

## SECTION 3: INTRODUCTION TO THE PLAN

### 3.1 THE HERITAGE CONSERVATION DISTRICT CONCEPT

Part V of the Ontario Heritage Act, RSO 1990, C.337, provides for designation of Heritage Conservation Districts. A Heritage Conservation District is a collection of buildings, streets, and open spaces that collectively are of special historical or architectural significance to the community. The legislation enables municipalities, through study, to define the areas to be designated and to prepare Official Plan provisions which regulate development activities within the area in order to ensure that the heritage character of the District is maintained and enhanced.

A Heritage Conservation District designation is not intended to prohibit the changes required by contemporary needs. Its purpose is to guide those changes so that change contributes to the Heritage Character of the District.

### 3.2 GUIDING PRINCIPLES

The Ministry of Cultures Architectural Conservation Note No. 1 lists Eight Guiding Principles in the Conservation of Historic Properties. These are quoted in full, below:

1. **Respect for Documentary Evidence: Do not base restoration on conjecture.**  
Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. **Respect for Original Location: Do not move buildings unless there is not other means to save them.**  
Site is an integral component of a building. Change in site diminishes heritage value considerably.
3. **Respect for Historic Material: Repair/conservé rather than replace building materials and finishes, except where absolutely necessary.**  
Minimal intervention maintains the historical content of the resource.
4. **Respect for Original Fabric: Repair with like materials.**  
Repair to return the resource to its prior condition, without altering its integrity.
5. **Respect for the Building's History: Do not restore to one period at the expense of another period.**  
Do not destroy later additions to a house solely to restore to a single time period.
6. **Reversibility: Alterations should be able to be returned to original conditions. This conserves earlier building design and technique.**  
e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. **Legibility: New work should be distinguishable from old.**  
Buildings should be recognized a products of their own time, and new additions should no blur the distinction between old and new.
8. **Maintenance: With continuous care, future restoration will not be necessary.**  
With regular upkeep, major conservation projects and their high costs can be avoided.