

Public Information Centre  
& Community Workshop  
January 18, 2023



Township of Centre Wellington

# Cultural Heritage Landscapes Official Plan Amendment



# Welcome

## Land Acknowledgement

## Introductions



# Agenda

1. Study Presentation
2. Question-and-Answer Session
3. Breakout Sessions
4. Breakout Tables Report Back
5. Meeting Wrap-up





# Operating Values

- We are here to:
  - Share factual information
  - Answer any questions you might have about the processes and results
  - Facilitate discussion and listen to the range of views and opinions
- We kindly ask:
  - Come with an open mind
  - Respect is our guide
  - Let's work together
- Identify next steps

# ASI and Fotenn Project Team

Name	Responsibilities
Rebecca Sciarra, CAHP	Lead Heritage Specialist and Project Manager
Annie Veilleux, CAHP	Responsible for designing the public consultation and engagement strategy and facilitating engagement sessions
Lindsay Parsons	Jurisdictional Scan and Policy Review research
Ute Maya-Giambattista, MCIP, RPP	Provide input into study recommendations as they relate to provisions and tools enabled under the Planning Act
Nathan Petryshyn	Jurisdictional Scan and Policy Review research



**FOTENN**



**FOTENN**



# Key Objectives for Tonight's Workshop

- (Re)Introductions
- Inform community, stakeholders and the public about the study background and objectives, and Official Plan Amendment process
- Share results of policy review in each CHL and comparable practice in other jurisdictions
- Breakout sessions to gain feedback on CHL priorities and tools for each Cultural Heritage Landscape

# Official Plan Amendment Project Background and Purpose

**Project Purpose:** Develop an Official Plan Amendment to identify significant Cultural Heritage Landscapes (CHLs) within Centre Wellington's Official Plan and to create enabling policy for their long-term management.



# 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



# Cultural Heritage Landscape Study: An Overview

- Between 2019 and 2021, ASI conducted a CHL Study & Inventory in Centre Wellington to identify, evaluate, inventory and map significant CHLs located in the Township
- Through research, field review, understanding local features, and engagement with the community, 18 significant CHLs were identified



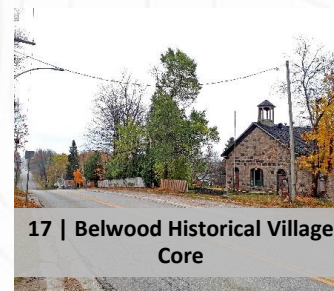
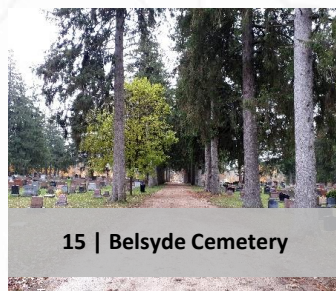
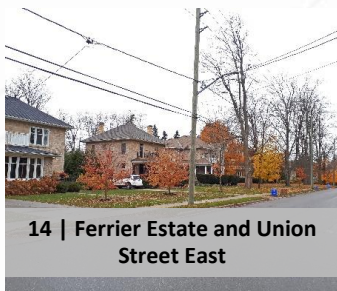
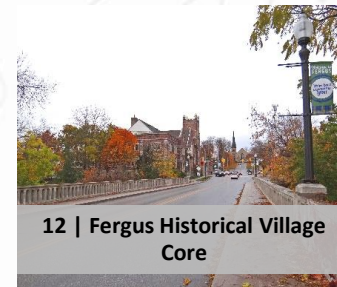
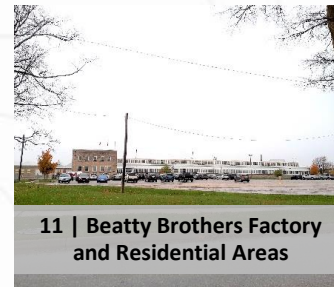
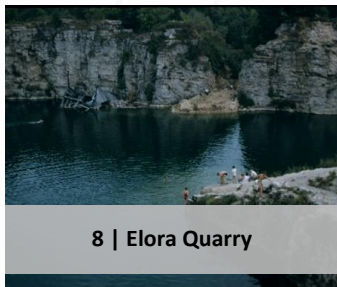
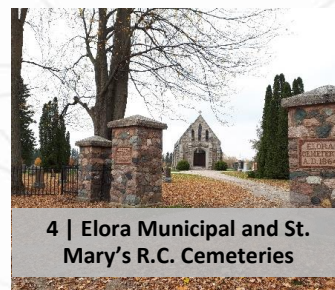
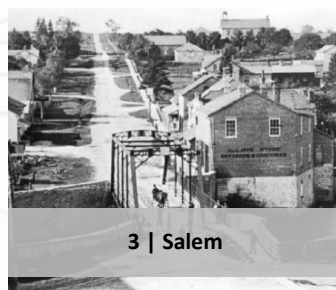
## Cultural Heritage Landscape Study & Inventory of the Township of Centre Wellington - Volume 1

Prepared for the Township of Centre Wellington  
June 2021, last edited August 31, 2021





