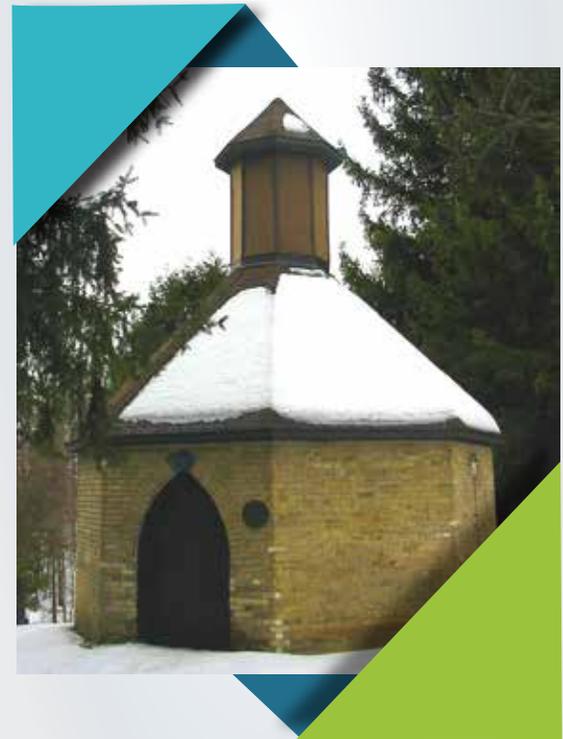


What is the Heritage Register?

.....

The Heritage Register is a municipal database of properties identified as having heritage value. Availability of such information is of value to land-use planners, property owners, developers, the tourism industry, educators and the public. Properties on the Register are either listed or designated per the decision of the local municipal Council and under the authority of the Ontario Heritage Act.



Myths of Listed and Designated Properties

.....

Owners of properties worthy of listing or designation are often discouraged from welcoming the honour of such because of false myths about the implications of such. Here are three of the most prevalent ones

Myth 1:

A property is devalued when listed or designated. There is no real evidence of either single handily devaluing a property. There are other factors that negatively affect the value of a property including poor maintenance, official plans & zoning by-laws.

Myth 2:

Insurance premiums will increase if a property is listed or designated. This is not true; premiums are largely based on the cost to reconstruct a dwelling in addition to the amount of deductible, age of roof and furnace and type of electrical. Designation does not preclude an owner from restoring the home with optional cheaper current day materials and technologies; it does not require insurance for period age materials.

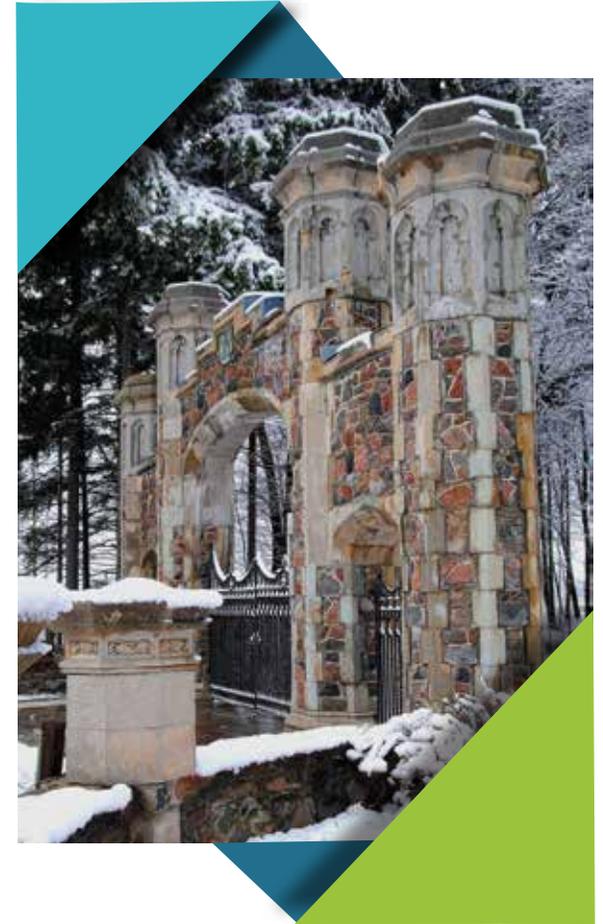
Myth 3:

Repairs and renovations are higher in designated homes. It is true that additional time is required for a special permit for which there is no fee. As to whether there is an incremental cost is a function of the type of renovation and where it is in the building. Two general comments: costs of all building repairs are directly correlated to starting condition; and, most designated heritage structures are older and will far exceed the life of contemporary buildings using current day materials.

.....

For more information please contact
King Township Heritage Planner
heritage@king.ca

Prepared by the Heritage Advisory Committee
of Township King
2017 edition



What is a Designated Property and a Listed Property under the Ontario Heritage Act?

This is a brief summary of the answer to these questions along with some additional information.



What is a Listed Property?

Listing a property on the Heritage Register means that the property has been recognized as having architectural, historic or cultural features of merit; it means that the property has value to the community. The owner of a listed property is not restricted as to how they might want to renovate their house; they do not need any special permits. If the owner wants to demolish the listed structure the Township is given 60 days to assess the significance of the loss of the structure in terms of its heritage significance and to work with the property owner to determine if there are alternatives to demolition; the final decision for such resides with Council.

Not every listed property merits protection from demolition; but some do, and that is why the 60 days is required. As built structures contribute significantly to the sense of place it is important to allow some time to assess the loss of a heritage property and how it impacts the community.

What is a Designated Property?

Under the Ontario Heritage Act, a municipality designates a property when it believes that it merits recognition for its heritage value and that it should be protected so that it is not lost either through poorly conceived renovations or outright demolition. The municipality designates it because it has value to the community. Its "value" can be measured in different ways. A property may be connected to an important person or event. A property may be prominent as a landmark such as The Hambly House in Nobleton. By its very presence over a long period of time a property may be deemed integral to the streetscape and to the image people have in their mind as to what the village is.

A designated property is not frozen in time. They can be renovated; but because of its value to the community there are some requirements and restrictions: a renovation plan requires review by Heritage Municipal Staff with the objective of avoiding changes to significant heritage features. They can be re-purposed. e.g. changed to commercial from residential or institutional.



Designated properties are rare and by their nature unique. In King we are fortunate to have 17 now in addition to 17 designated cemeteries. On the 18th Sideroad, you drive by a home which was once the Second King Baptist Church (1848-2006); this is a "snapshot" of our early history. On Dufferin there is a real estate office which was once the Eversley Church; seeing it is a reminder that there was once a very active hamlet there. By designating these properties we have assurance that they will continue to be there and that we will not lose all traces of our unique history.

The municipality recognizes that the responsibility for looking after these treasures rest with the property owner. King is now offering modest grants of up to \$6000/year to foster heritage restoration and maintenance of designated properties. A property may receive only one grant per year, but as maintenance is ongoing applications may be made on an annual basis. Designated property owners are encouraged to contact the Heritage Planner to discuss further.