

# Town of Perth

## Master Grant Policy

Subject:	<b>Heritage Building Restoration Grant</b>	Effective:	<b>August 28, 2018</b>
Applies to:	<b>Designated Heritage Properties</b>	Repealed by:	By-law No. 2015-4383-0
Issued by:	Chief Administrative Officer (CAO)	Approval:	By-law No. 2015-4558
		Amended by:	By-law No. 2018-4558-2

### INTRODUCTION

In recognition of the 2004 Prince of Wales Prize presented to the Town of Perth for its dedication and stewardship towards built heritage, the Council of the Town of Perth wishes to encourage the restoration and preservation of heritage buildings for the enjoyment of future generations.

### PURPOSE

The municipality recognizes and wishes to assist with the additional expenses property owners encounter when maintaining or rehabilitating heritage buildings in their original state or in a manner that restores or preserves their authenticity as heritage structures. To meet this end, the municipality will provide a financial incentive to encourage the protection, maintenance and restoration of Perth's designated heritage buildings. Through its Grant Program, Council also wishes to encourage the designation of Perth's heritage buildings recognizing that preservation of the many historic buildings located within the community contributes to defining the Town's distinctive built character. The Corporation of the Town of Perth will recoup its investment through the value added to the community by retaining its structural heritage and through the protection and enhancement of the assessment base by encouraging that heritage buildings are restored, rehabilitated and regularly maintained.

### SCOPE

This Grant is available to all owners of municipally heritage designated properties.

### RESPONSIBILITY

It is the responsibility of the Director of Community Services to administer the Heritage Building Restoration Policy.

### PROCEDURE/PROGRAM GUIDELINES

#### Who Is Eligible

This annual grant is available to the owner(s)\* of heritage properties (industrial, commercial or residential) who have completed an approved restoration of a heritage feature of a designated property. All property must be located within the Town of Perth. The maximum grant available is 25% of eligible construction costs capped at \$10,000.

\*Owner = An eligible heritage property owner, and includes a corporation and partnership and the heirs, executors, administrators and other legal representatives of a person to whom the context can apply according to law.

### What Is Eligible

**“Eligible Heritage Property”** means a property or portion of property:

- That is located in the Town of Perth;
- That is designated under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, c. 0. 18, as amended, or is part of a heritage conservation district under Part V of the *Ontario Heritage Act*, or becomes designated under the said Act. And;
- That is subject to an Easement Agreement with the Town under Section 37 of the *Ontario Heritage Act*, or an Easement Agreement with the Ontario Heritage Trust under Section 22 of the *Ontario Heritage Act* for the preservation and maintenance of heritage buildings.

Note: It is not the intent of this Grant Program to cover the costs associated with the designation of heritage buildings or property. Applicants wishing to municipally designate their heritage building should consult with the Municipal Heritage Designation Package available from the Community Services Department at Town Hall.

### What Is Ineligible

Any project involving painting of façade or signage with colours non-compliant with the recommended heritage colour palette detailed in the Heritage Conservation District By-Law No. 4271.

### Approved Restoration

An approved restoration shall mean the rehabilitation, reconstruction and/or repair of a building or property, or the portion of a building or property, that is deemed to have heritage value as determined in the heritage designation of the building or property where the rehabilitation, reconstruction and/or repair conducted in a manner so as to maintain or restore the authenticity of the heritage elements and has been approved by the Chief Building Official (CBO) in consultation with the Heritage Perth Advisory Panel (HPAP), or the CBO has accepted a Work Plan, prepared by a licensed architect with demonstrated expertise in the restoration of heritage buildings. Only work to be performed by a qualified contractor will be eligible. Applications will not be approved for “do-it-yourself” renovations unless the person is deemed to be qualified by the CBO.

### Frequency of Application

A property owner may receive support for only one (1) grant per property per year. Applications may be considered for up to two (2) years in a row. It is the intent of this Program to distribute funding to numerous heritage property owners as funding permits. An Application will not be considered for the same building more than two (2) times in any five (5) year period.

### Application Procedures

The owner of an eligible heritage property must complete the attached Application Form and submit their request for funding prior to the work being started. The owner must provide his, her or its written consent to the Chief Building Official (CBO) to conduct an inspection of the eligible heritage property to ensure compliance with the Heritage Easement Agreement. Applications must be received a minimum of six (6) weeks prior to commencement of the construction project.

