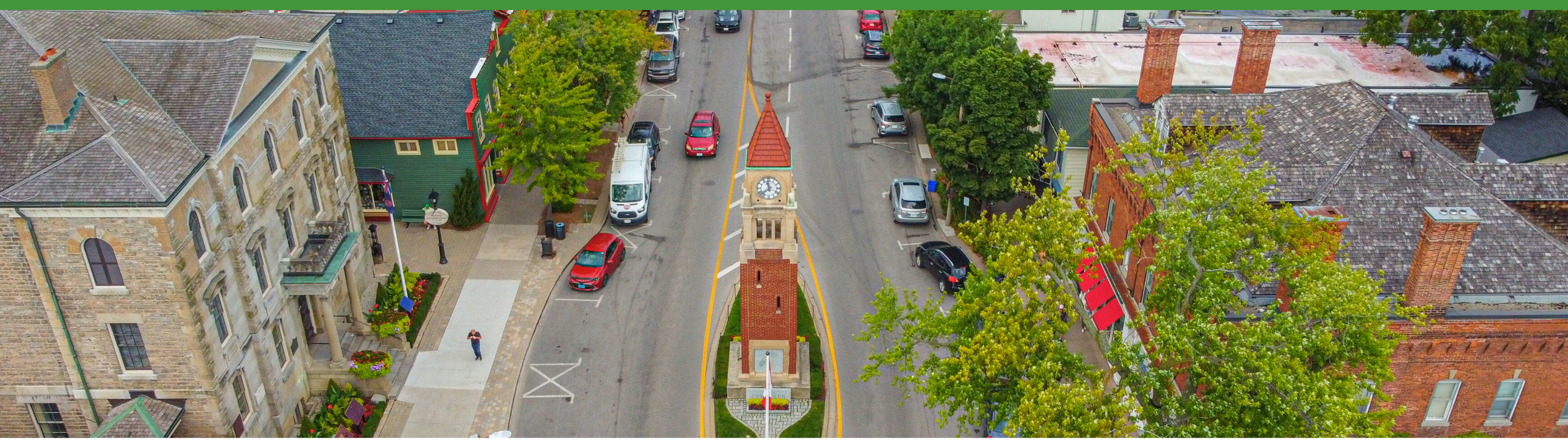
Queen-Picton (Old Town) Heritage Conservation District Study



What is a Heritage Conservation District (HCD)?

An HCD is an area of cultural heritage in a town that is defined by clear boundaries. It may include buildings of interest as well as features like trees, landscapes, and streetscapes.

An HCD is protected by municipal by-laws passed by Council under Part V of the *Ontario Heritage Act*. The intent is to protect a community's heritage and manage change.

Heritage district designation ensures that renovations, additions, and future developments complement the district's character.

An HCD can be an effective means to prevent the demolition of significant heritage buildings, as a heritage permit is required before demolition can occur.

An HCD can ensure that renovations or new construction projects in the district are consistent with design guidelines so that they are in keeping with the heritage character of the district, as a heritage permit is generally required for alterations to property in an HCD.

Why is the Town updating the Queen-Picton HCD Plan?

The study is part of the Town's commitment to heritage conservation, as outlined in Council's 2022-2027 Strategic Plan. It helps manage change in Old Town while ensuring its historic character is preserved for future generations.

The current Queen-Picton HCD and HCD Plan was put in place in 1986 under older Provincial heritage conservation legislation (i.e. *Ontario Heritage Act*) and needs to be updated to ensure optimal protection for the heritage assets of Old Town.

The current Queen-Picton HCD is focused on the commercial core of Old Town bounded by Prideaux, Johnson, Gate, and Wellington Streets, while the HCD Study is examining the potential to expand the HCD boundaries to include additional historic areas of Old Town.

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Queen-Picton (Old Town) Heritage Conservation District Study

What is the HCD Study Area?



The Study Area is an area identified after preliminary analysis and including previously identified heritage character areas as the limits of the area to be studied for potential expansion of the Queen-Picton HCD.

The Study Area is not the final geographic area of the updated HCD. At the end of Phase 1, a Study report will recommend a new boundary for the HCD which must be approved by Council. The new HCD boundary will be a refinement of the Study Area boundary based on the analysis conducted in Phase 1 of the Study.

What are the steps to designate and protect a Heritage Conservation District?

- An HCD is created by Council through municipal By-laws under Part V of the *Ontario Heritage Act* following a recommendation from an HCD Study.
- The process of designating and protecting Heritage Conservation Districts (HCD) is completed in two phases: an HCD Study and then an HCD Plan. The Town of Niagara-on-the-Lake hired a consultant, Cultural Spaces, to carry out the HCD Study and, should it be approved by Council, the HCD Plan.
- During the HCD Study phase, research and analysis will identify periods of significance in the town's evolution, propose a statement of significance based on criteria, identify the buildings and features that contribute to the significance, and propose a boundary.

