

THE CORPORATION OF THE TOWN OF GEORGINA**HERITAGE ADVISORY COMMITTEE****AGENDA**

Wednesday, May 22, 2019

6:30 PM

Council Chambers

1. CALL TO ORDER

"We would like to begin today's meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbor and friend, one with which we strive to build a cooperative and respectful relationship."

2. ROLL CALL

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF

6. ADOPTION OF MINUTES

Pages 1 to 4

- (1) Minutes of Georgina Heritage Committee meeting March 20, 2019.

7. DELEGATIONS/SPEAKERS –

Page 5

- (1) Jeff Barton, request for removal of 30 Hadden Road from the Heritage Register (Note: the Heritage Register lists the address of 32 Hadden but the Roll Number is for 30 Hadden).

8. PRESENTATIONS

9. CONSIDERATION OF REPORTS ON THE AGENDA

Page 6

- (1) Demolition Reports April 16, 2019 to May 15, 2019.

Pages 7 to 22

- (2) Façade Improvements – Fat Cat Tattoo, 124 High St. Sutton

Pages 23 to 121

- (3) Heritage Impact Assessment Criteria (deferred item).

10. COMMUNICATIONS

- (1) Aurora Demolition Fines – article (<https://www.yorkregion.com/news-story/9340295-aurora-to-mull-hefty-fines-for-unlawful-heritage-building-demolition/>)

Page 122

- (2) Proposed changes to the Heritage Act

Pages 123 to 207

- (3) Cultural Heritage Evaluation Report 20 Bonnie Boulevard and Bonnie Park with GIS MAP. (Deferred decision to recommend designation)

11. OTHER BUSINESS

- (1) Plaques (Ongoing discussion)
- a. Search for Plaque vendor
 - i. Bradford new plaques - <https://www.bradfordtoday.ca/local-news/new-signs-of-heritage-appreciation-in-bradford-west-gwillimbury-1391365>
 - ii. Signarama - <https://www.signarama.ca>
 - iii. REA Sign Group - <http://reassigns.com/reception-signs/>
 - iv. Toronto Signs - <https://toronto-signs.ca/plaques/>
 - b. Mill Pond

- (2) Heritage Awards (Ongoing Discussion)

- (3) Budget Discussion (\$7040.00 available for 2019).

- (4) Designations (ongoing)
- Suggestion: Mann Cemetery on Queensway North, Keswick
 - Suggestion: Railway and enterprise shipwreck
 - Suggestion: The Briars, stable and old tree
 - Ainsley Hill: Shouldice Property 216-235 Catering Road
 - St. James Parish Hall, update if available

Pages 208 to 220

- (5) Heritage Register (ongoing item)
- a. Errors (page 208)
 - b. Proposed List of Properties (MPAC List)

12. CLOSED SESSION, IF REQUIRED**13. MOTION TO ADJOURN**

Next Meeting: Wednesday, June 12, 2019

THE CORPORATION OF THE TOWN OF GEORGINA**HERITAGE ADVISORY COMMITTEE****MINUTES**Wednesday, April 23rd, 2019

6:30 PM

Committee Room

1. The meeting was called to order at 6:30PM

“We would like to begin today’s meeting by acknowledging that the Town of Georgina is located over lands originally used and occupied by the First Peoples of the Williams Treaties First Nations and other Indigenous Peoples and thank them for sharing this land. We would also like to acknowledge the Chippewas of Georgina Island First Nation as our close neighbour and friend, one with which we strive to build a cooperative and respectful relationship.”

2. ROLL CALL

The following Committee members were in attendance:

Terry Russell, Chair

Denise Roy, Vice Chair (arrived 7:10 PM)

Wei Hwa

Allan Morton

Councillor Frank Sebo

The following Committee member was absent with regrets:

Krista Barclay

The following staff member was in attendance:

Sarah Brislin, Committee Services Coordinator

3. INTRODUCTION OF ADDENDUM ITEMS

4. APPROVAL OF AGENDA

Moved by Councillor Sebo, Seconded by Wei Hwa

RESOLUTION NO. GHC-2019-0006

That the Georgina Heritage Committee April 23, 2019, agenda be approved as presented.

Carried.

5. DECLARATIONS OF PECUNIARY INTEREST AND GENERAL NATURE THEREOF - *none*

6. ADOPTION OF MINUTES

- (1) Minutes of Georgina Heritage Committee meeting March 20, 2019.

Moved by Councillor Frank Sebo, Seconded by Wei Hwa

RESOLUTION NO. GHC-2019-0007

That the minutes of the former Georgina Heritage Committee's meeting held on March 20, 2019, be adopted.

Carried.

7. DELEGATIONS/SPEAKERS - *none*

8. PRESENTATIONS

- (1) Town Strategic Plan - Culture and Heritage discussion with Phil Rose-Donahoe, Manager of Cultural Services – deferred
 - (2) Historical context for cottages presentation by Allan Morton – deferred

9. CONSIDERATION OF REPORTS ON THE AGENDA

- (1) Demolition Reports May 28, 2018 to April 16, 2019.
 - (2) Building for Structural Steel Reinforcement (Curling Club building) at 15 Fairpark Lane.
 - (2) Heritage Impact Assessment Criteria. – deferred

Moved by Wei Hwa, Seconded by Councillor Sebo

RESOLUTION NO. GHC-2019-0008

That the Georgina Heritage Advisory Committee receive

1. Demolition Report

2. Curling Club permit

Carried

10. COMMUNICATIONS

- (1) Cultural Heritage Evaluation Report 20 Bonnie Boulevard and Bonnie Park with GIS MAP. - Deferred

11. OTHER BUSINESS

- (1) Plaques (Ongoing discussion)
- Type of Plaque
 - Mill Pond (would like interpretive something there)

- (3) Heritage Awards (Ongoing Discussion)

Annual community awards (awards of merit) – invite organizer to next meeting.

- (3) Strategic Planning and Budget Discussion
(\$7040.00 available for 2019). (Ongoing)

- (4) Designations (Ongoing):
- Suggestion: Mann Cemetery on Queensway North, Keswick (Allan working on the report)
 - Suggestion: Railway and enterprise shipwreck (Terry to bring notice of motion).
 - Suggestion: The Briars, stable and old tree
 - Ainsley Hill: Shouldice Property 216-235 Catering Road (Krista working on the report)
 - St. James Parish Hall, update (referred back to the Committee to continue discussions with St. James Parish Hall).

Moved by Councillor Sebo, Seconded by Wei Hwa

RESOLUTION NO. GHC-2019-0009

That the Georgina Heritage Advisory Committee member Terry Russell be appointed to approach the St. James Parish with a letter drafted to be signed by the parish by the committee coordinator requesting they withdraw their objection to the designation of the St. James Parish Hall.

Carried.

- (5) Heritage Register, Committee to prepare motion to Council regarding properties to be added to register. (Waiting for a response from Clerk)

The Committee was advised of a complaint regarding an Error (incorrect Name and Picture) of the Van Norman Farm which should known as the Phoenix Farm. This incorrect information dates back to previous registers. The Committee was advised the Ontario Heritage Act states:

1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

- (a) a legal description of the property;
- (b) the name and address of the owner; and
- (c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

The Committee suggested conducting an annual review of the Heritage Register for errors.

12. CLOSED SESSION, IF REQUIRED - *None*

13. MOTION TO ADJOURN

Next Meeting: Wednesday May 22nd, 2019

Moved by Councillor Sebo, Seconded by Denise Roy.

RESOLUTION NO. GHC-2019-0005






That the Georgina Heritage Committee March 20, 2019 meeting adjourn at 8:12 PM.

Carried.

Next Meeting: Wednesday April 24th, 2019

Sarah Brislin,
Committee Services Coordinator

Terry Russell, Chair

	081-077	21112 Dalton Rd.		Plan 73, Lt. 19, Sutton	1900			I	
	042-915	Duclos Point Rd.	Octagon House	Part Lt. 15, Con. 7	1888		House. Brick.	I	
	071-225	15 Fairpark Ln.	"Sutton Fairgrounds"	Plan 69, Pt. Blks. 22-24, 28,29,45 & 46, RS65R8484, Pt. 6, RS65R11891, Pt. 6				I	Jan. 15, 2009
	013-255	6651 Frog St.	"The Oaks"	Con. 2, Pt. Lt.s 5 & 6, Pefferlaw	1885 (house) Barn (1900)		Fieldstone house. 1 storey residential.	I	
	042-156	30 Hadden Rd.	"George Evans – Barton Cottage"	W/S Con. 7, Pt. Lt. 12	1920		House.	I	

Building Permit Listing

DEMOLITION



BP5020

Date : May 15, 2019

Page : 1

Time : 9:04 am

Permit Type : [210] To [210]
 Permit No. : All
 District : All
 Area : All
 Plan : All
 Lot : All
 Project Code : All
 Issue Date : [16 Apr 2019] To [15 May 2019]
 Completed Date : All

Block : All
 Section : All
 Town : All
 District Lot : All
 Zone : All
 Permit Status : All
 Print Permit w/ No Inspections Since :
 Print Name and Address : No (Hide Owner's Phone #)

Permit No.	Owner Name	Issue Date	Roll No.	Project Value	Fee
190250		17-Apr-2019	000 06424200.0000	5,000.00	581.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	16-Apr-2020
			Project Address:	12 SEVENTH ST	
			Contractor Name:		
	Legals:		Construction Purpose:	DEMOLISH SINGLE FAMILY DWELLING AND DETACHED GARAGE	
190277		25-Apr-2019	000 04437400.0000	20,000.00	581.00
	Address:		District:	Zone:	
			Area:	Expiry Date:	24-Apr-2020
			Project Address:	178 MOORE'S BEACH RD	
			Contractor Name:		
	Legals:		Construction Purpose:	DEMOLISH COTTAGE AND ACCESSORY BUILDING	

Summary For This Run:

No. of DEMOLITION Listed :	2
Total Construction Value :	25,000.00
Total Fees :	1,162.00

Sarah Brislin

From: Sean Columbus
Sent: Thursday, May 9, 2019 12:58 PM
To: Sarah Brislin
Subject: Email to go to Heritage Committee Members
Attachments: Facade Improvement Grant - Fat Cat Tattoo (124 High St, Sutton).pdf

Good Afternoon Sarah,

Could you please send the following email below to the Heritage Committee Members. Thank you.



Sean Columbus

Economic Development Officer | Economic Development and Tourism
Division
26557 Civic Centre Road, Keswick, ON | L4P 3G1
905-476-4301 Ext. 2330 | georgina.ca
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Good Morning Heritage Committee Members,

At the May 6, 2019 Economic Development Committee meeting, a Community Improvement Plan Grant application was reviewed for 124 High St, Sutton (Fat Cat Tattoo).

The scope of the project consists of refacing the front of the building with vinyl in an attempt to match the historic look of the building as seen in the photo below.

- The wood strips will be removed on the front of the building including the lattice wood structure.
- Horizontal Vinyl will be installed both on the top and bottom on the front of the building. The colour will match the colour that is currently in the back side of the building (see picture below).
- The sign, windows, doors, lighting will remain the same.
- New siding to match the front will also be installed on the north side of the exterior wall facing Black River Coffee at the expense of the applicant.

The Committee members approved the grant with criteria indicating that it will be forwarded to the Heritage Committee for comments.

Please let me know any comments you have in regards to this application as this application will be presented to Council for final approval on May 28, 2019.







Colour to match vinyl siding in this picture.



Sean Columbus

Economic Development Officer | Economic Development and Tourism
Division

26557 Civic Centre Road, Keswick, ON | L4P 3G1

905-476-4301 Ext. 2330 | georgina.ca

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From: Karyn Stone <kstone@georgina.ca>

Sent: May 8, 2019 10:46 AM

To: Sean Columbus <scolumbus@georgina.ca>

Subject: fat cat

Please prepare an email for my review to send to heritage committee advising of the work that will be done to fat cat .. list address .. and show photo of historical image and existing image. Thanks. it needs to go out tomorrow to the heritage committee .



Karyn Stone

Manager of Economic Development | Economic Development and
Tourism Division

26557 Civic Centre Road, Keswick, ON | L4P 3G1

905-476-4301 Ext. 2312 | georgina.ca

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Façade Improvement Grant Program:

Application Form

General Information and Instructions

1. Before filling out this Façade Improvement Grant Program application form, please read the terms and conditions of the program eligibility and requirements and arrange for a pre-application meeting with Municipal Staff. The purpose of the pre-application meeting is to confirm property and project eligibility and program requirements.
2. If an agent is acting on behalf of the property owner when submitting this application, please ensure that the required authorization is completed and signed by the owner as noted in Section E of the application form.
3. If the applicant is not the property owner, please ensure that written authorization is obtained from the property owner prior to submitting this application and that, said written authorization is attached to the application form.
4. If you find insufficient space on this form to respond to questions, please provide additional information on a separate page and attach to your completed application form.
5. Please attach to this application the required supporting documents as requested by Municipal Staff. Applications will not be considered complete until all required documents have been submitted.
6. A checklist has been provided on page six (6) of this application, please ensure this is complete prior to submission.
7. Please ensure that the application form is complete and all required signatures have been supplied.
8. Keep a copy of the application for your own records.
9. Please print (black or blue ink) or type the information requested on the application form.
10. You may deliver your application in person or send it by mail to:

Town of Georgina
26557 Civic Centre Road
R.R. #2 Keswick, ON
L4P 3G1

Karyn Stone
Economic & Tourism Development Officer
905-476-4301 x 2312
905-722-6518
705-437-2210
kstone@georgina.ca

or **Sean Columbus**
Economic Development Officer
905-476-4301 x 2330
905-722-6518
705-437-2210
scolumbus@georgina.ca

11. The application will be approved by the Community Improvement Plan Committee (CIPC).

Façade Improvement Grant Program: Application Form

Solicitor's Information (if any)

Name: _____
(First) (Last)

Mailing Address: _____
(Street Address) (Municipality) ON, (Postal Code)

Telephone Number: _____

Fax Number: _____

E-mail: _____

Incentives

Please indicate any other CIP programs you have received from the Town for the subject property

	Date:	Amount Received (\$)
Façade Improvement Grant Program	_____	_____
Heritage Building Improvement Grant Program	_____	_____
Landscape Improvement Grant Program	_____	_____
Accessibility improvement Grant Program	_____	_____
Redevelopment Tax Rebate Program	_____	_____
Planning and Development Fees Rebate Program	_____	_____
Residential Unit Development Grant Program	_____	_____

B. Property Information

Municipal Address of Property 124 High St. _____

Assessment Roll Number 1970 000 07076600.0000 _____

Legal Description of Property (Lot and Plan Numbers) plan 69 blk 9 lots 4 and 5 3484.80SF 33 _____

Existing Property Use commercial/residential _____

Façade Improvement Grant Program:

Application Form

Is property designated under Part IV of the Ontario Heritage Act or listed on the Town of Georgina's Heritage Register? Yes ☒ No ☐

Are property taxes paid in full on this property? Yes ☒ No ☐

Are there any outstanding work orders on this property? Yes ☐ No ☒

Size of Property less than 1 acres _____ hectares

Existing Buildings on Property? Yes ☒ (If yes, specify building size below) No ☐

Building 1 2600 sq.ft.

Building 2 _____ sq.ft.

Building 3 _____ sq.ft.

C. Project Description

- (i) Please describe the facade improvement/restoration works that are eligible for the matching grant (see page one for program description).

Siding on front of building. Front Facade.

- (ii) Cost Summary: Eligible **Front Façade** Improvement/Restoration Works (please attach **two** detailed cost estimates from bona fide contractors for work to be performed).

Type of Improvement/Construction

Piece of mind

Cost Estimate 1 (\$)

The odd Jobs Couple

Cost Estimate 2 (\$)

- a. Eligible Front Façade Improvement/Restoration Works (Insert lowest cost estimate)

3300.00
~~3729.00~~

5,000.00

- b. Other sources of government funding?

(Includes: Federal, Provincial, Municipal, Municipal heritage committee, CMHC.)

3300.00
~~3729.00~~

5,000.00

- c. Total Eligible Costs (a and b)

1650.00
~~1864.50~~

2,500.00

- d. Amount of Grant Applied For:

(0.5 multiplied by cost item c above) to the permitted maximum identified in the program description section on page one

Façade Improvement Grant Program:

Application Form

E. Application Checklist

One complete application form signed by appropriate parties Yes ☒ No ☐

Two (2) itemized cost estimates Yes ☐ No ☒

Ensure that the application is legible; please print in ink or type information onto form Yes ☒ No ☐

Supporting Documentation Yes ☐ No ☐

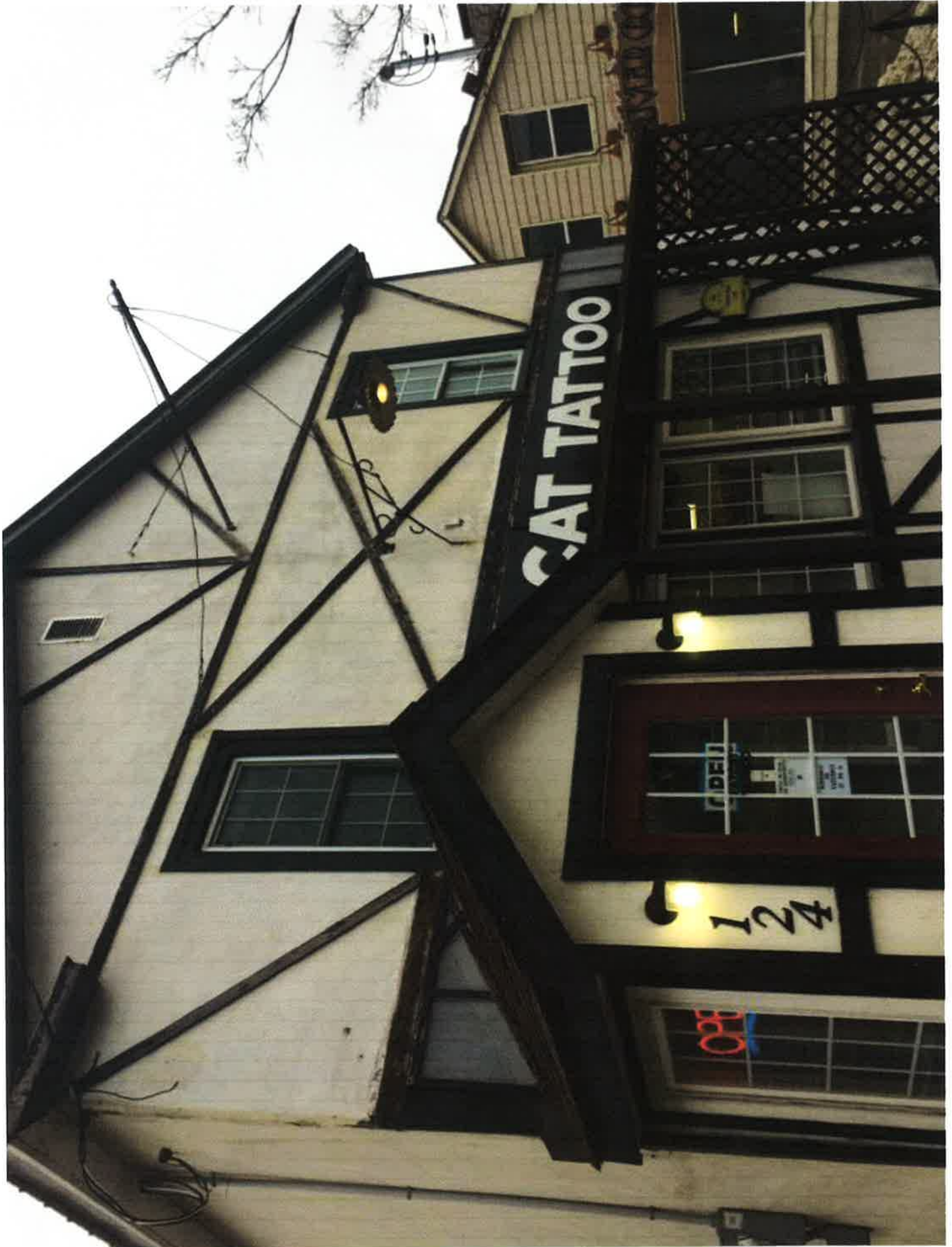
- One 11x17 concept design/drawing of proposed improvements
- A front elevation photo of your building.
- Proposed front elevation detailed drawings
- List of what is going to be removed
- List of the proposed additions – new specifications
- If stucco, brick, or other exterior finish products are being considered as part of your project, we will need product samples for colour and texture, and the written specifications for the product. (Note: these usually come with the product, suppliers will loan them to you if you ask).
- Awning/canopy specifications, material swatches and colour samples should be provided. If your awning is being used for signage we will want to see a proposal for your sign showing letter styles, logos, etc. Do you have a permit? Do you have a lighting source?
- Please provide paint swatches. Paint swatches will be used to ensure that we create a harmonious, complementary blend in the Downtown. We hope to protect your investment and your neighbours.

124 High St, Sutton (Fat Cat Tattoo) Façade Improvement Summary

Overall Scope of project is to install Vinyl on front of building. Historic image of the building shows this design.

- Remove Wood Strips on front of building
- Install Wood Strapping and foam board
- Install Horizontal Vinyl Siding on front of building (top & bottom). Colour is bluish/grey that currently matches the siding on the current side of the building.











(289) 264-9174

Cost Estimate 1

Customer Name:

FAT CAT TATTOO - DAVE COULSON

Tel:

9-841-5822

Fax:

Address:

124 HIGH 6,
SUTTON, ON
L0E 1R0

INVOICE ☐

ESTIMATE ☒

JOB DESCRIPTION

FRONT OF SHOP.

- REMOVE ALL 1x4 WOOD PIECES FROM STUCCO.
PATCH STUCCO WHERE NEEDED.
- INSTALL 1x2 STRAPPING VERTICALLY EVERY 16" O.C.
- INSTALL RIGID FOAM BOARD BETWEEN ALL STRAPPING.
- INSTALL J-TIMBER ALONG ALL EDGES, AROUND WINDOWS
DOORS, ETC.
- INSTALL NEW 4.5" DUTCH LAP HORIZONTAL VINYL
SIDING. SAGE COLOR.
- DO THOROUGH CLEAN-UP OF JOB SITE.

ALL PRICING INCLUDES ALL MATERIALS, LABOUR,
FULL CLEAN-UP AND DISPOSAL OF GARBAGE AND
3 YEAR WARRANTY ON ALL WORK.

Deposit amount: \$1900.00 Deposit due on: BOOKING.

SUB TOTAL \$3300.00

Remaining balance: \$1829.00 Balance due on: COMPLETION DAY.

HST \$429.00

Contractor's Signature: _____ Date: _____

GRAND TOTAL \$3729.00

Customer's Signature: _____ Date: _____



April 21st, 2019

For Fat Cat Tattoos,

Thank you for considering OJC for your project at 124 High St., Sutton, ON. We strive to create a great experience and will work closely with you to ensure your vision. Here is the formal quote for your renovation.

Work to be done:

- Remove wood strips on front of building
- Install wood strapping and foam board
- Install horizontal vinyl siding

Base and most likely scenario – \$ 5,000.00 + tax

Worst case scenario – \$ 6,000.00 + tax

Best Case scenario – \$ 4,100.00 + tax

We estimate that we could begin mid August with all materials being provided by OJC unless otherwise stated above.

In terms of payment we accept cash, etransfer, credit or cheque. For projects exceeding \$1,000.00 before tax, OJC requires 50% of the “**base scenario**” up front to begin the job. You will be kept informed should the cost begin to surpass the “base scenario” due to unforeseen circumstances. The remaining monies will be owed upon completion of the project.

Please note, all quotes expire and could be subject to change after 30 days.

Should you agree to this quote, please sign and date below. If you have any questions regarding this quote, please feel free to contact us. Thank you once again for the opportunity.

Sincerely,

Jenn Vickers and Ryan Parent
The Odd Jobs Couple

Homeowner name

Date

Ryan 705 618 7926



Jenn 905 251 1034



GEORGINA

Development Services Department

MEMO

To: Georgina Heritage Committee

From: Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Development Services

Copy To: Velvet Ross, Manager of Planning
Alan Drozd, Supervisor of Development Planning

Date January 15, 2018

Subject: **Criteria for Determining the Need to Conduct a Heritage Impact Assessment (HIA) or a Cultural Heritage Evaluation Report (CHER)**

1. Background

This is further to the Georgina Heritage Committee meeting on November 15, 2017 at which time staff attended to discuss the standing referral from Council concerning Heritage Impact Assessments (HIA) in the development planning process. The process for undertaking Cultural Heritage Evaluations was also raised by the Committee at the meeting and is addressed in this memorandum.

2. Cultural Heritage Evaluations

The Ministry of Tourism, Culture and Sport has developed a checklist for use in determining the need for a CHER. This checklist provides a number of screening criteria to identify the circumstances and conditions under which a CHER would be required. Staff will work with applicants to screen properties against the applicable criteria in the Guide to determine the need for a CHER as part of a complete planning application.

A copy of the Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes document is attached for reference.

2. Built Heritage Resources

Staff advised that the current operational practice is to require the submission of a Heritage Impact Assessment for all properties containing a building designated under the Ontario Heritage Act and all properties listed on the Georgina Heritage Register (i.e. designated / registered).

The Committee expressed the view that the Georgina Heritage Register did not capture all properties containing valuable heritage resources. It was agreed however, that it would be inappropriate to require a Heritage Impact Assessment for each property that proceeded through a planning approval process as part of a complete application submission. To that end there needs to be some guidelines or criteria to determine whether the requirement for a HIA should be applied for properties that are not registered or designated by the Town.

Staff also advised that the Ministry of Tourism, Culture and Sport had recently released – Guide to Cultural Heritage Resources in the Land Use Planning Process – Review Draft – October 2017. This Guide is proposed to replace the one contained in the Ministry's Ontario Heritage Toolkit. The Draft Guide is attached.

The Draft Guide establishes a recommended Terms of Reference for Heritage Impact Assessments and four basic criteria for when to prepare them. These are when the proposed development:

1. Is located on or adjacent to a protected heritage property
2. Is located on or adjacent to a property that contains an identified cultural heritage resource that is not protected by the OHA (built heritage, cultural heritage landscape or archaeological resource)
3. Intends to remove or demolish any building or structure on a protected heritage property or cultural heritage landscape
4. Plans to alter a property that contains cultural heritage resources (e.g. demolition, removal or site alteration)

For the purposes of the Guide, a protected heritage property is deemed to be one that is addressed in Part IV, V or VI of the Ontario Heritage Act. In Georgina, this would represent designated properties or those contained on the Georgina Heritage Register. The Guide further provides direction on how to assess the implications of development on lands adjacent to a protected heritage property. Municipalities are not bound by the Guide and can develop their own HIA criteria. In many respects, the guideline criteria mirror provisions currently contained in the Town of Georgina Official Plan and other guideline documents prepared by the Ministry.

