





## Review of Delegated Authority for Heritage Alteration Permits

London Advisory Committee on Heritage  
Wednesday November 13, 2019

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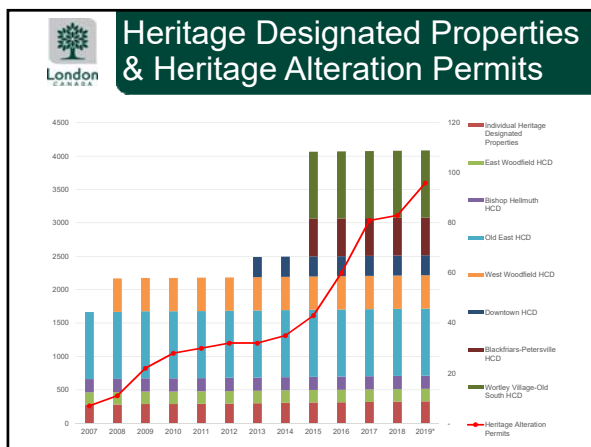

## Heritage Alteration Permits

**Individually Designated Property**

- Section 33, *Ontario Heritage Act*
- “Likely to affect” any heritage attribute
- “Consent”
- Maximum 90-day review timeline

**Heritage Conservation District Property**

- Section 42, *Ontario Heritage Act*
- Classes of Alteration in HCD Plan
- “Permit”
- Maximum 90-day review timeline


## Delegated Authority

**Ontario Heritage Act**

- Section 33(15) and 33(16)
- Section 42(16) and 42 (17)


**By-law No. C.P.-1502-129 (2015)**

- Approval and Approval with Terms and Conditions on Heritage Alteration Permits Delegated – City Planner
- Refusal or Conditions for Referral – Municipal Council



## “Conditions for Referral”

- A complex application for a Heritage Alteration Permit;
- Considerable sensitivity or contention regarding an application for a Heritage Alteration Permit;
- An application which fails to achieve acceptable heritage planning process or practice;
- An application for a Heritage Alteration Permit which fails to achieve policies or guidelines of a Heritage Conservation District Plan and Guidelines (if applicable);
- Where refusal of an application for a Heritage Alteration Permit is recommended by the City Planner; and/or,
- Where an owner requests consideration of an application for a Heritage Alteration Permit by the LACH.




## Proposed Changes

Section 9 of the Delegated Authority By-law states,  
*The LACH, upon receiving an application for a Consent or a Heritage Alteration Permit from the City Planner, may make a recommendation regarding the grant of a Consent or a Heritage Alteration Permit to the City Planner. This may:*


- a) *Recommend the grant of a Consent or a Heritage Alteration Permit;*
- b) *Recommend the grant of a Heritage Alteration Permit with terms and conditions;*
- c) *Make a recommendation regarding an application for a Consent or a Heritage Alteration Permit to Municipal Council, via PEC. In this circumstance, Municipal Council shall retain the decision-making authority regarding the application for a Consent or a Heritage Alteration Permit.*

*Thereafter, the City Planner will make a decision with consideration of the recommendation of the LACH, unless LACH makes a recommendation as in (c) above.*



## Proposed Changes

**Recommended** Section 9 of the Delegated Authority By-law,  
*The LACH, upon receiving an application for a Consent to or grant a Heritage Alteration Permit from the City Planner, may make a recommendation to Municipal Council. In this circumstance, Municipal Council shall retain the decision-making authority regarding the application for a Consent to or grant a Heritage Alteration Permit.*



## Outcomes of Delegated Authority

- 80% of HAP applications
  - Major HAP applications still require LACH consultation
- Reliant of professional staff
- Compliance with legislated timelines
- Reduce approval timeline
  - 7 weeks to 2 weeks



## Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the revised "Delegated Authority for Heritage Alteration Permits By-law," attached hereto as Appendix A, **BE INTRODUCED** at the Municipal Council meeting to be held on November 26, 2019 to amend By-law C.P.-1502-129 being "A by-law to delegate certain authority of Municipal Council to consent to or grant permits for alterations to heritage designated properties", to clarify the process for Heritage Alteration Permits.