

Ontario Heritage Conference
(Brockville 2022)

Session 2.2

No HCDS in My Backyard! *CHLs & Conservation Tools: Options under the Planning Act*

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Overview

What is this about?

CHL Conservation and Policy Using
Tools under the Planning Act vs. the
Ontario Heritage Act



POLICY BASICS

CHL and HCD.



TRENDS & CHALLENGES

Challenges using the tools under the Ontario
Heritage Act vs. the Planning Act.



TOOLS UNDER THE PLANNING ACT

When to consider this as an option.



PROS & CONS

Pros & Cons of using the Planning Act.



EXAMPLES (3)

Glen Williams, Sandy Hill, and West Montrose.



Disclaimer!

Despite challenges, HCDS are great tools and should be used, where appropriate.

“You want to put restrictions on my property. I don't want it. I don't want anything to do with heritage.”

- *Stephen Smith, Greely resident*

(Source: Kate Porter, CBC news "Property owners demand to be kept off heritage list" June 2019)



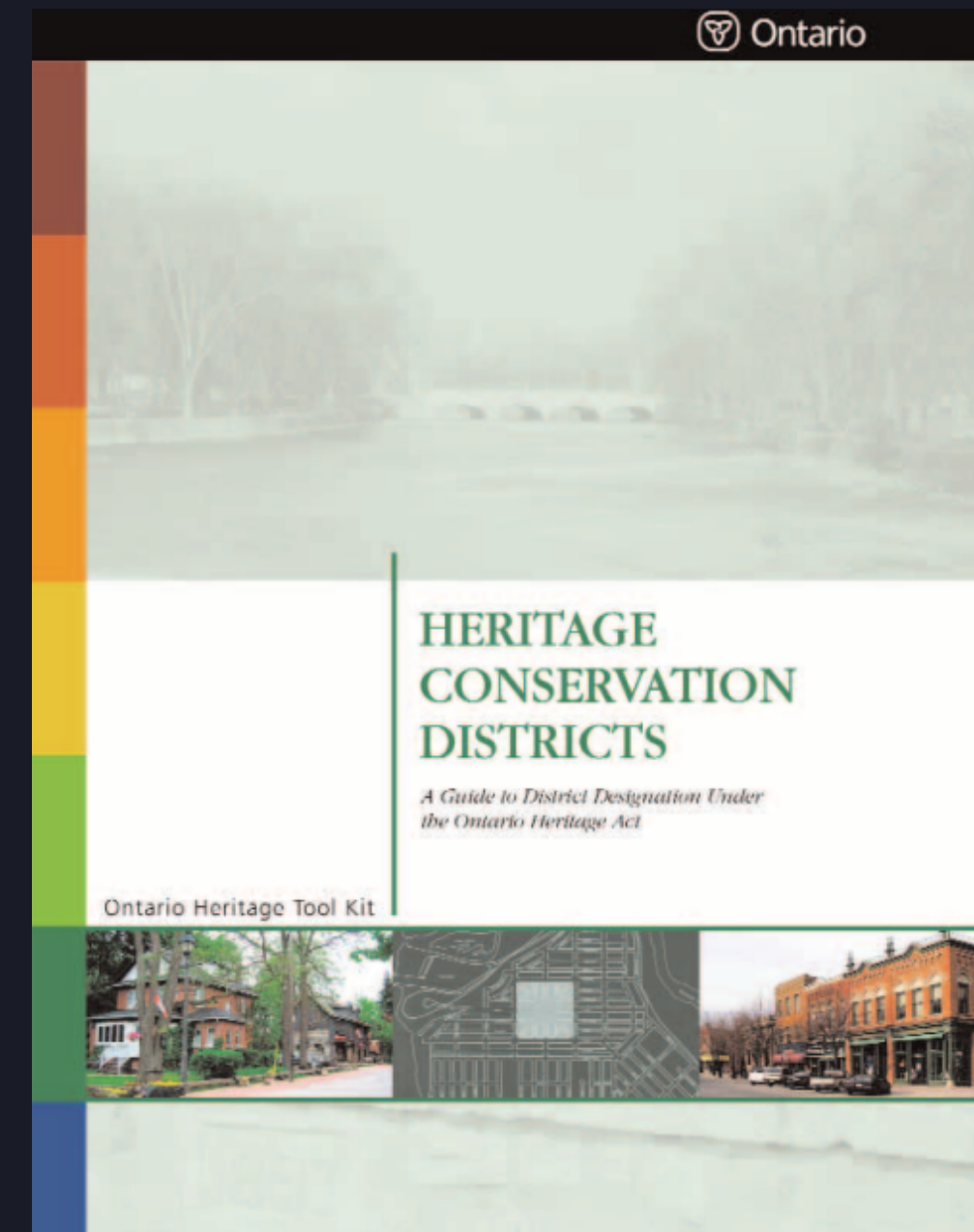
CHL (PPS 2020)



