



**Cultural Spaces**  
People and Places

REPORT - DRAFT

# NIAGARA-ON-THE-LAKE HERITAGE CONSERVATION DISTRICT PHASE 2: PLAN REPORT

NIAGARA-ON-THE-LAKE

NOVEMBER 2025

This report was prepared by Cultural Spaces, a firm based in Ottawa that is dedicated to envisioning human and natural spaces differently for a sustainable future. Specialized in strategies for sustainable urban environments, protected areas, and heritage conservation.

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# TABLE OF CONTENTS

## EXECUTIVE SUMMARY

## THE PURPOSE OF THE PLAN

### INTRODUCTION

1	1.1. Vision for HCD .....	12
	1.2. Project background .....	13
	1.3. Public Engagement and Community Consultation .....	15

### LEGISLATIVE AND POLICY FRAMEWORK

2	2.1. Standards and Guidelines for the Conservation of Historic Places in Canada .....	16
	2.2. Ontario Heritage Act .....	17
	2.3. Provincial Planning Statement .....	18
	2.4. Niagara Region Official Plan .....	19
	2.5. Niagara-on-the-Lake Official Plan .....	20
	2.6. Zoning By-laws .....	22
	2.7. Municipal Property Standards By-law .....	25

### DISTRICT SIGNIFICANCE

3	3.1. Description of Heritage Context and Historic Places .....	26
	3.2. Statement of Cultural Heritage Value .....	27
	3.3. Heritage Attributes .....	30

### STATEMENT OF OBJECTIVES

4	4.1. General objectives .....	41
	4.2. Social and community value objectives .....	41
	4.3. Development objectives .....	41
	4.4. Character area focused objectives .....	42

### DISTRICT BOUNDARY AND RESOURCES

5	5.1. District boundary .....	44
	5.2. Built heritage resources .....	46
	5.3. Landscape resources .....	53
	5.4. Contributing and non-contributing properties .....	54
	5.5. Character Areas .....	56

# 6

## POLICIES AND GUIDELINES FOR CONTRIBUTING PROPERTIES

6.1.	Understanding.....	59
6.2.	Existing Part IV designations.....	59
6.3.	Demolition.....	60
6.4.	Property Maintenance.....	61
6.5.	Code compliance, sustainability requirements, and energy efficiency standards.....	61
6.6.	Restoration.....	62
6.7.	Alterations.....	63
6.8.	Additions and auxiliary buildings.....	64
6.9.	Roofs and Rooftop Installations.....	66
6.10.	Exterior walls.....	67
6.11.	Windows and doors.....	67
6.12.	Entrances and porches.....	68
6.13.	Specific guidelines for the Residential Character Area.....	69
6.14.	Specific guidelines for the Commercial Character Area.....	69
6.15.	Specific guidelines for the Institutional Character Area.....	71
6.16.	Specific guidelines for the Queen Street Summer Homes Character Area.....	72
6.17.	Front yard landscaping.....	73

# 7

## POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

7.1.	Understanding.....	77
7.2.	Demolition.....	77
7.3.	Alterations.....	77
7.4.	Infill Construction.....	78
7.5.	Roofs and roof installations.....	79
7.6.	Exterior walls.....	79
7.7.	Entrances and porches.....	80
7.8.	Specific guidelines for the Residential Character Area.....	80
7.9.	Specific guidelines for the Commercial Character Area.....	81
7.10.	Specific guidelines for the Institutional Character Area.....	82
7.11.	Specific guidelines for the Queen Street Summer Homes Character Area.....	82
7.12.	Front yard landscaping.....	83

# 8

## POLICIES AND GUIDELINES FOR PARKS AND PUBLIC REALM

8.1.	Understanding.....	85
8.2.	Parks and Green spaces.....	85
8.3.	Streetscapes and Views.....	88
8.4.	Trees.....	90

# 9

## IMPLEMENTATION

9.1.	Heritage Permits required.....	92
9.2.	Heritage Permits deemed to be issued.....	93
9.3.	Heritage permit process.....	94
9.4.	Heritage impact assessments.....	96
9.5.	Archaeological Resources.....	96

# 10

## RECOMMENDATIONS

10.1.	Periodic review.....	98
10.2.	Public awareness and implementation .....	99

# A

A	Bibliography	i
B	Definitions	vii
C	Heritage incentives	xi
D	Public Engagement Summary	xiii
E	Index of Contributing Properties	xv
F	Statements of contribution	xix
G	List of Non-contributing Properties	xxi
H	Designated Properties	xxv



# EXECUTIVE SUMMARY

The Old Town Niagara-on-the-Lake Heritage Conservation District (HCD) Plan aims to establish a comprehensive framework for conserving the District's cultural heritage value. This plan provides policies, guidelines, and procedures under Part V of the *Ontario Heritage Act* to guide alterations, new construction, and demolitions within the District, ensuring that changes respect and preserve its heritage attributes.

The HCD Plan includes:

- A Statement of Cultural Heritage Value and Objectives for the District.
- Identification of heritage attributes that embody the District's value.
- Policies and guidelines to manage change while conserving heritage.
- Procedures for alterations that may not require a heritage permit.

The Plan applies to all properties within the District boundary, encompassing 535 properties, of which 255 are identified as contributing to the District's cultural heritage value.

Key components of the Plan include:

- **Legislative and Policy Framework:** Aligning local conservation efforts with provincial and federal standards, including the *Ontario Heritage Act* and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- **District Significance:** Highlighting the architectural, historical, and contextual value of the District, which includes a rich mix of 19th and early 20th-century architectural styles, historic streetscapes, and green spaces.
- **Policies and Guidelines:** Detailed directions for managing contributing and non-contributing properties, parks, and public spaces to ensure compatibility with the District's heritage character.
- **Implementation:** A clear heritage permit process, heritage impact assessments, and archaeological resource management to ensure consistent and transparent decision-making.

- **Recommendations:** Periodic review of the Plan every 10 years and initiatives to promote public awareness, education, and engagement in heritage conservation.

The Plan emphasizes the importance of community involvement, design excellence, and sustainable practices to ensure the long-term preservation of Niagara-on-the-Lake's historic character while supporting its vitality for future generations.

# THE PURPOSE OF THE PLAN

The purpose of the Old Town Niagara-on-the-Lake Heritage Conservation District (HCD) Plan is to establish a framework for conserving the District's cultural heritage value through the protection, conservation, and management of its heritage attributes. The Plan provides the policies, guidelines, and procedures required under Part V of the Ontario Heritage Act to guide the review of alterations, new construction, and demolitions within the District, and to inform decisions of Town staff and Council.

As required by the Act, this HCD Plan:

- sets out a statement of the District's cultural heritage value or interest;
- identifies the heritage attributes that embody this value;
- provides a Statement of Objectives for the designation of the District;
- establishes policies and guidelines to achieve the stated objectives and manage change; and

- describes alterations or classes of alterations that may be carried out without a heritage permit.

The HCD Plan applies to all properties within the District boundary, regardless of ownership. It does not compel property owners to undertake improvements or alterations, but it ensures that when changes are proposed, they respect and conserve the cultural heritage value of the District.

Property owners are encouraged to read the Plan in its entirety to understand its scope and intent. While the document should be read as a whole, particular attention should be given to the policies and guidelines in Sections 6-8 which set out requirements for contributing properties, non-contributing properties, as well as parks and the public realm.

The Plan also provides important contextual information, including the history and significance of the District, a description of the boundary and resources, and a Statement of Cultural Heritage Value and Objectives. Implementation details, including the heritage permit process and guidance for ongoing maintenance, are also included.

Together, the Plan fosters a greater awareness of the District's significance, encourages design excellence and sensitive change, and ensures the long-term conservation of Niagara-on-the-Lake's historic character.

# 1 INTRODUCTION



## 1.1. Vision for HCD

The Town of Niagara-on-the-Lake recognizes that its rich cultural heritage is an essential foundation for sustainable community development and a defining element of its local identity. This heritage is expressed in the town's historic built form, its orderly and picturesque streetscapes, its mature trees and open green spaces, its waterfront setting, and the continuing traditions and cultural practices that connect residents and visitors to the town's layered past.

Town Council takes an active role in the conservation of this heritage through a range of regulatory and planning tools, including the designation of individual properties and Heritage

Conservation Districts under Parts IV and V of the Ontario Heritage Act respectively. These tools work in concert with the Town's Official Plan, Secondary Plans, zoning by-laws, and other land use policies to ensure that growth and change respect the community's cultural heritage values.

A Heritage Conservation District in Niagara-on-the-Lake provides a framework to define, understand, and manage areas that embody the town's layered history, from its early Loyalist settlement pattern to its evolution as a regional hub for commerce, agriculture, and tourism. Districts are valued not only for their historic architecture and streetscapes, but also for their living traditions and community life that together sustain a strong sense of place.

District-specific policies and guidelines support the careful evolution of these areas, ensuring that conservation and new development are guided by the heritage attributes and cultural heritage values that define Niagara-on-the-Lake's distinct character. The Heritage Conservation District Plan serves as both a stewardship tool and a community vision that protects the town's past while supporting its continued vitality for future generations.

## 1.2. Project background

The Old Town Niagara-on-the-Lake (NOTL) Heritage Conservation District (HCD) study area was identified as a high-priority area for review by Town Council in 2021, with the objective of evaluating the potential expansion of the existing Queen-Picton HCD, originally designated in 1986. The study area was prioritized in response to increasing development pressures and strong community interest in heritage stewardship.

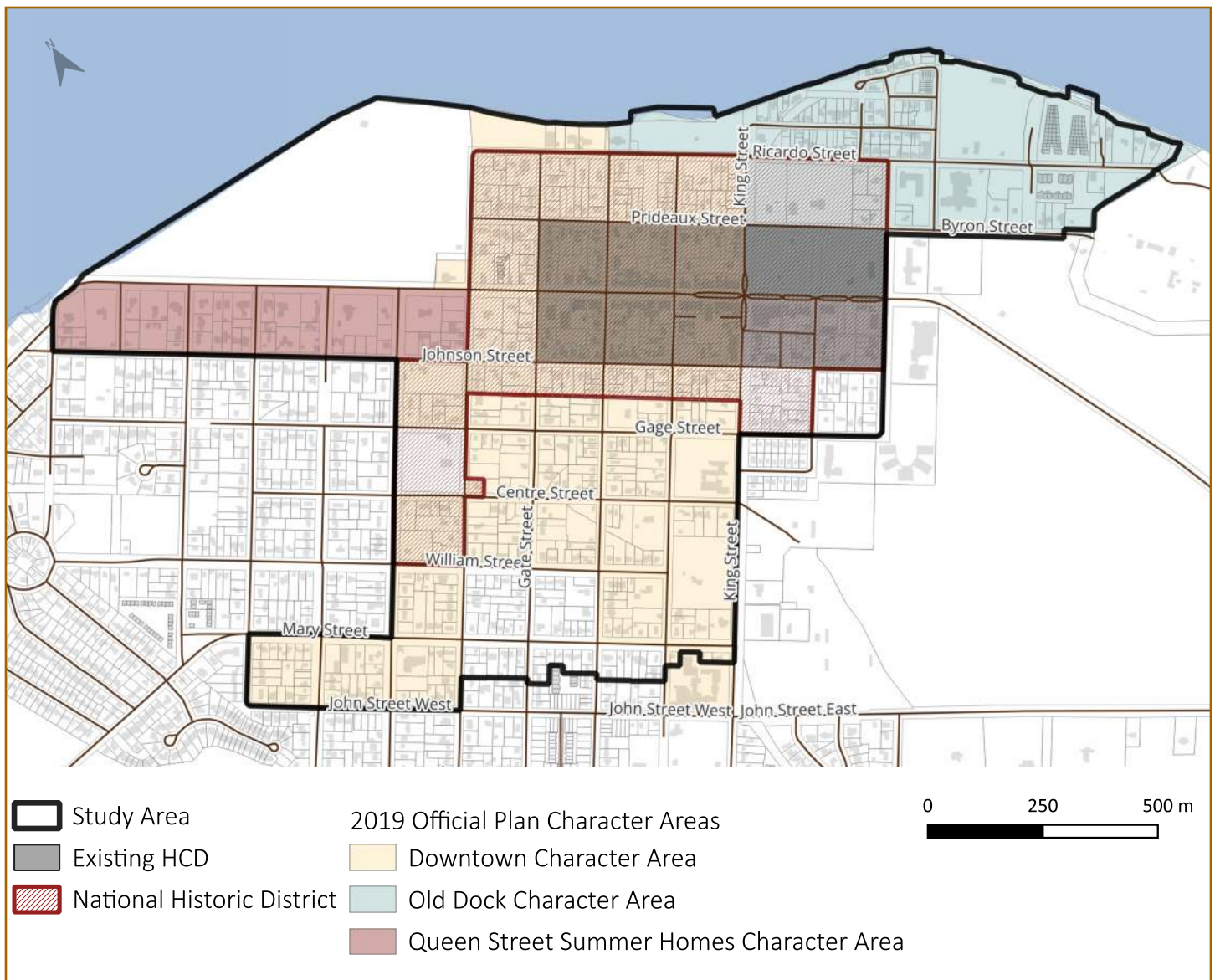


Figure 1- Study Area and Existing Heritage Boundaries

The objective of the HCD Study was to assess whether the study area met the criteria for designation under Part V of the Ontario Heritage Act and to determine the potential boundaries, heritage character, and cultural value of an expanded district. The process included a review of archival research, past inventories, and planning policy; volunteer fieldwork in November 2024; and consultation with Town staff, the Niagara-on-the-Lake Museum, the Municipal Heritage Committee, and community stakeholders.

The HCD Study was completed in summer 2025 and concluded with a recommendation to designate a portion of the study area as a Heritage Conservation District, with a proposed boundary encompassing 527 properties. The

Study originally identified 257 properties contributing to the district's cultural heritage value; however, through additional research this number has since been revised to 255. The Study included a detailed history and evolution of the area; an analysis of the existing planning policy framework; a built form and landscape survey; summaries of community and stakeholder consultations; and an evaluation of the study area's cultural heritage values.

As the Plan was developed, a Statement of Cultural Heritage Value and a Statement of Objectives were drafted, properties identified in the Study as contributing were confirmed, and Statements of Contribution were prepared for each contributing property. Consultation with Town staff, the Municipal Heritage

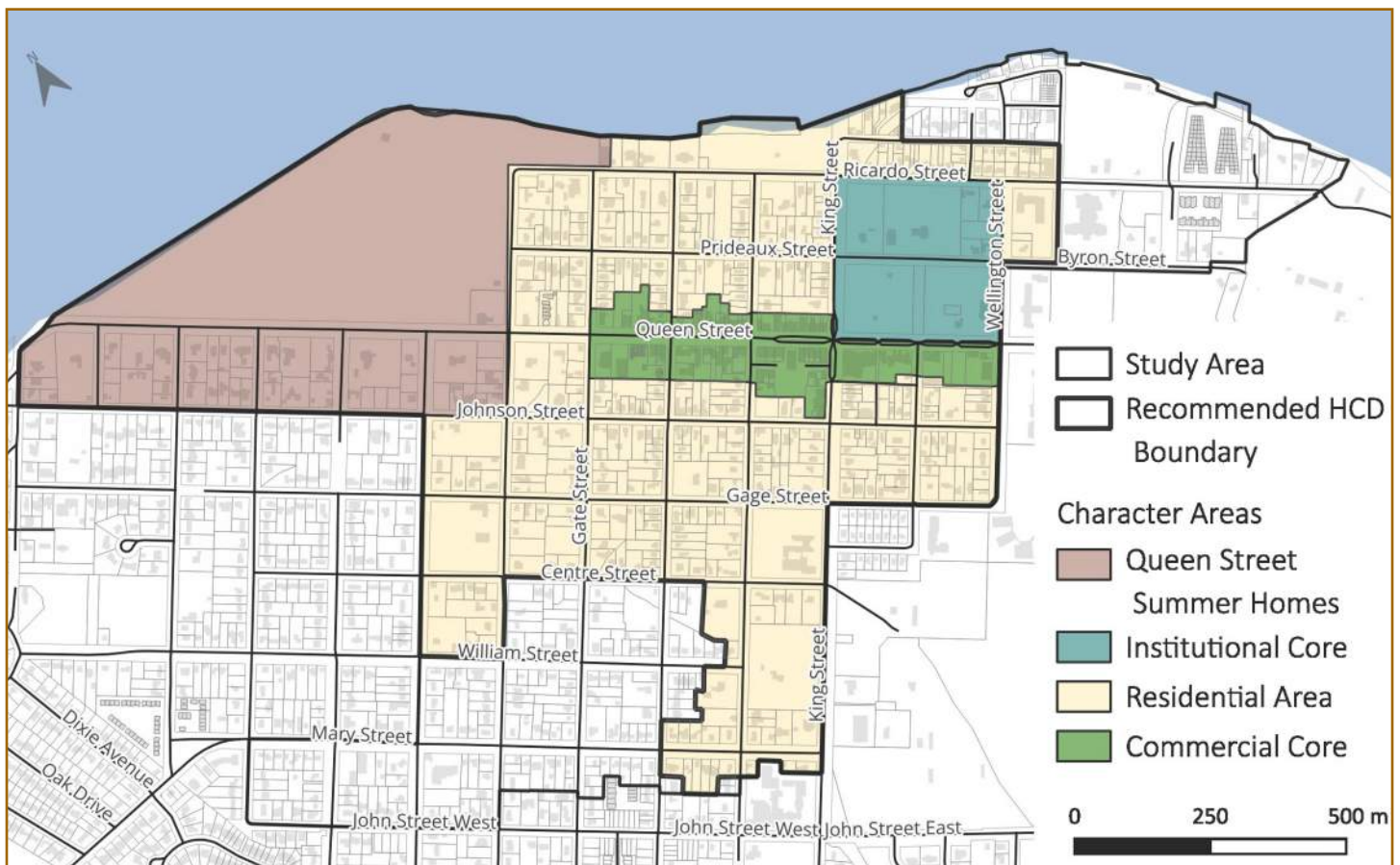


Figure 2- Recommended Boundary and Character Areas

Committee, local organizations, and engagement with community members will inform the development of the policies and guidelines in the Plan.

### 1.3. Public Engagement and Community Consultation

[To draft after October 16th meeting and December 4th public engagement]



## 2 LEGISLATIVE AND POLICY FRAMEWORK

### 2.1. Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010) are the national benchmark for heritage conservation practice. They provide a consistent framework for identifying heritage value, applying conservation treatments, and guiding interventions to historic places. Core principles include minimal intervention, reversibility, and respect for a property's heritage attributes. The document also defines recognized approaches to conservation, including preservation, rehabilitation, and restoration, and provides direction for different resource types such as buildings, cultural landscapes, archaeological sites, and engineering works.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* are formally recognized in Niagara-on-the-Lake's updated Official Plan. Section 6.1.2.2 identifies the Standards and Guidelines alongside other key legislative and international charters, establishing them as the Town's benchmark for heritage conservation practice. This formal recognition ensures that all conservation, maintenance, and stabilization efforts are consistent with nationally accepted principles of minimal intervention, reversibility, and respect for heritage attributes. By embedding the Standards and Guidelines in the Official Plan, Niagara-on-the-Lake affirms its commitment to a consistent, professional approach to heritage conservation that aligns local policy with provincial and federal best practices.

The Town's Terms of Reference for Heritage Impact Assessments (HIAs) and Cultural Heritage Evaluation Reports (CHERs), adopted by Council in 2021, also specify that:

*“HIA/CHERs will be based on accepted conservation principles and guidelines, including the following guidance documents as amended:*

- *The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, Second Edition, 2010 – Parks Canada”.*

This requirement ensures that all heritage studies prepared in support of planning applications demonstrate consistency with nationally accepted conservation principles.

The Town's Cultural Heritage Training Manual (2023) further reinforces this expectation, situating the Standards and Guidelines within the broader legislative and policy framework for heritage planning. The manual presents them as a foundational reference for staff, Council, and the Municipal Heritage Committee when evaluating conservation work and making decisions on heritage permits.

Within the context of this HCD Plan, the Standards and Guidelines provide the professional and technical basis for evaluating alterations, additions, new construction, and site changes. They strengthen the Town's ability to manage change in a manner that sustains the cultural heritage value of the district while ensuring that local decision-making aligns with provincial requirements and federal best practices.

## 2.2. Ontario Heritage Act

The Ontario Heritage Act (OHA), R.S.O. 1990, c. O.18, is the primary piece of legislation governing the conservation of cultural heritage resources in Ontario. It establishes the authority for municipalities to protect heritage resources through individual designation under Part IV and the designation of Heritage Conservation Districts (HCDs) under Part V.

Under Part IV, municipal councils may pass a by-law designating an individual property as being of cultural heritage value or interest. Designation identifies heritage attributes that are to be conserved and ensures that alterations affecting those attributes require municipal approval.

Under Part V, municipal councils may, by by-law, designate an area as an HCD where its Official Plan contains enabling policies. The process requires the completion of a district study and Heritage Conservation District Plan, community and stakeholder consultation, and adoption of a by-law by council. Once in force, the by-law requires that alterations, new construction, and demolitions within the district obtain heritage permit approval.

Section 41.1(5) of the OHA identifies the required contents of an HCD Plan. Each plan must include:

- a statement of objectives to be achieved in designating the area as a district;
- a statement explaining the cultural heritage value or interest of the district;
- a description of the heritage attributes of the district and of properties within it;
- policy statements, guidelines, and procedures for achieving the objectives and managing change; and

- a description of alterations that may be carried out without a heritage permit.

This Heritage Conservation District Plan has been prepared in accordance with these requirements, ensuring that the cultural heritage value of Old Town Niagara-on-the-Lake is conserved while allowing for compatible change.

The OHA also establishes an approval process for alterations and demolitions within designated areas. Municipal council, or its delegate, considers applications in relation to the policies and guidelines of the HCD Plan. Where a property owner disagrees with a decision, an appeal may be made to the Ontario Land Tribunal, which has authority to confirm or vary the outcome.

For Niagara-on-the-Lake, the Ontario Heritage Act (OHA) provides the statutory foundation for protecting the historic character and heritage attributes of Old Town. Through designation under Part V and the implementation of this Plan, the Town can manage growth and change in a manner that sustains its cultural heritage value. The Town's updated Official Plan reinforces this framework by directing that built heritage resources be protected and conserved in accordance with the OHA, alongside other key legislation and recognized standards. In the event of any conflict between the Official Plan and the Ontario Heritage Act, the provisions of the OHA shall prevail, ensuring that local heritage planning remains consistent with provincial legislation and best conservation practice.

### Interim Control By-law

Following the completion of the Heritage Conservation District Study, the Town of Niagara-on-the-Lake enacted an Interim Control By-law to

temporarily restrict certain types of development and alterations within the Study Area. The by-law was intended to maintain the status quo while the Heritage Conservation District Plan was being prepared and reviewed. This measure ensured that potential changes did not compromise the identified cultural heritage value and attributes of Old Town prior to the adoption of the HCD Plan.

## 2.3. Provincial Planning Statement

The Ontario Planning Act is the provincial legislation that governs land use planning. It provides strong policy direction that includes cultural heritage conservation as part of municipal and provincial decision making. Issued under section 3 of the Planning Act, the most recent PPS came into effect October 20, 2024. The statement provides policy direction for planning authorities and directs them to generate PPS-consistent and conforming official plans, policies, and zoning bylaws.

Regarding heritage protection, the vision of the PPS highlights cultural heritage and archaeology in Ontario as a tool to promote a sense of place and recognises the role of meaningful engagement and knowledge-sharing with Indigenous communities for decision making in land use and planning.

In the PPS, Section 2.6 "Cultural Heritage and Archaeology" encourages conservation of built heritage resources and cultural heritage landscapes and prohibits development and site alteration on lands adjacent to protected heritage property, unless it is demonstrated that the heritage attributes of the protected heritage property can be conserved. Additionally, where there may be Indigenous cultural heritage or archeological resources, planning authorities must engage with Indigenous communities.

The PPS is currently the provincial policy that defines a cultural landscape:

*Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.*

## 2.4. Niagara Region Official Plan

The Regional Official Plan is a strategic policy framework for managing growth in Niagara. It guides general policy for development and sets the base for local municipalities' own official plans. The region's vision for 2051 is:

*Niagara is a region of distinct, vibrant and connected urban and rural communities. Niagara Region will support and grow a sustainable and diversified economy while providing exceptional quality of life for all, and protecting our beautiful natural landscape.*

In relation to planning policies within the Old Town area in Niagara-on-the-Lake, the Regional Official Plan addresses built-up areas, the protection of cultural heritage and archaeological resources.

