

**BY-LAW No. 2010-020  
OF THE  
CORPORATION OF THE TOWN OF COLLINGWOOD**



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BEING A BY-LAW TO PROVIDE FOR HERITAGE PROPERTY TAX RELIEF  
(HERITAGE TAX REFUND)

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**WHEREAS** section 365.2 of the *Municipal Act, 2001*, S.O. 2001, c. 25, as amended, provides that the council of a local municipality may pass a by-law establishing a program to provide tax refunds in respect of eligible heritage properties;

**AND WHEREAS** a request has been received to establish a Heritage Tax Refund Program in the Town of Collingwood for properties designated under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended;


**AND WHEREAS** the Town of Collingwood Heritage Advisory Committee has recommended that a Heritage Tax Rebate Program such a program be established and Council is in agreement with this recommendation;

**NOW THEREFORE COUNCIL OF THE CORPORATION OF THE TOWN OF COLLINGWOOD ENACTS AS FOLLOWS:**

1. **THAT** the Heritage Tax Refund Program Guidelines, attached as Schedule "A", be adopted.
2. **THAT** the Town of Collingwood Heritage Tax Refund Program shall be administered in accordance with the provisions of the Heritage Tax Refund Program Guidelines, attached as Schedule "A".
3. **THAT** within thirty (30) days of the passing of this By-law, notice shall be provided to the Minister of Finance, the County of Simcoe, the Ministry of Culture and owners of designated properties within the Town of Collingwood.
4. **THAT** this By-law shall come into effect upon the passing thereof.

**ENACTED AND PASSED** this 8th day of February, 2010.

  
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MAYOR

  
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CLERK

## SCHEDULE "A" TO BY-LAW NUMBER 2010-020

### HERITAGE TAX REFUND PROGRAM GUIDELINES

#### 1.0 GENERAL

- 1.1 The program may be eliminated by Council through repeal of this By-law at any time and without prior notice whatsoever to any persons.
- 1.2 Funding for the program is subject to annual municipal budget review and approval process.
- 1.3 The program is subject to any regulations that the Minister of Finance may make governing by-laws on tax refunds or reductions for heritage properties.
- 1.4 The program shall be administered through the Collingwood Heritage Advisory Committee and Finance Department, with final approval by Council.
- 1.5 All designated property tax classes within the Town of Collingwood shall be eligible for application under the program subject to terms and conditions contained within the program guidelines.
- 1.6 Property owners will be required to enter into a Heritage Preservation and Maintenance Agreement with the Town of Collingwood.

#### 2.0 PROGRAM ELIGIBILITY

- 2.1 The property must be an eligible heritage property designated under the *Ontario Heritage Act* as a property of cultural heritage value or interest under Part IV of the *Ontario Heritage Act* (an individual property designation) or a **significant** heritage property under Part V (Collingwood Downtown Conservation District) as shown on Schedule "B" (list of significant & non-significant heritage properties).
- 2.2 If the Town designates any other property under Part IV of the *Ontario Heritage Act* in the future,, it will automatically qualify for the program.
- 2.3 Properties must comply with both provincial and municipal eligibility requirements.

#### 3.0 APPLICATION DETAILS

- 3.1 An application must be made by the registered owner of the eligible heritage property for every year that the owner wishes a property to be considered for a Heritage Tax Refund.
- 3.2 Applications must be submitted on the prescribed form. There is a one-time application fee of \$50.00, collected in the first year of participation in the program.
- 3.3 Applications for the 2010 program will be accepted from the effective date of this by-law until June 15, 2010. In subsequent years, applications will be accepted from January 1 until March 15 of each year. Applications received outside of this time frame, whether earlier or later, will not be considered.
- 3.4 Applications shall be subject to review to ensure property taxes are not in arrears. If tax arrears are attributable to an eligible heritage property, no Heritage Tax Refund shall be given. In the event that an owner pays any and all outstanding tax liabilities in respect of an eligible heritage property, the owner may apply for a Heritage Tax Refund within the timeframes previously outlined and shall, if eligible, qualify for a full Heritage Tax Refund for that year.
- 3.5 Applications shall include submission of a current photograph of each elevation of the building (north, south, east and west) with the date of the photograph on the back.
- 3.6 Applications shall include confirmation that the property is not in contravention of any by-laws, work orders or other outstanding municipal requirements of the Town of Collingwood.

#### 4.0 LIMITATIONS

- 4.1 Property taxes are comprised of three components:
  1. Municipal tax;
  2. County tax; and

3. Provincial education tax.

The amount of the annual tax refund shall be 10% of the Town (municipal tax) component plus 10% of the provincial education component of the taxes paid on the eligible property.