The commenting deadline for this Draft Guide document has passed and a final document has yet to be released by the Ministry. Despite that, Staff believe that it is appropriate to consider this Draft in the present circumstances, and are proposing the following form screening criteria to determine if an HIA is required in relation to a Planning Act development application:

- 1. Is the property designated under the Ontario Heritage Act?**
- 2. Is the property listed on the Town of Georgina Heritage Register?**
- 3. Does the property contain a building or structure that was constructed 100 years or more ago?**
- 4. Is the property located immediately adjacent to a property identified in 1,2 or 3 above where the nature of the proposed development may have contextual significance to heritage resources e.g. views, vistas, sunlight, shadowing or light pollution impacts upon the heritage property in accordance with applicable guidelines.**

Assessment of the need to apply the requirement for HIA under this criterion will require the exercise of some professional discretion by Staff. In extraordinary situations, Staff may consult with the *Georgina Heritage Committee* to determine the need for the submission of a HIA.

Should the response be “Yes” to any of the noted questions, the proponent will be required to submit a Heritage Impact Assessment as part of the required supporting material for a “Complete Application” under the Planning Act. The HIA not only identifies and evaluates the heritage resources, but also provides an assessment on how to avoid, eliminate or mitigate impacts on heritage resources. A HIA is required to follow the established Terms of Reference as set out in Provincial guidelines. Staff note that although Provincial Guidelines would trigger a HIA for a building with an age of 40 years (i.e. in today’s terms one constructed in 1978) this is considered to be too low of a threshold. A threshold of 100 years is considered more appropriate and relevant for a HIA.

Staff will be in attendance at the Committee’s January 17, 2018 meeting to discuss this matter further.



Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Development Services

Attachments

1. Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes— Ministry of Tourism, Culture and Sport
2. A Guide to Cultural Heritage Resources in the Land Use Planning Process – Draft – Ministry of Tourism, Culture and Sport – October 2017

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes

A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Project or Property Location (upper and lower or single tier municipality)

Proponent Name

Proponent Contact Information

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	<input type="checkbox"/>	<input type="checkbox"/>
b. a National Historic Site (or part of)?	<input type="checkbox"/>	<input type="checkbox"/>
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	<input type="checkbox"/>	<input type="checkbox"/>
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	<input type="checkbox"/>	<input type="checkbox"/>
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	<input type="checkbox"/>	<input type="checkbox"/>
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input type="checkbox"/>

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input type="checkbox"/>

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

- v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada](#) website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).

A Guide to Cultural Heritage Resources in the Land Use Planning Process

**Review Draft
(65 Pages)**

**October 2017
Ministry of Tourism, Culture and Sport**

Cultural Heritage Resources in the Land Use Planning Process

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1.0 Introduction

Ontario released its first Culture Strategy in July 2016. A key part of this strategy reflects how Ontario's rich and diverse cultural heritage gives our communities identity and character, and how it enhances our sense of place and pride in where we live. Conserving our cultural heritage reflects what we value about our past, what we have learned from it and what we want future generations to know.

Through the Culture Strategy, the Ontario government has committed to developing additional tools to help communities identify and protect their cultural heritage, including guidance on cultural heritage landscapes, cultural planning, and the interests of Indigenous communities in conserving cultural heritage, to support municipalities in implementing the Provincial Policy Statement, 2014 (PPS 2014). This document is a product of that commitment.

1.1 About This Guidebook

This guidebook is meant to help those involved in the land use planning process in Ontario understand the changes to the cultural heritage policies in the PPS 2014. The guide will articulate how the conservation, wise use and management of cultural heritage and archaeological resources are in the provincial interest – a necessary part of land use planning and development - and how to apply cultural heritage policies.

The first edition of this guidance was published in 2006, as a series of five information sheets.

1.2 Ontario's Land Use Planning Framework

Development and land use on privately owned or municipally owned property in Ontario is subject to the *Planning Act, R.S.O. 1990, c. P. 13*. The Planning Act sets out the ground rules for land use planning in Ontario and describes how land uses may be controlled, and who may control them.

Under the Planning Act, provincial plans and municipal official plans provide a framework for comprehensive and long-term planning that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth.

In Ontario, planning authorities are responsible for local planning decisions and creating local planning documents (e.g. official plans, zoning bylaws) that are consistent with the Provincial Policy Statement and any applicable provincial plans.

For more information specific to provincial and municipal official plans, please refer to the Ministry of Municipal Affairs' [Citizens' Guides to Land-Use Planning](http://www.mah.gov.on.ca/Page338.aspx).
(<http://www.mah.gov.on.ca/Page338.aspx>)

1.3 The Provincial Policy Statement

The PPS 2014 provides policy direction on matters of provincial interest related to land use planning and development.

The province issues the Provincial Policy Statement under the authority of Section 3 of the Planning Act, which requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Planning Act.

The most recent version of the Provincial Policy Statement came into effect on April 30, 2014, replacing the previous version issued on March 1, 2005.

1.4 Cultural Heritage and Archaeological Resources in the PPS 2014

The PPS 2014 defines three different types of cultural heritage resources: built heritage resources, cultural heritage landscapes and archaeological resources. Together, these cultural heritage resources give identity and character to communities across Ontario, contributing to quality of life and creating a sense of place.

The PPS 2014 includes policy direction relating to cultural heritage and archaeological resources in a number of places.

Part IV of the PPS 2014, Vision for Ontario's Land Use Planning System, speaks to Ontario's rich cultural diversity as one of its distinctive and defining features, and identifies its cultural heritage and archaeological resources as providing important economic and social benefits.

According to the PPS 2014, conserving cultural heritage resources contributes to building strong healthy communities. Specific related policies are in Part V.

Policy 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by building upon rural character, and leveraging rural amenities and assets; encouraging the conservation and redevelopment of existing rural housing stock on rural lands; and providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets.

Section 1.2.1 c) requires a coordinated, integrated and comprehensive approach to dealing with planning matters within municipalities and across municipal boundaries,

and with other orders of government, agencies and boards, including cultural heritage and archaeological resources.

A new policy, section 1.7.1, states that long-term economic prosperity should be supported by “encouraging a sense of place by conserving features that help define character, including built heritage resources and cultural heritage landscapes.”

For more on what sense of place means and how it links cultural heritage resources with long-term economic prosperity, see Section 2 of this guide.

Cultural heritage and archaeology are addressed under Part V, Section 2.6: Cultural Heritage and Archaeology, concerning the wise use and management of resources:

- Section 2.6.1 addresses built heritage resources and cultural heritage landscapes;
- Sections 2.6.2 and 2.6.3 address archaeological resources, areas of archaeological potential, and protected heritage property, and have been updated with new language taking into account revised definitions of their key terms (archaeological resources; areas of archaeological potential; and protected heritage property);
- New to the PPS 2014 are Sections 2.6.4 (archaeological management plans and cultural plans) and 2.6.5 (the interests of Indigenous communities).

1.5 The Role of the Ministry of Tourism, Culture and Sport

The Government of Ontario recognized the importance of our cultural heritage by creating the *Ontario Heritage Act, R.S.O. 1990, c. O.18* (OHA) in 1975, and by strengthening the OHA with new municipal and provincial powers in 2005, to provide for the conservation of cultural heritage and archaeological resources in Ontario.

Ontario recognizes the histories, languages and cultures of First Nations, Inuit, and Métis peoples and the deep connection of Indigenous peoples to the water and land. Ontario also acknowledges our shared history, which includes the legacy of colonial policies such as residential schools. Indigenous peoples have distinct interests and perspectives related to their cultural heritage. Ontario is committed to working with Indigenous communities to support preservation of Indigenous cultural heritage and encourage partnerships and collaboration as part of our commitment to reconcile relationships with Indigenous peoples.

The Ministry of Tourism, Culture and Sport has the mandate to determine policies and programs related to the provincial interest in conserving, protecting and promoting Ontario’s heritage.

In administering the OHA, the ministry encourages effective heritage conservation across the province by supporting local municipalities, who have the primary responsibility under the OHA for identifying, protecting and managing change to heritage properties. This support includes providing advice to municipalities and the public through guidance materials such as the Ontario Heritage Tool Kit.

Under Part III.1 of the OHA, provincial ministries and prescribed public bodies have a responsibility to comply with the Standards and Guidelines for Conservation of Provincial Heritage Properties (OHA S&Gs). The OHA S&Gs require ministries and prescribed public bodies to identify, protect and manage provincial heritage properties. Among other responsibilities, the Ministry of Tourism, Culture and Sport keeps and maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. More information on the OHA S&Gs is available on the ministry's website: [Ontario Heritage Act Standards and Guidelines](http://www.mtc.gov.on.ca/en/heritage/heritage_s_g.shtml).
(http://www.mtc.gov.on.ca/en/heritage/heritage_s_g.shtml)

Provincial heritage properties are not subject to designation by municipalities or the Minister of Tourism, Culture and Sport.

In addition, the ministry is responsible for licensing archaeologists and maintaining the provincial register of archaeological reports. For more information on the provincial role in archaeology, see the Section 5 of this guidebook.

1.6 The Role of Planning Authorities

Under section 3 of the Planning Act, decisions, comments and advice of planning authorities on land use planning matters must be consistent with the PPS 2014. To achieve this standard, planning authorities must incorporate objectives and policies into land use planning tools and related development approval processes under the Planning Act that address the wise use and management of cultural heritage and archaeological resources.

Land use planning and development approval tools under the Planning Act include (but are not limited to):

- official plans;
- zoning by-laws and zoning by-law amendments;
- interim control by-laws;
- site plan approval by-laws;
- consents to convey property and variances to zoning;
- conditions of draft approval;
- community planning permit systems;
- community improvement plans.

For planning authorities, the PPS 2014 definition of “conserved” means including measures in the planning approval process that ensure significant cultural heritage resources are identified, protected and managed in a way that retains their cultural heritage value or interest. Typically, this is done by requiring proponents to undertake a cultural heritage evaluation report (CHER), heritage impact assessment (HIA) and/or archaeological assessment as part of project planning. The requirement for further archaeological work can also be included as a condition of approval.

1.6.1 One Window Planning Service

As a partner ministry under the provincial One Window Planning Service, the Ministry of Tourism, Culture and Sport participates in land use planning by giving policy direction, guidance and technical advice to municipalities through the One Window Planning Service for provincial planning services.

This service is led by the Ministry of Municipal Affairs and provides a single provincial position that integrates the perspective of several ministries: Municipal Affairs; Environment and Climate Change; Natural Resources and Forestry; Transportation; Tourism, Culture and Sport; Agriculture, Food and Rural Affairs; Northern Development and Mines; Energy; and Infrastructure. The Ministry of Municipal Affairs also has the ability to provide its own independent perspective on planning matters.

1.7 Other Provincial Policies or Laws Affecting Cultural Heritage and Archaeological Resources

Conservation of cultural heritage and archaeological resources is a consideration for all development across the province, including any planning matter requiring approval

under the Planning Act. Cultural heritage resources may be affected by land development and site alteration in ways that cannot be addressed solely through the tools available under a single piece of legislation. Various pieces of provincial legislation work together. Municipalities are responsible for choosing the most appropriate protection measures to ensure the conservation of cultural heritage and archaeological resources. The list below provides examples of legislation that affect cultural heritage and archaeological resources. This list is not exhaustive.

[The Ontario Heritage Act \(OHA\)](#) provides tools to identify, protect and manage cultural heritage resources. The OHA gives municipalities the authority to designate individual properties or heritage conservation districts, as well as include properties on a municipal register. The OHA also determines priorities, policies and programs for the conservation of archaeological resources determined to have cultural heritage value.

[The Environmental Assessment Act, R.S.O. 1990, c. E.18 \(EAA\)](#) uses a broad definition of the environment that includes cultural heritage. Environmental assessment studies must identify the potential impacts of a proposed undertaking on cultural heritage resources, commit to mitigation measures and consider evaluating alternatives. Through the EAA process, the Ministry of Tourism, Culture and Sport works with other ministries to play an important role in the conservation and wise use of these resources for the benefit of Ontarians and Ontario communities.

[The Renewable Energy Approvals regulation](#) (O. Reg. 359/09), issued under the **[Environmental Protection Act, R.S.O. 1990, c. E.19](#)** (2009), sets out the requirements for obtaining approval to proceed with a renewable energy project. The regulation provides a streamlined approval process, while simultaneously ensuring that the proponent of a proposed project considers and avoids or mitigates impacts to the environment, including the cultural environment.

In order to submit an application to the Ministry of the Environment and Climate Change for a Renewable Energy Approval, applicants must demonstrate that they have met the applicable cultural heritage requirements of the regulation.

[The Aggregate Resources Act, R.S.O. 1990, c. A.8](#) provides for the management of aggregate resources (e.g. sand, gravel, clay, bedrock) in Ontario. Aggregate operations can affect cultural heritage and archaeological resources. Operators may be required to assess and mitigate impacts to cultural heritage and archaeology before proceeding with an aggregate project.

1.8 A Note on Terminology

This guide uses the term “Indigenous” to refer to First Nations, Métis and Inuit communities in Ontario.

The PPS 2014 however, uses the term “Aboriginal” to refer to those same communities and wherever the guide includes a direct quotation from the PPS 2014, it uses that term. While Indigenous is generally preferred by the Government of Ontario, there are some contexts where “Aboriginal” is appropriate. In particular, Aboriginal is a defined term under section 35 of the *Constitution Act, 1982* and so when referring to the duty to consult, Aboriginal rights, and other matters grounded in section 35, “Aboriginal” should be used.

Future provincial policy and legislation are expected to use the term Indigenous, when appropriate, and should likewise be employed in municipal land use planning documents created under the Planning Act.

PPS 2014 definitions

Each of the sections in this guidebook deals with specific policies of the PPS 2014. For ease of reference, the definitions of the terms that the PPS 2014 uses concerning cultural heritage and archaeological resources are reproduced below. For a full list of definitions of italicized terms in the PPS 2014, please refer to [Definitions in Section 6 of the PPS 2014](http://www.mah.gov.on.ca/Page10679.aspx#Definitions). (<http://www.mah.gov.on.ca/Page10679.aspx#Definitions>)

Archaeological resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act.

Areas of archaeological potential: means areas with the likelihood to contain *archaeological resources*. Methods to identify archaeological potential are established by the Province, but municipal approaches which achieve the same objectives may also be used. The Ontario Heritage Act requires archaeological potential to be confirmed through archaeological fieldwork.

Built Heritage Resource: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved: means the identification, protection, management and use of built *heritage resources*, *cultural heritage landscapes* and *archaeological resources* in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape: 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

Heritage attributes: means the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

Protected heritage property: means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Note: see sidebars on the Standards and Guidelines for Conservation of Provincial Heritage Properties and federal and international designations.

Significant has several meanings according to the PPS 2014, depending on what type of resource is impacted by the relevant policy. In the case of cultural heritage and archaeology, definition (e) applies:

e) 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.

Criteria for determining significance for the resources identified in sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Need Advice?

For more information on any of the topics in this guidebook, please visit the ministry's website or contact us at 416-314-7620.

Sidebar: The Standards and Guidelines for Conservation of Provincial Heritage Properties

The OHA S&Gs require all Ontario ministries and public bodies that have been prescribed by regulation to identify, protect and care for provincial heritage properties they own and control.

The OHA S&Gs define provincial heritage property as follows:

“Provincial heritage property means real property, including buildings and structures on the property, that has cultural heritage value or interest and that is owned by the Crown in right of Ontario or by a prescribed public body; or that is occupied by a ministry or a prescribed public body if the terms of the occupancy agreement are such that the ministry or public body is entitled to make the alterations to the property that may be required under these heritage standards and guidelines.”

This means that the OHA S&Gs apply to provincial heritage properties that are:

- owned by a ministry;
- owned by a prescribed public body; or
- occupied by a ministry or prescribed public body if the tenant is entitled to make alterations.

The following public bodies have been prescribed under Ontario Regulation 157/10:

Agricultural Research Institute of Ontario
Hydro One Inc.
Infrastructure Ontario
Liquor Control Board of Ontario
McMichael Canadian Art Collection
Metrolinx
Niagara Parks Commission
Ontario Heritage Trust
Ontario Lottery and Gaming Corporation
Ontario Place Corporation
Ontario Power Generation Inc.
Royal Botanical Gardens
St. Lawrence Parks Commission

Sidebar: Federal and international designations

The PPS defines “protected heritage property” to include property protected under federal legislation and UNESCO World Heritage Sites. This means that planning authorities must consider federal lands and World Heritage Sites in the land use planning process, specifically when dealing with site alteration or development on lands adjacent to a federally protected heritage property (see section 6.0 of this guide on Adjacent Lands and Protected Heritage Property).

Federal heritage framework

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada. For more information, see the National Historic Sites website: [National Historic Sites](http://www.pc.gc.ca/en/lhn-nhs). (<http://www.pc.gc.ca/en/lhn-nhs>) A national historic site designation alone does not afford protection to a property subject to provincial legislation.

The *Heritage Lighthouse Protection Act* helps to protect historically significant Canadian lighthouses. This legislation sets up a public nomination process and includes heritage building conservation standards for lighthouses that are officially designated. For more information, see the Heritage Lighthouses of Canada website: [Heritage Lighthouses of Canada](http://www.pc.gc.ca/en/lhn-nhs/pp-hl). (<http://www.pc.gc.ca/en/lhn-nhs/pp-hl>)

The role of the Federal Heritage Buildings Review Office is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations. For more information, contact the Federal Heritage Buildings Review Office: [Federal Heritage Buildings Review Office](https://www.pc.gc.ca/en/culture/beefp-fhbro). (<https://www.pc.gc.ca/en/culture/beefp-fhbro>)

See a directory of all federal heritage designations: [Federal Heritage Designations](https://www.pc.gc.ca/en/culture/beefp-fhbro). (<https://www.pc.gc.ca/en/culture/beefp-fhbro>)

Sidebar: Federal and international designations (continued)

UNESCO World Heritage Sites

A UNESCO World Heritage Site is a place listed by the United Nations Educational, Scientific and Cultural Organization as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

As of 2017, only one place in Ontario is a UNESCO World Heritage Site: the Rideau Canal (also designated a National Historic Site and a Canadian Heritage River). In addition to the canal itself, the World Heritage Designation includes the fortifications at Kingston, which were intended to protect the canal from military attack.

The canal extends 202 kilometres, passing through thirteen single and lower-tier municipalities, three upper-tier municipalities, and the traditional territory of four First Nations. The entire Rideau Canal World Heritage Site is a protected heritage property as defined in the PPS. All municipalities that touch on the boundary of the World Heritage Site have taken steps to manage development and site alteration adjacent to it through policies under their respective official plans.

Should other Ontario sites be inscribed on the World Heritage List, it will be the responsibility of planning authorities that have jurisdiction over property adjacent to the site to ensure that their official plans and other land use planning documents under the Planning Act are updated to enable appropriate conservation of the cultural heritage value and heritage attributes of the site.

For more information, see Parks Canada – World Heritage Site website: [World Heritage Sites](http://www.pc.gc.ca/en/culture/spm-whs). (<http://www.pc.gc.ca/en/culture/spm-whs>)

2.0 Sense of Place and Cultural Planning

2.1 The Policy Context

The PPS 2014 states:

1.7.1 Long-term economic prosperity should be supported by:

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

The PPS 2014 views encouraging a sense of place as a means to achieve long-term economic prosperity. Good design and cultural planning, along with conserving cultural heritage resources, are activities that help encourage a sense of place and support the vision of the PPS 2014.

2.2 Sense of Place

Sense of place refers to the perception of unique qualities and characteristics that give meaning to an area. These visual, cultural, social, environmental and experiential qualities are connected to histories, legends and influences. Sense of place is what makes one city, town or neighbourhood different from another. Indigenous worldviews may inform unique readings of the aspects that contribute to an Indigenous sense of place.

These qualities and characteristics can be found in the context and use of buildings, structures and landscapes. The aspects that can contribute to a sense of place might include:

- natural features
- topography
- landmarks
- street furniture
- trees/plantings
- parks

- public and private gardens
- pathways
- meeting places
- views
- light/shadow
- sounds and smells
- patina
- public art
- public realm activities (e.g. walking, cycling, festivals, parades and gatherings)
- the presence or absence of people.

Humans seek to be part of the community in which they live. They want to connect not only to the physical environment as it exists in the present, but also to how it extends through time. People want to feel linked to those who came before. Settlement areas and neighbourhoods that have an identifiable, cohesive sense of place are more successful in integrating newcomers and maintaining economic vitality. Historic buildings and significant physical features offer some tangible ways of relating to the past.

Within Indigenous worldviews, history and self-understanding are often grounded in particular landscapes, and the human connection to the land is in some cases described as sacred. Ongoing connections to the land and water are also central to Indigenous ways of life, with the ability to access, protect or make use of the lands and resources being an important part of Indigenous identity and culture.

Conservation of cultural heritage resources is essential for encouraging a sense of place. Cultural heritage resources help link a community to its history, stories, memories, beliefs and accomplishments. Using planning tools to develop and sustain these distinct characteristics can greatly contribute to a community's competitive advantage for attracting and retaining new residents, tourists, business and investment. Over the long term, this can contribute greatly to establishing healthy and sustainable communities.

Encouraging sense of place is linked to cultural planning and cultural mapping, where a community takes stock of its cultural assets and promotes them for greater cultural, economic, social and environmental benefit (see Section 2.4 on Cultural Planning).

Planners and communities can help define, develop and maintain sense of place by:

- Embedding policies in Official Plan and Secondary Plan designations geared to retaining or developing distinct characteristics that the community may value, with

particular focus on protecting heritage attributes of places of cultural heritage value or interest;

- Including detailed requirements in zoning by-laws that prescribe specific heights, densities and square footage maximums and minimums in order to, for example, retain fine-grained retail storefronts along a main street;
- Identifying and protecting natural features like ravines, woodlands, distinctive topography or open spaces;
- Identifying, protecting and conserving significant cultural heritage resources using tools available in the OHA;
- Working closely with Indigenous partners to identify measures to identify, protect, conserve or promote Indigenous cultural resources as appropriate, including sites of Indigenous cultural significance such as traditional gathering places or areas where medicinal plants may be harvested;
- Preparing Community Improvement Plans to help revitalize communities and accommodate growth;
- Seeking public opinion on how to address change in the community through surveys, design studies, charrettes and other exercises that help establish design guidelines;
- Promoting placemaking activities like public art installations, festivals, parades, and digital or wireless connections (e.g. mobile phone applications that tell the story of a place) that promote social interaction in public spaces.

Encouraging a sense of place is good planning. It requires the understanding of three things: what defines community character, why that character is valued, and how it is used by local residents and visitors. Developing that understanding can only be achieved through continual input and engagement with the community and with Indigenous partners where appropriate.

2.3 Well-designed Built Form and How it Encourages Sense of Place

Well-designed built form should support healthy, sustainable patterns of life, community, work and recreation.

Many objectives in section 1.0 of the PPS 2014 are linked to qualities of well-designed built form:

- appropriate density for efficient use of land and resources;
- a range and mix of uses including housing, places of work and institutions;
- efficient use of infrastructure and public service facilities;
- compact development focused in settlement areas;

- vital downtowns in larger communities and commercial main streets in smaller ones;
- rural areas that build on rural character and leverage rural amenities and assets;
- support for active transportation including walking or bicycling;
- opportunities for sustainable tourism development;
- reduction in the causes and mitigation of the impacts of global climate change;
- connection to community and culture and integration into the cultural heritage landscape.

Built heritage resources and cultural heritage landscapes may already embody many of these qualities of good design. For instance, commercial main streets, downtowns and neighbourhoods that developed before the widespread adoption of the automobile tend to be compact, walkable and support a mix of commercial, residential and institutional land uses.

Well-designed built form enhances sense of place. Good design favours retention, rehabilitation, and adaptive reuse (or continuity of use) of the existing buildings, structures and landscape elements that support sense of place, and encourages sympathetic integration of new built form with old. Design choices should discourage complete redevelopment that has an adverse effect on built heritage resources, archaeological resources, cultural heritage landscapes and the natural environment.

2.4 Cultural Planning

Cultural planning is a government-led process that:

- involves community engagement for identifying and promoting a community's cultural resources,
- strengthens the management of those resources and
- integrates them across all facets of local decision-making.

Cultural planning is integrated and holistic in approach, taking into account four pillars of sustainability: economic prosperity, social equity, environmental responsibility and cultural vitality.

As with all municipal decisions, good cultural planning should also include meaningful engagement with Indigenous partners to identify, protect, promote and appropriately manage cultural heritage resources of significance to Indigenous communities.

One of the steps in the cultural planning process is cultural mapping. Cultural mapping identifies, records and visualizes cultural resources that the community values and that

help define the unique characteristics of the community. It can also reveal needs and opportunities for strengthening and linking important resources.

For instance, some municipalities have developed management plans devoted to a single element of culture, such as cultural heritage resources, or public art, or festivals or museums. These more specific plans typically include greater detail in their implementation recommendations for identifying, protecting and managing cultural resources.

At its most effective, cultural planning can help to inform municipal land use planning policies, break down sectorial silos and establish new working relationships both within a municipal government and among government, cultural and heritage organizations, and members of the community and Indigenous partners.

For more information about cultural planning and how it works at the municipal level, please consult the ministry's [municipal cultural planning webpage](http://www.mtc.gov.on.ca/en/culture/cul_planning.shtml). (http://www.mtc.gov.on.ca/en/culture/cul_planning.shtml).

2.5 Linking Cultural Planning with Land Use Planning

The primary objectives of a cultural plan are the following:

- Creating the conditions for increased cultural vitality in a community;
- Ensuring that cultural resources and cultural activity contribute to economic prosperity, social equity, environmental responsibility and overall community well-being.

An important area of decision-making to support these objectives is land use planning, under the authority of the Planning Act.

Done well, cultural planning can help to link the conservation of cultural heritage and archaeological resources with other planning priorities, such as transportation routes, housing development, downtown revitalization, or environmental stewardship.

Cultural plans may also inform land use planning policy by making recommendations for new or revised policies in official plans, secondary plans and/or community improvement plans. Topics might include:

- Conservation of cultural heritage resources;
- Public art policies, including integration of public art into new public and private infrastructure and development;

- Identifying available land and buildings/facilities to encourage and accommodate affordable artists live-work space, creative industries hubs and other cultural activities;
- Integration of cultural resources and activities into policies supporting complete streets or complete communities.

Influencing land use planning policy is one way that cultural plans can be effective without necessarily requiring increased municipal expenditure. If the cultural plan has good policy recommendations concerning land use planning, these can be implemented in an official plan update, with little incremental cost, as part of the official plan review process.

3.0 Built Heritage Resources

3.1 The Policy Context

The PPS 2014 states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

The PPS 2014 provides policy direction on matters of provincial interest under the Planning Act and requires that municipalities be “consistent with” this policy direction in their land use planning decision-making. The above policy is supported by Section 2 (d) of the Planning Act, which states that “conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” is a matter of provincial interest.

Further matters of provincial interest under the Planning Act include “the promotion of built form that,

- i) is well-designed,
- ii) encourages a sense of place, and
- iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.”

Section 2 of the Planning Act, together with section 1.7.1 d of the PPS 2014, supports long-term economic prosperity by:

- encouraging of sense of place,
- promoting well-designed built form and cultural planning, and
- conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Detailed conservation objectives and policies are a matter for municipalities to establish through planning documents and site-specific development approval procedures or decisions.