### Built-up areas

The Old Town urban area is a designated built-up area in the Regional Official Plan, which is intended to accommodate the forecasted population growth through intensification. Out of the four other urban areas in the Town, 2.5 are also designated built-up areas (see figure 3). The minimal residential intensification target for NOTL municipality is set to 1,150 units, which can be distributed across all designated built-up areas (2.2.2.6). The regional plan advises local municipalities to conserve and reuse (2.2.1.1.j) cultural heritage resources when managing growth in urban areas.

Considering that the regional policies are very recent, the Town has not drafted its own policies for intensification in response to the regional plan. It is important to recognise where the HCD can accommodate intensification and how to manage development to respect and complement the historical value of the district.

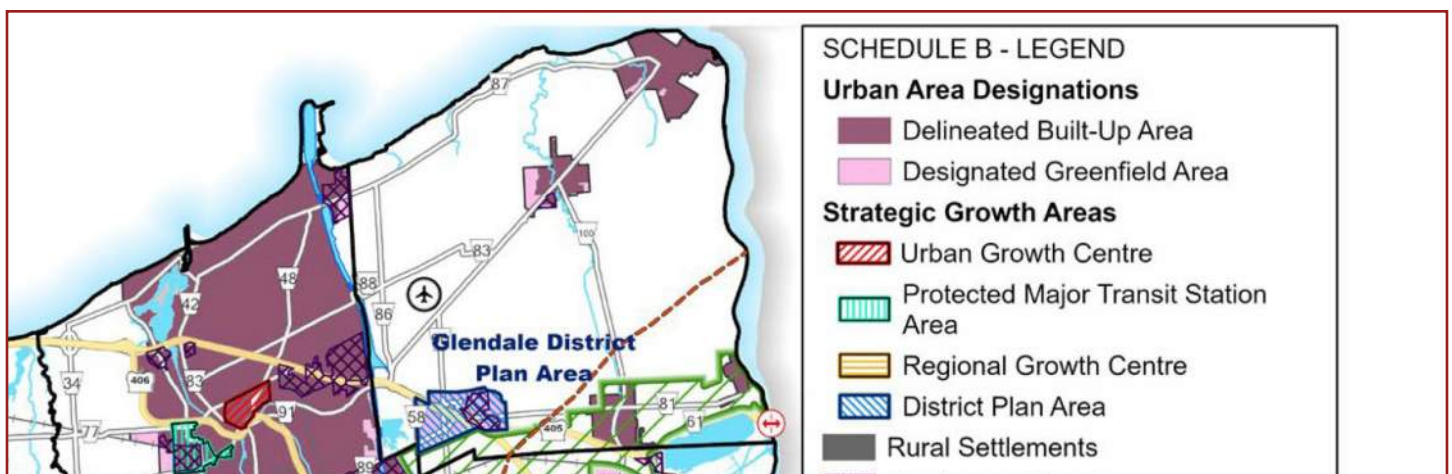


Figure 3- Extract from "Schedule B- Regional Structure", Regional Official Plan 2024.

## Cultural Heritage Resources

The region is committed to supporting culture-based tourism by promoting high quality urban design to foster a sense of place through the conservation of significant heritage resources (4.5.2.1.e.iv.). The regional plan gives responsibility to the Region to manage infrastructure maintenance and projects with utility providers to minimise impacts to cultural heritage resources.

Section 6.5 of the regional plan is dedicated to cultural heritage and requires the conservation and promotion of cultural heritage resources.

### Archaeological resources

As part of a policy in the Official Plan (6.4.1.1), the region of Niagara has prepared an Archaeological Master Plan. This masterplan requires local municipalities to impose an archaeological assessment for all developments that submit a planning application within areas of archaeological potential. If the development only needs a building permit, the archaeological assessment is not needed. Roughly the entirety of the Study Area has been identified as having archaeological potential.

Additionally, the Official Plan requires local municipalities to engage with First Nations and Indigenous communities when identifying, protecting, and managing cultural heritage resources, as well as keeping an updated list of Indigenous communities' contacts (6.4.2.8).

As such, any planning application within the current and future HCD will trigger an archaeological assessment as well as the requirement to engage with First Nations and

Indigenous communities. It will be important to consider this process as part of the HCD plan.

## 2.5. Niagara-on-the-Lake Official Plan

The current Official Plan (OP) was adopted in 2017. In 2019, City Council adopted a draft updated Official Plan, which remains under review and is being further updated as of October 2025.

### Urban Structure

In the current OP, the Old Town urban area is designated as Built-up Area, including a few intensification parcels outside the Study Area. These policies may be outdated since new intensification policies were published by the Niagara Region in 2024.

### Heritage Resources

The Official Plan sets goals and objective for the heritage resources management and protection in the Town. The main goals and objectives, of which the first five directly affect any existing or future HCD, focus on:

- Protecting architectural and historical integrity within the town;
- Promoting new designs that harmonize with the historical character without imitating it;
- Discouraging actions that could harm heritage resources;
- Ensuring developments near HCDs complement the heritage character;
- Finding sustainable and adaptive uses for heritage properties;
- Incentivizing private initiatives for designation under the Ontario Heritage Act; and

- Recognizing the importance of archaeological sites.

Specific heritage policies identify criteria for designating and managing HCDs and for assessing new development that might affect heritage resources.

## Land Use

Several Land uses are designated in the official plan within the Study Area, namely Established Residential, General Commercial, Open Space, Marina, Marine Commercial and Medium-Density Residential. The policy outlines for each Land use are described below.

### Established Residential

Policies for established residential areas emphasize maintaining low-density development, including single-detached, semi-detached, and duplex dwellings, while ensuring compatibility with the existing character. Heritage protection is central to these policies, as developments must preserve the historical integrity of the area. Conversions such as accessory apartments or bed-and-breakfast establishments are allowed but regulated to maintain the residential and heritage qualities. Larger-scale changes are scrutinized to ensure they do not compromise the neighborhood's historical value.

### General Commercial

Commercial areas support a mix of uses that serve local and tourist needs. Policies require that developments align with the historical character of the area, particularly in heritage-sensitive zones like Old Town. Architectural design, signage, and streetscapes must respect

the historic setting, and adaptive reuse of heritage buildings for commercial purposes is encouraged. Protection of views and integration with surrounding historical contexts is a key consideration.

### Open Space

Open space policies prioritize the preservation of natural and cultural heritage features which contribute significantly to the town's character. Developments in or near open spaces must respect historical landscapes, avoid disrupting viewsheds, and incorporate measures for conservation. Should lands be deemed surplus, efforts must ensure they remain publicly accessible and contribute to heritage conservation goals.

### Marina

Policies for marina land use emphasize their role in tourism and recreational activities while safeguarding the waterfront's historical and environmental integrity. Developments must minimize disruption to historical views and respect the area's cultural significance. Adaptive reuse of historical structures for marina-related purposes is supported, provided they align with the heritage character of the waterfront.

### Marine Commercial

Marine commercial zones cater to tourism and water-based activities. Policies stress the protection of historical sites and the integration of new developments with the historical and cultural landscape. Building designs must align with the architectural heritage of the area, and developments should prioritize adaptive reuse of historical buildings wherever feasible.

## Medium-Density Residential

Medium-density residential areas support townhouses and low-rise apartments, provided they respect the established character and heritage of the community. Developments must be compatible with adjacent heritage sites, maintain appropriate scale and massing, and contribute to preserving the neighborhood's historical context. Landscaping, setbacks, and design details must align with the heritage value of the area to ensure continuity.

Amendments to the Official Plan regulation can be achieved but require a process of approval from the Municipality and even the region, which take into account the heritage value of designated properties or areas.

### Dock area secondary plan

#### Special Policy Area A-8

The official plan includes a special policy area, also referred to as Dock Area Secondary plan, that covers the dock area from King Street to Fort George (see figure 4). The Secondary Plan recommended a Demolition Control By-law to protect the remaining heritage assets; such a by-law has not been enacted since. Additionally, The Dock area is divided into seven character areas with distinct guiding principles for development and infill. Although these special policies provide with guidelines that are inline with heritage protection principles, changes to the historic fabric of the Dock were made before the implementation of the Official Plan in 2017.

## 2.6. Zoning By-laws

Zoning regulations are intended to control site development and implement the broader policies set out in the Official Plan. Essentially, zoning translates the higher-level directions of the Town's Official Plan into specific rules that regulate how land can be used, where buildings and other structures can be located, the types of buildings that are permitted and how they may be used, and building heights and setbacks from the street. These parameters have a direct impact on streetscapes, and the overall visual and historic quality of the District. For that reason, the Zoning By-law is the first regulatory tool that can support heritage protection and conservation.

### Zoning regulations

The following are the most relevant zoning regulations for this study and their definitions from the Town's Zoning By-law:

**Building height:** when used in reference to a building or structure, means the vertical distance measured from the average finished grade around the structure to the peak, except:

- (a) In the case of a flat or shed roof, the highest point of the roof's surface;
- (b) In the case of a structure not having a roof, the uppermost part of such structure; or
- (c) Where an exterior wall other than a required fire wall extends above the top of the roof of a building, the topmost part of such exterior wall.

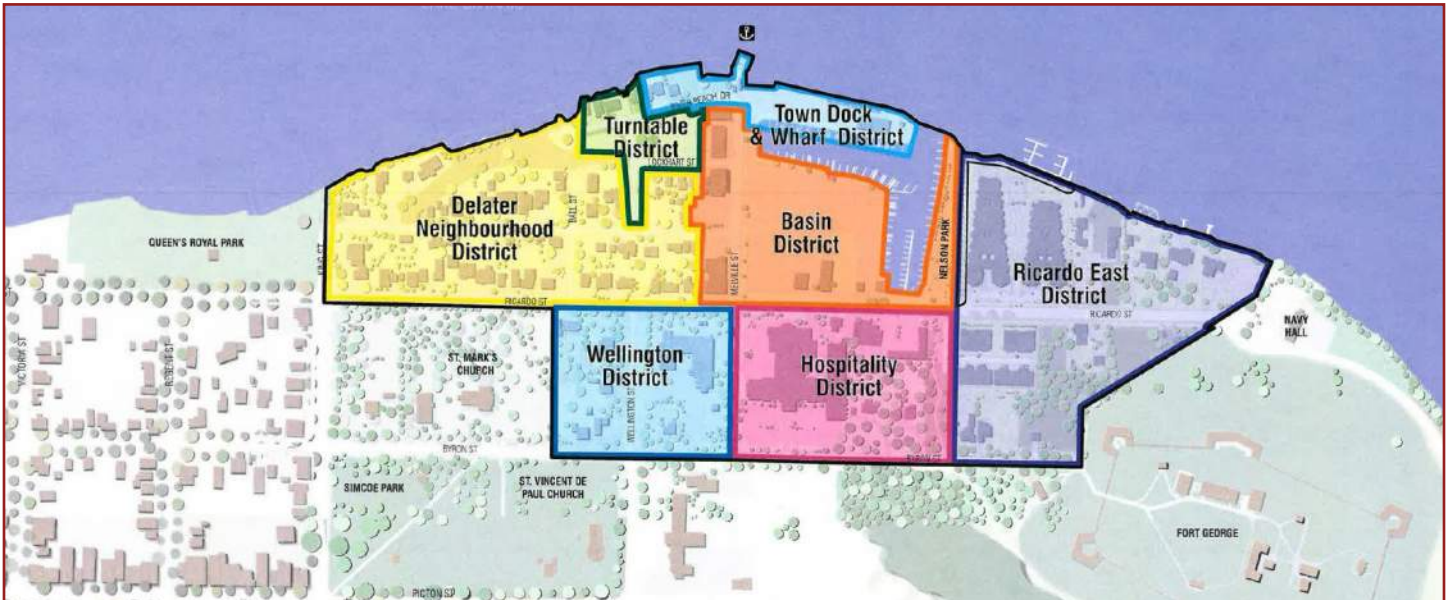


Figure 4- Schedule B2: Character Area Districts, Official Plan 2017.

**Landscaped open space** means the area of a lot which is at finished grade or terraced and primarily used or intended to be used for the growth and maintenance of grass, flowers, trees, shrubbery, natural vegetation and indigenous species and other landscaping and includes any buffer strip, surfaced walk, surface patio, swimming pool, but shall not include any access driveway, ramp, parking area or loading spaces or any open space beneath, above or within any building or structure.

**Lot coverage** means the percentage of the lot area covered by buildings, including accessory buildings, bay / cantilevered windows, covered porches and verandas, covered decks and covered entrance ways, but not including an in-ground or aboveground swimming pool, satellite dish, uncovered parking areas or driveways, or uncovered and unenclosed decks, porches or patios.

**Setback** means the minimum horizontal distance, measured at a right angle between a lot line and the nearest part of any building or structure.

Although there are variations and site-specific conditions within each designation, the main parameters are identified below:

ZONE	MAXIMUM LOT COVERAGE	MINIMUM LANDSCAPED OPEN SPACE	FRONT YARD SETBACK	BUILDING HEIGHT
Established Residential (ER)	33%	30%	7.5m (for garages, at least 1.0m setback from the front façade of the main building)	10.0m
Established Residential (ER3)	33%	30%	7.5m (for garages, at least 1.0m setback from the front façade of the main building)	8.5m
Residential Multiple (RM1)	Plexes: 40% Town/Rowhouses: 50% Apartments: 50%	Plexes: 30% Town/Rowhouses: 25% Apartments: 25%	Plexes: 7.5m Town/Rowhouses: 6m Apartments: 7.5m	Plexes: 10.0m Town/Rowhouses: 10.0m Apartments: 12.0m
Queen-Picton Commercial (QPC)	based on the average of existing building within the same Block Face or 75% (when impossible to calculate average)	NA	No front yard requirements	For new buildings: based on the average of existing building within the same Block Face. Existing building: heights increase not allowed
General Commercial (GC)	50%	20%	4.5m	10.0 m- 10.5m
Marine Commercial (MC)	50%	20%	4.5m	10.5m min to 10.5m max
Institutional (I)	15%	20%	15.0m	10.5m min to 10.5m max
Open Space (OS)	5%	NA	15.0m	8.6m

## Heritage Built Form and Zoning

In determining whether zoning is an effective tool to preserve and reinforce the heritage character of the Study Area, it is important to compare policy with practice. The following is an analysis based on the provided information that contrasts the built form of the contributing properties within the Study Area with the zoning regulations most relevant to the heritage study described in the previous section. Contributing properties are those that help define and preserve the heritage character of the area.

### Lot Coverage

A low maximum lot coverage limit ensures that buildings do not dominate the lot, leaving ample space for open areas. This helps maintain the heritage character of the area, where smaller buildings with larger yards are a defining feature. However, higher lot coverage for multi-unit developments may be less effective in preserving the spacious and low-density feel, which might affect the Dock area. Overall lot coverage seems to be widely respected in the Study Area.

### Minimum Landscape Open Space

The required maximum lot coverage inherently allows for generous open space on the lot, often twice as much as the minimum required. Considering the definition of lot coverage excludes uncovered parking area and that the landscape open space definition excludes any parking area, it is understood that uncovered parking area is not restricted under any definition. As a result, in the established residential area, uncovered parking could legally take as much as 37% of the lot, which can be detrimental to the visual character of the District.

## Building Height and Front Setback

Lower height limits and deeper front setbacks help maintain the traditional scale and proportions of the area and seem to be widely respected in the area.

## 2.7. Municipal Property Standards By-law

The Town's Property Standards By-law (No. 5192-19, as amended) establishes minimum standards for property maintenance and occupancy throughout Niagara-on-the-Lake. Part II(a) of the By-law provides specific requirements for heritage properties, ensuring that their heritage attributes are preserved in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada. The By-law is enforced under the Building Code Act, 1992 and is supported by an administrative penalty system (By-law 5192A-21).

Together with the Ontario Heritage Act, the Property Standards By-law provides the legal authority for the Town to require that heritage properties within the Heritage Conservation District be maintained to prevent demolition by neglect.



# 3 DISTRICT SIGNIFICANCE

## 3.1. Description of Heritage Context and Historic Places

Niagara-on-the-Lake is a town at the mouth of the Niagara River and along the shores of Lake Ontario, making up one of the points of the Niagara Peninsula. Bordered primarily by the waters of the Niagara River and Lake Ontario, the District's historic centre stretches as far as Mary Street to the south and Melville Street on the east, incorporating four distinct character areas representing the mixed-use of the area. These areas include a Commercial Core, a Residential Area, an Institutional Core, and the Queen Street Summer Homes, each of which has distinctive characteristics and importance that combine to showcase the region's development from the War of 1812 until the beginning of World

War I. The built heritage continues to follow the District's original grid pattern, laid out in 1794, which was characteristic of town planning for British military and colonial settlements. The District's built form is defined by a range of significant architectural styles from the 19th and 20th centuries in southern Ontario, including Georgian, Neoclassical, Regency, Greek Revival, Italianate, Gothic Revival, Queen Anne Revival, Second Empire, Colonial Revival, and Ontario Cottage. It also highlights these styles in several contexts, including residential, commercial, and institutional, and continues to present a high concentration of heritage resources and historic buildings, many of which have been well-maintained and protected through the original Queen-Picton Heritage Conservation District (1986). Additionally, the Old Town Niagara-on-

the-Lake HCD includes a District of national historic significance which recognizes the town's exceptional role in early Canadian settlement, military history, and the preservation of its 19th-century townscape.

### 3.2. Statement of Cultural Heritage Value

Niagara-on-the-Lake's **design and physical value** is established through its rich architectural landscape, which includes residential, institutional, commercial, economic, and religious buildings, primarily dating from between 1814 to 1914. These buildings reflect the Town's historical development through a diverse catalog of architectural styles including Georgian, Neoclassical, Regency, Greek Revival, Italianate, Gothic Revival, Queen Anne Revival, Second Empire, and Colonial Revival. These examples of

early architectural styles in Ontario provide an exceptional collection of architecture covering the 19th and early 20th century, highlighting the town's evolving character from a Loyalist settlement to an economic, commercial, and tourism hub.

The wide, tree-lined roads of Niagara-on-the-Lake's downtown complement the town's original grid pattern which was laid out in 1794 and was a key characteristic of the Imperial model plan for British military and colonial settlements. Despite the town's destruction of 1813, this original settlement pattern was maintained during the rebuilding of the town's physical fabric. In addition to the built environment, Niagara-on-the-Lake maintains several green spaces, including parks (such as Simcoe Park and the Queen's Royal Park), recreational areas (such as the Niagara-on-the-Lake golf course, established

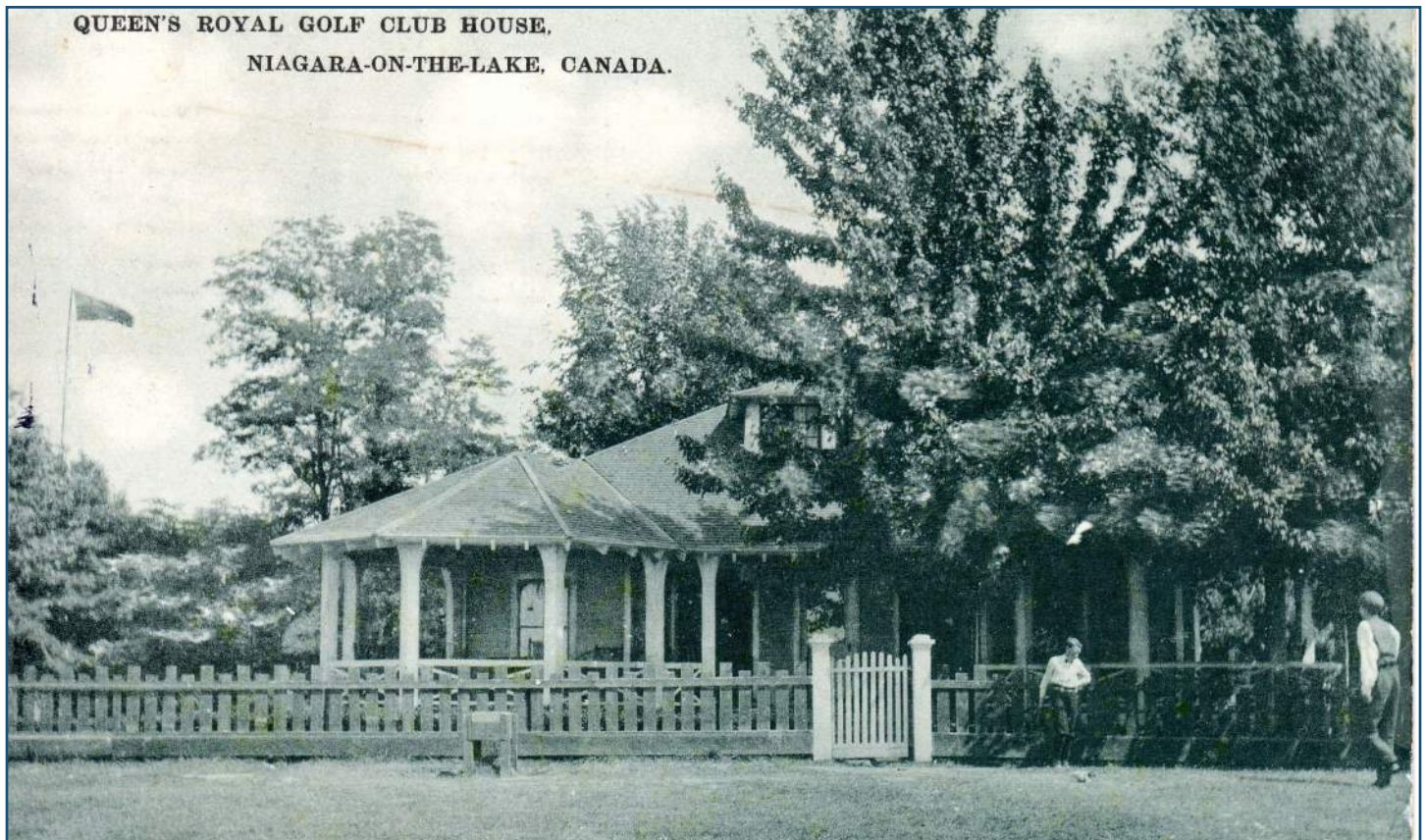


Figure 5- 1911: Queen's Royal Golf House. Courtesy of the Niagara-on-the-Lake Museum.

1875), and open spaces along the waterfront. These open spaces are closely connected to the town's past as a leisure and tourist destination. Most notable are the parks and promenades along the lake front which offer a link to its 19th-century development as a cultural resort.

The town of Niagara-on-the-Lake maintains **contextual value** by being visually and historically linked to the evolution and physical value of the area. Following the destruction of the War of 1812, the Town developed along the harbour and waterfront, establishing Niagara-on-the-Lake as a regional hub for shipping, industry, and tourism.

The area's visual relationship is linked by consistent architectural details and materials, as well as the layout of the wide, tree-lined streets, creating a harmonious streetscape linking the harbour area, commercial streets and residential

neighbourhoods together. The original grid settlement pattern maintains a connection between the Town and the waterfront, ensuring easy accessibility between the various areas, while also preserving the initial importance of Lake Ontario and the Niagara River to the town's history and identity.

The historic contextual value of the area is reflected in the relationship between the commercial, residential, and tourism sectors, highlighting the evolution of Niagara-on-the-Lake's development from 1814-1914.