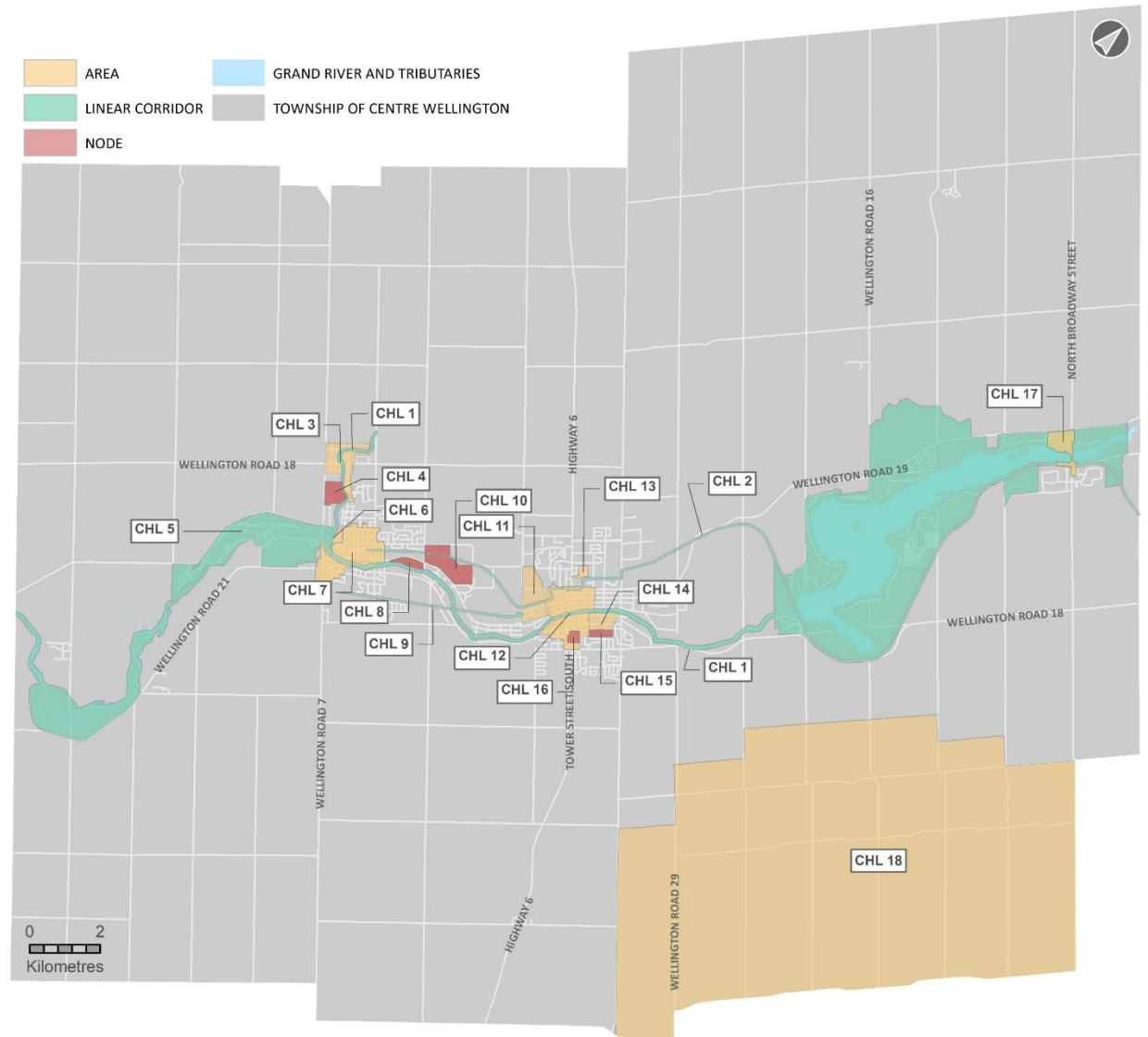
# Significant Cultural Heritage Landscapes



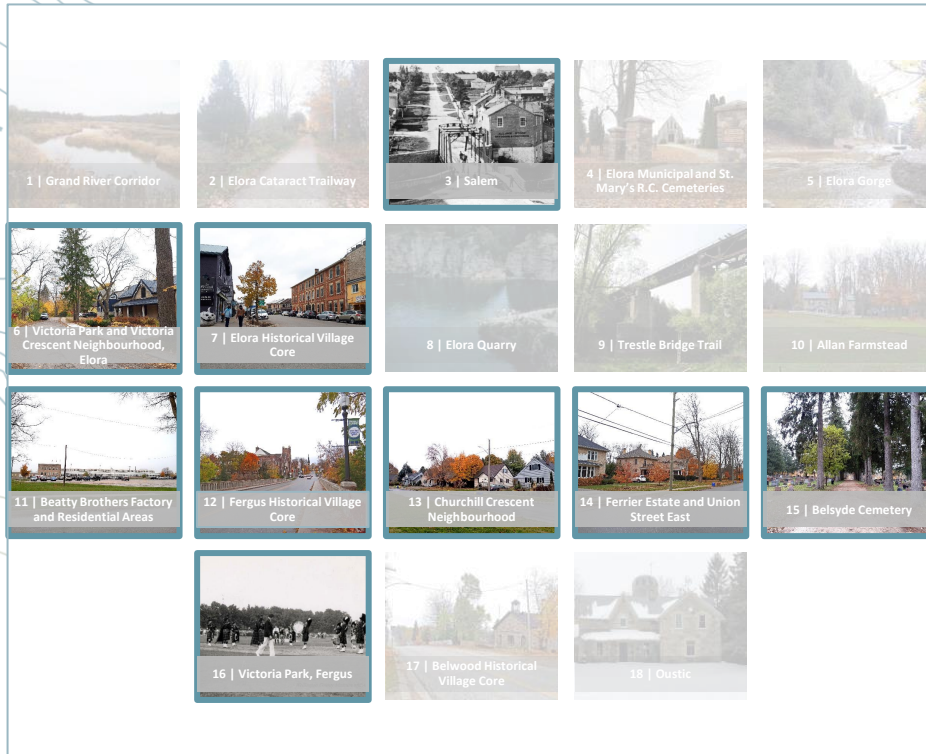


# Significant Cultural Heritage Landscape

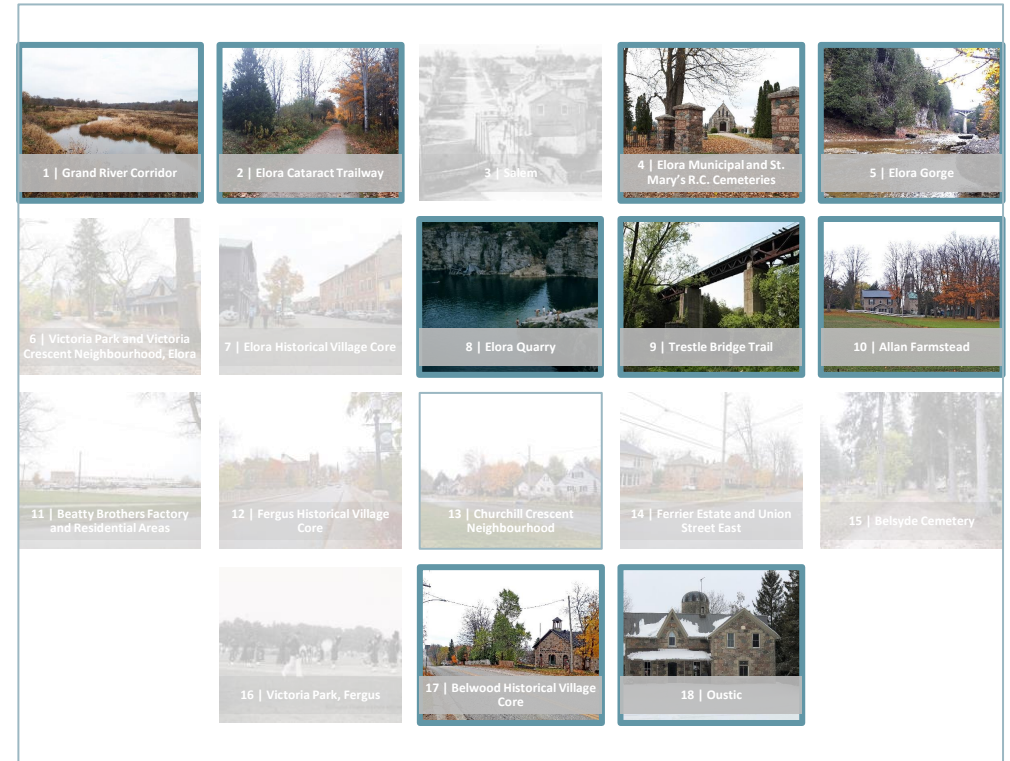
- The CHLs are spread out across the Township, concentrated along the Grand River Corridor
- Several CHLs are located within Elora and Fergus



