Public Open House #1
September 26, 2019
6:00 pm – 8:00 pm

Centre Wellington

Cultural Heritage Landscape Study

With:
Fotenn Consultants Inc.
Landplan Studio Inc.

Project Purpose and Scope

- To identify, evaluate, inventory, and map significant Cultural Heritage Landscapes within the Township
- To provide recommendations on priorities for conservation and further study
- To engage the community to determine which landscapes within the Township are valued

What is a Cultural Heritage Landscape?

Defined geographical area modified by human activity of cultural heritage value or interest

Designed

Garden at Fulford Place, Brockville

Evolved

Scotsdale Farm, Halton Hills

Associative

Kay-Nah-Chi-Wah-Nung, Manitou Mounds, Stratton

- The Grand River valley
- Historic villages
- Early transportation routes
- Parks and trails
- Agricultural properties
- Historic industrial sites

What is a Cultural Heritage Landscape?

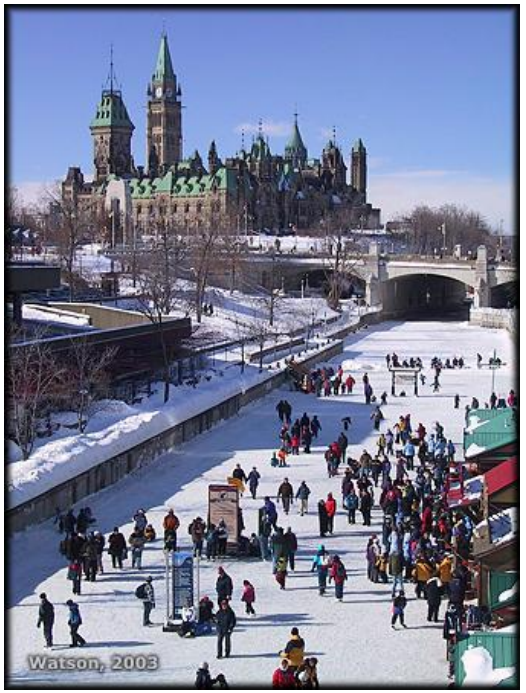
- Involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts
- The whole is greater than the sum of its parts in many cases; it is the *area* or *place* that is of some interest as opposed to individual elements

Why Identify and Manage CHLs?

- Theses spaces, corridors and complexes are hallmarks of a municipality.
- Contribute to the ‘character’ of a community.
- Places for tourism, environmental stewardship, recreation, and community collaboration.

High Park, Toronto

Britannia Farm, Mississauga



Rideau Canal, Ottawa

Conserving CHLs

Ontario Heritage Act

- Gives municipalities and the provincial government powers to conserve properties of cultural heritage value or interest
  - Part IV conserves individual properties
  - Part V conserves heritage conservation districts
  - Part VI conserves archaeological resources

Conserving CHLs

Templin Gardens is the Township's first cultural heritage landscape designated under Part IV of the OHA (By-law 2019-02).

Conserving CHLs

Provincial Policy Statement (2014)

- *"Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved"* (Policy 2.6.1)

- Cultural Heritage Landscape Definition:
  - "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 Aboriginal community."
  - May include features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association

Conserving CHLs

Provincial Policy Statement (2014)

- Conserve Definition:
  - The identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.
- Significant Definition:
  - In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Conserving CHLs