The commercial Queen-Picton streetscape contains tightly built commercial structures with similar setbacks and a variety of facades, ages, styles, and sizes, which together emphasize a visual evolution of the Town's commercial district. The buildings reflect the area's importance as a

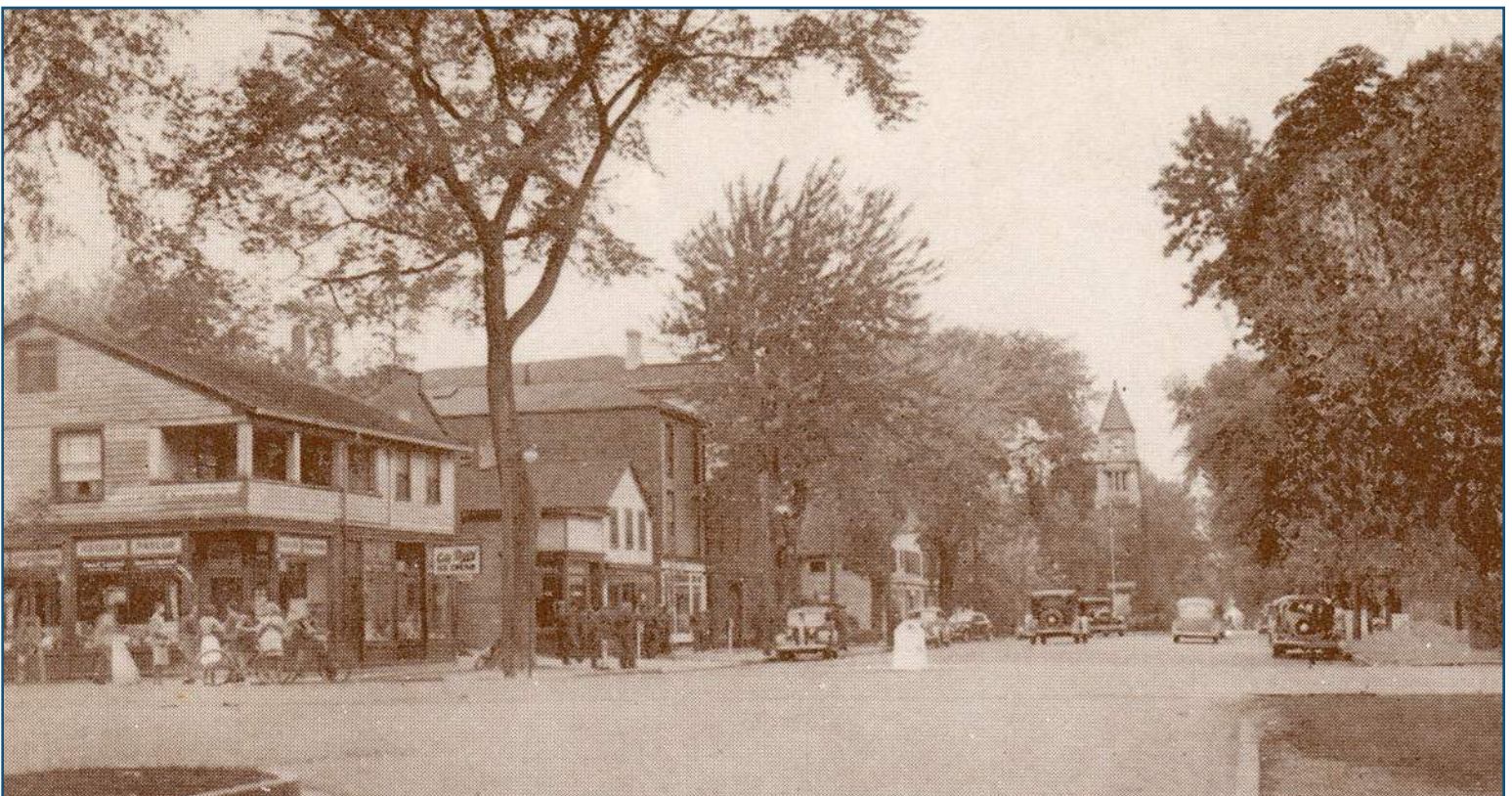


Figure 6- 1920s: Queen Street. Courtesy of the Niagara-on-the-Lake Museum.

commercial centre, highlighting the growth and prosperity of the town during the 19th century through a consistency of Georgian, Regency, and Victorian architectural features.

The surrounding residential streetscapes are defined by one- to two-storey buildings, set close to the road or slightly set back, detached, and often surrounded by gardens and trees. These residences were once inhabited by merchants, military officers, and trade professionals, and now create a transitional space between the town's waterfront and harbour areas and the Queen-Picton commercial area and surrounding residential spaces.

Hotels, guesthouses, and summer residences began to reflect the Town's emerging identity as a leisure and recreational destination from the 1860s to early 1900s. These tourist

accommodations, and the establishment of several parks and a golf course marked the beginning of its transformation into a cultural resort.

The town's **historical and associative value** is related to Ontario's military, political and social history. The town was originally established in the late 18th century by Loyalist refugees and Indigenous allies fleeing war in the United States, who chose the location for its strategic defensive position. The town's importance was further solidified through its designation as the first capital of Upper Canada. During the War of 1812, the town's role as a political and military centre made it a target for conflicts between the British and American forces, and resulted in its burning in 1813. Post-war architecture related to the town's political and military history can still be seen, underscoring its historic significance



Figure 7- Queen Street. Cultural Spaces, 2024.

as a key area in Canadian history. Additionally, Niagara-on-the-Lake has historical value for its role in the Underground Railroad, as a refuge for escaped enslaved people seeking freedom in Canada. This connection further enriches the town's significance by highlighting its role in broader social movements related to Canadian freedom and human rights.

### 3.3. Heritage Attributes

As part of the protection of heritage properties, the Ontario Heritage Act requires that a property's heritage attributes be considered and maintained. Specifically, the Act restricts the demolition or removal of "any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41" (OHA, Section 42). The heritage attributes of the HCD are further detailed in the contributing properties, where each property embodies one or more attributes that support the HCD's significance. The policies and guidelines target the heritage attributes to ensure the protection and conservation of the HCD as a whole.

In accordance with the OHA, the cultural heritage value of the District is expressed through the following identifiable heritage attributes:

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>The Niagara River</b>		The Niagara River defines the eastern boundary of the Town and shapes its visual and spatial relationship with the surrounding landscape.	The location near the River established Niagara-on-the-Lake as a strategic military and settlement site prior to and during the War of 1812, marking the border between Canada and the United States.	x				
<b>Lake Ontario</b>		The lakefront location defines the Town's northern edge and frames key views	The lake historically supported shipping, port facilities, and transport connections that enabled early trade, settlement, and military success	x				

Legend:

Residential Character Area (RES. CA); Commerical Character Area (COMM. CA); Queen Street Summer Homes Character Area (QSSH CA); Institutional Character Area (INST. CA)

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Natural Topography</b>	-	The Town's location between the Niagara River and Lake Ontario defines its peninsula setting and influences street alignments, open spaces, and views.	The natural landform determined the layout of military defences and the strategic siting of the early town	x				
<b>Grid pattern</b>	The original 1794 grid of streets and blocks remains largely intact, demonstrating 18th-century town planning principles.	The consistent grid unites all character areas and reinforces the legibility of the historic town core.	The grid reflects colonial and British military planning traditions applied to the early settlement of Niagara.	x				
<b>Parks and Green Spaces</b>	Designed public parks, greens, and tree-lined open spaces provide natural spaces in the Town and define civic and institutional settings	Parks such as Simcoe Park, Queen's Royal Park, and the Niagara-on-the-Lake Golf Course connect the Town's recreational and scenic identity	The preservation of historic parks reflects the Town's role as a leisure and tourist destination since the 19th century	x			x	x

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Military Installations</b>	Surviving military structures, fortifications, and landscapes contribute to the Town's physical and visual form.	Fort George and Fort Mississauga and their related landscapes position the town within a network of defensive sites along the border	The establishment and rebuilding of Fort George, Fort Mississauga, and related sites directly influenced the Town's origin and growth					
<b>Views</b>	-	Long views along Queen Street toward Lake Ontario and across the Niagara River maintain visual continuity with the surrounding landscape	Unobstructed views along established corridors reflect the Town's planned orientation towards the waterfront and the historic importance of views, particularly for the wealthy owners of Queen Street homes				x	

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Ordnance Stones</b>	Use of ordnance stones to mark the historic boundaries of the military reserve demonstrates early methods of defining property limits	-	The stones mark the original 1823 military reserve boundaries, identifying the distinction for transition from military to civilian use	x				
<b>Archaeology</b>	-	-	Archaeological remains record Indigenous use of the area and subsequent colonial occupation, destruction, and rebuilding after the War of 1812	x				

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Building Styles</b>	Concentration of buildings during the Periods of Significance in the Georgian, Neoclassical, Regency, Classical Revival, Gothic Revival, Picturesque, Italianate, Second Empire, Queen Anne Revival, Edwardian, Colonial Revival and Ontario Cottage styles exemplify evolving architectural trends.	The variety of styles with a cohesive scale and materials defines the Town's distinct historic character and development over the Periods of Significance	Buildings from each stylistic period reflect successive phases of reconstruction, growth, prosperity, and tourism development	x				

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Architectural Details</b>	Architectural details related to <i>contributing properties</i> and their styles including, but not limited to: continuity of windows, housing bays, symmetry, chimneys, roof types, placement of historic doors and porches, and traditional building materials	Continuity of details and materials reinforces the heritage streetscapes across all character areas		x				
<b>Streetscape and Structure</b>		The landscape features, such as setbacks, front yard landscaping, open lawns, trees-lined streets, that contribute to the continuity of the streetscape		x				

### 3-DISTRICT SIGNIFICANCE

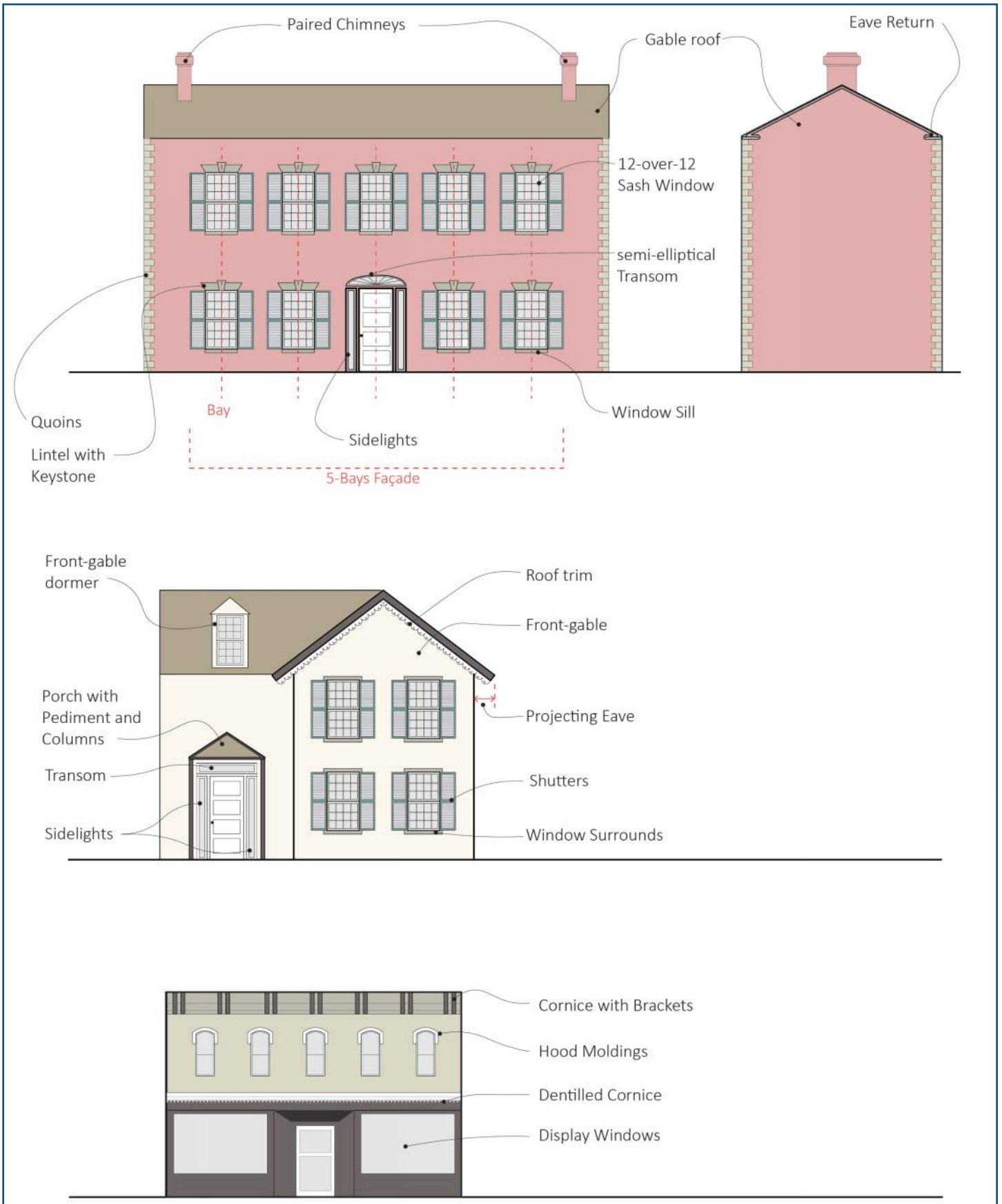


Figure 39- Illustration showing common heritage attributes and architectural details found in the District,

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Commercial</b>	Narrow frontages with no setbacks, wide sidewalks, and three-storey masonry buildings define the compact commercial core.	The cohesive commercial streetscape fosters pedestrian activity and supports Queen Street's role as the historic main street.	The prominent main street has functioned as a commercial hub for the Town since the 19 <sup>th</sup> century, used by both residents and visitors			X		
<b>Residential</b>	Primarily two-storey buildings with shallow setback, moderate street size, landscaped front yards, and regular lot divisions which characterize the historic domestic pattern of the town	Consistent street widths and alignments reinforce the Town's planned residential neighbourhoods	Residential development patterns showcase the early division of military lots and 19th-century town planning		X			

HERITAGE ATTRIBUTES	VALUES			LOCATION				
	DESIGN AND PHYSICAL	CONTEXTUAL	HISTORICAL	HCD	RES. CA	COMM. CA	QSSH CA	INST. CA
<b>Queen Street Summer Homes</b>	Large estate houses set within deep, landscaped lots maintain the original pattern of estates with open grounds and mature trees	Expansive properties with uninterrupted views contributing to the open, park-like quality of the shores of Lake Ontario and the Niagara River	The area's development as seasonal estates for affluent families reflects the Town's evolution as a resort community in the late 19th and early 20th centuries				x	
<b>Institutional</b>	Institutional buildings exhibit landmark qualities, with large massing and deep setbacks with mature trees and open lawns	Wide, open green spaces, particularly around graveyards and churches, provide visual and spatial transition between residential/commercial areas and institutional spaces	Churches, schools, and cemeteries illustrate the civic and spiritual growth of the Town from the early 19th century onward					x



# 4 STATEMENT OF OBJECTIVES

The overall objective of the Heritage Conservation District (HCD) Plan for Niagara-on-the-Lake is the long-term protection, conservation, and management of the heritage attributes and contributing properties to maintain the cultural heritage value of the District. Of particular importance for this HCD Plan is the ability to build on the goals outlined in the previous Queen-Picton Heritage Conservation District. These objectives aim to protect the District’s cultural heritage values, including design and physical value, contextual value, and historic and associative value, while also allowing for compatible development and enhancements. The heritage attributes of the District include its built form, architectural styles, streetscape, grid pattern layout, and its association with Niagara’s historic military function and strategic role in early settlement.

Specific objectives of this Plan are outlined below. The objectives are grouped under several headings, including General Objectives, Social and Community Value Objectives, Development Objectives, and Character Area Focused Objectives.

### 4.1. General objectives

- Conserve, maintain and enhance the cultural heritage value of the district as expressed through its heritage attributes, contributing properties, public realm, and character areas.
- Ensure that archaeological resources are protected until such time as appropriate investigations are required and undertaken.
- Conserve and enhance the Part IV designated properties, Listed properties, and those with CHVI Statements that contribute to the value of the district.
- Ensure that development and site alterations on lands adjacent to the district conserve its cultural heritage value.
- To promote heritage conservation as a consideration in the development of the district.

### 4.2. Social and community value objectives

- Conserve, support and enhance the social, cultural and community values of the district.
- Where appropriate, incorporate Indigenous perspectives that may inform the understanding and interpretation of the district's significance; consider those perspectives when planning for alterations to sites within the district that may be identified as having cultural importance, particularly in the public realm.
- Promote design excellence in streetscape, landscape and civic design, including urban furniture, greening initiatives and place making.
- Preserve and strengthen the small-town character of the district.
- Enhance community pride and identity in

the district.

- Involve the local community in major issues affecting the district.
- Develop the district as a vibrant place to live, work, and shop, supporting its economic and social vitality.
- Foster community recognition, engagement, and education about the district's heritage, history, and cultural significance.

### 4.3. Development objectives

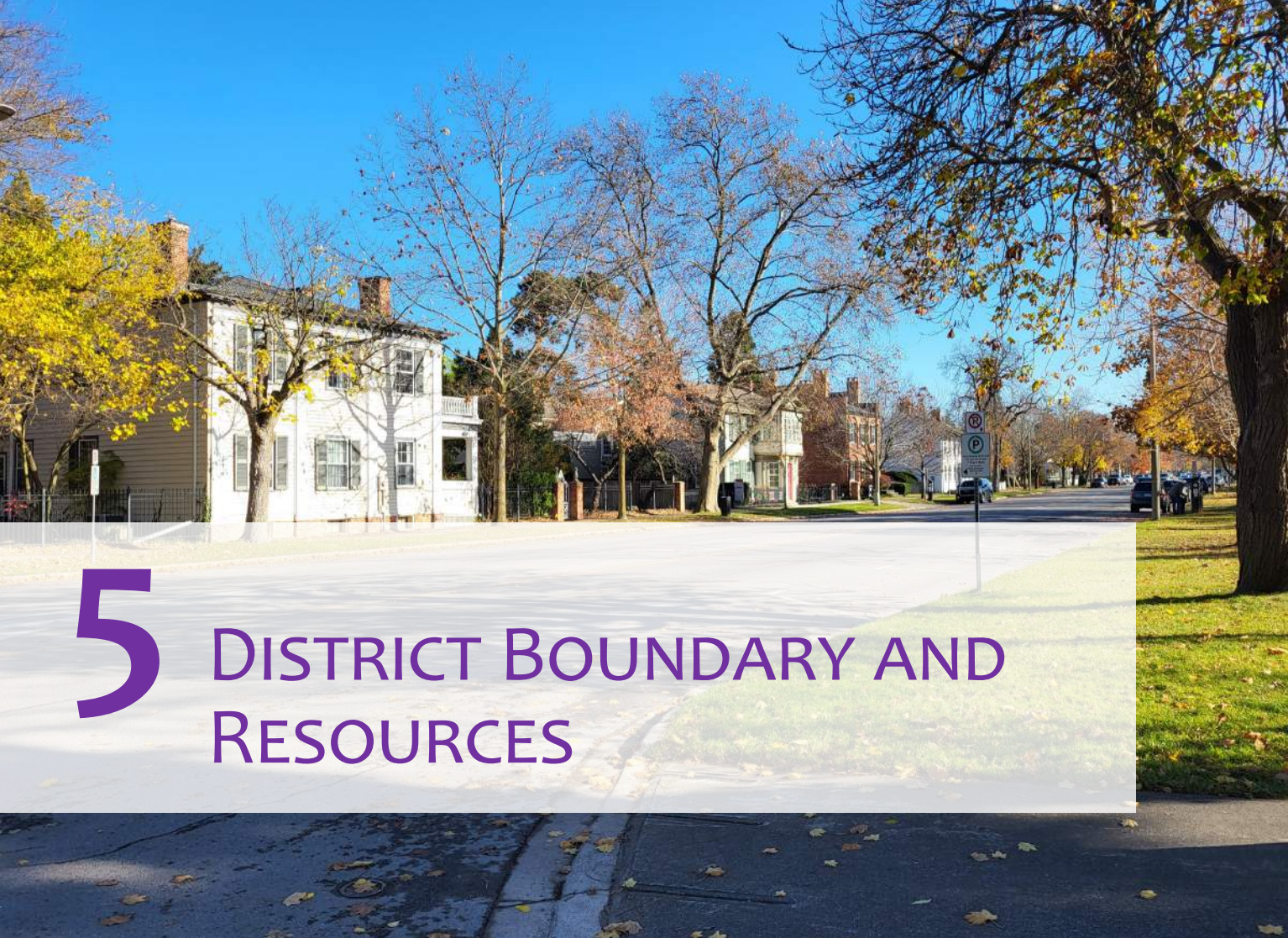
- Ensure that alterations and additions to contributing properties are compatible and do not remove heritage attributes.
- Ensure that new development and additions to non-contributing properties conserve and enhance the cultural heritage values of the district.
- Support and encourage the adaptive re-use of contributing properties to be compatible with their context and complement the cultural heritage value and interest of the district.
- Ensure compatibility of materials between new and old, including constructive systems, type, colours, scale, finishes and details.
- Encourage design excellence for new development, additions, and alterations that is complementary to the district's cultural heritage value.
- Achieve a cohesive, well-designed district that emphasizes the human scale and historic character of the streetscape.
- Encourage the preservation and enhancement of the historic building stock.
- Guide the construction of new buildings and supporting infrastructure, such as building design, traffic patterns, and parking, so that they are compatible with the historic character, human scale, and businesses in the district.

- Introduce positive features that will enhance the atmosphere and visual appeal of the streetscape, including landscaping, streetlights, signage, and pedestrian amenity.
- Mitigate the impact of tourism and business activity in the commercial district on the surrounding residential areas.
- Supplement and support the district's heritage conservation efforts with additional tools such as heritage designations and heritage easements. These tools should work in conjunction with zoning bylaws and other regulations to provide a comprehensive approach to conservation.

#### 4.4. Character area focused objectives

- Ensure that alterations within the Commercial, Institutional, Residential, and Queen Street Summer Homes areas are compatible with the character of the contributing properties in that area, including design, setbacks, and materials.
- Conserve and enhance the scale and the pattern of building that support the commercial main street of the district.
- Conserve and enhance the well-defined and articulated streetscapes in the district, including the proportions and characteristics of the Commercial, Residential, and Queen Street Summer Homes areas, while protecting the important views and visual corridors to the waterfront.
- Conserve and enhance visual and physical connections to the character areas that reveal its historic presence, form, and role in the district.





# 5 DISTRICT BOUNDARY AND RESOURCES

## 5.1. District boundary

The District’s boundary was developed through an iterative process of research, survey and analysis, consultation, and evaluation. The thematic history of the area identified periods of significance and development, while the built-form survey and character analysis established the extant physical evidence of these periods.

The District boundary includes **535 properties**, both contributing and non-contributing properties. Contributing properties express the cultural heritage value and heritage attributes of the Old Town of Niagara-on-the-Lake HCD. They include those that were constructed during one of the District’s periods of significance, are an example of a prevailing architectural style of those periods, and maintain their integrity and/or have contextual value. They also include the Niagara On-the-Lake Golf Club, Military Reserve and Simcoe Park.

Note: The number of properties identified may differ from the number of legal properties in Niagara-on-the-Lake because multiple properties can exist on a single lot.

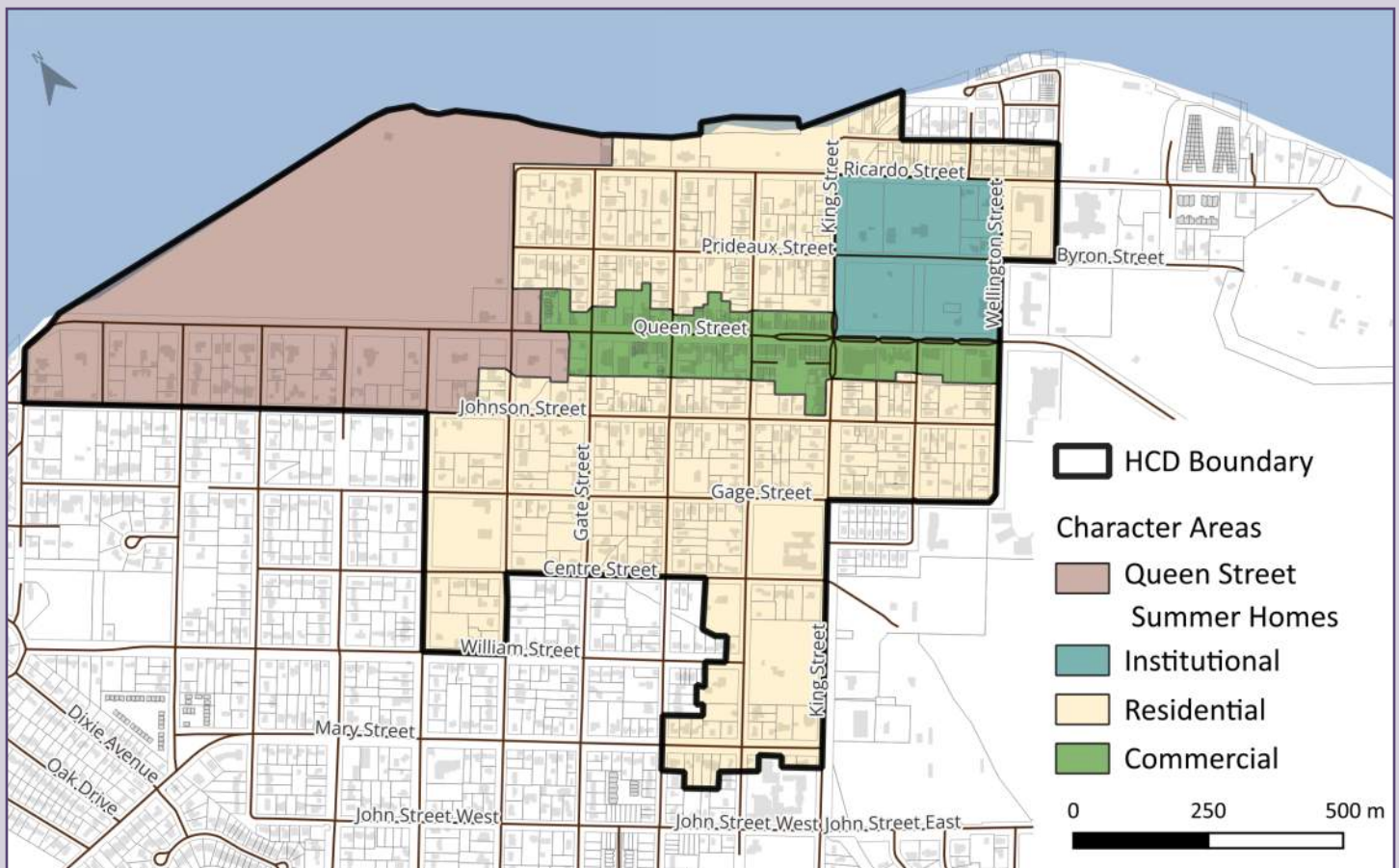


Figure 8- Old Town Niagara-on-the-Lake HCD Boundary and Character Areas.