4.2 Multiple Heritage Tax Refunds shall not be authorized on a single parcel of land.

4.3 If the property is sold while receiving the Heritage Tax Refund, the new owner must re-submit an application to be eligible for the program.

**5.0 ANNUAL INSPECTION AND COMPLIANCE WITH THE HERITAGE PRESERVATION AND MAINTENANCE AGREEMENT**

5.1 The property shall be inspected by the Town of Collingwood on an annual basis. This inspection will determine the work required for compliance with the Heritage Preservation and Maintenance Agreement. The owner of the property will be provided with a written summary of the inspection.

5.2 Owners will be responsible for requesting the annual inspection between March 15<sup>th</sup> and June 15<sup>th</sup> of each year by contacting Town of Collingwood (Building Services).

5.3 If during subsequent annual inspections, it is found that the owner is not in compliance with the Heritage Preservation and Maintenance Agreement, the Heritage Tax Refund will not be granted.

5.4 The determination of compliance with the Heritage Preservation and Maintenance Agreement is at the sole and absolute discretion of the Town of Collingwood.

**6.0 DETERMINATION OF FUNDING**

6.1 No priority will be given to persons who have previously obtained a Heritage Tax Refund.

**7.0 ASSESSMENT**

7.1 Refunds shall be based on the assessed value (as determined by the Municipal Property Assessment Corporation) of the entire property.

7.2 If the assessment of a property for a year changes as a result of proceedings under the *Assessment Act*, the Heritage Tax Refund shall be re-determined using the new assessment value and the tax roll for the year shall be amended to reflect the determined value.

**8.0 NON-COMPLIANCE WITH HERITAGE DESIGNATION**

8.1 No Heritage Tax Refund will be given under this By-law where the Town determines that the Heritage Preservation and Maintenance Agreement or Reasons for Designation Outline (as described in heritage designation by-law for the property) is not complied with.

**9.0 REFUND PAYMENT**

9.1 All Heritage Tax Refunds shall take the form of a cheque issued to the owner of the eligible heritage property.

9.2 In the event of change of ownership, the Town shall prorate the Heritage Tax Refund in accordance with information contained in the tax roll and issue the refund accordingly.

**SCHEDULE "B" TO BY-LAW No. 2010-020  
List of Significant & Non-significant Heritage Buildings**

**Collingwood Downtown Heritage Conservation District (Part V of Ontario Heritage Act)**

<b>Number</b>	<b>Street</b>	<b>Significant Heritage Building</b>
1	Hurontario St.	no
5	Hurontario St.	yes
9 & 11	Hurontario St.	no
12	Hurontario St.	no
13	Hurontario St.	no
15,19 & 21	Hurontario St.	yes
23 & 25	Hurontario St.	yes
33	Hurontario St.	no
35	Hurontario St.	no
41 & 43A	Hurontario St.	yes
43	Hurontario St.	yes
44	Hurontario St.	yes
45, 47 & 49	Hurontario St.	yes
50	Hurontario St.	yes
51	Hurontario St.	yes
52	Hurontario St.	yes
53	Hurontario St.	no
54	Hurontario St.	yes
55	Hurontario St.	no
56	Hurontario St.	yes
57A	Hurontario St.	no
57	Hurontario St.	yes
58	Hurontario St.	yes
59	Hurontario St.	yes
61	Hurontario St.	yes
63	Hurontario St.	yes
62	Hurontario St.	yes
64	Hurontario St.	yes
65	Hurontario St.	yes
66	Hurontario St.	yes
67	Hurontario St.	yes
68	Hurontario St.	yes
69	Hurontario St.	yes
70	Hurontario St.	yes
72	Hurontario St.	yes
73	Hurontario St.	yes
74	Hurontario St.	yes
75	Hurontario St.	yes
76	Hurontario St.	yes
77	Hurontario St.	yes
78	Hurontario St.	yes
79	Hurontario St.	yes
81	Hurontario St.	yes
81	Hurontario St.	yes
83	Hurontario St.	yes
84	Hurontario St.	no
85	Hurontario St.	yes
86	Hurontario St.	no
91 & 93	Hurontario St.	yes
97	Hurontario St.	yes
104	Hurontario St.	no
105	Hurontario St.	no
108	Hurontario St.	yes
112	Hurontario St.	no
115	Hurontario St.	no
116	Hurontario St.	no
119	Hurontario St.	no
120 & 122	Hurontario St.	yes
124	Hurontario St.	yes
126	Hurontario St.	no
127, 129, 133 & 135	Hurontario St.	yes
137	Hurontario St.	yes
138	Hurontario St.	yes
139	Hurontario St.	yes
140	Hurontario St.	yes
141	Hurontario St.	yes
142 & 142 A	Hurontario St.	yes