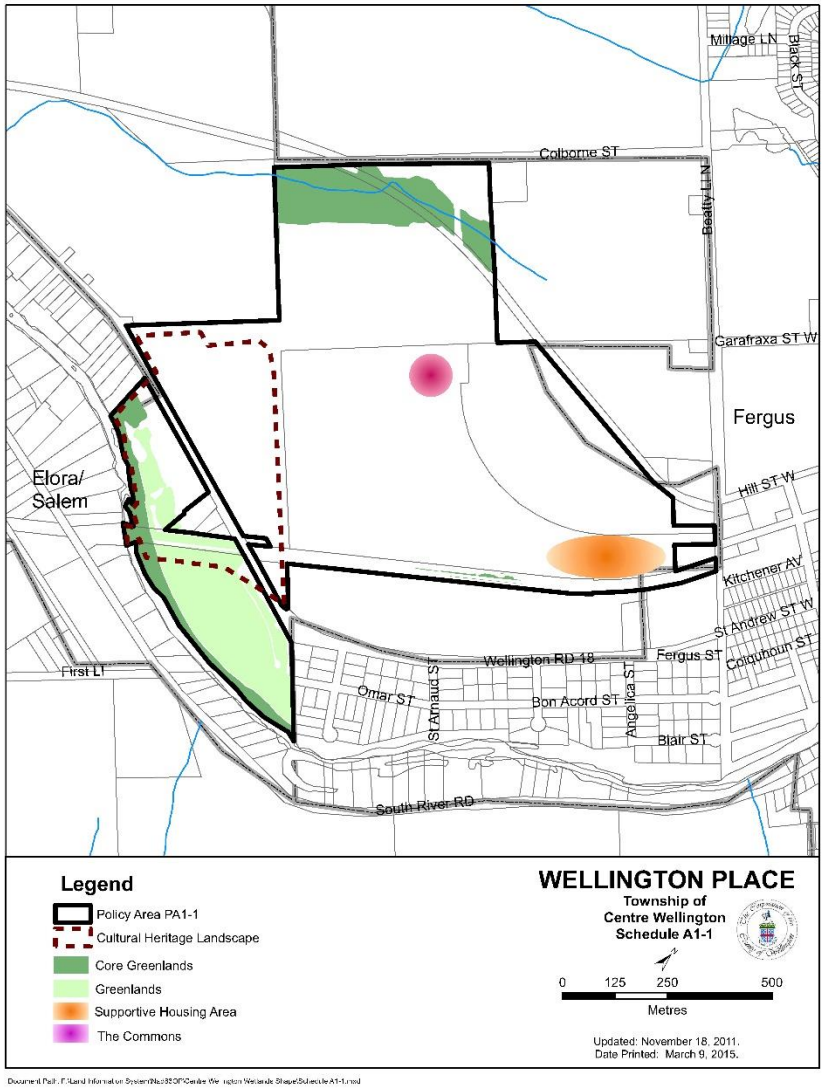
The West Montrose Covered Bridge, part of the West Montrose Cultural Heritage Landscape - Identified in Town of West Montrose Official Plan as a significant cultural heritage landscape

Conserving CHLs

Wellington County Official Plan

- Wellington County will work with its local municipalities to identify significant CHLs
- The identification of significant CHLs shall be implemented through at least one of the following options:
    - Added to an Official Plan through an Amendment that shows the resource as an overlay designation on the Schedule, and adds site-specific policies where needed
    - Included in the municipal register of properties that Council considers to be of cultural heritage value or interest but have not been designated
    - Designated under the *Ontario Heritage Act*

Conserving CHLs



Conserving CHLs

Township of Centre Wellington Official Plan

C.2.21 Cultural Heritage Landscapes
"Heritage resources encompass more than just "old buildings"; they can include complete landscapes as well. Cultural heritage landscapes represent the interrelationship between people and the natural environment, and the combined works of nature and man. Cultural heritage landscapes provide a sense of place and identity to the community."

"Heritage Centre Wellington may record and identify significant cultural heritage landscapes, resulting in the creation of a mapped inventory of cultural heritage landscapes in Centre Wellington. The inventory may lead to the preparation of development design guidelines in identified cultural heritage landscapes, including preferred development types and densities, height restrictions, building styles and materials."

Project Schedule

Timeline	Process
	Building on an extensive public and Indigenous engagement process, the project will be completed in the following phases:
Summer 2019	Phase 1: Review of Background Information and Development of Preliminary List of Candidate CHLs
Fall Winter 2019	Phase 2: Development of Final List of Candidate CHLs
Winter Spring 2020	Phase 3: Evaluation and Reporting

Project Schedule

WE ARE HERE

Phase 1

- Development of Analytical Framework
- Background Research and Fieldwork
- Preliminary List of Candidate CHLs
- Open House and Community Workshops

Review of background information and development of preliminary list of candidate CHLs