# 2021 CHL Study Recommendations



High Priority CHLs



Low Priority CHLs



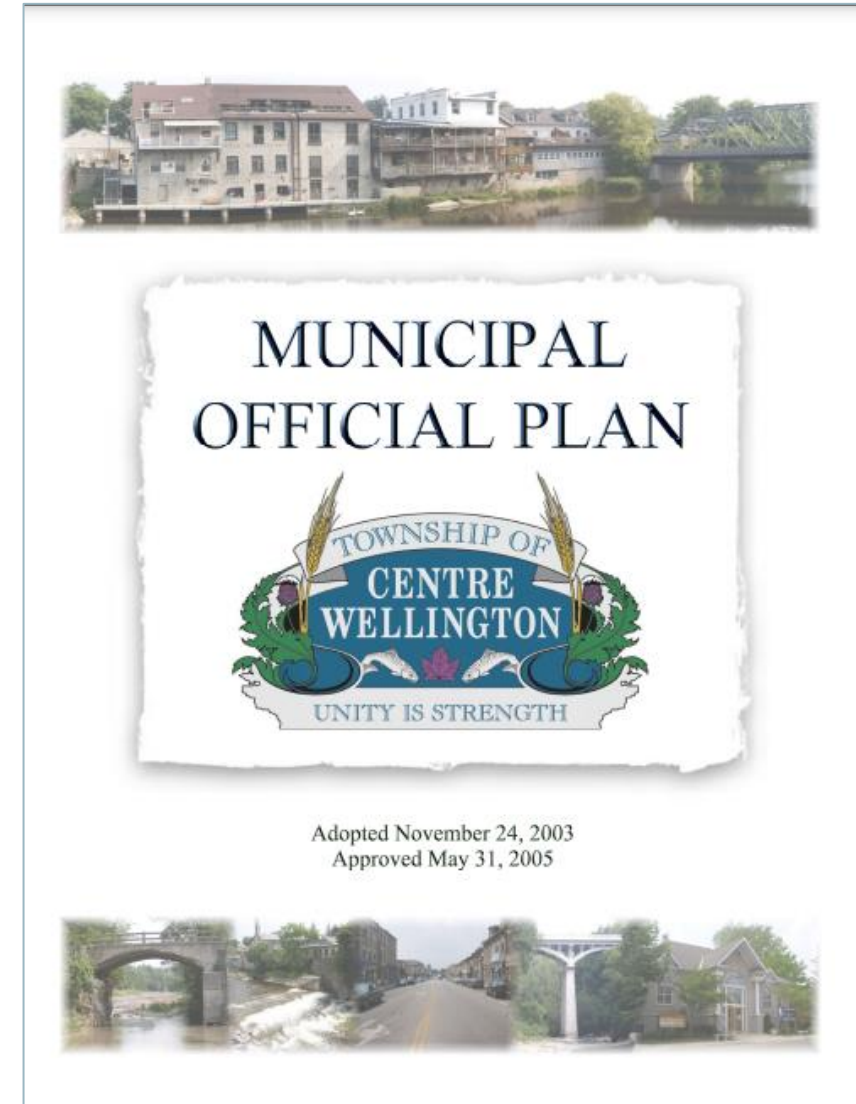
# Current Official Plan Amendment Study

- To develop an Official Plan Amendment (OPA) to identify the 18 CHLs in the Township's Official Plan
- OPA is an *interim* measure until more detailed heritage management work can be completed for each CHL through technical studies and/or formal protection measures



# What is an Official Plan?

- Under the Planning Act, a municipality is required to have an Official Plan
- An Official Plan outlines comprehensive policies and frameworks on how land is used in your community
- Guides development and growth and presents a clear guide for how a community will evolve overtime