143	Hurontario St.	yes
145	Hurontario St.	yes
146	Hurontario St.	no
147 & 149	Hurontario St.	yes
150	Hurontario St.	yes
151 & 153	Hurontario St.	yes
155	Hurontario St.	yes
158	Hurontario St.	no
161	Hurontario St.	yes
162	Hurontario St.	yes
163	Hurontario St.	yes
164	Hurontario St.	yes
165	Hurontario St.	yes
166	Hurontario St.	yes
167	Hurontario St.	yes
169	Hurontario St.	yes
168	Hurontario St.	no
171	Hurontario St.	yes
174	Hurontario St.	yes
175 & 179	Hurontario St.	yes
186	Hurontario St.	no
191	Hurontario St.	no
199	Hurontario St.	yes
201	Hurontario St.	yes
202	Hurontario St.	yes
203	Hurontario St.	yes
204	Hurontario St.	yes
205	Hurontario St.	no
206	Hurontario St.	yes
207 & 209	Hurontario St.	no
210	Hurontario St.	yes
216 & 218	Hurontario St.	no
219	Hurontario St.	yes
220	Hurontario St.	no
221	Hurontario St.	yes
222	Hurontario St.	no
227 & 231	Hurontario St.	yes
236	Hurontario St.	no
239	Hurontario St.	yes
243	Hurontario St.	yes
246	Hurontario St.	no
247	Hurontario St.	no
250	Hurontario St.	no
252	Hurontario St.	yes
280	Hurontario St.	no
290 & 300	Hurontario St.	no
308	Hurontario St.	yes
311	Hurontario St.	yes
312	Hurontario St.	yes
313	Hurontario St.	yes
315	Hurontario St.	yes
316	Hurontario St.	no
321	Hurontario St.	no
325	Hurontario St.	no

<b>Pine St. &amp; School House</b>	<b>Street</b>	<b>Significant Heritage Building</b>
2	School House Lane	yes
8	School House Lane	yes
12	School House Lane	yes
16	Pine	no
30	Pine	yes
38	Pine	yes
48	Pine	yes
60	Pine	yes
66	Pine	no
72	Pine	yes
82	Pine	yes
94	Pine	yes
100	Pine	no
110	Pine	yes
120	Pine	no
136	Pine	no

141	Pine	no
141 (rear)	Pine	yes
143	Pine	yes
144	Pine	yes
148	Pine	yes
151	Pine	yes
152	Pine	yes
160	Pine	yes
167	Pine	yes
193	Pine	yes
197	Pine	yes
198	Pine	yes
202	Pine	yes
203	Pine	yes
206	Pine	yes
212	Pine	yes
215	Pine	no
220	Pine	yes
225	Pine	yes
229 & 233	Pine	yes
234	Pine	yes
239	Pine	yes
242	Pine	yes
249	Pine	no
250	Pine	yes
258	Pine	yes
265	Pine	yes
268	Pine	yes

<b>Ste. Marie - Odd #</b>	<b>Sainte Marie St.</b>	<b>Significant Heritage Building</b>
7	Sainte Marie St.	no
23	Sainte Marie St.	no
31	Sainte Marie St.	no
33	Sainte Marie St.	yes
34	Sainte Marie St.	no
36-44	Sainte Marie St.	yes
45 & 47	Sainte Marie St.	no
55	Sainte Marie St.	no
77	Sainte Marie St.	no
94	Sainte Marie St.	yes
152	Sainte Marie St.	yes
162	Sainte Marie St.	no
173	Sainte Marie St.	yes
171	Sainte Marie St.	no
189	Sainte Marie St.	yes
190	Sainte Marie St.	no
195	Sainte Marie St.	yes
201 & 203	Sainte Marie St.	yes
205	Sainte Marie St.	yes
215	Sainte Marie St.	yes
222 & 224	Sainte Marie St.	yes
234	Sainte Marie St.	yes
240 & 242	Sainte Marie St.	yes
243	Sainte Marie St.	yes
249	Sainte Marie St.	yes
259	Sainte Marie St.	yes
265	Sainte Marie St.	no
270	Sainte Marie St.	no
271	Sainte Marie St.	yes
272	Sainte Marie St.	yes
276	Sainte Marie St.	yes
279	Sainte Marie St.	no
285	Sainte Marie St.	yes
297	Sainte Marie St.	yes

