

Designation Questions

Does designation affect property values?

According to a study conducted by the McMaster Research Shop in 2023, heritage designations were associated with an increase in the sale of residential properties. Previous studies have shown that designated properties tend to resist market downturns.

Does designation affect insurance premiums?

Designation does not place additional requirements on the insurer and replacement cost coverage is not required. Outdated electrical wiring, old heating systems and poor overall repair represent a higher risk to insurers, not whether the property is designated.

If my property is designated, do I get a reduction in property taxes?

Yes, you are eligible for an annual heritage tax rebate amounting to 40% of the taxes for municipal and school purposes.

Do I need to provide public access to my designated property?

No, you are neither obligated, nor expected to open your building to the public.

Does designation restrict the use of property?

No, the existing zoning would continue to govern the use of the property.

If I choose to renovate my building protected by designation, do I have to conform to the Ontario Building Code?

Yes, however the Chief Building Official (CBO) for the Town may substitute a building code requirement with a compliance alternative if the requirement is detrimental to the preservation of the heritage building.

How can I get involved?

- You can volunteer to serve as a member of Heritage Newmarket Advisory Committee
- Heritage Newmarket Advisory Committee needs citizens in Newmarket who are knowledgeable about local history, property law, municipal planning, landscape architecture and other fields important to heritage conservation

Have your property designated by the Town of Newmarket by emailing HeritagePlanning@Newmarket.ca or calling **905-895-5193**.



Contact Information

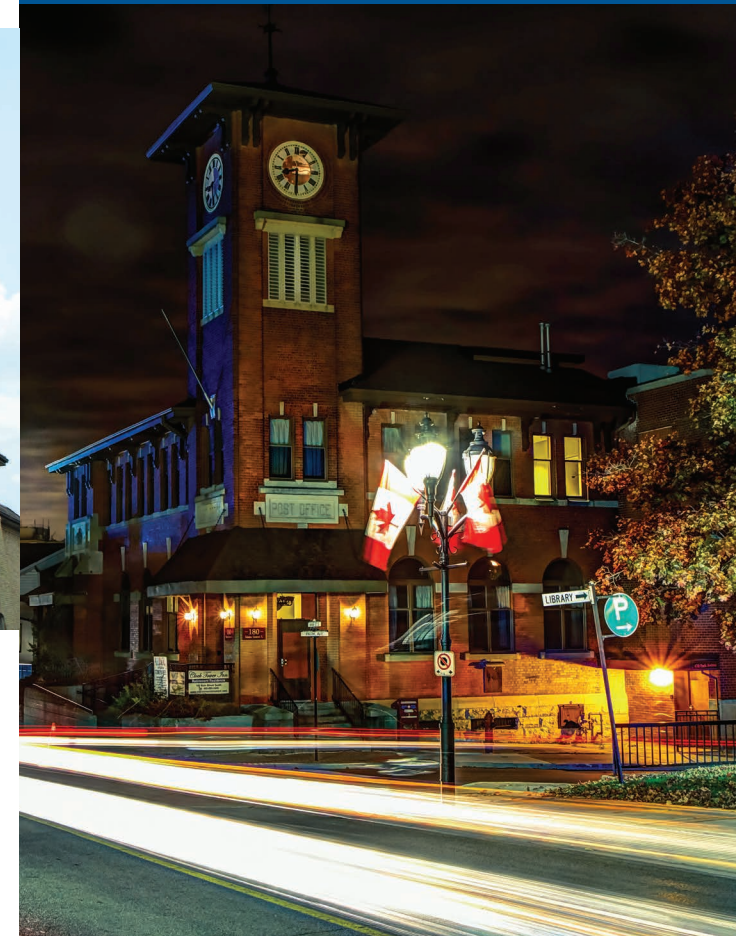
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Newmarket

TOWN OF NEWMARKET

Heritage Properties



[Newmarket.ca/HeritagePlanning](https://www.newmarket.ca/HeritagePlanning)

905-895-5193

What is the Heritage Newmarket Advisory Committee (HNAC)?

