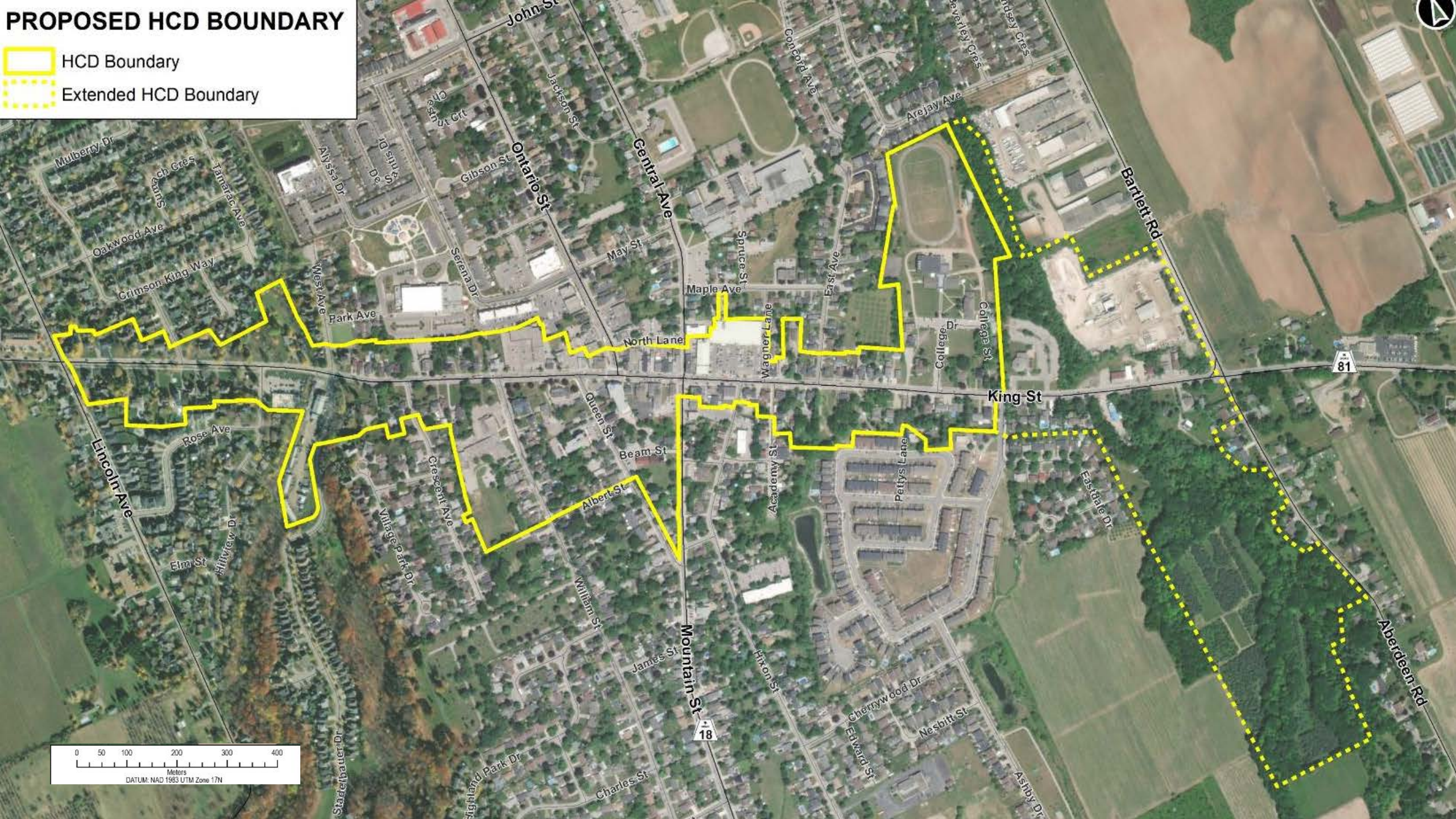
Town of Lincoln Heritage Conservation District (HCD) Study- Beamsville's King Street Corridor

