the municipal register and listing, please refer to the Heritage Property Evaluation Guide in the Ontario Heritage Tool Kit at:
www.culture.gov.on.ca/english/culdiv/heritage/Toolkit/HPE_Eng_large.pdf

The Ontario Heritage Act is at:
www.e-laws.gov.on.ca/DBLaws/Statutes/English/90o18_e.htm.

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Why designate?

Planning for the future of a strong, vibrant community requires knowledge of the past and an understanding of what we value in the present. Existing buildings, structures and landscapes often define a community's unique identity and give it character and a sense of place. To help guide change, it is important to identify and protect the places in the community that have cultural heritage value.

Designation under the *Ontario Heritage Act* is one tool that hundreds of communities across Ontario have used to protect thousands of heritage properties. Properties can be designated individually (under Part IV of the Act) or as part of a larger area or Heritage Conservation District (under Part V).

Heritage designation:

- *RECOGNIZES* the importance of a property to the local community;
- *PROTECTS* the property's cultural heritage value;
- *ENCOURAGES* good stewardship and conservation; and
- *PROMOTES* knowledge and understanding about the property.

For the community, designation of heritage properties provides a process to ensure the heritage attributes of a property are conserved over time. Property owners, the Municipal Heritage Committee and municipal staff work together to ensure that changes to the property respect its value.

For the property owner, designation recognizes the significance of their property and assures them that future owners will respect and appreciate their investment. Designation may also provide property owners with access to grants, loans or tax relief to support the conservation of the property.

For more information on what it means to designate a property, refer to the following Ministry of Culture publications:

- *Designating Heritage Properties: A Guide to Municipal Designation of Individual Properties under the Ontario Heritage Act*, or
- *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act*.

For more information, please call the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or refer to the website at www.culture.gov.on.ca.

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Eight Guiding Principles in the Conservation of Built Heritage Properties

The following guiding principles are ministry statements in the conservation of built heritage properties and are based on international charters which have been established over the century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the "why" of every conservation activity and apply to all heritage properties and their surroundings.

1. RESPECT FOR DOCUMENTARY EVIDENCE:

Do not base restoration on conjecture.

Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

2. RESPECT FOR THE ORIGINAL LOCATION:

Do not move buildings unless there is no other means to save them.

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

3. RESPECT FOR HISTORIC MATERIAL:

Repair/conserv - rather than replace building materials and finishes, except where absolutely necessary.

Minimal intervention maintains the heritage content of the built resource.

4. RESPECT FOR ORIGINAL FABRIC:

Repair with like materials.

Repair to return the resource to its prior condition, without altering its integrity.

5. RESPECT FOR THE BUILDING'S HISTORY:

Do not restore to one period at the expense of another period.

Do not destroy later additions to a building or structure solely to restore to a single time period.

6. REVERSIBILITY:

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.

e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. LEGIBILITY:

New work should be distinguishable from old.

Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. MAINTENANCE:

With continuous care, future restoration will not be necessary.

With regular upkeep, major conservation projects and their high costs can be avoided.

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Ontario Heritage Act, Part IV: Provincial Powers to Conserve Property of Cultural Heritage Value or Interest of Provincial Significance

In 2005, changes to the Ontario Heritage Act gave the province a stronger role in the conservation of cultural heritage property.

As a result of these changes the Act now enables the Minister of Tourism and Culture, in consultation with the Ontario Heritage Trust, to designate property of provincial significance and to prohibit the demolition or removal of a building or structure on designated heritage property of provincial significance. The Act also enables the minister to issue a stop order with respect to any property to prevent alteration, damage, or demolition or removal of any building or structure on the property, if the minister is of the opinion that the property may be of provincial significance.

For more information on provincial powers, please contact the Ministry of Tourism and Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or info.mcl@ontario.ca.

Fall 2010

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FAQs

When will provincial designation and stop order powers be used?

Under the Ontario Heritage Act and Ontario Regulation 10/06, provincial designation is available only if a property is determined to be provincially significant or is located in parts of the province where there is no incorporated municipality (also known as unorganized territory) and the Minister determines that there is a provincial interest in designating the property.

The Ontario Heritage Act gives all lower tier municipalities the tools they need to identify and protect heritage property should they choose to use them. For more information on the Ontario Heritage Act, see the Ontario Heritage Tool Kit at

<http://www.culture.gov.on.ca/english/culdiv/heritage/Toolkit/toolkit.htm>

The primary responsibility to identify and protect cultural heritage property continues to rest with the municipality. Provincial designation and stop order powers are not substitutes for lack of action at the local level.

What makes a cultural heritage property provincially significant?

To be considered provincially significant, properties must meet specific provincial significance criteria set out in Ontario Regulation 10/06. Ontario Regulation 10/06 is available at

http://www.e-laws.gov.on.ca/DBLaws/Regs/English/060010_e.htm.

How is provincial significance determined?

Under the Act, the Minister of Tourism and Culture is required to consult with the Ontario Heritage Trust, an agency of the Ministry of Tourism and Culture to determine provincial significance. The Ontario Heritage Trust applies the criteria for provincial significance set out in Ontario Regulation 10/06 to evaluate provincial significance based on thorough historical research and site analysis. The Ontario Heritage Trust then advises the Minister of Tourism and Culture on provincial significance.

What is the process to request provincial designation or stop order?

There is no formal application form for provincial designation or stop orders.

Any request to the minister should be made in writing and should provide documentation and rationale to support the request, e.g. research supporting a case for provincial significance.

A checklist of preliminary documentation for such a request is available from the Ministry of Tourism and Culture. Contact the ministry at (416) 212-0644 or Toll Free at 1-866-455-0049 or by email at info.mcl@ontario.ca.

How is provincially-owned heritage property protected and conserved?

Provincially-owned heritage property is protected under Part III.1 of the Ontario Heritage Act, which gives the Minister of Tourism and Culture the authority to develop standards and guidelines for the conservation of property of cultural heritage value that is owned or controlled by the provincial government.

The Standards and Guidelines for Conservation of Provincial Heritage Properties, which came into effect on July 1, 2010, provide ministries and prescribed public bodies with the direction on the identification, protection, maintenance, use and disposal of heritage properties that they own or control.

Provincial heritage properties are not subject to designation by municipalities or the Minister of Tourism and Culture (provincial designation or stop orders).

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Municipal Financial Incentives for Heritage Properties

In order to provide benefit and enjoyment to the community, heritage properties need to be properly maintained and conserved. Many of these properties are privately owned, and providing financial and other support can make a real difference in helping owners to care for their properties.

For more information on municipal financial incentives, please contact the Ministry of Tourism, Culture and Sport by phone or email:

- 416-326-9326
- 1-888-997-9015 (toll free)
- general_info@mtc.gov.on.ca

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Municipalities have implemented a variety of different strategies at the local level to encourage investment in heritage properties.

Grants and Loans

Under Sections 39 and 45 of the *Ontario Heritage Act*, councils can pass by-laws providing grants or loans to owners of property that has been designated under Part IV (individual property designation) or Part V (heritage conservation districts) to help them cover the costs of repair and restoration. Councils can attach their own terms and conditions to funding. Toronto, Ottawa, Windsor, Petrolia and Sault Ste. Marie are among the municipalities that have established such programs.

Heritage Property Tax Relief

Heritage property tax relief is a financial tool for municipalities to help owners maintain and restore their properties for the benefit of the entire community – today and into the future.

Section 365.2 of the *Municipal Act, 2001* gives municipalities the option of establishing a program to provide property tax relief (between 10 to 40 per cent) to owners of eligible heritage properties. Councils must pass a by-law to establish a local program. To date, more than 40 municipalities have adopted this program, including Chatham-Kent, Thunder Bay, Peterborough, Kingston and Mississippi Mills.

The province shares in the cost of the program by funding the education portion of the property tax relief. Municipalities that adopt the heritage property tax relief will contribute to this program by funding their portion of the tax relief.

Please refer to the guide [*“Getting Started: Heritage Property Tax Relief– A Guide for Municipalities”*](#) available on the Ministry of Tourism, Culture and Sport website.

Community Improvement Plans

Section 28 of the *Planning Act* allows councils to pass by-laws to identify community improvement project areas and develop plans to revitalize them. These areas can be targeted for a variety of municipal improvements, including municipal property acquisition, land assembly and sale of lands, construction and rehabilitation of municipal facilities or infrastructure and signage, streetscape and landscaping improvements.

Municipalities can also use community improvement plans to establish a wide range of financial incentive programs such as façade improvement grants and loans, fee rebates, design study grants and tax assistance.

Community improvement plans are an opportunity to identify any heritage resources within the project area and plan for their conservation. Some municipalities have established incentives that directly target heritage property conservation or rehabilitation, or that provide additional financial assistance for heritage properties. For example, the Town of Halton Hills Community Improvement Plan Façade Improvement Grant offers an increased grant for properties designated under the *Ontario Heritage Act* or listed on the municipal heritage register.

For further information, please refer to the "[*Community Improvement Planning Handbook*](#)," available on the Ministry of Municipal Affairs and Housing website.

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Investing in Heritage: Municipal Tax Back Grants

Municipalities across the province use a variety of tools to assist owners to protect heritage properties and invest in their conservation and rehabilitation. One such tool is found in the Ontario Heritage Act.

The Act not only provides for recognition and protection of heritage property through designation, it also empowers municipalities to make grants and loans to designated property owners to conserve their properties.

Municipal Powers

Municipalities can also use their power under the Community Improvement Plan provisions of the *Planning Act* to provide grants to conservation/rehabilitation projects in defined Community Improvement Areas (*Planning Act*, Subsection 28 (7)).

Under Sections 39 and 45 of the *Ontario Heritage Act*, municipal councils are authorized to pass by-laws providing for a grant or loan to the owner of any property that has been designated by by-law under Part IV (individual property designation) or Part V (heritage conservation districts). Subsection 39 (1) states that: "*The council of a municipality may pass by-laws providing for the making of a grant or loan to the owner of a property designated under this Part for the purpose of paying for the whole or any part of the cost of alteration of such designated property on such terms and conditions as the council may prescribe.*"

Municipalities can also use their grant making powers under the *Ontario Heritage Act* and the *Planning Act* to provide grants to owners of designated property for a limited period of time to offset a municipal property tax increase which has resulted from the alteration, repair or renovation of the property.

Note: Section 365.2 of the *Municipal Act, 2001* gives municipalities the option of passing a by-law to establish a local program to provide property tax rebate or relief (10 to 40 per cent) to owners of heritage properties. To be eligible, properties must have been designated under Part IV or V of the Ontario Heritage Act and/or subject to a heritage conservation agreement. Please refer to the guide "*Getting Started: Heritage Property Tax Relief – A Guide for Municipalities.*"

Tax Back Grants for Designated Properties: How Do They Work?

