

# Frequently Asked Questions



## LMHAC- Public Information Open House 2018

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**Q: *What are heritage values?***

A: The *Statement of Cultural Heritage Value or Interest* should convey why the property is important and merits designation, explaining cultural meanings, associations and connections the property holds for the community. When a property is being considered for the register, certain heritage values are evaluated before it is listed. The heritage values may fall under the following three criteria: design or physical value; historical or associative value; and contextual value.

**Q: *What are heritage attributes?***

A: Heritage attributes are those attributes (i.e. materials, forms, location and spatial configurations) of the property, buildings and structures that contribute to the property's cultural heritage value or interest, and which should be retained to conserve that value. These may include: style, massing, scale or composition; features of a property related to its function or design; features related to a property's historical associations; interior spatial configurations, or exterior layout; materials and craftsmanship; or relationship between a property and its broader setting.

**Q: *Why list property on the register?***

A: 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:

1. The register recognizes properties of cultural heritage value in the community.
2. The register promotes knowledge and enhances an understanding of the community's cultural heritage.
3. 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.
4. The register provides interim protection for listed property (see below).

**Q: *What is included on each page of the Register of Heritage Properties?***

A: Included on each page of the register is the address of the property, the legal description, status (listed, designated, demolished), heritage values, architectural style, architectural features (heritage attributes), and a photograph of the building as well as detailed photos in some cases. If the property is designated, a by-law number will also be included.

**Q: *Does the public have access to the Register of Heritage Properties?***

A: Yes, the public can access the register. 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."

**Q: *If I list my property on the Register of Heritage Properties, will I still have sole ownership or does the Municipality have a say in my property?***

A: Yes, you always have sole ownership of your property.

**Q: *Can I renovate my home once it is listed on the Register of Heritage Properties?***

A: Yes, you can renovate your home if listed on the Register. However, it is important for property owners to note that if a property is important for its architectural design or original details, and that design is irreparably changed, it loses its value and its integrity.

**Q: *Can I renovate my home if it is designated under the Ontario Heritage Act?***

A: Yes, renovating your home will be a cooperative process with the property owner, Municipal staff, the Committee and Council. The alteration process under section 33 of the Ontario Heritage Act helps to ensure that the heritage attributes of a designated property, and therefore its heritage value, are conserved. If the owner of a designated property wishes to make alterations to the property that affect the property's heritage attributes, the owner must obtain written consent from Council. If the maintenance to your property is not listed in the designation by-law as one of the historical and/or cultural attributes, you do not usually need approval from staff, the Committee and/or Council.

**Q: *What is the incentive to put my home on the Register of Heritage Properties?***

A: The Register is the first step toward heritage conservation. It identifies your property as having cultural and/or heritage importance in Leamington.

**Q: *What are heritage incentives?***

A: The purpose of incentives are to encourage property owners to restore and preserve historic buildings and sites. The most common incentives offered in Canada are: property tax rebate for heritage properties; property tax credits; property tax abatements; sales tax grants and rebates (a matching grant); and density bonuses.

**Q: *What is the incentive to designate my home under the Ontario Heritage Act?***

A: Designating your home under the Ontario Heritage Act, recognizes the importance of your home to Leamington. It protects the cultural and/or heritage value, guarantees changes to the home are properly managed, encourages conservation and promotes knowledge and significance of the property. Many municipalities offer tax breaks to property owners and Leamington will consider this in the future. Also, statistics show that designated properties sell quicker in the marketplace.

**Q: *If I designate my property will the insurance premiums go up?***

A: Premiums should not go up as a result of heritage designation. Designation itself, however, does not place additional requirements on the insurer and therefore should not affect premiums.

**Q: *When I sell my home is there a process for the new homeowner? What if I don't want my home on the register anymore?***

A: You may forward a written request to remove your property from the Register to the LMHAC (Committee) for review. The Committee will then forward your request with their recommendation to Council for final approval. The Municipality of Leamington is currently in the process of developing a Heritage Permit Application which will formalize the process. The permit will address addition and removal of a listed property to the Register.