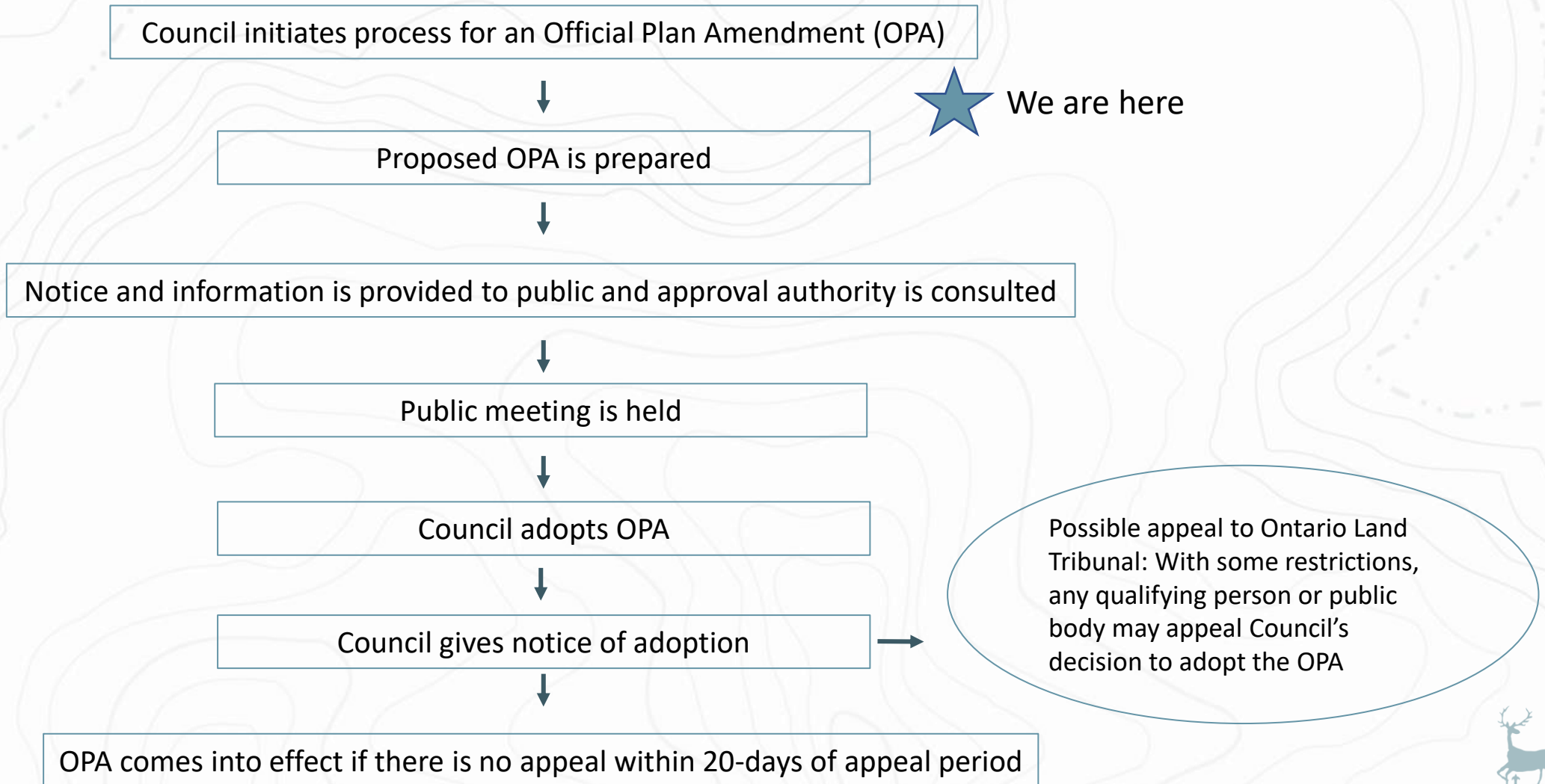


# What is an Official Plan Amendment?

- An Official Plan Amendment is made in order to change or add something to the Official Plan
- Official Plan Amendments may be undertaken to introduce a Secondary Plan, Design Guidelines, and to change zoning By-laws
- In order to add CHLs to the Official Plan and write general enabling policy to support their on-going management and conservation, an Official Plan Amendment is required



# Official Plan Amendment Process





# Project Schedule

## Summer 2022

- Official Plan Amendment Project Initiation
- Review of comparable municipal best practices
- Policy review with each CHL

## Fall 2022

- Preliminary identification of potential conservation and management tools

## Winter 2023

- Community Workshop – We are here
- Official Plan Amendment Writing

## Spring 2023

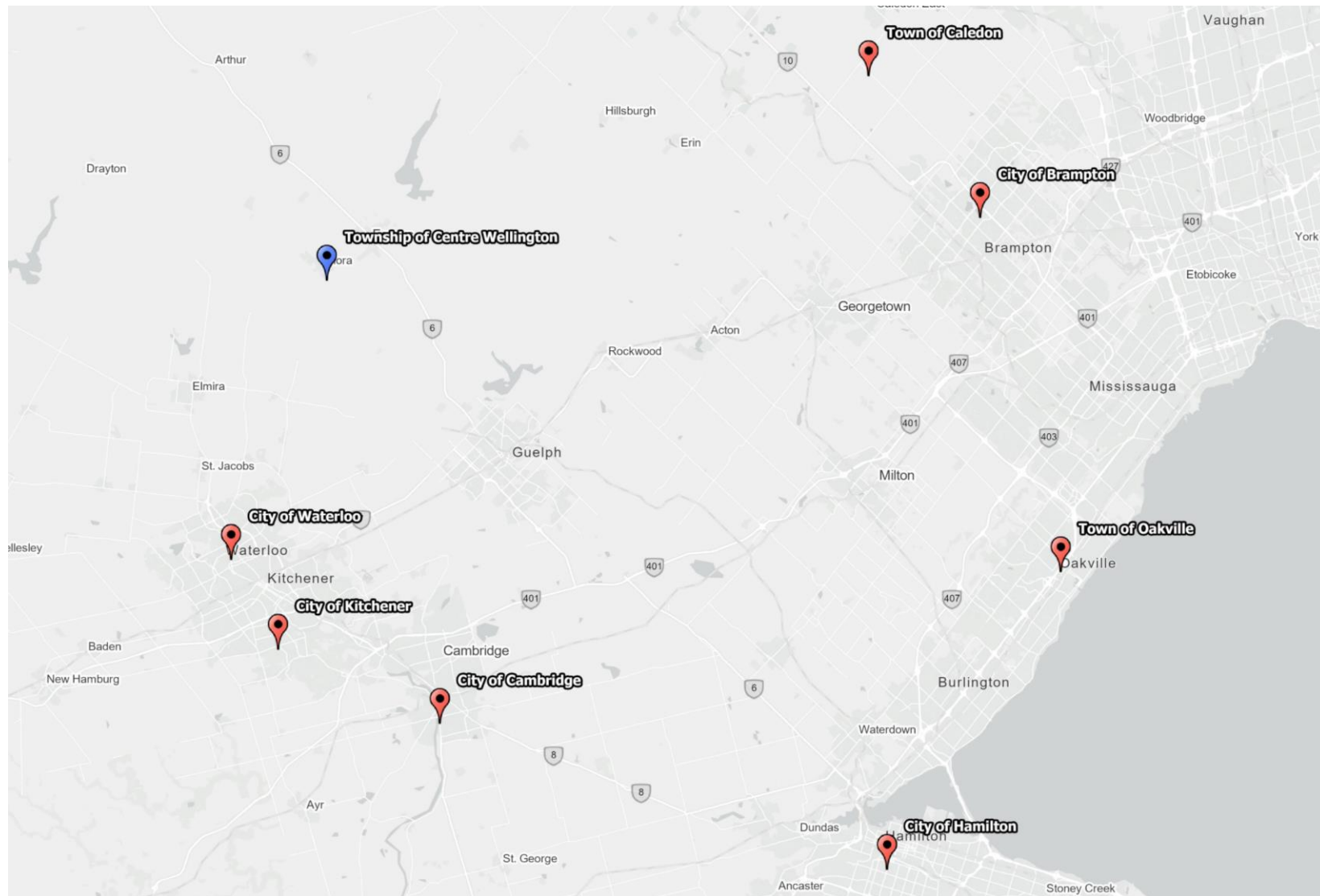
- Statutory Public Meeting
- Revise Official Plan Amendment
- Presentation of final Official Plan Amendment to Council