*means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, **and/or protected through official plan, zoning by-law, or other land use planning mechanisms.***

An HCD must have:

- A concentration of heritage resources;
- A framework of structured elements;
- A sense of visual coherence; and,
- A distinctiveness which enables it to be recognized and distinguishable.



OHTK

Heritage in the Land Use Planning Process

InfoSheet #1

Municipalities and approval authorities can incorporate more detailed *built heritage resource* conservation objectives and policies reflecting local heritage sites into Official Plans, land use planning documents, and related *development* approval procedures or decisions.

For example.....

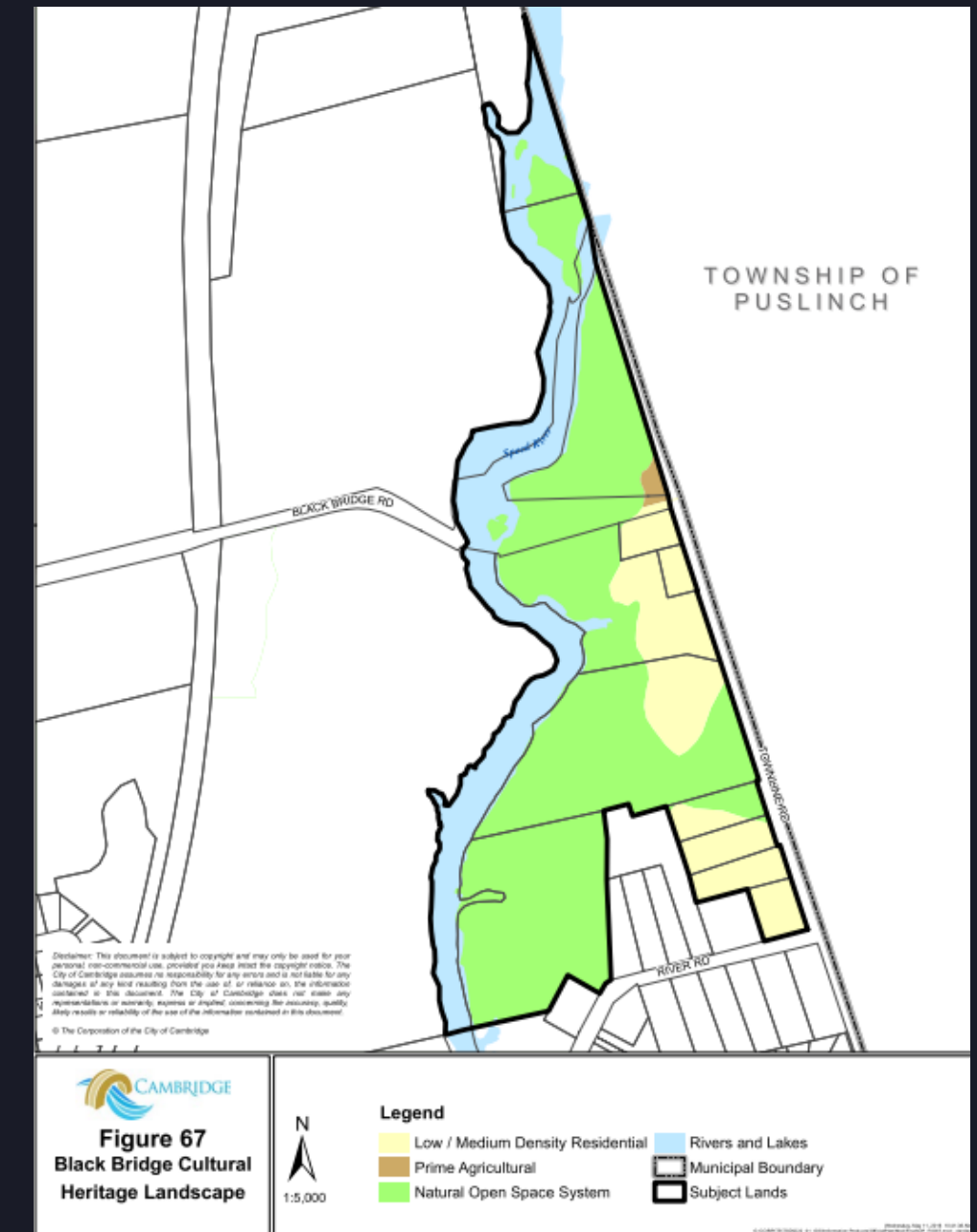


Example: City of Cambridge OP, 2018



4.8 Cultural Heritage Landscapes

The City, in co-operation with the Municipal Heritage Advisory Committee, will identify and inventory Cultural Heritage Landscapes in Cambridge in accordance with Policy 4.8.1. Once prepared, the City will consider designating Cultural Heritage Landscapes through an Official Plan Amendment (s).