Phase 2

- Historical Research
- Field Survey
- Final List of Candidate CHLs
- Open House

Development of final list of candidate CHLs

Phase 3

- Evaluation and Inventory
- Development of Recommendations
- Reporting

Evaluation and reporting

Identification Methodology

Areas that correspond to the **historic themes and associations** important to the development of the Township;

Key Themes:

- Nature
- Settlement
- Transportation
- Industry
- Community Development
- Communication
- Urban Development
- Arts/Culture

Identification Methodology

Areas that contain **a grouping of cultural heritage resources** identified through a **visual survey**;

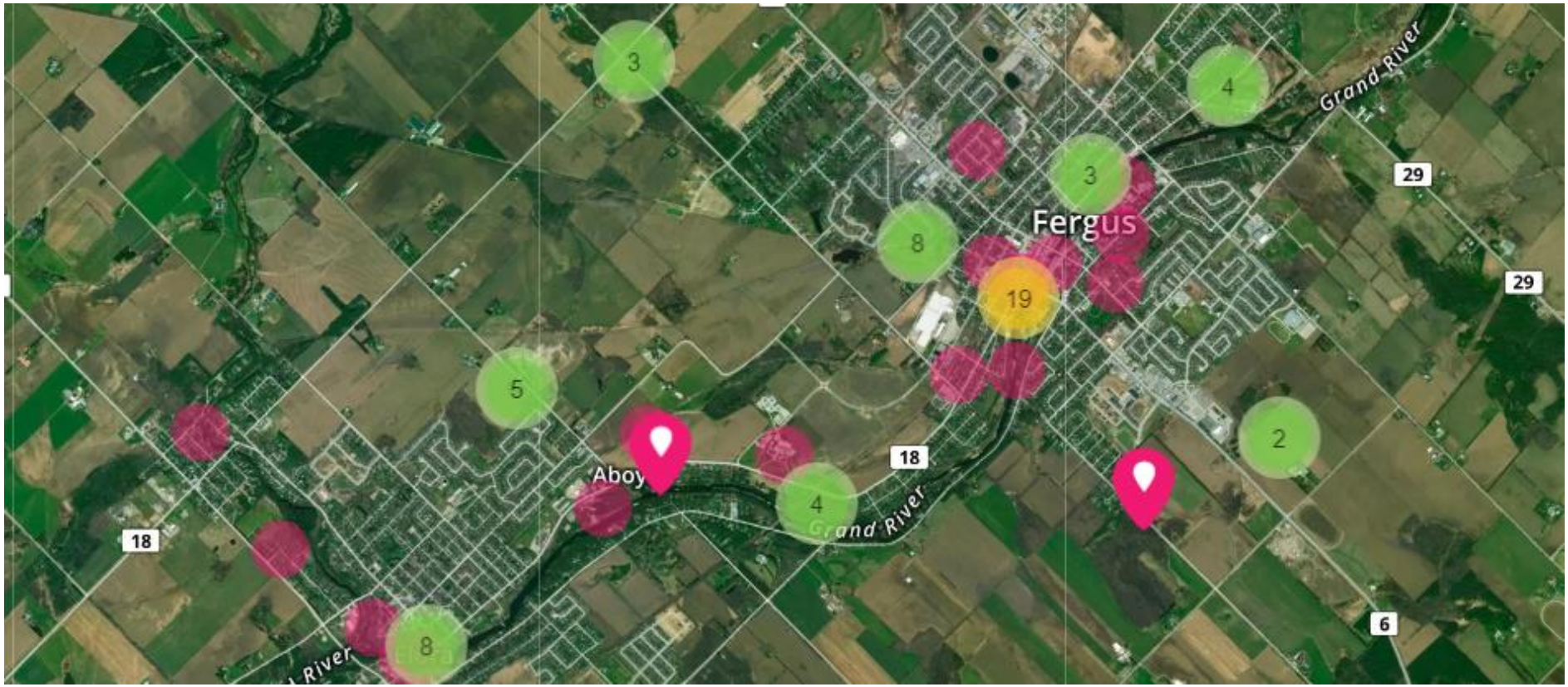
Review of:

- Historical mapping and aerial photographs
- Primary and secondary source materials
- Topography and physiography
- Natural environment, vegetation, and trees

Followed by a windshield survey from public rights-of-way

Identification Methodology

Landscapes **valued by a community** suggested by the public through consultations or in written documents such as local histories, planning documents, listings of important landscapes, etc.



