

Heritage Districts Work!

Heritage Conservation District Study
Bayfield - Municipality of Bluewater
2009



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Heritage Conservation District Study 2009

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Bayfield Executive Summary

Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

Background of Bayfield Heritage Conservation District

- Located in the Village of Bayfield, now part of the Municipality of Bluewater
- Consists of 31 residential and commercial properties
- The district was designated in 1982
- The Bayfield Conservation District Plan was prepared for the Village of Bayfield by Architect and Planners Nick Hill and Chris Borgal

Study Approach

- Resident surveys were conducted door to door by members of the Municipal Heritage Committee
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - to maintain, conserve and restore buildings within the district
 - to remain a competitive and viable part of the community
 - to maintain a small village atmosphere and foster recognition
- 88% of people are very satisfied or satisfied with living or owning property in the district
- The process for completing alterations is not difficult or lengthy
- Most properties in the district had average or above sales history trajectories
- Properties in the district showed resistance to real estate downturns
- Overall, the Bayfield Heritage Conservation District has been a successful planning initiative

Recommendations

- Track alteration requests in a comprehensive and easily accessible manner
- Improve the relationship between the Heritage Committee and the Municipality of Bluewater
- Conduct a study on accessibility within the district

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1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”¹. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”².

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

Figure 1: Distribution of Heritage Conservation Districts under Examination

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

2.0 Background of Bayfield Heritage Conservation District

2.1 Description of the District

The Bayfield Heritage Conservation District is situated on Main Street bounded in the south by Clan Gregor Square and in the north by Elgin Place in the Village of Bayfield. The district consists of the historic Village of Bayfield, particularly the traditional commercial core. The prominent commercial and residential structures were constructed between 1831 and 1902.

2.2 Cultural Heritage Value of the District

The Statement of Significance prepared for the Canadian Register of Historic Places (www.historicplaces.ca) says the following about the cultural heritage value of the Bayfield Heritage Conservation District:

Located between the Bayfield River and Lake Huron, the village's close proximity to water is a central reason for its popularity with cottagers and tourists.

The Village of Bayfield, located to the south of Bayfield River and bounded in the west by Lake Huron, is the second oldest community in Huron County. It was surveyed in 1828 and laid out by Captain Wolsey Bayfield in 1832 for Baron Detuyll who purchased three thousand acres in the area. Although he never visited the site, a town plan was made and settlement commenced in 1830. The business district of the Village has remained in its original location on Main Street despite the new development. Clan Gregor Square was originally bisected by Main Street; however it now operates as a large central park.

The Village of Bayfield Heritage Conservation District is the traditional commercial core area of Bayfield and is composed of historic residences and commercial buildings, such as hotels, stores and civic buildings. The current Bayfield community is primarily residential; but the commercial district's mid-nineteenth century quality of the architecture set within a natural landscape has created a regional tourist area.

Buildings of significant heritage are located within the district such as the Albion Hotel 1840, The Little Inn 1847, four pre-1850 stores and many old residences one example being the Moore Residence 1862. The Village of Bayfield Heritage Conservation District differs from most other late nineteenth century streetscapes in Canada which feature a tightly connected group of similarly built brick commercial blocks. In Bayfield, the Main Street and Clan Gregor Square are a loose assembly of buildings and spaces.

The Village of Bayfield Heritage Conservation District is composed of both commercial and residential buildings which vary in their age, style and quality of construction. However, the early 1830s two-storey buff brick commercial buildings on Main Street are harmonious in design and appearance, lending architectural integrity to the landscape. Architectural compositions such as the groupings of the Albion Hotel, Rogers' Residence, Little Inn and Graham's Store exist at the key corners of Main Street forming successful termination points for the district.

The network of village streets crossing through Main Street illustrates the importance of this commercial district. Clan Gregor Square is composed of six acres surrounded by maples on all sides with an avenue situated diagonally through the centre where Main Street was once located. The open space on either side of the current Main Street, between the road and lots, is approximately 50 feet wide and is composed of a gravel shoulder used for parking as well as a grass boulevard with trees and a footpath. Main Street itself is 120 feet in width which has allowed the full growth of its numerous trees and illustrates the district's notable interaction between commercial and natural landscapes. The buildings along Main Street are primarily detached and unrelated to each other but joined visually by the profuse treescape and gardens. In order to preserve the historic 1800s atmosphere and harmony of building design and scale within the District small details such as signs, lights, sidewalks, parking and street furniture are designed and regulated accordingly.