Some municipalities, including Cobourg, Kitchener, London and Perth, have used these powers to provide "Conditional Heritage Grants" or tax back grants to qualifying property owners. The grant is equal to the amount of the annual increase in the municipal portion of the real property taxes for such property that is the direct result of a re-assessment arising from an approved restoration/rehabilitation project. The amount of the grant is calculated to match the increase in property taxes that would result from improvements to the heritage property.

The municipality and the property owner sign an agreement that the municipality will freeze the amount of property tax at the pre-restoration/rehabilitation level for a number of years. The owner agrees to apply the total amount of this "grant", i.e. difference between the pre- and post-restoration/rehabilitation levels, to the designated property's restoration/rehabilitation. A municipal by-law is required to enact such a tax back grant program.

For more information, please call the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or refer to the website at www.culture.gov.on.ca.

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Tax Back Grants usually apply to properties designated under the Act, individually or in districts. Grants can be made to any owner of designated property, including owners of designated property within a defined area such as a heritage conservation district or community improvement area, who makes an application or request for the grant and complies with the requirements or conditions set out by the municipality.

For example, in the Town of Cobourg the tax back grants are available to property owners in the town's Commercial Core Heritage Conservation District and are calculated by providing a credit against the property owner's real property taxes annually for a maximum period of time, usually 10 years. The grant applies only to an increase in real property taxes that arises directly from approved restoration projects and does not apply to an increase in taxes that arises from mill rate increases, additions to buildings or structures or other types of improvements.

The administrative process would be either to retain the original tax rate for a period of time or to increase taxes to the full amount and return the difference in the form of a grant in lieu of the tax increase.

Tax Back Grants: Conditions

A Tax Back Grant program can include conditions. The Act allows council to prescribe terms and conditions for the payment of the grant. Conditions may apply, for example, if a property is sold, transferred or otherwise disposed of within a defined period of the making of the grant. In the Cobourg example, the total of all grants made by a municipality to the date of the sale or transfer of the property for which a grant has been made will automatically become a Repayable Loan, payable by the property owner to the municipality. In the event that real property or business taxes are not paid in full by the end of the year in which a property has received a grant, the grant for that year will become a Repayable Loan. Grants converted to repayable loans are then maintained in a special account and used to finance other heritage grants.

The grant must be used for the purpose, and only for the purpose, of paying for all or part of the cost of approved "alteration" of the designated property. The grant amount provided to the property owner will be based upon the increase in municipal taxes as a result of an increase in assessment. The grants have the effect of deferring the full amount of taxes that would otherwise be due as a result of the re-assessment. In practice, no money changes hands.

Tax Back Grants: Eligibility

A municipality may determine one or more levels of eligibility for Tax Back Grants. Priority buildings are those designated under the *Ontario Heritage Act* and rehabilitated or restored in such a way that would not compromise the "reasons for designation," or, in the language of the recent amendments to the Act, the "heritage attributes" which are particular features that should be protected for the future and are outlined in the *description of heritage attributes*.

For an example of eligibility requirements, please see the City of London's Downtown Rehabilitation and Redevelopment Grant Program.

Tax Back Grants: Community Benefits

Tax Back Grant programs are based on sound public policy that is embodied in the *Ontario Heritage Act* and the *Planning Act* to conserve and protect significant heritage property, places and districts.

The objective of deferring or rebating a property tax increase via tax back grants for a limited period of time after a building is restored or rehabilitated is to attract property owners and developers to target these significant older structures for heritage sensitive development. Except for administrative costs, a Tax Back Grant program does not incur new costs on the municipality. This mechanism can work even in small municipalities with modest municipal staff and resources.

With such a program in place, a municipality does not receive any increase in property tax resulting from the renovation of a designated property until the deferral period (five to 10 years) is completed. If this property were not renovated, however, there would be no increase in property taxes in any event.

Benefits to a municipality from such a tax back grant program

- Increase economic activity and job opportunities in construction work;
- Convert underused or vacant structures into fully functional properties;
- Contribute to community revitalization;
- Contribute to stable neighbourhoods and property values;
- Stimulate the rehabilitation or renovation of existing buildings;
- Ensure the protection and usefulness of the municipality's priority heritage properties.

The conservation of our heritage properties, places and districts is a means of making our municipalities and communities more attractive and more liveable. Places considered "liveable" are appealing places to do business and to promote as tourist destinations. It's worth the investment!

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Note: Section 365.2 of the *Municipal Act, 2001* gives municipalities the option of passing a by-law to establish a local program to provide property tax rebate or relief (10 to 40 per cent) to owners of heritage properties. To be eligible, properties must have been designated under Part IV or V of the Ontario Heritage Act and/or subject to a heritage conservation agreement. Please refer to the guide "Getting Started: Heritage Property Tax Relief – A Guide for Municipalities."

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For an example of eligibility requirements, please see the City of London's Downtown Rehabilitation and Redevelopment Grant Program.

Tax Back Grants: Community Benefits

Tax Back Grant programs are based on sound public policy that is embodied in the *Ontario Heritage Act* and the *Planning Act* to conserve and protect significant heritage property, places and districts.

The objective of deferring or rebating a property tax increase via tax back grants for a limited period of time after a building is restored or rehabilitated is to attract property owners and developers to target these significant older structures for heritage sensitive development. Except for administrative costs, a Tax Back Grant program does not incur new costs on the municipality. This mechanism can work even in small municipalities with modest municipal staff and resources.

With such a program in place, a municipality does not receive any increase in property tax resulting from the renovation of a designated property until the deferral period (five to 10 years) is completed. If this property were not renovated, however, there would be no increase in property taxes in any event.

Benefits to a municipality from such a tax back grant program

- Increase economic activity and job opportunities in construction work;
- Convert underused or vacant structures into fully functional properties;
- Contribute to community revitalization;
- Contribute to stable neighbourhoods and property values;
- Stimulate the rehabilitation or renovation of existing buildings;
- Ensure the protection and usefulness of the municipality's priority heritage properties.

The conservation of our heritage properties, places and districts is a means of making our municipalities and communities more attractive and more liveable. Places considered "liveable" are appealing places to do business and to promote as tourist destinations. It's worth the investment!

The information contained in this InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

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Heritage Conservation Principles for Landuse Planning

The Province of Ontario has developed a new policy statement pursuant to section 3 of the Planning Act - (the Provincial Policy Statement, 2005) which municipal land use planning decisions are to be consistent with. The Provincial Policy Statement, 2005 includes specific policies on the conservation of built heritage resources, cultural heritage landscapes and archaeological resources (PPS 2005 - Policy Section 2.6). Increasingly, Municipal Heritage Committees may be requested to advise planning departments and municipal councils on land use planning issues as these affect local heritage resources that have cultural heritage value or interest. The following core principles were developed to provide guidance to Municipal Heritage Committees.

For more information, please call the Ministry of Culture at (416) 212-0644 or Toll Free at 1-866-454-0049 or refer to the website at www.culture.gov.on.ca.

Spring 2007

Disponible en français

Timeliness

It is important to identify heritage conservation issues at the beginning of the planning process and to make continuous reference to heritage conservation issues throughout the decision making process.

Value/Significance

Respect for the significance of the resource must be taken into consideration at every step in the planning and decision-making process.

Respect the cultural values of the community for whom the resource has significance. Evaluation of significance should reflect consensus among community members with an interest in the preservation, use and development of cultural heritage.

Evaluation must be based on proper research. Evaluation clarifies where significance or value lies in cultural heritage and how that significance is expressed.

Inclusiveness

Look at the community as a whole before you look at individual parts. Consider both tangible heritage resources such as structures and artifacts and intangible heritage resources such as cultural expressions, stories, songs etc.

In a community, a heritage resource is part of a whole system which includes the natural environment and human activities. The activities of one part may affect the other parts. Have concern for maintaining the integrity of the whole system.

Encourage approaches to planning that are sustainable, that minimize negative long-term impacts on the social, cultural, economic and physical aspects of cultural heritage resources.

Respect for Context

The surroundings or setting of a cultural heritage resource often contribute to its significance and vice versa. Where significance is linked to the *contextual* value of the resource, try to preserve the context.

Try to maintain the same use for a heritage resource, or if this is not possible, find a compatible new use that does not demand too much change to the resource's physical fabric.

Retention

The decision making process should always presume in favour of retaining the heritage resource. The only exception to this rule is when there is a demonstrated public benefit of greater importance than the protection of the heritage resource.

The significance, type, use and condition of a resource should be considered as part of the decision making process. Only allow changes that will offer the least harm to the resource or will provide the greatest potential to enhance its significance and appreciation.

Where negative impacts are unavoidable, effective mitigation must be applied including reusing and making sympathetic alterations, reconstruction, moving to an appropriate setting, commemoration on site or elsewhere, or recording the resource before any negative changes are made.

Caution

Avoid decisions that will damage or harm the fabric of cultural heritage resources and their settings. Use approaches that offer the least risk to the fabric of the resource. Consider sympathetic alterations or reversible changes to it.

Give priority to measures that improve conditions for long-term conservation: focus on maintenance of parts, setting, function or use.

Ensure that approaches proposed for conservation have been proved reliable and effective and that they constitute good practice.

Public Benefit

To understand and appreciate cultural resources, the public should be provided with accurate interpretation of the resource, through information that effectively communicates the importance and value of the resource.

The information contained in this InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.



Information Sheet Series – Introduction

Winter 2006

WHAT ARE THE CULTURAL HERITAGE AND ARCHAEOLOGY POLICIES IN THE PROVINCIAL POLICY STATEMENT 2005?

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

2.6.2 *Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.*

What is the Provincial Policy Statement, 2005 of the Ontario Planning Act?

The Planning Act provides the legislative framework for land use planning in Ontario. It sets out:

- how the land use planning system works
- who makes decisions
- ways to resolve disputes and seek public input
- provincial and municipal roles in planning administration

Section 2 of the Act identifies matters of provincial interest, which includes the conservation of *significant* features of architectural, cultural, historical, archaeological or scientific interest.

Section 3 of the Act allows the province to issue policy statements on matters of provincial interest. The Provincial Policy Statement (PPS, 2005) is the framework for broad, integrated and long term planning. It provides policy direction to municipalities and approval authorities that make decisions on land use planning matters.