## 5.2. Built heritage resources

### Architectural Styles

The District contains a range of architectural styles associated with the periods of significance, many deriving from the British and Loyalist architectural traditions. The most common architectural styles in the District are by far the Georgian and the Ontario Cottage styles. Neoclassical and Colonial Revival buildings are also very prevalent and derive from the original colonial styles.

#### Georgian (1750s-1860s)

The Georgian style, introduced to Ontario by Loyalists from the former American colonies, reflects the simple elegance and symmetry of British architectural traditions. In the Niagara region, Georgian buildings were initially constructed of wood, though brick and stone became more common as availability of materials and wealth allowed. The style is characterized by balanced proportions, symmetry, and simplicity. Houses typically feature a central formal entry and a two-storey façade organized into three to five bays. Entrances may be enhanced with sidelights, transoms, and simple wood trim, and occasionally include a Palladian window above the doorway on the second floor. Roofs are generally medium-pitched gable or hipped forms, often with paired end chimneys and sometimes dormer windows.

In the District Georgian buildings are mostly concentrated around the Commercial Core, particularly on Johnson and Regent Streets.



Figure 9- Example of Georgian architectural style, 240 Centre Street (Cultural Spaces, 2024)

### Neoclassical (1800s-1860s)

The Neoclassical style in Ontario developed as a refined continuation of the Georgian style, emphasizing proportion, symmetry, and classical detailing inspired by ancient Greek and Roman architecture. In the Niagara region, Neoclassical houses often maintain the balanced façades of their Georgian predecessors, with rectangular windows, typically with shutters, and central formal entrances. Buildings are generally two or two-and-a-half storeys high, with three or five bays, and feature low-pitched gable, saltbox, or hipped roofs, projecting cornices, and return eaves. The defining feature of the style is the entrance, which is commonly highlighted by a semi-elliptical fanlight and delicate glass sidelights. Decorative elements such as slender, sometimes fluted, pilasters with Ionic, Doric, or

Corinthian capitals lend Neoclassical buildings a lighter and more refined appearance than earlier Georgian designs.

In the District, Neoclassical buildings are spread out in different locations.



Figure 10- Example of Neoclassical architectural style, 392 Mississauga Street (Cultural Spaces, 2024)



Figure 11- Example of Ontario Cottage architectural style, 46 Mary Street (Cultural Spaces, 2024)

### Ontario Cottage (19th century)

The Ontario Cottage, a popular residential form in the mid-19th century, is a modest, one-and-a-half-storey house characterized by its symmetrical façade and central entrance located on the long side of the cottage. Typically built with local materials such as wood, brick, or stone, these cottages reflect practicality and simplicity while incorporating vernacular decorative elements like bargeboards and verandahs. Additionally, they may incorporate Gothic Revival elements by featuring a central pointed gable and pointed-arch window.

In the District, most Ontario Cottages incorporate colonial decorative elements and resemble a Scaled-down version of Georgian Style residences.

### Regency Cottage (1820s-1860s)

The Regency style is distinguished by its low-profile buildings, which are typically planned as picturesque cottages or villas. Regency cottages are typically one-storey buildings with symmetrical facades, low-hipped roofs, and tall chimneys. Their square or compact layouts are intended to create visual harmony and are typically positioned to take advantage of views. A Regency home may have wide surrounding verandas supported by thin columns, French doors, and larger scaled windows. Entrances frequently have Neoclassical ornamentation.

In the District, Regency Cottages are spread out in different locations.



Figure 12- Example of Regency architectural style, 342 Simcoe Street (Cultural Spaces, 2024)

### Classical Revival 1820-1860

The Classical Revival style, which include sub-styles of Greek and Roman revivalism, is characterized by less rigid and more eclectic classical forms. They combined architectural elements more freely, though prominent cornices, gabled roofs and temple facades were common. Entrances often feature transoms, sidelights, and columns or pilasters with Doric or Ionic capitals. Typically constructed from brick or wood, this style reflects a simplified interpretation of ancient Classical or Greek architecture, emphasizing bolder forms and details, with a projection of permanence and solidity. The Classical Revival style was widely used for both residential and public buildings during this period.

In the District, the St-Andrews Presbyterian Church is a notable Classical Revival building.



Figure 13- Example of Classical Revival architectural style, 85 Johnson Street. (Town of NOTL, 2025)

## Picturesque (1850-1870)

The Picturesque style is inspired by 18th-century English landscape and architectural ideals, emphasizes asymmetry, irregularity, and harmony with the natural environment. Common features include steeply pitched roofs, varied gables, ornamental roof trim, and verandahs, often paired with rustic materials and intricate detailing. This style was frequently applied to rural cottages and villas, blending architectural design with the surrounding landscape to create visually appealing and romantic settings.

A notable example in the District is the Part IV designated residence at 129 Victoria Street.



Figure 14- Example of Picturesque architectural style, 129 Victoria Street (Cultural Spaces, 2024)

## Italianate (1850s-1900s)

The Italianate style was popular for both commercial and residential structures in the mid- to late nineteenth century. Residential Italianate architecture is loosely inspired by traditional Italian urban and country houses and villas, with less rigid classical ornamentation. These residences are typically two or two-and-a-half storeys high, with low-to-medium pitched hipped roofs with large overhanging eaves supported by decorative paired brackets, which are frequently duplicated on bay windows. Early Italianate designs were symmetrical but became more asymmetrical in elevation with varied plans as the style evolved. Prominent towers, often expressed as a projecting frontispiece, along with square cupolas and widow's walks, contribute to a grander sense of scale. Narrow, elongated windows, either arched or rectangular,

are frequently paired and capped with ornate hood moldings. Raised front porches with intricate wood detailing add visual richness and refinement to the overall design.

In the District, St. Mark's Rectory is a notable Italianate building.



Figure 15- Example of Italianate architectural style, 17 Byron Street (Town of NOTL, 2023)

### Second Empire (1860s-1900s)

Second Empire buildings were derived from the period of the “Second Empire” in France (1852-1870) when Napoleon III was ruler. The style was used in the redesign of Paris with the goal of evoking the prestige and grandeur associated with the French Baroque. The style is characterised by mansard or bell roofs with gabled or elliptical dormers, rich ornamentation, and a higher degree of articulation of the façade. Buildings are frequently square in layout, with a projecting centre pavilion and tower or end pavilions to enhance their grandeur. Smaller buildings and residences in this style are less elaborate but retain ornate details, including tall windows with decorative moldings and roofs or balconies adorned with iron cresting.

In the District one notable Second Empire building is located at 31 Prideaux Street.



Figure 16- Example of Second Empire architectural style, 31 Prideaux Street (Google Maps, 2024)

### Queen Anne Revival (1880s-1900s)

The Queen Anne Revival style combines late medieval English and Tudor vernacular elements to create a Victorian embellished version of opulence using a wider range of materials. These large, asymmetrical homes have characteristic offset towers or turrets, substantial tall chimneys, and irregular rooflines of intersecting gables, dormers, hipped and bellcast elements. Their eclectic character is enhanced by wide ornate raised verandas with decorative woodwork and a variety of cladding patterns, textures and materials. Gothic, Tudor, and Greco-Roman elements are used in ornamentation, such as sculpted terracotta, leaded windows, and carved wood fascia boards.

In the District, Queen Anne Revival buildings are spread out in different locations.



Figure 17- Example of Queen-Anne Revival architectural style, 277 Regent Street (Cultural Spaces, 2024)

## Edwardian (1890 – c. 1914)

The Edwardian style was a response to ornate Victorian architecture. It revived classical elements, especially from the Georgian and Neoclassical styles, yet diverged from the academic demands of rigidity to classical rules which results in a freer use of ornament and arrangement (sometimes referred to as Edwardian Baroque). Due to the extent of the British Empire, these designs spread throughout the colonies.

For residential constructions, the style is noted for its simplified and restrained classical detailing including its regular window rhythm, pediments, columned entrances or porticos, simple rooflines (sometimes with subtle classical details such as dentil moldings), bay windows, and dormers.

Houses tended to be lower and wider and built on larger lots.



Figure 18- Example of Edwardian architectural style, 133 Regent Street (Town of NOTL, 2025)

## Colonial Revival (1860 – c. 1914)

Colonial Revival architecture draws inspiration from earlier Loyalist architecture, specifically Georgian and Neoclassical styles. These designs often feature symmetrical facades, classical detailing, and references to the cultural influences of early settlers. Modern Colonial Revival buildings adapt these historical forms using contemporary materials and construction methods to respond to modern life.

Many Colonial Revival buildings can be found in proximity to water, along Queen Street and in the blocks between Front and Prideaux streets.



Figure 19- Example of Colonial Revival architectural style, 228 Queen Street (Town of NOTL, 2025)

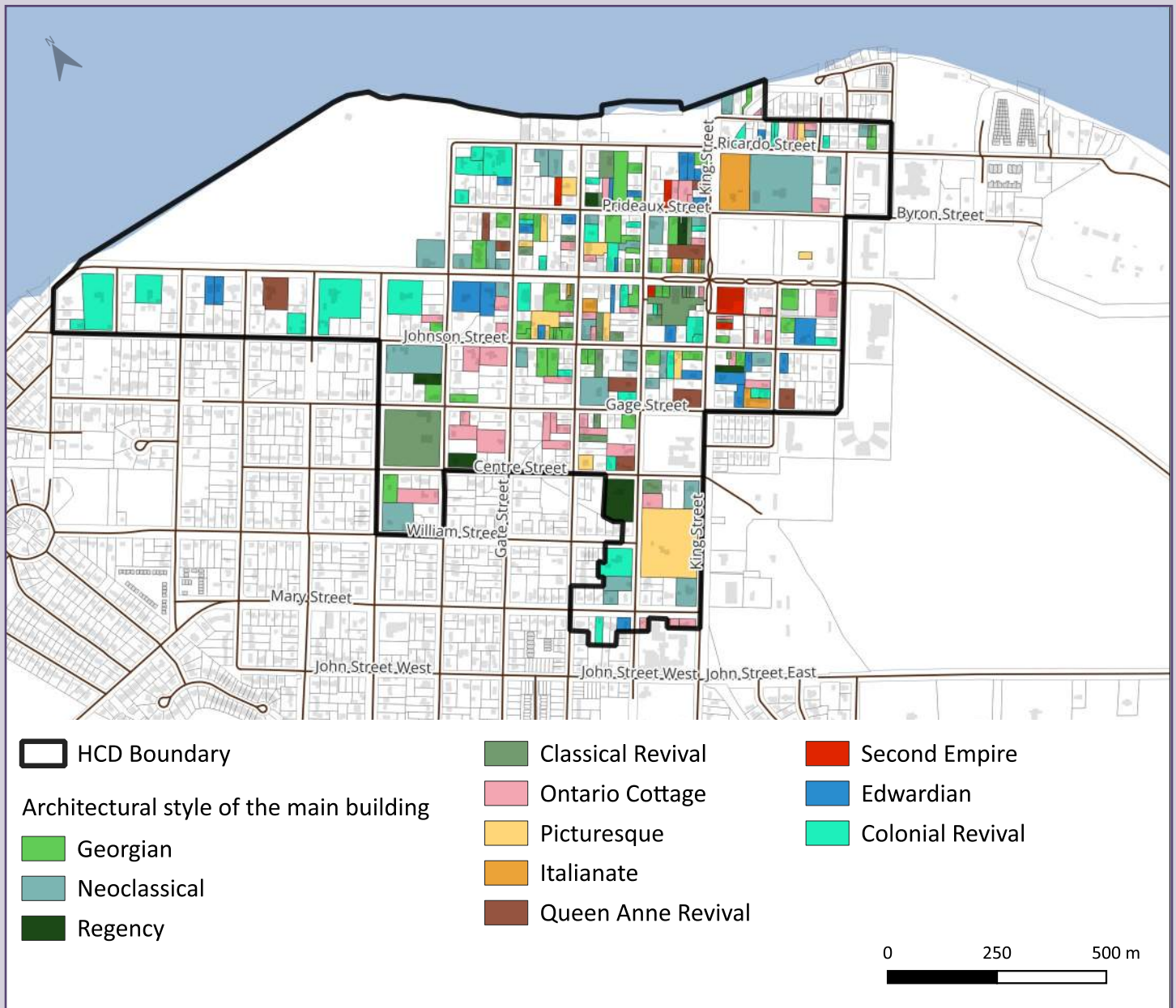


Figure 40- Distribution of Architectural Styles in the District.

### 5.3. Landscape resources

The landscape resources of Niagara-on-the-Lake are integral to its cultural heritage value and the town's identity as a picturesque, historic community. Both natural and designed features establish the town's spatial organization, reinforce its historic development patterns, and shape its distinctive visual character. Together, they contribute to the continuity of the District's landscape and support its sense of place.

#### Parks

Public parks are defining components of Old Town Niagara-on-the-Lake's historic townscape. They reflect successive periods of civic improvement and community gathering, from the early 19th-century military reserves to 20th-century gardens and recreational spaces. Parks such as Simcoe Park and the Niagara-on-the-Lake Golf Course serve as key civic and scenic anchors, framing views to Lake Ontario and the Niagara River and providing open green relief within the urban fabric. Their mature tree canopies, lawns, pathways, and historic amenities reinforce the town's historic character and contribute to its social value as places of recreation, commemoration, and public life.

#### Trees

Trees are among the most recognizable and valued elements of the District's landscape. Mature street trees form continuous canopies along residential and commercial streets, defining character areas and reinforcing the historic hierarchy of routes. Large trees on private lots contribute to the rhythm and scale of streetscapes, while park and garden plantings express the evolution of landscape design traditions over time. Collectively, these vegetative

features provide shade, ecological benefits, and seasonal variation, while also supporting the visual and spatial continuity that defines the town's heritage setting. The preservation and renewal of the tree canopy are essential to sustaining the character and environmental quality of the District.

#### Street width and alignments

The established pattern of street widths and alignments reflects the early 19th-century town plan and remains a key organizing framework for the District. The consistent proportions between roadways, boulevards, sidewalks, and front yards define the scale and rhythm of public space. Streets such as Queen, King, and Ricardo maintain their historic width and alignment, enabling broad sightlines to civic buildings, the cenotaph, and Lake Ontario. Preserving these proportions ensures the legibility of the original town layout and the balance between built form and open space that gives Niagara-on-the-Lake its cohesive and human-scaled environment.

#### Setbacks and spatial organization

Consistent setbacks along residential streets contribute to a unified streetscape and maintain open views of façades, lawns, and mature vegetation. In commercial areas, the minimal setbacks and continuous streetwalls reinforce pedestrian activity and the historic main street character. These spatial relationships between buildings, yards, and the street form part of the District's heritage attributes. Maintaining their continuity ensures that new development and landscape interventions remain compatible with the established form and rhythm of the town.

## 5.4. Contributing and non-contributing properties

Properties within the District were individually evaluated to determine whether they contribute to the area's heritage value. These buildings illustrate the history, evolution, physical character, and significant typologies and uses of the district.

Buildings that have been identified as contributing to the heritage character of the Study Area include those that:

- were constructed during the District's periods of significance, including **Rebuilding** (c. 1814 – c. 1829), **Growth** (c. 1830 – c. 1859), **Prosperity** (c. 1860 – c. 1914); and
- are an example of a prevailing **architectural style** during these periods of significance such as Georgian, Neoclassical, Ontario Cottage, Regency Cottage, Classic Revival, Picturesque, Italianate, Second Empire, Queen Anne Revival, Edwardian, and Colonial Revival.
- maintain their **integrity** and/or has contextual value as part of an ensemble of historic buildings

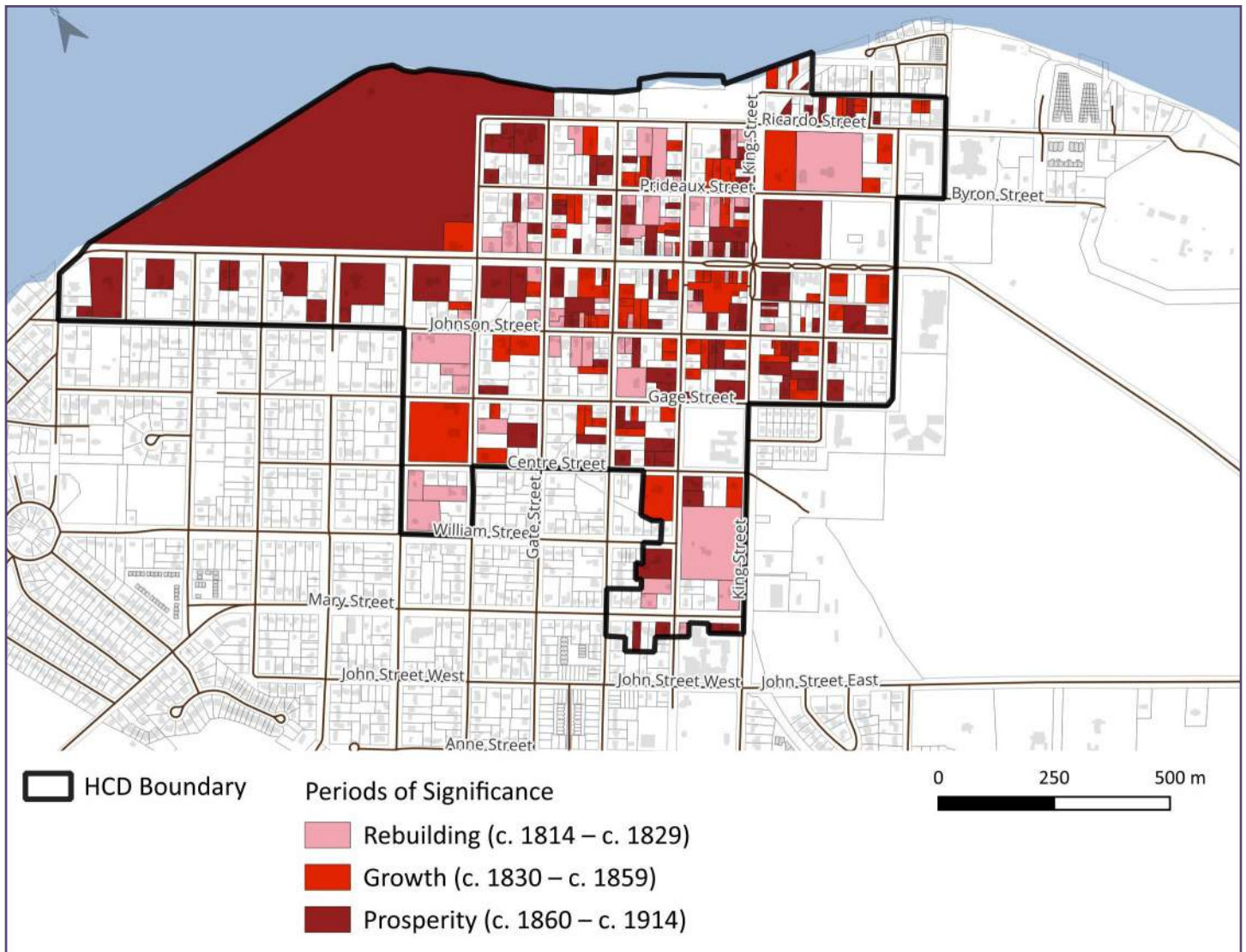


Figure 20- Distribution of Properties in the District according to their period of significance.

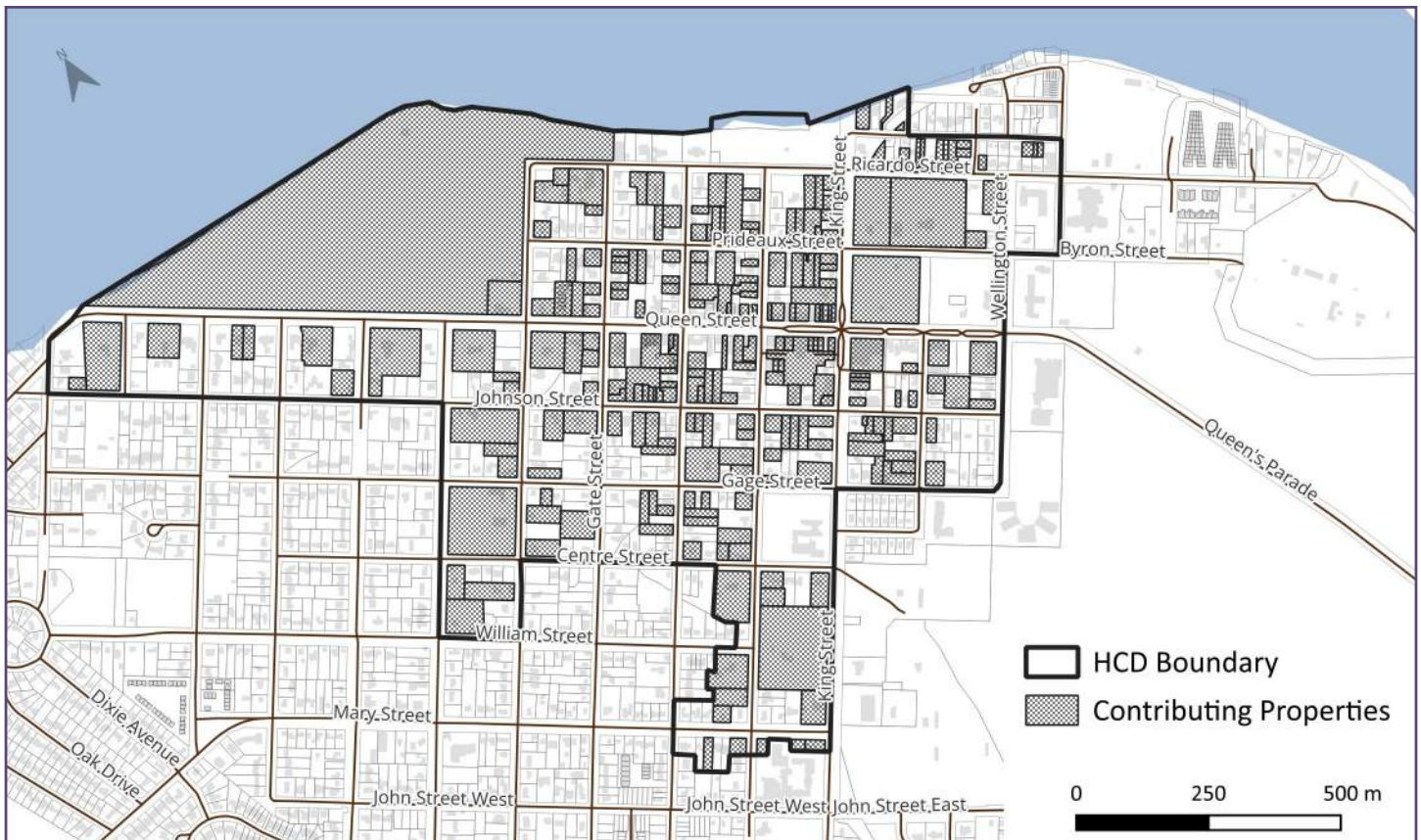


Figure 21- Contributing properties in the District.

Two categories of properties were identified:

- **Contributing** properties that add to the overall cultural heritage values, character, and integrity of the district, and also possess architectural merit and design value in themselves; and
- **Non-Contributing** properties that do not add to the overall cultural heritage values, character, and integrity of the district. Their demolition (in part or in whole) would not negatively impact the cultural heritage value of the district.