2.3 Location of the District

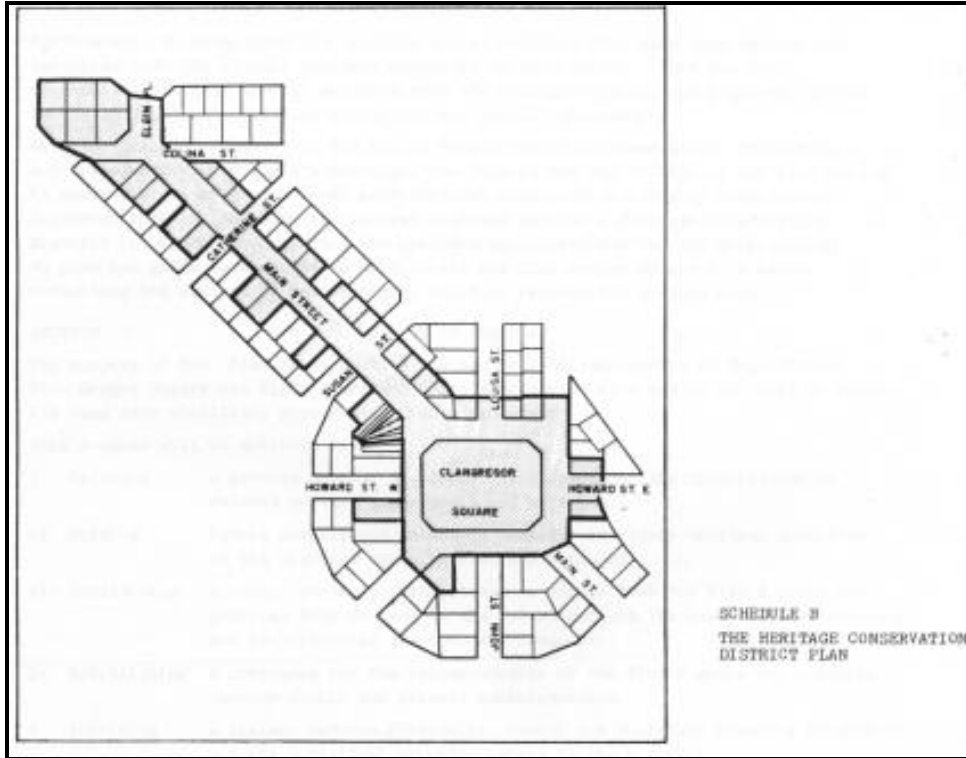


Figure 2: Map of Bayfield Heritage Conservation District

2.4 Designation of the District

According to stakeholders, the designation of Bayfield was initiated by the local community and municipality who thought the Main Street was unique and needed to be protected. The Bayfield Heritage Conservation District is protected by By-law 182-1982 which was passed on August 24, 1982 by the Village of Bayfield.

The Bayfield Conservation District Plan was prepared for the Village of Bayfield by Architects and Planners Nick Hill and Chris Borgal. The Heritage Conservation District Plan contains sections on the purpose of the plan, basic assumptions, objectives of the plan, land use plan, building plan, roads, parking, signs and new building guidelines, implementation, location plan and building location plan.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Bayfield Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by local members of the Municipal Heritage Committee. Fifty-five residents answered surveys, representing a response rate of over 100%. The reason for the high number of people is because many properties have multiple tenants. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Bayfield was conducted in July 2008. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Cross-Melville (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of six views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District (HCD) under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average thirty year period range were identified for individual HCD properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Properties with more than one record of sale were plotted on graphs against average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the HCDs. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each HCD unit sales record (see Appendix F)⁴. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the HCD designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an HCD), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

3.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Five people were interviewed for the Bayfield Heritage Conservation District. All five of these interviews were conducted over the phone. Those interviewed included a Planner for the County, two local committee members, a member of the Chamber of Commerce, and an architect that has completed work in the district. A summary of the responses received is included in

⁴ The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a HCD. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest HCDs (201-600 properties) were obtained using every fiftieth HCD property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller HCDs with 1-10, 11-100 and 101-200 properties respectfully.

Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Bayfield Heritage Conservation District, the information about the number of applications for alterations and their time for approval were kept with the general building permits at the Municipality of Bluewater. The list of applications was produced manually and includes requests from 2001 until 2007. A summary of this information is presented in Appendix H.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

Based on the Heritage Conservation District Plan prepared in 1983, there are goals which relate to the aesthetic, economic and social elements of the district. The plan states that the goals will be met through objectives that fall within four categories:

a) Aesthetic- to conserve and restore buildings

The objective to conserve and restore buildings has successfully been met. Drawing on measures collected in the Townscape Survey, maintained historic features scored very high. Quality of conservation work and conserved elements also scored high. This means that visually the area is well maintained and historic elements of the buildings have been conserved. A high score in absence of dereliction and facade quality also confirm that buildings have been well maintained (see Figure 3).