Conservation of cultural heritage resources is most effective when it is understood as an integral part of making a community healthier, more prosperous and more sustainable. Considering the above will result in more cohesive communities and a strong sense of place, which can lead toward a stronger, healthier Ontario. Working closely with

Indigenous communities to ensure respect for and conservation of Indigenous cultural heritage resources can also contribute to the ongoing process of reconciliation.

3.2 Identifying Built Heritage Resources

Identifying built heritage resources is the first step toward protecting them and managing change that may affect their cultural heritage value or interest.

Since coming into force in 1975, the OHA has provided tools for identifying, evaluating and protecting built heritage resources. Parts IV and V of the OHA apply to real property, including all buildings and structures thereon. Individual properties or parcels of land can be identified through legal descriptions registered in the land registry office. Built heritage resources are one of the categories of attributes that can contribute to a property's cultural heritage value or interest.

The appropriate authority (usually a municipality) identifies built heritage resources by following a formal identification and evaluation process, which allows for protection under Parts IV and V of the OHA.

There are several mechanisms municipalities may use to identify properties containing built heritage resources: designating a property individually or as part of a heritage conservation district; including a non-designated property on a municipal register; and entering into a heritage conservation easement.

For more information about these mechanisms, please refer to the following Ontario Heritage Toolkit guidebooks:

- [Heritage Property Evaluation](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf)
(http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf) and
- [Designating Heritage Properties](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf)
(http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf)

Under the OHA S&Gs, all ministries and public bodies that have been prescribed by regulation are required to identify, protect and care for provincial heritage properties they own and control. Provincial heritage properties include the three types of cultural heritage resources: built heritage resources, cultural heritage landscapes and archaeological sites.

The Minister responsible for the OHA also has the power to provincially designate properties of cultural heritage value or interest of provincial significance, as determined by applying criteria for cultural heritage value or interest of provincial significance. This includes properties in areas where there is no municipal structure (also known as

unincorporated territories). For more information, see the following infosheet: [Provincial Powers](http://www.mtc.gov.on.ca/en/publications/InfoSheet_Provincial_Powers.pdf). (http://www.mtc.gov.on.ca/en/publications/InfoSheet_Provincial_Powers.pdf)

To be designated, a property does not need to have a building or structure of cultural heritage value or interest, though identifying and protecting built heritage resources is one of the most common uses of the OHA.

3.3 Protecting Built Heritage Resources

A protected heritage property's heritage attributes are those features that contribute to its cultural heritage value or interest. They can be attributes of the property itself or of any buildings or structures on the property – built heritage resources in the language of the PPS 2014. These heritage attributes must be identified in as much detail as is appropriate to inform effective decisions about managing change to the property.

The heritage attributes must be described in the designation by-law, easement or other documentation associated with the formal recognition.

In some cases, heritage attributes may only include physical features of a building or structure, while in other cases the attributes may include cultural heritage landscape elements (which may include significant views or vistas). See sections 4.8 and 6.3.1 for details on views and vistas.

Municipal protection of these attributes under the OHA does not mean they cannot be altered or removed, but these changes require a decision of a municipal council (or staff, if council has delegated its approval authority).

3.4 Managing Change to Built Heritage Resources

Existing guidance documents on managing change to cultural heritage, including Ontario's "Eight Guiding Principles" and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, broadly agree on multiple methods concerning the conservation of built heritage. See sidebars for more information.

Sidebar: Eight Guiding Principles in the Conservation of Built Heritage Properties

The following guiding principles are ministry statements in the conservation of built heritage properties and are based on international charters which have been established over the 20th century. These principles provide the basis for all decisions concerning good practice in heritage conservation around the world. Principles explain the "why" of every conservation activity and apply to all heritage properties and their surroundings.

1. **Respect for Documentary Evidence:** Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.
2. **Respect for the Original Location:** Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.
3. **Respect for Historic Material:** Repair/conservate -rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.
4. **Respect for Original Fabric:** Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.
5. **Respect for the Building's History:** Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.
6. **Reversibility:** Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.
7. **Legibility:** New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.
8. **Maintenance:** With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Standards and Guidelines for the Conservation of Historic Places in Canada

Many municipalities across the country also use the Standards and Guidelines for the Conservation of Historic Places in Canada as a resource to direct how to manage change. This comprehensive reference tool was developed in 2003 in partnership with the provinces and territories and updated in 2010. These Standards and Guidelines provide guidance once a property already has a statement of cultural heritage value or interest; they are not a tool for assessing properties. It must be noted that there are differences between these Standards and Guidelines and Ontario's heritage policies. Where this is the case, Ontario's legislation, and policies and guidelines issued under its authority, takes precedence.

3.5 Design Guidelines

Adopting a heritage conservation district plan is a requirement for all new heritage conservation districts. Under section 41.1(5) of the OHA, heritage conservation district plans must include guidelines for managing change. These can address alterations and new construction for properties within the district, including public spaces. These plans can be a vehicle for design guidelines. Municipalities with heritage conservation districts designated before 2005 have been encouraged to adopt plans for these districts.

Design guidelines may also be incorporated into various statutory tools under the Planning Act, including community planning permit systems, secondary plans, community improvement plans and site plan control by-laws.

When comparing the effectiveness of planning tools under the Planning Act with those under a heritage conservation district plan, it should be noted that the heritage conservation district plan carries considerable force under section 41.2 of the OHA. In the event of a conflict between a heritage conservation district plan and any other municipal by-law affecting the designated district, the heritage conservation district plan prevails to the extent of the conflict.

Municipalities are encouraged to look at all the legislative tools available and tailor them accordingly to ensure the best protection and conservation of cultural heritage resources.

4.0 Cultural Heritage Landscapes

4.1 The Policy Context

The PPS 2014 states:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Cultural heritage landscapes are areas identified as having cultural heritage value or interest. The PPS 2014 recognizes that physical modification resulting from human activity may contribute to but is not necessarily required for the determination of cultural heritage value. It is enough to establish that a landscape has historical, contextual or associative value.

A cultural heritage landscape may be identified by an Indigenous community because of an enduring relationship with the area and its continuing importance to the community's cultural identity. Indigenous communities may hold traditional knowledge about their past use or resources in the area, which is why Indigenous engagement is important when evaluating a landscape for conservation.

Cultural heritage landscapes may also include parks, designed gardens, battlefields, viewsheds or industrial complexes. Cultural heritage landscapes may be protected under the OHA. Many will require additional legislative and policy tools to ensure that their cultural heritage value or interest is appropriately conserved. See section 4.7 and 4.8 for more details.

4.2 Understanding Cultural Heritage Landscape

Cultural heritage landscapes can be broadly described as follows:

Designed landscapes: those that have been intentionally planned or created, e.g. a public or private ornamental garden or, in a more urban setting, a downtown square.

Evolved landscapes: those that have developed over time because the activities of people have changed the land. This can include a “continuing” landscape where human activities are still on-going, e.g. a residential neighbourhood or main street. A landscape may also be a “relict”, where development or growth has even come to an end, but the features that tell its story are still evident; e.g. an abandoned mine/industrial site or a “ghost” town.

Associative landscapes: those with religious or cultural meaning, or locations of remembrance or that are valued for artistic inspiration, where the natural elements or features meld with material evidence. These landscapes might include areas that hold a special significance to Indigenous communities (e.g. burial sites, places of healing, where medicines grow), a place where a historic battle took place, or a valley that has been depicted as a celebrated work of art.

A cultural heritage landscape may have components of some or all of the above types. All landscapes continue to change and evolve.

4.3 Identifying Cultural Heritage Landscapes

The strongest indication of a municipality's interest in the conservation of cultural heritage landscapes is the inclusion of clear, relevant policies in its official plan. To put in place a mechanism to ensure these resources are formally recognized and appropriately conserved, some municipalities prepare inventories of cultural heritage landscapes; others recognize and map significant cultural heritage landscapes. Municipalities can list them in official plans as areas of special interest, which warrants the establishment of specific policies to protect these resources.

Both of these approaches have benefits, however to be consistent with the PPS 2014, municipal official plans must have policies requiring that significant cultural heritage landscapes be conserved as part of the land use planning processes.

Maps, illustrations or graphics help to provide transparency and predictability. In addition to including cultural heritage landscapes on the municipal register, other planning tools can be applied, such as:

- Heritage conservation district plans and studies
- Area design guidelines
- Height and setback restrictions / site plan control
- Secondary plan policies for heritage areas
- Zoning bylaws with heritage criteria overlay
- Development agreements
- Community improvement plans
- Financial incentives

It should be acknowledged, however, that in some cases Indigenous communities may be reluctant to identify cultural heritage landscapes of significance, particularly sacred sites. Municipalities are encouraged to work with Indigenous communities and the Ministry of Tourism, Culture and Sport as appropriate to ensure municipal policies offer

the flexibility to protect cultural heritage landscapes identified by Indigenous communities, and to respect an Indigenous community's privacy.

4.4 Determining Significance

The significance of a cultural heritage landscape cannot always be determined in advance of a proposed change. It is sometimes necessary to evaluate a potential cultural heritage landscape after a development or site alteration has been proposed. It is not safe to assume that because no cultural heritage landscape has yet been identified, that none exists.

The ministry has developed a checklist to help determine if a property has the potential to be part of a cultural heritage landscape. The checklist should be completed as part of the initial background screening for a development proposal. The Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes can be found [here](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/$File/0500E.pdf). ([http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/\\$File/0500E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0500E~1/$File/0500E.pdf))

Evaluating a potential cultural heritage landscape can be done via a cultural heritage evaluation report (CHER). Determining the impact of a development on a cultural heritage landscape is done through a heritage impact assessment (HIA). See Section 8 for more information.

4.5 Defining the Geographic Area of Cultural Heritage Landscapes

Identifying the geographical area of a cultural heritage landscape is not always as simple as drawing a line on a map. The extent of a cultural heritage landscape may overlap municipal, provincial or even national borders (e.g. Thornhill Village, Pimachiowin Aki, Niagara Falls).

A legal survey is not essential for defining cultural heritage landscapes. Nevertheless, for the purposes of the provincial land use planning framework, defined and unambiguous limits of a cultural heritage landscape are necessary. These limits may not necessarily align with legal boundaries. However, a legal description will be required in order to apply an OHA designation, easement or some Planning Act controls.

A natural geographic feature, such as the shoreline of a river or lake, or the ridgeline of a hill, could be used to define an edge. Similarly, it may be useful to reference a human-created attribute like a road, a fence, or a planted row of trees or a hedge. In the absence of physical features, a boundary or extent may be determined by a measured

distance from a natural or human-created attribute, or it may be a property line or a boundary between municipalities.

Cultural heritage landscapes can also be linear. For example, a river, a trail, road or railway corridor could be identified as a cultural heritage landscape with a cohesive cultural heritage value or interest along its entire length.

A large cultural heritage landscape may also contain one or more distinct smaller cultural heritage landscapes within it.

For example, part of the Perth Heritage Conservation District (HCD) is located within the Rideau Canal World Heritage Site. The Perth HCD plan provides extensive advice about how to manage impacts to the cultural heritage landscape of the Tay River and Canal, which form part of the Rideau Canal.

4.6 Formal Recognition and Protection

Protecting a cultural heritage landscape under the OHA will ensure that it is identified both to manage its cultural heritage value or interest, and to trigger conservation measures under the Planning Act. The Ontario Heritage Tool Kit provides details on how to use the OHA to protect cultural heritage resources.

In some cases, designation under the OHA may not be appropriate, and identifying the cultural heritage landscape using Planning Act tools may be a better option. One reason for preferring planning tools may be that the cultural heritage landscape is too large to effectively designate it either as an individual heritage property or as a heritage conservation district.

4.7 Conserving Cultural Heritage Landscapes

Municipalities and other approval authorities under the Planning Act may adopt official plan policies for the identification, evaluation and conservation of cultural heritage landscapes. They may also require development proponents to determine if any effects or impacts will result from a proposed project or site alteration.

The local planning process must incorporate measures to protect cultural heritage landscapes that are identified by Indigenous communities or recognized by federal or international designation authorities.

Heritage impact assessments are useful in identifying impacts to cultural heritage landscapes; however, proactive management of cultural heritage landscapes is

preferable and is best achieved with the help of planning tools. These tools should be adopted in advance of any proposed development.

No single set of policies or planning tools will be effective in conserving all types of cultural heritage landscapes. Choose a conservation approach that can be tailored to the specific cultural heritage landscape. This includes working closely with Indigenous communities where impacts to an Indigenous cultural heritage landscape are being determined or management options are being considered.

4.8 View Protection

If a cultural heritage landscape includes views or vistas as heritage attributes, they should be clearly described to avoid ambiguity. A map can help to locate specific vantage points and should include arcs or view cones that show the extent of a view or vista. Protecting a view may mean adopting area-specific land use planning measures such as building height restrictions, which can be implemented through a zoning by-law.

View means a visual setting experienced from a single vantage point, and includes the components of the setting at various points in the depth of field.

Vista means a distant visual setting that may be experienced from more than one vantage point, and includes the components of the setting at various points in the depth of field.

Another approach for protecting significant views is to restrict building height within a defined area around a specific point—typically a landmark building, structure or landscape feature that is important in defining the character of its surrounding area.

4.9 Streetscapes

A streetscape can be considered a cultural heritage landscape. In this case, design guidelines may be more effective than building height restrictions to conserve the integrity of a streetscape. These design guidelines should address the physical attributes of buildings and landscape features that affect the road or streetscape. These features might include:

- Cornice lines along the top edge of buildings to help to define a street-wall and frame views along a street
- Consistent setback of buildings from the public right-of-way ensuring a continuous street-wall and building cornice line

- Signs (on buildings and in the public realm), street lights, traffic lights, utility poles, public art, trees and street furniture (transit shelters, information kiosks, etc.) that may all enhance or detract from a streetscape depending on their design and placement

All attributes of a streetscape should be considered together for their cumulative visual impact rather than individually.

4.10 Character and Cultural Heritage Landscapes

Some municipal official plans have policies addressing character, including identification of defined “character areas” and specific policies that apply to height, massing, scale, setbacks and relationship to landmark buildings.

The PPS 2014 states that built heritage resources and cultural heritage landscapes are features that help define character. This is consistent with the criterion in Ontario Regulation 9/06 under the OHA that says a property may have contextual value because it “is important in defining, maintaining or supporting the character of an area.”

Where an official plan identifies maintenance of existing character as an objective, it should specify how conservation of cultural heritage resources can help to meet that objective. It should also make clear the relationship (if any) between identified cultural heritage landscapes and character areas.

4.11 Intangible Cultural Heritage Value or Interest

Cultural heritage landscapes may have historical value or associative value because they are linked to intangible heritage attributes. Conservation should include understanding and interpreting those histories and associations as appropriate. In the case of intangible Indigenous cultural heritage, Indigenous partners should be engaged on the most appropriate way to address this. Avoiding or mitigating the impact of development and site alteration should help protect the landscape’s intangible heritage.

Certain uses may be incompatible with the associated value of the landscape (e.g. a shopping mall built overtop of battlefields, cemeteries or sites linked to spiritual or religious beliefs and practices). In these cases, it would be appropriate to limit potential uses on or adjacent to the cultural heritage landscape through, for example, a zoning by-law.

4.12 Assessing Impacts to Cultural Heritage Landscapes

Development or site alteration in a cultural heritage landscape must be done in a manner that ensures that the cultural heritage value or interest of the landscape is conserved. As with built heritage resources, this conservation may be achieved by implementing the recommendations of a conservation plan and/or heritage impact assessment. See section 8 on cultural heritage evaluation reports, heritage impact assessments and conservation plans for more information.

4.13 Archaeological Resources in Cultural Heritage Landscapes

All types of cultural heritage landscape have the potential to hold archaeological resources. These must be addressed through archaeological assessment consistent with the requirements of the OHA. See section 5 on archaeology for more information.

5.0 Archaeological Resources and Areas of Archaeological Potential

5.1 The Policy Context

The PPS 2014 states:

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

Archaeological resources are irreplaceable and non-renewable. They are a physical record of Ontario's history, covering more than 11,000 years of human activity. When an archaeological resource is removed from the ground, or an area of archaeological potential disturbed, the change is irreversible. There will never again be the same opportunity for these resources or places to convey the knowledge they carry in their undisturbed state.

Archaeological resources are very important to Ontario and Indigenous communities, and this is reflected in the strong protection they have under the OHA and in other legislation and provincial policy, including the PPS 2014.

Approval authorities must be satisfied that conservation has occurred before approving development under the Planning Act.

Other legislation that can trigger the requirement for conservation of archaeological resources includes the Environmental Assessment Act, the Aggregate Resources Act and the Renewable Energy Approval regulation under the Environmental Protection Act. Archaeological assessment may also be triggered by building or demolition permits, if archaeological fieldwork is required through an applicable law under the Building Code Act, such as a bylaw made under section 34 or 38 of the Planning Act.

5.2 The Role of the Ministry of Tourism, Culture and Sport in Archaeology

The licensing of archaeologists in the province falls under Part VI, Section 48 of the OHA. Only a consultant archaeologist may carry out fieldwork for development purposes. This work must comply with the ministry's Standards and Guidelines for Consultant Archaeologists (2011). Archaeological assessments conducted as a requirement under a Planning Act approval process must be done by an archaeologist with a professional licence in good standing. It is illegal to knowingly disturb an archaeological site without a licence, including disturbance for land use activities or land development.

Sidebar: Indigenous perspectives on archaeology

Engaging Indigenous communities during the archaeological fieldwork process respects their connection to the land and their heritage. Indigenous communities have different histories, cultures, demographics, interests and leadership which informs their perspective and approaches to archaeology.

More than 80 percent of the sites documented within Ontario are Indigenous in origin. They range from single artifacts lost during hunting/fishing to large villages. Some of these sites date back more than 11,000 years.

Sidebar: Standards and Guidelines for Consultant Archaeologists (2011)

The Standards and Guidelines for Consultant Archaeologists outline the standards that must be met for each stage of fieldwork (stages 1, 2, 3 and 4), as well as reporting requirements.

Compliance with the Standards and Guidelines is mandatory for all consultant archaeologists licensed by the ministry to carry out archaeology in Ontario. The Standards and Guidelines are available online on the ministry website: [Standards and Guidelines](http://www.mtc.gov.on.ca/en/publications/SG_2010.pdf) (http://www.mtc.gov.on.ca/en/publications/SG_2010.pdf)

Archaeologists must meet the terms and conditions of their licence, in both their archaeological fieldwork and their reporting. As a condition of their licence, they must file [reports](#) with the ministry describing all of their fieldwork. They must also document the archaeological sites they discover or work on by submitting [site forms](#) to the ministry.

The Archaeology Program Unit is available to answer questions and provide technical advice to municipalities and other ministries. If you have a question, call our general information number 416-212-8886 or send an email to: Archaeology@ontario.ca.

Sidebar: Archaeological Fieldwork

Archaeological fieldwork is defined in Ontario Regulation 170/04 under the OHA and means any activity carried out on, above or under land or water for the purpose of obtaining and documenting data, recovering artifacts and remains or altering an archaeological site and includes monitoring, assessing, exploring, surveying, recovering and excavating.

There are four stages of archaeological fieldwork.

Stage 1: Includes background study to determine the presence of any known sites on or nearby the property, as well as an option for property inspection to confirm areas of archaeological potential.

Stage 2: Includes physical assessment of the property and identification of archaeological sites, comprising but not limited to walking ploughed fields and digging test pits.

Stage 3: Includes site-specific assessment of individual archaeological sites, confirms the extent/boundaries of sites, determines the cultural heritage value of the sites, and whether they require mitigation.

Stage 4: Includes mitigation of development impacts through either, avoidance and conservation in place or through excavation.

Engagement with Indigenous communities is encouraged at Stage 1, and is required at the end of Stage 3 when assessing the cultural heritage value or interest of certain site types and at Stage 4 when forming mitigation strategies for certain site types.

Further information about the archaeological assessment process is available on the ministry website: [Archaeological Assessments](http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml) (http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml)

When a consultant archaeologist has submitted a report to the ministry, it is first checked for completeness. Complete reports are screened for any indication of risk to archaeological resources. While the majority of reports are reviewed, most low-risk reports are entered into the Ontario Public Register of Archaeological Reports (“the register”) without a technical review. For example, low-risk reports may include those

that do not document archaeological sites. All other reports are reviewed against the Standards and Guidelines. Those that are compliant are entered into the register.

Conservation of any archaeological resources that are discovered as a result of the assessment will be subject to recommendations included in the report prepared by the proponent's consultant archaeologist. The report must be consistent with the Standards and Guidelines for Consultant Archaeologists. Once a report satisfies this condition, it is entered into the register and the planning approval authority is notified.

If the planning approval authority has any concerns about the report and recommendations, it can ask the consultant archaeologist to provide additional information, request a new report or require a peer review by another consultant archaeologist in order to be satisfied that the requirements for development approval have been met.

If the planning approval authority approves the report and recommendations, it will require the proponent to implement the conservation approaches recommended in the report. The planning approval authority has then fulfilled its role in conserving archaeological resources.

See the flowchart below for more information on the ministry process for reviewing archaeological reports and determining whether they may be entered into the register.

Sidebar: Ministry Letters to Consultant Archaeologists

The ministry issues one of the following letters to consultant archaeologists, proponents and approval authorities, based on the outcome of the archaeological report review process.

- A “**No Technical Review**” letter (sent to the archaeologist and copied to the proponent and approval authority) is issued when a report has been identified as low risk and entered into the register without technical review.

This “No Technical Review” letter indicates that the ministry has not reviewed the report against the Standards and Guidelines. Approval authorities must follow the recommendations made by the consultant archaeologist in the report.

Further fieldwork may be required, based on the recommendations.

- A “**Compliance**” letter (sent out to the archaeologist and copied to the proponent and approval authority) indicates that the ministry concurs with the recommendations made by the archaeologist in the report.

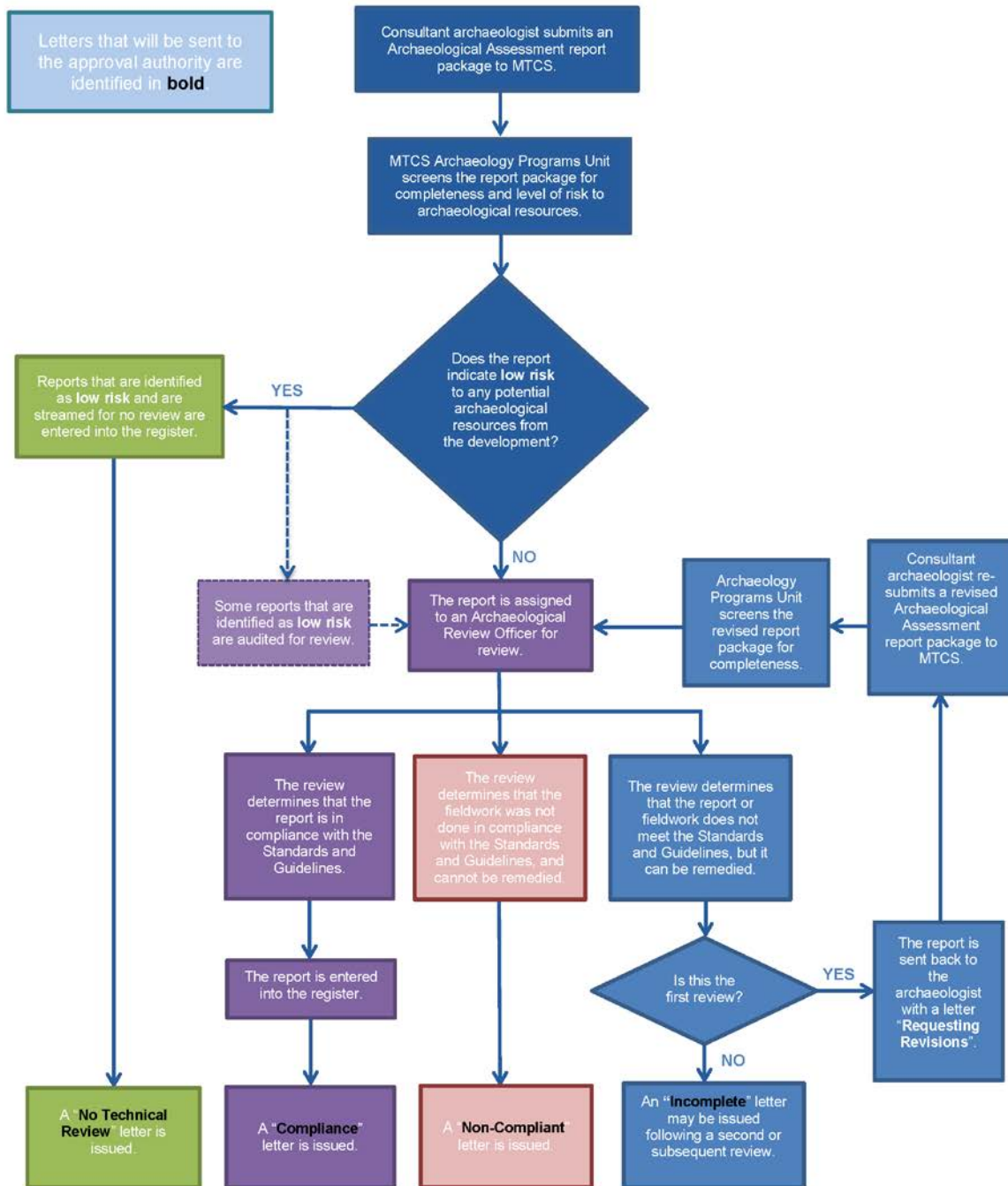
Further fieldwork may be required, based on the recommendations.

- A “**Non-Compliant**” letter (sent out to the archaeologist and copied to the proponent and approval authority) is issued when the fieldwork that is documented in the report does not meet the Standards and Guidelines, or if the archaeologist violated the terms and conditions of his or her licence when carrying out the fieldwork.

The archaeologist will contact our ministry to discuss how to proceed.

- An “**Incomplete**” letter (sent to the archaeologist and copied to the proponent and the approval authority) indicates that a report has already been subject to revision but the identified issues have not been adequately addressed.

The archaeologist must then resubmit a new report package (including all required information) for an entirely new review.



5.3 Identifying the Presence of Archaeological Resources and Identifying Areas of Archaeological Potential

Identifying archaeological resources and identifying areas of archaeological potential are distinct activities. Archaeological resources can only be identified by a consultant archaeologist, but a determination of whether an area has archaeological potential can be made by a non-archaeologist. Archaeological resources and areas of archaeological potential often are not confined to a single property. Examples abound where archaeological resources are discovered spanning across property lines.

Approval authorities can determine whether or not a property is within or contains an area of archaeological potential using an archaeological management plan (AMP).

If there is no AMP and therefore no existing potential mapping associated with a property that is subject to a planning application, the approval authority will need to determine archaeological potential by applying the ministry checklists. See sidebar on Criteria for Determining Archaeological Potential on Land.

The checklists set out provincial criteria for determining potential for land-based or marine archaeological resources. They can determine whether an archaeological assessment is required.

5.3.1 What is an Archaeological Management Plan?

An Archaeological Management Plan (AMP) is a strategic reference tool that inventories, classifies and maps significant archaeological resources and areas of archaeological potential within the municipality and provides direction for their appropriate assessment and protection.