A New Provincial Policy Statement

The PPS, 2005 supports the principles of strong communities, a clean and healthy environment and economic growth for the long term in Ontario. It applies to all planning applications, matters or proceedings commenced on or after March 1, 2005.

The Act now requires that all decisions affecting land use planning matters “shall be consistent with” the PPS, 2005. This is a higher test than the former “shall have regard to.”

2.6.3 Development and site alteration may be permitted on *adjacent lands* to protected heritage property where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Mitigative measures and/or alternative *development* approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.

For more information on cultural heritage and *archaeological resources* contact:

Ontario Ministry of Culture

400 University Avenue, 4th Floor
Toronto, ON M7A 2R9
General_Info@mcl.gov.on.ca
(416) 212-0644
1 (866) 454-0049
web page:
<http://www.culture.gov.on.ca>

Additional information on the Provincial Policy Statement, 2005 is available on the Ministry of Municipal Affairs and Housing web page:
<http://www.mah.gov.on.ca>

In addition to the new “shall be consistent with” implementation standard, highlights of the PPS, 2005 include:

- new policy sections for Employment Areas, Public Spaces, Parks and Open Space, Air Quality and Energy that provide strong, clear direction on key issues that affect our communities
- enhanced policies which provide stronger protection for Ontario’s natural and cultural heritage resources
- definitions of several new and revised terms for clearer guidance (terms italicized in these Information Sheets are defined in the PPS, 2005)

Protecting cultural heritage and archaeological resources

PPS, 2005 Section 2.0: Wise Use and Management of Resources recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, and cultural heritage and *archaeological resources* for their economic, environmental and social benefits.

PPS Section 2.6 sets out cultural heritage and archaeology policies:

Policy 2.6.1 *Built heritage resources and cultural heritage landscapes*

Policy 2.6.2 *Archaeological resources and areas of archaeological potential*

Policy 2.6.3 *Adjacent lands and protected heritage property*

The PPS, 2005, together with the provisions of the Ontario Heritage Act and its regulations, strengthens the framework for the identification and protection of Ontario’s cultural heritage and *archaeological resources*.

The Ministry of Culture information sheet series is support material for PPS, 2005, and is intended to provide guidance and information regarding cultural heritage and *archaeological resource* conservation in land use planning. The series includes:

Introduction

Info Sheet #1: Built Heritage Resources

Info Sheet #2: Cultural Heritage Landscapes

Info Sheet #3: Archaeological Resources and Areas of Archaeological Potential

Info Sheet #4: Adjacent Lands and Protected Heritage Property

Info Sheet #5: Heritage Impact Assessments and Conservation Plans

*Note: This InfoSheet was developed to assist participants in the land use planning process and to understand the PPS, 2005 policies related to the conservation planning of cultural heritage and *archaeological resources*. The information in the InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

Insurance and Heritage Properties

Will heritage designation make my property insurance premiums go up?

Your premiums should not go up as a result of a heritage designation. A variety of other reasons cause insurance companies to increase premiums for older buildings if there is a higher level of risk, such as services (out-dated wiring, old heating systems, etc.). In fact, some companies do not insure buildings over a certain age. Designation itself, however, does not place additional requirements on the insurer and therefore should not affect your premiums.

What happens if a building is destroyed by fire, or some other accident? Would it have to be rebuilt as it was?

The intent of designation is to preserve the historic, physical, contextual or other community heritage value of a property. If a building on a heritage property is completely or partially destroyed, the designation by-law does not oblige the owner to replicate any lost heritage attributes. A replacement building, for example, can be of a different design.

What if I want the original features of my property to be replicated in case of damage?

If this is what you want, make sure you're properly covered. Insurance coverage for this depends on the degree of risk you and your insurance company are prepared to share. The age, quality and condition of your building will affect what coverage is available and the premium charged.

"Replacement cost" coverage requires prior insurance appraisal of the building. It generally provides for the property to be repaired or replaced with like kind and quality up to the amount stated in the policy. If available, guaranteed replacement cost coverage can provide for replication of original historical detailing and other important features that have been lost or damaged – whether or not a property is designated. Some insurance companies even offer a special type of "by-law endorsement" coverage. If you have a designated property, it is advisable to share your designation by-law with your insurer in order to be certain that heritage attributes are properly covered by your policy.

You can also obtain coverage for "actual cash value" (ACV). The ACV is the calculated cost of replacing the property with something of like kind after taking depreciation into account. When you arrange the insurance, be sure to speak with your insurance representative about the basis of your claims settlement. It is important to understand what you can expect if the building were to be completely or partially destroyed by an insured peril.

As with any insurance plan, it's best to research the various insurance providers in order to find the most competitive rate and best service from your insurer.

If you have further questions, you can contact the Insurance Bureau of Canada Consumer Information Centre at 416-362-9528 or 1-800-387-2880 (Direct Lines) Consumer Officer(s) available Mon. to Fri. 8:00 am to 6:00 pm. Voice mail is available 24hr.

What is heritage designation?

Designation is a way for owners to express pride in the heritage value of their property, and for the community to protect and promote awareness of its local history. The Ontario Heritage Act enables municipalities to designate properties of cultural heritage value or interest through a by-law.

Designation can apply to individual properties or to a whole neighbourhood or district. If a property or district is designated, it gains public recognition as well as protection from demolition or unsympathetic alteration so that the heritage attributes of the property can be conserved.

If my property is designated, do I have to restore the property to its original design or appearance?

Heritage designation does not require you to restore your building to its original appearance. The designation by-law identifies the heritage attributes that are considered important, and council approval is required for changes that will affect those attributes.

If you want to restore any lost or missing features, you should discuss your project first with the Municipal Heritage Committee or appointed municipal staff person. They can best advise on the proposed work and its likely impact on your property – especially if this involves the removal of any important feature from a later period.

Do I need permission for general maintenance?

General maintenance work, such as repainting of exterior trim, replacement or repairs to an existing asphalt roof, or alterations and repairs to property features that are not covered by the designation by-law do not usually require *heritage* approvals. However, you may still need a *building* permit. Check with your local building department.

Who decides whether the work is acceptable or not?

Council is responsible for deciding on applications for a heritage permit, unless this power has been delegated to municipal staff. Normally the Municipal Heritage Committee will review applications for changes to the property and provides advice to staff and council. Staff and committee members can advise you on how to ensure that the changes you want to make won't detract from the property's heritage attributes.

There is a limited range of financial incentives potentially available for heritage conservation purposes through programs offered by provincial and federal government ministries, agencies and municipalities.

The list is provided for general information purposes only and may be subject to change. For latest information, please check with the appropriate organizations.

ONTARIO INCENTIVE PROGRAMS

The Ontario Trillium Foundation: Community and Province-wide Programs

Website:

www.trilliumfoundation.org

Eligible Applicants:

Not-for-profit organizations, small municipalities (population fewer than 20,000) and provincial-wide organizations

An agency of the Ministry of Tourism, Culture and Sport, the Ontario Trillium Foundation (OTF) provides funding for arts, culture and heritage projects and activities.

The OTF distributes its funding through two granting programs: Community and Province Wide. The Community Grants program account for 80% of the OTF funding and the Province-Wide program accounts for the remaining 20%. The OTF places priority on supporting organizations that work in the following areas to help Ontarians achieve their potential:

- Enhanced success for students and learners
- Healthier and more physically active Ontarians
- Enhanced employment and economic potential for workers and their families
- More effective volunteers and more people engaged in their communities

Examples of recent heritage support grants include:

- \$388,000 over two years to Historical Foundation of Canada to support provincial wide expansion of the Heritage Fairs Program;
- \$26,000 to the Kawartha Region Arts and Heritage Society to assist with the repair and preservation of heritage buildings at the Kawartha Settler's Village in Bobcaygeon; and
- \$35,000 to the Princeton and District Museum Library Association to promote Doors Open – Oxford County 2004, a two-day event that will highlight the region's cultural and historical venues and promote increased tourism to the area.

Ontario Cultural Attractions Fund (OCAF)

Website:

www.ocaf.on.ca

The OCAF is an investment fund to assist arts, cultural and heritage organizations to develop, promote and present one-off or first time events, or a significant expansion of existing activity that are designed to attract new tourists and visitors

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Eligible applicants:

- must be an incorporated Ontario-based, not-for-profit arts, heritage or cultural organization that has been in existence for at least one year; and
- the primary purpose of the applicant organization is the presentation of arts, heritage or other cultural programming, or the preservation and presentation of arts and heritage resources in Ontario.

to cultural events in communities across Ontario. It is administered by Ontario Cultural Attractions

Fund staff and Board in accordance with criteria approved by the Ministry of Tourism, Culture and Sport. Specifically, the program supports projects that aim to: attract new tourist to the region; and increase the earned revenue capability of the applicant organization

Here are some highlights for 2002-2005:

- The Fund committed \$12.1 million to 118 projects, almost double the number of projects funded over the Fund's first three years.
- Twenty-three projects funded in northern Ontario received a total of \$1 million
- Some project examples include: Unionville Sesquicentennial Project (Town of Markham); Muskoka Wharf Heritage Centre (Muskoka Steamship & Historical Society); Soulpepper Theatre

Culture Development Fund

Website:

<http://www.grants.gov.on.ca/GrantsPortal/en/OntarioGrants/GrantOpportunities/PRDR007505>

The Culture Development Fund seeks to strengthen cultural organizations and their leadership, helping them to increase their knowledge and skills. This will help organizations become better at what they do and more successful in achieving their mandates. Increased performance through new and innovative projects will build the capacity of the sector, leading to a stronger and more stable culture sector.

The program priorities are to:

- Develop stronger boards and advisory committees
- Create more effective collaborations and partnerships
- Improve planning, financial and digital capabilities
- Make strategic use of emerging new media and social media

Rural Economic Development (RED) Program

Website:

www.ontario.ca/rural

Eligible Applicants:

Partnerships & strategic alliances between (any combination

The Rural Economic Development Program is administered by the Ministry of Rural Affairs as component of the Ontario Small Town and Rural (OSTAR) Development Initiative.

The program addresses barriers to economic growth, and ensures our small town and rural

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of) individuals, businesses, community organizations (including not-for-profit) and municipalities with an arm's length relationship from each other.

communities remain viable, healthy and vibrant places in which to live, work and invest by promoting:

- A diversified business climate in rural Ontario;
- The creation and retention of long term jobs;
- Investment in sectors that contribute to economic development in rural Ontario
- The creation of alliances or partnerships and increased quality of participation of rural stakeholders;
- New markets and export development;
- Economic development projects; and
- The development of information; tools and resources to enhance the rural economy.