Black Bridge CHL

Trends & Challenges

OHA & HCD CHALLENGES

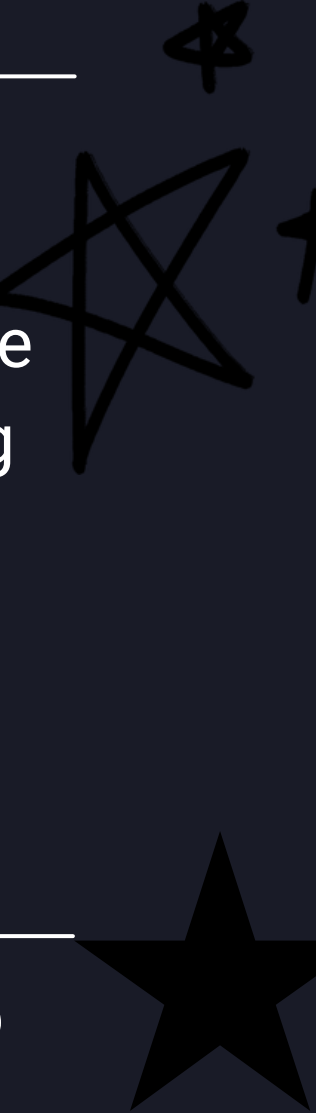
Can be viewed by community groups in extremes (good and bad), too restrictive, unsure of the process, concerned about selling house, insurance etc. OHA focuses on protection of HCDs, which is only one form of a cultural heritage landscape.

NEW TRENDS: PA & CHLS

Municipalities are starting to use tools other than the Planning Act. People's attitudes to these other tools are usually quite different.

OTHER TOOLS AVAILABLE

Secondary Plans, Character Areas, OP Policy Areas, etc.





Tools under the Planning Act:

Consider the use of tools under the Planning Act when:

- OHA designation is not appropriate (i.e. does not meet the criteria);
- OHA designation cannot currently be achieved (political reasons?);
- Other attributes which provide meaning and coherence to the context are extent and require conservation (which can't be listed or designated i.e. mature trees on public and private lands, etc.);
- Protection of a CHL or multiple CHLs need to be undertaken within a relatively short timeframe;