In addition to the built form of the district, the street grid, streetscapes, and landscape features have also been identified as a contributing feature to its cultural heritage value. The Niagara On-the-Lake Golf Club, Military Reserve, and Simcoe Park are evidence of the development

and evolution of the Town, and as such, are considered to be an important heritage attribute of the District.

Alterations to non-contributing properties and new builds can both impact the cultural heritage value of the District and be opportunities to enhance the district. That explains why the HCD Plan provides different policies and guidelines that apply to these two categories of properties.

The number of potential contributing properties within the District boundary is 259 out of 528.

Please refer to Appendix E: Index of Contributing Properties and Appendix G: List of Non-Contributing Properties.

## 5.5. Character Areas

The HCD is organized into character areas to better represent and manage the type of heritage they include:



Figure 22- Commercial Character Area. Cultural Spaces, 2024.

### Commercial Area

The Commercial character area includes the historic core of Niagara-on-the-Lake, featuring 19th and 20th century commercial buildings that reflect the town's economic evolution, while supporting ongoing commercial activity.



Figure 23- Institutional Character Area. Town of NOTL, 2025.

### Institutional Area

The Institutional character area includes a concentration of religious and institutional establishment in the Town.



Figure 24- Residential Character Area. Town of NOTL, 2025.

### Residential Area

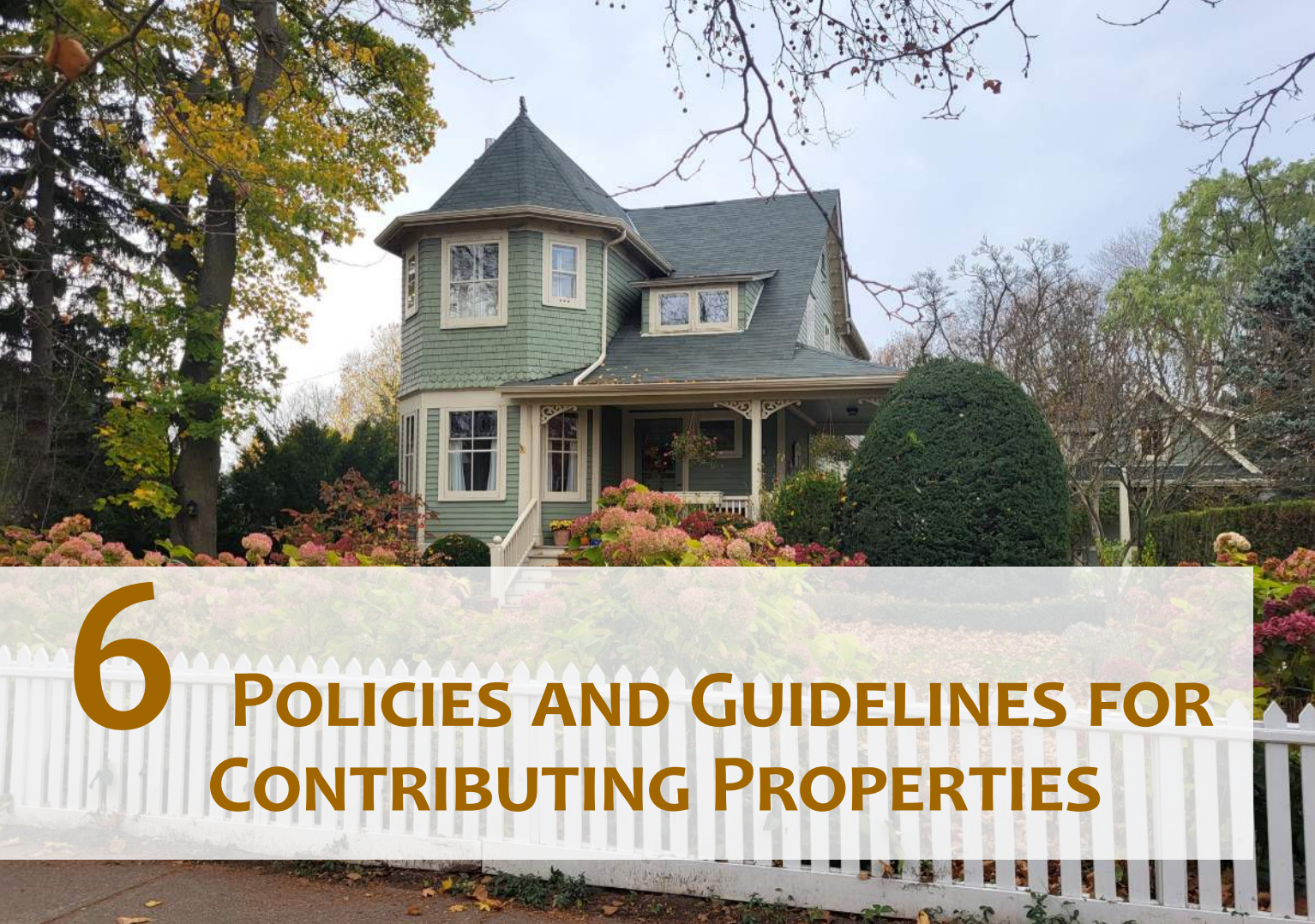
The Residential character Area regroups the residential neighbourhoods that developed around the commercial, and institutional cores.



Figure 25- Queen Street Summer Homes Character Area. Town of NOTL, 2025.

### Queen Street Summer Homes Area

The Queen Street Summer Homes character area includes those properties built along Queen Street and the Golf course during the Town's heyday as a tourism destination for the wealthy.



## 6 POLICIES AND GUIDELINES FOR CONTRIBUTING PROPERTIES

This section contains the policies and guidelines that manage change within the District’s contributing properties to meet the objectives of this Plan. Each subsection begins with an introductory statement that positions the policies within the broader policy framework and explains their relationship to the District’s cultural heritage value and heritage attributes, as identified in Chapter 3.

Policies (in bold font) establish clear directions for the management and conservation of the District. They align with the Standards outlined in the Standards and Guidelines for the Conservation of Historic Places in Canada.

Guidelines (in regular font) are not mandatory. They suggest preferred approaches for achieving the intent of the policies, while allowing flexibility for alternative methods that meet the same objectives. The guidelines reflect the recommended guidelines in the Standards and Guidelines for the Conservation of Historic Places in Canada.

The definitions of all terms identified in italics in the following section can be found in Appendix B: Definitions.

## 6.1. Understanding

Understanding the *cultural heritage value* and *heritage attributes* of a *contributing property* within the District is the first step in planning *alteration, addition, or conservation* work. Each property contributes to the collective cultural heritage value of the District through its architectural, historical, and contextual attributes.

The Standards and Guidelines for the Conservation of Historic Places in Canada state that Understanding is the fundamental principle for developing and evaluating appropriate *interventions* that conserve the cultural heritage values and heritage attributes of the property. Heritage attributes may include features of the *primary structure*, secondary structures, landscape elements, *spatial organization*, and the relationship of the property to its setting or *streetscape*.

In order to determine appropriate interventions, take into account:

- historic architectural styles and building typologies
- the original design of the building
- the changes that have been made to the building over time
- the building's current conditions
- the cause of any distress, damage or deterioration of heritage attributes

**6.1.1. Before undertaking any conservation work, alteration, or new construction on a contributing property, the property's cultural heritage value and heritage attributes shall be clearly identified and understood.**

- a) Review the property's heritage attributes as identified in the District Plan and individual Statement of Cultural Heritage Value or Interest.
- b) Consult available designation by-laws, heritage inventories, and archival material to understand the property's evolution and significance.
- c) Consider both the individual property's attributes and its contribution to the broader cultural heritage value and character of the District.

## 6.2. Existing Part IV designations

All properties located within an HCD are *designated* under Part V of the Ontario Heritage Act. Some properties located within the District may also be designated under Part IV of the Ontario Heritage Act, which provides protection for the *cultural heritage value* of individual properties and their identified *heritage attributes*. These designations recognize individual significance in addition to their contribution to the value of the District.

Part IV designations are enacted through a municipal by-law that includes a Statement of Cultural Heritage Value or Interest and identifies the property's heritage attributes. *Alterations* to Part IV–designated properties therefore require consideration of both the individual designation by-law and the District Plan.

Part IV designated properties within the Niagara-on-the-Lake Heritage Conservation District are included on the Town's Heritage Register.

**6.2.1. Properties designated under both Part IV and Part V of the Ontario Heritage Act shall *conserve* the individual property’s cultural heritage value and heritage attributes, as well as the collective cultural heritage value of the District.**

- a) Review the individual property’s Statement of Cultural Heritage Value or Interest and heritage attributes as identified in the Part IV designation by-law.
- b) Alterations, *additions*, or *interventions* shall *conserve* both the individual property’s heritage attributes and the overall cultural heritage value of the District.
- c) Where conflicts arise between Part IV and Part V objectives, the approach shall seek to conserve the higher level of identified heritage value.

### 6.3. Demolition

*Demolition* means the removal or destruction of all or part of a building, structure, or landscape feature on a property within the District. Demolition of a *contributing property* or of *heritage attributes* diminishes the *cultural heritage value* of the District and therefore under the OHA, the demolition of any structure on a designated property requires heritage permit approval.

The Town’s Property Standards By-law establishes minimum standards for the *maintenance* and occupancy of property, including provisions that protect heritage resources against demolition by neglect. These standards support the objectives of this Plan by ensuring that contributing properties are maintained in a stable and secure condition.

Demolition should only be considered as a last resort, when the property or element is proven to be beyond repair and all *conservation* alternatives have been exhausted.

**6.3.1. Demolition of a contributing property or of its heritage attributes shall be avoided.**

- a) Applications proposing demolition must show that all reasonable options for repair, stabilization, or adaptive reuse have been considered and found not feasible.
- b) Partial demolition shall be limited to areas that do not affect the property’s identified heritage attributes or its contribution to the District.

**6.3.2. Where demolition is unavoidable, measures shall be taken to document, mitigate, and support the ongoing conservation of the District.**

- a) Require documentation, including measured drawings and photographs, prior to any demolition to ensure an archival record is maintained.
- b) Salvage and, where appropriate, reuse significant materials or components within the District.
- c) Any replacement construction shall be designed to be compatible with the District’s cultural heritage value.
- d) Require submission of a Heritage Impact Assessment demonstrating that demolition will not compromise the *integrity* or understanding of the District’s heritage value.

## 6.4. Property Maintenance

Regular *maintenance* is the most effective means of *conserving* the *cultural heritage value* of properties within the District. Preventive care prolongs the life of materials, reduces the need for intrusive repairs, and sustains the visual *integrity* of *streetscapes*. Maintenance includes routine cleaning, repair, and upkeep of building materials, finishes, and landscape features without altering *heritage attributes*.

The Town's Property Standards By-law prescribes minimum maintenance standards for all properties, with specific requirements for heritage properties. These standards ensure that heritage attributes, materials, and architectural features are conserved and protected from deterioration or neglect.

### 6.4.1. **Contributing properties shall be maintained in good repair to ensure the long-term conservation of their heritage attributes.**

- a) Conduct regular inspection, cleaning, and minor repair using in-kind techniques, recognized conservation methods, and *compatible* materials.
- b) Inspect roofs, eaves, foundations, and exterior finishes regularly to identify and address moisture infiltration or structural issues early.

### 6.4.2. **Maintenance activities shall protect heritage attributes and use non-destructive methods whenever possible.**

- a) Avoid abrasive cleaning, inappropriate coatings, or replacement with incompatible modern materials.
- b) Refer to both this Plan and the Town's Property Standards By-law to ensure

maintenance activities align with conservation intent and municipal requirements.

### 6.4.3. **Maintenance and repair shall respect the authenticity and craftsmanship of original work.**

- a) Engage qualified tradespeople with demonstrated experience in heritage conservation for repair and restoration work.
- b) Preserve historic workmanship and detailing, replicating existing profiles and heritage attributes only where necessary.

## 6.5. Code compliance, sustainability requirements, and energy efficiency standards

Upgrading historic properties to meet contemporary building code, safety, accessibility, and energy efficiency requirements must be achieved without diminishing their *cultural heritage value*. Regular *maintenance* is an essential aspect of sustainability and consideration should be given to the life-cycle analysis, as well as the embodied energy of the *contributing property*.

The OHA recognizes that heritage buildings may require alternative solutions to achieve compliance while conserving *heritage attributes*. The Standards and Guidelines for the Conservation of Historic Places in Canada provide the foundation for these *policies*, emphasizing minimal *intervention* and the protection of heritage attributes when introducing new systems or materials.

**6.5.1. Code compliance and sustainability upgrades shall be designed and implemented to conserve the property's heritage attributes and maintain its cultural heritage value.**

- a) Explore alternative or equivalent compliance options that meet code intent without *altering* or removing heritage attributes. Prioritize solutions that minimize changes to original materials and finishes.
- b) Where modern interventions are required, integrate them discreetly, using reversible methods whenever possible.

**6.5.2. Energy efficiency improvements shall be *compatible* with the heritage property and reversible.**

- a) Prioritize passive measures, such as weather sealing, storm windows, and improved maintenance, before introducing new mechanical or structural systems.
- b) Install renewable energy or efficiency technologies (e.g., solar panels, insulation) in locations and ways that do not obscure or damage heritage attributes and the District's cultural heritage value.

**6.5.3. Accessibility improvements shall respect the heritage character of the property and streetscape.**

- a) Integrate ramps, lifts, and entrances sensitively within existing circulation patterns and landscape settings.
- b) Design new accessibility features to be visually compatible yet distinguishable from original construction.
- c) Avoid removing or obscuring significant architectural or landscape features.

- d) Use reversible connections and materials to allow future removal without damage to historic fabric.

## 6.6. Restoration

*Restoration* is a complex and sensitive type of *alteration*. It involves accurately revealing, recovering, or representing the form, materials, and details of a historic place as it appeared at a particular period in its history, while removing features from other periods.

Restoration work must be based on sound physical and documentary evidence and should not create a false sense of historical development. The Standards and Guidelines for the Conservation of Historic Places in Canada provide the framework for determining when restoration is appropriate and how it should be undertaken, emphasizing authenticity, documentation, and minimal *intervention*.

**6.6.1. Restoration shall be guided by documentary, physical, or archival evidence and accurately reflect the property's appearance from the period of significance identified in the District Plan.**

- a) Use archival research, including plans and photographs, to inform restoration decisions.
- b) Retain and repair surviving original materials and features wherever feasible.
- c) Replace missing elements only where sufficient evidence exists to ensure accurate reconstruction.

**6.6.2. Restoration work shall use materials, craftsmanship, and detailing that match original construction in form and appearance.**

- a) Repair rather than replace original elements whenever possible.
- b) Match surface finishes, profiles, and proportions visible from the *public realm*.
- c) Engage craftspeople experienced in traditional construction and finishing techniques.

**6.6.3. Restoration work shall not create a false sense of history or obscure the building's evolution over time.**

- a) Avoid conjectural features or details based on stylistic preference or examples from other properties.
- b) Ensure restored or reconstructed elements are distinguishable from original materials on close inspection while maintaining overall visual harmony.

**6.6.4. All restoration work shall be documented and completed in accordance with recognized *conservation* practices.**

- a) Maintain a detailed record of materials, methods, and findings to inform future conservation work.
- b) Employ qualified heritage professionals and follow practices consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Tool Kit*.

## 6.7. Alterations

As per the OHA, to alter means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning. Alterations to a *contributing property* require that they be *compatible*, subordinate, and visually distinguishable to *conserve* the *cultural heritage value* and *heritage attributes*

of the contributing property and of the heritage conservation district. Both visual and physical compatibility are required. Visual compatibility is achieved through appropriate design, massing, and proportion. Physical compatibility is achieved with materials and construction methods that do not compromise the *integrity* of the property.

Alterations must prioritize conservation by repairing historic materials and components rather than replacing them. Alterations to contributing properties shall not diminish the integrity of the property or detract from its contribution to the District's cultural heritage value and character.

**6.7.1. Alterations to contributing properties shall conserve the cultural heritage value and heritage attributes of the property.**

- a) Prioritize the repair of heritage attributes rather than replacement.
- b) Where replacement is unavoidable, replace in kind, matching the form, material, and detailing of the original elements based on physical or documentary evidence.
- c) Avoid replicating or combining features that never coexisted or imitate details drawn from other historic places.
- d) Where insufficient evidence exists, design new elements to be compatible with the heritage character of the property in form, material, and detailing.

**6.7.2. Alterations shall be physically and visually compatible with the heritage property.**

- a) Consider the property's architectural style, form, materials, and craftsmanship when planning alterations.



Figure 26- Example of a compatible alteration to a contributing property.



Figure 27- Example of a incompatible alteration to a contributing property.

- b) Use new materials or construction methods that are sympathetic to the existing building but identifiable on close inspection to avoid creating a false sense of history.

### 6.7.3. Alterations shall minimize the loss or removal of heritage attributes.

- a) Ensure that interventions on a contributing property do not impair its integrity or diminish the cultural heritage value of the District.
- b) Document all alterations for future reference and ongoing conservation.

## 6.8. Additions and auxiliary buildings

*Additions* include any change made to a *contributing property* that expands its volume, height, or footprint, that is, to *alter* by changing in any manner, including to *restore*, renovate, repair, or disturb. Additions to a contributing property must be designed and executed to conserve the *cultural heritage value* and *heritage attributes* of the property and the District. They should represent a minimal level of *intervention* and ensure that the historic property remains clearly legible as a product of its time.

*Compatibility* must be achieved at both the visual and physical levels: visually through appropriate scale, massing, and form; physically through by using materials and construction methods that do not compromise the *integrity* of the heritage fabric.

**6.8.1. Additions to a contributing property shall conserve the cultural heritage value and heritage attributes of both the property and the District.**

- a) Design additions to involve the least degree of intervention necessary to accommodate new use or function.
- b) Locate additions on secondary or rear elevations to minimize visual impact on the *primary façades* and *streetscapes*.
- c) Ensure new construction protects existing heritage materials and does not cause damage or obscure them.

**6.8.2. Additions shall be physically and visually *compatible* with, subordinate to, and distinguishable from the heritage property.**

- a) Achieve compatibility through appropriate scale, massing, proportion, and roof form that reinforce the character of the original building.



Figure 28- Example of incompatible additions to a contributing property.

- b) Use new materials that are sympathetic in colour tone, texture, and finish, yet identifiable on close inspection as contemporary work.
- c) Design additions to be reversible, allowing future removal without impairing the original form or integrity of the property.

**6.8.3. Additions shall respect the authenticity of the heritage property and avoid creating a false sense of historical development.**

- a) Avoid replicating or combining features that never coexisted or imitate details drawn from other historic places.
- b) Clearly express the addition as a contemporary layer of the property's history while maintaining visual harmony with the original structure.

**6.8.4. New auxiliary buildings on contributing properties shall reinforce the historic *spatial organization*, landscape setting, and streetscape.**

- a) Locate new auxiliary building, such as garages, carriage houses, or garden structures in traditional secondary locations such as rear yards or lanes.



Figure 29- Example of incompatible additions to a contributing property.

- b) Design auxiliary buildings to be subordinate in scale and compatible in materials and roof form to the contributing property.
- c) When visible from the public realm, design auxiliary buildings that are compatible with the streetscape.
- d) Avoid introducing large accessory structures that compete visually with the *primary structure*.
- e) Preserve existing trees, fences, and spatial separations that define the property's historic lot pattern.



Figure 30- Example of a compatible addition to a contributing property

## 6.9. Roofs and Rooftop Installations

Roofs are among the most visible *heritage attributes* of properties within the District. They contribute to the architectural style, scale, and silhouette of each property and collectively define the roofscape of *streetscapes* and views within Old Town Niagara-on-the-Lake HCD.

Regular *maintenance*, timely repair, and sensitive material replacement ensure that the functional and visual *integrity* of historic roofs is *preserved*. The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize retaining roof form, structure, and materials wherever feasible and replacing in kind when deterioration is beyond repair.

### 6.9.1. Roof form, pitch, and profile shall be maintained as heritage attributes of contributing properties.

- a) Preserve the original roof shape, pitch, and height.
- b) Design *alterations* or *additions* to maintain the visibility of the roof forms, decorative elements, and silhouette lines from the *public realm*.
- c) Where replacement of structural elements is necessary, reconstruct the original form and detailing based on physical or documentary evidence.

### 6.9.2. Roof materials and detailing shall be repaired and preserved wherever feasible.

- a) Where replacement is required, use materials that are physically and visually *compatible* with the building in form, appearance, materials and detailing.
- b) Retain and repair architectural features such as chimneys, cornices, dormers, and eaves that contribute to the property's character.

### 6.9.3. New rooftop installations shall be designed to be compatible, discreet, and reversible.

- a) Locate solar panels, vents, mechanical equipment or other rooftop installations on secondary roof planes or areas with limited public visibility.
- b) Use reversible mounting methods that protect and do not alter historic roof materials.

## 6.10. Exterior walls

Exterior walls and cladding materials are important to the *cultural heritage value* of *contributing properties* and to the cohesive visual identity of the District. Wall composition, texture, colour, and craftsmanship often reflect local building traditions and period styles.

The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize retaining and repairing original wall materials, finishes, and details using conservation-based methods, and ensuring any replacement or new work remains *compatible* in appearance and durability.

Brick and stone are particularly important exterior wall materials within the District and are key contributors to its cultural heritage value. Wood was a traditional material that has since been covered or replaced by new plastic based or metal siding. Where possible, exterior walls should consider *preserving* or reintroducing wood or siding that reinforces the original architectural qualities of the style associated with the contributing property.

### 6.10.1. Exterior wall materials and finishes shall be ***maintained*** and repaired to ***conserve*** the property's ***heritage attributes***.

- a) Preserve and repair original materials such as wood siding, brick, stone, and stucco using appropriate conservation techniques.
- b) Clean gently using non-abrasive techniques and avoid sandblasting or harsh chemical treatments that could damage original surfaces.

### 6.10.2. Where replacement is necessary, new materials shall match the original in form, material, and detailing.

- a) Replace deteriorated components only when repair is not feasible, using physical or documentary evidence to guide accurate work.
- b) Use compatible materials that maintain the visual and textural qualities of the original façade.

### 6.10.3. ***Alterations*** to exterior walls shall be ***physically and visually compatible with the contributing property and reversible where possible***.

- a) *Preserve* the integrity of original materials by avoiding enclosure or cladding with modern siding, veneers, or synthetic coatings.
- b) Design new openings, repairs, or attachments to respect existing proportions, detailing, and construction methods.

## 6.11. Windows and doors

Windows and doors are often prominent features of *contributing properties* in the District. Their placement, proportion, materials, and detailing express the architectural style and craftsmanship of each building. Historic openings and their components, such as window and door surrounds, trim, transoms, and sidelights, should be *conserved* to maintain both function and authenticity.

The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize the conservation and repair of original openings and materials as a priority, and the use of *compatible* replacements only where repair is not feasible.

**6.11.1. Windows and doors, including their openings, frames, trim, and decorative elements, shall be *maintained* and conserved as defining *heritage attributes* of contributing properties.**

- a) Retain and repair existing historic windows and doors wherever feasible, using materials and methods compatible with the original construction.
- b) Maintain original size, proportions, and configurations of openings; avoid altering, blocking, or enlarging openings visible from the public realm.

**6.11.2. Where replacement is unavoidable, new windows or doors shall match the original in form, material, and detailing.**

- a) Replace windows and doors *in-kind*, matching the original in design, material, and detailing based on physical or documentary evidence.
- b) Use high-quality, durable materials that are visually compatible in colour, finish, and texture with the original fabric.

**6.11.3. New or modified openings shall be designed to complement the architectural *integrity* and style of the building and the surrounding *streetscape*.**

- a) Locate new openings on less visible elevations, ensuring they remain subordinate and compatible in design.

## 6.12. Entrances and porches

Entrances and porches are among the most expressive features of *contributing properties*. They define architectural style, craftsmanship, and the transition between *public realm* and private space. Their materials, proportions, and decorative details contribute strongly to the *cultural heritage value* of the District's streetscapes.

The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize retaining, repairing, and *maintaining* original components, and ensuring any new or reconstructed work is *compatible*, reversible, and distinguishable on close inspection.

**6.12.1. Entrances and porches, including all structural and decorative components, shall be maintained and repaired to *conserve* the *heritage attributes* of the contributing property.**

- a) *Preserve* original doorways, columns, posts, railings, steps, floors, and trim using recognized conservation techniques.
- b) Where elements are too deteriorated to repair, replace them *in-kind*, matching the original design, dimensions, and detailing based on physical or documentary evidence.