Examples of Municipalities who recently received funding:

- Kincardine, for the restoration and renovation of the historic dancehall Kincardine Pavilion
- Hawesbury, for the revitalization of it's downtown core to promote the town's culture and heritage, draw residents and tourists to the downtown area and to encourage new business opportunities.
- Kapuskasing, to support the town's tourism revitalization, to highlight local heritage and culture.

Canada-Ontario Municipal Rural Infrastructure Fund (COMRIF)

Website:

www.comrif.ca/eng/default.asp

Eligible Applicants:

Small urban centres and rural municipalities.

The governments of Canada and Ontario are each contributing up to \$298 million to COMRIF. With municipal investments, this program is expected to stimulate up to \$900 million in infrastructure investments over five years to help meet local priorities.

COMRIF's goal is to help residents in Ontario's small urban centres and rural municipalities enjoy a quality of life that's second to none. We do this through infrastructure investments that:

- enhance and renew Ontario's aging public infrastructure;
- improve the quality of the environment;
- protect the health and safety of citizens;
- support long-term economic growth; and
- build strong, sustainable communities by giving municipalities the tools they need.

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Example of an applicant who received funding for a heritage related project:

- The governments of Canada and Ontario invested up to \$228,000 to reconstruct Mill Street Bridge. The Town of Orangeville contributed the balance of the total eligible project cost of up to \$684,000. The reconstruction of Mill Street Bridge, a 6.1-metre single-span concrete structure, includes heritage features to integrate with the adjacent heritage park development.

Northern Ontario Heritage Fund Corporation - Infrastructure and Community Development Program

Website:

<http://nohfc.ca/en>

Eligible Applicants:

Partnerships and alliances comprising municipalities, private sector businesses and organizations, federal government and other government-related agencies.

Municipalities, First Nations, not-for-profit corporations and education institutions may apply individually.

The program will assist in the provision of essential and strategic community infrastructure necessary for the creation of jobs in Northern Ontario and other economic development activities under the community development program.

Eligible infrastructure projects include

- Waterfront development
- Infrastructure projects in support of long term job creation
- Community facilities for economic development purposes.

Other community and/or regional infrastructure projects will also be considered for funding which, in the opinion of the Board, are considered necessary "to further an economic goal or improve the quality of life in Northern Ontario may be considered for approval on a case-by-case basis" including projects where:

- An approval of funding has already been made by the core program, and NOHFC investment is required to make the project viable; and where
- NOHFC assistance will not replace funding from other provincial or federal sources and may only be used to reduce the client's share of the costs.

Examples of funded projects:

- The NOHFC helped Sudbury's Centre Franco-Ontarien de folklore to strengthen culture awareness.
- The NOHFC provided \$205,051 to the Thunder Bay Historical Museum Society to complete renovations to the Museum.

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FEDERAL INCENTIVE PROGRAMS

Cultural Spaces Canada

Website: <http://www.pch.gc.ca/eng/1267728945673#a1>

Eligible Applicants:

Non-profit arts and heritage organizations and Provincial/territorial, municipal or regional governments and their agencies, or equivalent Aboriginal peoples institutions or organizations

Cultural Spaces Canada seeks to improve physical conditions for artistic creativity and innovation. It is also designed to increase access for Canadians to performing arts, visual arts, media arts, and to museum collections and heritage displays. The Program supports the improvement, renovation and construction of arts and heritage facilities, and the acquisition of specialized equipment as well as conducting feasibility studies. Cultural Spaces Canada has financially contributed to 408 projects since 2001.

Examples of projects funded by this program includes:

- Canadian Museum of Carpet and Textiles, Toronto - \$11,900
- Canadian Museum of Hindu Civilization, Richmond Hill - \$260,000
- Muskoka Steamship and Historical Society, Gravenhurst - \$200,000

Museums Assistance Program (MAP)

Website:

<http://www.pch.gc.ca/eng/1268597502197>

The Museums Assistance Program (MAP) provides financial assistance to Canadian museums and related institutions, for museum activities that support the objectives of Canada's museum policy.

The priorities for funding under MAP are projects that tell Canada's story of the cultural and natural

heritage diversity and promote Canada-wide perspectives (traveling exhibitions, outreach activities, collaborative initiatives, partnerships, etc.), projects that foster and support Aboriginal heritage activities, and those that strengthen the overall organizational capacity of museum Institutions. The program provides funding for projects undertaken through traditional means as well as through the application of new technologies.

Financial assistance is available under the following categories:

- Access to Heritage
- Exhibition Circulation Fund
- Aboriginal Heritage
- Organizational Development
- Canada-France Agreement

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Canada Cultural Investment Fund

Website:

<http://www.pch.gc.ca/eng/1268609659093>

Over the long-term, projects supported through the Canada Cultural Investment Fund are intended to contribute to the organizational, administrative and financial health of arts and heritage organizations. This is achieved through support for initiatives intended to diversify revenue streams, strengthen management capacities and ensure that arts and heritage organizations are supported in their communities for the contribution they make. It is comprised of three program components:

1. Endowment Incentives
2. Strategic Initiatives
3. Limited Support to Endangered Arts Organizations.

Since 2010-2011, 33 projects have been approved for a total amount of \$7,511,063.

Canada Cultural Spaces Fund

Website:

<http://www.pch.gc.ca/eng/1267728945673>

The CCSF seeks to improve physical conditions for artistic creativity and innovation. It is also designed to increase access for Canadians to performing arts, visual arts, media arts, and to museum collections and heritage displays. The Fund supports the improvement, renovation and construction of arts and heritage facilities, and the acquisition of specialized equipment as well as conducting feasibility studies.

The Canada Cultural Spaces Fund has financially contributed to 162 projects for 2010-2011 and 2011-2012.

Industry Canada: Fednor Northern Ontario Development Fund

Website:

http://fednor.ic.gc.ca/epic/site/fednor-fednor.nsf/en/h_fn02348e.html

The FedNor Northern Ontario Development Fund (NODF) promotes economic growth throughout a large and diverse geographic area that stretches from Muskoka Lakes to James Bay, and from the Manitoba border to western Quebec. Program will support projects in six areas: community economic development; innovation; information and communications technology; trade and tourism; human capital and business financing.

Program contributions are available to support projects in six areas: community economic development; innovation; information and communications technology; trade and tourism; human capital and business financing. Recent funded projects that include heritage conservation as a component include:

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- City of North Bay Waterfront redevelopment project: \$500,000 funding has been provided to the Corporation of the City of North Bay (in partnership with a local group known as Community Waterfront Friends) to carry out a major waterfront improvement project. As part of the project, the former CPR Station is currently being restored to serve as the focal point and meeting place for community events, festivals, and celebrations.
- Town of Cobalt Historic Cobalt Mining Camp tourism development project: \$314,000 funding to assist with research, planning and consulting costs and for downtown revitalization work and restoration of the Cobalt train station.
- Improvements to several community museums that will serve as a catalyst to local tourism promotion

ABORIGINAL AND FIRST NATION PROGRAMS

First Nation Infrastructure Fund (INAC)

Aims to improve the quality of life and the environment for First Nation communities by assisting First Nations in the provinces to improve and increase public infrastructure on reserves.

Aboriginal Community Capital Grants Program (MAA)

Invests in the development of facilities that provide Aboriginal community services and encourage business activity.

MUNICIPAL INCENTIVE PROGRAMS

Heritage Property Tax Relief

Website:

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

Eligible Applicants:

Owners of designated heritage properties that are subject to an easement or heritage agreement and that meet additional municipal criteria.

Under the Municipal Act, 2001, municipalities can pass by-laws to offer tax relief of between 10% and 40% to owners of eligible heritage properties. Many municipalities, such as the City of Kitchener, have established heritage property tax relief programs in conjunction with other tax relief measures to support economic development and the revitalization of downtowns and heritage areas. The province shares in the cost of the program by funding the education portion of the property tax relief.

To date, 40 municipalities have adopted the program.

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Brownfields Financial Tax Incentive Program

Website:

<http://www.mah.gov.on.ca>

Eligible Applicants:

Property that undergone phase II environmental assessment.

The Brownfields Financial Tax Incentive Program (BFTIP) is a financing tool established under the authority of section 365.1 of the *Municipal Act, 2001* that allows municipalities to provide municipal property tax assistance to landowners as an incentive for environmental rehabilitation. The Minister of Finance can also approve matching education property tax assistance for eligible properties under this program, in recognition that cleaning up contaminated properties has both environmental and economic benefits.

Example of projects involving designated heritage properties include: Gooderham and Worts in Toronto, City-Core Revitalization in Thorold, 51 Division – Toronto Police Service, Kaufman Footwear Building in Kitchener, LIUNA Station in Hamilton, Seigel's Shoe Building in London, St. Andrews Mill in Fergus.

Heritage Revolving Funds

Some municipalities have provided seed money to foundations or other not-for-profit organizations to set up a revolving fund to support heritage conservation. One example is the Waterloo Region Heritage Foundation, which is supported by the Region of Waterloo.

Revolving funds can be used to provide loans to heritage property owners for restoration; as loans are repaid, the money is returned to the fund and loaned out again. Loans are usually at a lower interest rate and secured by a mortgage registered against the title to the land in the applicable land registry office. Revolving funds can also be used to buy neglected historic property. After the property is restored, it can be sold or leased and then the income used to buy another threatened property.

Grants and Loans

Under the Ontario Heritage Act, council can pass bylaws providing grants or loans to owners of designated heritage properties to help them cover the costs of repair and restoration. Councils can attach their own terms and conditions to funding. Toronto, Ottawa, Windsor, Petrolia and Sault Ste. Marie have established such programs. Municipalities also have the power under the Planning Act to provide grants or loans to property owners in community improvement areas to assist them with rehabilitation projects.

Several municipalities have used their granting powers under the Ontario Heritage Act and the Planning Act to offset the increase in municipal property taxes – in part or in whole – that can result from improvements to heritage properties. Usually, no money changes hands, as the

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“grant” is actually a tax relief, which allows the property owner to retain the pre-restoration tax rate for a set period of time – for example, 5 to 10 years.

In all cases, owners must apply the total grant to approved conservation work on designated properties and are subject to any other terms and conditions prescribed by council. Cobourg, Hamilton, London and Perth have all established these types of grant programs.

Examples of Heritage Conservation Programs by Municipalities:

Example 1 – City of Toronto

- Heritage Grant Program – Funds up to 50% of the estimated cost.

Example 2 – City of London

- Façade Restoration Loan Program – Provides interest free loans up to \$25,000.
- Upgrade to Building Code Loan Program – Loans cover 50% of cost to maximum \$50,000 per building.