Public Engagement

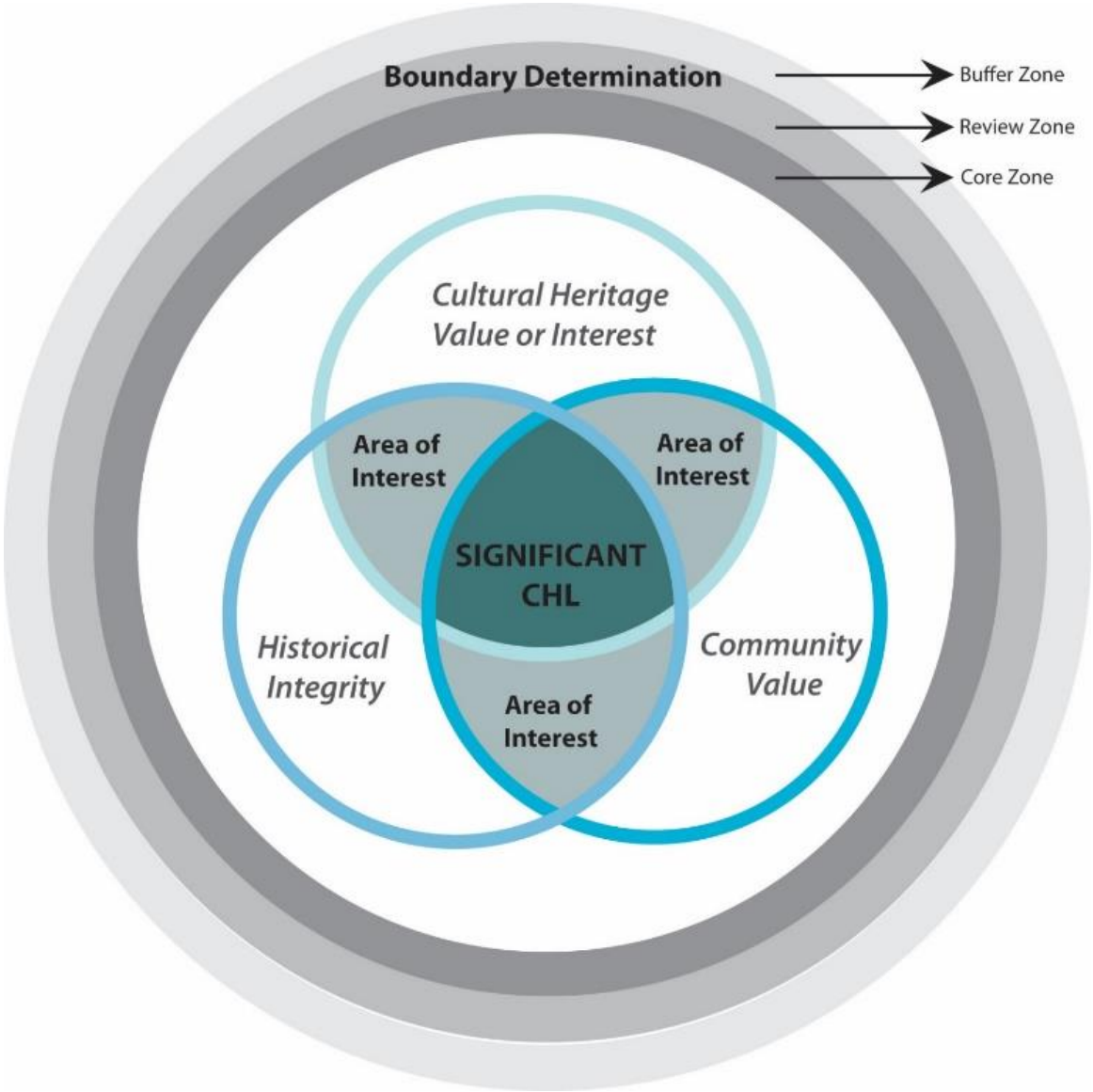
- Project website – launched in July 2019
- Mapping of potential CHLs – on-going
- Public Open House #1 – September 26
  - GOAL: To inform the public about the study process and scope, and gather input about issues and opportunities that relate to the public's interest
- Mapping Sessions – October 5 **(Sign up today!)**
  - GOAL: To inform the public about the study process and scope and gather input on potential candidate CHLs that are important to the community
- Public Open House #2 – Winter 2019
  - GOAL: To share the list of candidate CHLs with the public for feedback