**6.12.2. *Alterations* or reconstructions shall maintain the historic design, proportion, and openness of entrances and porches.**

- a) Retain open verandas and porches that contribute to the property's cultural heritage value; avoid enclosing or removing them.

- b) Design alterations to be compatible in scale, form, and material, while remaining distinguishable on close inspection.

**6.12.3. New entrances or porch additions shall be compatible with and subordinate to the contributing property.**

- a) Locate new entrances, ramps, or accessibility features on secondary elevations where possible to reduce visual impact on *primary façades*.
- b) Use materials and construction methods that are reversible and consistent with minimal *intervention*.

## 6.13. Specific guidelines for the Residential Character Area

The Residential *Character Area* encompasses the town's historic neighbourhoods, where houses of varying architectural styles from the 19th and early 20th centuries form cohesive *streetscapes* defined by one- to two-storey buildings, a shallow *setback*, detached buildings, and landscaped front yards. The consistent rhythm of *façades*, *rooflines*, and *setback* contributes to a unified residential character that defines much of the District's setting.

*Conservation* in this area focuses on maintaining the *integrity* of architectural style, height, landscape patterns, and spatial relationships that together express the evolution of Niagara-on-the-Lake as a historic community.

**6.13.1. Contributing properties in the Residential Character Area shall be *maintained* and *conserved* to preserve their *cultural heritage value, heritage attributes, and contribution to the streetscape*.**

- a) Maintain the established patterns of building height, roof form, and massing that define residential streetscapes.
- b) Preserve landscape features such as setbacks, lawns, and tree-lined streets, that contribute to the residential character and setting.

**6.13.2. Alterations and additions to contributing properties in the Residential Character Area shall be *compatible, subordinate, and distinguishable from existing heritage fabric*.**

- a) Design new work so that its form, materials, and detailing reflect the architectural style and period of the contributing property.
- b) Avoid enlargements or *façade* changes that alter the original proportions or disrupt the visual continuity and rhythm of the streetscape.

## 6.14. Specific guidelines for the Commercial Character Area

The Commercial *Character Area* includes the town's historic main street core, characterized by its continuous building frontages, no *setback*, and consistent height. These properties typically feature large display windows, recessed entries, transoms, and decorative cornices that reflect the prosperity and craftsmanship of Old Town Niagara-on-the-Lake's 19th- and early 20th-century commercial architecture.

*Conservation* in this area is particularly concerned with *preserving* the *integrity* of the Queen Street facing architectural features that define the *streetscape*, maintaining traditional storefronts, and supporting *compatible rehabilitation* that sustains the historic commercial streetscape.



All signs are managed by the Town's Sign By-law 4586-12. Signs within the Queen Picton zoning boundary, which overlaps with the District's Commercial Character Area, require a sign permit and heritage permit.

**6.14.1. *Contributing properties in the Commercial Character Area shall be conserved to maintain their historic form, materials, height, architectural details and storefronts.***

- a) *Preserve* traditional storefront proportions, including door and display window divisions.
- b) Retain original upper-storey window openings and decorative details that define the architectural composition.
- c) When the replacement of storefront elements is necessary, replace *in-kind*, maintaining the original composition, size, finish, pattern, tooling and colour of the original materials.

**6.14.2. *Alterations and repairs to commercial façades shall respect the original design intent, materials, and detailing.***

- a) Retain and repair original brick, stone, or stucco finishes using compatible methods and materials.
- b) Restore missing architectural elements such as cornices or pilasters only when sufficient documentary or physical evidence exists.

**6.14.3. *New signage and storefront alterations shall complement the architectural style of the contributing property and reinforce the heritage character of the commercial streetscape.***

Figure 31- Commercial Character Area. Cultural Spaces, 2024.

- a) Position new signage to be physically and visually compatible with the architecture of the contributing property, avoiding the covering or obscuring of heritage features.
- b) Mount signage in a manner that prevents direct or indirect damage to *heritage attributes* or materials.
- c) Design new storefront elements to be visually compatible and reversible, allowing for future restoration or original features.
- d) Integrate accessibility upgrades, lighting, and mechanical systems in locations that minimize visual impact and respect the property's heritage character.
- e) Temporary features, such as terraces and patios, should be compliant with existing bylaws and use materials that are visually compatible and do not detract from the streetscape character.

## 6.15. Specific guidelines for the Institutional Character Area

The Institutional *Character Area* includes historic churches, schools, and civic buildings that serve as visual landmarks within the District. These buildings are typically distinguished by their formal architectural expression, prominent siting, and generous landscaped settings. Masonry construction, tall rooflines, towers, and spires create visual focal points within the townscape and reflect the community's religious, and educational traditions.

*Conservation* in this area focuses on retaining the architectural *integrity*, landscape setting, and landmark qualities of these properties while accommodating adaptive reuse that respects their *heritage attributes*.

### 6.15.1. *Contributing properties in the Institutional Character Area shall be conserved to maintain their architectural integrity, scale, and setting.*

- a) Retain defining heritage attributes such as towers, spires, porticos, and masonry detailing.
- b) Preserve open landscaped grounds, pathways, and mature trees that frame the building and contribute to its civic role within the District.

### 6.15.2. *Alterations, additions, or adaptive reuse of contributing properties in the Institutional Character Area shall conserve heritage attributes while supporting new or continued use.*

- a) Locate additions at the rear or side of the property to minimize visual impact on *streetscape* and maintain views of *primary façades*.
- b) Reuse interior spaces and exterior openings without altering primary structural systems or original fenestration patterns.
- c) Integrate new functions in ways that respect the property's *spatial organization*, materials, and architectural style.
- d) Design new work to be *compatible* in massing and material, distinguishable on close inspection, and reversible wherever feasible.
- e) Maintain interpretive features and historical associations that convey the site's civic and cultural role.



Figure 32- Queen Street Summer Homes Character Area. Town of NOTL.

## 6.16. Specific guidelines for the Queen Street Summer Homes Character Area

The Queen Street Summer Homes *Character Area* is defined by its late 19th-century estate properties developed as seasonal residences along the green spaces surrounding Fort Missisagua, including the golf course, and with a view on the Niagara River and Lake Ontario. These large lots feature generous *setbacks*, landscaped frontages, mature trees, and architecturally distinctive houses. The area conveys the leisure and affluence of Niagara-on-the-Lake's historic resort era.

*Conservation* of this character area focuses on maintaining the *integrity* of its open landscaped setting, the visual rhythm of buildings and vegetation along Queen Street, and the craftsmanship and materials of the summer homes themselves.

### 6.16.1. Conserve the ***cultural heritage value*** and ***heritage attributes*** that express the Queen Street Summer Homes Character Area's late 19th-century estate character, including building form, materials, landscaped settings, lots, and ***streetscape integrity***.

- a) Understand and conserve the area's original design intent, including *spatial organization*, lot configuration, and visual relationships between homes, setbacks, and streetscape.
- b) Protect and *maintain* the defining features of the character area and streetscape, such as mature trees, open lawns, setbacks, circulation routes, and the continuous, unimpeded views of the river from Queen Street, using non-destructive methods.
- c) When replacement of vegetation or built elements is necessary, use species, materials, and forms that are *compatible* with the historic streetscape and estate character.

- d) Avoid introducing new structures, driveways, or landscape features that diminish the spacious, natural, and private character of the Summer Homes area. Maintain the deep setbacks, large lots, and sense of enclosure or seclusion that define the area's historic estate pattern and reflect its seasonal, recreational origins, and prominence.

**6.16.2. Adaptation of former summer residences for new uses shall conserve the property's form, scale, materials, landscape setting, and contribution to the streetscape, and shall require the least possible intervention to heritage attributes.**

- a) When *additions* or accessory buildings are necessary, they should be sited to the rear or less visible sides and remain subordinate in scale and character.
- b) *Preserve* mature trees, open space, and setbacks when changing site circulation or vegetation.
- c) Avoid introducing uses or infrastructure that require large-scale site *alteration*, such as expansive parking areas or access drives that disrupt the established streetscape or estate-like layout.

## 6.17. Front yard landscaping

Front yard landscaping is an integral part of the *cultural heritage value* of the District. The arrangement of lawns, trees, and walkways establishes the visual setting for individual properties and collectively defines the character of the District's *streetscapes*.

The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize *conserving* the *spatial organization*, vegetation, and visual relationships that contribute to a landscape's heritage value.

The Town's Fences By-law 4778-14 provides uniform standards for the construction and maintenance of fences.

**6.17.1. Front yard landscaping on *contributing properties* shall be conserved to maintain the established spatial organization and visual continuity of the streetscape.**

- a) Maintain open lawns, gardens, trees, and walkways that reflect historic landscape patterns.
- b) *Preserve* mature trees that contribute to the continuity and character of the streetscape.
- c) Retain existing grades, walkways, and curbs that define the property's traditional setting.
- d) When replanting is required, select species similar in form, scale, and placement to those historically present or *compatible* with the surrounding heritage landscape.

**6.17.2. New landscape features, such as fences or hedges, or modifications, shall be compatible with the *heritage attributes* of the contributing property and the cultural heritage value District.**

- a) Maintain clear sightlines between buildings and the street; avoid high or opaque fencing that disrupts the visual openness of front yards.

- b) Design new driveways, pathways, and plantings to follow existing alignments and minimize disturbance to mature vegetation or historic grading.

**6.17.3. Hardscape materials and site furnishings shall reinforce the cultural heritage value and visual character of the District streetscape.**

- a) Use traditional materials such as natural stone, gravel, or brick that are visually compatible with historic treatments found within the District.
- b) Avoid modern materials or configurations that introduce a suburban or inconsistent appearance with the historic setting.





# 7

## POLICIES AND GUIDELINES FOR NON-CONTRIBUTING PROPERTIES

This section contains the policies and guidelines that manage change within the District’s contributing properties to meet the objectives of this Plan. Each subsection begins with an introductory statement that positions the policies within the broader policy framework and explains their relationship to the District’s cultural heritage value and heritage attributes, as identified in Chapter 3.

*Policies* (in bold font) establish clear directions for the management and conservation of the District. They align with the Standards outlined in the Standards and Guidelines for the Conservation of Historic Places in Canada.

*Guidelines* (in regular font) are not mandatory. They suggest preferred approaches for achieving the intent of the policies, while allowing flexibility for alternative methods that meet the same objectives. The guidelines reflect the recommended guidelines in the Standards and Guidelines for the Conservation of Historic Places in Canada.

The definitions of all terms identified in italics in the following section can be found in Appendix B: Definitions.

## 7.1. Understanding

*Non-contributing properties* are ones that have been evaluated and determined to not express the values of the District. They do not follow the same guidance as *contributing properties* and are open to a more flexible review process when making changes to these properties.

The aim of these *policies* and *guidelines* is to allow for change within the District so that all properties better reflect its *cultural heritage values* and *heritage attributes*. Any *alterations* (including *infill* development or *additions*) to a non-contributing property should still be *compatible* with the overall District, subordinate to the contributing properties around them, and distinguishable in design, meaning they do not negatively impact or detract from the overall *integrity* of the District.

The following policies and guidelines offer direction on how to approach changes to these properties and guide the evolution of the District.

**7.1.1. New developments on non-contributing properties shall be compatible and subordinate with the heritage values and attributes of adjacent contributing properties and of the heritage values and attributes of the District, rather than replicate or falsely historicize them.**

## 7.2. Demolition

*Demolition* of *non-contributing properties* may provide opportunities for new construction that strengthens the heritage character of the District. While these buildings may not possess individual *cultural heritage value*, their removal and replacement must be carefully managed to ensure continuity of the historic *streetscape*, scale, and setting. The intent of demolition

policies for non-contributing properties is to guide redevelopment in a manner that maintains the *integrity* of the District's cultural heritage value.

**7.2.1. The demolition of buildings or structures on non-contributing properties may be permitted.**

**7.2.2. Should the demolition of a building or structure on a non-contributing property be granted, demolition activity shall not begin until plans for the replacement building(s) or structure(s) have been approved, and requisite permits issued by the Town.**

- a) Demolition that results in empty lots or gaps in the urban fabric is strongly discouraged.
- b) Demolition should be closely followed by construction of the pre-approved compatible design.
- c) If construction of the replacement building(s) is delayed due to unforeseen circumstances, the Town may require interim landscape treatment of the site.

## 7.3. Alterations

*Alterations* to *non-contributing properties* should be reviewed based on their impact on the District's values, to the *adjacent contributing properties*, and, where relevant, to the *streetscape*. Alterations are substantial changes to the building, that may include *additions*, new auxiliary structures, or a new roof profile.

**7.3.1. Alterations to non-contributing properties shall be compatible with and subordinate to adjacent contributing properties, as well as the cultural heritage values and heritage attributes of the District.**

- a) The size and form of an alteration should be subordinate to the non-contributing building and complementary to the scale, massing, and rhythm of the surrounding streetscape and adjacent contributing properties.
- b) Respect the scale and massing of the existing non-contributing building and avoid tall or overly bulky additions that would visually dominate the streetscape.
- c) Avoid additions or alterations that are incompatible with the existing non-contributing building and do not create false historical additions or alterations.
- d) Exterior cladding and finishing materials should be compatible with the District's heritage attributes and contribute positively to the District.
- e) Where possible, additions should be located on the least visible elevations to minimize the impact on the public face of the building and the streetscape.
- f) When designing additions and alterations, they should reference the height, *setback* and roofline of adjacent contributing properties to maintain coherence on the streetscape.
- g) Opportunities to retain on-site salvageable material are recommended.
- h) Alterations, including improving building access (ramps, railings), additional structures, mechanical components and landscaping, should be compatible in scale, materials, and design with the existing non-contributing building and its surrounding contributing properties.

## 7.4. Infill Construction

Opportunities for *infill* construction may occur in the District when there is new construction on a vacant lot or after the removal of a building on a *non-contributing property*. Infill construction is important to maintaining the District's character and should balance the design consideration of its *cultural heritage value* and *heritage attributes* with a contemporary architectural language.

Infill construction should be physically and visually *compatible* with, subordinate to, and distinguishable from the District's heritage attributes. A new infill design should be legible as a contemporary *intervention* and should strive for an appropriate balance between the District's values and attributes and a contrast to them so as not to replicate an existing heritage style. New infill construction should be designed so that the essential form and *integrity* of the District will not be impaired if the new work is removed in the future.

### 7.4.1. Construction of infill buildings shall aim to contribute to, and not detract from the District's cultural heritage values and heritage attributes.

- a) Consider the District's cultural heritage values when designing an infill building and avoid detracting from the overall cohesiveness of the District's cultural heritage values.

### 7.4.2. Infill buildings shall adopt the architectural language of the *character area* they are located in and be physically and visually compatible, subordinate to, and distinguishable from the *adjacent* contributing properties.

- a) Ensure infill buildings are compatible in massing, height, roof form, and materials with adjacent contributing properties and the *streetscape*.
- b) Infill buildings should be designed to integrate with the District's and character area's heritage attributes, avoiding incompatible "statement" architecture or visually dominant forms that contrast with the District's and character area's cohesiveness.
- c) A design approach to infill buildings that is contemporary, distinctive in construction and use of materials, yet signals a relationship with the surrounding District is recommended.
- d) Inauthentic reproductions are discouraged.

**7.4.3. Infill or development shall be designed so that the essential form and integrity of the District will not be impaired if the new work is removed in the future.**

- a) Consider this policy prior to design development.

## 7.5. Roofs and roof installations

Roofs on *non-contributing properties* should be designed to reflect the scale, form, and rhythm of surrounding heritage buildings. Rooflines, pitches, and materials contribute to the District's cohesive character. Contemporary materials may be used if their colour, texture, and form are visually *compatible* with traditional roof treatments found throughout the District.

**7.5.1. Roof materials on non-contributing properties shall be *maintained*.**

- a) Compatible or like-for-like materials and finishes of roofs are encouraged for

maintenance of the building.

- b) Maintain other roof elements (chimneys, vents, cornices, dormers, and eaves).

**7.5.2. Rooftop elements on non-contributing properties shall be located out of view from the *public realm*.**

- a) Mechanical and other roof elements (e.g. PV cells, antennae, satellite and wifi receivers, metal chimneys and roof top decks) are to be installed in a discreet location and integrated with the roof profile, where feasible.

## 7.6. Exterior walls

The exterior walls of a *non-contributing property* are the face the building presents to the *public realm*. While modern construction methods are acceptable, *façades* should be *compatible* with the *cultural heritage value* of the District and of the *character area* the non-contributing property are located in. The goal is to ensure proportion, scale, and material *compatibility* that supports the visual *integrity* of the *streetscape*.

**7.6.1. New exterior cladding materials for existing and new non-contributing properties shall consider their compatibility with the District's cultural heritage value and *heritage attributes* and of the character area they are located in.**

- a) When replacing exterior materials, consider a cladding material used on *contributing properties* and/or a contemporary material that is compatible with the District's heritage attributes, in particular *adjacent* contributing properties.

## 7.7. Entrances and porches

Entrances and porches on *non-contributing properties* should be designed to complement the established character of *adjacent* heritage properties. Their form, scale, and placement should reinforce the rhythm of *façades* and maintain visual continuity along the street. Contemporary expressions are appropriate if they remain *compatible* in proportion and material with traditional porch and entry configurations.

**7.7.1. New porches and entrances, or alterations to existing ones, shall be compatible with the existing building and the street in terms of scale, materials, design, proportions, and detailing.**

- a) New entrances and porches, or replacement ones, should take into consideration examples of similar buildings and complement the District's *cultural heritage values*.
- b) Elements and components that respect the styles and existing materials of adjacent *contributing properties* are encouraged.
- c) Avoid impeding the principal façade where possible.

## 7.8. Specific guidelines for the Residential Character Area

To preserve the Residential *Character Area*, *non-contributing properties* are relevant in retaining the *integrity* of the *streetscape*. The relationship between *contributing* and non-contributing properties requires specific guidance to maintain a cohesive residential streetscape that reflects the District's scale and character through *compatible* contemporary design.



Figure 33- Residential Character Area. Cultural Spaces, 2024.

**7.8.1. New development, *infill*, and *alterations* on non-contributing properties within the Residential Character Area shall be designed to be compatible with the District’s *cultural heritage values* and *heritage attributes* in terms of scale, height, massing, and form.**

- a) Massing and height of new development, infill or other alterations should not exceed the *adjacent* residential contributing properties and be consistent with the overall setting of the Residential Character Area.
- b) New development should maintain consistent front yard *setbacks* and *spatial organization* characteristic of the Residential Character Area streetscape.

## 7.9. Specific guidelines for the Commercial Character Area

To preserve the Commercial *Character Area*, *non-contributing properties* are relevant in retaining the *integrity* of the *streetscape*. The relationship between *contributing* and non-contributing properties requires specific guidance to maintain a cohesive commercial high street.

All signs are managed by the Town’s Sign By-law 4586-12. Signs within the Queen Picton zoning boundary, which overlaps with the District’s Commercial Character Area, require a sign permit and heritage permit.

**7.9.1. Storefronts of new and existing non-contributing properties shall *conserve* the relationship between *adjacent* commercial properties, reinforcing commercial activity in the *public realm*.**

- a) New developments, *infill* and *alterations* to non-contributing properties shall complement the commercial area’s streetscapes by providing visually separate storefronts that are expressed on the street-facing *façades*.
- b) Storefront entrances should have ground floor access, in keeping with the pattern of other commercial contributing properties.
- c) New development or *additions* on non-contributing properties shall be designed to be *compatible* with the scale, height, and massing of adjacent commercial properties and consider a design’s setting within the whole of the Commercial Character Area.
- d) New construction should generally maintain street-facing alignment with adjacent existing buildings’ front *façades*.
- e) *Demolition* of non-contributing properties that results in empty lots or gaps in the urban fabric is discouraged to maintain a consistency of commercial buildings along Queen Street.
- f) New buildings should reflect the articulation (horizontal and vertical rhythm) of surrounding *façades*, including considering floor heights and alignment of window heads, and avoiding large areas of blank wall.

## 7.10. Specific guidelines for the Institutional Character Area

The Institutional *Character Area* is notable for its substantial open landscape and few *non-contributing properties*. The area is defined by the open setting and *contributing properties*, with existing non-contributing properties *compatible* with its *heritage attributes*. Caution should be exercised when new development and *additions* are introduced to the Institutional Character Area due to the substantial landscape component.

**7.10.1. New development and additions on non-contributing properties shall be *compatible* with the scale, setting, formal composition of *adjacent* contributing institutional buildings, subordinate, distinguishable from existing buildings, and maintain the siting context of the contributing properties.**

- a) Designs shall employ materials and architectural details that complement the traditional architecture, typical of the institutional buildings.
- b) Scale, massing and setting of new development and additions shall be compatible and subordinate to the established landmark buildings.
- c) Where feasible, create additions that minimize visual impact on the area's open landscape.

## 7.11. Specific guidelines for the Queen Street Summer Homes Character Area

The late 19th-century affluent estate properties along Queen Street feature *heritage attributes* that are to guide *alterations* to *non-contributing property* or *infill*. The regularity of the lots and *setbacks*, the attention to craftsmanship and material choices provides the area's distinctive design that would be maintained when introducing a new development or infill to the street.

**7.11.1. New development and *additions* to existing buildings on non-contributing properties within the Queen Street Summer Homes *Character Area* shall respect the heritage attributes of characteristic generous setbacks and open landscaped setting of *adjacent* contributing properties.**

- a) Maintain visual porosity consistent with the area's estate character.
- b) Ensure that new construction avoids disrupting mature tree concentrations and the continuity of vegetation.

## 7.12. Front yard landscaping

Front yards of *non-contributing properties* should be reviewed based on their impact on the District's values, to the *adjacent contributing properties*, and, where relevant, to the *streetscape*. It is encouraged that *alterations*, *additions*, new development and *infills* to these properties be consistent with the overall visual setting of the District's *streetscapes*.

**7.12.1. Landscape design and *maintenance* shall be *compatible* with *adjacent* contributing properties and maintain the key heritage attributes of the streetscape.**

- a) Established planting schemes, open lawns and other landscape features should be considered in the context of the heritage attributes of the District when proposing alterations to non-contributing properties or for new development and infills.
- b) Discreet vehicle access, parking and garages are encouraged to retain the open landscape between properties.
- c) Landscape features (fencing, hardscaping features, statues, mailboxes) that retain the open sightlines of the street and relate to the contributing properties are recommended to maintain the visual openness of the residential areas.



Figure 34- Front yard landscape of non-contributing property. Cultural Spaces, 2024.



# 8 POLICIES AND GUIDELINES FOR PARKS AND PUBLIC REALM

This section contains the policies and guidelines that manage change within the District’s parks and public realm that are contributing properties.

*Policies* (in bold font) establish clear directions for the management and conservation of the District. They align with the Standards outlined in the Standards and Guidelines for the Conservation of Historic Places in Canada.

*Guidelines* (in regular font) are not mandatory. They suggest preferred approaches for achieving the intent of the policies, while allowing flexibility for alternative methods that meet the same objectives. The guidelines reflect the recommended guidelines in the Standards and Guidelines for the Conservation of Historic Places in Canada.

The definitions of all terms identified in italics in the following section can be found in Appendix B: Definitions.

## 8.1. Understanding

Understanding the heritage value of parks and the *public realm* within the District is the first step in planning *conservation, rehabilitation, or improvement* work. The *heritage attributes* that contribute to the *cultural heritage value* of these collective spaces, which include public parks, gardens, *streetscapes*, waterfronts, and open spaces, must be identified and taken into account prior to *alterations*.

Understanding establishes the fundamental principles for developing and evaluating appropriate *interventions* that conserve the cultural heritage values and heritage attributes of public spaces.

Heritage attributes may include *spatial organization*, circulation patterns, vegetation, paving surface materials, lighting, street furniture, views and vistas, and the relationship between built form and open space.

In order to determine appropriate interventions, take into account:

- the original design, function, and planning intent of the park or streetscape;
- changes that have occurred over time that contribute to its heritage value;
- existing vegetation, grading, and views;
- materials, construction methods, and craftsmanship of features such as paving, walls, curbs, and furnishings; and
- the current condition and causes of deterioration of heritage attributes.

A clear understanding of these characteristics and their cultural heritage value ensures that any proposed change to the public realm respects

and reinforces the *integrity*, authenticity, and spatial continuity of the District's historic setting.

**8.1.1. Before undertaking any alteration, rehabilitation, or new construction within a park or public space, the cultural heritage value and heritage attributes of the area shall be clearly identified and understood.**

- a) Review the heritage attributes of the site.
- b) Evaluate both the individual park or streetscape and its role within the broader cultural heritage value and spatial organization of the District.