Example 3 – City of Barrie

- Façade Improvement Program – Loans up to \$20,000/façade.

Example 4 – City of Brampton

- Designated Heritage Property Grant Program – Loan up to half the cost to a maximum of \$5,000.

Example 5 – City of North Bay

- Downtown Community Improvement Plan – Grants and loans up to \$15,000 for façade improvements to \$50,000 for rehabilitation.

Example 6 – City of Hamilton

- Hamilton Community Heritage Fund Loan Program – Maximum loan up to \$50,000 per deed property.
- Community Heritage Improvement and Restoration Program – Grants awarded on a matching basis to a maximum \$20,000.

Example 7 – Town of Niagara-on-the-Lake

- Heritage Restoration and Improvement Grant Program – Matching program from maximum grant of \$20,000 for industrial/commercial to \$5,000 for residential.

Example 8 – County of Huron

- Huron Heritage Fund – Max \$5000 grant based on 50% cost sharing, to encourage the preservation of heritage assets and activities of heritage importance to the County

Archaeological Management Plans

Spring 2010



Did You Know?

An Archaeological Management Plan can benefit a municipality by:

- Providing an integrated approach to archaeological resource identification and protection
- Providing clear direction to development proponents, eliminating uncertainty or speculation
- Providing an effective tool that municipal staff can use to screen development
- Ensuring archaeological resources are assessed, identified and protected
- Assisting the scheduling and budgeting of mitigation measures to avoid unexpected delays and costs
- Assisting in the development of a procedural framework for efficient land use decision making
- Allowing for cultural heritage educational opportunities
- Linking to other municipal strategic initiatives, such as cultural assets mapping of a municipal culture plan

Overview and context

The Ontario Heritage Act authorizes the establishment of policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario. Archaeological sites are a part of our province's heritage. The Ministry of Tourism and Culture has the mandate to determine policies and programs related to the provincial interest in conserving, protecting and promoting Ontario's heritage.

An Archaeological Management Plan (AMP) is an effective tool that supports the implementation of municipal policies and procedures for identifying and conserving archaeological resources. An AMP also supports the intent of the cultural heritage and archaeological objectives of the Provincial Policy Statement, 2005.

What is an Archaeological Management Plan?

An AMP consists of mapping and a strategy that identifies, in varying degrees of detail:

- areas in a municipality that have known archaeological sites
- areas with potential for archaeological resources, and
- more specific locations with sensitive cultural remains such as cemeteries often labeled as 'archaeological sensitive areas' (ASAs).



Courtesy of Archaeological Services Inc.

The AMP will contain:

- well-researched mapping
- a comprehensive inventory of all known archaeological resources including sensitive cemeteries and burial grounds, and
- processes and procedures for managing any identified archaeological resources located within a municipality.

An Aboriginal community consultation protocol on matters related to archaeological resource conservation may also be developed as an integral part of the AMP.



Who can undertake an Archaeological Management Plan?

A municipality or approval authority can develop or adopt an AMP for all or part of the lands under its jurisdiction.

Purpose and goal of an Archaeological Management Plan

The purpose of an AMP is to create a geographic information system (GIS)-based, user-friendly planning tool that will enable municipal planners from various departments, such as: public works; engineering; parks and recreation; and planning to screen development proposals and identify areas for which a detailed archaeological assessment by a licensed archaeologist would be required.

The goal of an AMP is to inventory, classify and map significant archaeological resources and provide direction for their appropriate assessment and protection, as required.

There are also conservation policies and procedures that are developed as part of an AMP that can be integrated into the municipal official plan and other municipal strategic documents.



Courtesy of Archaeological Services Inc.

Benefits of having an Archaeological Management Plan

Many municipalities have taken the initiative to prepare AMPs to identify their existing and potential archaeological resources, and many more are updating their plans to be consistent with current provincial policies.

This has helped municipalities to develop local policies, procedures and protocols for development and to identify conservation strategies early in the planning process.

The AMP is also a valuable communications/education tool that can help residents recognize the importance of archaeological resources to better understand the cultural heritage of their community. It can also initiate dialogue with all concerned heritage stakeholders, Aboriginal communities and municipal heritage committees over the conservation and protection of archaeological resources and/or burial grounds.





The development of an AMP:

The AMP is typically undertaken with the expertise of licensed professional archaeologists. The format of an AMP can be tailored to the unique needs of a municipality, encouraging locally-developed policies and procedures that can be easily implemented by municipal staff.

Four main steps in designing an Archaeological Management Plan are:

- 1) Compile detailed, reliable inventories of archaeological sites, either registered or un-registered, within the municipality. Through a ministry-municipal data sharing agreement, the Ministry of Tourism and Culture will transfer any available archaeological site data for that municipal jurisdiction for land use planning purposes only. Input and knowledge from the public, municipal heritage committees, other local heritage stakeholders and Aboriginal communities should be gathered.
- 2) Prepare both a prehistorical and historical thematic overview of the community's settlement history as it relates to the potential occurrence of Aboriginal and non-Aboriginal archaeological resources.
- 3) Develop an archaeological site potential model. Such a model provides land use planners and heritage practitioners with a data supported estimate/approximation of the archaeological resource distribution and a categorization of high and low archaeological potential areas within their jurisdiction.

The model maps the specific cultural, environmental and topographical factors which influence human land use and settlement patterns over history.

The model integrates environmental and cultural-historical factors such as: geology; soils; drainage; topography; proximity to water; degree of recent ground disturbances; known land-based and marine archaeological site locations; historic transportation routes and settlement patterns; and sites associated with significant events, individuals or groups, which may also have commemorative plaques or monuments, etc. These factors collectively result in a model where layers of historical patterns of land use and settlement emerge.

A computer-based GIS is used to apply these patterns to the landscape, identifying and mapping areas of greater and lesser archaeological potential. This model helps identify parameters which can be used to evaluate and potentially decrease the area requiring archaeological assessment within a municipality without compromising valuable archaeological resources.



Courtesy of Archaeological Services Inc.



It is recommended that the archaeological site potential model be subject to a re-evaluation every three to five years, as new archaeological sites and resources may be identified over time. A re-evaluation can also:

- incorporate any changes in the province's criteria for archaeological site significance
- identify data gaps in the site inventory
- identify changes required to the archaeological potential model, and
- incorporate any new procedures and protocols related to the implementation of the AMP.

4) Implement the archaeological site prediction model through the development of comprehensive guidelines, policies and procedures enabling efficient and practical integration within the municipality's existing and future planning policy framework. This may include:

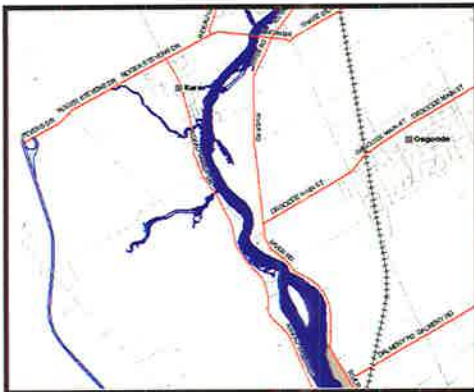
- preparation of contingency plans, or processes for site management or conservation plans for long term archaeological resource protection
- engagement of the local and Aboriginal community in the design, implementation and review of the AMP
- integration of archaeological policies into the official plan, and
- development of a municipal archaeological review procedure for planning approvals and day-to-day planning responsibilities.

Basic steps in constructing an archaeological site potential model:

- a) Model pre-contact site potential
- b) Model historical site potential
- c) Compile an integrity layer related to more recent site disturbances
- d) Compile a composite archaeological potential layer



Archaeological Management Plan sample archaeological potential mapping



Before an AMP is in place for a section of the Rideau Canal corridor, City of Ottawa.



After an AMP is in place for this same section of the Rideau Canal corridor, City of Ottawa identifying archaeological potential buffers and archaeological sensitive areas.



Areas of municipal responsibility that could be subject to an archaeological review:

- Plans of subdivision and condominium
- Site specific official plan amendments
- Site plans involving large parcels of undisturbed land such as recreational, commercial and industrial projects (e.g., golf courses, trailer parks, industrial parks, shopping malls)
- Small-scale applications (e.g., consent to sever)
- Municipal infrastructure projects involving the construction, erection or placing of a building or structure, road developments and widenings, sewage and water projects, wind turbine proposals, etc.
- Site alteration activities (e.g., site grading, excavation, removal of topsoil/peat, placing and dumping of fill, drainage works)
- Demolition permits and building relocation activities (e.g., residential and commercial heritage buildings)

Integration of an Archaeological Management Plan into municipal planning policies and processes

The creation of an AMP and related policies can greatly enhance the conservation of archaeological resources while expediting the development plan review process. The following are some ways in which a municipality can integrate their AMP into their planning policies and processes.

Incorporate archaeological policies into the municipal official plan

- Locations containing areas of archaeological potential can be identified in the official plan in the form of a map or an appendix, and this potential mapping can be made available on the municipality's website.
- The official plan can require that where any part of a development application falls within an area of archaeological potential, with known archaeological resources, or an archaeological sensitive area, the application would be subject to assessment by a licensed archaeologist.
- Official plan policies can outline long term protection policies and related tools such as zoning, heritage easements and archaeological site conservation plans.

Reviewing development proposals and municipal projects

- The AMP can help a municipality review subdivision applications since each application must identify if the property contains any areas of archaeological potential. Archaeological assessments in potential areas are mandatory for all subdivision applications, as per Ontario Regulation 544/06 under the Planning Act. Conservation plans for long term protection of significant archaeological sites may also be required by this regulation.
- The AMP can help guide other infrastructure related projects such as road, sewage, aggregate permits and wind energy projects that fall under legislation such as the Environmental Assessment Act, Aggregate Resources Act and the Green Energy Act.

Develop an AMP implementation and review procedure for municipal staff

Setting up and implementing a municipal archaeological review procedure requires close cooperation between those who maintain the AMP GIS potential layers, municipal planning, engineering, public works staff, archaeological review officers and heritage planners at the Ministry of Tourism and Culture, as well as Aboriginal communities, archaeological stakeholders and the land development industry.

An archaeological review procedure can determine if a proposed planning application or other site alteration activities require an archaeological field assessment. The review procedure should also outline the Ministry of Tourism and Culture's review process for the archaeological assessment report and clarify the timing for that ministry's review.



Courtesy of Archaeological Services Inc.