# Project Methodology





# Jurisdictional Scan



# Jurisdictional Scan: Key Themes and Best Practices

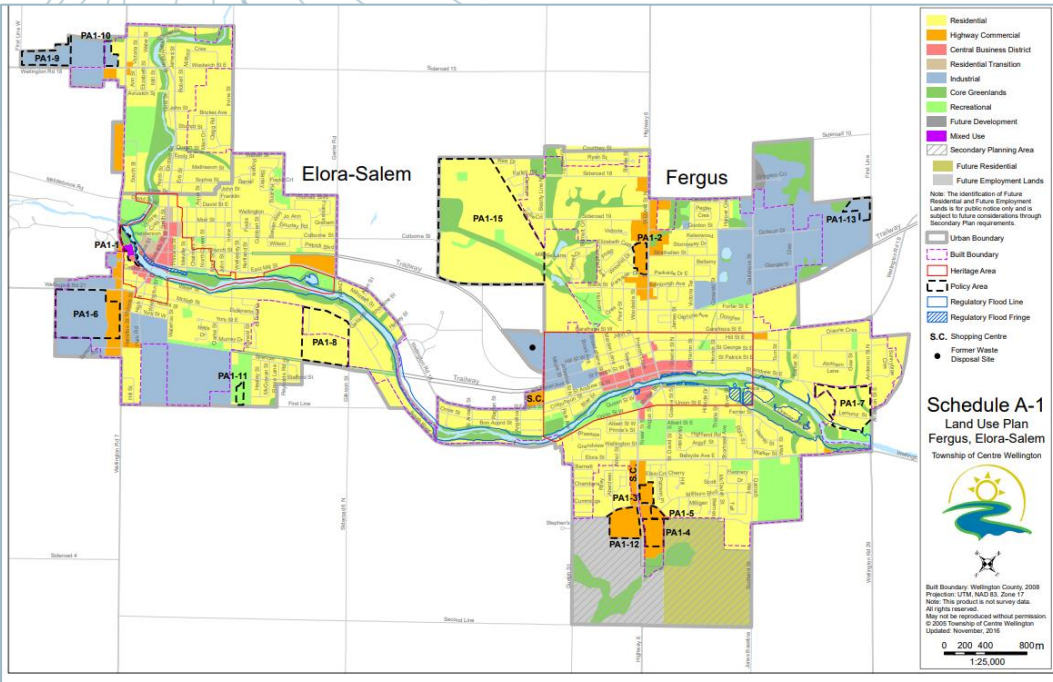
- Recognition of CHLs in Planning Act documents.
- Community and multi-stakeholder buy-in.
- CHLs may require application of a number of tools enabled under the Planning Act and Ontario Heritage Act.
- Tools need to be flexible yet effective.



# Jurisdictional Scan: Identified Tools

TOOLS	Waterloo	Cambridge	Hamilton	Brampton	Caledon	Oakville	Kitchener
Community Planning Permit System				✓			
Site Specific Policies		✓					
Protection under Part IV or V of Ontario Heritage Act	✓	✓	✓		✓	✓	
General CHL policies in Official Plan	✓						✓
Community Engagement and Awareness	✓	✓	✓		✓		
Zoning Provisions			✓	✓	✓		
Area-specific design guidelines			✓	✓			
Signage/Interpretation	✓	✓	✓		✓		
Development Application Oversight	✓	✓	✓	✓			
Heritage/Scenic Corridor Management Plans			✓	✓		✓	✓
Subdivision Development Agreements							
Secondary Planning Process			✓				

# Policy Review: General Conclusions



Land use designation map, Town of Centre Wellington's Official Plan

- CHLs were assessed to understand if they have the following policy priorities: Intensification & Growth; Housing and Affordability; Transportation Infrastructure; Heritage Conservation; Environmental Stewardship & Protection
- Some CHLs have multiple policy priorities. This may require application of multiple tools and more intensive land use planning processes, such as Secondary Plans.
- Land use designations may inform which tools may be most appropriate.
- Limited policy interventions may be the best course of action for CHLs that are not facing high development pressure or slated for intensification.



# Jurisdictional Scan and Policy Review: Key Takeaways

- Multi-pronged toolbox.
- Cultural Heritage Landscapes are defined under a Planning Act instrument, not the Ontario Heritage Act. This should be considered.
- The scale and complexity of a place is a critical consideration when applying tools.



# Results: Preliminary Pairing of Tools with CHLs

	Secondary Plan	Community Planning Permit System	Community Improvement Plan	Subdivision Development Agreements	Heritage Conservation District	Individually Designated Property	Site-Specific Policies in Official Plan	Heritage/Scenic Corridor in Official Plan and/or Management Plans	Signage, Branding, and Educational Promotion	Identification and Mapping in Official Plan (In progress)
Salem										
Fergus Village										
Elora Village										
Victoria Park & Victoria Cres.										
Ferrier Estate & Union St E										
Churchill Cres. Neighbourhood										
Beatty Brothers										
Oustic										
Belwood Village										
Elora Quarry										
Elora Gorge										
Trestle Bridge Trail										
Grand River Corridor										
Elora Cataract Trail										
Victoria Park, Fergus										
Elora Cemeteries										
Belsyde Cemetery										
Allan Farmstead										
Legend			Primary Tool		Secondary Tool		Tertiary Tool		In Progress	