Figure 3: An example of well maintained buildings in the district

b) Economic- to remain a competitive and viable part of the community

The second objective, to remain a competitive and viable part of the community has been met. According to the land use maps there are no vacancies in the district and there is a diversity of businesses. Drawing on measures collected from the Townscape Surveys advertising in keeping scored very high which enhances the character of the street. However, vitality scored very low. According to one key stakeholder side walk accessibility is an issue within the district which could impact the number of pedestrians in the district.

c) Social- to maintain a small village atmosphere

A high score in the categories of traffic flow appropriateness, cleanliness and personal safety in the Townscape Survey shows that the area has maintained a small village atmosphere. A high score in private planting shows that businesses take pride in their ownership, which means the area clearly demonstrates and embraces its small town values.



Figure 4: An example of private planting

d) Foster Recognition

Drawing on the responses from the resident surveys, 94% those surveyed know they live in a Heritage Conservation District. The responses also show a high level of understanding about the goal to protect the area and the relevant guidelines. Based on the Townscape Survey, historic reference and nomenclature both scored high. This means that the historic importance of the area is visible.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. It is evident that not many of the current owners were present during the designation, 74% of the residents surveyed came to the area after the designation. Twenty-five percent were very positive about the designation. Only

the remaining 1% was against the designation. Now 55% are very satisfied with living or owning property in the district and 33% are satisfied.

In addition to evidence from the surveys that people are content with the district, stakeholders also indicated that there are positive feelings within the district towards the designation. The high scores in the categories related to individual property maintenance in the Townscape Survey (cleanliness, private plantings) indicate that people have pride in their neighbourhood.

4.3 Is it difficult to make alterations?

Of the residents surveyed 17 people said they have made an alteration request and they all stated it took under three months to be approved. The records from the Municipality of Bluewater show that all applications were approved within eight weeks except one, which was a major addition (See Figure 5). These numbers show that applications are processed efficiently. Clearly the process for alterations is working well because the district is in good shape.

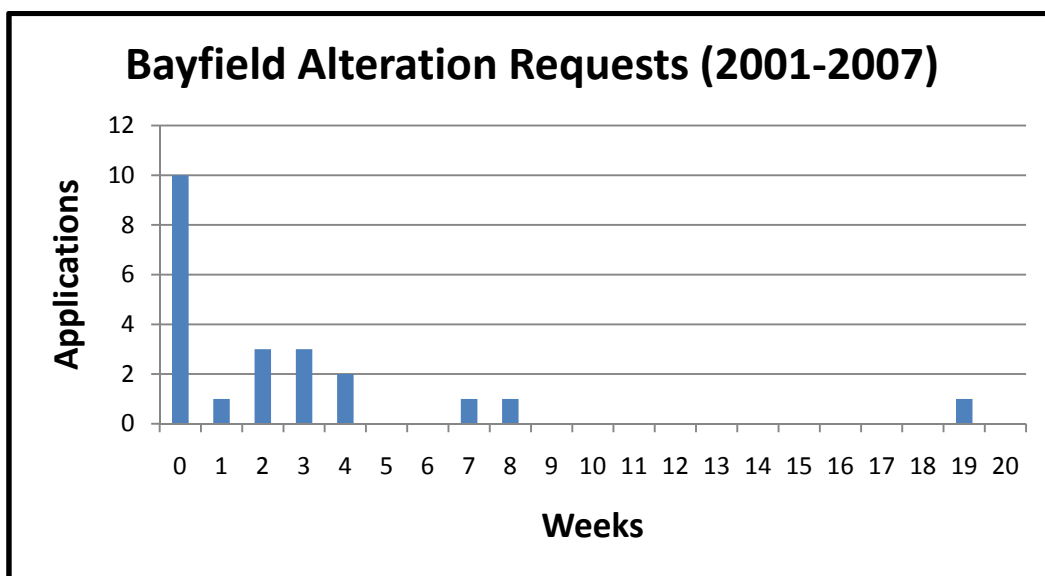


Figure 5: Alteration Requests for Bayfield from 2001 until 2007

4.4 Have property values been impacted?

According to the resident surveys 25 of 52 residents felt their property values had increased and five thought their property values had increased a lot. Eight people felt it will have no impact on their property value and one person thinks it will decrease their property value.