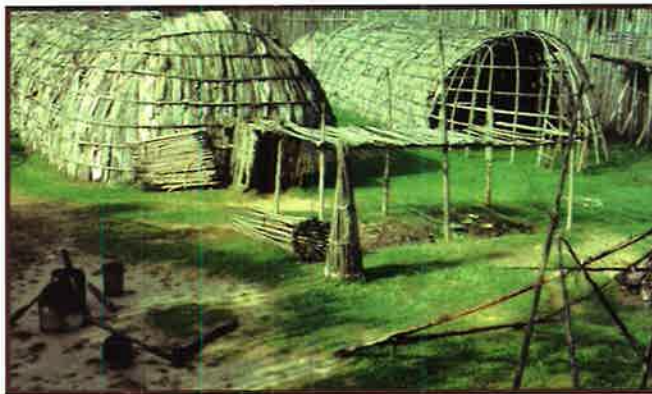
Engage Aboriginal, local communities and local heritage groups

The design, implementation and review of archaeological management planning studies should be undertaken with full participation of the local and Aboriginal communities by providing them with the opportunity to conserve their cultural heritage.

One way to engage these groups is to invite members of the public and Aboriginal communities to sit on municipal archaeological committees, such as an archaeological management steering committee, when the plan is being developed.

There may be other local heritage groups which should be engaged during the development and implementation of an AMP, given their interests in conserving both Aboriginal and non-Aboriginal archaeological resources. Such groups include:

- members of municipal heritage committees who are appointed under the Ontario Heritage Act to advise municipal council on a diverse range of cultural heritage matters
- historical societies
- academic archaeologists
- researchers or students from colleges or universities located within close proximity
- local professionally licensed archaeologists, and
- local chapters of the Ontario Archaeology Society (OAS).



Courtesy of Archaeological Services Inc.

Note to User: This InfoSheet deals in a summarized fashion with complex matters and reflects legislation, policies and practices that are subject to change. It should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter and should not be construed as legal advice by the Ministry of Municipal Affairs and Housing or Ministry of Tourism and Culture. The user is solely responsible for any use or the application of this information. As such, this Ministry does not accept any legal responsibility for the contents of this InfoSheet or for any consequences, including direct or indirect liability, arising from its use.

For More Information:

Ministry of Municipal Affairs and Housing
Provincial Planning Policy Branch
(416) 585-6014
www.ontario.ca/mah

Municipal Services Office
Central (Toronto)
(416) 585-6226
Toll Free: 800-668-0230

Western (London)
(519) 873-4020
Toll Free: 800-265-4736

Eastern (Kingston)
(613) 545-2100
Toll Free: 800-267-9438

Northeastern (Sudbury)
(705) 564-0120
Toll Free: 800-461-1193

Northwestern (Thunder Bay)
(807) 475-1651
Toll Free: 800-465-5027

Other Resources

Ministry of Tourism
and Culture
General Phone
(416) 326-9326
Toll Free: 866-700-0040

Archaeology related guides available
at the Ministry of Tourism and Culture
webpage
www.ontario.ca/culture

List of licensed archaeologists available
at the Association of Professional
Archaeologists (APA) webpage:
www.apaontario.ca

Images courtesy of the Ministry of
Tourism and Culture unless otherwise
stated

Bert Duclos
Ministry of Tourism, Culture and Sport
*Heritage Conservation in Ontario:
Fundamentals for Municipal Heritage Committees*
Barrie City Hall
November 25, 2015

What is Cultural Heritage Value?



Confederation Park, Peterborough



Barrie Carnegie Library



Sawyer Farmhouse, Innisfil

Overview

The **Ontario Heritage Act** provides a framework for the conservation of properties that have cultural heritage value or interest to a community

- What is cultural heritage?
- How do we determine cultural heritage value?

What is cultural heritage?



What is cultural heritage?



30,000 Islands, Georgian Bay



McIntyre Headframe, Timmins

Cultural heritage value and conservation

Value has always been the
reason underlying heritage conservation.

Value
comes from the Latin
VALERE
which means

“to be worth, to be strong, to signify”

What is cultural heritage?

Definitions

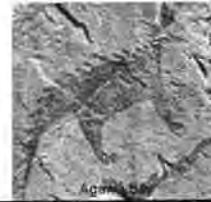
- Cultural heritage is the entire spirit of a people in terms of its values, actions, works, institutions, monuments, and sites. (UNESCO)
- Heritage value refers to the aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present or future generations. (Canadian Register of Historic Places)
- Cultural heritage is everything from the past that a community values in the present and wishes to pass on to the future.
(Ministry of Tourism, Culture and Sport)



What is cultural heritage? As a Resource

- Our heritage tells us who we are, where we have come from and what we have accomplished. Heritage is a source of strength and confidence that puts the changes of society into perspective and helps us to build a better future.

(Ministry of Tourism, Culture and Sport
Strengthening Ontario's Heritage)



Intangible & tangible cultural heritage

- Intangible cultural heritage includes non-material resources such as:
 - traditions, ceremonies, attitudes, beliefs, family histories, stories, dances, games, names, language
- Tangible cultural heritage includes material resources such as:
 - property, family and land records, photographs, maps, tools, household utensils, farm and industrial equipment, furniture, artwork, artifacts and other documentation recovered from archaeological sites
- Under the *Ontario Heritage Act*, it is only real property and all the buildings and structures thereon that are subject to designation for their cultural heritage value
- Real property excludes chattels
 - movable items of property not permanently attached to land or a building



Building a canoe at
Old Fort William, Thunder Bay

What is cultural heritage? Understanding its Value

- May have more than one heritage value
- May be valued for different reasons by different communities of people
- May change over time as the understanding of its history develops and the needs and context of the community change





Fort Erie



Hudson Bay Company church & cemetery, Moosonee



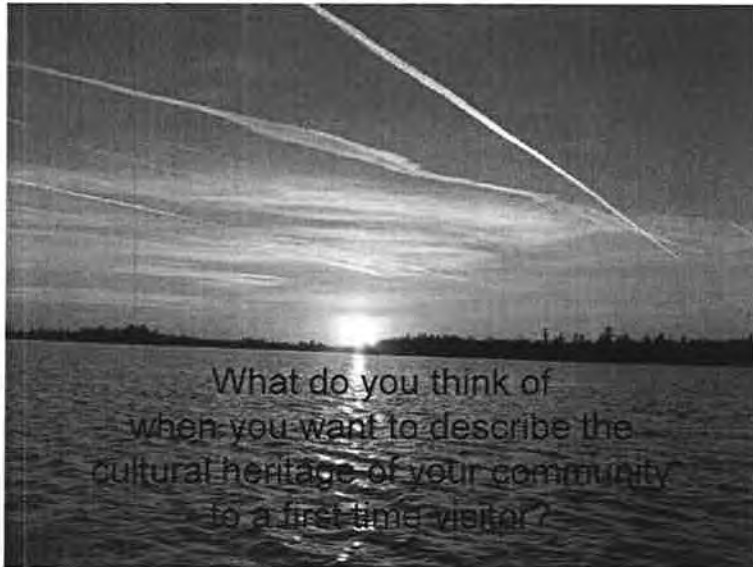
First Nations Long House, Crawford Lake



OHT Archaeology Field School



The Comfort Maple Tree, Pelham



Group Activity

- Consider this room a map of the Simcoe County area
- Think of a special place of cultural heritage value (building, site or cultural landscape)
- Describe to us the value(s) of your special place

OHA Regulation 9/06:

Criteria for Determining Cultural Heritage Value or Interest:

- A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest
- 1) The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement
 - 2) The property has historical value or associative value because it,
 - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 - 3) The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surroundings, or
 - iii) is a landmark.

Cultural heritage properties might include:

- Residential, industrial, commercial, institutional or agricultural buildings
- Monuments, such as a cenotaph, public art or a statue
- Natural features that have cultural heritage value or interest
- Structures, such as a water tower, culvert, fence or bridge
- Spiritual sites
- Cemeteries, gravestones or cemetery markers
- Cultural heritage landscapes
- Building interiors
- Ruins
- Archaeological sites, including marine archaeology
- Areas of archaeological potential
- Any other built/immoveable fixture or chattel attached to real property



Resources - Publications

Strengthening Ontario's Heritage

- An introductory guide to identifying, protecting and promoting the heritage of our communities



Bert Duclos
Ministry of Tourism, Culture and Sport
*Heritage Conservation in Ontario:
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Barrie City Hall
November 25, 2015

Municipal Heritage Committees

Establishing and sustaining an effective municipal heritage committee



Gosfield Black Cemetery
Kingsville



Ontario Heritage Trust Plaque
Collingwood



Annual Heritage Week Colouring Contest
Windsor

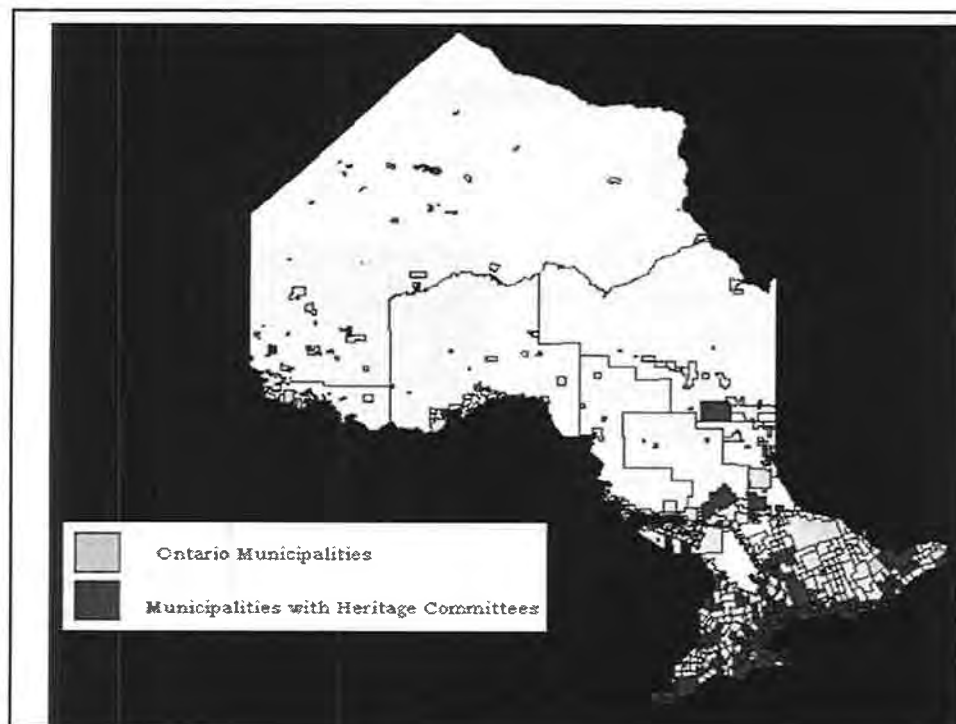
Municipal Heritage Committees: An Introduction

- Established by by-law under section 28.1 of the *Ontario Heritage Act*
- Advise and assist council on the designation of individual properties and heritage conservation districts



Municipal Heritage Committees (MHCs) – Background

- First MHC established in the late 1960's in Kingston (City of Kingston Act)
- Ontario Heritage Act (the legislative framework for heritage conservation in Ontario) proclaimed in 1975
- There are currently 150 Municipal Heritage Committees (out of a total of 414 municipalities) in Ontario



What is the role of a Municipal Heritage Committee?