Indigenous Engagement

- Separate and direct engagement with rights-bearing Indigenous communities or organizations:
  - Haudenosaunee Confederacy Chiefs Council via Haudenosaunee Development Institute;
  - Huron-Wendat Nation;
  - Mississaugas of the Credit First Nation;
  - Métis Nation of Ontario;
  - Saugeen Ojibway Nation; and
  - Six Nations of the Grand River Elected Council

- Summer 2019: circulation of project notice by mail and email and follow-up calls and emails to elicit preliminary comments

Evaluation Methodology



Evaluation Methodology

Cultural Heritage Value or Interest (O.Reg. 9/06 under the OHA)

1. The landscape has design or physical value because it:
   - i. Is a rare, unique, representative or early example of a landscape
   - ii. Displays a high degree of design or aesthetic appeal/scenic quality, or
   - iii. Demonstrates a high degree of technical or scientific achievement.

2. The landscape has historical value or associative value because it:
   - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
   - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

3. The landscape has contextual value because it:
   - i. Is important in defining, maintaining or supporting the character of an area
   - ii. Is physically, functionally, visually or historically linked to its surroundings, or
   - iii. Is a landmark.

Evaluation Methodology

Community Value: based on the presence of indicators of community value. Indicators of community value can include, but are not limited to:

- Community Identity: Tells Story of Area
- Public stewardship supported by volunteerism
- Community image identified with Centre Wellington's Provincial/National reputation
- Tourism: promoted as tourism destination
- Landmark: Recognized by community
- Commemoration: site used for celebrations
- Public Space: Used for frequent public events
- Cultural Traditions: used to express cultural traditions
- Quality of Life: Valued for its day-to-day impact on community life
- Local History: contributing to local lore
- Visually Significant: Photographed Often
- Sense of Place
- Planning: Identified through other planning initiatives

Evaluation Methodology

Historical Integrity: based on how well the existing landscape physically reflects the landscape of the past and the functional continuity of the landscape over time. Historical Integrity criteria can include, but are not limited to:

- ☐ Land Use: Continuity of Use
- ☐ Ownership: Continuity of Ownership
- ☐ Built Elements: Original Groupings and Associated Sites
- ☐ Vegetation: Original Patterns
- ☐ Cultural Relationship: Supporting Designed Elements
- ☐ Natural Features: Prominent Natural Features
- ☐ Natural Relationships: Features that Determine Use
- ☐ View that reflects landscape character from historic photos
- ☐ Ruin: Human-made remnants
- ☐ Designed landscapes that have restoration potential

Evaluation Methodology

Boundary Determination: As determined through a best practice review, potential boundary delineation factors to be reviewed may include, but is not limited to:

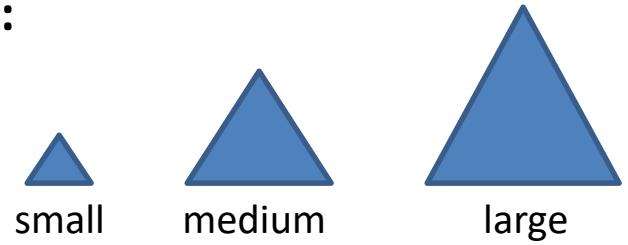
- Historic/Existing Legal Boundaries
- Historic Land Use Boundary Demarcations
- Roads, Right of Ways, Rail Lines, Paths
- Natural Features
- Mature Vegetation Marking the Edges
- Changes in Development Pattern/Spatial Organization
- Edges of New Development
- Historic Themes, Physical Linkages
- Visual factors
- Legal or planning factors

What is a CHL?