- An advisory Committee established by Municipal by-law and consisting of volunteers and one Town Councillor
- **Role:** To advise Town Council on properties and areas worthy of heritage preservation
- **Goal:** To preserve Newmarket's historic buildings and landscapes

What is the Lower Main Street South Advisory Group (LMSSAG)?

The Lower Main Street South Advisory Group (LMSSAG) is comprised of:

- One representative from the Heritage Newmarket Advisory Committee and Business Improvement Area Board
- The Town's Economic Development Officer
- A designate of the Chief Building Official
- The Town's Cultural Heritage Planner

The LMSSAG review Heritage Permit Applications within the Heritage Conservation District (HCD) and ensures that applications are consistent with the goals of the HCD Plan.

What is designation?

Designation can happen either through individual designation, or a Heritage Conservation District.

Individual property:

- Council passes a by-law that explains the cultural heritage values of the property and describes its heritage attributes

Heritage conservation district:

- Council passes a by-law defining the area to be protected and adopts a plan in consultation with a number of stakeholders.

The purpose of designation is to guide physical change over time so that it protects heritage elements and character.

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What are the reasons for designating a property?

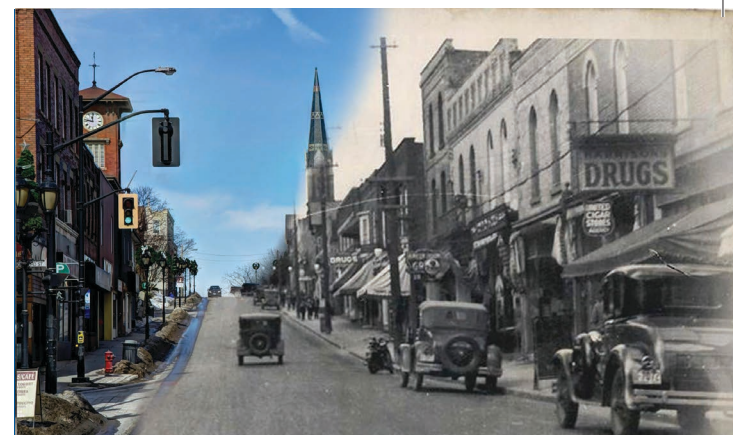
- The criteria for designating a property is set out in Ontario Regulation 9/06 of the Ontario Heritage Act (OHA)
- A property may be designated if it meets two or more of the nine criteria under O. Reg. 9/06

What does Designation cost?

There is no cost to the property owner for designation.

What is the process for designating a property?

1. Council, the property owner, or Town staff may initiate the designation process.
2. Heritage Newmarket Advisory Committee evaluates the merits of designation and makes a recommendation to Council.
3. The Town prepares a statement explaining the property's cultural heritage value attributes.
4. The Town notifies the property owner, the Ontario Heritage Trust and the public of its intention to designate a property.
5. There is a 30-day objection period.
6. Council considers any objections and either withdraws the intention to designate or passes a by-law designating the property.
7. By-law can be appealed within 30 days.
8. If no appeals are received, the designating by-law comes into force and the by-law is registered on title.



Does designation mean I have to make changes to my building so it looks original?

No, designation does not require you to restore your building, only regular maintenance as any prudent owner would do is expected.

Can I alter the interior of my building?

- Yes, you are free to make changes without heritage review unless the designation by-law describes interior features as heritage attributes
- Even when interior features are described in the by-law, you may adapt interior spaces to new demands while respecting historical character
- Interior features are seldom described for individual properties designated as part of a heritage conservation district

Can I alter the exterior of my building?

- Yes, alterations and additions may be made to your building but should be sympathetic to the property's historical character
- Exterior alterations which affect the property's heritage attributes require heritage review
- Heritage Newmarket Advisory Committee can show you ways of making external changes that are both attractive and cost effective