To advise and assist
Council on:

- Designation of individual properties (under Part IV) and heritage conservation districts (under Part V)
- Alterations to designated property
- Demolition/removal of designated property
- Repeal of a designation by-law
- Municipal register of cultural heritage properties
- Easement or covenants
- Other heritage matters



Other Responsibilities

- Survey, inventory, research
- Community involvement and liaison
- Information and education
- Heritage-related municipal planning
- Keeping council informed
- Other duties as assigned by Council



Examples of Committee Projects

- Inventories/Register
- Property designation
- Cemetery conservation
- District designation
- Mapping
- Official plan policies
- Conservation Easements
- Grant programmes
- Newsletters
- Books, videos
- Plaques
- Walking tours
- School programmes
- Heritage Week
- Tourism initiatives

How is a Municipal Heritage Committee Established?

Municipal council:

- Passes a by-law to establish the Committee
- Appoints the members
- Determines the 'Terms of Reference'
- Provides resources



The Terms of Reference

Terms of Reference are the guiding posts for the work of a Municipal Heritage Committee.

They should include:

- A mission statement
- The mandate of the committee
- Resources required
- Powers of the committee
- Size and potential membership
- Recruitment and membership vacancies
- Communication process
- Evaluation format, and
- Reporting relationship to council

The Committee Budget

Municipal Council is responsible for providing its heritage advisory committee with a budget.

The budget should include:

- Publication costs (e.g. newsletters)
- Advertising costs (for posting notices)
- Program costs (e.g. plaques)
- Office supplies
- Mileage for transportation needs
- Expenses for training and seminars

The Benefits of Establishing a Municipal Heritage Committee

Municipal Heritage Committees:

- Identify and protect properties of cultural heritage value
- Celebrate stories, places and events of the people that have shaped our communities
- Harness local talent and expertise
- Build relationships with, and recognize the efforts of heritage property owners
- Enable municipalities to take advantage of the powers afforded to them by the Ontario Heritage Act

For more information...

YOUR COMMUNITY YOUR HERITAGE YOUR COMMITTEE

*A Guide to Establishing and Sustaining an Effective
Municipal Heritage Committee*

... part of the Ontario Heritage Tool Kit
www.mtc.gov.on.ca



Bert Duclos
Ministry of Tourism, Culture and Sport
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Barrie City Hall
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Inventory, Evaluation and Designation: From Survey to Protection



Sir Frederick Banting Homestead
New Tecumseth



Couchiching Beach Park Bandstand
Orillia



Auld Kirk
Bradford-West Gwillimbury

Overview

- The framework for heritage conservation in Ontario
- The values-based approach to heritage conservation
- The steps in the heritage property evaluation process
- The tools for protection



Former Victoria Harbour Library

The Framework for Heritage Conservation in Ontario

- Every community has its own unique culture and heritage
- Each city, town, township or county has places, spaces and stories that enrich it, inspire it, enlighten it and guide it in its growth and development

The ***Ontario Heritage Act*** provides a framework for the conservation of properties that have “**cultural heritage value or interest**” to a community ... that tell its stories.



Hillsdale Jail, Springwater

The Values-Based Approach to Heritage Conservation

- For many years, heritage conservation was focused on the preservation of historic fabric as a way of preserving the stories of the past
- The values-based approach differs in that it focuses on preserving values and meanings
- Preserving fabric continues to be important, but now in so far as it expresses those values and meanings



Black Bay Bridge, Thunder Bay

The Values-Based Approach to Heritage Conservation

- If we look for values and meanings, rather than fabric, we may find heritage in places we wouldn't expect to find it
- The approach will also help us to set priorities about what should be conserved – we're not just conserving fabric for fabric's sake but for the values and meanings that it holds



Comfort Maple Tree, Pelham

The Values-Based Approach to Property Evaluation

- The values-based approach first identifies the values that make a property significant, and then describes the features of the place
- It allows property owners, architects, municipal staff and municipal heritage committee members charged with responsibility for the property to know why a place is important, and which features are important to preserving that importance



The Penetanguishene Angels

Cultural Heritage Properties: From Survey to Protection

Steps in the heritage property conservation process:

- Identification
- Listing
- Research
- Site Analysis
- Evaluation
- Protection



Identification

Identification is the first step in the conservation of a cultural heritage property

Identification involves:

- **Learning** about the community's history and activities
- **Consulting** with community members about what is important to them
- **Surveying** properties in the community by carrying out preliminary site visits
- **Screening** the surveyed properties



Osage Orange Hedge, Caledon

The Municipal Register A Provision of the Ontario Heritage Act

The Municipal Register includes:

- Properties and Heritage Conservation Districts (HCDs) designated under Part IV and V of the OHA (required)
- Other properties that Council believes to be of cultural heritage value or interest can also be “listed” (recommended)
- Properties protected by heritage conservation easements, and/or recognized by provincial or federal jurisdictions (recommended)

Listing on the Municipal Register

Listing is an interim measure that provides some protection against demolition and flags property for municipal officials

Listing involves:

- **Inclusion** of non-designated properties on the municipal register that may have cultural heritage value or interest
- **Council approval** (normally by resolution)
- **Consultation** with the municipal heritage committee (where one exists)
- **Notification** of property owners (recommended)



Listing on the Municipal Register

The Register is a work-in-progress

- Properties can be added or removed from the Register by Council, in consultation with the Municipal Heritage Committee (OHA, ss. 27 1.3)
- Register must include “description of the property that is sufficient to readily ascertain that property”
- Properties on the Register can be mapped for easy identification by municipal staff and the public



Spencerville Mill,
Edwardsburgh/Cardinal

Listing on the Municipal Register

Why list property on the register?

- Recognizes properties of cultural heritage value in the community
- Promotes knowledge and enhances an understanding of the community's cultural heritage
- A planning document for:
 - municipal decision makers
 - land-use planners and practitioners
 - property owners
 - public or private developers
 - tourism industry
 - educators
 - general public
- Provides interim protection for listed property



The Glass Swan, Tavistock

Listing on the Municipal Register Interim protection for listed properties

- Under the revised *Ontario Building Code Act*, accelerated permit review timeframes (10 to 20 days) took effect on January 1, 2006
- In June 2006, the *Ontario Heritage Act* was amended to provide interim protection for non-designated properties included on the Municipal Register
- Owners of non-designated properties listed on the Register are now required to give council at least 60 days notice of their intention to demolish or remove a building or structure on the property
- Non-designated properties cannot be placed on the municipal register once a demolition permit application is made

Listing on the Municipal Register Interim protection for listed properties

- Subsection 27 does not govern demolition permits but rather the property owner's requirement to notify council
- Subsection 8.(2) of *Building Code Act* instructs the Chief Building Official to issue a demolition permit unless the proposed demolition will contravene the Act or other applicable law
- Ontario Regulation 350/06, the *Building Code*, defines applicable law and includes subsection 27 of the *Ontario Heritage Act*
- A demolition permit issued contrary to subsection 8.(2) does not allow demolition unless requirements of subsection 27 are fulfilled
- Buildings or structures on properties not subject to demolition permits are not exempt from subsection 27 of the *OHA* (buildings on farm property)
- Consider council approved process facilitating property owner's notice requirement and definition of what constitutes 60 days notice to council

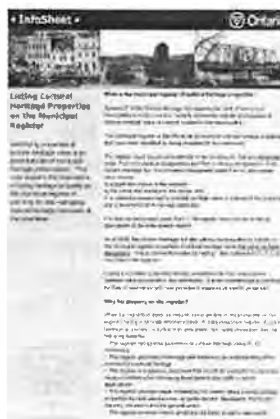
Listing on the Municipal Register

- Is there an existing municipal inventory or list of properties of cultural heritage value or interest?
- Does the inventory include the full range of properties of cultural heritage value, including landscapes?
- Have the properties been evaluated for their cultural heritage value or interest?
- Has the MHC (where one exists) been consulted on the listing of non-designated property on the municipal register?
- Have property owners been consulted or notified? (optional)
- Has council approved the listing of these properties on the municipal register?



Buxton Schoolhouse Museum, Euxton

Listing on the Municipal Register



Former Mount Elgin Baptist Church

Research

Research is the process of consulting records and other documents to learn the history of the property and any cultural associations it may have

Research involves:

- **Searching** land records and property assessment rolls
- **Reviewing** sources such as census records, directories, photographs, maps, newspapers, insurance plans, archival records, etc.
- **Understanding** the overall context of a community's heritage and how the property being evaluated fits within this context



1875 Dunlop Street Fire, Barrie

Site Analysis

Site Analysis is the recording and analysis of the physical characteristics of the property

Site Analysis involves:

- **Taking** photographs, measurements and observations of the physical characteristics of the property
- **Developing** an understanding of the property's construction, materials, architectural style, etc.
- **Examining** the property in detail for further evidence of past use of cultural associations



Elam Martin Farmstead, Waterloo

Evaluation

Evaluation is the identification of any cultural heritage values that the property may have

Evaluation involves:

- **Applying** the criteria for determining “cultural heritage value or interest” established in *Ontario Regulation 9/06*
- **Developing** a statement of cultural heritage value
- **Identifying** the attributes of the property that support the values that were identified



St. Raphael's Ruins, South Glengary

Evaluation

To be designated under section 29 a property must meet “one or more” of the standard designation criteria prescribed in *Regulation 9/06*:

- **Design / Physical Value**
- **Historical / Associative Value**
- **Contextual Value**



Young Mills Stone Church
Front of Young

Standard Designation Criteria

Design or Physical Value:



Hambly House, Nobleton

- Is a rare, unique, representative or early example of a style, type, expression, material, or construction method; or
- Displays a high degree of craftsmanship or artistic merit; or
- Demonstrates a high degree of technical or scientific achievement.

