PO Box 610, 72 Main St. South
Seaforth, ON N0K 1W0

Incentive Programs for Heritage Property Owners

Introduction

The Municipality of Huron East which amalgamated the Town of Seaforth, the Village of Brussels and the Townships of Grey, McKillop & Tuckersmith in 2001, has an abundance of designated historical properties. Currently there are more than 60 designated historical properties in Huron East, the majority of which are located in the Seaforth Ward.

Residential properties are normally designated under the provisions of Part IV of the Ontario Heritage Act while the commercial core area of Seaforth was designated under the provisions of Part V of the Ontario Heritage Act as a Heritage Conservation District.

Heritage properties, by their nature, have a tendency to be more expensive to maintain and operate.

The Municipality of Huron East has recognized the challenges faced by owners of heritage properties and with the assistance of the Huron East Heritage Advisory Committee, is pleased to announce two incentive programs for heritage property owners:

I. Tax Reduction Program
   - Up to 20% of eligible property taxes

II. Designated Property Loans
   - Up to 20% of eligible property taxes
   - Loans for 50% of eligible costs for 3 years with interest at ½ of prime

Qualifications

- Must be a designated property under the provisions of the Ontario Heritage Act

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- Must undertake restoration or preservation work that is pre-approved by the Heritage Advisory Committee
- 50% of actual cost of restoration or preservation work is eligible for a 20% tax reduction (see example below)
- Must enter into an agreement with Municipality regarding the preservation and maintenance of the property

Tax Reduction Application Process

Complete “Designated Property Application for Maintenance on a Designated Property” and return to Town Hall. Applications must be approved by the Heritage Committee prior to the commencement of the project to be eligible for the tax reduction

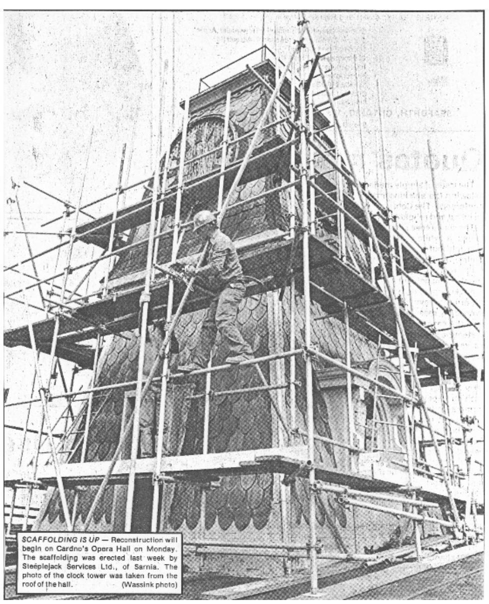
Example

a) Annual property taxes = $2,000

b) Cost of eligible project = $10,000

c) Amount eligible for tax reduction: $10,000 x 50% = $5,000

d) Annual tax reduction $2,000 x 20% = $400 for a period of approx. 12½ years



SCAFFOLDING IS UP — Reconstruction will begin on Cardno's Opera Hall on Monday. The scaffolding was erected last week by Steeplejack Services Ltd., of Sarnia. The photo of the clock tower was taken from the roof of the hall. (Wassink photo)

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Loan Program Application Process

Complete "Designated Property Loan" application and return to the Town Hall. Applications must be approved by the Heritage Committee prior to the commencement of the project.

Type of Loan

- Loans for 50% of eligible costs for 3 years with interest at ½ of prime

Loan Criteria

- Work that is eligible for a loan involves work which stabilizes, maintains, restores or reconstructs original heritage features or resources
- Often work that may also be eligible is any work necessary for the buildings continued preservation or improvements necessary to meet the Ontario Building code, ie, roof repairs, foundation repairs, electrical updates, etc.
- Loan amounts are also limited to 1/3 of the current balance of the Heritage Trust Fund

Contact Huron East Municipal Office for additional information

519-527-0160 or visit www.huroneast.com