# Results: Preliminary Pairing of Tools with CHLs

Large Historical Village Cultural Heritage Landscapes	Tools That May Be Good Primary 'Fits'	Rationale
<ul style="list-style-type: none"> <li>• Elora Historical Village</li> <li>• Fergus Historical Village</li> <li>• Salem</li> </ul>	<p>Planning Act Tools and Broad Incentive Programs:</p> <ul style="list-style-type: none"> <li>• Secondary Plan</li> <li>• Community Planning Permit System</li> <li>• Community Improvement Plans</li> </ul>	<ul style="list-style-type: none"> <li>- These CHLs are very large, contain a complex range of 'valued' characteristics (lotting patterns, streetscapes, buildings, landscape features) contain areas expected to evolve, reflect a high quantity and range of policy priorities; and management processes may need to be streamlined for property owners and staff.</li> <li>- These communities may be considered 'parent' CHLs; smaller CHLs are located within or adjacent to them.</li> <li>- Secondary Plans and Community Planning Permit Systems can be appropriate tools to develop detailed planning frameworks in large areas with diverse characteristics.</li> <li>- Precedent in Brampton, Carleton Place, Hamilton, Toronto, Gananoque</li> </ul>

# Results: Preliminary Pairing of Tools with CHLs

Smaller Areas or Neighbourhoods Within Historical Villages	Tools That May Be Good Primary 'Fits'	Rationale
<ul style="list-style-type: none"> <li>• Victoria Park &amp; Victoria Crescent</li> <li>• Ferrier Estate &amp; Union St. E</li> <li>• Churchill Crescent Neighbourhood</li> <li>• Beatty Brothers</li> </ul>	<p>Focused Planning Act Tools</p> <ul style="list-style-type: none"> <li>• Site-Specific Policies in Official Plan as preliminary strategy</li> <li>• As needs and policies change and time allows and/or more critical sub-areas for management emerge, consider Secondary Plans, Community Planning Permit System, Heritage Conservation District.</li> </ul>	<ul style="list-style-type: none"> <li>- Comparatively less complex or fewer multi-priority policy frameworks.</li> <li>- Smaller areas.</li> <li>- Characteristics to be managed/treated sensitively may be appropriately addressed through area specific design guidelines or zoning provisions.</li> <li>- Level of anticipated change may not require level of effort required of a Secondary Plan, Community Permit System, or HCD Plan</li> <li>- Precedents: Hamilton, Burlington, Markham.</li> </ul>



# Results: Preliminary Pairing of Tools with CHLs

Smaller Scale Nodes with Inter/Multi Jurisdictional Management	Tools That May Be Good Primary 'Fits'	Rationale
<ul style="list-style-type: none"><li>• Oustic</li><li>• Belwood Village</li><li>• Elora Quarry</li><li>• Elora Gorge</li></ul>	<ul style="list-style-type: none"><li>• Focused Official Plan Policies and design guidelines tailored to the specific area</li><li>• As supplementary strategy, signage, branding and educational promotion</li></ul>	<ul style="list-style-type: none"><li>- Size, complexity of policy priorities and level of anticipated may be well suited to carefully crafted area-specific policy and guidelines in the Official Plan (introduced through a future, different Official Plan Amendment).</li><li>- Policy development will require collaboration with other agencies and jurisdictions.</li><li>- These CHLs may be particularly well suited to promotion and interpretation due to their public facing qualities and recreational uses.</li></ul>

# Results: Preliminary Pairing of Tools with CHLs

Scenic Roads and Trails	Tools That May Be Good Primary 'Fits'	Rationale
<ul style="list-style-type: none"><li>• Oustic</li><li>• Trestle Bridge Trail</li><li>• Grand River Corridor</li><li>• Elora Cataract Trail</li></ul>	<ul style="list-style-type: none"><li>• Scenic Corridor or Road identification in the Official Plan</li><li>• Supplemented with signage, branding, and education promotion.</li></ul>	<ul style="list-style-type: none"><li>- In many instances, due to other regulatory authorities and prospective policy objectives, fairly focused conservation framework already in place or low intensity of change expected.</li><li>- Wide-ranging CHLs that are strongly linked to Township wide characteristics and attributes related to tourism and environmental stewardship would benefit from strong, prioritized branding and education promotion.</li></ul>

# Results: Preliminary Pairing of Tools with CHLs

Individual Property with Significant Built Heritage Resources and Cultural Heritage Landscape Elements	Tools That May Be Good Primary 'Fits'	Rationale
<ul style="list-style-type: none"><li>• Victoria Park</li><li>• Elora Cemeteries</li><li>• Belsyde Cemetery</li><li>• Allan Farmstead</li></ul>	<ul style="list-style-type: none"><li>• Designation under Part IV of the Ontario Heritage Act.</li></ul>	<ul style="list-style-type: none"><li>- Unique characteristics are largely linked to built heritage resources, paid with landscape features.</li><li>- Single unit properties generally.</li><li>- Could be appropriately managed through a heritage permit system.</li><li>- Comparatively low-complexity policy objectives.</li></ul>



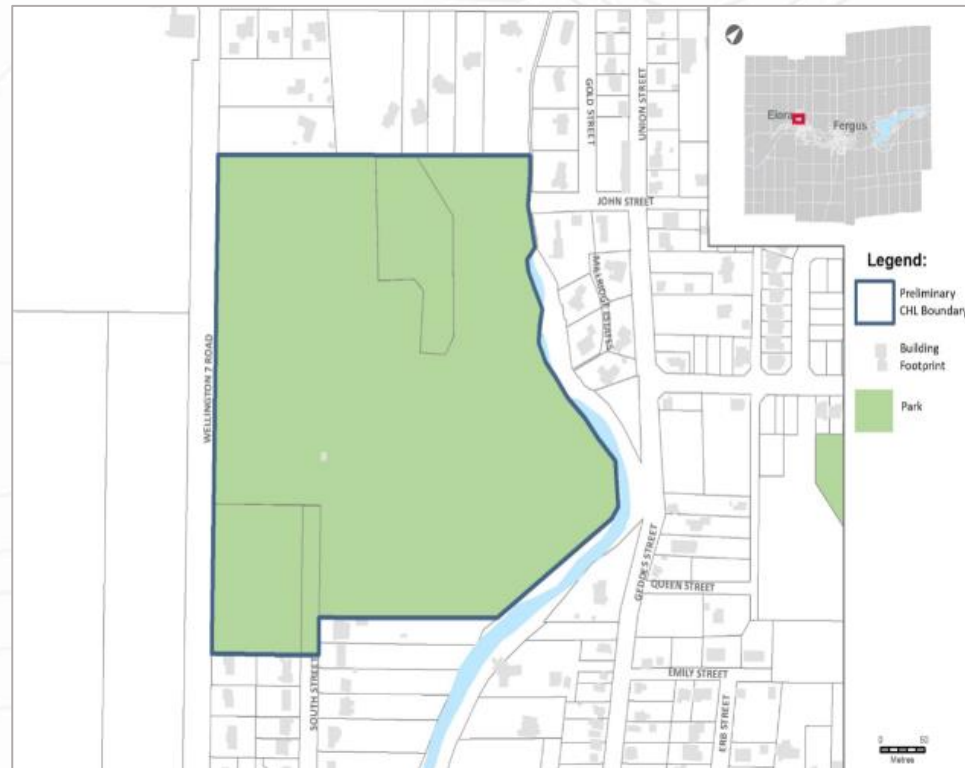
# Case Study 1

**CHL:** Elora and St. Mary's Cemeteries

**Policy Framework:** Designated Recreational and Greenland. No anticipated growth.

Policy Priorities:

