



Heritage Cramahe

Cramahe Township Heritage Designation Tax Rebate Proposal

FOLLOW UP REPORT & SUMMARY DISCUSSION

Northumberland County – Heritage Incentive Summary:

- Currently 5 of the Townships within Northumberland County offer heritage incentives to their residents: Port Hope, Cobourg, Brighton, Trent Hills and Hamilton.
- See Summary table below:

MUNICIPALITY	HERITAGE INCENTIVE PROGRAMS
Port Hope	Yes, their Downtown CIP programs offer a wide range of grants for restoring heritage facades, store front signage, upper story building conservation, exterior landscaping, etc. (Grants available by application process ranging from \$7,500 - \$12,500)
Cobourg	Yes, grant available for restoration for any property within the Commercial Core Heritage Conservation District . The grant is equal to the annual increase in the town portion of the property taxes, if the assessment value increases as a result of this project. The grant is credited against property tax annually for max period of 10 consecutive years. (Application process)
Brighton	Yes, offers a Façade Improvement Design rebate to encourage commercial, residential or institutional properties in the Downtown Core to make improvements, rehabilitate and improve their facades. Provides a rebate for 50% of costs associated with design-related professional fees up to a max. of \$3,000. (Application process)
Trent Hills	Yes, applicable to any property designated under the Ontario Heritage Act through an application process - total amount shall not exceed 50% of the total cost of the work done and designated elements to a max of \$2,500.
Hamilton	Eligible for up to 100% of property tax exemption for land that has important natural heritage features. Deemed applicable by the Ministry of Natural Resources and Forestry as being 'provincally important'
Alnwick & Haldimand	n/a

- At this time, Alnwick & Haldimand does not offer a heritage incentive program.

Heritage Incentive within Cramahe Township:

Heritage Cramahe Committee – Tax Rebate Initial Ask to Council:

- A 15% annual tax rebate, starting in 2026 to be offered to any residents with a private home and/or commercial heritage building currently designated under the Ontario Heritage Act.

Heritage Cramahe Committee – Tax Rebate **REVISED** Ask to Council:

- **To encourage heritage designations within the Township, any designation application approved starting as of 2026 for a two-year trial period be offered a one-time annual tax rebate of \$500 that acts as an incentive and a thank you for continuing to preserve heritage within Cramahe.**
- Limited to the first 5, approved to be designated properties as per the Ontario Heritage Act
- Total cost per revised program: **\$500 x 5 designated properties = \$2,500.**
- For context on the frequency of designations within Cramahe Township, the Heritage Committee receives 0 to 1 request per year.
- If 2 to 3 properties were to become designated within the two-year period, this would be deemed a successful program.

Criteria to become designated under the Ontario Heritage Act:

- As a reminder, not everyone in possession of a heritage home and/or heritage commercial building qualifies to become designated. The following criteria are outlined by the Ontario Heritage Act. Two of the criteria below need to be met if a property is to be considered.

1. Design or Physical Value, meaning that the property:

- a. Is a rare, unique, representative, or early example of a style, type, material, or construction method.
- b. Displays a high degree of craftsmanship or artist merit.
- c. Demonstrates a high degree of technical or scientific achievement.

2. Historical or Associative Value, meaning that the property:

- a. Has direct associations with a significant theme, event, belief, person, activity, organization, or institution in the community.
- b. Yields or has the potential to yield information that contributes to understanding the community or culture.
- c. Demonstrates or reflects the work or ideas of a significant architect, artist, builder, designer or theorist.

3. Contextual Value, meaning that the property:

- a. Is important in defining, maintaining, or supporting the character of an area or is physically, functionally, visually or historically linked to its surroundings.
- b. Is a landmark.