<b>Elgin St.</b>	<b>Street</b>	<b>Significant Heritage Building</b>
25	Elgin St.	yes
27	Elgin St.	no
31	Elgin St.	yes
32 - Anglican Church	Elgin St.	yes
35	Elgin St.	yes
43	Elgin St.	yes

57	Elgin St.	yes
63 - Rectory & RC Church	Elgin St.	yes
<b>Heritage Drive</b>	<b>Street</b>	<b>Significant Heritage Building</b>
1	Heritage Drive	yes
45	Heritage Drive	yes
<b>St. Paul St.</b>	<b>Street</b>	<b>Significant Heritage Building</b>
22 & 24	Saint Paul St.	yes
32	Saint Paul St.	no
38	Saint Paul St.	no
45	Saint Paul St.	no
48	Saint Paul St.	no
50	Saint Paul St.	no
58	Saint Paul St.	yes
62 & 68	Saint Paul St.	yes
106	Saint Paul St.	no
108	Saint Paul St.	yes
114	Saint Paul St.	yes
128	Saint Paul St.	yes
136	Saint Paul St.	yes
150	Saint Paul St.	no
174	Saint Paul St.	no
<b>First</b>	<b>Street</b>	<b>Significant Heritage Building</b>
70	First St.	no
72	First St.	no

<b>Huron</b>	<b>Street</b>	<b>Significant Heritage Building</b>
12 & 14	Huron St.	no
16	Huron St.	yes
18, 20 & 22	Huron St.	yes
28	Huron St.	yes
<b>Second</b>	<b>Street</b>	<b>Significant Heritage Building</b>
22	Second St.	yes
25	Second St.	no
<b>Simcoe</b>	<b>Street</b>	<b>Significant Heritage Building</b>
9 & 11	Simcoe St.	yes
15 & 21	Simcoe St.	no
27 & 29	Simcoe St.	yes
31	Simcoe St.	yes
32	Simcoe St.	no
33	Simcoe St.	yes
37	Simcoe St.	no
40	Simcoe St.	yes
77 & 79	Simcoe St.	yes
80	Simcoe St.	yes
<b>Third</b>	<b>Street</b>	<b>Significant Heritage Building</b>
7	Third St.	yes
8 & 10	Third St.	no
27	Third St.	yes
30	Third St.	yes
37	Third St.	yes
54	Third St.	yes
64	Third St.	yes
67	Third St.	yes
69	Third St.	yes
71	Third St.	yes
<b>Ontario</b>	<b>Street</b>	<b>Significant Heritage Building</b>
9, 11 & 13	Ontario St.	yes
64	Ontario St.	yes
70	Ontario St.	yes
74 & 76	Ontario St.	yes
75 - Anglican Church Rect	Ontario St.	yes
84	Ontario St.	yes
88 & 90	Ontario St.	yes
98 & 100	Ontario St.	yes
106	Ontario St.	yes

114	Ontario St.	yes
120	Ontario St.	no
124	Ontario St.	yes
<b>Fourth St. W</b>	<b>Street</b>	<b>Significant Heritage Building</b>
12	Fourth St. W.	yes
24	Fourth St. W.	no
29	Fourth St. W.	no
37	Fourth St. W.	yes
<b>Fourth St. E.</b>	<b>Street</b>	<b>Significant Heritage Building</b>
20	Fourth St. E.	yes
21 & 27	Fourth St. E.	yes
29	Fourth St. E.	no
30	Fourth St. E.	no
35	Fourth St. E.	no
45 & 47	Fourth St. E.	no
57	Fourth St. E.	yes
65	Fourth St. E.	yes
69	Fourth St. E.	yes
73	Fourth St. E.	no
<b>Hume St.</b>	<b>Street</b>	<b>Significant Heritage Building</b>
50	Hume	no
60	Hume	yes
64	Hume	yes
74	Hume	yes
78	Hume	yes
82	Hume	yes
84	Hume	no
<b>Properties Designated under Part IV of Ontario Act</b>		
142	Beech St.	yes
492	Hurontario St.	yes
637	Hurontario St.	yes
140	Maple St.	yes
167	Minnesota St.	yes
224	Minnesota St.	yes
227	Minnesota St.	yes
240	Minnesota St.	yes
200	Oak St.	yes
282	Ontario St.	yes
77	Sixth St.	yes
199	Third St.	yes
242	Third St.	yes
275	Third St.	yes
291	Third St.	yes