Criteria

Historical or Associative Value:



Carhagouha, Tiny Township

- Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community; or
- Yields, or has the potential to yield, information that contributes to an understanding of a community or a culture; or
- Demonstrates or reflects the work or ideas of an architect, artist builder, designer or theorist who is significant to a community.

Criteria

Contextual Value:



Chippewa Park Carousel, Thunder Bay

- Is important in defining, maintaining or supporting the character of an area; or
- Is physically, functionally, visually or historically linked to its surroundings; or
- Is a landmark.

Cultural heritage properties might include:

- Residential, industrial, commercial, institutional or agricultural buildings
- Monuments, such as a cenotaph, public art or a statue
- Natural features that have cultural heritage value or interest
- Structures, such as a water tower, culvert, fence or bridge
- Spiritual sites
- Cemeteries, gravestones or cemetery markers
- Cultural heritage landscapes
- Building interiors
- Ruins
- Archaeological sites, including marine archaeology
- Areas of archaeological potential
- Any other built/immoveable fixture or chattel attached to real property



Old Town Cemetery, Sault Ste. Marie

Protection

Protection is putting in place permanent legislative measures that will protect the cultural heritage property

- Depending on the evaluation results, the property may warrant long-term protection under section 29 or other heritage conservation and land-use planning measures



Toronto Dominion Towers

What is designation?

- Designation applies to properties, allowing Council to recognize and protect significant features of a designated property
- Designation is not limited to buildings or structures but can include groups of buildings, cemeteries, natural features, cultural landscapes or landscape features, ruins, archaeological sites or areas of archaeological potential
- Properties are usually identified by a Municipal Heritage Committee or through a community process such as an inventory or planning study



Thoreau MacDonald House, Vaughan

Why designate a heritage property?

- Designation celebrates the **heritage value** of the property to the community
- The property cannot be demolished without approval from council
- Alterations that may affect the **heritage attributes** of the property must receive approval
- Owners can become eligible for grant, loan or tax relief programs to assist in the conservation of their property



The Norleigh, Ingersoll

What type of designation?

Part IV

- Individual properties, buildings or structures

Part V

- Heritage Conservation District
Larger area or grouping of properties buildings, cemeteries, natural features, cultural landscapes or landscape features, ruins, archaeological sites or areas of archaeological potential.



Designation of a Heritage Conservation District - Part V Section 41(1), O.H.A.

Key Steps:

- Request or proposal to designate
- Consultation with Municipal Heritage Committee
- Official Plan provisions
- Area study and interim control (optional)
- Public consultation (statutory public meeting)
- Evaluation of cultural heritage resources
- Delineation of boundary of future HCD
- Preparation of HCD Plan & guidelines
- Adoption of district designation bylaw

Designation under the *Ontario Heritage Act*

- Under Part IV of the *Ontario Heritage Act*, municipalities can designate properties for their “cultural heritage value or interest”
- Designation provides:
 - Formal recognition of the importance of the property through a municipal by-law
 - A measure of protection for the property into the future



Carleton Place Town Hall

The designation process

- There are six key steps required to designate an individual property under section 29 of the *Ontario Heritage Act*:
 - Identifying the property as a candidate for designation;
 - Researching and evaluating the property;
 - Serving the **Notice of Intention to Designate**;
 - Passing and registering the **Designation Bylaw**;
 - Listing the property on the municipal register; and
 - Listing on the provincial register.



Pagani House, Guelph

What are the key components?

- **An adequate Description of Property**
 - Clearly identifying the property "so it may be readily ascertained"
- **Statement of Cultural Heritage Value or Interest**
 - WHY is the property being designated?
 - A summary of why the property is being designated (its cultural heritage value/interest)
- **Description of heritage attributes**
 - WHAT attributes are significant?
 - A description of the property's attributes that are linked to its cultural heritage value and should be protected and conserved



King Street East
Clarington

Description of Property

- Clearly identify the location of the property and what is being conserved on it
- Consider need for:
 - Municipal address
 - Assessment roll number
 - Registered plan/lot number or rural lot/concession number
 - Plan of Survey
- Identify the general character and aspects of the property intended for designation
- What on the property is being identified for conservation?
- Are there one or more structures including outbuildings?
- Are there landscape elements to be conserved such as pathways, a garden or orchard or a combination of all of these landscape elements?
- Is it clear what is and is not being designated?
- Define a structure in terms of its name, type, and its relation to the property for further clarity



St. John's Anglican Church and Cemetery, Windsor

Statement of the Cultural Heritage Value or Interest:

- The *Ontario Heritage Act* requires a “statement of heritage value or interest” (formerly known as a reason for designation), including a description of heritage attributes, be researched and written when the property is being designated.



City Hall, Kenora

Statement of the Cultural Heritage Value or Interest:

- Statement of value not just of fact
- Should focus on what is truly important, not items of general interest
- Should relate to OHA Regulation 9/06
Criteria for Determining Cultural Heritage Value or Interest
 - Design or Physical Value, or
 - Historical or Associative Value, or
 - Contextual Value



Port Burwell Lighthouse
Bayham

When is it used?

- Prior to designation, s. 29(3) of OHA
 - It is included in the "Notice of Intention to Designate" provided to the owner, the province and published (without the specific heritage attributes) in the newspaper or other medium
- In the designation by-law, s. 29(6) of OHA
 - It is included (usually as a schedule) in the by-law and registered on the title of the property so that future owners will be informed of the property's significance
- Once designated
 - In reviewing alterations to the property, s. 33 of OHA
 - In association with funding programs



Former Canadian National
Station, Glenora

Why is it required?

- To inform the property owner and the public of the significance of the property
- To explain the heritage value of the property in question if someone was to object to the designation (to the Conservation Review Board and the Ontario Municipal Board)
- To guide future alterations to the property by clearly identifying the heritage attributes that should be protected and conserved



Don Valley Brickworks, Toronto

Description of Heritage Attributes:

- Definition of heritage attributes:
“the attributes of the property, building and structures, that contribute to their cultural heritage value or interest”
- Should identify the attributes that relate to the reason for the designation
- The relationship between the attributes and the property’s significance should be made explicit
- The level of detail should reflect what would be required to consider an alteration request



Light Post, Chatham-Kent

Designation By-law Checklist

1) *Description of Property*

- Has the general character and extent of what is being designated been briefly outlined, including the principal resources (i.e. buildings, structures, landscapes, remains, etc.) that form part of the designation?
- Has enough information been provided so that the property can be readily ascertained?
- Has the description been kept short – two or three sentences long?

2) *Statement of Cultural Heritage Value or Interest*

- Have all the core values of the property been clearly conveyed?
- Have the standard evaluation criteria for determining cultural heritage value or interest been reflected?
- Has the statement been kept concise and to the point – two or three paragraphs long?

3) *Description of Heritage Attributes*

- Have the key heritage attributes of the property, those that need to be retained for the cultural heritage value of the property to be conserved, been clearly identified?
- Has the relationship between the individual attributes and the heritage values identified in the Statement of Cultural Heritage Value or Interest been clearly demonstrated?
- Has the description kept to the property's existing attributes, not ones that could or should be added?

Why this format?

- To meet the requirements of the *Ontario Heritage Act*
- To help the owner, Council, the Municipal Heritage Committee and others make good decisions about alterations to the property
- To facilitate the nomination of the property to the Canadian Register of Historic Places: www.historicplaces.ca



Niagara-on-the-Lake

Heritage designation:

- **Recognizes** the importance of the property to the local community;
- **Promotes** knowledge and understanding about the property;
- **Encourages** good stewardship and conservation; and
- **Protects** the property's cultural heritage value.



Distillery District, Toronto

Protection for a threatened property

- Sometimes, it is only when a property is threatened that a community recognizes its value
- Municipal councils can use the designation process as a way of preventing the demolition or alteration of a threatened property that may be worthy of designation
- Once Council issues notice of its intent to designate, any existing permit for the property becomes void



Petch House, Aurora

Beyond protection

- Once a property is designated, it can then be nominated to the Canadian Register of Historic Places – an online register of locally, provincially and federally recognized heritage properties from across Canada
- The Canadian Register helps to build awareness, understanding and support for cultural heritage resources



For more information...

- **HERITAGE PROPERTY EVALUATION**
A Guide to Listing, Researching and Evaluating Cultural Heritage Property in Ontario Communities
 - **DESIGNATING HERITAGE PROPERTIES**
A Guide to Municipal Designation of Individual Properties Under the Ontario Heritage Act
 - **HERITAGE CONSERVATION DISTRICTS**
A Guide to District Designation Under the Ontario Heritage Act
- ... part of the Ontario Heritage Tool Kit
www.mtc.gov.on.ca



Sarah Brislin

From: Ontario News <newsroom@ontario.ca>
Sent: December-08-15 2:30 PM
To: Sarah Brislin
Subject: Help Develop Ontario's Budget



News Release

Help Develop Ontario's Budget

December 8, 2015

Ontario Hosting In-Person and Online Consultations Across the Province

Ontario is seeking public input to help develop the province's Budget.

For the second year in a row, the province has launched [Budget Talks](#), an online consultation tool that makes it easier for the public to help shape policies and programs that will be part of Ontario's future.

Ontario is looking for public input on how the province can:

- Invest in people's talents and skills
- Build and revitalize public infrastructure
- Support an innovative business environment
- Improve public services

Ontarians can get involved in the conversation by visiting ontario.ca/budgettalks where you can:

- Share, discuss and vote for ideas [online](#) by January 31, 2016
- Learn how to attend one of the public [town halls](#) across the province
- Email ideas to submissions@ontario.ca
- [Mail](#) in your ideas
- Tweet ideas using #BudgetTalks

Ontario's four-part plan to build Ontario up includes investing in people's talents and skills, making the largest investment in public infrastructure in Ontario's history, creating a dynamic, innovative environment where business thrives, and building a secure retirement savings plan.

QUICK FACTS

- Ontarians can share their ideas [online](#) anonymously or by creating a username
- In 2015, the government reached more than 300,000 Ontarians through pre-Budget consultations
- The government welcomes a broad range of participation. Major changes to the government's existing mandate, revenue and taxation will not be considered as part of this discussion.

ADDITIONAL RESOURCES

- [How to get involved with pre-Budget consultations](#)
- [Watch Minister Sousa announce Budget Talks](#)
- [Learn more about Ontario's financial cycle](#)

QUOTES

"Budget Talks makes it easier for more people to get involved in developing our plan to grow our economy and support programs that Ontarians rely on. Ideas submitted also help us better understand what matters most to Ontarians, so we can prepare a Budget that reflects their priorities."

— *Charles Sousa, Minister of Finance*

CONTACTS

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