

**Queen–Picton (Old Town)  
Heritage Conservation District  
Myths vs Facts**

**Myth: This will change zoning or land use**

Fact: Zoning and permitted land uses do not change. The Heritage Conservation District only affects how certain exterior changes are reviewed, not what uses are allowed on a property.

**Myth: I won't be able to renovate my house**

Fact: Interior renovations are not regulated. Many routine exterior repairs and minor changes do not require approval. Heritage review focuses on major exterior changes visible from the street.

**Myth: Being in the district means my property is “frozen in time”**

Fact: Change is allowed. The purpose of the district is to guide how change happens, not to prevent it. Additions and new buildings are permitted if they are compatible with surrounding historic character.

**Myth: Every property is treated the same**

Fact: Properties are classified as contributing or non-contributing. Non-contributing (typically newer or altered) buildings are subject to more flexible guidelines.

**Myth: This is only about Queen and Picton Streets**

Fact: The proposal expands the district beyond the original 1986 commercial core to include nearby historic residential streets that share the same heritage character and development history.

**Myth: Heritage designation reduces property rights**

Fact: Property ownership rights remain the same. The district does not affect property ownership, sale, or permitted land uses. It introduces a review process for certain exterior changes only.

**Myth: New development will be prohibited**

Fact: New construction is allowed. Guidelines focus on scale, height, massing, and streetscape fit, not copying historic styles or stopping development.

**Myth: This was decided without public input**

Fact: Phase 1 (the Study) has been completed and accepted by Council. Phase 2 (the Plan) is still under review, and residents can comment before Council makes a final decision.

**Myth: This applies Town-wide**

Fact: The Heritage Conservation District applies only within the proposed boundary. Properties outside the boundary are not affected.

**Myth: This is final**

Fact: No final decision has been made. Council will consider public input before adopting any final plan or boundary.