The data from GeoWarehouse™ indicated that four of 49 properties had sales histories. Of these four properties three had above average sales value increases. The remaining property had an average sales history trajectory. None of the properties performed below average. Almost all of the properties have above average sales price which indicates the district is a better neighbourhood than its immediate surroundings.

One of the properties (Figure 6) shows an interesting trend. It resisted the real estate market downturns of the late 1990s and 2008. While other properties in the village were losing value, this property in the district maintained its value.

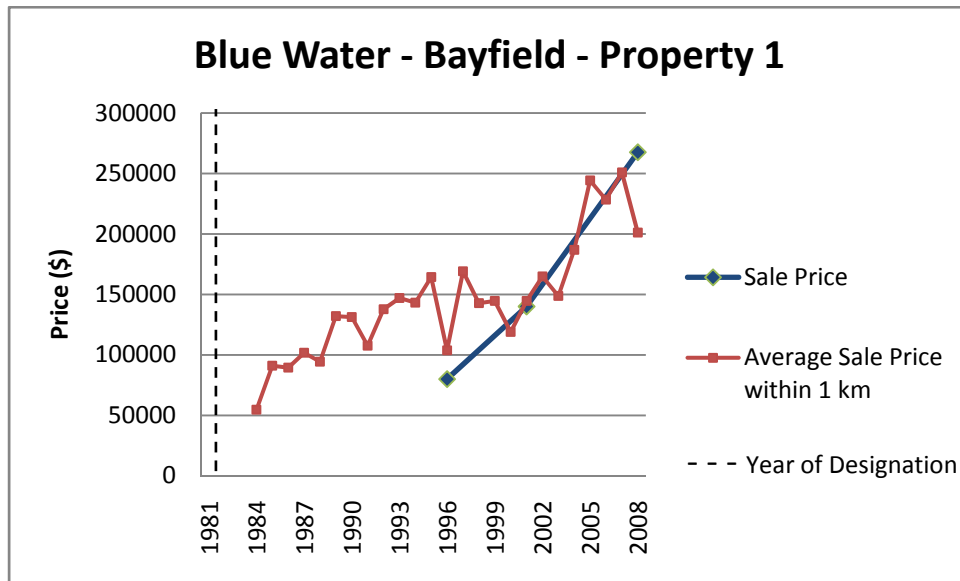


Figure 6: Sale History Trajectory for Property 1

4.5 What are the key issues in the district?

a) *Amalgamation*

One significant issue expressed by the stakeholders appears to be the amalgamation of The Village of Bayfield into the Municipality of Bluewater. This move has resulted in a more fragmented relationship between the local committee and staff.

b) *Accessibility*

One key stakeholder expressed the issue of accessibility within the commercial district; there are uneven sidewalks which could affect pedestrian's ability to move within the district. In addition, one resident mentioned the need for better public amenities.

c) *Architecture*

One key stakeholder mentioned they had done architectural work on ¼ of the buildings in the district which could have influence the successful numbers of alteration requests, as well the good condition of the district.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - to maintain, conserve and restore buildings within the district
 - to remain a competitive and viable part of the community
 - to maintain a small village atmosphere and foster recognition
- 88% of people are very satisfied or satisfied with living or owning property in the district
- The process for completing alterations is not difficult or lengthy
- Most properties in the district had average or above sales history trajectories
- Properties in the district showed resistance to real estate downturns

Overall, the Bayfield Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Track alteration requests in a comprehensive and easily accessible manner
- Improve the relationship between the Heritage Committee and the Municipality of Bluewater
- Conduct a study on accessibility within the district

Appendices

Appendix A

Tabular Results of Resident Surveys

Bayfield Heritage Conservation District Resident Survey Results

1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	21	34	0
Percentage	38.18	61.82	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	52	3
Percentage	94.55	5.45

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	14	41
Percentage	25.45	74.55

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	10
Negative	0
Neutral	3
Mixed Feelings	0

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	11	29
Percentage	27.50	72.50

6. What is your understanding of how the HCD works?

Responses

Protect/Preserve	33
Approval	3
Guidelines/Regulation	9
Little/no understanding	10

Additional Comments: Good understanding (2), Restrictions (1), Promote public awareness (1)

Note: Residents could provide more than one answer to question 6

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	23	31
Percentage	42.59	57.41

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	22	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 5 months	0
4 to 5 months	0
1 to 3 months	7
Less than 1 month	9
Not long	1
Do Not Know	4

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.41	28	17	5	1	0	3
Percentage		54.90	33.33	9.80	1.96	0.00	5.56

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.87	5	25	8	1	0	13
Percentage		12.82	64.10	20.51	2.56	0.00	25.00

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	28
Yes	1
Yes, easier	5
Yes, harder	0
Don't know	3

13. Comments

Responses

Positive feelings	9
More consistency	4
Continue/better maintain	4
Better public space/amenities	4
Education	3

Additional Comments: More promotion (1), Adds variety, human interest and culture (1), Sandwich board is necessary (1), Don't know much (1), Concerned (1)

Total Population	31
Participants	55
Participation Rate	*

* Participation rate is not available because more people than the population were surveyed.