AMPs also provide policies that guide development to ensure that significant archaeological resources are conserved, give direction on how to protect and manage those resources, and establish protocols on engagement, procedural methods and other best practices.

AMPs help the approval authority to be proactive when making planning decisions.

More information can be found in the Archaeological Management Plans Info Sheet, located on the Ministry of Municipal Affairs website: [Archaeological Management Plans](http://www.mah.gov.on.ca/Page14813.aspx). (<http://www.mah.gov.on.ca/Page14813.aspx>)

The mapping in an AMP illustrates areas of archaeological potential.

If the planning approval authority uses a Geographic Information System (GIS) as a planning tool, the archaeological potential mapping in the AMP can be incorporated with other land information in the GIS to allow for easier flagging on a specific property as to whether an archaeological assessment is required.

Keeping an AMP regularly updated helps ensure that recently found sites are included and it will be more accurate in determining archaeological potential.

5.3.2 Disturbed Sites

Highly disturbed land (intensive and extensive modifications) can result in a loss of archaeological potential. Deep disturbance of land might include the installation of utilities such as water pipes or sewers and the construction of basements or deep building foundations. These activities result in intensive and extensive disturbance. A consultant archaeologist and/or the Ministry of Tourism, Culture and Sport can provide advice on whether a disturbance has impacted the archaeological potential.

Other activities, such as traditional farming methods (ploughing), superficial landscaping, and residential or recreational use of the land surface (a trailer park or children's playground) may not have resulted in intensive and extensive disturbance. In these cases, an archaeological assessment can determine if archaeological potential remains.

Sidebar: Criteria for Determining Archaeological Potential on Land:

- Known archaeological sites within 300 metres
- Water sources (primary, secondary, or ancient) within 300 metres
- Elevated topography (e.g. knolls, drumlins, eskers, plateaux)
- Historic transportation routes (e.g. roads, rail, or portage)
- Resource areas, including food or medicinal plants (e.g. migratory routes or spawning areas) raw materials (e.g. quartz, copper, ochre or outcrops of chert), Indigenous trade routes or early Euro-Canadian industry (e.g. fur trade, logging, mining).
- Pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground
- Property listed on a municipal register or designated under the OHA, or that is a federal, provincial or municipal historic landmark or site
- Indigenous or local knowledge of possible archaeological sites or historical events, activities or occupations on or near the property

Circumstances satisfying any of these criteria may indicate archaeological potential.

These criteria form the basis of the following checklists, which can be accessed and downloaded from the ministry's website:

- [Criteria for Evaluating Archaeological Potential: A Checklist for the Non-Specialist](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0478E~3/$File/0478E.pdf)
([http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0478E~3/\\$File/0478E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0478E~3/$File/0478E.pdf))
- [Criteria for Evaluating Marine Archaeological Potential: A Checklist for Non-Marine Specialists](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0503E~1/$File/0503E.pdf)
([http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0503E~1/\\$File/0503E.pdf](http://www.forms.ssb.gov.on.ca/mbs/ssb/forms/ssbforms.nsf/GetFileAttach/021-0503E~1/$File/0503E.pdf))

Sidebar: Cemeteries and Human Remains

Property located adjacent to a cemetery needs to be assessed by an archaeologist prior to development.

Because modern cemetery boundaries are often different from the past boundaries, and because unmarked graves located beyond the modern boundaries are common, a consultant archaeologist should always assess a property adjacent to or abutting a cemetery prior to any development or planning approvals.

Work within cemeteries should only be done in consultation with the Bereavement Authority of Ontario. The Bereavement Authority of Ontario can be reached by email at info@thebao.ca or by telephone at 647-483-2645 or toll free at 844-493-6356.

If human remains or suspected human remains are found during any development work, all work must cease at once and the local police or the local coroner's office should be contacted immediately

Sidebar: Parking Lots

Parking lots or land that has been capped or covered in other ways is often intact below an asphalt cover. Because the asphalt only covers the surface of the land, it is not considered "deeply disturbed" and often retains archaeological potential.

For this reason, parking lots should be evaluated by an archaeologist prior to any development decisions being made. The archaeologist will be able to determine if there is further potential below the surface, requiring an assessment, or if there is low or no potential, and therefore no need for further archaeological assessment.

5.4 Understanding and Implementing Recommended Conservation Approaches

In regards to archaeology, the PPS 2014 definition of conserved refers to the identification, protection, and management of archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the OHA. This may be achieved by implementing the recommendations in an archaeological report. Mitigative measures and/or alternative development approaches can be included in these reports.

Sidebar: Planning Approaches for In Place (in situ) Conservation of Archaeological Resources

Depending on the nature of the proposed development or site alteration, adjustments to the site plan, subdivision lot parcel boundaries, parkland dedication or other site specific design decisions may allow development to avoid archaeological resources or areas of archaeological potential.

An archaeological site may be integrated into a development, as long as the integrity of that archaeological site is protected by:

- legal measures such as transfer of ownership to a public body, covenants on title, and appropriate zoning;
- physical measures that limit the possibility of impacts to the site;
- conservation plans or site-specific management plans.

The Standards and Guidelines for Consultant Archaeologists state that the preferred method of conserving archaeological resources is protection in situ (in place). A consultant archaeologist will outline the suggested method of in situ conservation in the report recommendations.

Sidebar: How old is too old for a previous assessment to still be viable?

Archaeological assessments carried out under the Standards and Guidelines for Consultant Archaeologists (2011) and entered into the Ontario Public Register of Archaeological Reports are considered compliant by the Ministry of Tourism, Culture and Sport.

The Ministry of Tourism, Culture and Sport can provide guidance on whether an assessment is still viable.

The second, less preferred option for conservation is excavation (i.e. removal) of archaeological resources until no further cultural heritage value or interest remains. The consultant archaeologist will outline appropriate mitigative measures in the report recommendations.

Sidebar: Archaeology in Potentially Contaminated soil

Where environmental contamination is a concern, complying with any relevant laws and regulations relating to the contamination and its remediation—including health and safety standards—is the first priority.

Every effort must be made to mitigate impacts to the archaeological site by following the usual standards, unless the contamination makes it unfeasible to do so. Where further archaeological fieldwork is impossible, the archaeological report must provide supporting documentation from a qualified person (e.g. an engineer with appropriate experience). The consultant archaeologist will provide guidance on the required documentation.

6.0 Adjacent Lands and Protected Heritage Property

6.1 The Policy Context

The PPS 2014 states:

2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

The PPS 2014 directs approval authorities to require that heritage attributes of a protected heritage property that cannot be conserved solely through the OHA are conserved through the development and site alteration approval process under the Planning Act.

Development and site alteration on adjacent lands to a protected heritage property may have an impact on heritage attributes including its visual link to its surroundings.

6.2 Defining Adjacent Lands

The PPS 2014 defines adjacent land as land that is contiguous to (sharing a common property line with) a protected heritage property. A municipal official plan can also define adjacency using other considerations, to include property that does not necessarily touch the boundaries of the parcel of a protected heritage property.

The flexibility provided in this PPS 2014 definition is an acknowledgement that development that is not immediately contiguous could have considerable adverse impacts on the heritage attributes of a protected heritage property.

For example, properties separated by a public right-of-way, a street or road, a public lane or located a specified distance from a protected heritage property may be considered adjacent for the purposes of policy 2.6.3 of the PPS 2014, if defined as such by the Official Plan.

Contiguous Property	Contiguous Property	Contiguous Property
Contiguous Property	Protected Heritage Property	Contiguous Property
Road or public right-of-way		
Non-adjacent Property	Adjacent Property as defined by municipal Official Plan	Non-adjacent Property

Adjacent lands as defined by the PPS, 2014 and by a municipal Official Plan

6.3 How Development and Site Alteration on Adjacent Lands Can Affect a Protected Heritage Property

When managing change, whether to a single property or an HCD, it is necessary to consider the impact of development on the cultural heritage value of the whole, not just on one or more of its components.

Ontario Regulation 9/06 establishes criteria for determining cultural heritage value or interest of an individual property. The third criterion under the regulation is contextual value:

- whether a property is important in defining, maintaining or supporting the character of an area;
- whether it is physically, functionally, visually or historically linked to its surroundings; or
- whether it is a landmark.

In some instances, contextual value extends beyond the property boundaries, and change to adjacent lands must be managed accordingly.

Development and site alteration on lands adjacent to a heritage conservation district can affect the cultural heritage value or interest of the district just as much as they could affect an individual protected heritage property, and the requirements of policy 2.6.3 are no different in this case.

For example, a property that includes historic gardens as heritage attributes may be impacted by shadows cast from a proposed high rise development that is proximal, but not immediately adjacent.

6.3.1 Views and Vistas

Vistas and views can be from, to or within a protected heritage property. Affecting them, whether directly or indirectly, can have a negative impact on the cultural heritage value or interest of the property. This can include:

- obstructions or development that block or impact a view of a heritage attribute; and
- sunlight, shadow, lighting or light pollution that intrude on the surrounding visual context of the heritage attribute.

Impacts on a protected heritage property can occur whether or not a development is on an adjacent property. A heritage impact assessment should be prepared if there will be any impact from a development on the surrounding cultural heritage resources.

6.4 Recommendations for Official Plans

Visual plotting and representation of significant views and vistas in municipal planning documents can help to ensure that they are properly conserved. Two-dimensional maps can be useful, but may not be enough to accurately represent what should be protected. (See Section 4.4 for additional details on defining geographic areas). It is important to identify vantage points, viewing areas and/or viewing cones that must be kept intact to maintain the relationship between the heritage attributes of the resource and its surrounding context. Municipalities should also consider using photographs (taking care to match the focal length to a range approximating human vision) or visualizations to show the protected views and their extents from an identified vantage point.

6.4.1 Buffer Zones and Setbacks

Avoiding or minimizing negative impacts on a built heritage resource or cultural heritage landscape can include:

- visually isolating or providing buffer zones between a cultural heritage resource and new development; and
- site alteration or redesign to protect significant views and vistas or other heritage attributes that could be affected by the activity taking place in close proximity.

6.4.2 Other Mitigative Measures

Municipalities and approval authorities can adopt official plan policies, objectives and approval procedures for conserving heritage attributes. Many official plans now include a section dedicated to heritage conservation that provides detailed policies for protecting cultural heritage resources, as well as appropriate reference to cultural heritage resources throughout the official plan.

Impacts on the heritage attributes of a protected heritage property or properties can be avoided or minimized by changing the development approach. Rather than dealing with these issues individually and reactively, the municipality can make the process more predictable and consistent by establishing design guidelines, regulating density and height, and using other site plan control mechanisms that have been specifically identified for application to protected heritage properties and adjacent lands.

Municipal guidelines can be applied to other protected heritage properties and areas, using measures under the Planning Act, as an effective tool for guiding adjacent land development early in the land use planning process.

7.0 Community Engagement

When making decisions about the future of cultural heritage resources and when considering alterations that may affect a property's cultural heritage value or interest, interested individuals, communities and organizations should be meaningfully engaged and their views taken into account. This could include, but is not limited to:

- municipal staff (e.g. municipal heritage planners)
- municipal heritage committee
- local neighbourhood or residential community
- Indigenous communities
- heritage interest groups that operate locally or in the larger area
- those that may be affected by anticipated alterations or changes.

7.1 The Policy Context

The PPS 2014 states:

1.2.2 Planning authorities are encouraged to coordinate planning matters with Aboriginal communities.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

4.3 This Provincial Policy Statement shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

7.2 Considering the Interests of Indigenous Peoples

The PPS 2014 is the first time explicit reference is made to Aboriginal communities in relation to planning matters.

While policy 1.2.2 encourages municipalities to coordinate planning matters with Indigenous communities, policy 2.6.5 gives specific direction when cultural heritage resources are involved. Indigenous communities have considerable interests in cultural heritage resources, such as archaeological sites and cultural heritage landscapes that are linked to their histories, traditions and beliefs.

To best consider these interests, planning authority staff should become aware of and work with Indigenous communities (First Nations, Métis or Inuit peoples) who may have interests within the municipal or planning jurisdiction.

“By respecting each other’s perspectives and developing relationships, [planning authorities] and Aboriginal communities can build trust, address potentially challenging issues and act collaboratively to achieve social and economic well-being for all residents” (from [Municipal-Aboriginal Relationships: Case Studies](http://www.mah.gov.on.ca/AssetFactory.aspx?did=6775), MMAH, 2009 <http://www.mah.gov.on.ca/AssetFactory.aspx?did=6775>).

By engaging with interested Indigenous communities, the planning authority will be able to determine how best to ensure a productive dialogue with Indigenous partners and mutually beneficial outcomes.

For example, an Archaeological Management Plan can help involve Indigenous communities by providing development proponents with a protocol for engaging Indigenous communities in areas of known or potential archaeological sites.

7.3 The Duty to Consult Aboriginal Communities

Section 4.3 of the PPS 2014 says that it shall be implemented in a manner that is consistent with the recognition and affirmation of existing Aboriginal and treaty rights in section 35 of the *Constitution Act, 1982*.

The duty to consult has its source in the honour of the Crown and the constitutional protection accorded to Aboriginal and treaty rights under section 35 of the *Constitution Act, 1982*.

There is a three-part test for triggering the Crown’s duty to consult:

1. the Crown has knowledge, actual or constructive, of an established or asserted Aboriginal or treaty right;
2. there is contemplated Crown conduct; and
3. there is the potential that the contemplated conduct may adversely affect an Aboriginal or treaty right

It is Ontario’s position that municipalities may have a duty to consult in some circumstances. For example, where municipalities are the approval authority, municipalities are uniquely placed to consult and, if required, accommodate, to address Aboriginal rights.

With the inclusion of the specific policies listed above, the PPS 2014 is encouraging planning authorities to meaningfully engage in an ongoing respectful dialogue with Indigenous communities.

8.0 Cultural Heritage Evaluation Reports, Heritage Impact Assessments and Conservation Plans

8.1 The Policy Context

The PPS 2014 states:

1.7.1 Long-term economic prosperity should be supported by:

d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*;

2.6.1 *Significant built heritage resources* and *significant cultural heritage landscapes* shall be *conserved*.

2.6.3 Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* except where the proposed *development* and *site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be *conserved*.

Cultural heritage evaluation reports (CHER), heritage impact assessments (HIA) and conservation plans (CP) are documents that may help to achieve the identification and conservation of cultural heritage resources. They can be used as part of the required studies and reports for development and site alteration applications.

These reports are completed in the following order, where necessary:

1. The CHER will help to identify and evaluate cultural heritage resources on properties where such information is not yet available.
2. The HIA will assess and avoid, eliminate or mitigate impacts
3. A CP will set standards for managing a cultural heritage resource over an extended period.

8.2 Cultural Heritage Evaluation Reports

A CHER is a report prepared with advice by a qualified person who gathered and recorded, through research, site visits and public engagement, enough information about the property to sufficiently understand and substantiate its cultural heritage value or interest.

The CHER will contain sufficient information to understand the property and provide a record of the evaluation process and articulate the results of the evaluation.

The documentation will be organized to provide an understanding of the property and will include:

- a summary of the research and the manner in which it was undertaken;
- an analysis of the research against Regulation 9/06 of the OHA to determine whether the property has cultural heritage value or interest and its conclusions;
- a chronological record of any changes over time to the use, design or integrity of the property;
- maps, illustrations, photographs and drawings, as required, to illustrate the research and evaluation; and
- either a draft statement of cultural heritage value when it is found or a rationale if a property is found not to have cultural heritage value or interest.

8.3 Identifying Cultural Heritage Value or Interest

The first step in identifying cultural heritage value or interest of a built heritage resource or cultural heritage landscape is to review the documents associated with any existing formal heritage recognition. This may include the statement of cultural heritage value or interest for a property designated under the OHA, consistent with the terminology of the OHA. If the property was designated before the 2005 amendments, the by-law should include “reasons for designation,” which was the previous terminology.

The cultural heritage value or interest determined by the municipality at the time of protection should be respected. If the property has been identified under the OHA as having cultural heritage value or interest, any statement of the property’s cultural heritage value or interest in a heritage impact assessment should not differ substantially from an existing evaluation associated with municipal designation.

If the property has not been designated under the OHA, there may be other formal documentation of its cultural heritage value or interest. Identification of value should always be consistent with any existing formal recognition.

8.4 Statements of Cultural Heritage Value or Interest

A statement of cultural heritage value will be prepared when a property is determined to be of cultural heritage value or interest. The statement will be derived from the summary of the research.

The statement will provide the following information:

- **Description of Property** - briefly describes the property location so that the property can be readily ascertained. It includes:
 - the location of the property (i.e. municipal address and neighbourhood if appropriate);
 - the principal resources that form the property (i.e. buildings, structures, landscapes, remains, etc.); and
 - any discernible boundaries.
- **Cultural Heritage Value or Interest** - describes why the property has cultural heritage value or interest and it should:
 - focus on what makes the property important (not provide a broad history);
 - explain the cultural meanings, associations and connections the property holds for the community and/or the province; and
 - reflect one or more of the criteria from O. Reg. 9/06 and/or 10/06.
- **Description of Heritage Attributes** – a list of the key attributes or elements that must be retained to conserve the CHVI. The list will include, but not be limited to:
 - style, massing, scale or composition;
 - features of a property related to its function, design or historical associations;
 - interior spatial configurations;
 - exterior layout;
 - materials and craftsmanship;
 - relationship between a property and its broader setting;
 - archaeological sites;
 - natural landforms, vegetation, water features; and/or
 - visual setting.

8.5 Heritage Impact Assessments

A heritage impact assessment (HIA) is an independent study that determines the impacts of a proposed development, site alteration or undertaking on cultural heritage resources. It identifies recommendations for mitigation measures, such as alternative development approaches, to reduce negative impacts and ensure conservation of the cultural heritage resources.

Heritage impact assessments are usually undertaken as part of the required supporting material for a complete application under the Planning Act. An HIA should be prepared early in the planning process to inform the development's design and not simply to satisfy a planning application requirement.

It is important to remember that during the research stage of an HIA, built heritage resources or cultural heritage landscapes previously unidentified may be identified. If the documentation of cultural heritage value or interest is limited or absent, completing a CHER may be required.

Heritage impact assessments should not be used to identify or evaluate archaeological potential, nor should archaeological assessments identify or evaluate built heritage resources or cultural heritage landscapes. An archaeological assessment, undertaken by a consultant archaeologist, is only to be used for archaeology matters. For more on archaeology, see Section 5 of this guide.

A heritage impact assessment:

- is based on the property's cultural heritage value or interest and is prepared by a qualified person(s) (See section 8.14 for an explanation)
- identifies potential negative impacts of development and site alteration to heritage attributes that contribute to a property's cultural heritage value or interest
 - considers impacts to the whole property, even if the proposed activity only affects a portion of it
 - considers direct and indirect impacts to the heritage attributes of a protected heritage property resulting from a proposed site alteration or development on an adjacent property
 - identifies appropriate conservation principles and guiding documents and describes their application to conservation of the cultural heritage value or interest of the property
 - considers and recommends alternative development options and mitigation measures to conserve the cultural heritage value or interest, including avoidance or not proceeding with the development
 - addresses all applicable heritage conservation policies in the municipal official plan and other planning documents
 - considers the findings of any archaeological assessment(s) and other relevant technical studies that have been separately undertaken by a consultant archaeologist
 - uses appropriate terminology, consistent with terms in the Planning Act, OHA, the PPS 2014 and Official Plans
- takes into account the opinions of interested persons, communities and organizations

8.6 Terms of Reference for Heritage Impact Assessments

Some municipalities have adopted terms of reference for writing heritage impact assessments to provide a consistent and transparent understanding for the required content and the submission process. Terms of reference should allow planning staff the flexibility to ask a proponent to address specific aspects of concern on sensitive sites.

8.7 When to Prepare a Heritage Impact Assessment

A heritage impact assessment should be prepared when the proposed development:

- is located on or adjacent to a *protected heritage property*
- is located on or adjacent to a property that contains an identified cultural heritage resource that is not protected by the OHA (built heritage, cultural heritage landscape or archaeological resource)
- intends to remove or demolish any building or structure on a protected heritage property or cultural heritage landscape
- plans to alter a property that contains cultural heritage resources (e.g. demolition, removal or site alteration).

Municipalities may choose to adopt official plan policies requiring heritage impact assessments under other conditions than those listed above. These municipal policies should explain why the assessment is required, with reference to the appropriate sections of the PPS 2014.

8.8 Content of a Heritage Impact Assessment

A heritage impact assessment typically includes the following:

1. introduction
 - legal description of property
 - legislation or process under which the development is being undertaken
 - name of the proponent
 - brief description of the proposed development
2. historical background of the property
 - settlement of area, association with prominent persons, land use activity, ownership pattern
3. full description and purpose of proposed activity
4. statement of cultural heritage value or interest
5. description of the anticipated impact of proposed activity on heritage attributes that support the property's cultural heritage value or interest

6. description and evaluation of development alternatives and mitigation or avoidance measures in response to impacts
 - evaluation must be completed on the basis of established principles, standards and guidelines for heritage conservation
7. summaries of community and Indigenous engagement
 - who was engaged and how
 - how comments were incorporated into the recommended approach
8. recommendations
 - preferred conservation measures
 - if other site alteration or development approaches are not appropriate, explanation of why
 - if there is going to be an impact on a resource, explanation of why the impact cannot be avoided
 - implementation
9. appendices
 - project personnel
 - name of each member
 - brief curriculum vitae, showing qualifications for undertaking the heritage impact assessment
 - bibliography

The Ontario Heritage Trust has infosheets available about both heritage impact assessments and conservation plans.

8.9 Negative Impacts

Negative impacts on a cultural heritage resource may include, but are not limited to:

- destruction or removal of part or all of the heritage attributes
- alterations that are unsympathetic or incompatible with the cultural heritage value or interest of the property
- development on property adjacent to a cultural heritage resource which may lead to:
 - shadows or obstruction that alter the appearance of a heritage attribute or change the viability of the attribute (e.g. blocking sunlight to natural features or plantings that have been identified as heritage attributes)
 - isolation of a heritage attribute from its surrounding environment, context or a spatial relationship that contributes to cultural heritage value or interest
 - direct or indirect obstruction of views or vistas to or from a protected heritage property that have been identified as heritage attributes

- a change in land use that introduces new development or site alteration into previously open space that was identified as a heritage attribute (e.g. infill construction on a battlefield, parkland or similar cultural heritage landscape)
- land disturbance such as vibrations that occur from construction activity, change in grade that alters soils and drainage patterns and may adversely affect attributes of a cultural heritage landscape, archaeological resources or areas of archaeological potential

There may be negative impacts on cultural heritage resources before, during or after work has been completed. These impacts may be direct or indirect, temporary or permanent. Negative impacts should be described in terms of their effect on specific heritage attributes, or, in some cases, the overall cultural heritage value or interest of a property.

8.10 Mitigation or Avoidance

One of the most important components of a heritage impact assessment is its recommendations on how to avoid or reduce negative impacts on cultural heritage resources.

These recommendations may include, but are not limited to:

- alternative development approaches (building something different, or in a different location, from the original development proposal)
- isolation or physical separation of new development and site alteration from built heritage resources and cultural heritage landscapes
- adopting design guidelines to ensure new development and site alteration will be sympathetic to the cultural heritage value or interest of existing built heritage resources and cultural heritage landscapes
- reducing or relocating building height and mass away from the existing heritage attributes
- reversible alterations to heritage attributes
- creating buffer zones or view blocks (e.g. trees, plantings or other landscape elements that establish a visual separation or screen between the existing cultural heritage resource and new development), established through site plan control and other planning mechanisms

Commemoration and/or interpretation signage are not mitigation strategies.

8.11 Conservation Plans

Conservation plans can generally build upon the findings of a heritage impact assessment by setting standards for managing a cultural heritage resource over an extended period. This can include suggested short, medium or long-term maintenance programs, implementation approaches and phases or schedules for when conservation work should take place.

Conservation plans may be required by a municipality or approval authority as a condition of approval, to provide guidance on conserving the cultural heritage resources while development or site alteration is taking place, or after development activity has concluded. Conservation plans expand on the information provided in the heritage impact assessment, such as providing direction on implementing conservation strategies that have been recommended in the heritage impact assessment.

To ensure that a recommended conservation approach in a conservation plan is implemented, municipalities may require a property owner to post a letter of credit, a bond or a certified cheque as part of the development approval process.

Conservation plans may also be developed for a property in advance of any proposal for development or site alteration. In this case, the property may not have been subject to a prior heritage impact assessment, and the conservation plan will provide guidance that is applicable to any potential development or site alteration, as well as ongoing conservation activity (e.g. routine maintenance of heritage attributes).

Conservation plans may also be associated with an easement registered on the property title under the OHA, giving the easement holder the ability to monitor the property and to ensure that conservation work is done appropriately.

8.12 Content of a Conservation Plan

A conservation plan should briefly describe the property and relate its history, state its cultural heritage value or interest, outline the heritage attributes that require conservation and provide guidance on maintenance measures.

A conservation plan typically includes the following:

- detailed information on conservation treatments for the cultural heritage resources, including guidelines on materials and methods
- approaches for short, medium and long-term conservation work, including timing considerations for when the work should take place before during and after construction

- appropriate qualifications for anyone responsible for conservation work
- approaches for monitoring the cultural heritage resource and establishing a long-term reporting structure (e.g. who is responsible for preparing the reports, who is responsible for reviewing them)
- a time period for the review and updating of the conservation plan itself

8.13 Municipal Official Plan Policies for Heritage Impact Assessments and Conservation Plans

The Official Plan is the most important vehicle for implementing the PPS 2014. It should contain policies about when a heritage impact assessment will be required and set specific conditions and requirements for preparing and submitting heritage impact assessments.

It is useful to include a policy that requires that a heritage impact assessment be part of a complete application. The heritage impact assessment must be submitted to the municipality in time to inform any decision under the Planning Act that affects properties containing cultural heritage resources. Completing assessments after a decision has been made, is not consistent with section 2.6.1 or 2.6.3 of the PPS 2014.

It is important to recognize that, while some cultural heritage resources may already be identified and inventoried by official sources, others will only be determined after evaluation. To ensure that previously unidentified significant cultural heritage resources are not adversely affected by a proposed development or site alteration, the municipal official plan may include a policy setting out parameters under which a cultural heritage evaluation report may be required before a heritage impact assessment.

Official plan policies may indicate where the municipality will require a conservation plan as a supplemental—but separate—document to a cultural heritage evaluation report or a heritage impact assessment.

8.14 Qualification to Prepare a Cultural Heritage Evaluation Report, Heritage Impact Assessment or Conservation Plan

A cultural heritage evaluation report, heritage impact assessment or conservation plan is prepared by a qualified person(s) with individual expertise, recent experience and knowledge relevant to the type of cultural heritage resource within their professional discipline as well as the nature of the development being proposed.

The document should outline the individual's:

- credentials, qualifications and experience gained through having worked directly on the type of cultural heritage resources being addressed by the document (i.e. do not simply rely on the experience of the consulting firm in determining whether a person is qualified)
- demonstrated expertise with the type of resource and the nature of the development being considered
- recent and relevant professional experience in conservation (e.g. within the last three to five years)
- experience giving expert testimony on cultural heritage before a provincial tribunal (e.g. the Conservation Review Board, Ontario Municipal Board or Environmental Review Tribunal)
- ability to ensure Indigenous communities will be engaged.