Committee of the Whole

November 27, 2023



Town of Lincoln


PROPOSED HCD BOUNDARY
HCD Boundary
Extended HCD Boundary
John St
Jackson St
Concord Ave
Arejay Ave
Bartlett Rd
Mulberry Dr
Oakwood Ave
Tamarac Ave
Crimson King Way
Alyssa Dr
Gibson St
Ontario St
Central Ave
Serena Dr
West Ave
Park Ave
May St
Spruce St
Maple Ave
East Ave
North Lane
Wagner Lane
College Dr
College St
King St
81
Rose Ave
Lincoln Ave
Elm St
Hillview Dr
Village Park Dr
Crescent Ave
Queen St
Beam St
Albert St
Academy St
Pettys Lane
Eastdale Dr
Aberdeen Rd
William St
James St
Mountain St
18
Hixon St
Cherrywood Dr
Edward St
Nesbitt St
Ashby Dr
Charles St
Highland Park Dr
Stadelbauer Dr
0 50 100 200 300 400
Meters
DATUM: NAD 1983 UTM Zone 17N

Heritage Conservation District Designation - A Two Step Process

Step 1: The HCD Study - To determine if the HCD Study Area merits designation

We Are Here!

February 2022	May 2022	June 2022 to June 2023	January 2023	July 2023	November 2023
Council Motion to pause all planning applications until completion of a HCD Study	Project Launch	Work Plan, Community Engagement, Historical Research, Data Collection	Bill 23: Regulatory Changes to Ontario Heritage Act	Finalize HCD Study (Step 1)	Recommendation to Committee/Council

Heritage Conservation District Designation - A Two Step Process

Step 2: The HCD Plan (also referred to as Implementation Phase)

- The HCD Plan will provide policies and guidelines to help appropriately manage change within the Study Area.

- Municipal by-law is passed to designate all properties within the HCD boundary under Part V of the *Ontario Heritage Act.*

Community input is key in the HCD process. Strong community input is required when deciding to use an HCD as a tool to conserve heritage.

Bill 23, *More Homes Built Faster Act, 2022*
Impacts on the HCD

- When the *More Homes Built Faster Act*, 2022, came into force, so did Ontario Regulation 569/22 which included an amendment to section 41(1) of Part V of the *OHA* for HCDs providing newly developed criteria for evaluating a study area to see if it merits designation under the *OHA*.

- Properties currently Listed on the Heritage Register in Town of Lincoln will require a Notice of Intention to Designate under Section 29 of the *OHA*, or they will be removed by January 1, 2025 and will not be permitted to be readded to the register for 5 years (and meet at least one criteria of the Ontario Regulation 9/06 to be eligible for listing).

Community Engagement

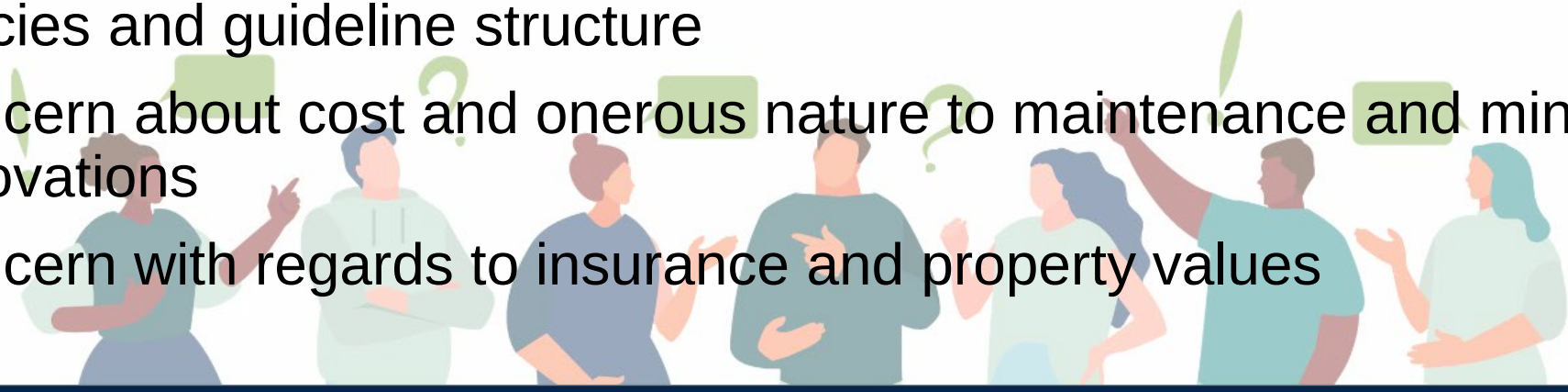
- PIC #1 - November 2, 2022
- Community input included an online survey and online mapping tool with comment points
- Consultation with local historians
- Municipal Heritage Committee meeting - July 14, 2022
- Council meeting - August 2, 2022
- PIC #2 - June 7, 2023
- Municipal Heritage Committee – July 13, 2023 & November 9, 2023
- All property owners within the Study Area and all parties involved in the project received notice of each step
- Advertised in local newspaper and on all Corporate social media accounts throughout the process
- Speak Up Lincoln webpage