Appendix B
Land Use Maps

Ground Floor Land Use in Bayfield Heritage Conservation District



Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 25 50 100 150 200 Meters



Author: Heritage Resources Centre
 January 19, 2009
 Data provider: Teranet Inc.
 Coordinate System: NAD_1983_UTM_Zone_17N

Second Floor Land Use in Bayfield Heritage Conservation District



Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 25 50 100 150 200 Meters

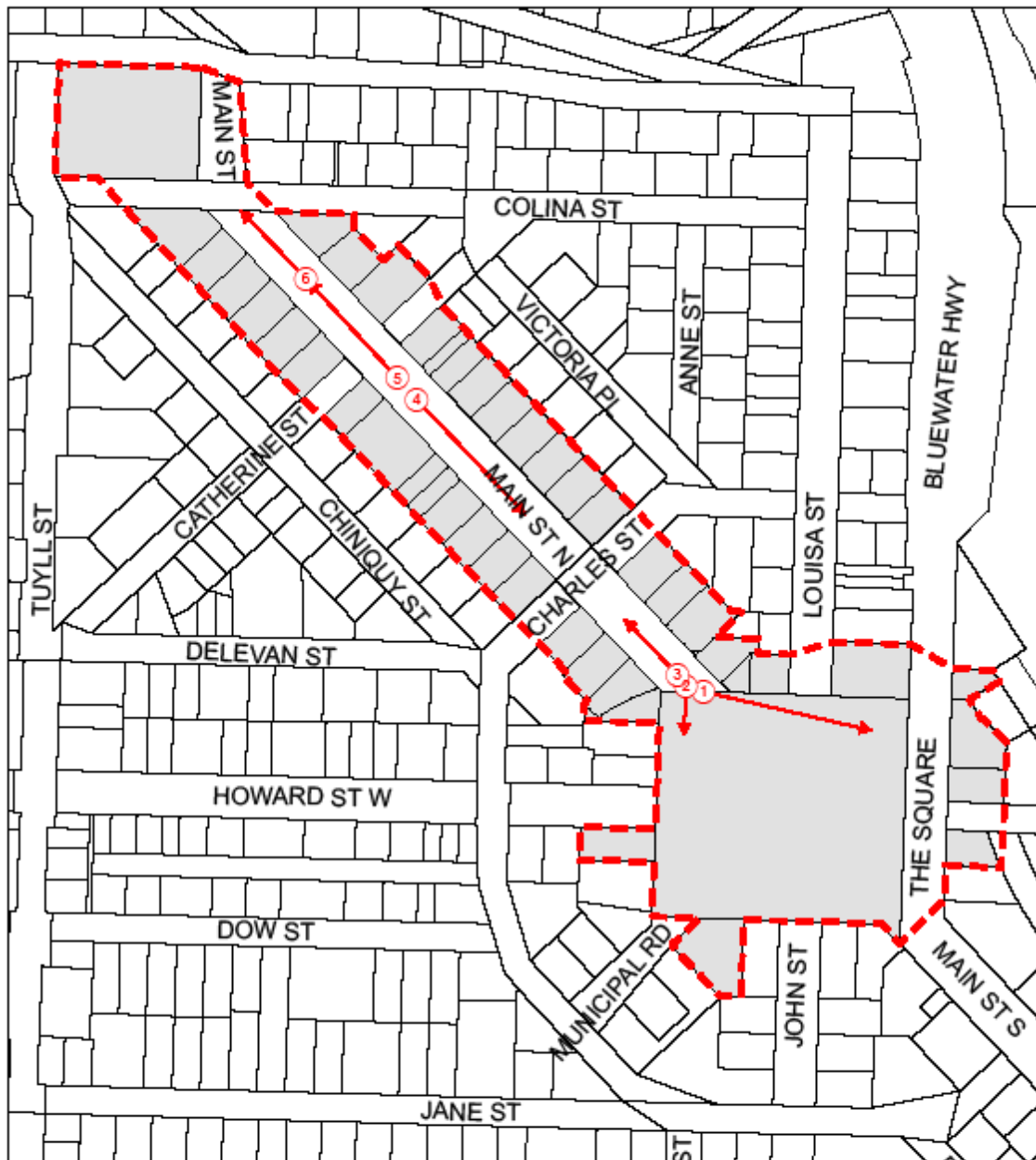


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

Appendix C

Map of Views

Views in Bayfield Heritage Conservation District



Legend

-  Viewpoints
-  Viewlines
-  HCD Boundary
-  Not in HCD
-  In HCD

0 25 50 100 150 200 Meters

Author: Heritage Resources Centre
 January 19, 2009
 Data provider: Teranet Inc.
 Coordinate System: NAD_1983_UTM_Zone_17N