Examples of CHLs may include, but are not limited to:

- Heritage Conservation Districts
- villages
- parks
- gardens
- farmsteads
- mainstreets
- neighbourhoods
- cemeteries
- roads
- trailways
- viewsheds
- natural areas
- industrial complexes

Scale:



Pattern:

Areas, districts, neighbourhoods

Linear corridors, waterways, roads

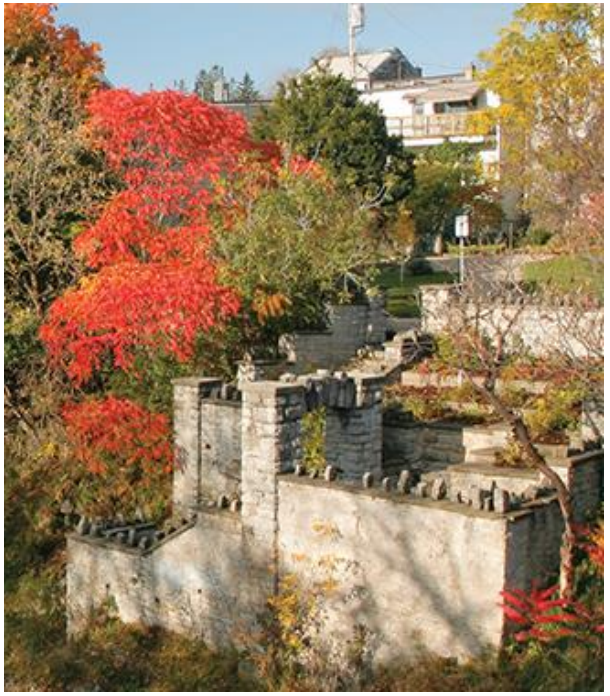
Nodes, specific properties

Some Tools for Managing CHLs

Tool	Individual Properties	Multiple Properties
Designation of an individual property under the OHA (Part IV)	x	
Listing non-designated properties on the heritage register	x	
Private and street tree protection by-laws	x	x
Zoning by-laws	x	x
Designation of an area as a Heritage Conservation District (HCD) under the OHA (Part V)		x
Designation of an area as a CHL in the Official Plan		x
Special policy area defined by prevailing character		x
Scenic road or corridor designation		x
Heritage Areas		x

Part IV Designation

- **Regulates** individually designated property in relation to heritage attributes identified in a municipal designation by-law
- Designation by-law is **registered** on title of the property
- **Heritage permit** is required if a property is to be altered or demolished
- A **Heritage Impact Assessment** (HIA) of development adjacent to a protected property may be required



Templin Gardens, Fergus

Part V Designation (HCD)

- **Regulates** all properties within a defined boundary in relation to a district's objectives, goals, and statement of cultural value and identified attributes as documented in an HCD Plan
- Designation by-law is **registered** on title of each property located within the district
- **Heritage permit** is required if a property is to be altered or demolished
- HCD Plan specifies the types of major, significant alterations that will require a heritage permit and which **may be excluded**

Brock Avenue HCD, Fergus

CHL Designation in the Official Plan

- **Regulates** all properties within a defined boundary and in relation to the CHL's defining characteristics as documented in the municipal Official Plan
- Official Plan is **amended** to include a boundary showing the limits of the CHL, including its defining characteristics and appropriate policies tailored to conserve the CHL
- **Other tools** may be developed to support implementation (e.g., Conservation Plan)
- **HIA** may be requested as part of a development application to assess and resolve impacts to the CHL

West Montrose CHL

Other Tools

- **Tree Protection By-Laws:** Regulates trees on private property and municipal streets that are of a certain size
- **Zoning By-Laws:** Used by municipalities to regulate density, uses of land, parking requirements, and form-related standards
  - Can help protect views by regulating the type of development within a certain area (e.g., by regulating maximum building height)
- **Scenic Road/Corridor Designation:** Regulates elements that contribute to the character and quality of scenic roads and which are located on public road rights-of-way