Phases of the HCD process

We are currently in the Study Phase

HCD Process

Study Phase			Plan Phase			Implementation			
Research & Analysis	Heritage Evaluation	Develop Recommend-ations	Council Decision	Develop Policies & Guidelines	Refine Boundaries/ Objectives/ etc.	Council Decision	Designation By-law is Passed	Appeal Period	Registration on Title

If the HCD study recommends an HCD designation, Council's endorsement is required to proceed to the plan phase.

The recommendations include the identification of potentially contributing and non-contributing properties and the recommendation for an HCD boundary.

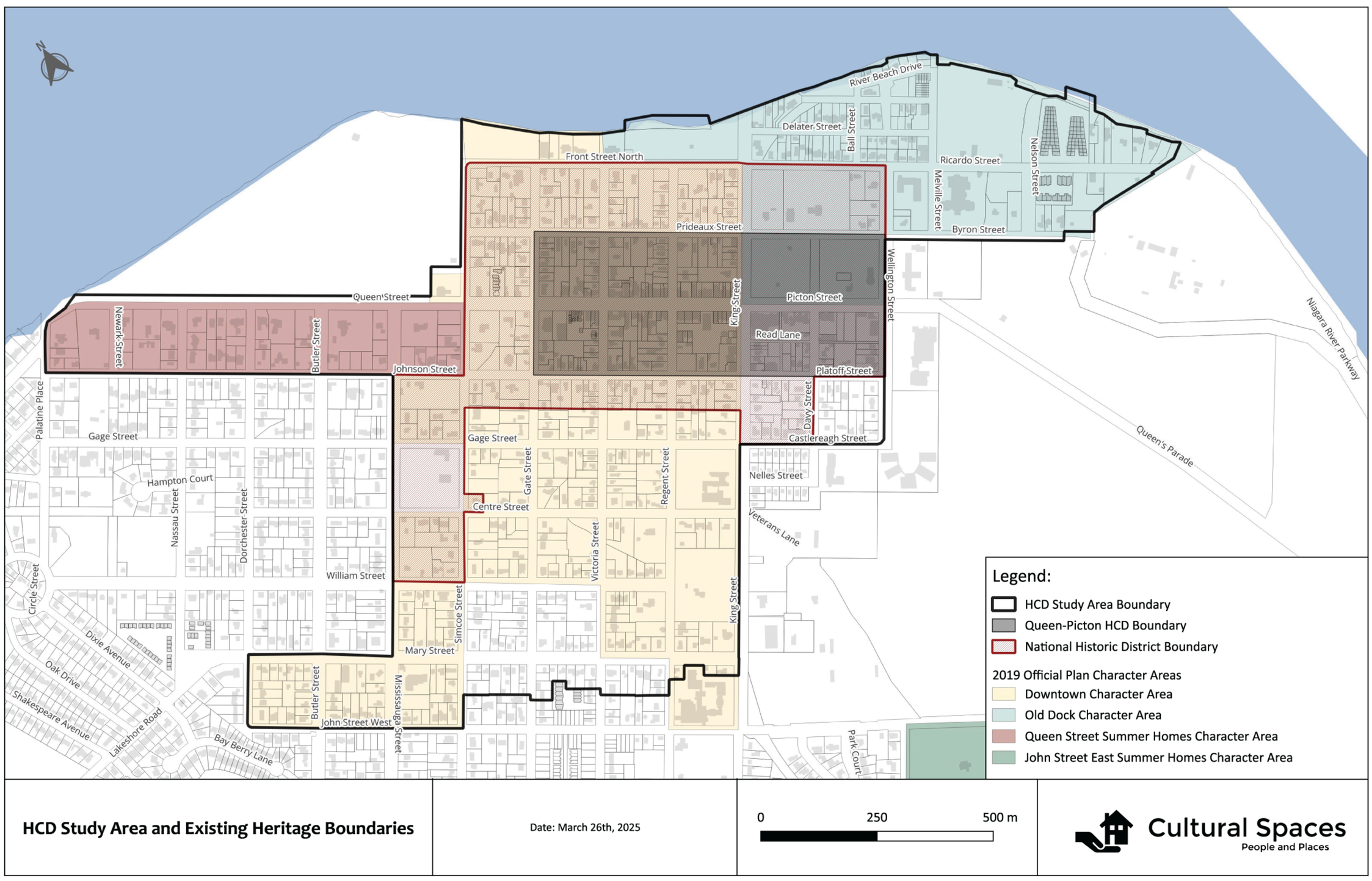
After an HCD plan has been developed, Council decision required to designate the HCD.

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Queen-Picton (Old Town) Heritage Conservation District Study

What is the Study Area By-law and why is it needed?