Appendix D

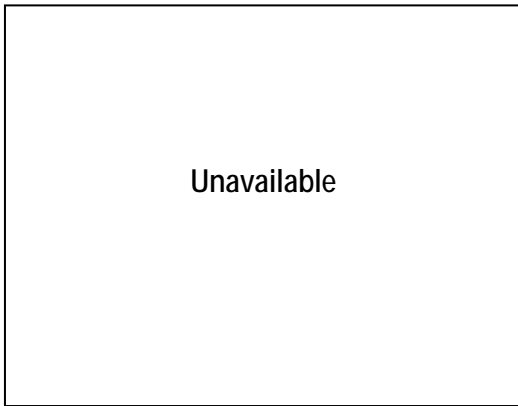
Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Bayfield HCD

Date: July 24, 2008

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	21.5	30	71.67	3.6
A2-Cleanliness	23	30	76.67	3.8
A3-Coherence	25	30	83.33	4.2
A4-Edgefeature Quality	20	30	66.67	3.3
A5-Floorscape Quality	22	30	73.33	3.7
A6-Legibility	24.5	30	81.67	4.1
A7-Sense of Threat	23.5	30	78.33	3.9
A8-Personal Safety: Traffic	22.5	30	75.00	3.8
A9-Planting: Public	26	30	86.67	4.3
A10-Vitality	15	30	50.00	2.5
A11- Appropriate Resting Places	22	30	73.33	3.7
A12-Signage	18.5	30	61.67	3.1
A13-Street Furniture Quality	21	30	70.00	3.5
A14-Traffic Flow Appropriateness	25.5	30	85.00	4.3
SUM A	310	420	73.81	3.7

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	20.5	25	82.00	4.1
B16-Dereliction, Absence of	22	25	88.00	4.4
B17-Detailing, Maintenance	24	30	80.00	4.0
B18-Facade Quality	20.5	25	82.00	4.1
B19-Planting: Private	22	25	88.00	4.4
SUM B	109	130	83.85	4.2

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	22	30	73.33	3.7
C21-Historic Reference Seen	21.5	30	71.67	3.6
C22-Nomenclature/Place Reference	20.5	30	68.33	3.4
C23-Quality of Conservation Work	23.5	30	78.33	3.9
C24-Quality of New Development	0	0	0.00	0.0
C25-Historic Features, Maintained	28.5	30	95.00	4.8
SUM C	116	150	77.33	3.9