Pros & Cons

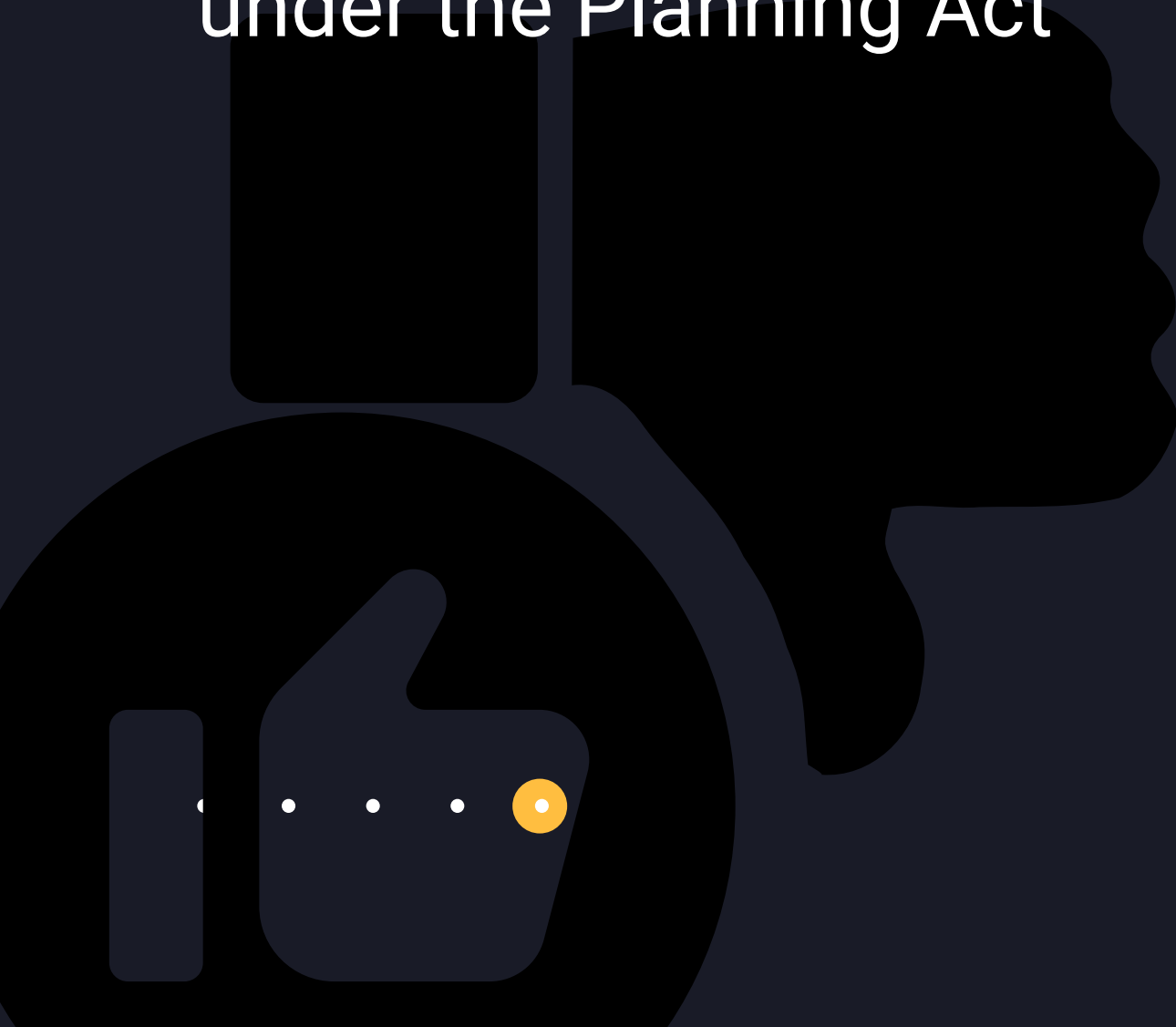
Pros & Cons of using tools under the Planning Act

PROS

- Minimum criteria (broad definition);
- Flexibility in creating OP or SP policies;
- Requires proposals requiring Site Plan, Zoning Amendment, or OP Amendment to provide an HIA;
- May allow for a larger area; and
- May take a holistic approach (heritage, traffic, land use, zoning, etc.)

