

Listed Properties

Fact Sheet and FAQ

The City of Kawartha Lakes maintains a Heritage Register in accordance with provincial legislation, the *Ontario Heritage Act*. A Heritage Register is an inventory of heritage resources in the municipality and includes both individually designated properties and Heritage Conservation Districts. It also includes Listed Properties, which are properties that are not designated but have been identified as having heritage value.

This fact sheet is designed to provide information about listed properties and answer questions about what listing means for a property owner.

Listing: What does it mean?

A listed property has been identified by the municipality as having heritage value but it is not designated under the *Ontario Heritage Act* meaning there are no restrictions on making changes to the property. The only requirement is that an owner must provide the municipality with 60 days notice if they want to demolish the property.

Why does the City of Kawartha Lakes list properties?

The municipality lists properties as part of its overall heritage management strategy. Listing allows the municipality to review demolition applications for properties that have been identified as having heritage value to decide whether or not demolition is warranted. The period for issuing a demolition permit under the *Ontario Building Code* is very short. Listing gives Council and staff extra time to fully review a property and, if it warranted, save a building from demolition.

What happens if the owner of a listed property applies for a demolition permit?

If the owner of a listed property wants to demolish their property, they must inform Council and staff what they intend to do with the property. Council then reviews the application to decide if the demolition should go ahead or if the property should be preserved. Council then may choose to designate the property to prevent demolition or may choose to consent to the demolition. Often a compromise can be made: for example, sometimes an important heritage building can be moved to another site or integrated into a new development.

What makes a property eligible for listing?

There are no criteria under the *Ontario Heritage Act* for determining if a property should be listed. However, Kawartha Lakes uses an established provincial criteria (Ontario Regulation 9/06) which is used for determining if a property should be designated. This makes sure that all properties that the municipality lists have a clearly identified heritage value. These criteria assess the architectural, historic, and contextual value of a property and form part of the property's record when it is added to the Heritage Register.

Does listing affect what I can do with my property?

No. There are no restrictions on what can be done with listed properties, including renovations, alterations, and change of use. A property owner is welcome to make changes to their property and does not have to go through any additional processes to do so. The only restriction is if a demolition permit is sought. The municipality does not regulate or monitor listed properties.

What does listing do to the value of my property?

Listing does not have an effect on property value. The value of your property will not change when it is listed. Listing is a common municipal process and it is not taken into account when a property is assessed or when going to sell a property to determine value.

Does this mean the municipality will designate my property?

No, listing is not a first step towards designation. Most listed properties will never be designated. Council will only designate a listed property if a demolition application comes forward and designation is warranted or if a property owner requests their property be designated.

What are the differences between designated and listed properties?

Designated properties are regulated by a by-law which is passed by Council and is registered on title and which identifies the heritage importance and attributes of the property. If owners want to make a change to their property, such as modifying heritage features or building an addition, they must apply for a heritage permit to make sure that any changes they want to make are compatible with the heritage character of the property. Designation is intended to manage change in heritage properties. Designated properties are eligible for heritage specific financial incentive programs through the municipality to conserve the heritage features of their properties.

Listed properties are not regulated by by-law and do not have to go through an approvals process to make changes to a property. Listing is intended to provide a review period if an owner wants to demolish their property. Listed properties are not eligible for heritage-specific financial incentive programs.

Can I view the Heritage Register?

Yes. The Heritage Register is available online on the City's website and can also be viewed in person at the Clerk's Office at City Hall and at the Economic Development Office and the Building Division at 180 Kent Street West in Lindsay.



If you would like more information about listed properties, contact:

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