Impression Score				
Aggregate Score	535	700	76.43	3.8

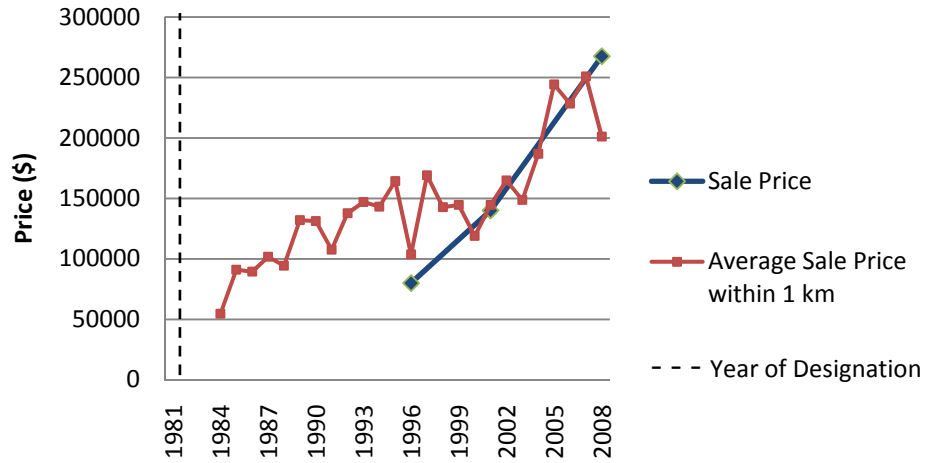
Weather: Sunny

Views: 6

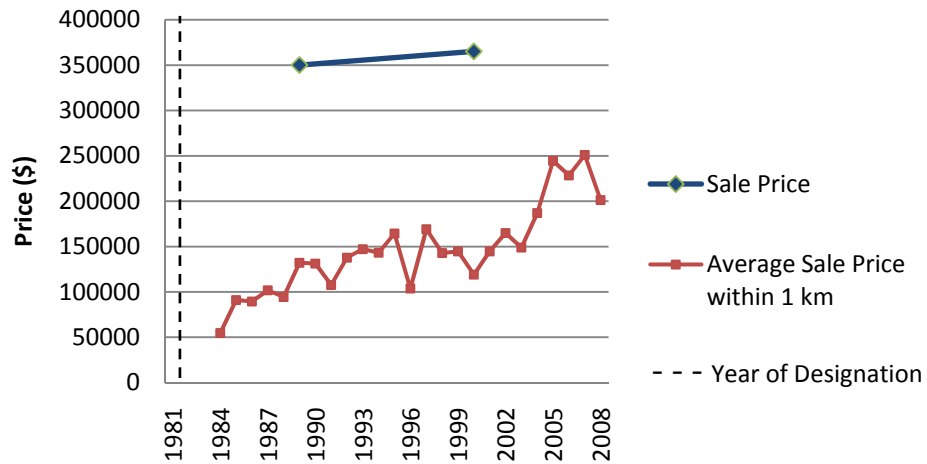
Appendix F

Real Estate Data

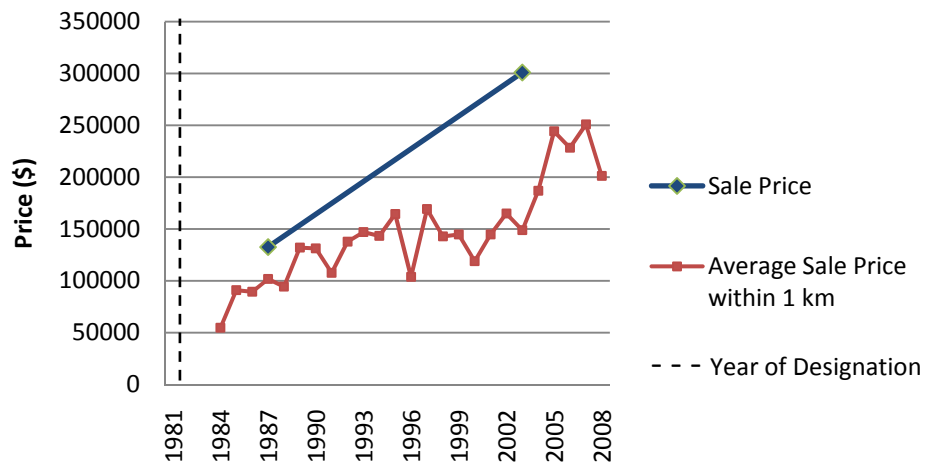
Blue Water - Bayfield - Property 1



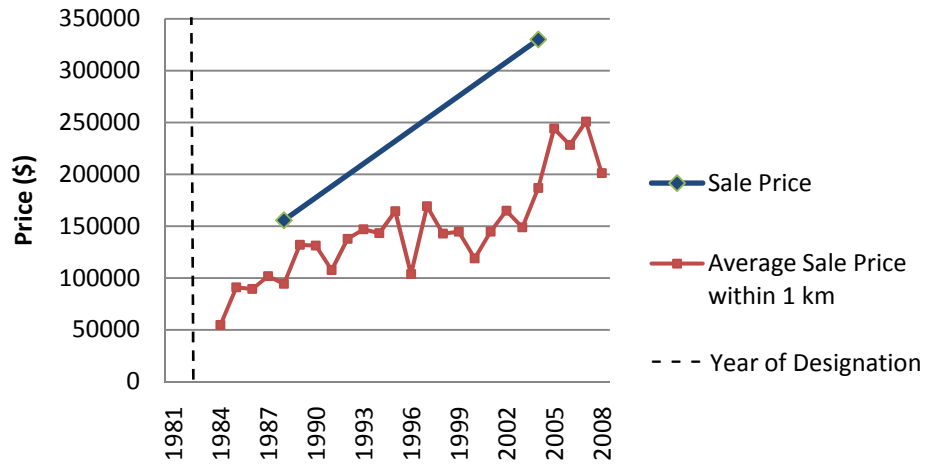
Blue Water - Bayfield - Property 2



Blue Water - Bayfield - Property 3



Blue Water - Bayfield - Property 4



Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Bayfield Heritage Conservation District
 Month(s) of Interviews: October 2008, January 2009, February 2009
 Number of People Interviewed: 5