When areas of archaeological potential or archaeological sites are being altered or disturbed in any way, the only qualified person is a consultant archaeologist.

The expertise of more than one qualified person working in a multi-disciplinary team may be required. For example, a complex property with more than one type of cultural heritage resource may require a historian, a professional engineer, an architect, a consultant archaeologist, a landscape architect, a specialist in historic preservation, a conservator, a heritage planner, Indigenous Elders and/or Knowledge Keepers etc. Similarly, determining appropriate solutions to address specific issues, such as accessibility, security, way finding, signage etc. may also require specialized qualifications.

9.0 Conclusion

Considering the advice in this guide will help those involved in the land use planning process understand the conservation of cultural heritage resources as an integral part of making a community healthier, more prosperous and more sustainable.

Understanding and implementing these connections will lead to more effective conservation and more effective planning.

This guide is meant to serve as a reference for those involved in the land use planning process, bringing together relevant information from existing legislation, policies and guidelines in one place. Information found within this guide should not be interpreted as legal advice.

For more information on any of the topics addressed in this guidebook, please refer to the ministry's website or contact us by telephone at 416-314-7620.

Additional Resources

Ministry of Tourism, Culture and Sport website: [Culture](http://www.mtc.gov.on.ca/en/culture/culture.shtml)
(<http://www.mtc.gov.on.ca/en/culture/culture.shtml>)

Ministry of Municipal Affairs website: [Citizen's Guide to Land Use Planning](http://www.mah.gov.on.ca/Page338.aspx)
(<http://www.mah.gov.on.ca/Page338.aspx>)

Ministry of Municipal Affairs website: [Provincial Policy Statement 2014](http://www.mah.gov.on.ca/Page215.aspx)
(<http://www.mah.gov.on.ca/Page215.aspx>)

Ministry of Municipal Affairs website: [Archaeological Management Plans Infosheet](http://www.mah.gov.on.ca/Page14813.aspx)
(<http://www.mah.gov.on.ca/Page14813.aspx>)

Ontario Heritage Trust website: [Tools for Conservation](http://www.heritagetrust.on.ca/en/index.php/pages/tools/tools-for-conservation)
(<http://www.heritagetrust.on.ca/en/index.php/pages/tools/tools-for-conservation>)

Ontario Heritage Trust website: [Conservation Plans for Heritage Properties](http://www.heritagetrust.on.ca/user_assets/documents/HIS-011-Conservation-plans-for-heritage-properties-ENG.pdf)
(http://www.heritagetrust.on.ca/user_assets/documents/HIS-011-Conservation-plans-for-heritage-properties-ENG.pdf)

Parks Canada website: [National Historic Sites](http://www.pc.gc.ca/en/lhn-nhs) (<http://www.pc.gc.ca/en/lhn-nhs>)

THE CORPORATION OF THE TOWN OF GEORGINA

REPORT NO. DS-2018-0026

FOR THE CONSIDERATION OF
COUNCIL
MARCH 7, 2018

SUBJECT: REFERRAL OF CORRESPONDENCE FROM THE GEORGINA
HERITAGE COMMITTEE ON HERITAGE IMPACT ASSESSMENTS
FILE NO. 05.255

1. **RECOMMENDATIONS:**

1. That Council receive Report No. DS-2018-0026 prepared by the Planning Division, Development Services Department dated March 7, 2018

2. **PURPOSE:**

The purpose of this report is to respond to Council's referral to the Director of Development Services of correspondence from the Georgina Heritage Committee requesting that Council endorse its approach to Heritage Impact Assessments as part of the development process.

3. **BACKGROUND:**

On April 6, 2016, Council received correspondence from the Georgina Heritage Committee requesting Council direct staff to investigate the potential requirement for a Heritage Impact Assessment (HIA) to be submitted during the development application process and that any Heritage Impact Assessment be forwarded to the Committee for review. The subject resolution (No. C-2016-0163) is as follows:

"That the Georgina Heritage Committee request Council direct staff to investigate the potential requirement of a Heritage Impact Assessment (HIA) added to the development process and if implemented any HIA's be forwarded to the Committee for review.

Background: GHC considers the requirement of HIA's as part of development planning to be a growing trend among municipalities. They believe it would be significant in preserving Georgina's Heritage. The Committee has advised that they would likely recommend an HIA as a requirement for any development application that they receive for review and comments. The Committee has suggested that making HIA's a requirement in the process could save time and may be a more consistent approach."

Staff from the Department of Development Services appeared at Georgina Heritage Committee meetings on November 15, 2017 and January 17, 2018 to discuss the Committee's concerns on this matter and to address the processing of applications for properties involving significant heritage resources. This report addresses the results of these consultations and follow-up adjustments to present practice concerning the screening of development applications for HIA's.

4. ANALYSIS:

4.1 POLICY FRAMEWORK FOR HERITAGE CONSERVATION IN THE PLANNING PROCESS

Legislative authority and direction for the administration and protection of heritage resources in the land use planning process is provided in the Planning Act R.S.O 1990 and the Ontario Heritage Act R.S.O 1990.

The Ontario Planning System is fundamentally led and driven by provincial policy through the Provincial Policy Statement, Provincial Plans and Guidelines that mandate and direct a consistent hierarchy of planning policy and practice. This provides direction to regional and local official plans and secondary plans and to all advice and decisions concerning a planning matter.

Attachment No. 1 is a memorandum dated November 14, 2017 provided to the Heritage Committee for its November 15, 2017 meeting that details the manner in which heritage resources are governed through the hierarchy of provincial, regional and local land use policy in Ontario.

4.2 DRAFT GUIDE TO CULTURAL HERITAGE RESOURCES IN THE PLANNING PROCESS

In November 2017, the Province of Ontario released for comment a "Draft Guide to Cultural Heritage Resources in the Land Use Planning Process" (hereafter referred to as the "Guide"). The Draft Guide provides assistance and direction to those involved in planning processes and addresses the full scope of cultural heritage, built heritage and archeological matters governed by the PPS. The Guide draws upon several existing heritage resource documents produced by the Ministry of Tourism, Culture and Sport placing a specific emphasis on land use planning and the direction of the PPS. It is anticipated that the Draft Guide will be released in final form shortly and be a resource on heritage issues as they affect the land use planning process.

4.2.1 HERITAGE IMPACT ASSESSMENTS (HIA)

The Draft Guide provides draft Terms of Reference for HIA's and specific criteria for when they should be prepared. These are when a proposed development:

- is located on or adjacent to a protected heritage property
- is located on or adjacent to a property that contains an identified cultural heritage resource that is not protected by the OHA
- there are intentions to remove or demolish a building or structure on a protected heritage property or cultural heritage landscape
- there are plans to alter a property that contains cultural heritage resources (e.g. demolition, removal or site alteration)

In other material produced by the Ministry, a building or structure of 40 years or more is considered to potentially have cultural heritage potential.

Attachment No. 2 is an excerpt from the Draft Guide. A full copy of the Draft Guide can be accessed at:

http://www.downloads.ene.gov.on.ca/envision/env_reg/er/documents/2017/013-0914_MTCS.pdf

4.3 CURRENT PRACTICE IN GEORGINA

The Town follows and implements the requirements of the Planning Act, Ontario Heritage Act and the related policy framework established in the hierarchy of planning documents. In the planning application process, this commences with the pre-consultation protocol the Town follows with applicants to establish complete application requirements. These requirements are established in Section 10.1.2 of the Town Official Plan and must be fulfilled before an application is deemed to be complete and is subject to the processing time frames established in the Planning Act. Complete application requirements include Heritage Impact Assessments which are applied to built heritage resources.

Under current protocols HIA's are required to be submitted when a property contains a building that is:

1. contained on the Georgina Heritage Register, or:
2. is otherwise designated under the Ontario Heritage Act.

An HIA, when submitted as part of a development application submission, is circulated to the Georgina Heritage Committee for review and comment. An HIA may be prepared in the context of an application to repurpose, alter or demolish an existing heritage building. Comments and evaluation flowing from Georgina Heritage Committee can lead to a number of outcomes including recommendations for the use of the property, revisions to the HIA or recommendations to Council to designate the property under the Ontario Heritage Act.

At the November 15, 2017 Georgina Heritage Committee meeting Staff discussed the current Town criteria for requiring HIA's. The Committee expressed the concern that there were likely properties with heritage value that were not listed on the Georgina Heritage Register or designated by Council under the Ontario Heritage Act. Current practice captures the Registered / Designated properties and requires an HIA for those, but may be missing properties not already on the Register or Designation. Hence, the need for questions / checks to be incorporated into the application form and process. At the meeting, Staff agreed to return with suggested adjustments to current practice to address the Committee's concerns.

4.4 PROPOSED ADJUSTMENTS TO PRESENT PRACTICE – HERITAGE IMPACT ASSESSMENTS

On January 17, 2018, Staff attended at the Georgina Heritage Committee to present and discuss proposed adjustments to current practice related to determining the need for HIA's in the planning process. The following were proposed as screening criteria:

1. Is the property designated under the Ontario Heritage Act?
2. Is the property listed on the Town of Georgina Heritage Register?
3. Does the property contain a building or structure that was constructed 100 years or more ago?
4. Is the property located immediate adjacent to a property identified in 1, 2, or 3 above where the nature of the proposed development may have contextual significance to the heritage resources e.g. views, vistas, sunlight, shadowing or light pollution impacts upon the heritage property in accordance with applicable guidelines.

Criteria 3 and 4 represent new proposed screening criteria. Criterion 3 addresses the concern of the Georgina Heritage Committee that certain significant properties not otherwise included on the Town of Georgina Heritage Register or designated by the Ontario Heritage Act may have cultural heritage value worthy of consideration. As noted in Section 4.2.1 of this report, guideline material produced by the Province has suggested that a building or structure with an age of 40 or more years is considered to potentially have cultural heritage potential. However, Staff feel that adopting a benchmark of 40 years for a potentially significant building or structure is not appropriate and that a more realistic age of 100 years or more is appropriate to the built heritage context in Georgina.

Criterion 4 addresses the direction in the Guide to consider the impacts of development on properties adjacent to a significant heritage building or structure to ensure that the

character of the adjacent development is appropriate to the context and that potential land use impacts are considered and mitigated.

At the January 17, 2018 Georgina Heritage Committee meeting, the Committee adopted RESOLUTION NO. GHC-2018-0007 as follows:

“That the Georgina Heritage Committee receive the presentation from Alan Drozd regarding the Committee’s request for Standardization of Heritage Impact Assessments and support the recommendations presented”.

5. CORPORATE STRATEGIC PLAN (2014-2018)

This report addresses the following strategic goals:

GOAL 1: “Grow Our Economy”- SUSTAINABLE ECONOMIC GROWTH & EMPLOYMENT”

GOAL 2: “Promote a high quality of life” – HEALTHY, SAFE, SUSTAINABLE COMMUNITIES

6. FINANCIAL AND BUDGETARY IMPACT:

Not Applicable

7. PUBLIC CONSULTATION AND NOTICE REQUIREMENTS:

Not Applicable

8. CONCLUSION:

As a result of the consultation process with the Georgina Heritage Committee adjustments are proposed to the screening criteria for the requirement of a HIA as part of a complete development application. These criteria will serve to address the concern that certain built heritage resources outside of those designated by the Ontario Heritage Act or listed on the Georgina Heritage Register have been assessed. The criteria have been further expanded to address the impact of development on properties adjacent to properties with identified or potential heritage value considering applicable provincial guidelines. Staff will continue to circulate all relevant reports to the Georgina Heritage Committee for comment and consult on heritage matters as appropriate.

Prepared by:

A blue ink signature, appearing to be 'AD', written in a cursive style.

Alan Drozd, MCIP, RPP
Supervisor of Development Planning

Reviewed By:

A blue ink signature, appearing to be 'VR', written in a cursive style.

Velvet Ross, MCIP, RPP
Manager of Planning

Recommended by:

A black ink signature, appearing to be 'HL', written in a cursive style.

Harold Lenters, M.Sc.PI, MCIP, RPP
Director of Development Services

Approved by:

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Winanne Grant, B.A., AMCT, CEMC
Chief Administrative Officer

Attachment 1- DS Memo to Georgina Heritage Committee – November 15, 2017.
Attachment 2- Draft - Guide to Cultural Heritage Resources - Excerpt.



GEORGINA

26557 Civic Centre Road
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905-476-4301
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705-437-2210

MEMO

TO: Georgina Heritage Committee
FROM: Harold W. Lenters, M.Sc.Pl., MCIP, RPP
Director of Development Services
Date: November 14, 2017
SUBJECT: Cultural Heritage and Archaeological Resources

Please find attached hereto an overview of the Provincial, Regional and Local Municipal planning policy framework pertaining to cultural heritage and archaeological resources, for information and future reference.

Sincerely,

Harold W. Lenters, M.Sc. Pl., MCIP, RPP

cc. Velvet L. Ross, Manager of Planning
Alan Drozd, Supervisor, Development Planning

Report # DS-2018-0026
Attachment 1
Pages 1 of 11



Heritage Conservation and Archaeological Resources:
Overview of Provincial, Regional and Local Municipal Planning Policies

Introduction

Under the *Planning Act*, R.S.O. 1990, c. P. 13, the provincial ground rules for land use planning in Ontario are set out. Under the *Act*, provincial plans and municipal official plans provide the framework for comprehensive and long-term planning which support and integrate the principles of strong communities, a clean and healthy environment and economic growth. Planning authorities are responsible for creating local planning documents (e.g. official plans, zoning by-laws) and local planning decisions that are consistent with the Provincial Policy Statement and any applicable provincial plans.

Under the *Ontario Heritage Act*, R.S.O. 1990, c. O.18 (OHA), the province provides for the conservation of cultural heritage and archaeological resources in Ontario. The Ministry of Tourism, Culture and Sport administers the OHA and supports local municipalities, who have the primary responsibility under the OHA for identifying, protecting and managing change to heritage properties. The Ministry also provides advice to the municipalities and guidance to the public through materials such as the Ontario Heritage Tool Kit. The Ministry also keeps and maintains a list of all provincial heritage properties based on information provided to it by other ministries and prescribed public bodies. The ministry is also responsible for licensing archeologists and maintaining the provincial register of archaeological reports.

Provincial Policy Statement (PPS 2014):

- The Provincial Policy Statement, issued under the authority of Section 3 of *The Planning Act*, provides policy direction on matters of provincial interest related to land use planning and development. Pursuant to Section 3 of the *Act*, decisions affecting planning matters, “shall be consistent with” policy statements issued under the *Planning Act*.
- PPS 2014 defines three different types of cultural heritage resources:
 - Built Heritage Resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
 - Cultural Heritage Landscapes: 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 Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries,

trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site)

- Archaeological Resources: includes artifacts, archaeological sites, marine archaeological sites, as defined under the *Ontario Heritage Act*. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.
- The PPS also provides policy direction relating to Cultural Heritage and Archaeological resources in various places:
 - Part IV establishes the provincial vision for Ontario's land use planning system, which speaks to Ontario's rich cultural diversity being one of its distinctive and defining features, and identifies its cultural heritage and archaeological resources as providing important economic and social benefits.
 - Specific policies respecting the conservation of cultural heritage resources are found in Part V, Section 1 – *Building Strong Healthy Communities*, and in Part V, Section 2.6 – *Cultural Heritage and Archaeology*
- Part V, Section 1 – *Building Strong Healthy Communities*
 - Policy 1.1.4.1 states that healthy, integrated and viable rural areas should be supported by...“building upon rural character...” (1.1.4.1 a); and, “providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural, and natural assets” (1.1.4.1 g)
 - Policy 1.2.1 – requiring a coordinated, integrated and comprehensive approach when dealing with planning matters, including ... “c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources”
 - Policy 1.7.1 – states that long-term economic prosperity should be supported by ... “(d) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”
- Part V, Section 2.6 – *Cultural Heritage and Archaeology*
 - Policy 2.6.1 addresses the conservation of built heritage resources and significant cultural heritage landscapes.
 - Policy 2.6.2 stipulates that no development or site alteration shall be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved (*refer to PPS for definitions of various specific terms*).
 - Policy 2.6.3 stipulates that no development or site alteration shall be permitted on adjacent lands to protected heritage property, except where the development or site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved (*refer to PPS for definitions of various specific terms*).

- Policy 2.6.4 indicates planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- Policy 2.6.5 requires planning authorities to consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.
- Pursuant to Section 3 of the *Planning Act*, comments and advice of planning authorities on land use planning matters is required to “*be consistent with*” the PPS 2014, and in this regard, planning authorities must incorporate objectives and policies in our planning documents and related development approval processes, which address the wise use and management of cultural heritage and archaeological resources. Such processes / tools include (but are not limited to):
 - official plans
 - zoning by-laws and amendments thereto
 - interim control by-laws
 - site plan approval by-laws
 - consents to convey property
 - minor variances
 - conditions of draft plan approval
 - community improvement plans
 - community planning permit systems (not in place in Georgina)
- Methods utilized in identifying, protecting and managing cultural heritage resources include requiring proponents to undertake a cultural heritage evaluation report (CHER), heritage impact assessment (HIA) and/or archaeological assessment as part of their planning process. Further archaeological work can also be included as a condition of approval of the development proposal.

EBR Posting - “Draft Guide to Cultural Heritage Resources in the Land Use Planning Process”

- On November 8, 2017, staff were made aware of the Ontario Ministry of Tourism, Culture and Sport releasing a draft version of “*A Guide to Cultural Heritage Resources in the Land Use Planning Process*” (the Draft Guide). The Draft Guide is a revised version of the issued 2006 infosheet series, “*Heritage Resources in the Land Use Planning Process*”.
- The stated purpose of the Draft Guide is “*to help those involved in the land use planning process in Ontario understand the changes to the cultural heritage policies in the PPS 2014*”. Once finalized, the Guide should be consulted in order to obtain a better understanding of the provincial interpretation of the PPS 2014. Notwithstanding, it should be remembered that the guide is just that, a “guide”, and therefore does not have the force of statute or regulation.
- As explained, the Draft Guide provides advice to those involved the land use planning process and aids in understanding the conservation of cultural heritage resources as an integral part of making a community healthier, more prosperous and more sustainable. The Draft Guide is meant to serve as a reference and is should not be interpreted as legal advice. Among other matters, the Draft Guide provides assistance and direction on cultural heritage evaluation reports (CHER), heritage impact assessments (HIA) and conservation plans (CP). These documents can be used as part of

the required studies and reports for development and site alteration applications, and are completed in the following order (where necessary):

- The CHER helps to identify and evaluate cultural heritage resources on properties where such information is not yet available. Such a CHER report is prepared by utilizing the advice of a qualified person who has gathered and recorded information about the property (i.e. research, site visits, public engagement), in order to understand and substantiate its cultural heritage value or interest. The CHER provides a description of the property location and resources thereon, describes why the property has a cultural heritage value or interest (CHVI), and describes the attributes or elements that must be retained to conserve the CHVI, such as style, massing, features, exterior layout, materials and craftsmanship, natural landforms, visual setting, etc.
- The HIA will assess and avoid, eliminate or mitigate impacts to the identified heritage resources on a property, and is based on the property's cultural heritage value or interest. Undertaking an HIA for a property may in fact identify built heritage resources or cultural heritage landscapes which were previously unidentified. An HIA is usually undertaken as part of the required supporting material for a "Complete Application" under the *Planning Act*. An HIA is not used to identify or evaluate archaeological potential, nor should archaeological assessments identify or evaluate built heritage resources or cultural heritage landscapes; they are separate requirements.
- The CP generally builds upon the findings of the HIA, by setting standards for managing a cultural heritage resource over an extended time period. It may include a maintenance program, implementation approaches and phases for when conservation work should take place. Conservation Plans may require the property owner to post a letter of credit or bond, as part of the development approval process, in order to ensure that the recommended approach is implemented.
- The Ministry posted the Draft Guide through the Environmental Registry website on October 3, 2017, and is inviting comment by November 17, 2017 (i.e. 45 day commenting period). Given staff did not become aware of the Draft Guide and commenting period until November 8, 2017, staff were unable to review and report on same through Town Council within the allowable commenting period.

The Greenbelt Plan (GBP 2017)

- The GBP builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing a specific geographic area in Ontario. It is to be read in conjunction with the PPS.
- The policies of the GBP take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of the GBP address the same, similar, or overlapping matters as policies in the PPS, applying the more specific policies

of the GBP satisfies the requirements of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in the GBP, those PPS policies must be independently satisfied.

- Similar to the PPS 2014, the GBP promotes the conservation and protection of cultural heritage resources in the Protected Countryside. Cultural heritage resources include built heritage resources, cultural heritage landscapes and archaeological resources (as defined identically between both the PPS and the GBP and referenced above), which 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. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. These resources include (but are not limited to) cultural heritage landscapes such as historic villages, farmsteads and parks, built heritage sites such as barns, churches, townhalls or other similar rural landmarks, and archaeological features or ruins.
- Pursuant to Section 4.4 of the GBP, for lands within the Protected Countryside, the following policies shall apply:
 - Cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities. (4.4.1)
 - Municipalities shall work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources. (4.4.2)
 - Municipalities are encouraged to consider the Greenbelt's vision and goals in preparing archaeological management plans and municipal cultural plans and consider them in their decision-making. (4.4.3)
- As also discussed above through the PPS 2014, Planning Act development approvals processes and tools (as those mentioned above in PPS 2014) can be used to support the conservation of these resources, by guiding redevelopment or reuse of a site, and ensuring compatible design of developments adjacent to protected heritage properties.

The Growth Plan for the Greater Golden Horseshoe (GPGGH 2017)

- Similar to the Greenbelt Plan, the GPGGH builds upon the policy foundation provided by the PPS and provides a long-term framework for where and how the region will grow by implementing the province's vision for building stronger, prosperous communities by better managing growth.
- Like other provincial plans, the GPGGH builds on the foundation provided by the PPS, and thus is to be read in conjunction with the PPS. The policies of the GPGGH take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. Where the policies of the GPGGH address the same, similar, or overlapping matters as policies in the PPS, applying the more specific policies of the GPGGH satisfies the requirements

of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in the GPGGH, those PPS policies must be independently satisfied.

- Similar to the PPS 2014 and GBP 2017, the GPGGH 2017 promotes the conservation and protection of “what is valuable” (Sec. 4, GPGGH), including our water resource systems; natural heritage system; key hydrologic features/areas, and key natural heritage features, and lands adjacent to those features; public open space; our agricultural system and mineral aggregate resources; and, our cultural heritage resources.
- Pursuant to Section 4.2.7 of the GPGGH, the following policies apply to the protection of our cultural heritage resources:
 - Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas (4.2.7.1)
 - Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources. (4.2.7.2)
 - Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making. (4.2.7.3)

York Region Official Plan (2010 as Consolidated April 2016)

- As noted in the York Region Official Plan (YROP 2010), York Region has a rich cultural heritage, with aboriginal hunting bands first arriving in the area approximately 11,000 years ago. Our vibrant history of the original and subsequent First Nations and the Métis Nation can be found in the Region’s significant archaeological resources. With the Chippewas of Georgina Island First Nation, located both on and off the shore of Lake Simcoe on Snake, Fox and Georgina islands, we celebrate a number of cultural events including Aboriginal Day Celebrations, an annual Pow Wow and a Mother Earth Music Festival. The more recent European influenced cultural heritage is evident in buildings in East Gwillimbury, Aurora, Newmarket and Maple, and also in streetscapes in Old Unionville, Richmond Hill, and in Thornhill. The diverse cultural heritage enhances the quality of life of our residents.
- Section 3.4 of the YROP 2010 contains various policies respecting the promotion of cultural heritage activities and the conservation of our cultural heritage resources as noted by the two Cultural Heritage objectives provided in the Plan:
 - To recognize, conserve and promote cultural heritage and its value and benefit to the community; and,
 - To ensure conservation of archaeological resources occurs in situ or in an alternate location by proper excavation, documentation and preservation of recovered cultural materials and site documentation, to the satisfaction of the local municipality in compliance with Provincial requirements, standards or guidelines.

- Through Policies 3.4.1 – 3.4.11 the Region encourages the identification, evaluation and conservation of cultural heritage resources, and also requires local municipalities to adopt official plan policies to conserve significant cultural heritage resources, and to ensure that development and site alteration on adjacent lands to protected heritage properties will conserve the heritage attributes of the protected heritage property.
- Through Policies 3.4.12 – 3.4.19, the Region recognizes the importance of conserving archaeological resources, and the potential to commemorate significant archaeological discoveries in recognition of their contribution to the municipality's unique community identity. To this end, the Region requires local municipal official plans to contain policies dealing with archaeological resources that require their identification, appropriate documentation and/or protection in accordance with various requirements (3.4.12 a – h). Other policies include (among other matters) encouraging local municipalities to communicate archaeological discoveries and/or narratives to residents; encouraging local municipalities in developing a contingency plan for the protection of the archaeological resources; to investigate the potential for a secure re-interment site for human remains where preservation in their current location is not possible; to review the York Region Archaeological Management Plan with First Nations, the Métis Nation and other stakeholders.