CONS

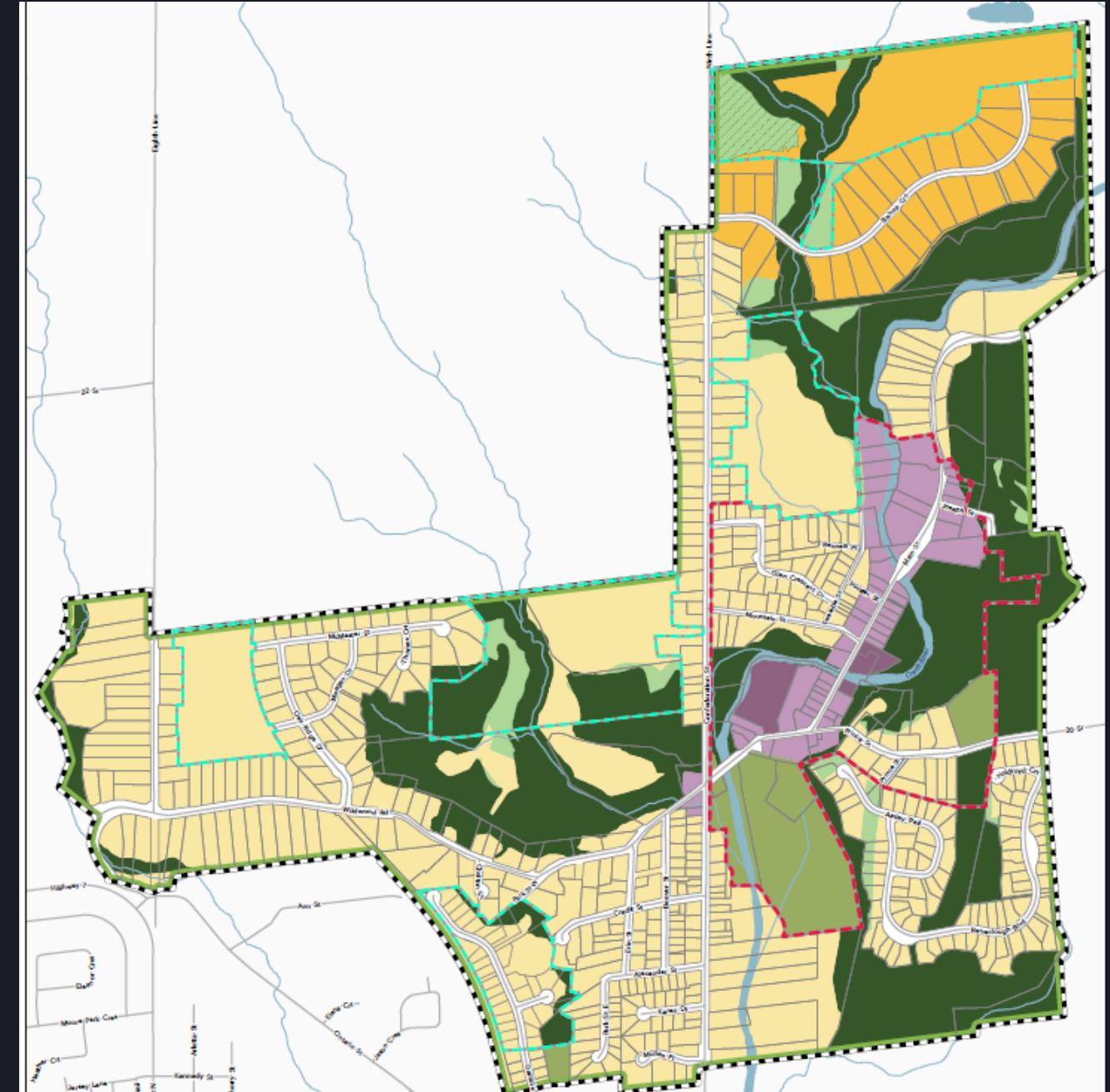
- No HCD plan which is catered to the area;
 - Often not accompanied with a heritage character statement or list of attributes of the area (too general);
 - Does not require Heritage Permit Applications (may require HIA or other process).
 - Can perform poorly if the heritage character/attributes are not identified, and if policies are not well written;
 - May be issues regarding interpretation.
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Glen Williams

