

## Review of Tools Used by Governments for the Protection of Heritage Properties

Legal Protection Level	Tool
<p><b>Highest</b></p>	<p><b>Heritage Designation</b></p> <p>By bylaw, heritage designation can provide long-term protection to a single property, a portion of a property (exterior, interior, landscape features) or more than one property. Designation can prohibit demolition, structural alterations, and land changes, and alterations to specified exterior, interior fixtures, and landscaping. If designation of a property causes a reduction in the market value of the property at the time of designation, the local government must compensate the owner.</p>
<p><b>High</b></p>	<p><b>Heritage Revitalization Agreement/Heritage Conservation Covenant</b></p> <p>Allows a local government to negotiate terms of a contractual agreement with a property owner to protect a site. In addition, heritage revitalization agreements can vary or supplement numerous bylaw and permit conditions, including:</p> <ul style="list-style-type: none"> <li>• Zoning and subdivision requirements (including use and density);</li> <li>• Development cost recovery;</li> <li>• Development permits;</li> <li>• Heritage alteration permits.</li> </ul>
<p><b>Moderate</b></p>	<p><b>Heritage Conservation Area/District</b></p> <p>Local governments can define special areas in the OCP to provide long-term protection to a distinctive heritage area. Heritage conservation areas may require a heritage alteration permit for:</p> <ul style="list-style-type: none"> <li>• Subdivision;</li> <li>• Building additions;</li> <li>• New construction;</li> <li>• Alteration of an existing building, structure, land, or feature.</li> </ul>
<p><b>Low *</b></p>	<p><b>Heritage Register</b></p> <p>A Heritage register is an official list of heritage properties that have heritage value or character for a community. The register has legal status and can provide short-term protection to listed heritage resources. A register allows a local government to:</p> <ul style="list-style-type: none"> <li>• Temporarily withhold approval for an action that would lead to alteration of a listed heritage property;</li> <li>• Temporarily withhold a demolition permit;</li> <li>• Require an impact assessment to determine the effect of a proposed development on a heritage property, before the development takes place.</li> </ul>
<p><b>None</b></p>	<p><b>Heritage Inventory</b></p> <p>A Heritage inventory is a list of heritage resources that may have heritage value or character for a community. Although an inventory is often used as a planning aid, it does not have legal status until it, or a portion of it, is adopted as a community heritage register by a resolution of the local government. A heritage inventory cannot be used to delay or deny a demolition or development permit.</p>