

Prospective Regulatory and Non-Regulatory Tools to Manage Change and Conserve Cultural Heritage Landscapes

Secondary Plan

- A land use plan for a particular area of a municipality that will typically provide more detailed policies for the area it covers, such as public spaces, parks and urban design.
- Establishes policies to guide growth and change in an area, including preferred type and form of new development.
- Examples where used to address historical areas or cultural heritage landscapes: Hamilton, Toronto, London.

Community Planning Permit System

- A Community Planning Permit System creates a streamlined change management and approvals process for designated areas by creating a specific plan for the area that sets out specified standards such as objectives, land-uses, height, and density for example.
- Once a CPPS is by-law is in effect, it combines zoning site, plan, and minor variance processes into one application and approval process (45 day time limit vs. 90 days for traditional zoning).
- Examples where used to addressed historical areas or cultural heritage landscapes: Brampton, Carleton Place, Gananoque.

Heritage Conservation District

- All properties within specified boundary are designated under the Ontario Heritage Act, with the protection registered on title of all properties.
- Some properties within the district are identified for conservation and subject to associated policies while others are classified as non-contributing, and subject to redevelopment and infill policies.
- The HCD Plan makes recommendations for zoning by-law amendments but does not include zoning by-law amendments as part of its process.
- In cases of conflict between an HCD Plan and other municipal by-laws, the HCD Plan prevails.
- Districts tend to be established in areas with concentrations of significant buildings and streetscapes.
- Examples where used for historical areas or cultural heritage landscapes: Cambridge, Kitchener, Hamilton, Oakville, Caledon.

Protection as an Individually Designated Property

- Regulates individually designated property in relation to heritage attributes (i.e., characteristics of the property that contribute to its cultural heritage value and interest) identified in municipal designation by-law.

- Majority of individually designated properties in Ontario are considered significant in relation to buildings and structures located thereon.
- Limited examples of properties without buildings/structures protected under Part IV of the Ontario Heritage Act.

Site-Specific Policies in Official Plan

- Provides policies for a specific area that vary from policies in the Official Plan. These policies often provide direction on land use and zoning in the area.
- Examples where used for historical areas or cultural heritage landscapes: Cambridge, Woolwich, Markham.

Scenic Road or Corridor Designation

- A Scenic Road Designation regulates elements that contribute to the character and quality of scenic roads and which are located in public road rights-of-way
- The scenic road would be identified in the Official Plan, including identification of management objectives and policies.
- Examples where used for historical roads or cultural heritage landscapes: Hamilton, Brampton, Mississauga, Kitchener.

Signage, branding, and education promotion

- These tools can be implemented outside of the Planning context, and can include interpretive signage and walking tours.
- Examples where used for historical areas or cultural heritage landscapes: Waterloo, Cambridge, Hamilton, Caledon.

Community Improvement Plan

- A tool to support revitalization in specified areas through the provision of programs, grants, or financial incentives.
- Financial incentives can often include grants, loans, and rebate programs.
- Policies can include upgrading streetscapes, filling empty retail stores, revitalizing downtown areas, assisting with the improvement and renovation of downtown buildings, and revitalizing buildings that require structural improvements.
- Examples where used for historical areas or cultural heritage landscapes: Hamilton, London, Cambridge.

Subdivision Development Agreement

- Municipality can enter into an agreement with the proponent and which includes specified conditions that need to be implemented as part of the approvals. This includes receipt of a security deposit and address matters such as implementation of interpretive signage, road naming, vegetation retention, and building retention and/or restoration, for example.