Halton Hills, ON

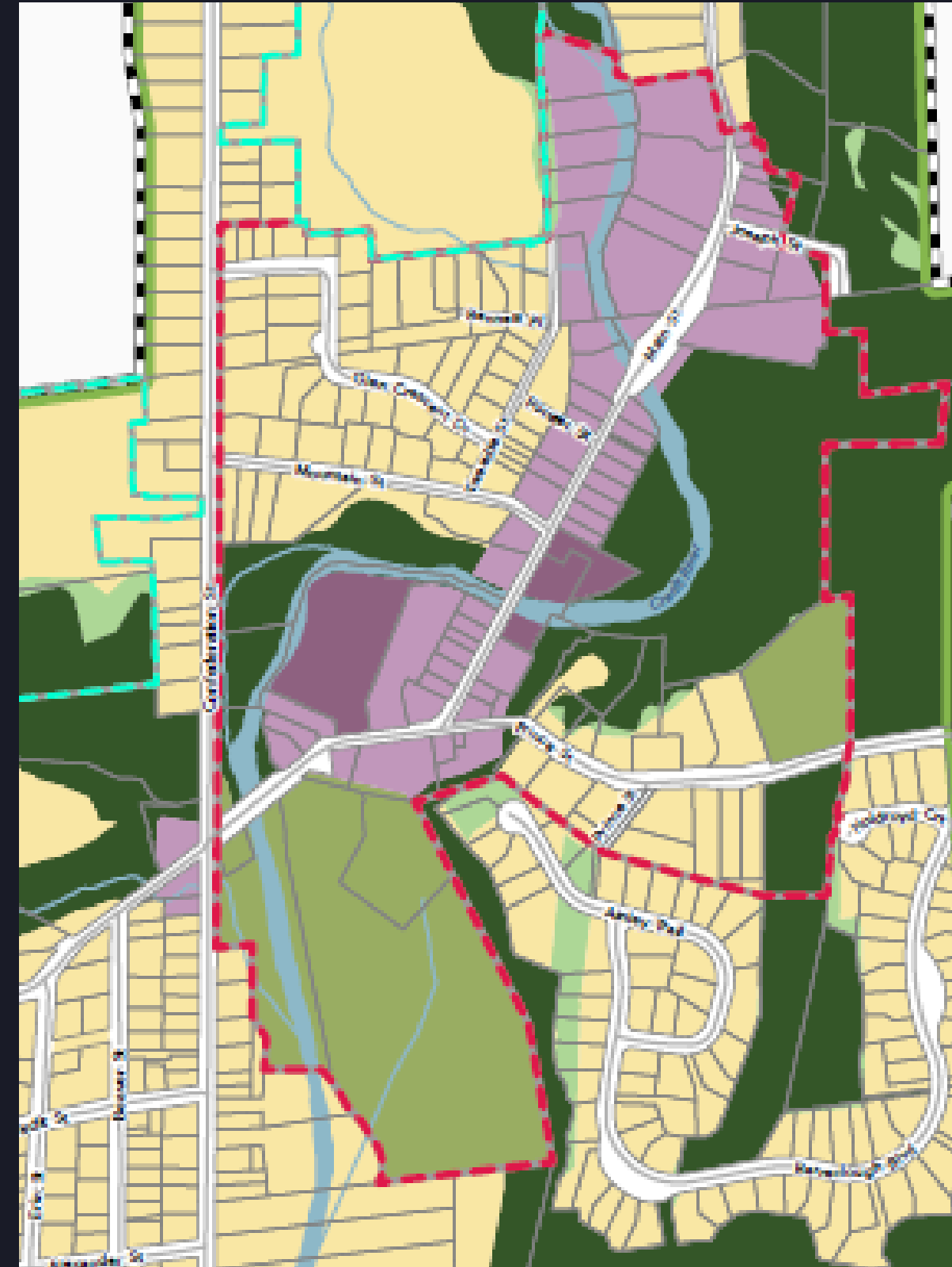
GLEN WILLIAMS SECONDARY PLAN REVIEW Halton Hills OP (2006) Part H Secondary Plans