What We've Heard…

- Concern that boundary does not extend further south
- Support extension to Bartlett Road
- Concern that new development includes more than 3 storeys
- Why was St. Lawrence Cement property included?
- Request more detailed explanation on the HCD Plan process
- What are the benefits of an HCD?
- Important that property owners are able to provide input into the HCD Plan's policies and guideline structure
- Concern about cost and onerous nature to maintenance and minor renovations
- Concern with regards to insurance and property values

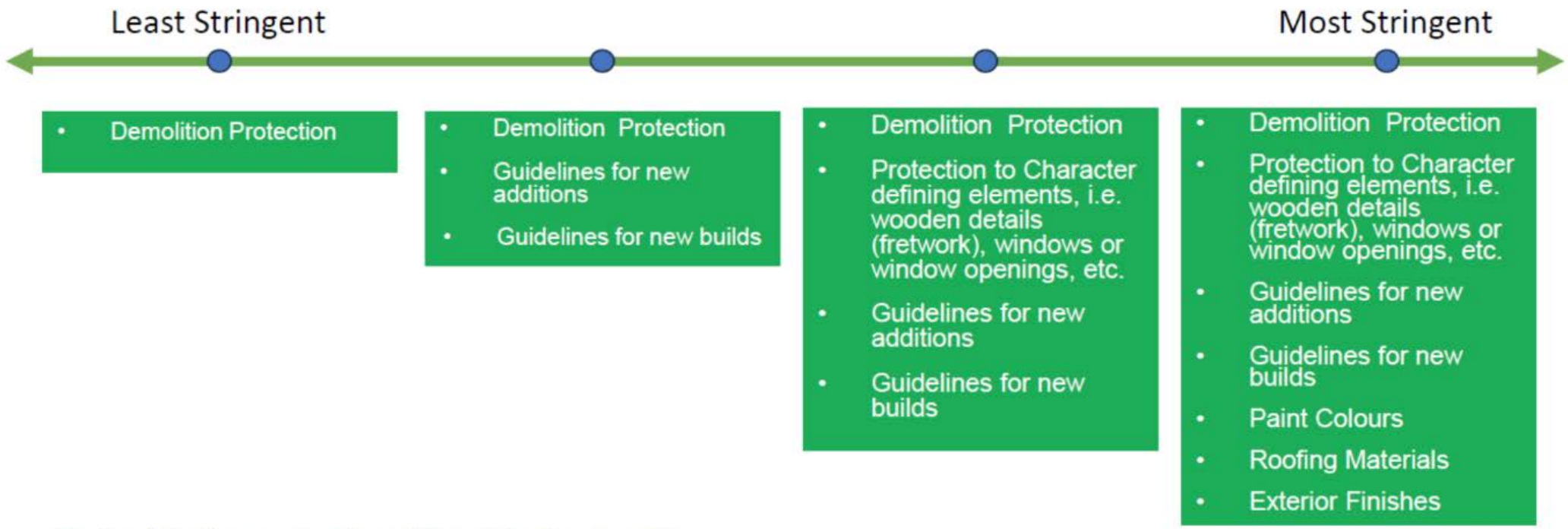


HCD Plan Process

- The Town initiates the HCD Plan phase with the assistance of a heritage consultant;
- The HCD Plan is prepared with policies and/or guidelines which are developed through public and stakeholder consultation including with the Heritage Advisory Committee, property owners and business owners;
- Council decides whether or not to proceed with the designation of the HCD. If yes, a by-law enacting the HCD is passed;
- Any objections to Council's decision may result in a hearing at the Ontario Land Tribunal;
- If no objections, the HCD is designated, and the by-law is registered on title of all properties within the HCD;
- The HCD Plan is implemented, policies and guidelines and permit process are adopted; and
- Changes to existing by-laws and Official Plan policies may be required.