- On February 25, 2025, Town Council approved the Study Area By-law that came into effect on March 27, 2025, and:
  - Identifies the boundaries of the Study Area
  - Implements a temporary one-year pause on certain exterior property alterations within the Study Area
  - Temporarily pauses changes that could compromise heritage character before the HCD Plan can be updated
  - Contains exemptions to allow certain minor alterations and previously approved planning applications to proceed during the one-year pause





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Queen-Picton (Old Town) Heritage Conservation District Study

Preliminary Recommended Boundary for an expanded Old Town Niagara HCD

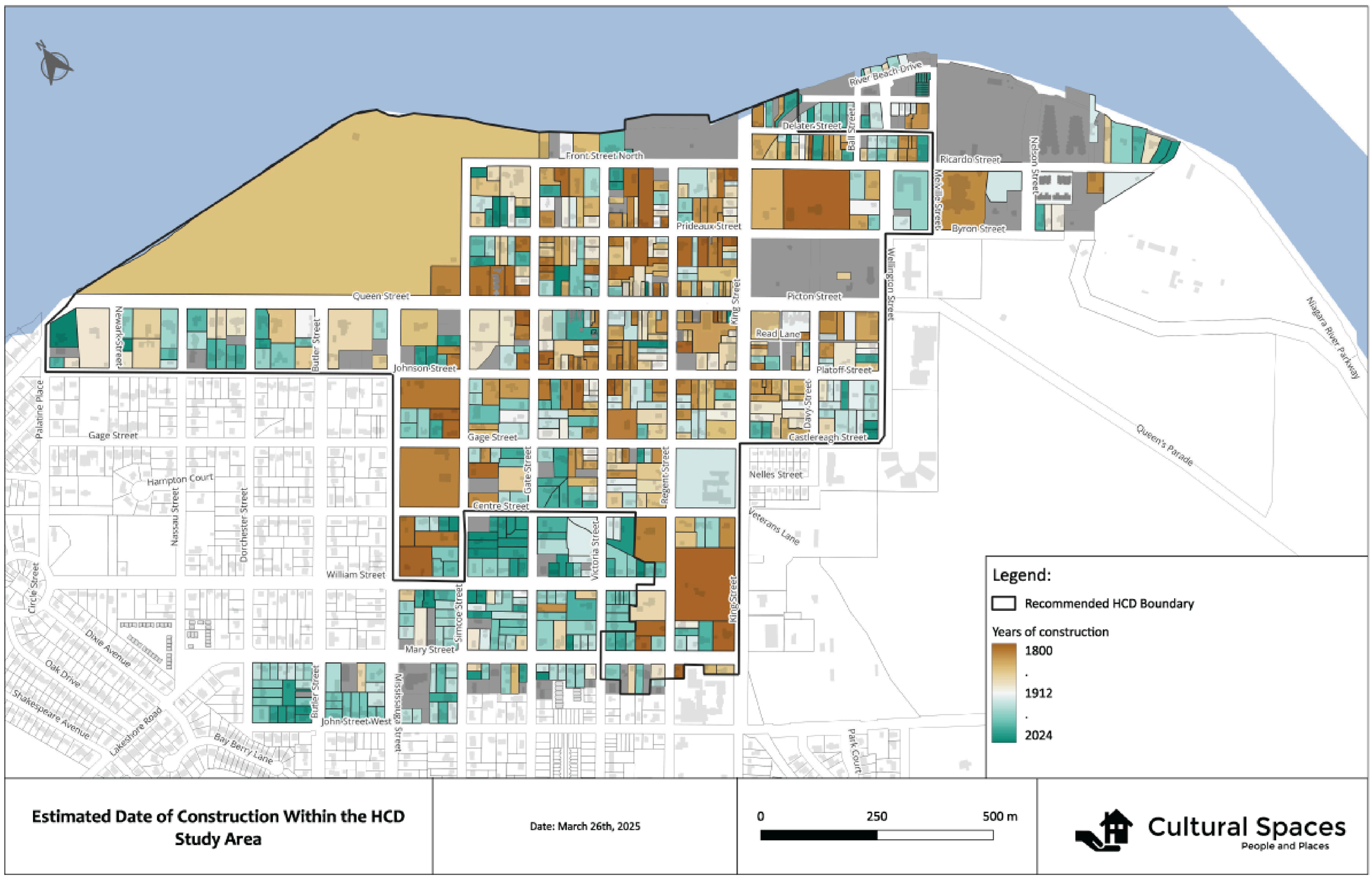
- The boundary was influenced by data collected during research and fieldwork on properties within the Study Area
- A survey of properties within the Study Area identified Contributing and Non-contributing Properties
- The boundary was drawn to include the Contributing Properties within a geographic context that has integrity
- The concentration and context of Contributing Properties to be included within the boundary were guided by the shape and cohesion of lots, blocks, and streetscapes
- The boundary includes the areas reflecting the phases of evolution of the town between 1814 and 1914, the period chosen for the updated HCD

Any comments on the identification of Contributing and Non-contributing Properties?

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Queen-Picton (Old Town) Heritage Conservation District Study

Architectural Style and Construction Dates of Contributing Properties





Ontario Cottage
(19th century)



Colonial Revival
(1860 – c. 1914)



Edwardian
(1900 – 1930)



Queen Anne Revival
(1880s-1900s)



Second Empire
(1860s-1900s)



Italianate
(1850s-1900s)



Picturesque
(1850-1870)



Gothic Revival
(1830s-1900s)



Classical Revival
(1820-1860)



Regency Cottage
(1820s-1860s)



Neoclassical
(1800s-1860s)



Georgian
(1750s-1860s)

Any comments on the preliminary recommended HCD boundary?

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