NEXT

Glen Williams Secondary Plan Review

- Public Consultation;
- Identify the historic core of the SP area;
- Identify and describe it's heritage character;
- Identify heritage attributes;
- Provide policies in the SP for the protection of cultural heritage resources, requirement for HIAs, etc.



NEXT



Sandy Hills

Ottawa, ON

SANDY HILLS CHARACTER AREA
new Ottawa OP (2021) Vol. 2A
Urban Secondary Plans



NEXT

4.7 Sandy Hill

4.7.1 Character Area



This subsection applies to the Sandy Hill area as shown on Schedule A - Character Areas. It is generally bounded by Besserer Street to the north, the Rideau River to the east, Mann Avenue to the south and King Edward Avenue to the west. It also encompasses Sandy Hill West between Waller Street, Stewart Street, Cumberland Street, Laurier Avenue, King Edward Avenue and Besserer Street. It excludes any lots adjacent to Waller Street and Besserer Street which are in the Downtown Rideau Area.

In establishing heritage designations in Sandy Hill, the following will be considered:

- The location of individual designated buildings and heritage districts generally corresponds to the intention to preserve as much of the existing neighbourhood built fabric as possible, with areas of change located on the periphery of the community;
- In addition to preservation of the existing physical structure of the neighbourhood, the intention is to strengthen the neighbourhood's place identity. The existing historic structures, with their special associations and architectural character, identify Sandy Hill as a unique neighbourhood and contribute to its sense of place and community;
- Preservation of heritage structures, now primarily residential, corresponds to the intention of maintaining Sandy Hill as a downtown neighbourhood.

4.7.9 Heritage




129) New buildings, alterations or additions to existing buildings shall comply with the Sandy Hill Cultural Heritage Character Area Guidelines or the relevant Heritage Conservation District Plan.