Georgina Official Plan (2016)

- The Official Plan sets out the planning framework for the Town through a vision, guiding principles, objectives, policies, schedules and appendices, in order to manage and direct land use, future growth, physical change, and the effect on the social, economic and natural environment of the municipality. The current official plan was prepared in accordance with the framework of key provincial policy documents such as the PPS, GBP, both discussed above, as well as the Growth Plan for the Greater Golden Horseshoe (GPGGH) and the Lake Simcoe Protection Plan (LSPP), and provides the planned municipal structure for the various settlement areas and the countryside area within the Town of Georgina to 2031.
- With respect to our Cultural Heritage Resources, pursuant to Section 2.2 *Guiding Principles and Objectives*, protecting and promoting our cultural heritage resources is referenced in various identified objectives, such as:
 - *"to conserve, protect and enhance the Town's cultural heritage resources and promote cultural expression in the Town"* (Sustainability - 2.2.2.9)
 - *"to recognize, conserve and promote cultural heritage resources and to perpetuate their value and benefit to the community as outlined in the Town's Municipal Cultural Plan"* (Healthy and Complete Communities – 2.2.12.6)
 - *"To continue to enhance the Town's strong relationship with the Chippewas of Georgina Island First Nation"* (Healthy and Complete Communities – 2.2.12.7)
 - *"to continue to support and enhance the resource based industries of agriculture, forestry and aggregate production, in a manner that is compatible with the rural and scenic character of the Georgina countryside, and complies with sound environmental principles"* (Economic Development and Tourism – 2.2.14.5)

- Section 8.8 – *Cultural Heritage and Archaeological Resources*, provides a policy framework for conserving archaeological resources, built heritage resources and cultural heritage landscapes within the Town. As noted in the Plan, the Town has a combination of human-made buildings and structures, as well as the natural landscape, which creates an area that is valued by the community.
- With the intent of conserving our cultural heritage resources, the Plan identifies 30 different policies (8.8.1 – 8.8.30), regarding such items as:
 - Utilizing the *York Region Archaeological Management Plan (2014 as amended)* as a resource to identify and conserve archaeological resources;
 - Supporting the goals and strategies of the Town's *Municipal Cultural Plan*, adopted by Town Council in 2013, by identifying, conserving and managing those resources, integrating the conservation of cultural heritage resources into the Town's general planning approach; promoting an understanding and appreciation of the resources to both residents and visitors, and protecting and conserving Métis and First Nation significant archaeological resources;
 - Requiring assessments / studies to be submitted in conjunction with development applications affecting lands listed on the Town's Heritage Registry, or on lands adjacent to properties already on the Heritage Registry;
 - Identifying Heritage Conservation Districts, and undertaking a heritage conservation study of same pursuant to a designation in accordance with the Ontario Heritage Act;
 - Giving consideration to the effects of municipal public works or similar municipal undertakings affecting buildings of cultural heritage value or interest;
 - Protecting archaeological resources, both documented and undocumented yet found resources on any site;
 - Working with the Chippewas of Georgina Island First Nation in identifying cultural heritage resources and significant archaeological resources, and if significant archaeological resources are found, to protect them in place (through regulatory tools such as zoning restrictions, designation, heritage easements or municipal land dedications), unless it is demonstrated that conservation *in situ* is not reasonable in the circumstances; and,
 - Encouraging the communication of appropriate archaeological discoveries and/or cultural narratives to residents in development proposals through innovative architectural and/or a landscape architectural design, public art, or other public realm projects.
 - *Refer to Section 8.8 – Cultural Heritage and Archaeological Resources, for further specifics.*
- Pursuant to Section 11.8 of the Official Plan, the Town has mandated the establishment of the *Georgina Heritage Committee*, a citizens' heritage advisory committee, to advise and assist Town Council on all cultural heritage matters that affect the Town. Various responsibilities of the Committee have been noted, including:
 - recommending properties worthy of designation under the OHA;
 - preparing and maintaining a list of properties, features and areas worthy of monitoring for conservation;

- encouraging and facilitating the retention of documentation that is of cultural heritage value or interest to the Town;
- establishing guidelines for the conservation of heritage resources;
- reviewing planning documents, development applications, building permits and sign permits as they pertain to identified cultural heritage resources; and,
- reviewing municipal, provincial and federal heritage legislation.

Sutton / Jackson's Point Secondary Plan (2013)

- Similar to the Town's Official Plan, the Sutton/Jackson's Point Secondary Plan also contains a policy framework surrounding the identification, protection and conservation of cultural heritage and archaeological resources within the Sutton/Jackson's Point community.
- Policies 13.2.3.3 (a) through (q) provide specific detail regarding the protection of our cultural heritage resources, and also provide direction regarding the consideration of various parameters when reviewing applications for zoning amendments, site plan approval, demolition, minor variance, or the provision of utilities affecting lands/properties adjacent to a designated cultural heritage resource.
- Policies 13.2.3.3.1 (a) through (j) provide additional policies regarding archaeological sites and the protection of those within the community.

Keswick Secondary Plan (2004)

- Similar to the Town's Official Plan and the Sutton/Jackson's Point Secondary Plan, the Keswick Secondary Plan also contains a policy framework surrounding the identification, protection and conservation of cultural heritage and archaeological resources within the Keswick community.
- Policies 13.1.2.3 (a) through (h) provide specific detail regarding the protection of the cultural and archaeological resources within the community.

Keswick Business Park Secondary Plan (2008)

- Similar to the Town's Official Plan and the other Secondary Plans, the Keswick Business Park Secondary Plan also contains a policy framework surrounding the identification, restoration, protection and maintenance of cultural heritage and archaeological resources within the Keswick Business Park lands.
- Policies 13.4.2.3 (a) through (e) provide specific detail regarding the protection of the cultural and archaeological resources within the Business Park.

Pefferlaw Secondary Plan (1996)

- Similar to the Town's Official Plan and the other Secondary Plans, the Pefferlaw Secondary Plan also contains a policy framework surrounding the identification, restoration, protection and maintenance of cultural heritage and archaeological resources within the Pefferlaw community.

- Although somewhat dated in comparison to the other Official Plan and Secondary Plan policies, Policy sections 6.7.3.6.1 and 6.7.3.6.2 provide specific detail regarding the protection of the heritage and archaeological resources within the Pepperlaw community.

- Description of Property - briefly describes the property location so that the property can be readily ascertained. It includes:
 - the location of the property (i.e. municipal address and neighbourhood if appropriate);
 - the principal resources that form the property (i.e. buildings, structures, landscapes, remains, etc.); and
 - any discernible boundaries.
- Cultural Heritage Value or Interest - describes why the property has cultural heritage value or interest and it should:
 - focus on what makes the property important (not provide a broad history);
 - explain the cultural meanings, associations and connections the property holds for the community and/or the province; and
 - reflect one or more of the criteria from O. Reg. 9/06 and/or 10/06.
- Description of Heritage Attributes – a list of the key attributes or elements that must be retained to conserve the CHVI. The list will include, but not be limited to:
 - style, massing, scale or composition;
 - features of a property related to its function, design or historical associations;
 - interior spatial configurations;
 - exterior layout;
 - materials and craftsmanship;
 - relationship between a property and its broader setting;
 - archaeological sites;
 - natural landforms, vegetation, water features; and/or
 - visual setting.

8.5 Heritage Impact Assessments

A heritage impact assessment (HIA) is an independent study that determines the impacts of a proposed development, site alteration or undertaking on cultural heritage resources. It identifies recommendations for mitigation measures, such as alternative development approaches, to reduce negative impacts and ensure conservation of the cultural heritage resources.

Heritage impact assessments are usually undertaken as part of the required supporting material for a complete application under the Planning Act. An HIA should be prepared early in the planning process to inform the development's design and not simply to satisfy a planning application requirement.

It is important to remember that during the research stage of an HIA, built heritage resources or cultural heritage landscapes previously unidentified may be identified. If the documentation of cultural heritage value or interest is limited or absent, completing a CHER may be required.

Heritage impact assessments should not be used to identify or evaluate archaeological potential, nor should archaeological assessments identify or evaluate built heritage resources or cultural heritage landscapes. An archaeological assessment, undertaken by a consultant archaeologist, is only to be used for archaeology matters. For more on archaeology, see Section 5 of this guide.

A heritage impact assessment:

- is based on the property's cultural heritage value or interest and is prepared by a qualified person(s) (See section 8.14 for an explanation)
- identifies potential negative impacts of development and site alteration to heritage attributes that contribute to a property's cultural heritage value or interest
 - considers impacts to the whole property, even if the proposed activity only affects a portion of it
 - considers direct and indirect impacts to the heritage attributes of a protected heritage property resulting from a proposed site alteration or development on an adjacent property
 - identifies appropriate conservation principles and guiding documents and describes their application to conservation of the cultural heritage value or interest of the property
 - considers and recommends alternative development options and mitigation measures to conserve the cultural heritage value or interest, including avoidance or not proceeding with the development
 - addresses all applicable heritage conservation policies in the municipal official plan and other planning documents
 - considers the findings of any archaeological assessment(s) and other relevant technical studies that have been separately undertaken by a consultant archaeologist
 - uses appropriate terminology, consistent with terms in the Planning Act, OHA, the PPS 2014 and Official Plans
- takes into account the opinions of interested persons, communities and organizations

8.6 Terms of Reference for Heritage Impact Assessments

Some municipalities have adopted terms of reference for writing heritage impact assessments to provide a consistent and transparent understanding for the required content and the submission process. Terms of reference should allow planning staff the flexibility to ask a proponent to address specific aspects of concern on sensitive sites.

8.7 When to Prepare a Heritage Impact Assessment

A heritage impact assessment should be prepared when the proposed development:

- is located on or adjacent to a *protected heritage property*
- is located on or adjacent to a property that contains an identified cultural heritage resource that is not protected by the OHA (built heritage, cultural heritage landscape or archaeological resource)
- intends to remove or demolish any building or structure on a protected heritage property or cultural heritage landscape
- plans to alter a property that contains cultural heritage resources (e.g. demolition, removal or site alteration).

Municipalities may choose to adopt official plan policies requiring heritage impact assessments under other conditions than those listed above. These municipal policies should explain why the assessment is required, with reference to the appropriate sections of the PPS 2014.

8.8 Content of a Heritage Impact Assessment

A heritage impact assessment typically includes the following:

1. introduction
 - legal description of property
 - legislation or process under which the development is being undertaken
 - name of the proponent
 - brief description of the proposed development
2. historical background of the property
 - settlement of area, association with prominent persons, land use activity, ownership pattern
3. full description and purpose of proposed activity
4. statement of cultural heritage value or interest
5. description of the anticipated impact of proposed activity on heritage attributes that support the property's cultural heritage value or interest

6. description and evaluation of development alternatives and mitigation or avoidance measures in response to impacts
 - evaluation must be completed on the basis of established principles, standards and guidelines for heritage conservation
7. summaries of community and Indigenous engagement
 - who was engaged and how
 - how comments were incorporated into the recommended approach
8. recommendations
 - preferred conservation measures
 - if other site alteration or development approaches are not appropriate, explanation of why
 - if there is going to be an impact on a resource, explanation of why the impact cannot be avoided
 - implementation
9. appendices
 - project personnel
 - name of each member
 - brief curriculum vitae, showing qualifications for undertaking the heritage impact assessment
 - bibliography

The Ontario Heritage Trust has infosheets available about both heritage impact assessments and conservation plans.

8.9 Negative Impacts

Negative impacts on a cultural heritage resource may include, but are not limited to:

- destruction or removal of part or all of the heritage attributes
- alterations that are unsympathetic or incompatible with the cultural heritage value or interest of the property
- development on property adjacent to a cultural heritage resource which may lead to:
 - shadows or obstruction that alter the appearance of a heritage attribute or change the viability of the attribute (e.g. blocking sunlight to natural features or plantings that have been identified as heritage attributes)
 - isolation of a heritage attribute from its surrounding environment, context or a spatial relationship that contributes to cultural heritage value or interest
 - direct or indirect obstruction of views or vistas to or from a protected heritage property that have been identified as heritage attributes

- a change in land use that introduces new development or site alteration into previously open space that was identified as a heritage attribute (e.g. infill construction on a battlefield, parkland or similar cultural heritage landscape)
- land disturbance such as vibrations that occur from construction activity, change in grade that alters soils and drainage patterns and may adversely affect attributes of a cultural heritage landscape, archaeological resources or areas of archaeological potential

There may be negative impacts on cultural heritage resources before, during or after work has been completed. These impacts may be direct or indirect, temporary or permanent. Negative impacts should be described in terms of their effect on specific heritage attributes, or, in some cases, the overall cultural heritage value or interest of a property.

8.10 Mitigation or Avoidance

One of the most important components of a heritage impact assessment is its recommendations on how to avoid or reduce negative impacts on cultural heritage resources.

These recommendations may include, but are not limited to:

- alternative development approaches (building something different, or in a different location, from the original development proposal)
- isolation or physical separation of new development and site alteration from built heritage resources and cultural heritage landscapes
- adopting design guidelines to ensure new development and site alteration will be sympathetic to the cultural heritage value or interest of existing built heritage resources and cultural heritage landscapes
- reducing or relocating building height and mass away from the existing heritage attributes
- reversible alterations to heritage attributes
- creating buffer zones or view blocks (e.g. trees, plantings or other landscape elements that establish a visual separation or screen between the existing cultural heritage resource and new development), established through site plan control and other planning mechanisms

Commemoration and/or interpretation signage are not mitigation strategies.

Sarah Brislin

From: Sarah Brislin
Sent: Tuesday, May 7, 2019 8:28 AM
To: Allan Morton (allanmorton@gmail.com); Denise Roy; Frank A. Sebo; Krista Barclay; Terry Russell (trussell24sutton@yahoo.com); Wei Hwa (weihwa610@gmail.com)
Subject: FW: Ministry of Tourism, Culture and Sport Information for Municipal Heritage Committee

Proposed changes to the Heritage Act, see email below.



C. Sarah A. Brislin, BA, Dipl.M.A
Committee Services Coordinator | Clerk's Division
Corporate Services
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Follow us on [Twitter](#) and [Instagram](#)
Like us on [Facebook](#)

From: Beaudin, Lisa (MTCS) **On Behalf Of** Finnerty, Kevin (MTCS)
Sent:
To:
Cc:
Subject: Proposed Amendments to the Ontario Heritage Act

Hello,

It was announced May 2, 2019, that the Minister of Tourism, Culture and Sport is proposing amendments to the Ontario Heritage Act to support the Housing Supply Action Plan.

The proposed amendments will improve transparency and efficiency in municipal decision-making, while continuing to protect the cultural heritage resources that communities' value.

Key proposed changes would bring improvements to the designation and listing processes; facilitate timely and transparent decision-making; and provide for consistency in appeals processes.

Full details of the proposed amendments are posted on the provincial Environmental Registry for public review until June 1, 2019, at <https://ero.ontario.ca/notice/019-0021>. We invite you to provide comments through this website.

Further opportunities to provide input on the development of regulations and guidance that support the proposed amendments will be available later this year.

**CULTURAL HERITAGE EVALUATION REPORT
20 BONNIE BOULEVARD AND BONNIE PARK**

**JACKSON'S POINT
TOWN OF GEORGINA
YORK REGION, ONTARIO**

Prepared for:
The Planning Partnership
1255 Bay Street, Suite 500
Toronto, ON M5R 2A9

ASI File: 17CH-078

September 2017

**CULTURAL HERITAGE EVALUATION REPORT
20 BONNIE BOULEVARD AND BONNIE PARK**

**JACKSON'S POINT
TOWN OF GEORGINA
YORK REGION, ONTARIO**

EXECUTIVE SUMMARY

ASI was retained by the Planning Partnership on behalf of the Town of Georgina to complete a Cultural Heritage Evaluation Report for 20 Bonnie Boulevard and Bonnie Park, within the unincorporated community of Jackson's Point in the Town of Georgina, Ontario. The following is intended to provide Town Council with a Cultural Heritage Evaluation of the two properties with the intention of assessing their cultural heritage value. Neither property has previously been identified as heritage resources on the Town of Georgina's Heritage Register or under the *Ontario Heritage Act*.

Based on the results of archival research, a field review and an assessment of their cultural heritage value using Ontario Regulation 9/06, this report finds that 20 Bonnie Boulevard and Bonnie Park both contain significant cultural heritage value. Both properties contain physical, historical and contextual value as the current and historical uses of both sites contribute to and reflect the history of the Jackson's Point community.

In recognition of the land use policies that envision the redevelopment and enhancement of the harbourfront, the report provides an assessment of potential conservation and mitigation measures that Town Council can use to conserve the cultural heritage value of the properties as part of any future development or enhancements.

The Ontario Government's Heritage Impact Assessments for Provincial Heritage Properties Bulletin (2017) provides guidance for consideration and good stewardship of cultural heritage resources including:

- Retaining heritage resources and attributes in situ
- Changes or alterations that are consistent with accepted conservation principles
- Adaptive re-use of a property – alteration of a property to fit new uses or circumstances of the property in a manner that retains its cultural heritage value or interest
- Public interpretation or commemoration of the property

PROJECT PERSONNEL

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Partner
Director, Business Services Division

Project Manager

Annie Veilleux, MA, CAHP
Senior Heritage Specialist
Manager, Cultural Heritage Division

Cultural Heritage Specialist

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1.0 INTRODUCTION

ASI was retained by the Planning Partnership on behalf of the Town of Georgina to complete a Cultural Heritage Evaluation Report for 20 Bonnie Boulevard and Bonnie Park, within the unincorporated community of Jackson's Point in the Town of Georgina, Ontario. The following report is intended to provide Town Council with a Cultural Heritage Evaluation of the two properties through a review of the property's history and an evaluation of its cultural significance using Ontario Regulation 9/06 of the *Ontario Heritage Act (OHA)*. The properties are not recognized on the Town of Georgina's Heritage Register nor do they have any status under the *OHA*.

This report is intended to provide an analysis of 20 Bonnie Boulevard and Bonnie Park for the purposes of understanding the cultural heritage value of the site. The principal aims of this report are to:

- Provide an historical overview of the properties;
- Describe existing conditions and heritage integrity; and
- Evaluate the properties using Ontario Regulation 9/06 of the *OHA* to determine their cultural heritage value and draw conclusions about the properties' heritage attributes.

1.1 Location

The subject properties are 20 Bonnie Boulevard and Bonnie Park¹ in Jackson's Point in the Town of Georgina. Both properties are located to the east of Lorne Road (Figures 1 and 2). 20 Bonnie Boulevard is a complex of buildings (previously known as the Bonnie Boats Marina) that have allowed for the storage and maintenance of boats and other watercrafts. To the south of 20 Bonnie Boulevard is Bonnie Park, a 2.82 acre park, which runs parallel to Lorne Road from Lake Road to the Jackson's Point Harbour.

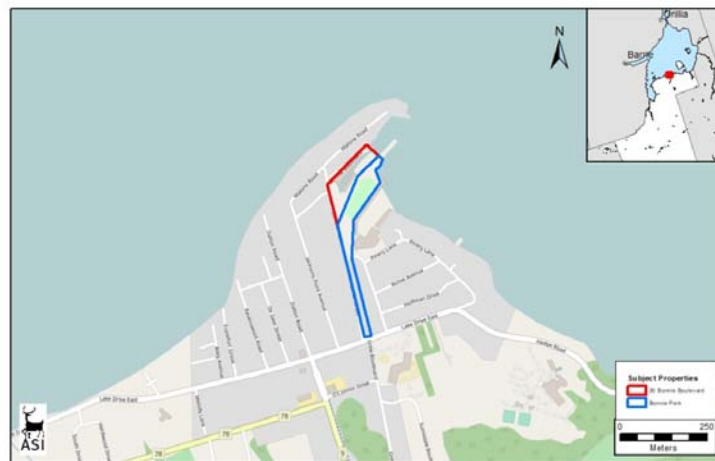
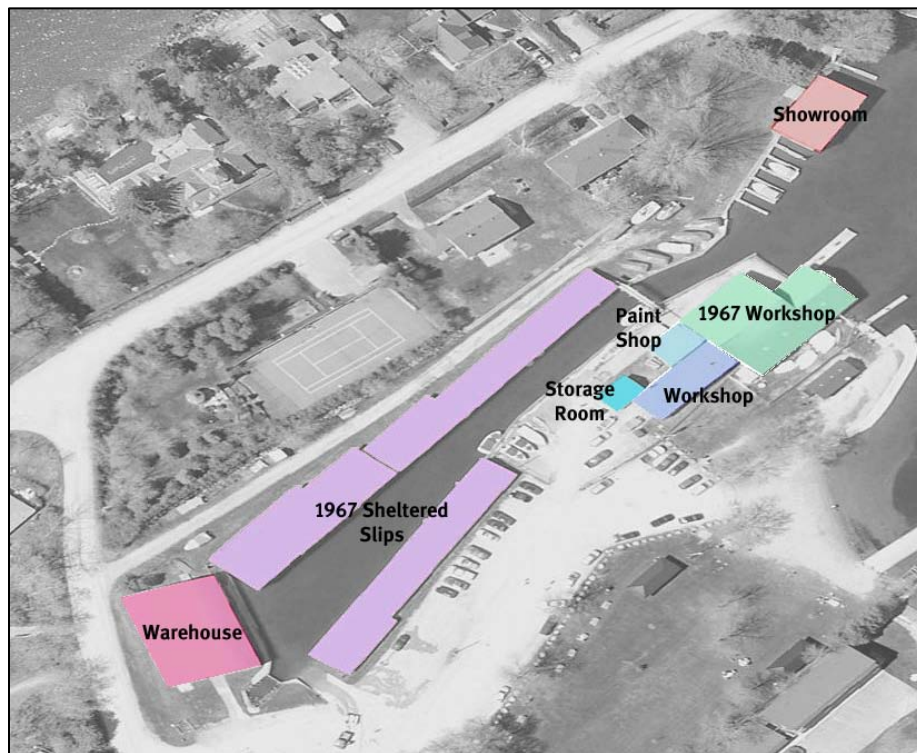
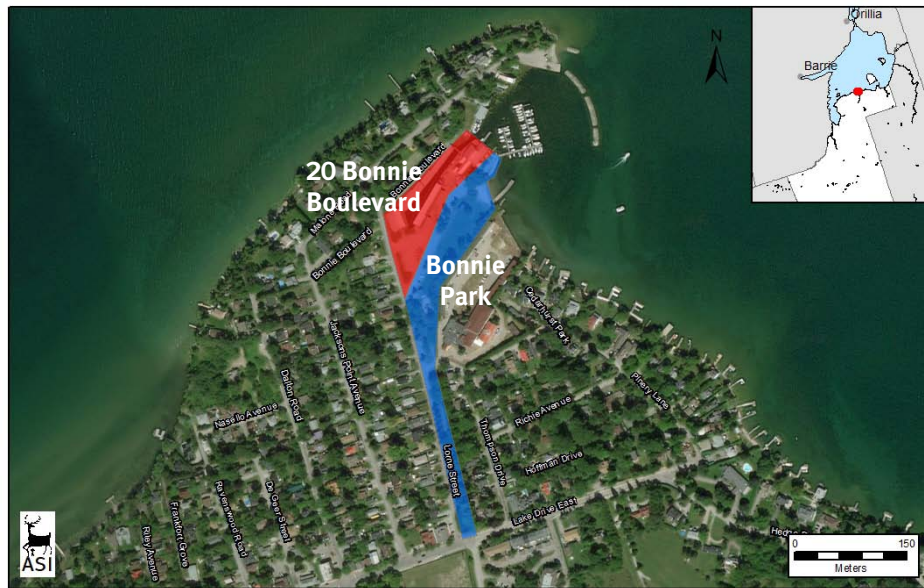


Figure 1: Location of 20 Bonnie Boulevard (red) and Bonnie Park (blue) (OpenStreetMap, Annotated by ASI)

¹ Bonnie Park is locally known to apply to the park located north of the Ramada driveway/Thompson Drive, with what is locally known as "Lorne Park" to the south. However, the parks share one parcel and therefore have been considered in their entirety for the purposes of this assignment as determination of cultural heritage value is considered in relation to an entire property. As such, all references to "Bonnie Park" in this report also refer to the land that encompasses "Lorne Park"



2.0 LEGISLATION AND POLICY CONTEXT

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the Town of Georgina's *Official Plan*.

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The PPS indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits."

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The Town of Georgina's *Official Plan* establishes the basis for the requirement of this CHER (Town of Georgina 2016). Relevant policies include:

2.2 Guiding Principles and Objectives

- 2.2.2.9 To conserve, protect and enhance the Town's cultural heritage resources and promote cultural expression in the Town.
- 2.2.12.6 To recognize, conserve and promote cultural heritage resources and to perpetuate their value and benefit to the community as outlined in the Town's Municipal Cultural Plan.

8.8 Cultural Heritage and Archaeological Resources

- 8.8.2 The Town, through its Municipal Cultural Plan, recognizes the importance of culture in the community, and therefore shall support those uses which further the goals and strategies outlined in the Municipal Cultural Plan.
- 8.8.3 The Town, through its Municipal Cultural Plan seeks:
 - (a) The conservation of the Town's cultural heritage resources by identifying, recognizing, preserving, protecting, improving and managing those resources, including the potential for their adaptive reuse;
 - (b) The integration of the conservation of cultural heritage resources into the Town's general planning approach;
 - (c) The promotion of an understanding and appreciation of the cultural heritage resources of the Town to both residents and visitors; and
 - (d) The protection and conservation of Métis and First Nation significant archaeological resources.
- 8.8.4 The Town will protect cultural heritage resources by requiring the identification, restoration, protection and maintenance of such resources as part of the development approvals process.
- 8.8.8 The Town, through the Georgina Heritage Committee, may examine buildings and sites with regard to the desirability and suitability for restoration, conservation purposes, and support initiatives, such as the creation of built heritage resource information bases, comprehensive



heritage site inventories and heritage master plans. The Town, in consultation with the Georgina Heritage Committee, may also consider areas within the municipality for future designation as Heritage Conservation Districts and may also designate buildings and structures of heritage significance under the Ontario Heritage Act.

- 8.8.18 The Town shall give consideration to the effects of municipal public works or similar municipal undertaking affecting buildings of cultural heritage value or interest. Consideration shall also be given to conserving cultural heritage resources or other such resources that are under municipal ownership and/or stewardship.

The Town of Georgina created the *Sutton/Jackson's Point Secondary Plan* (dated July 17, 2013) to provide a specific set of policies and guidelines for the community. The *Secondary Plan* includes the following relevant heritage policies:

- Principle 3: To promote and strengthen a community structure that includes two local centres and two urban corridors that are the focus of intensification and new development which provides a range of housing, businesses and services in a manner that respects the community's cultural heritage and history.

Policies (Section 13.2.3.3)

- a) Council recognizes the importance of cultural heritage resources within Sutton/Jackson's Point. Therefore, Council will work with the Georgina Heritage Committee, the Georgina Island First Nation and the community in general, to identify and conserve significant cultural heritage resources and shall, whenever possible, incorporate these resources into new development plans. In addition, all new development will be planned in a manner which preserves and enhances the context in which cultural heritage resources are situated.
- e) It shall be the policy of the Town that individual properties may be considered for designation pursuant to the provisions of the Ontario Heritage Act if they exhibit or contain one or more of the following:
- (i) The property has design value or physical value because it:
 - is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - displays a high degree of craftsmanship or artistic merit; or
 - demonstrates a high degree of technical or scientific achievement.
 - (ii) The property has historical value or associative value because it:
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,



- demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- (iii) The property has contextual value because it:
- is important in defining, maintaining or supporting the character of an area;
 - is physically, functionally, visually or historically linked to its surroundings;
 - or,
 - is a landmark.
- f) It shall be the policy of the Town that designated properties will be kept on a register. In addition to designated properties, the register may include properties the Town believes to be of cultural heritage value or interest, but are not designated.
- g) The Town shall give consideration to the effects of municipal public works or similar municipal undertakings affecting buildings and features of historical significance. Consideration shall also be given to conserving built heritage resources, cultural heritage resources or other such resources that are under municipal ownership and/or stewardship.

2.1 Consultation

ASI was invited to make a presentation to the Georgina Heritage Committee on July 24, 2017. The presentation introduced ASI staff, outlined the scope of work for the Cultural Heritage Evaluation Report and solicited the Committee and any other attendees to provide further information about the potential cultural heritage value of the subject properties and which may not have been available in the documentary record.. No additional information was received from the Committee at the July 24th 2017 meeting. Information regarding the transfer of ownership of Bonnie Park was provided by local resident Paul Brady at the Georgina Heritage Committee Meeting.

The following individuals and organizations were contacted with or provided information regarding the two properties.