## 8.2. Parks and Green spaces

Parks and open spaces within the District contribute to its *cultural heritage value* as designed and evolving landscapes that provide visual relief, recreational amenity, and a strong sense of place. Their cultural heritage value lies in their design intent, mature vegetation, views and vistas, and enduring role as public gathering and recreation spaces. *Conservation* ensures that the visual balance between architecture, vegetation, and open space that defines Niagara-on-the-Lake is maintained.

**8.2.1. Conserve parks and green spaces to maintain their *heritage attributes*, such as historic *spatial organization*, open character, mature vegetation, and key views.**

- a) *Preserve* views and vistas that connect parks to the surrounding townscape, landmarks, and waterfront.
- b) *Maintain* pathways, circulation patterns, and plantings that reflect the park's historic layout and intent.

**8.2.2. Adaptation or new use of parks and green spaces shall require minimal *intervention* and preserve their heritage attributes, including their open, scenic, and public heritage character.**

- a) Introduce new amenities or vegetation only where they reinforce existing landscape patterns, using *compatible* forms, materials, and species.
- b) Avoid *alterations* or development that reduce the sense of openness, remove mature vegetation, or obstruct important views and vistas.

#### Golf course

The Niagara-on-the-Lake Golf, established in the 1870s on lands of the former Fort Mississauga military reserve, is the oldest golf course in continuous play in Canada. Its cultural heritage value lies in the continuity of recreational use, the open *spatial organization* of fairways and greens, mature vegetation, shoreline views, and the integration of modest built features within a scenic natural setting. These characteristics define the course's visual relationship to Lake Ontario and the historic town core.

**8.2.3. Conserve the cultural heritage value and heritage attributes of the Golf Course, including its historic layout, open spatial organization, mature vegetation, and visual relationship to Lake Ontario and Fort Mississauga.**

- a) Conserve and maintain the course's overall design intent (fairway alignments, open views, and vegetative structure) using non-destructive maintenance practices.
- b) When vegetation or built features require replacement, use forms and materials that are visually compatible with the historic landscape.
- c) Avoid alterations that would diminish the course's open spatial character, view corridors, or relationship to the shoreline.
- d) Coordinate with Parks Canada and the Town of Niagara-on-the-Lake for any works that may affect the visual or environmental setting of Fort Mississauga National Historic Site.



Figure 35- Niagara-on-the-Lake Golf Course. Town of NOTL.

**8.2.4. Continue to accommodate recreational and community use while conserving the designed landscape. New or adapted uses shall require minimal *intervention* and maintain the visual openness and topographic integrity.**

- a) Select materials, colours, and finishes that harmonize with the natural setting and historic palette.
- b) Avoid new uses or infrastructure that would substantially alter topography, vegetation, or the continuity of open green space.

**8.2.5. New structures, amenities, or landscape features within or *adjacent* to the golf course shall be physically and visually *compatible*, subordinate, and designed to be reversible.**

- a) Site and design new features or structures to be minimal, low-profile, remain subordinate in form and scale.
- b) Ensure new construction is distinguishable yet sympathetic in massing and material, and capable of removal without impairing the historic grounds.

### Simcoe Park

Established in the late 19th century on the site of the first Legislative Assembly of Upper Canada, Simcoe Park is one of the town's most significant civic green spaces. Its cultural heritage value lies in the continuity of public use, the open spatial arrangement of lawns and mature trees, the presence of commemorative monuments and a central bandshell, and its integration within the historic streetscape of Niagara-on-the-Lake. These characteristics express the park's enduring role as a community gathering space and a visual and symbolic link to the Town's early political and civic history.

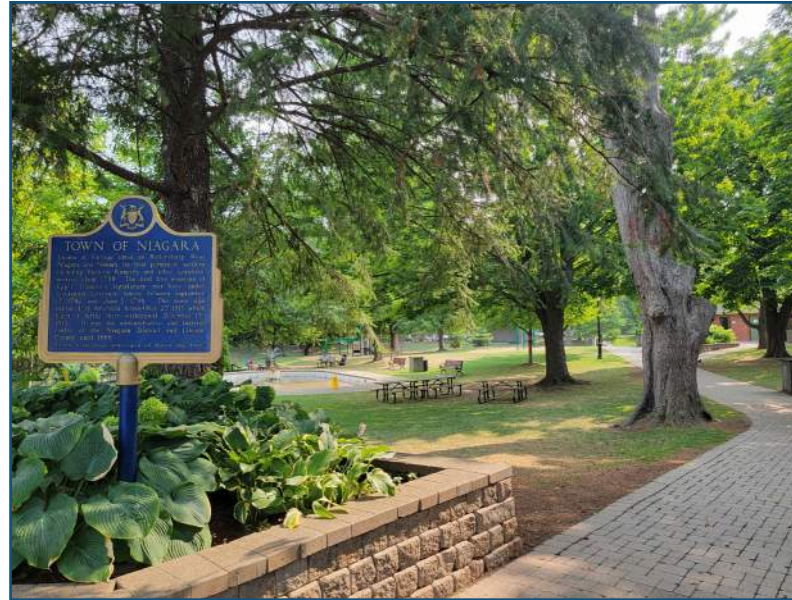


Figure 36- Simcoe Park. Town of NOTL.

**8.2.6. Conserve the heritage attributes of Simcoe Park such as its layout, vegetation, and civic setting to maintain its heritage character and continued role as a public gathering place.**

- a) Preserve the park's axial pathways, open lawns, and mature *tree canopy* that define its spatial organization and key views.
- b) Retain and frame views toward surrounding heritage buildings and streetscapes.
- c) Maintain and repair the built features such as the bandshell, benches, lighting, and paving, using compatible materials and recognized conservation methods.

**8.2.7. Adaptations or upgrades to accommodate public use shall require minimal intervention and reinforce the park's public design intent.**

- a) Locate new amenities, including seating, signage, and lighting, within existing circulation patterns to reduce visual clutter.

- b) Use materials, forms, and colours that harmonize with the park's natural palette and historic character.

**8.2.8. New landscape features or infrastructure within or adjacent to Simcoe Park shall be compatible in scale, form, and setting.**

- a) Design new construction, such as service buildings or shelters, to remain low in profile, subordinate to the open landscape, and reversible where possible.
- b) Protect existing trees and root zones during all construction and restoration activities to safeguard mature vegetation and maintain the park's canopy.

## 8.3. Streetscapes and Views

*Streetscapes* and views within the District express the historic structure, *spatial organization*, and visual relationships that define Old Town Niagara-on-the-Lake's heritage character. Their consistent street widths, alignments, *tree canopies*, lawns, sidewalks, and street furniture framed by views to civic landmarks and the waterfront, establish the coherence of the town's landscape.

*Conservation* of streetscapes and views focuses on maintaining these physical and visual relationships: the rhythm of buildings and open spaces, the continuity of materials and vegetation, and the key vistas that orient the town to its historic core and the water's edge.

**8.3.1. Conserve the historic form, materials, and spatial organization of streetscapes within the District, including their defining view corridors.**

- a) Maintain traditional street widths, alignments, *setbacks*, and lot divisions that reflect the historic town plan.
- b) Retain existing sidewalks, curbs, and boulevards constructed of traditional materials such as stone or brick wherever feasible.
- c) *Preserve* lawns, tree-lined roads, and open boulevards that contribute to the continuity and character of the streetscape.
- d) Protect and enhance key view corridors and sightlines to landmarks, civic spaces, heritage buildings, and natural features to ensure they remain open and legible.

**8.3.2. New or replacement streetscape elements within the *public realm* shall be compatible in form, material, and placement, and shall respect the established view corridors.**

- a) Use lighting, signage, benches, waste receptacles, and paving materials that are visually compatible with the historic character and scale of the District.
- b) Minimize visual clutter and avoid oversized fixtures or contemporary materials that detract from the historic streetscape or obstruct significance views.



### Queen Street View Toward the Cenotaph

The view along Queen Street toward the Cenotaph is a defining civic vista that symbolizes the town's identity and commemorative history. The alignment, streetscape continuity, and termination at the monument create a powerful focal point that connects the community's everyday life with its historic and cultural values.

#### **8.3.3. Conserve and enhance the Queen Street view corridor toward the Cenotaph as a defining visual and cultural landmark within the District**

- a) Maintain the open alignment and unobstructed sightline along Queen Street to the Cenotaph.
- b) Ensure building heights, signage, and vegetation along the corridor preserve the visual focus and prominence of the Cenotaph.
- c) Maintain consistent street widths, tree canopy rhythm, and material continuity that frame the view.
- d) Integrate lighting, seasonal décor, and public furnishings in ways that compliment and highlight the Cenotaph rather than compete with it.

Figure 37- Cenotaph on Queen Street. Cultural Spaces, 2024.

### Queen Street View Towards Lake Ontario Across the Golf Course

The long view from Queen Street across the Niagara-on-the-Lake Golf Course towards Lake Ontario embodies the town's historic relationship with the waterfront and open landscape. This view provides a visual and symbolic connection between the urban core, the shoreline, and the surrounding natural setting.

#### 8.3.4. Conserve and maintain the Queen Street view corridor to Lake Ontario as a defining feature of the town's scenic and cultural heritage.

- a) Preserve the open, uninterrupted sightline from Queen Street to the lake, ensuring new vegetation, fencing, or built elements do not obstruct or fragment the view.
- b) Coordinate with the Niagara-on-the-Lake Golf Course to maintain fairway openness and tree management practices that protect the visual corridor.

- c) Avoid introducing new structures, lighting, or signage that compete with the natural horizon or diminish the panoramic quality of the view.
- d) Reinforce the interpretive value of this view corridor as a visual link between the historic town, Fort Mississauga, and the surrounding landscape setting.

### 8.4. Trees

Trees are defining features of Old Niagara-on-the-Lake's landscape. Mature trees along streets and within parks provide continuity between public and private spaces, establish visual unity, and reinforce the historic character. Their *preservation* is important to the *integrity* and environmental sustainability of the District.

Many of the trees in the District fall within the public realm. All trees on Town streets are managed and protected by the Town's Tree By-law 4571-12.



Figure 38- View of waterfront from Queen Street. Town of NOTL, 2025.

The Standards and Guidelines for the Conservation of Historic Places in Canada emphasize maintaining and managing vegetation as part of a heritage landscape through non-destructive *maintenance, compatible* replacement, and long-term stewardship.

**8.4.1. *Conserve* mature trees that contribute to the *cultural heritage value* and visual character of the District.**

- a) Preserve mature trees along streets, in parks, and on private frontages that contribute to the continuous canopy and cohesive landscape character.
- b) Identify, document, and monitor heritage or landmark trees to ensure their long-term health and conservation.

**8.4.2. When replacement is required, replant trees in a manner that reflects historic patterns and species characteristics.**

- a) Select species similar in form, height, and *tree canopy* spread to those historically present or compatible with the established landscape.
- b) Plant new trees in traditional alignments and spacings to maintain the continuity and rhythm of canopy coverage along streets and open spaces.



# 9 IMPLEMENTATION

This section explains how the heritage permit process will be used to implement the Old Town Niagara-on-the-Lake Heritage Conservation District Plan under Part V of the *Ontario Heritage Act* and the Town’s property standards by-laws. It describes how the District designation by-law, the heritage permit by-law, and related zoning and site plan control by-laws work together to guide the review and decision-making on applications for alterations, new construction, and demolition within the District. These procedures are intended to ensure that change is managed consistently and transparently while conserving the district’s heritage character and providing clear direction to property owners, staff, and Council.

## 9.1. Heritage Permits required

Within the Old Town Niagara-on-the-Lake HCD, all properties are designated under **Part V of the *Ontario Heritage Act***, and changes generally require a heritage permit. The **implementation of the heritage permit process** distinguishes between **contributing** and **non-contributing** properties based on their identified heritage value in this Plan.

### Contributing properties

For contributing properties, a heritage permit is required for **any alteration, demolition, or removal that is likely to affect the heritage attributes of the property or the District**, as identified in this Plan. This includes:

- Demolition or removal of any building or structure on a contributing property.
- New construction or additions on a contributing property, including rear or side additions that are visible from a public street or lane.
- Exterior alterations to contributing buildings, including:
  - removal, replacement, or cladding-over of original or historic **wall materials** (e.g., brick, stone, wood siding)
  - alteration, replacement, or relocation of **windows and doors**, including changes to size, shape, configuration, muntin patterns, or materials
  - changes to **porches, verandahs, balconies, and entry features**, including posts, railings, steps, and decorative elements
  - modification or removal of **decorative trim, cornices, brackets, bargeboards, and other character-defining details**
  - changes to **roofs and chimneys**, including roof form, pitch, materials, dormers, skylights, and visible mechanical equipment
  - installation of **new cladding systems** (e.g., stucco, metal, vinyl, composite siding) over historic materials
- Alterations to storefronts or commercial façades on contributing properties, including signage, display windows, bulkheads, and awnings.
- Changes to site features on contributing properties that support the heritage character of the District, such as:
  - historic fences, gates, and walls
  - driveways, walkways, and forecourts visible from the public realm
  - significant trees, hedges, planting beds, and other designed landscape features

### Non-contributing properties

For non-contributing properties, a heritage permit is still required under Part V of the *Ontario Heritage Act* for demolition, removal and any exterior alterations that may affect the heritage attributes of the District as a whole, including its streetscapes, setbacks, scale, and landscape character. However, there is generally greater flexibility in the treatment of existing non-contributing buildings and materials, provided that proposed work improves compatibility with the District's heritage attributes and complies with the policies and guidelines of this Plan. Interior work and minor exterior changes that do not affect the District's heritage attributes typically do not require a heritage permit, unless otherwise specified in the Town's heritage permit by-law.

### 9.2. Heritage Permits deemed to be issued

Routine maintenance and repair using matching materials, and interior alterations that do not affect the exterior appearance, generally do not require a heritage permit, unless otherwise specified in the Town's by-laws or in conditions of approval.

These classes of alterations are considered minor in nature and may be carried out without applying for a heritage permit. They include:

- Repairs of existing features, including roofs, flashing, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, existing fences, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that they are repaired in-kind

- Repairs and installation of eavestroughs (not a box trough)
- Minor repairs, not replacement, to window components.
- Painting the same colour as existing and as previously approved by the MHC and Council.
- Repairs to broken windowpanes to original specifications.
- Minor repairs, not replacement, to doors.
- Repairs to shutters where the shutters are not being replaced.
- Repair of siding where the type of siding is not being changed.
- Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping
- Installation of exterior lights
- Temporary commercial signage (i.e. “sale” sign in a window display)
- Maintenance of existing features
- Landscaping (hard and soft) that does not require subsurface excavation/grade changes
- Repair of existing utilities or public works
- Temporary or seasonal installations, such as planters, patios and seasonal decorations

### 9.3. Heritage permit process

Proposed alterations, as described in section 9.1, are reviewed for consistency with this Plan, as well as with any applicable heritage designation by-laws, easement agreements, or other heritage protections registered to the individual property. Section 9.2 lists minor alterations that do not require a permit.

Many applications are approved by the Director of Community and Development Services or their delegate, included but not limited to, changes to addition and outbuildings, landscaping, and repainting. The Municipal Heritage Committee is to be consulted before issuing permits. For a full list of delegated authorities, please consult By-law 2024-022 on delegated authorities for properties designated under Part IV and Part V of the *Ontario Heritage Act*.

Council retains the authority to consider more complex and sensitive applications. It is responsible for making decisions on heritage permit applications for alteration, new construction, and demolition within the Heritage Conservation District. Council may approve, approve with conditions, or refuse a heritage permit, having regard to the District’s designation by-law and this Heritage Conservation District Plan.

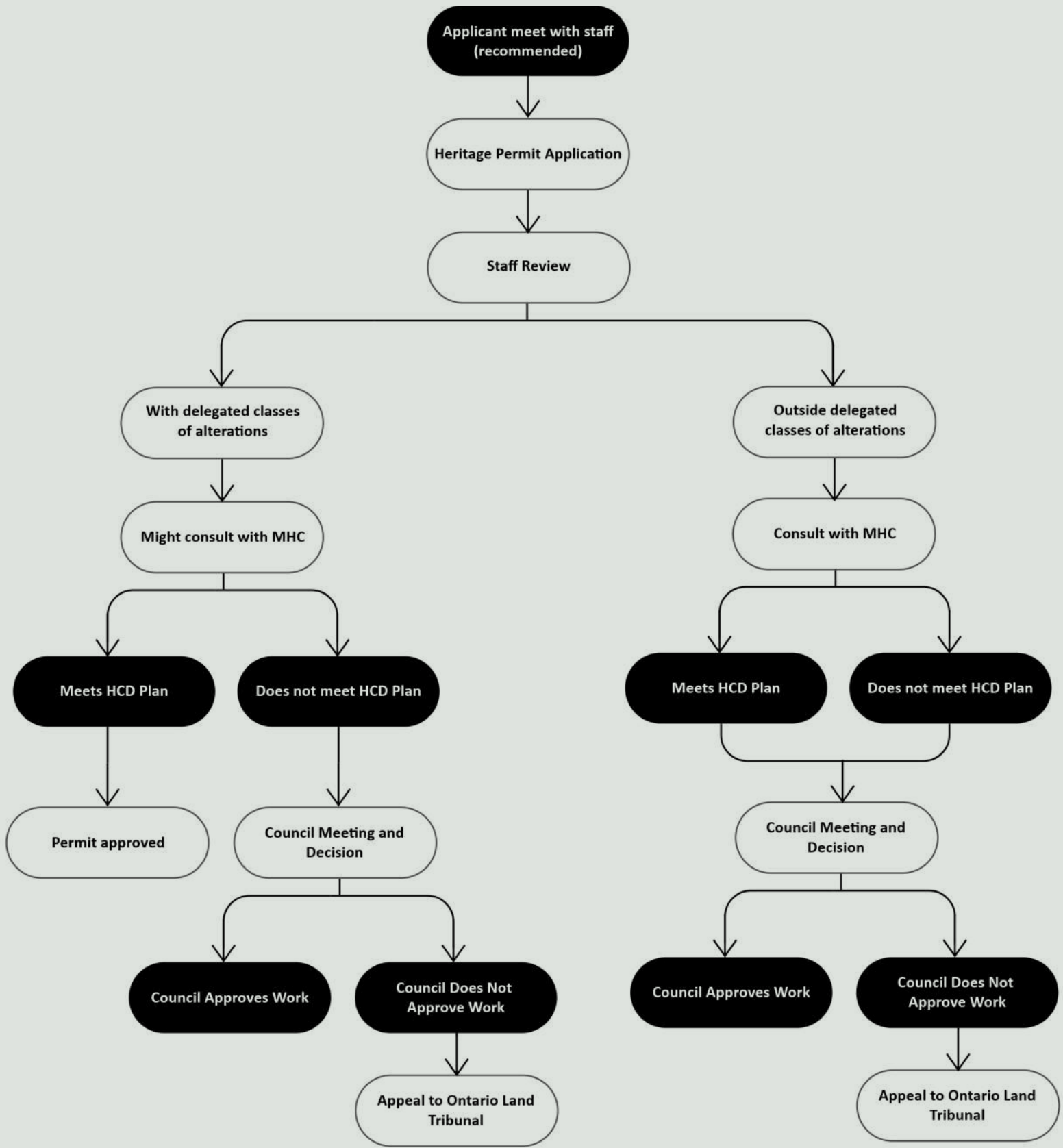


Figure 41- Flow Chart of the Heritage Permit Process.

## 9.4. Heritage impact assessments

The *Standard Terms of Reference for Heritage Impact Assessments and Cultural Heritage Evaluation Reports* approved by Council on May 17, 2021 states that an HIA is required for any property within the District.

An HIA may be required to inform the review of an application that may impact a cultural heritage resource or affects a property that is adjacent to a cultural heritage resource. With respect to cultural heritage resources, adjacent means: not only contiguous or abutting properties but also any property upon which a proposed development and/or site alteration may have a known or potential impact upon the heritage attributes of a cultural heritage resource.

An HIA may be required for any application including, but not limited to:

- Official Plan Amendment
- Zoning By-law Amendment
- Plan of Subdivision/Condominium
- Site Plan Approval
- Consent / Boundary Adjustment
- Minor Variance
- Building Permit
- Heritage Permit
- Demolition Permit

The HIA will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource, identify any impact the proposed development or site alteration will have on the resource, provide mitigation options, and demonstrate how the cultural heritage resource will be conserved in the context of the proposed redevelopment or site alteration. The conservation strategy will apply the *Standards and Guidelines for the*

*Conservation of Historic Places in Canada* and the guidance of the HCD Plan, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource. Minimal intervention should be the guiding principle for all work.

For additional information, refer to the *Standard Terms of Reference for Heritage Impact Assessments and Cultural Heritage Evaluation Reports* approved by Council on May 17, 2021.

## 9.5. Archaeological Resources

Under the *Provincial Planning Statement, 2024* (PPS 2024), Niagara-on-the-Lake is required to ensure that planning decisions for this Heritage Conservation District are consistent with provincial direction for archaeology. PPS 2024 states that planning authorities shall not permit development or site alteration on lands containing archaeological resources or areas of archaeological potential unless those resources have been conserved, typically through archaeological assessment, avoidance, and/or mitigation carried out in accordance with provincial standards. The PPS also encourages municipalities to develop and implement archaeological management plans to support the systematic identification and conservation of archaeological resources, and to engage early with Indigenous communities so that their interests and knowledge inform how archaeological resources are identified, protected, and managed. Within this District, these PPS 2024 requirements reinforce the need to recognize areas of archaeological potential, integrate archaeological conservation into the review of development and public works, and treat archaeology as a core component of the community's cultural heritage.

Within the Niagara Region, the *Archaeological Management Plan* (AMP) sets out clear roles and responsibilities for conserving archaeological resources, which apply to this Heritage Conservation District. The Region maintains the AMP and archaeological potential mapping, provides technical input on planning and EA files, and ensures consistency with provincial policy. Local municipalities such as Niagara-on-the-Lake use the AMP and mapping at pre-consultation and application intake to flag archaeological requirements, secure necessary studies and mitigation through planning approvals, and integrate AMP direction into local planning documents and procedures. Proponents are responsible for retaining licensed consultant archaeologists and implementing all required assessments and mitigation, while the Province licenses archaeologists, reviews and accepts reports, and maintains the provincial site register. Indigenous communities are recognized as key partners whose knowledge and interests inform the identification and stewardship of archaeological resources.

The AMP also establishes a standardized archaeological review process that is to be followed whenever development or site alteration may affect archaeological resources in the District. At the outset of an application, municipal staff screen properties using the Regional archaeological potential mapping and other criteria; where a proposal falls within an area of archaeological potential or other triggers apply, archaeological study is required unless a clear exemption applies. The proponent's consultant archaeologist then completes the appropriate Stage 1–4 work in accordance with provincial standards and the AMP, with reports submitted to both the Province and the municipal/Regional planning authority. Planning approvals are structured so that draft approval,

zoning, site plan, and related decisions are contingent on receipt of provincial clearance and implementation of the recommended conservation or mitigation measures.

Finally, the AMP ensures that archaeological conservation is embedded in implementation and construction within the Heritage Conservation District. Mitigation measures, such as redesign to avoid significant sites, dedication of protected open space, zoning tools, or controlled excavation, are secured through conditions of draft approval, subdivision and site plan agreements, and standard warning clauses. These instruments also address accidental discoveries: if previously unknown archaeological resources or human remains are encountered during construction, work must cease in the affected area and the specified notification and follow-up procedures must be followed, including communication with the appropriate authorities and Indigenous communities.



# 10 RECOMMENDATIONS

## 10.1. Periodic review

It is recommended that the Town undertake a review of the Niagara-on-the-Lake Heritage Conservation District Plan and its objectives no more than ten (10) years after the Plan has come into force. The failure to review the contents of the Plan within the recommended review period will in no way invalidate the Plan or its enforceability under the *Ontario Heritage Act*.

A preliminary review may be initiated by the Town, in coordination with the Municipal Heritage Committee and other relevant stakeholders, to assess the continued relevance and effectiveness of the Plan's policies, guidelines, and procedures. If the preliminary review determines that revisions are warranted, a comprehensive review should be undertaken

to identify and evaluate specific updates to the Plan. The Town may retain qualified heritage consultants to support the preparation of this comprehensive review.

Any changes to this Plan must be carefully considered and undertaken in the spirit of conservation that guided its original preparation. Where Council accepts recommended changes to the Plan, it shall do so through a formal amendment to this Plan and the associated designating by-law in accordance with the *Ontario Heritage Act*.

## 10.2. Public awareness and implementation

It is recommended that, upon the adoption of this Plan, the Town initiate measures to promote public awareness and understanding of the Old Town Niagara-on-the-Lake Heritage Conservation District and its policies. The implementation of the Plan provides an opportunity to foster an informed and collaborative approach to heritage conservation among Council, Town staff, the Municipal Heritage Committee, and property owners within the District.