- Heritage management
- Environmental Protection



Proposed Tools:

- Protection under the Ontario Heritage Act as an individually designated property (1)

# Case Study 2

**CHL:** Oustic

**Policy Framework:** Designated Prime Agricultural and Greenland. No anticipated growth.

## Policy Priorities:

- Transportation Infrastructure
- Heritage management
- Environmental Protection



## Proposed Tools:

- Site specific policies (1)
- Heritage and Scenic Corridor Management Plan (1)
- Signage, branding and educational programming (2)

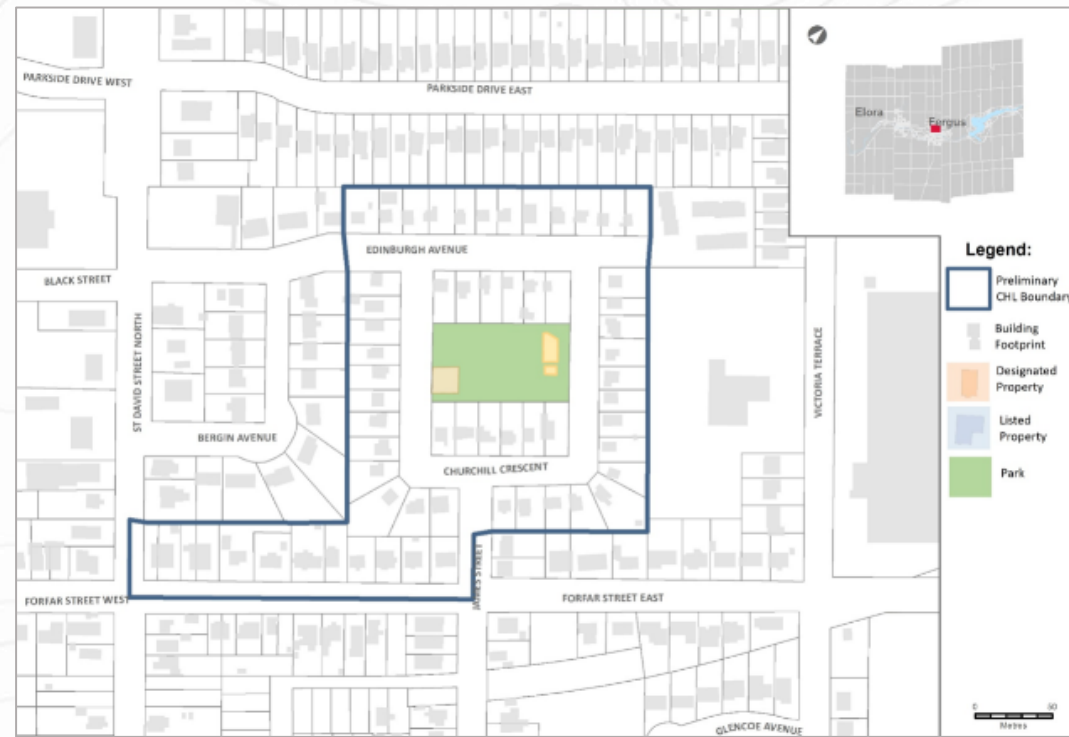
# Case Study 3

**CHL:** Churchill Crescent Neighbourhood

**Policy Framework:** Designated Residential within an Urban Area. Intensification and growth is encouraged.

Policy Priorities:

- Intensification and growth
- Heritage management
- Environmental Protection



Proposed Tools:

- Site specific policies (1)
- Secondary Plan (2)
- Community Improvement Plan (2)
- Community Planning Permit System (2)
- Subdivision Development Agreement (2)
- Protection as a HCD or through individual designation of buildings (3)



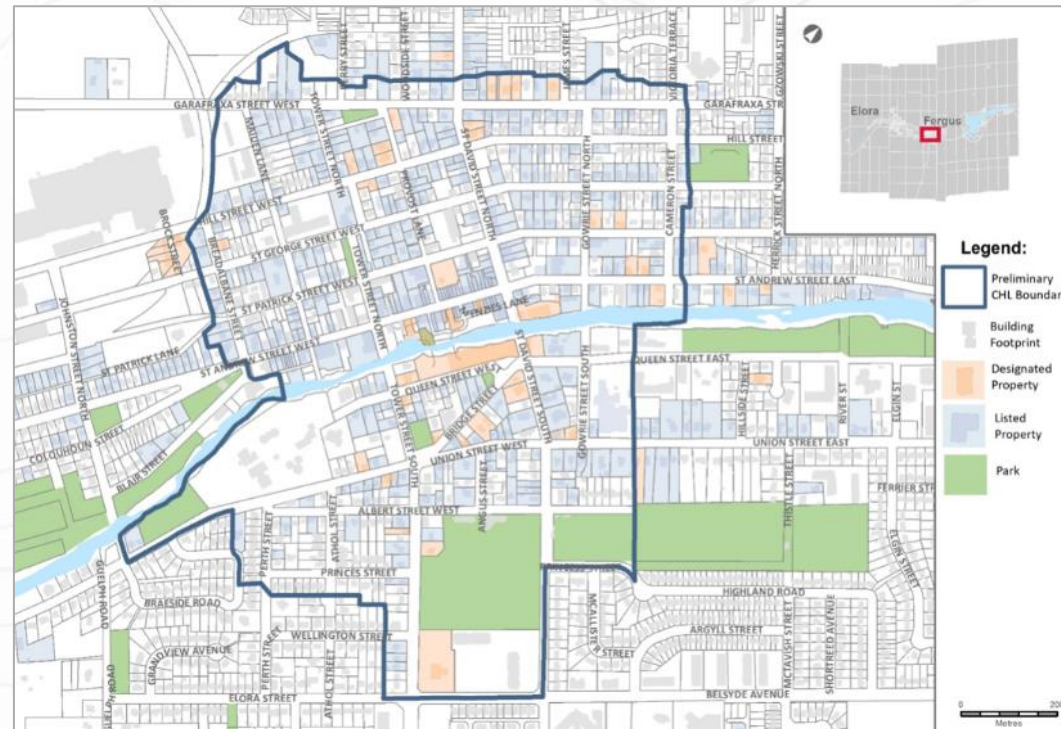
# Case Study 4

## CHL: Fergus Village Core

**Policy Framework:** Contains several land use designations (Residential, Central Business District, Industrial, Recreational, and Core Greenlands).