Table 1: Results of Consultation

Contact	Organization	Date(s) of Communications	Description of Information Received
Melissa Matt	Georgina Archives	July 24, 2017	Historical information and photos
Geraldine Slark	Georgina Library	July 24, 2017	Access to the Georgina Library
Lorne Prince (Chair), Terry Russell (Vice Chair), Councillor Frank Sebo, Wei Hwa, Allan Morton, Krista Barclay, Denise Roy	Georgina Heritage Committee	July 24, 2017	The Heritage Committee was provided the opportunity to inform ASI of any further information that may not have been received to this point. No further information was provided by the committee
Paul Brady	Private Citizen	July 24, 2017	Historical information pertaining to Bonnie Park
Shelli Giff	Private Citizen	July 30, 2017	Historical information pertaining to how the property meets the <i>Ontario Heritage Act</i> Ontario Regulation 9/06 criteria.

2.2 Cultural Heritage Evaluation Report

The scope of a Cultural Heritage Evaluation Report (CHER) is guided by the Ministry of Tourism, Culture and Sport's *Ontario Heritage Toolkit* (2006). Generally, CHERs include the following components:

- A general description of the history of the study area as well as a detailed historical summary of property ownership and building(s) development;
- A description of the cultural heritage landscape and built heritage resources;
- Representative photographs of the exterior and interior of a building or structure, and character-defining architectural details;
- A cultural heritage resource evaluation guided by the *Ontario Heritage Act* criteria;
- A summary of heritage attributes;
- Historical mapping, photographs; and
- A location plan.

Using background information and data collected during the site visit, the cultural heritage resource is evaluated using criteria contained within Regulation 9/06 of the *OHA*, which evaluates the property based on the following set of criteria:

- i) Design/Physical Value;
- ii) Historical/Associative Value; and
- iii) Contextual Value.

3.0 HISTORICAL CONTEXT AND CONSTRUCTION

3.1 Introduction

A review of available primary and secondary source material was undertaken to produce a contextual overview of the two properties, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject properties are located in Lots 1 & 2, Concession 9 in the Town of Georgina. The properties are located in Jackson's Point, a historically industrial and cottage/recreation community, within the Town of Georgina.

3.2 Local History and Settlement

3.2.1 Indigenous History

The Indigenous history of the Region of York is approximately 11,000 years old. The first indication of aboriginal settlement in York Region dates to the early 16th century and has been uncovered through extensive archaeological research and assessments conducted from the early 19th century to the present day. The various watershed systems in the greater Toronto area made it a natural location for settlement by the Ontario Iroquois.

The first written accounts of early Ontario are found in the journals of Samuel de Champlain, the French explorer who visited the Huron nation in 1615 to establish trade agreements. The Huron-Wendat, were a political confederation of several Iroquoian-speaking tribal groups. Like all Iroquoian peoples, the Huron-Wendat lived in extended family longhouses organized into hamlets, villages and towns. The longhouse structure derived its name from its long rectangular shape. A tall protective wall constructed of large posts called a palisade surrounded longhouse villages. The longhouse was a bark-covered structure supported by vertical wood posts. The Huron-Wendat are known to have exploited Lake Simcoe for its fisheries. Champlain noted in his journals that the Huron-Wendat used a number of fish weirs, known now as the Atherley Narrows, to catch large quantities of fish which they preserved for winter. The Atherley Narrows were declared a National Historic Site in 1982.

Between 1615 and 1649 numerous French traders, Coureurs de bois and missionaries traveled to Huronia (near today's Midland) to strengthen trade relationships and develop social and religious ties between the Huron and France. In 1616 Etienne Brule, the French-Canadian explorer was the first European man to travel the Carrying Place Trail with the Huron-Wendat. Aboriginal peoples established the Carrying Place Trail, a portage route running 45 kilometres (28 miles) from Lake Ontario to Lake Simcoe by way of the Humber and Rouge Rivers systems.

With the construction of Yonge Street, the Carrying Place Trail soon fell into disuse and Yonge Street became a major transportation route, not only for military activity and trade between the Lake Huron shore and the Lake Ontario shore, but for settlers accessing newly opened lands. From Yonge Street, settlement spread westward along the newly surveyed township roads. (ASI 2012b)

The Archaeological Management Plan for the Region of York - Technical Report identifies the whole of Jackson's Point as having pre-contact archaeological potential; however no archaeological sites have yet been identified at Jackson's Point (ASI 2012a).

3.2.2 Town of Georgina

The land within the Town of Georgina was first surveyed in 1817, with the earliest Euro-Canadian settlement occurring in 1815, following the conclusion of the War of 1812. Captain James O'Brien, the former commander of Fort Penetanguishene during the War of 1812, was one of the first settlers and the founder of the Village of Sutton, one of the first commercial centres in the town. Large tracts of arable land facilitated agriculture and pasture in the area, while several streams draining into nearby Lake Simcoe powered grist and saw mills, allowing the area to thrive economically. After incorporating the adjacent Township of North Gwillimbury, Georgina continued to prosper and increase in population. In the 1840s the population of Georgina was around 500 people, with a steady increase to 2,500 inhabitants in the 1880s. The construction of the Toronto and Nipissing Railway with a terminal at Jackson's Point on Lake Simcoe in 1877 facilitated tourism into the area, which saw an influx of fishermen, boaters, and cottagers during the summer months. In 1971, the Town of Georgina was amalgamated with other neighbouring communities and included in the newly created Regional Municipality of York (Mika and Mika 1981).

3.2.3 Jackson's Point

Jackson's Point was named for John Mills Jackson (1764-1836), an anti-government writer who opposed the elite "Family Compact" that ran the province at the turn of the nineteenth century. Jackson initially

came to Canada from England for one year in 1806 and his petition for a land grant was denied, likely due to his association with other anti-government leaders, such as Surveyor-General Charles Burton Wyatt and politician Joseph Willcocks (Hopkins 1993). He returned to Canada in 1811, and in 1816 ran unsuccessfully for election in York East. That same year he petitioned again for a land grant and was denied a second time for his political ideologies. In 1828, Jackson bought land in the Town of Georgina from his daughter Amelia's husband, Captain William Bouchier. Here, he built a log cabin, which he lived in until he died in 1836. This point of land became known as Jackson's Point (Hopkins 1993).

William Bouchier was issued the first land grant in the Town of Georgina in 1819 (Hopkins 1993). Bouchier served in the British Navy in the War of 1812 and received a grant of 1,200 acres on the shores of Lake Simcoe including the town sites of Jackson's Point and Sutton. Jackson's Point was established as a port with a wharf that allowed for steamships to deliver food and supplies from other points around Lake Simcoe (Hopkins 1993).

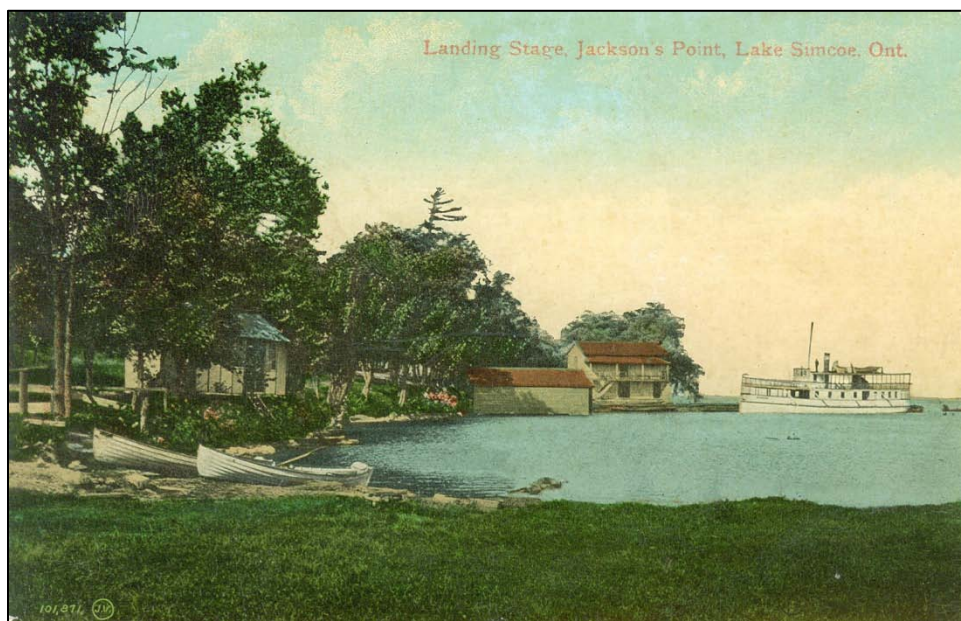


Figure 4: Postcard of Jackson's Point Harbour, date unknown (Georgina Archives)

In the mid- to late-1800s until the turn of the century, Jackson's Point had a strong industrial focus. The area was home to a sawmill operated by John McDonald, Levi Miller and William S. Ramsay, with the harbour often filled with lumber from the immediate area (Figure 5 to Figure 7). When timber resources were depleted, the harbour became home to a lucrative ice cutting operation (Figure 8 and Figure 9). In the 1890s, the Knickerbocker Ice Company operated by James Fairhead built four large icehouses with a capacity of ten thousand tons at Jackson's Point near the railway. Similarly, the Lake Simcoe Ice Company operated from an 18-room icehouse, each a hundred feet long, thirty feet wide, and thirty feet high. These companies delivered ice throughout the Greater Toronto Area and the United States until artificial ice production became more prominent (Hopkins 1993; Georgina Pioneer Village & Archives).



Figure 5: Miller and Ramsay Sawmill at Jackson's Point (Georgina Archives)



Figure 6: Timbers in Jackson's Point Harbour. The "Enterprise" boat in the background. (Georgina Archives)

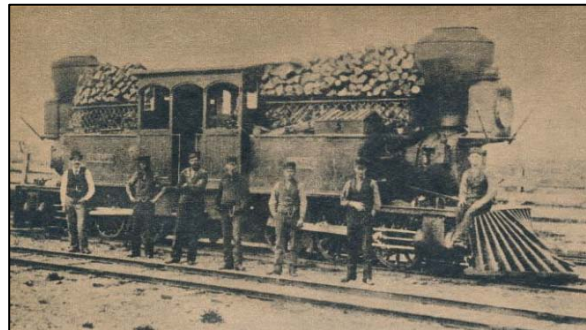


Figure 7: Timbers loaded onto a train in Jackson's Point (Georgina Archives)



Figure 8: Ice cutters on Lake Simcoe (Georgina Archives)



Figure 9: Ice workers load ice onto elevators (Georgina Archives)

In 1877, a branch of the Toronto & Nipissing Railway, called the "Lake Simcoe Junction Railway" was built (Figure 10). Two years later, the company built a wharf at Jackson's Point large enough to hold four

eight-wheeled freight cars (Figure 11). The railway made Jackson's Point an attractive option for resort traffic from the city in the summer and ice-fishing and ice-harvesting in the winter. With the advent of the car and refrigeration, Jackson's Point's status started to diminish, and the need for a station in Jackson's Point disappeared completely when the Midland Railway Company opened a line to Sudbury via Pefferlaw, a village to the east of Jackson's Point. Freight and passenger service to Jackson's Point ended in 1928 (Hopkins 1993). In addition to the Lake Simcoe Junction Railway, the Lake Simcoe branch of the Toronto and York Radial Railway line, which ran along Yonge Street from Toronto, first provided Jackson's Point with trolley car service in 1907. With a station located on the south side of Lake Drive, the service provided Torontonians with access to Jackson's Point until 1948 (Figure 13) (Hopkins 1993).

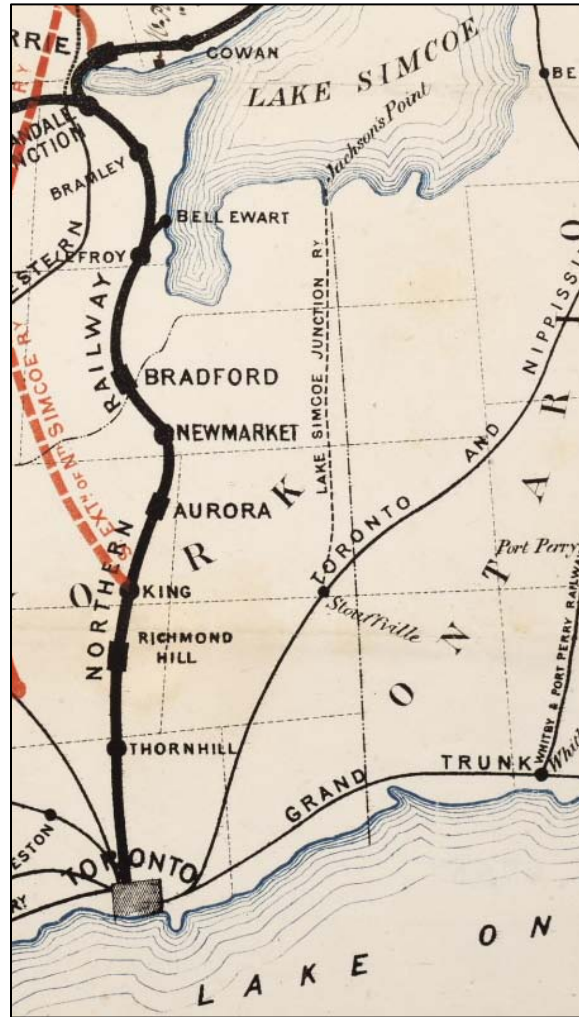


Figure 10: Railway map showing the Lake Simcoe Junction Route to Jackson's Point. (Toronto Library, 912.713 N59)



Figure 11: The Enterprise adjacent to the railway wharf (Georgina Archives)



Figure 12: The railway wharf (Georgina Archives)



Figure 13: Jackson's Point Radial Railway Station (Toronto Library 976-21-10)

The arrival of the railways gave Jackson's Point unprecedented accessibility. The community earned the name "Ontario's First Cottage Country" (Georgina Pioneer Village & Archives). People from the south would venture to Jackson's Point to escape urban life, by living in cottages and taking steamboats around the lake (Figure 14 and Figure 15).

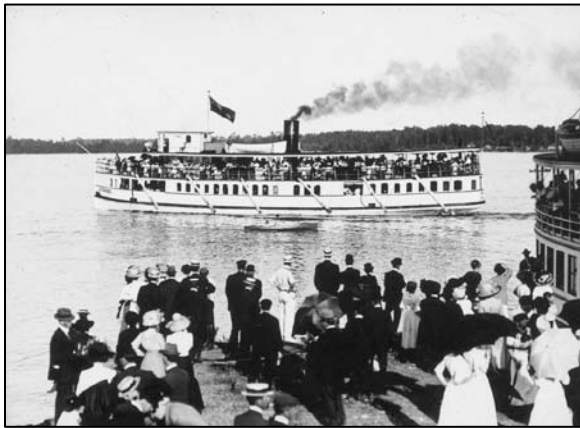


Figure 14: The steamboat "Otonabee" with passengers from Jackson's Point (Toronto Archives Fonds 1244 Item 2315)



Figure 15: Visitors to Jackson's Point embark on steamboats (Toronto Archives Fonds 1244 Item 2316)

Jackson's Point Park, which included the lands along Malone Road from Jackson's Point Avenue, east to the wharf, and almost halfway south down Lorne Road, was a prominent spot for political gatherings. In 1908, the Park hosted a visit by Prime Minister Sir Wilfred Laurier (Figure 16 and Figure 17). However, the Park was most well-known as a venue for events and picnics. From 1907 to 1921 (when it moved to Island Grove (Globe 1921)), Jackson's Point Park was most well-known for hosting the Lennox Annual Picnic, a day-long event consisting of political speeches, games, sports, and parades (Figure 18 to Figure 21). Lennox was the local Member of Parliament and the event attracted thousands of people from throughout York County.

In 1906 Lennox took up a cottage at the lakeshore and the following year he had the first of many Conservative Picnics at Jackson's Point. The first year 6-7000 people arrived by radial, railway, boats, cars, bicycles and many varieties of rig. Almost every year between 1907 and 1933 'Uncle Herb' hosted this popular picnic on the south shore, though by 1920 the festivities were moved to Island Grove. Many years saw crowds of 15 000 up to 20 000 gather to celebrate. The event was kicked off with a decorated motor car parade from Sutton, hundreds of cars travelling towards the Point accompanied by a dozen or so brass bands. In 1916 a number of returned soldiers were the focus of the parade. Events such as football and baseball competitions between towns from all over, aquatic sports such as swim races and one feat called "walking the greasy pole", dancing, fireworks, tug-of-war competition, lacrosse, foot races, sailing races, "The Greatest Baby Contest in the Province" had prizes for best all-round baby, fat baby, and a highly commended baby. There was a midway and games such as ball-throwing, ringing canes, poodle dogs, fortune tellers, snake charmers, trinket sellers, dancing in the pavilion. And what was a political picnic without speeches by politicians from all over Ontario? A large platform was erected festooned with flags and banners from where the politicians would make their speeches, one after the other, while supporters (or otherwise, the event was free, after all) looked on and listened. There were always several bands from various towns to provide the music. In 1912 it was compared to the CNE. (Matt 2016)



Figure 16: Parade for Prime Minister Laurier (Georgina Archives)

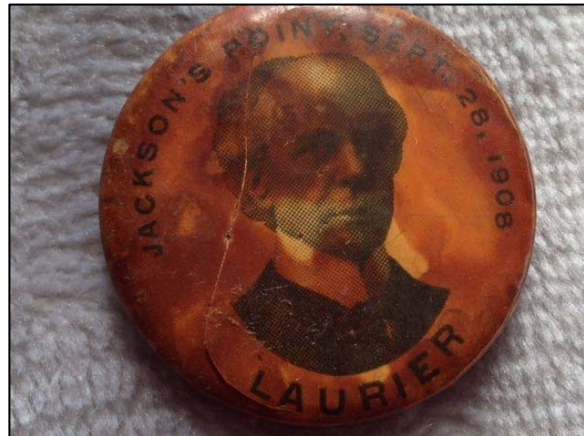


Figure 17: Button from Prime Minister Laurier's visit to Jackson's Point (Georgina Archives)



Figure 18: Vehicles at the Lennox Picnic at Jackson's Point (Georgina Archives)

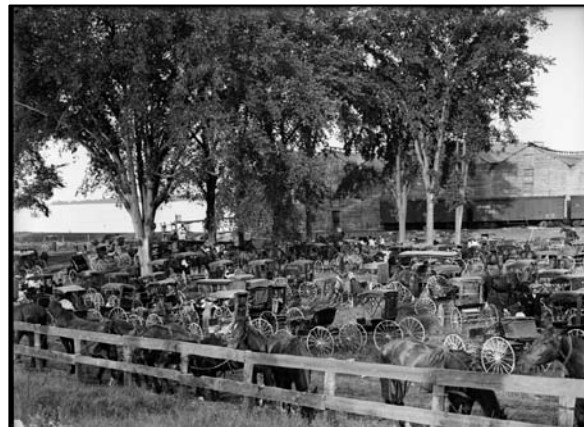


Figure 19: Vehicles at the Lennox Picnic at Jackson's Point. Ice storage buildings in the background. (Toronto Archives, Fonds 1244, Item 0178)



Figure 20: Vehicles at the Lennox Picnic at Jackson's Point. Jackson's Point Park in the background. (Toronto Archives, Fonds 1244, Item 1368)



Figure 21: Ceremony at the Lennox Picnic (Toronto Archives, Fonds 1244, Item 2311)

3.3 Land Use History

3.3.1 20 Bonnie Boulevard

The subject properties are located in Lot 1 & 2, Concession 9 in the Town of Georgina. The Patent Map notes that William Bouchier was granted the two lots from the Crown (Figure 49). Bouchier served in the British Navy in the War of 1812 and received a grant of 1,200 acres on the shores of Lake Simcoe including the town sites of Jackson's Point and Sutton. Bouchier sold the property to his brother James in 1822. The property was sold again in 1828 to John Mills Jackson, the namesake of Jackson's Point (see Section 3.2.2 for more information about Jackson). The property stayed in the Jackson family until 1855.

The 1860 Tremaine Map shows the area as part of a small village with a street layout that does not appear to relate to the existing town (Figure 50). The point to the north of the subject properties is described as Bouchier's Point. By 1877, the *Illustrated Atlas of York County* labels the point as Jackson's Point, and the Lake Simcoe Junction Railway now traverses through the village and terminates on the subject properties (Figure 51). Note that the railway does not appear to be entirely within the boundary of the subject properties. This is due to the georeferencing of the subject properties on the map and inaccuracies in the creation of the historical map,

From the 1860s to the 1890s, the property was on land that was part of an industrial area owned at various times by John McDonald, Levi Miller, and William S. Ramsay. On this land and within the harbour were a sawmill (Figure 22) and ice cutting companies (Figure 23). According to Matt (2016):

Around the 1860s, Miller and McDonald built a sawmill at Jackson's Point. In the 1870s the Ramsay family of Sutton is employed at running the sawmill in that village. By the 1880s, Ramsay has joined the milling operation at Jackson's Point. He is Captain of the Steamer tug, Kendrick, which is used for hauling logs around the harbour. By the 1890s, with the company's timber supplies running short, much of the sawmill operation is torn down, with much of the lumber being reused to build massive ice houses. The company focuses on the growing ice industry at the point, and constructs a derrick and warehouses for loading and storing this commodity.



Figure 22: Timbers in Jackson's Harbour and the sawmill in the background (Georgina Archives)



Figure 23: Ice cutters adjacent to the railway wharf. (Georgina Archives)



Figure 24: Spectators watch a regatta from the railway dock at Jackson's Point (Georgina Archives)



Figure 25: Ice cutters in front of the ice elevator (Georgina Archives)

Ramsey and Miller also owned a mill at Belle Ewart (Thompson). In 1878, Ramsay sold 2.82 acres of land to the Lake Simcoe Junction Railroad Company to allow the railway to extend to a dock in the Jackson's Point harbour, which was wide enough for two tracks (Figure 24) and allowed for the loading of wood and ice to be shipped south (York Region Land Registry Office; Thompson). These industries hired carpenters and lumbermen from throughout Georgina Town (Thompson). When the sawmill was shut down, it was replaced by ice houses operated by the Lake Simcoe Ice Supply and Cold Storage Company (Thompson). A large four-storey icehouse covered three acres of the grounds and ice was floated through a channel in the ice to the icehouse then up an elevator into each building (Figure 25). The ice industry survived until artificial ice became more common in urban centres.

In 1893 Plan 69 was created by the Village of Sutton, and later in 1907, D.W. McDonald created Part Block G, Plan 69, which consisted of all of the land north of Lake Drive and east of Dalton Road, with the modern day Bonnie/Lorne Park forming the western boundary (Figure 27). That same year, Arthur Grew moved to Jackson's Point and began making canoes, rowboats and sailboats in a building built on the site of the existing property (Figure 26) (Fossey 2006). The map of the aforementioned Plan shows the original boat house on the site of 20 Bonnie Boulevard. Grew learned his boatbuilding skills in the Toronto Harbour under the eye of the Aykroyd Brothers (Fossey 2006). According to Fossey (2006: 7), "boats were built in a small second floor loft type workshop over the storage and wet slip boat rental area of the building. Larger or heavier boats were lowered down to ground level on an inclined ramp located on the outside of the building." This building appears on the 1929, 1935, and 1939 Topographic Maps and depicts the subject properties as part of an open space surrounded by the cottage community (Figure

52 to Figure 54). The Lake Simcoe Junction Railway is no longer shown to reach the subject properties. According to Davidson² (2017), the existing Workshop and Paintshop date to the early 1920s though this could not be corroborated via the archival record and assessment of building materials.



Figure 26: Original Grew Boathouse

² Graydon Davidson is an employee at Bonnie Boats Marina and provided ASI with a tour of the buildings. Graydon had a wealth of knowledge about the history of the site and his assistance was greatly appreciated.

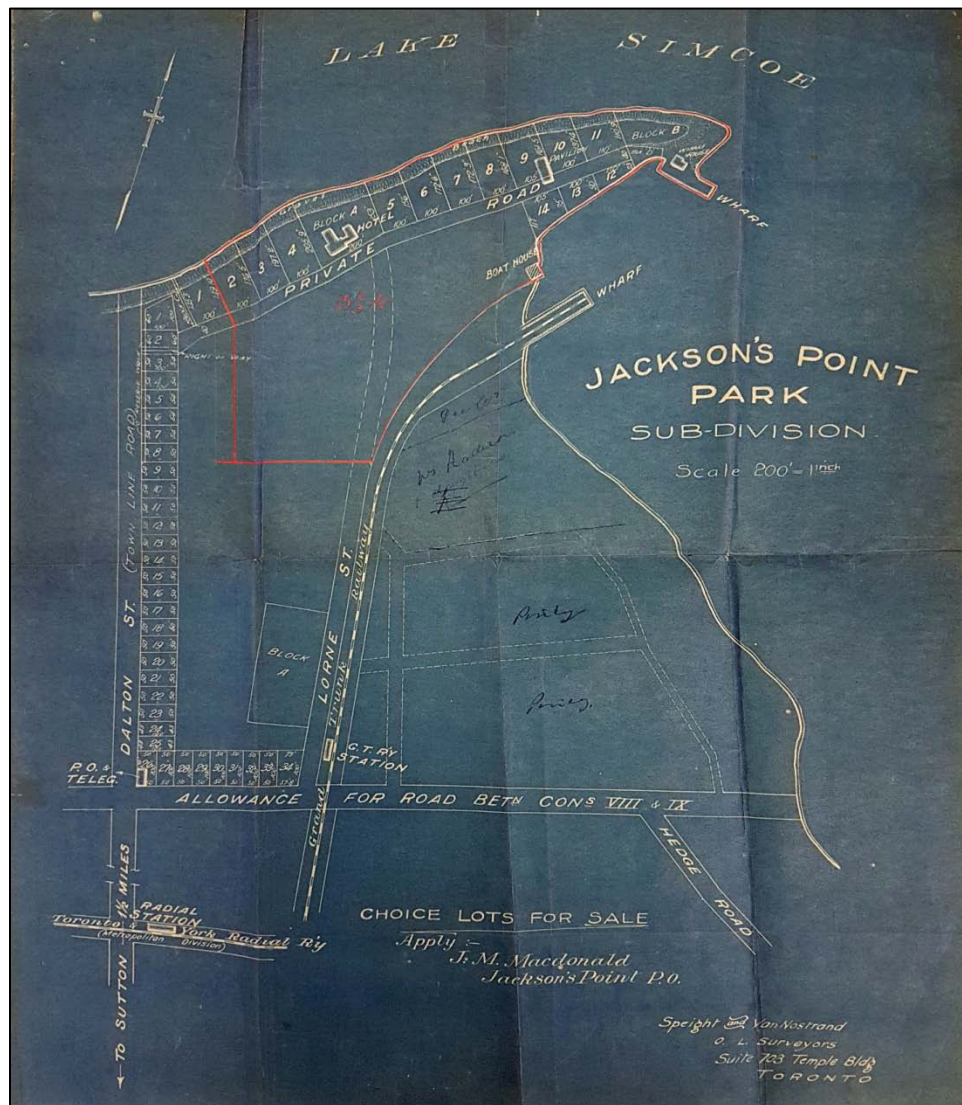


Figure 27: Map of the Jackson's Point Park Subdivision (Georgina Archives)

The Jackson's Point Park included the lands along Malone Road from Jackson's Point Avenue, east to the wharf, and almost halfway south down Lorne Street (Figure 28 to Figure 31). In 1919, 30 acres of the Park along with a hotel, pavilion, eight cottages, boarding house, wharf, several thousand feet of lake frontage and athletic grounds were put up for sale and in 1920 portions of the Park were sold off in building lots (Toronto Daily Star 1919, Georgina Archives).