It is further recommended that orientation and training sessions be provided to Council members, Municipal Heritage Committee members, and relevant staff to ensure familiarity with the intent, objectives, and procedures of the Heritage Conservation District Plan and the Ontario Heritage Act. Regular educational opportunities, such as workshops or seminars, should be encouraged to maintain awareness of current conservation practices and legislation.

The Town may also consider developing communication materials, such as brochures, online resources, or community presentations, to inform property owners and residents about the District's cultural heritage value, permit processes, and best practices for conservation and compatible change.

The implementation of this Plan should be coordinated by Town staff in consultation with the Municipal Heritage Committee, with periodic updates to Council and the community to maintain transparency and engagement in the ongoing stewardship of the District's heritage resources.

# Appendix

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## A BIBLIOGRAPHY

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#### HCD Property By-Laws

Property (in HCD)	By-Law
87 Ball Street (Chapman Saltbox)	4849-15
89 Byron Street (The Campbell Scott House)	4360-10
43 Castlereagh Street (Niagara Historical Society Museum)	1463-84
64 Centre Street (The Simpson-Ness House)	1482-84
240 Centre Street (Breakenridge-Ure House)	4832-15
230 Davy Street (The Bailkie-Jacques-Vint House)	4490-11
130 Front Street (Kirby House)	2024-024
46 Johnson Street (Barker Hall)	2024-038
58 Johnson Street (The Eckersley-McEwen House)	4492-11
96 Johnson Street (Vanderlip-Hutchings House)	4715-14
105 Johnson Street (Varey-Hendrie House)	983-79
66 King Street (Whale Inn)	2961-96
244 King Street (Moore-Bishop-Stokes House)	984-79
266 King Street (Eedson-Fyfe House)	4205-08
407 King Street (The Wilderness)	2730-94
433 King Street (Powell-Wisch House)	3634-02
463 King Street (Best House)	2024-047
46 Mary Street (The Miller House)	4262-08
392 Mississauga Street (The Breakenridge-Hawley House)	985-79
10 Platoff Street (The Malcolmson-Delie House)	4226-08

20 Platoff Street (Dover-Daly House)	1270-82
40 Platoff Street (Niagara Public School)	3996-05
21 Prideaux Street	5365-21
27 Prideaux Street	5366-21
28 Prideaux Street (Muirhead-McQueen House)	4002-06
31 Prideaux Street	5367-21
55 Prideaux Street (The Promenade House)	1964-88
83 Prideaux Street (The Dobie-Campbell Cottage)	4991-17
26 Queen Street (Court House)	813-77
157 Queen Street (Rogers-Blake-Harrison House)	3318-99
165 Queen Street (The McDougal-Harrison House)	3722-03
175 Queen Street (The Cottage Hospital)	3969-05
187 Queen Street (The Crysler-Burroughs House)	3633-02
209 Queen Street (Richardson-Kiely House)	1660-86
228 Queen Street (Peace Acres/Ketchum-Thomas-Phillips House)	3983-05
278 Regent Street (Barker-O'Connor-Rocchi House)	4671-13
433 Regent Street (Eagleson-Buyers House)	4227-08
229 Simcoe Street (Fagan-Garrett-Hummel House)	3922-05
235 Simcoe Street (Morley-Gallagher House)	3724-03
285 Simcoe Street (The Butler House)	2136-90
289 Simcoe Street (Storrington, Lockhart-Moogk House)	3168-97
129 Victoria Street (The Walkerby-George House)	4905-16
177 Victoria Street (The Wilson-Guy House)	4175-07
233 Victoria Street (The Frey-Hindle-Appleby House)	2014-89

#### General By-Laws

By-law of intent to define the expanded Queen-Picton street area as an area for study as a Heritage Conservation District	2279-91
By-law to adopt the Queen-Picton streets Heritage Conservation District plan, 1986	4362-10
Original by-law for the HCD	1667-86
Property Standards By-law	5192-19 5192A-21
By-law to designate an area of the Old Town as a Heritage Conservation District Study Area	2025-010
Trees By-law	4571-12
Sign By-law	4586-12 4586E-25
Fence By-Law	4778-14

Cultural Heritage Value and Interest (CHVI) Statements (Provided by the Town of Niagara on the Lake between November 2024 and March 2025)

- 81 Ball St.
- 17 Byron St. (St. Mark's Rectory)
- 39 Byron St. (Addison Hall)
- 41 Byron St. (St. Mark's Church)
- 85 Byron St.
- 59 Castlereagh St.
- 8 Centre St. (The Lyons House)
- 112 Delater St.
- 116 Delater St.
- 120 Delater St.
- 10 Front St. (The Old Bank House)
- 26 Front St. (The Black-Simons House / The Black-Picken House)
- 45 Front St. (Queen's Royal Park)
- 80 Front St. (Evans-Rigg House)
- 120 Front St. (The Delatre Lodge)
- 127 Front St.
- 168 Front St. (The Oban House)
- 83 Gage St.
- 184 Gage St.
- 155 Gate St. (The Methodist Meeting House)
- 223 Gate St.
- 243 Gate St.
- 22 Johnson St. (Walnut Tree Cottage)
- 28 Johnson St. (The Bishop House)
- 34 Johnson St.
- 84 Johnson St.
- 92 Johnson St. (The Pai(y)nter House)
- 118 Johnson St. (The Twining House)
- 126 Johnson St. (The Platt Carriage Works House)
- 144 Johnson St.
- 164 Johnson St. (The Ball-Davidson House)
- 180 Johnson St. (The Villa Nova)
- 234 Johnson St. (The Clench House)
- 84 King St.
- 255 King St. (Burns House)
- 272 King St.
- 287 King St.
- 67 Mary St.
- 21 Prideaux St.
- 69 Prideaux St. (Demeath / Wooll-Kerr House)

- 87 Prideaux St. (The Davidson-Campbell House)
- 93 Prideaux St.
- 115 Prideaux St.
- 168 Prideaux St.
- 154 Queen St.
- 166 Queen St.
- 184 Queen St. (The Mussen-Holmes House)
- 284 Queen St.
- 328 Queen St.
- 368 Queen St. (Morgan-Heath House)
- 428 Queen St. (Magnolias / The Cedars / The Wright House)
- 456 Queen St.
- 117 Regent St.
- 263 Regent St.
- 277 Regent St. (Dunbar-Takach House)
- 293 Regent St.
- 317 Regent St. (The Law House)
- 327 Regent St. (The Mud House)
- 47 Ricardo St.
- 57 Ricardo St. (The Cowan-Ball Hooper House)
- 85 Ricardo St. (Shady Nook)
- 107 Ricardo St.
- 115 Ricardo St.
- 119 Ricardo St. (The Quinn House)
- 116 Simcoe St.
- 294 Simcoe St. (The Clark-Warner House)
- 322 Simcoe St.
- 323 Simcoe St. (St. Andrew's Church)
- 342 Simcoe St. (St. Andrews Manse)
- 363 Simcoe St. (The Creen House)
- 116 Victoria St.
- 126 Victoria St.
- 279 Victoria St.
- 308 Victoria St. (Rose Cottage)
- 309 Victoria St.
- 315 Victoria St. (The Carlisle-Brook House)
- 324 Victoria St.
- 115 Wellington St.
- Golf Course

# Appendix

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## **B** DEFINITIONS

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**Additions:** New construction that expands its existing form or accommodates new uses.

**Adjacent:** Lands that share a boundary or are situated near enough to a property that development or alteration could impact its heritage attributes or cultural heritage value.

**Alteration:** “alter” means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning.

**Character Areas:** Distinct sub-areas within a Heritage Conservation District that exhibit coherent patterns of building form, streetscape, landscape, and spatial organization, reflecting particular historical development phases or uses.

**Compatible:** The harmonious integration of change with its surrounding heritage context. This refers to the physical and visual impact of alterations or new development. Physical compatibility refers to the use of materials, assemblies and construction methods that are adapted to the existing materials on a contributing property. Visual compatibility refers to designing new work to be distinguishable and complementary to its design, colour, texture, massing, articulation, and proportions.

**Conservation:** All actions or processes that are aimed at safeguarding the heritage attributes within the District in a manner that extends its physical life and ensures their cultural heritage value is retained under the Ontario Heritage Act. This may involve “Preservation,” “Rehabilitation,” “Restoration,” or a combination of these actions or processes.

**Contributing Property:** A property, structure, landscape element or feature within a Heritage Conservation District that supports the cultural heritage value of the District through the presence of heritage attributes or compatible form, scale, and materials.

**Cultural Heritage Value:** The design, physical, historical, associative, contextual or other value of importance or significance for past, present and future generations. The cultural heritage value of an historic place is embodied in its heritage attributes such as materials, forms, location, spatial configurations, uses and cultural associations or meanings.

**Demolition:** The removal or destruction of all or part of a building, structure, or feature on a property, including dismantling or acts that compromise its structural integrity.

**Designated Property:** Property that is designated under this Part IV or Part V of the OHA.

**Façade:** A building wall or series of building walls facing a street.

**Guideline:** In this document, guidelines are recommendations that illustrate ways to implement the policies. They are based on the Standards and Guidelines for the Conservation of Historic Places in Canada.

**Heritage Attributes:** in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. The materials, features, buildings, structures, spaces, spatial organization, and other elements that contribute to a property’s cultural heritage value or interest.

**Infill:** The construction of a building or structure on a vacant parcel or portion of land located in a predominately built out area.

**In-kind:** With the same form, material, and detailing as the existing.

**Integrity:** The wholeness and intactness of a historic place and its ability to convey its cultural heritage value through its materials, design, setting, and associations.

**Intervention:** Any action, other than demolition or destruction, that results in a physical change to an element of a historic place. Minimal intervention is the approach that allows functional goals to be met with the least physical intervention.

**Maintenance:** Routine, cyclical, nondestructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

**Non-contributing Property:** A property, structure, landscape element or feature within a Heritage Conservation District that does not support the overall cultural heritage values, heritage attributes, and integrity of the District.

**Policies:** In this document, policies set the direction for the management of the District and are the primary mechanism to conserve cultural heritage values and heritage attributes and manage change.

**Preservation:** The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Primary Structure:** The main structure of a property visible from the public realm, distinguished from any accessory or secondary structures by its main use and prominence within the site.

**Public Realm:** Any street, sidewalk, laneway, park, privately owned, publicly accessible open space, or other public spaces.

**Rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

**Restoration:** The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Setback:** means the minimum horizontal distance, measured at a right angle between a lot line and the nearest part of any building or structure. (Bylaw-definitions) contributing to the spatial organization and character of the streetscape.

**Spatial organization:** The arrangement and relationship of spaces, both built and natural, that define the character of a place, including the layout of buildings, streets, open spaces, vegetation, and circulation patterns that together convey its historic development and function.

**Streetscape:** A view or vista of a specific street with distinguishing characteristics made up of a number of streetscape elements such as the width of the street and sidewalks, paving materials, the design of street furniture, fencing, landscaping, tree canopy, building setbacks and building mass and scale.

**Tree canopy:** The layer of leaves, branches, and stems of trees that cover the ground when viewed from above, contributing to the character and environmental quality of the streetscape.

# Appendix

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**C**

**HERITAGE INCENTIVES**

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Heritage incentive programs support the objectives of the Heritage Conservation District Plan by assisting property owners in maintaining, repairing, and restoring their heritage buildings. They recognize that heritage conservation requires specialized materials, techniques, and craftsmanship that often come with additional costs. Incentive programs, both financial and non-financial, encourage responsible stewardship and contribute to the long-term preservation of Niagara-on-the-Lake's distinctive heritage character.

Financial incentive programs are administered by the Town to provide direct support for eligible conservation work. The **Heritage Restoration and Improvement Grant Program** offers financial assistance to owners of commercial, residential, or institutional properties designated under Part IV or Part V of the Ontario Heritage Act. The program provides a matching grant of up to 50 percent of eligible project costs to a maximum of \$7,500 per property per year.

In addition to grants, the Town has identified opportunities to develop complementary financial incentive programs. These include a **Heritage Property Tax Relief Program**, which would provide tax reductions for eligible heritage properties. The Town is actively working to establish such a program to further encourage investment in heritage conservation.

Non-financial incentives are also an important part of supporting heritage stewardship. The Town promotes awareness, education, and appreciation through initiatives such as the heritage plaquing and commemoration program, workshops for property owners on maintenance and conservation best practices, and public lectures or information sessions with heritage professionals. Newsletters and community

events foster a sense of connection among heritage property owners and encourage shared responsibility for preserving the character and cultural heritage value of the District.

# Appendix

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**D**

## **PUBLIC ENGAGEMENT SUMMARY**

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# Appendix

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## **E**

**INDEX OF CONTRIBUTING  
PROPERTIES**

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81 Ball	166 Gate	159 King	43 Platoff
87 Ball	177 Gate	169 King	54 Platoff
245 Butler	178 Gate	177 King	69 Platoff
17 Byron	184 Gate	228 King	17 Prideaux
39 Byron	223 Gate	232 King	18 Prideaux
41 Byron	240 Gate	233 King	21 Prideaux
85 Byron	243 Gate	236 King	22 Prideaux
25 Castlereagh	323 Gate	244 King	27 Prideaux
43 Castlereagh	22 Johnson	245 King	28 Prideaux
59 Castlereagh	28 Johnson	255 King	31 Prideaux
8 Centre	29 Johnson	266 King	42 Prideaux
64 Centre	34 Johnson	269 King	55 Prideaux
69 Centre	46 Johnson	272 King	69 Prideaux
240 Centre	58 Johnson	287 King	77 Prideaux
219 Davy	65 Johnson	407 King	78 Prideaux
230 Davy	79 Johnson	433 King	83 Prideaux
279 Davy	84 Johnson	463 King	87 Prideaux
287 Davy	85 Johnson	38 Market	93 Prideaux
25 Delater	89 Johnson	42 Market	94 Prideaux
35 Delater	92 Johnson	46 Market	115 Prideaux
112 Delater	95 Johnson	20 Mary	126 Prideaux
116 Delater	96 Johnson	46 Mary	132 Prideaux
120 Delater	105 Johnson	58 Mary	168 Prideaux
10 Front	115 Johnson	67 Mary	4 Queen
16 Front	117 Johnson	76 Mary	5 Queen
26 Front	118 Johnson	392 Mississauga	7 Queen
80 Front	119 Johnson	6 Picton	9 Queen
120 Front	123 Johnson	25 Picton (Simcoe	12 Queen
130 Front	126 Johnson	Park)	13 Queen
168 Front	127 Johnson	34 Picton (30 Picton)	15 Queen
180 Front	129 Johnson	36 Picton (30 Picton)	16 Queen
58 Gage	135 Johnson	36b Picton (30 Pic-	20 Queen
83 Gage	144 Johnson	ton)	23 Queen
86 Gage	164 Johnson	60 Picton	26 Queen
90 Gage	180 Johnson	73 Picton	29 Queen
116 Gage	234 Johnson	92 Picton	32 Queen
122 Gage	473 Johnson	10 Platoff	38 Queen
184 Gage	66 King	20 Platoff	43 Queen
129 Gate	123 King	24 Platoff	44 Queen
155 Gate	129 King	30 Platoff	45 Queen
156 Gate	143 King	35 Platoff	54 Queen
160 Gate	153 King	40 Platoff	55 Queen

59 Queen	356 Regent	318 Victoria
66 Queen	372 Regent	324 Victoria
69 Queen	415 Regent	329 Victoria
75 Queen	433 Regent	342 Victoria
76 Queen	21 Ricardo	115 Wellington
106 Queen	37 Ricardo	239 Wellington
108 Queen	45 Ricardo	Golf Course
118 Queen	47 Ricardo	
122 Queen	57 Ricardo	
125 Queen	63 Ricardo	
126 Queen	67 Ricardo	
142 Queen	85 Ricardo	
154 Queen	117 Ricardo (119	
157 Queen	Ricardo)	
165 Queen	119 Ricardo	
166 Queen	116 Simcoe	
175 Queen	140 Simcoe	
184 Queen	229 Simcoe	
187 Queen	235 Simcoe	
209 Queen	285 Simcoe	
228 Queen	289 Simcoe	
284 Queen	294 Simcoe	
328 Queen	322 Simcoe	
368 Queen	323 Simcoe	
374 Queen	342 Simcoe	
428 Queen	363 Simcoe	
456 Queen	126 Victoria	
117 Regent	129 Victoria	
133 Regent	153 Victoria	
157 Regent	164 Victoria	
167 Regent	169 Victoria	
175 Regent	177 Victoria	
179 Regent	178 Victoria	
223 Regent	188 Victoria	
226 Regent	222 Victoria	
263 Regent	223 Victoria	
277 Regent	226 Victoria	
278 Regent	235 Victoria	
293 Regent	275 Victoria	
294 Regent	279 Victoria	
327 Regent	308 Victoria	
343 Regent	315 Victoria	



# Appendix

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**F**

**STATEMENTS OF  
CONTRIBUTION**

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Each Statement of Contribution documents how an individual property supports the cultural heritage value of the Old Town Niagara-on-the-Lake Heritage Conservation District. These statements describe the property's design or physical, contextual, and historic or associative values, identifying the specific heritage attributes that contribute to the District's cultural heritage value.

The Statements of Contribution were developed using field survey information provided to the project team, along with property and historical data supplied by the Town and museum. The relevant material, including the property's architectural style, form, materials, features, and setting, were compiled using a standardized template to ensure consistency. Town data, historical sources and statements of significance were consulted to establish construction dates, ownership history, and associations with the District's periods of significance.

The Statements of Contribution were developed using field survey information provided to the project team, along with property and historical data supplied by the Town and the museum. Relevant material – including each property's architectural style, form, materials, features, and setting – was compiled using a standardized template to ensure consistency. Town records, historical sources, and existing statements of significance were used to establish construction dates, ownership history, and associations with the District's periods of significance.

Each property was evaluated according to the extent to which its built form, materials, design, and setting express or reinforce the cultural heritage value of the District as defined in Chapter 3. The Statements identify the heritage attributes that contribute to the District's character and serve as reference documents for evaluating proposed alterations, additions, and conservation work.

# Appendix

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## **G** LIST OF NON-CONTRIBUTING PROPERTIES

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217 Butler	45 Front	307 Gate	85 Mary
227 Butler	99 Front	330 Gate	90 Mary
89 Byron	111 Front	340 Gate	95 Mary
113 Byron	115 Front	19 Johnson	85 Melville
15 Castlereagh	127 Front	72 Johnson	243 Mississauga
69 Castlereagh	135 Front	74 Johnson	276 Mississauga
79 Castlereagh	143 Front	78 Johnson	224 Nassau
85 Castlereagh	144 Front	108 Johnson	240 Nassau
12 Centre	160 Front	112 Johnson	241 Nassau
36 Centre	188 Front	134 Johnson	245 Nassau
75 Centre	33 Gage	165 Johnson	230 Newark
113 Centre	39 Gage	211 Johnson	246 Palatine
117 Centre	70 Gage	225 Johnson	248 Palatine
125 Centre	74 Gage	233 Johnson	66 Picton
135 Centre	75 Gage	241 Johnson	76 Picton
171 Centre	80 Gage	333 Johnson	29 Platoff
175 Centre	90 Gage	357 Johnson	39 Platoff
210 Centre	123 Gage	369 Johnson	60 Platoff
214 Centre	126 Gage	377 Johnson	66 Platoff
220 Centre	127 Gage	421 Johnson	72 Platoff
226 Centre	142 Gage	435 Johnson	80 Platoff
221 Davy	180 Gage	84 King	33 Prideaux
222 Davy	215 Gage	115 King	36 Prideaux
238 Davy	225 Gage	135 King	59 Prideaux
244 Davy	245 Gage	163 King	66 Prideaux
263 Davy	116 Gate	223 King	86 Prideaux
267 Davy	126 Gate	225 King	118 Prideaux
270 Davy	135 Gate	240 King	119 Prideaux
276 Davy	169 Gate	256 King	120 Prideaux
21 Delater	172 Gate	261 King	125 Prideaux
23 Delater	185 Gate	277 King	129 Prideaux
26 Delater	222 Gate	280 King	143 Prideaux
27 Delater	233 Gate	284 King	153 Prideaux
36 Delater	270 Gate	325 King	158 Prideaux
39 Delater	275 Gate	46 Market	159 Prideaux
90 Delater	278 Gate	23 Mary	165 Prideaux
98 Delater	279 Gate	33 Mary	173 Prideaux
108 Delater	282 Gate	62 Mary	174 Prideaux
230 Dorchester	289 Gate	66 Mary	179 Prideaux
235 Dorchester	292 Gate	75 Mary	180 Prideaux
240 Dorchester	305 Gate	80 Mary	188 Prideaux
32 Front			

10 Queen	266 Regent	183 Victoria
19 Queen	269 Regent	219 Victoria
33 Queen	276 Regent	229 Victoria
57 Queen	290 Regent	263 Victoria
61 Queen	317 Regent	267 Victoria
62 Queen	432 Regent	268 Victoria
65 Queen	434 Regent	276 Victoria
68 Queen	435 Regent	285 Victoria
79 Queen	442 Regent	289 Victoria
80 Queen	475 Regent	305 Victoria
83 Queen	481 Regent	309 Victoria
84 Queen	31 Ricardo	323 Victoria
89 Queen	33 Ricardo	330 Victoria
92 Queen	41 Ricardo	335 Victoria
109 Queen	51 Ricardo	336 Victoria
113 Queen	75 Ricardo	339 Victoria
114 Queen	84 Ricardo	430 Victoria
117 Queen	89 Ricardo	120 Wellington
130 Queen	91 Ricardo	129 Wellington
135 Queen	107 Ricardo	227 Wellington
137 Queen	115 Ricardo	231 Wellington
187 Queen	128 Simcoe	235 Wellington
254 Queen	172 Simcoe	263 Wellington
346 Queen	209 Simcoe	269 Wellington
356 Queen	217 Simcoe	277 Wellington
400 Queen	225 Simcoe	281 Wellington
408 Queen	242 Simcoe	285 Wellington
450 Queen	262 Simcoe	55 William
486 Queen	268 Simcoe	65 William
117 Regent	278 Simcoe	76 William
121 Regent	286 Simcoe	225 William
124 Regent	310 Simcoe	
129 Regent	342 Simcoe	
144 Regent	387 Simcoe	
153 Regent	389 Simcoe	
163 Regent	100 Victoria	
178 Regent	116 Victoria	
184 Regent	117 Victoria	
227 Regent	118 Victoria	
231 Regent	134 Victoria	
235 Regent	139 Victoria	
243 Regent	157 Victoria	



# Appendix

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## **H** DESIGNATED PROPERTIES

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Part IV	289 Simcoe	Listed	87 Prideaux
	129 Victoria		93 Prideaux
87 Ball	177 Victoria	81 Ball	115 Prideaux
89 Byron	223 Victoria	17 Byron	168 Prideaux
43 Castlereagh		39 Byron	154 Queen
64 Centre		41 Byron	166 Queen
240 Centre		85 Byron	184 Queen
230 Davy		59 Castlereagh	284 Queen
130 Front		8 Centre	328 Queen
46 Johnson		112 Delater	368 Queen
58 Johnson		116 Delater	428 Queen
96 Johnson		120 Delater	456 Queen
105 Johnson		10 Front	117 Regent
66 King		26 Front	263 Regent
244 King		45 Front	277 Regent
266 King		80 Front	293 Regent
407 King		120 Front	317 Regent
433 King		127 Front	327 Regent
463 King		168 Front	47 Ricardo
46 Mary		83 Gage	57 Ricardo
392 Mississauga		184 Gage	85 Ricardo
10 Platoff		155 Gate	107 Ricardo
20 Platoff		223 Gate	115 Ricardo
40 Platoff		243 Gate	119 Ricardo
21 Prideaux		22 Johnson	116 Simcoe
27 Prideaux		28 Johnson	294 Simcoe
28 Prideaux		34 Johnson	322 Simcoe
31 Prideaux		84 Johnson	323 Simcoe
55 Prideaux		92 Johnson	342 Simcoe
83 Prideaux		118 Johnson	363 Simcoe
26 Queen		126 Johnson	116 Victoria
157 Queen		144 Johnson	126 Victoria
165 Queen		164 Johnson	279 Victoria
175 Queen		180 Johnson	308 Victoria
187 Queen		234 Johnson	309 Victoria
209 Queen		84 King	315 Victoria
228 Queen		255 King	324 Victoria
278 Regent		272 King	115 Wellington
433 Regent		287 King	Golf Course
229 Simcoe		67 Mary	
235 Simcoe		21 Prideaux	
285 Simcoe		69 Prideaux	