### Policy Priorities:

- Intensification and growth
- Housing and affordability
- Transportation Infrastructure
- Heritage management
- Environmental Protection



### Proposed Tools:

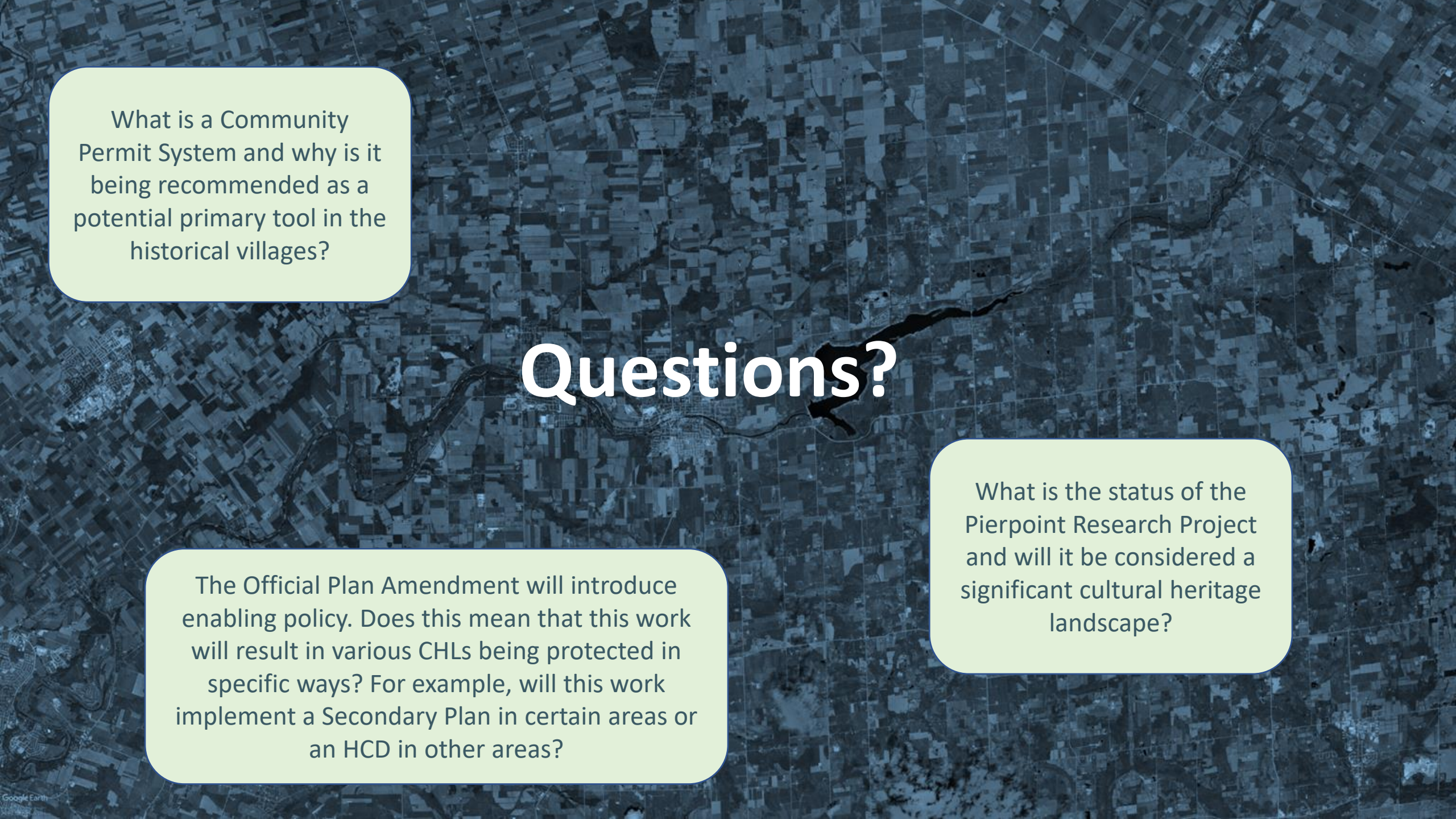
- Secondary Plan (1)
- Community Improvement Plan (1)
- Community Planning Permit System (1)
- Protection as a HCD or through individual designation of buildings (2)
- Subdivision Development Agreement (2)



An aerial photograph of a rural landscape, likely a farmland, with a grid overlay. A river or stream flows through the center of the image. The text "Question & Answer" is overlaid in the center.

# Question & Answer





What is a Community Permit System and why is it being recommended as a potential primary tool in the historical villages?

# Questions?

The Official Plan Amendment will introduce enabling policy. Does this mean that this work will result in various CHLs being protected in specific ways? For example, will this work implement a Secondary Plan in certain areas or an HCD in other areas?

What is the status of the Pierpoint Research Project and will it be considered a significant cultural heritage landscape?



# Breakout Session: Cultural Heritage Landscape Priorities

- **Part 1 (25 minutes; 6:45 – 7:10)**
- Mapping exercise to review assets, heritage features, character elements, and priorities for each Cultural Heritage Landscape (CHL)
- Questions for discussion for mapping exercise:
  - Based on CHL Study work, have we captured important features and characteristics that should be protected and managed into the future in the CHL?
  - Are important features or characteristics missing?
  - Are some areas within the CHL more or less sensitive to change?

# Breakout Session: How to Manage Change

- **Part 2 (20 minutes; 7:10 – 7:30)**
- Review potential management and protection tools appropriate for the CHLs, as based on review of municipal best practices, CHL characteristics, and policy priorities within the CHL
  - Reactions
  - Concerns
  - Would you rank tools/strategies differently?
  - Would you like to see different tools paired with the CHL?
- Each Table will briefly report back on discussed topics
- Each table will have a representative from the consultant team or staff