



Hamilton

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November 1, 2019

FILE: 1389 Progreston Road, Flamborough

Property Owner
1389 Progreston Road
Flamborough, ON
L0R 1H0

Dear Property Owner(s):

Re: Request to include 1389 Progreston Road, Flamborough, in the Municipal Register of Properties of Cultural Heritage Value or Interest (Ward 15)

This letter is to inform you of a recommendation to include 1389 Progreston Road, Flamborough, in the Municipal *Register of Property of Cultural Heritage Value or Interest* ("the Register").

The Inventory & Research Working Group discussed the cultural heritage value of your property. As an outcome of this meeting, the Working Group is recommending to the *Hamilton Municipal Heritage Committee* that the subject property be added to the *Municipal Register*. A completed "Built Heritage Inventory Form" and a preliminary evaluation of Cultural Heritage Value or Interest of 1389 Progreston Road, Flamborough, are attached for further information.

The *Hamilton Municipal Heritage Committee* provides advice to Council on all matters related to the *Ontario Heritage Act*. As such, this recommendation will be brought forward to the: *Hamilton Municipal Heritage Committee* meeting on Thursday, November 21st, noon – 2pm in room 264 at Hamilton City Hall. Through a motion, the item may then be recommended to Planning Committee on December 3rd and then to Council on December 11th.

As the owner of the property, you are welcome to come and speak to the *Hamilton Municipal Heritage Committee* regarding the possible addition of your property to the Register. Please contact me at 905-546-2424, Ext. 1202, or via email at Miranda.Brunton@hamilton.ca and discuss how to make a delegation request.

What is the Register?

The *Register* is a heritage conservation management tool under the *Ontario Heritage Act*. Non-designated properties added to the *Register* are not protected with a

designation by-law under the *Ontario Heritage Act*, and as such, Heritage Permits are not required to be obtained for alterations. The *Register* is an administrative record consisting of properties identified by Council as being of cultural heritage value or interest. Consultation with the Hamilton Municipal Heritage Committee and a Council resolution is required to include a property in the *Register*.

Inclusion in the Register under Section 27 (1.2) of the *Ontario Heritage Act* requires that Council be given a 60-day notice of the intention to demolish or remove any building or structure on the property, and the demolition and removal of any building or structure is prohibited during this time period. The 60-day period allows staff the opportunity to discuss alternatives for the property should a notice of intention to demolish be received by Council, or if a development application under the *Planning Act* is received, including:

- Discussions with the owner respecting retention, adaptive re-use and financial incentives;
- Photo-documentation of the property prior to demolition; and,
- Designation under the *Ontario Heritage Act*.

For more information, please consult the attached information sheet or visit the City's Heritage Planning website at: www.hamilton.ca/heritageplanning. Staff is available to discuss this process should you have any further questions or comments.

The Hamilton Municipal Heritage Committee meetings are open to the public and any requests to speak at a committee meeting should be submitted to the City Clerk's office before a scheduled meeting.

If you have any questions, please do not hesitate to contact me at 905-546-2424, Ext. 1202, or via email at Miranda.Brunton@hamilton.ca.

Kind regards,

Miranda Brunton
Cultural Heritage Planner
Development Planning, Heritage and Design

Attach. (3)

What is the Register?

- The *Register of Property of Cultural Heritage Value or Interest*, also known as the "Register".
- A heritage conservation management tool under the *Ontario Heritage Act*.
- An administrative record consisting of:
 - Properties designated under Parts IV and V of the Ontario Heritage Act; and,
 - Non-designated properties identified by Council as being of cultural heritage value or interest.

WHAT DOES IT MEAN TO BE A NON-DESIGNATED PROPERTY ON THE REGISTER?

- Non-designated properties on the Register are not subject to Heritage Permits.
- If changes or impacts are proposed to a Registered non-designated property as part of a development application under the *Planning Act*, staff may:
 - Comment on how to accommodate changes in a fashion sympathetic to the heritage character and context; and,
 - Require a Cultural Heritage Impact Assessment be prepared to assess the potential adverse effects and how they can be mitigated.
- Council must be given 60-days notice of the intention to demolish or remove any building or structure on the property. The 60-day period of interim protection allows staff the opportunity to discuss alternatives to pursue conservation options for the property including:
 - Discussions with the owner respecting retention, adaptive re-use and financial incentives;
 - Photo-documentation of the property prior to demolition; and,
 - Designation under the Ontario Heritage Act.

HOW ARE NON-DESIGNATED PROPERTIES ADDED TO THE REGISTER?

- It requires Council approval and consultation with the Hamilton Municipal Heritage Committee to add or remove a property.
- Register recommendations can originate from:
 - A request from the owner, a third party or the Hamilton Municipal Heritage Committee;
 - A development application screening;
 - A preliminary screening report for a designation request; or,
 - Ongoing inventory work.

What is Heritage Designation?

- Under the Ontario Heritage Act municipalities can pass by-laws to designate properties of cultural heritage value or interest as a way of recognizing a property's value to a community.
- Designation provides a framework for managing changes appropriately to ensure the long-term protection of significant cultural heritage resources.

WHY DESIGNATE A PROPERTY?

- Recognize the importance of a property to a community.
- Identify and protect the cultural heritage value of a property.
- Encourage good stewardship and conservation.
- Promote knowledge and understanding about the property and the development of the community.

HOW ARE PROPERTIES DESIGNATED UNDER THE *ONTARIO HERITAGE ACT*?

- By-laws are passed by Council that define the heritage value and attributes of a property.
- Initiated by request of Council, Hamilton Municipal Heritage Committee, owners and/or a third party.
- Part IV designations under the Ontario Heritage Act consist of individual properties deemed by municipal By-law to have cultural heritage value or interest.
- Part V designations under the Ontario Heritage Act comprise an area or grouping of properties, known as a Heritage Conservation District, designated by a single municipal By-law.

WHAT DOES IT MEAN TO BE A DESIGNATED HERITAGE PROPERTY?

- Municipalities manage the physical changes to designated properties through the Heritage Permit process.
- Eligible for grant and loan programs to facilitate eligible conservation and restoration work.