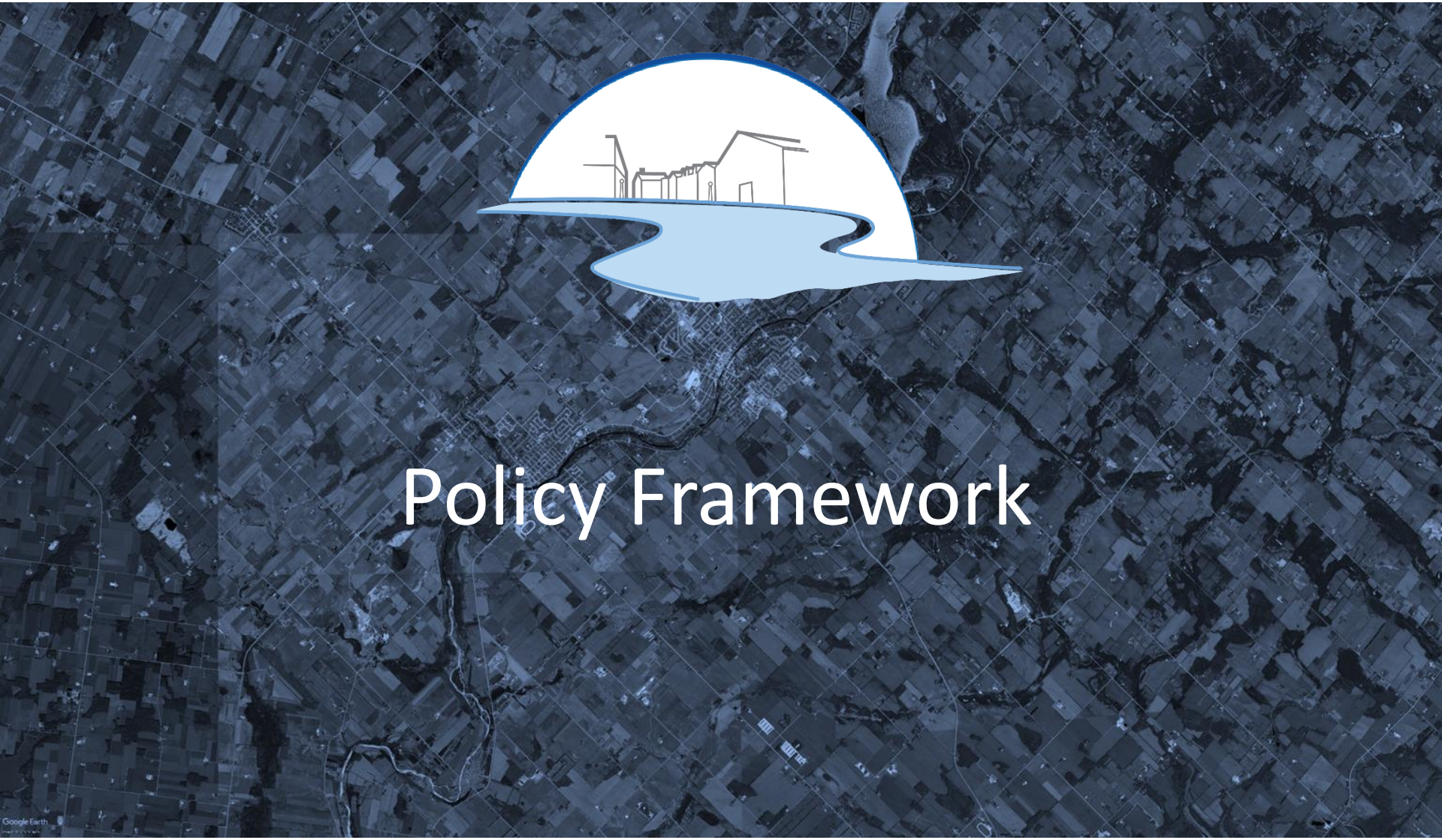
Q&A

Q&A

Q&A

What is a Cultural Heritage Landscape?

Q&A



Q&A

Q&A

Engagement Activities

Q&A

Thank you!

Please sign up for one of the mapping workshops on October 5th