



Planning & Development Services | Town of Newmarket
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Website: newmarket.ca/heritageplanning | Phone: 905-895-5193 ext. 2458

[hold space for owner name]
[hold space for address]
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March 4th, 2024]

Dear Property Owner,

As a result of recent legislative changes from the Province of Ontario (Bill 23, More Homes Built Faster Act, 2022), the Town must review all 367 Non-Designated Heritage properties and evaluate whether they meet the criteria for heritage designation. You can find more information about Bill 23 here <https://www.ola.org/en/legislative-business/bills/parliament-43/session-1/bill-23>. For the full list of Non-Designated Heritage Properties please visit newmarket.ca/heritageplanning.

As you may be aware, your property is currently on the Town of Newmarket's list of Non-Designated Heritage properties. Non-Designated Heritage properties are properties that Heritage Newmarket Advisory Committee had previously identified as having heritage value.

The Town is working with a heritage consultant to review all 367 Non-Designated Heritage properties. Next steps in this review will include consulting the Heritage Newmarket Advisory Committee and then prepare a final report and presentation to Council. If a decision is made to designate your house, you will be made aware in advance of the meeting to designate.

Please note that Council has not made any decisions for designation currently. This letter is intended to let you know about this project and the heritage designation process. No action is required for you as the property owner at this time.

If you have any questions, please do not hesitate to contact Umar Mahmood, Cultural Heritage Planner at um Mahmood@newmarket.ca or call 905-895-5193 ext. 2458.

Heritage Property Designations



Benefits of Heritage Property Designation

- Properties that are designated and have a Heritage Easement Agreement in place are eligible for the Town Heritage Property Tax Rebate
- There is no cost to the property owner to designate their property.
- Help play an important role in preserving Newmarket's built heritage.

Does Designation affect my property value?

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

What are the criteria for designation?

Properties are designated based on their design or physical value, historical or associative value and contextual value.



Heritage Designation Myths

- ✗ **MYTH:** I have to make my building look original.
- ✓ **FACT:** Only regular maintenance as any prudent owner would do is expected.
- ✗ **MYTH:** I can't make changes to the interior of my building!
- ✓ **FACT:** You are free to make any internal 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.
- ✗ **MYTH:** I can't alter the exterior of my building.
- ✓ **FACT:** Exterior alterations do require heritage review. Alterations and additions may be made to designated heritage properties but should be sympathetic to the property's historical character.
- ✗ **MYTH:** My property insurance will increase.
- ✓ **FACT:** Designation does not place additional requirements on the insurer, and replacement cost coverage is not required. Rather, outdated electrical wiring, old heating systems and poor overall repair represent a higher risk to insurers, not whether the property is designated.
- ✗ **MYTH:** I have to provide public access to my property.
- ✓ **FACT:** You are neither obligated, nor expected to open your building to the public.
- ✗ **MYTH:** Designation restricts the use of my property
- ✓ **FACT:** The designation does not restrict the use of your property. However, the existing Zoning Bylaw determines what you can use your property for.