Example of HCD Plan Development

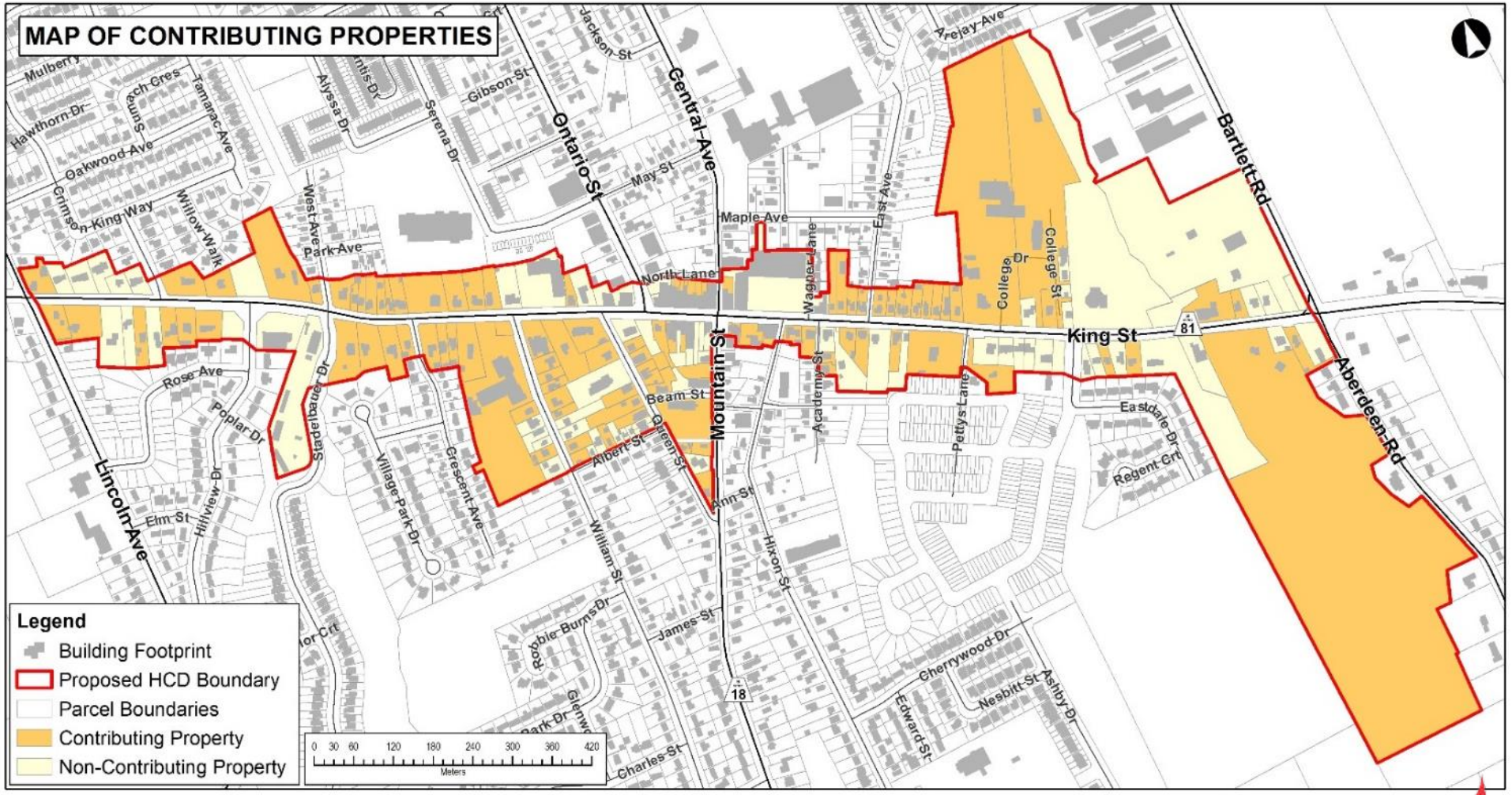
This is just an example. **No Plan** has been developed.



The level of stringency is enforced through heritage permits

Contributing and Non-Contributing Properties

- 113 contributing and 70 non-contributing properties were identified with in the HCD Study Area.
- If the HCD is designated, all the properties in the boundary are designated Part V of the Ontario Heritage Act.



Examples of HCD Policies

Pre-Application - Town Planner will decide whether a Heritage Permit is required or not

Type of Work		Contributing Properties	Non-Contributing Properties
Windows	Replacement with different material where the window is visible from the public realm (i.e. King Street)	Minor permit- requires staff approval	No heritage alteration permit
Porch	Removal of an original porch visible from the public realm (i.e., King Street)	Major permit- requires Council approval	No heritage alteration permit
Demolition	Removal of an existing house	Major permit- requires Council approval (when it is demonstrated there is no other viable option	No heritage alteration permit
New Construction	Construction of a new building such as a house on King Street	N/A	Major permit- requires Council approval

Recommendations & Next Steps

- It is recommended that the Town proceed with a HCD Plan and Guidelines for the recommended HCD boundary.

- Considerations for Part IV designations of listed properties outside HCD, as well as the former schoolhouse at 4240 Academy Street and Mount Osbourne Cemetery at 4230 William Street.

