



What is a Designated Heritage Property?

A **Designated Heritage Property** is a property that is designated under Part IV or Part V of the *Ontario Heritage Act*. The *Ontario Heritage Act 1990* gives each municipal council the responsibility to protect those buildings that are of cultural significance.

Designation protects the property from unsympathetic alterations, which may decrease its historic, architectural or aesthetic value.

What properties are eligible?

The **City of Cambridge Official Plan** provides Heritage Evaluation Criteria that are used when determining if a property is significant and also if a property is eligible for designation. Eligible properties are those properties, which are of provincial or local historical significance; or of architectural importance as an example of a particular building type, style or period or as the work of a local architect or builder of note. In most instances, only the exterior of a building is designated. This means that any changes to the interior of the building would be permitted, as only the exterior of the structure would be identified in the designating by-law.



The detailed requirements for the designation of a heritage property are outlined in the Heritage Conservation Policies of the **City of Cambridge Official Plan**.

To get a copy of this document please contact the Heritage Planner at
519.740.4650 ext. 4580

What are the benefits of designation?

Designation protects the property from unsympathetic alterations, which may decrease its historic, architectural, or aesthetic value. To assist heritage property owners, designated properties are eligible for grants for restoration work through the City's Operating Budget. In addition, designation is registered on title and is a means by which a property owner can protect all the work and effort put into restoring a heritage property.

Can a designated building be demolished?

Designation can prevent demolition, since the owner must apply to Council for a demolition permit. The demolition permit is reviewed first by the Municipal Heritage Advisory Committee and within 90 days Council must decide whether to refuse the application, consent to it, or consent with terms and conditions. The owner can appeal Council's decision to the Ontario Municipal Board who will make the final decision. In most cases a compromise solution can be reached and the community is able to retain its history.

Can I alter a designated property?

The *Ontario Heritage Act* permits the alteration of a designated property so long as the alteration does not affect the **reason for the designation** of the property. In order to determine if the alteration is permitted, the owner of the property must make an application to Council to alter a designated structure.

How does a property become designated?

The process for designating a property usually begins when the owner applies to MHAC for designation. MHAC then completes an architectural description, title search and review of historic documents to identify the cultural significance of the building(s). If MHAC and City Council approve the application a Notice of Intention to Designate is sent to the applicant and is published in the local newspaper.

If there are no objections to the proposed designation, a by-law is drafted and passed by Council, which officially designates the building and gives the **reasons for its designation**. The by-law is then registered on the title of the property and the property is entered in the Heritage Register. To acknowledge the designation, plaque, supplied by the City of Cambridge is placed on the building.

What resources are available?

Owners are encouraged to use the resources available through MHAC. These resources include a lending library, funding opportunities, and networking capabilities. The MHAC is made up of volunteers who are interested and experienced in matters relating to conservation issues. The members of MHAC are a property owner's best resource.

Need More Information?

If you have additional questions regarding altering a designated heritage property please contact
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