

Misconceptions Related to Heritage Properties

What is the difference between the Registry listing **non-designated** and heritage **designation**?

While heritage designation is a legal process, listing a non-designated property on the heritage register is primarily an administrative process and has fewer implications for property owners. Non-designated listing also differs from designation in the following ways:

- Designated properties have a heritage designation by-law registered on Title. Non-designated listed properties do not result in the registration of any legal documents on Title.
- Designated properties require a heritage permit prior to work that may alter their appearance. Non-designated listed properties do not require heritage permits.
- Council can indefinitely control the demolition of a designated heritage property. Non-designated listed properties are only subject to a 60-day delay from demolition.

Will being **listed (non-designated)** /designated impact the real estate value of my property?

One of the most common concerns voiced through the designation/listing process is the potential for negative impacts to property value. Research on heritage designation and its impact on property values has found that designation does not have a negative effect on property value. In fact, in many cases, heritage designation was found to increase property value.

Studies have also shown that real estate values for designated properties are more resilient in times of market fluctuation and can increase at a faster rate than non-designated properties.

Is special approval required to renovate or make changes to my heritage property?

There are no special requirements for a listed (non-designated) property over and above those applicable to all properties in the Township. However, if a building permit is required for any renovation work, the Township may contact you to provide suggestions on how to ensure that the heritage value of the property is protected through the renovation process. If the property is designated the building permit must have regard for the designating By-law but this does not mean it can't be issued.

Will being **listed (non-designated)** on the Heritage Registry prevent future development on my property?

Listing (non-designated) on the heritage register will not prevent future development on your property. However, if the Township receives a development application for your listed property, it may decide to proceed with a heritage designation which could influence the form and level of development that is permitted. It is the goal of the Township to balance the benefits of heritage conservation with those of new development.

Will being **listed (non-designated)** on the Heritage Registry affect my property insurance?

No. Listing a property on the Heritage Register does not result in any additional requirements to maintain the property in a certain way and therefore it does not affect the cost of property insurance. Older buildings, in general, may have higher insurance rates than newer buildings, but listing a property on the Heritage Register does not change this.

Will **listing (non-designated)** on the Heritage Register be noted on my property title?

No. Listing on the Heritage Register is not noted on your property title.

Will my property value change?

No. Your MPAC property assessment will not be affected as a result of being listed on the Heritage Register.

Will my property taxes go up?

No. Your property taxes will not increase as a result of being listed on the Heritage Register.