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Chairman of the Heritage committee (1) • Part of committee only originally looked after their district but now they are in charge of all areas in Bluewater (2) • A part of the Chamber of Commerce (Not heritage) (1) • Planner with Bayfield and Seaforth through Huron County (1) • Tourism Promotion in the County of Huron (1) • Architectural work in the district on approximately ¼ of the buildings (1)
2. How did the HCD come about?	<ul style="list-style-type: none"> • Interested women in the village about 26 years ago (1) • Thought Main street was unique and they wanted to protect it (1) • Interest in the community (2)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Favourably from visitors points of view (1) • Locals- were not very vocal in the middle years, Now- they are comfortable with the district (1) • New comers are unaware of the rules and regulations of the district and have a steep learning curve (1) • Generally well accepted (2) • Specific property owners have issues with controls, the ones that do not understand the importance are the ones that have issues (2)
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Sub-committee to Bluewater Council (1) • Since the amalgamation many years ago there have been problems the larger municipality has more obligations to attend to (3) • There is a limited budget (1) • Different interests amongst the community (80% council are from farming) (1) • Slower process when submitting requests and have not heard back from council on many issues which leaves the heritage committee in limbo (2)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Not sure of the process (2) • Needs to be advertised better on the processes (1) • Committee meets and makes a decision (1) • Before amalgamation there was a close relationship between the committee and the municipality (1)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • General meetings (1) • Brochures (1) • Owners are aware (1)
7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?	<ul style="list-style-type: none"> • Only heritage district in the municipality (2) • Perhaps if there were more Districts, they may be understood better (1) • Lack of communication (1) • Variety of surface paving – gravel, paved makes accessibility hard (1) • Amalgamation- Bluewater Council is not as sympathetic of the wishes and requirements of the heritage committee (4) • Whole Main Street is not all an HCD, some people opted out- has not been a problem until recently (1)

	<ul style="list-style-type: none"> ● Commercial district with a village feel – space between buildings and many mature trees (1) ● Many of the trees are old and may have to be removed (1) ● There were no sewers for a long time, so buildings could only cover 50% of the lot (to provide room for sewage systems), this might become a critical issues because there are sewers now (1) ● Tiny businesses – most are self-employed (1)
8. What are similar non designated areas?	<ul style="list-style-type: none"> ● None it is a small municipality (2) ● Clinton (1)
9. Other comments	<ul style="list-style-type: none"> ● Council has very little action (1) ● HCDs are unique in nature (1) ● Usually have a nice selection of gift, artisans and restaurants (1) ● Events in HCDs are much easier to promote because the HCD gives the event and added flair and tourism desirability (1)

Appendix H

Requests for Alterations

Date Submitted	Date Approved	Time Frame (Weeks)	Type
Jan 31, 2007	Jan 31, 2007	0	Interior renovations
May 15, 2007	May 18, 2007	0	Replace windows with doors
Jan 30, 2006	Feb 3, 2006	0	Addition
May 14, 2006	May 25, 2006	2	Renovation
May 10, 2006	May 31, 2006	3	Commercial renovation
Dec 14, 2006	Dec 18, 2006	0	Porch and stairs addition
Jan 18, 2007	Jan 18, 2005	0	Renovation - to make a coffee shop
Feb 3, 2005	March 31, 2005	8	Addition to rear of hotel
April 25, 2005	April 28, 2005	0	Make bathrooms and front entrance wheel chair accessible
Aug 11, 2005	Aug 12, 2005	0	Commercial addition for storage
Oct 28, 2005	Nov 16, 2005	3	Renovate into suite complex
July 27, 2004	July 28, 2004	0	Addition to construct automotive repair
Nov 1, 2004	Nov 4, 2004	0	Commercial addition
Dec 23, 2002	Jan 21, 2003	4	Remove existing and construct new building
Oct 28, 2002	March 11, 2003	19	Addition to building
Oct 14, 2003	Nov 7, 2003	3	Replace existing stairs with new PT stairs
Nov 24, 2003	Dec 10, 2003	2	Add on den
Nov 14, 2003	Dec 10, 2003	4	Remove front and renovate rear for office space
June 13, 2002	June 20, 2002	1	Build Handicapped restrooms
April 9, 2001	April 9, 2001	0	Commercial addition
Aug 20, 2001	Sept 4, 2001	2	Construct a garden shed
Oct 18, 2001	Dec 3, 2001	7	Two commercial additions