Sandy Hill

Cultural Heritage Character Area

Guidelines



April 2015



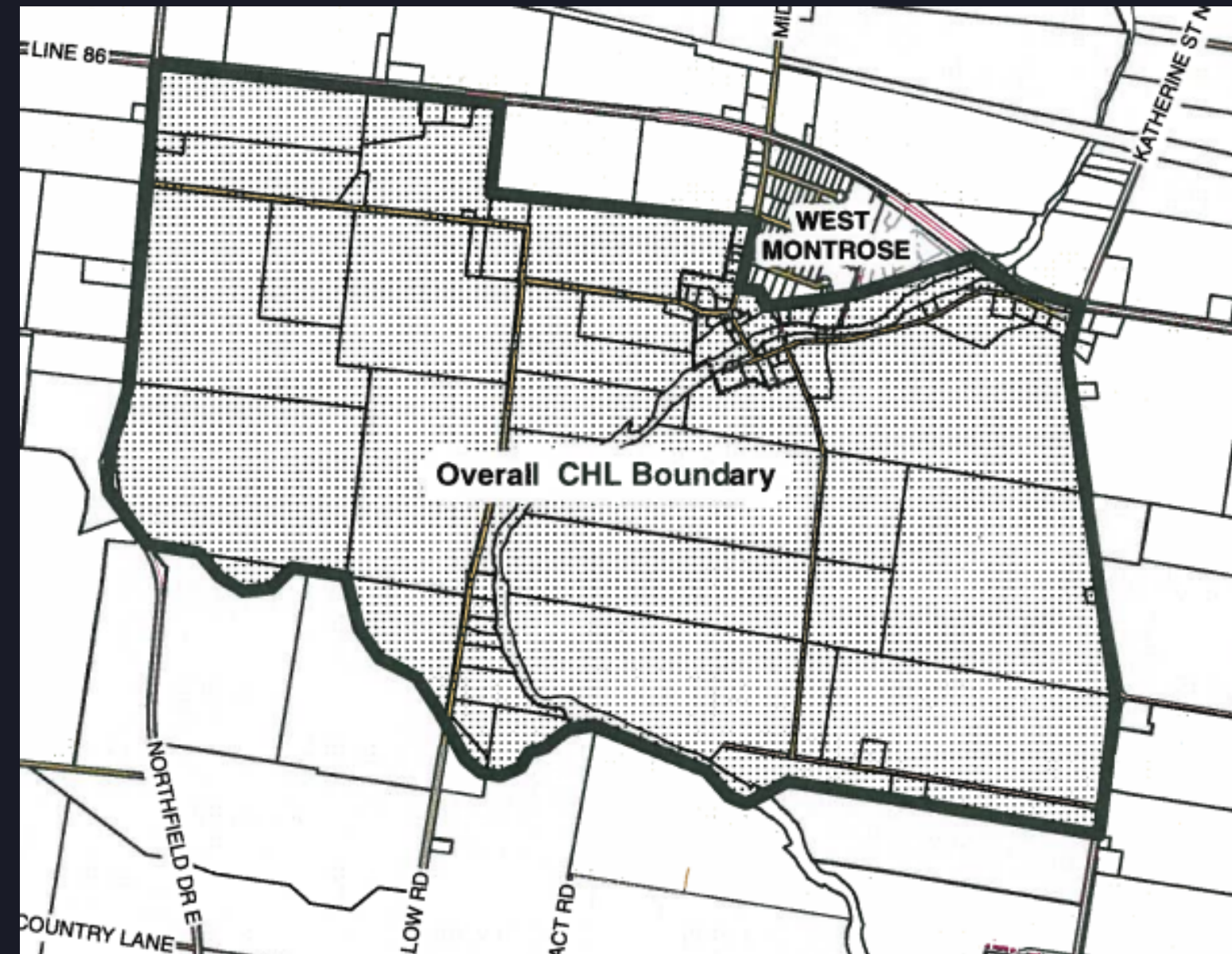
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West Montrose

Twp. of Woolwich

WEST MONTROSE CHL POLICY AREA
Twp. of Woolwich OP (2012)
Chapter 12 Heritage Policy



NEXT

12.7 WEST MONTROSE CULTURAL HERITAGE LANDSCAPE POLICY AREA

OPA No. 18

The Character Defining Attributes of the West Montrose CHL consist of:

- The West Montrose Covered Bridge;
- 19th century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);
- The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);
- Swope House, old stone house (52 Hill Street);
- Former Blacksmith shop, gas station, and 19th century Victorian house, former B&B (5 Covered Bridge Drive);
- West Montrose United Church and Cemetery, c. 1907;
- Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);
- Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);
- Grand River, its valley and floodplain;
- Canagagigue Creek and valley;
- Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;
- Lotting pattern in rural area associated with German Company Tracts;
- Organic lotting pattern within the village;
- The private buggy bridge;
- River’s Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;
- The General Store (12 Covered Bridge Drive);
- The storage sheds on the east side of the river just north of the Covered Bridge;
- Farming on the rural lands (such as the farm building clusters, open fields);
- Views and viewsheds associated with these identified Character Defining Attributes.

Sample of OP Policies....

- 12.7.3 Policies
- 12.7.3.1 The West Montrose CHL shall be conserved.
- 12.7.3.2 Development in the West Montrose CHL shall not be permitted unless it has been demonstrated that the heritage values, attributes and integrity of the West Montrose CHL will be retained.

The background of the slide features a close-up of a hand holding a magnifying glass over a document. The hand is positioned diagonally across the frame, with the index finger pointing towards the top right. The magnifying glass is held over a document, which is slightly out of focus. In the top right corner, there is a solid black five-pointed star.

What is the light?

There are other options for conservation other than HCD designation. Use appropriate tools under the OHA and/or PA, where they serve a specific purpose.