

SECTION 4: THE HERITAGE CONSERVATION DISTRICT

4.1 THE DISTRICT BOUNDARY

Part I, The Study, documents the detailed analysis of the heritage character of Kleinburg-Nashville and the heritage resources within it. The Conclusions in Section 2.6 of Part I establish the boundaries for the Kleinburg-Nashville Heritage Conservation District. The map on page 46 shows the Kleinburg-Nashville Heritage Conservation District Boundary, and its structure.

4.2 DESIGNATED BUILDINGS WITHIN THE DISTRICT

Until recently, the Heritage Act did not permit Heritage Conservation Districts, designated under Part V of the Act, to include individual properties, designated under Part IV. There was a choice between cutting the Part IV properties out of the District, creating holes within the boundary, or de-designating the individual properties so they could be included in the District. This was not a simple choice, since the two parts of the Act provide different kinds of heritage protection: Part V cannot protect interiors, and Part IV protects those aspects published and registered as “reasons for the designation” at the time of designation. These reasons seldom extend beyond the building fabric.

Thus, de-designation takes away protection from interiors, and retaining Part IV designation removes the landscape and streetscape protections that are provided by District Design Guidelines, unless the properties are re-designated to explicitly include those aspects. Recent revisions to the Act allow Part IV properties to be included in Districts, but they are subject only to Part IV, which means that the dilemma remains concerning which form of protection is appropriate for a given property.

It is recommended that the Part IV properties be included in the District at the outset. Later decisions about de-designation, or re-designation of these properties should be made on a case-by-case basis.

4.3 ACTIVITIES SUBJECT TO REVIEW

The Objectives, Policies, and Guidelines of the Heritage District Plan will be used to review the following types of activity in the District.

- All exterior construction activity, including new buildings or structures, additions and alterations to existing buildings, and maintenance and repair activity on existing buildings that affects the heritage character of the District.
- All activity in the District that falls under the purview of the Official Plan, the Zoning By-law, Site Plan Control, the Sign By-Law, the Building Code Act, and the Planning Act. These include activities that require planning permission, site plan review, rezoning, building permits, signage permits, demolition and relocation permits, severances and variances.
- All visible municipal public works in the District, such as street and sidewalk lighting, street furniture, paving, signage, landscaping and tree planting or removal.