Figure 28: Aerial photo of Jackson's Point showing the harbour and its relationship to Jackson's Point Park (Georgina Archives)



Figure 29: Aerial photo of the intersection of Lake Drive and Dalton Road showing Jackson's Point Park (Georgina Archives)



Figure 30: Aerial photo of the intersection of Lake Drive and Dalton Road showing the southern portion of Jackson's Point Park (Georgina Archives)



Figure 31: Aerial photo of Jackson's Point, showing the Subject Properties and Jackson's Point Park (Thompson)

In 1932, Clarence A. Kemp, a prominent businessman from a well-known Toronto family, purchased the Grew boat company (Fossey 2006). Kemp retained Grew and his staff for nearly two decades. Prior to World War II, the property was a training spot for Canadian Sailors. During World War II, Kemp purchased Gidley Boat Co. in Penetanguishene and merged the two companies. The company was issued a government contract along with other similar companies to contribute to the wartime efforts. The company built hundreds of plywood pontoon bridge barges for the Canadian Army, along with Fairmiles, which were wooden anti-submarine vessels used for carrying depth charges, gun units, and scientific sounding and listening devices (Fossey 2006). One of the vessels constructed by the company was the Fairmile B, which was a 112-foot-long board built of mahogany, teak and oak, and powered by two gasoline engines. No evidence was uncovered that suggests that any wartime boats were produced in Jackson's Point. In 1950, Kemp sold his shares in Grew Boats along with the Penetanguishene plant and renamed his company to the Bonnie Boat Company (Fossey 2006). At this point, 14- to 16-foot wooden outboard motor boats were built on the site (Figure 33).



Figure 32: Clarence Kemp (left) (Fossey)

In 1952, Stan and Bill Sellers bought Bonnie Boats (Figure 34) and built a canal and thirty new boat slips (Fossey 2006). The 1954 aerial photo shows the property as it would have looked when the Sellers purchased the property (Figure 55). The Warehouse building (Figure 3) is clearly visible in the aerial photo in its location on the present channel. Hopkins (1993) notes that the new boathouse and the modern boat slips were built in 1967 as part of Canada's centennial. The Warehouse building was moved offshore at this time to its current location near Lorne Street (Figure 35).



Figure 33: A Grew Boat (Fossey)



Figure 34: A Bonnie Boat (Fossey)

A postcard of the site from 1969 shows the property as it looked immediately after the 1967 improvements were made to the Marina (Figure 35). The image shows the property much as it looks today though the Warehouse building's red clapboard has not yet been overlaid and the adjacent pier is still present. Aerial photography from 1970 also displays the significant changes made to the Marina in the late-1960s (Figure 56). The approximately 140m channel is visible with covered boat slips lining each side. The Warehouse building is visible along Lorne Street at the end of the channel (Figure 35).

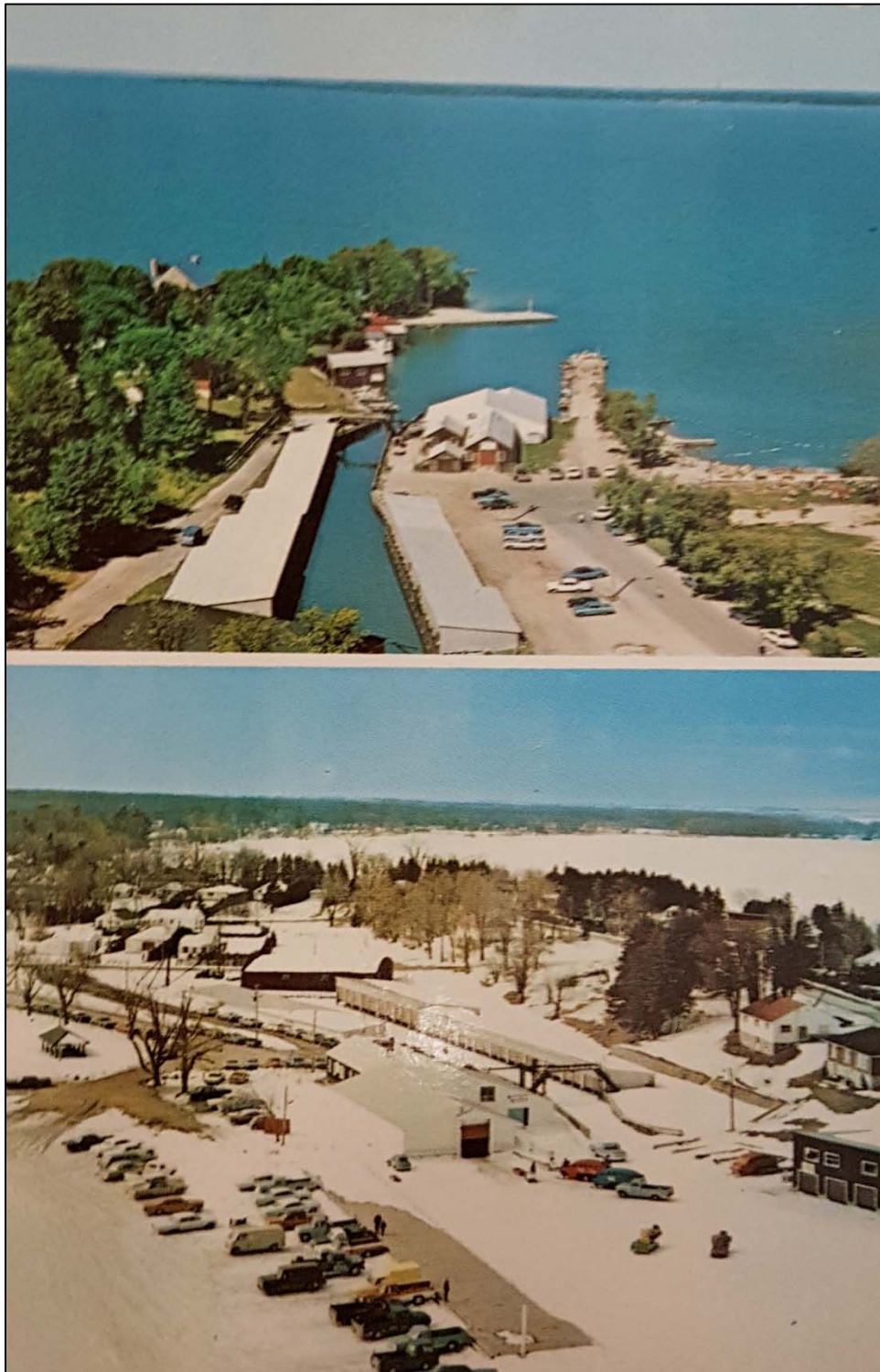


Figure 35: 1969 postcard of the Bonnie Boats Marina (Ontario Archives F 4521-236)

In the 1980s, two proposals were put together to revitalize the subject properties. In 1983, the Ontario Association of Architects created a proposal to revitalize Jackson's Point called CAUSE. The plan envisioned new residential development adjacent to the harbour, enlargement and enhancements of the park and beach area and the creation of year-round commercial and residential facilities that incorporated recreational uses such as indoor swimming, racket sports, and an observation deck (Figure 36)(Ontario Association of Architects 1983). As part of the plan, the Bonnie Boats Marina was proposed as one of 12 heritage designated properties. In 1987, Hough, Stansbury & Woodland Ltd. developed a plan to redevelop the Marina and the adjacent Bonnie Park (Figure 38 and Figure 39). The plan called for an expansion of the marina, a new boardwalk, an expanded beach, expanded parking and drop-off zones (Hough, Stansbury & Woodland Ltd 1987). The existing facilities were to remain on the property; however, neither of the plans ever came to fruition.

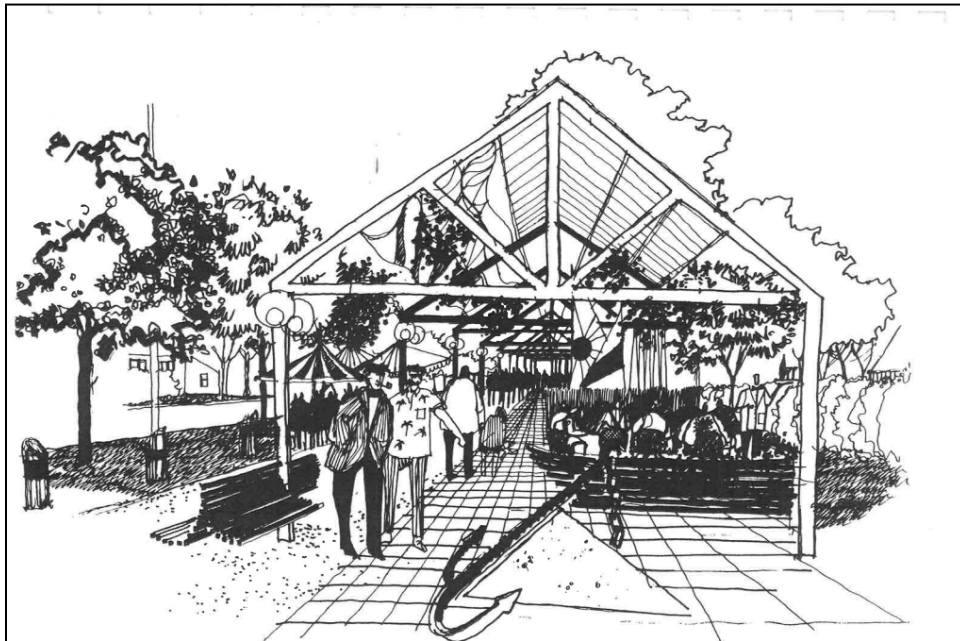


Figure 36: Jackson's Point CAUSE Plan - sketch of the linear portion of Bonnie Park (Ontario Association of Architects)

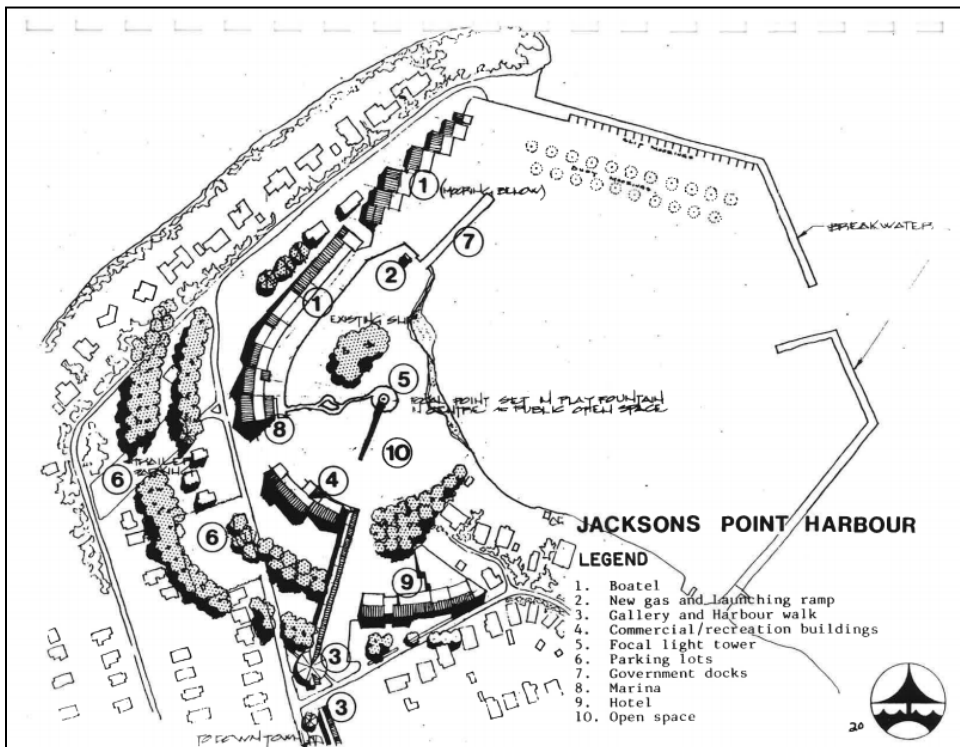


Figure 37: Jackson's Point CAUSE Plan - Harbour Plan (Ontario Association of Architects)

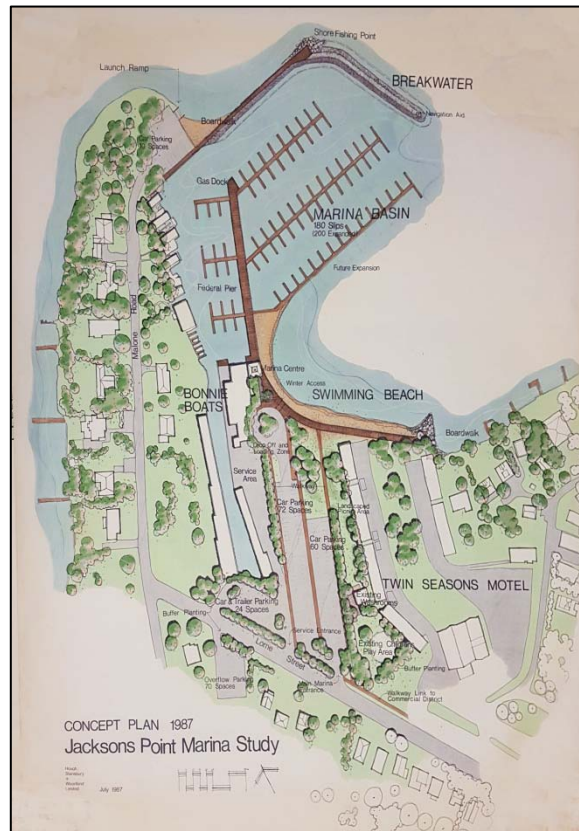


Figure 38: 1987 Conceptual Plan by Hough, Stansbury & Woodland Ltd for the Subject Properties (Ontario Archives F 4521-236)

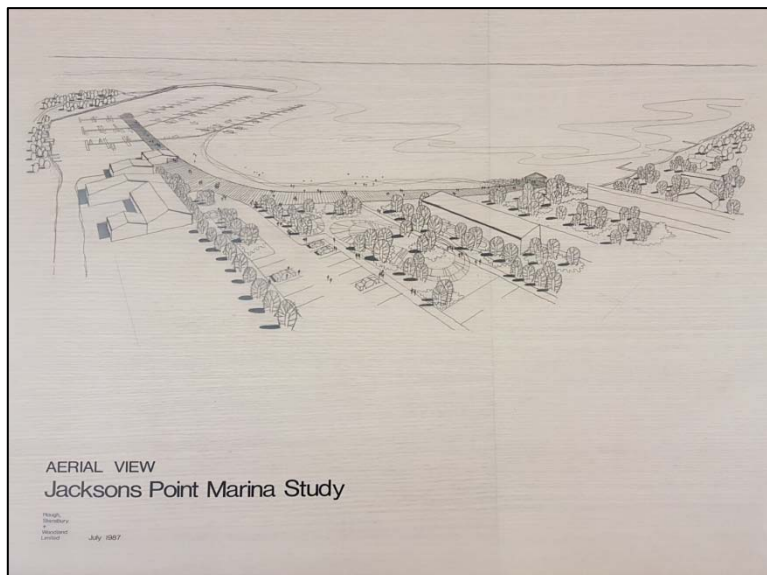


Figure 39: 1987 Conceptual Plan by Hough, Stansbury & Woodland Ltd for improvements to the Subject Properties (Ontario Archives F 4521-236)

3.3.2 Bonnie Park

In 1878, William S. Ramsay sold 2.82 acres of land to the Lake Simcoe Junction Railroad Company to allow the railway to extend to a dock in the Jackson's Point harbour, which allowed for the loading of wood and ice (Figure 41) (York Region Land Registry Office, Thompson). An ice storage facility would be built approximately on the site of the existing park and/or the adjacent Ramada hotel (Figure 40). A railway station would be built on the east side of Lorne Street, north of Lake Drive (Figure 42 and Figure 43) (Johnston 1990).



Figure 40: Ice storage facility on the site of Bonnie Park (Georgina Archives)



Figure 41: Railway wharf in Jackson's Point Harbour (Georgina Archives)



Figure 42: Jackson's Point Railway Station (Georgina Archives)



Figure 43: Jackson's Point Railway Station (Georgina Archives)

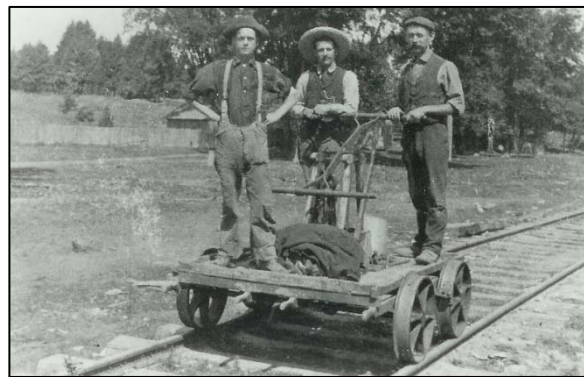


Figure 44: Railway workers in 1898 on the tracks (Georgina Archives)

In the early-1900s, Jackson's Point Park was a large park adjacent to the railway corridor. Here, large public picnics and social events were held, including the Sutton Fair and Horse Show and the Lennox Picnic. Trains would arrive at the Jackson's Point Railway Station and continue to the harbour where visitors could board the "Enterprise" (Figure 45) or "Islay" (Figure 46) steam ships (Johnston 1990).



Figure 45: The Enterprise at Jackson's Point (Georgina Archives)



Figure 46: The Islay at Jackson's Point (Georgina Archives)

In 1934, Stephen Sellers constructed the Edgewater Park Dance Pavilion on the site of the existing beach at Bonnie Park. Prior to this, it appears that the old wharf was used for recreational purposes once the rails

were removed (Figure 47). The Edgewater building remained on site until 1963 (Young 2002). According to Young (2002), the wood from the pavilion was reused throughout the area including within the adjacent marina, though this could not be corroborated via the archival record and assessment of building materials.



Figure 47: Postcard of Jackson's Point Harbour showing the edge of the park and the wharf (Georgina Archives)

In 1937, the railway right of way consisting of 2.82 acres was granted to the Municipality of Sutton to be used as a public right-of-way. This area would become the modern-day Bonnie Park. When the train tracks were removed, those pieces that were in good condition were reused as part of the breakwater and docks at the De la Salle Camp nearby (Johnston 1990).

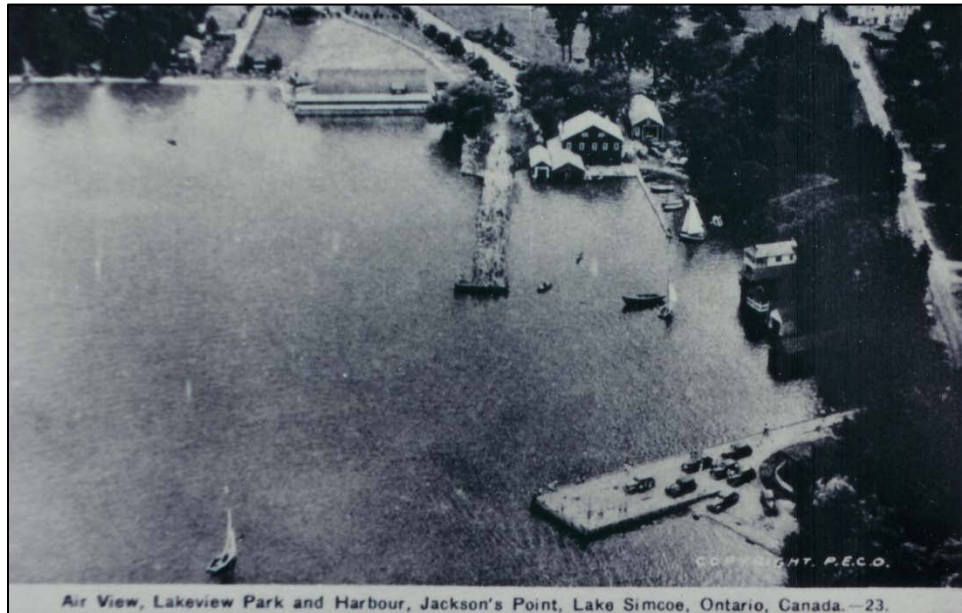


Figure 48: Aerial view of Jackson's Point Harbour. The Edgewater Park Dance Pavilion is located on the water's edge at the top of the photo (Georgina Archives)

In 1954, Bonnie Park appears as a green space to the south of the Bonnie Boats Marina, with a tract of green space running parallel along Lorne Street (Figure 55). Along the water's edge is the Edgewater Park Dance Pavilion (Figure 48) and two smaller rectangular pavilions (which have been maintained to this day) are situated to the south.

The 1970 aerial photo depicts Bonnie Park now without the Edgewater Park Dance Pavilion, which was torn down in the previous decade (Figure 56). The two adjacent pavilions remain while a third pavilion has been built closer to Lorne Road. This pavilion remains to this day and has acted a municipal building and snack bar. Beside the park is a hotel which remains to this day.

Bonnie Park saw a number of enhancements following the revitalization projects. In 1988, a new playground was built (Figure 57) and by 1995, a linear path system was installed to link the playground to Lake Drive (Figure 58). A new pier was installed and later lengthened, while large stones were installed along the edge of the park around this time as well. A municipal storage building was built beside the playground in 2008.

The pier was demolished between 1988 and 1995 and replaced with a smaller pier for a short time. The pier and slip system that presently exists was built by 1999 (Figure 59).

3.4 Mapping

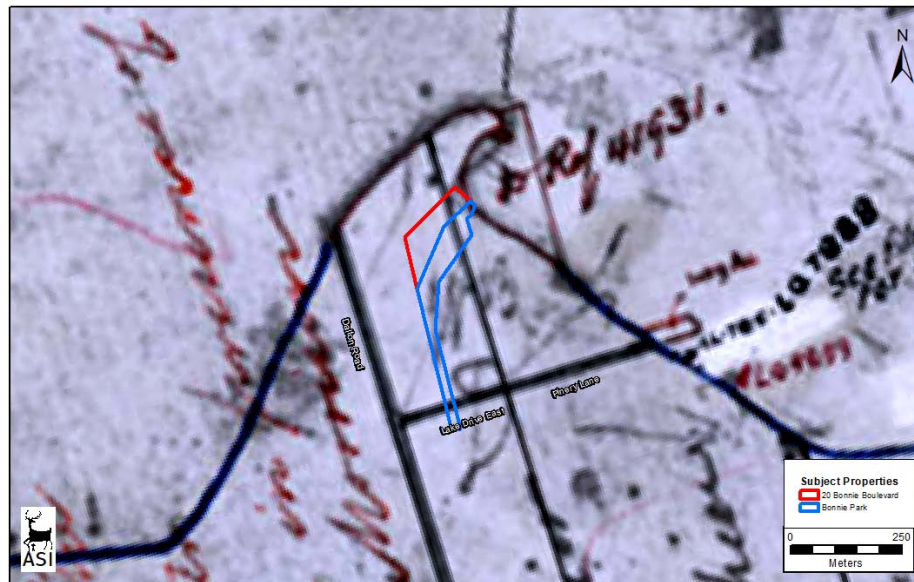


Figure 49: Patent Map of 1841-1853 showing William Bouchier as the original owner of Lots 1 & 2 in Conc. 9. (Ontario Archives RG 1-100-0-0-731)



Figure 50: 1860 Tremaine Map (Tremaine 1860)



Figure 51: 1877 Illustrated Atlas of York County Map. (Miles & Co. 1878)



Figure 52: 1929 Topographic Map (Department of National Defence 1929)

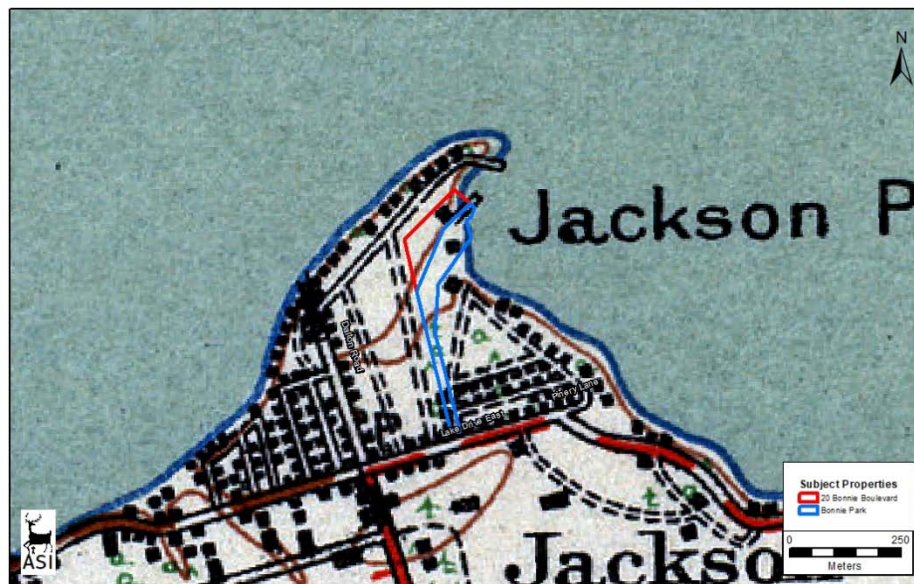


Figure 53: 1935 Topographic Map (Department of National Defence 1935)

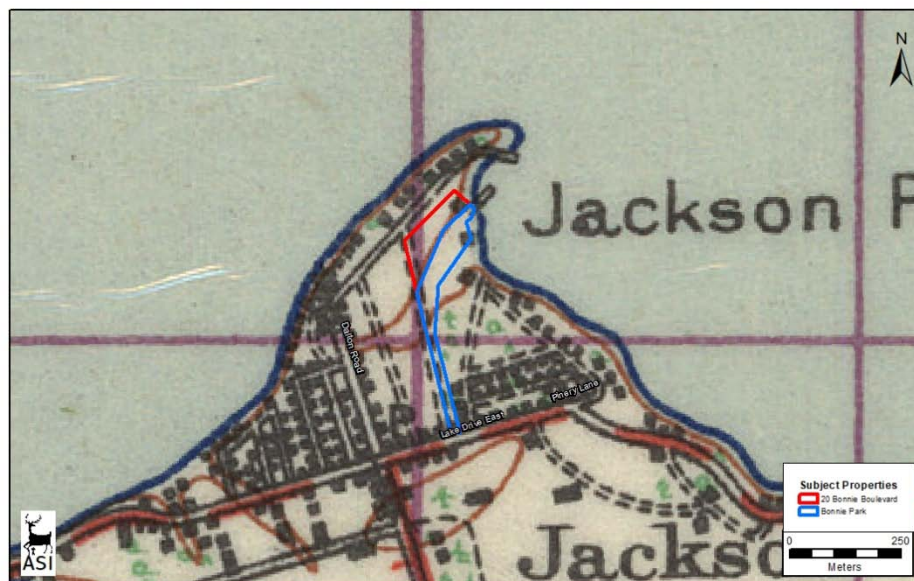


Figure 54: 1939 Topographic Map (Department of National Defence 1939)

3.5 Aerial Photographs



Figure 55: 1954 aerial photo (York Region)

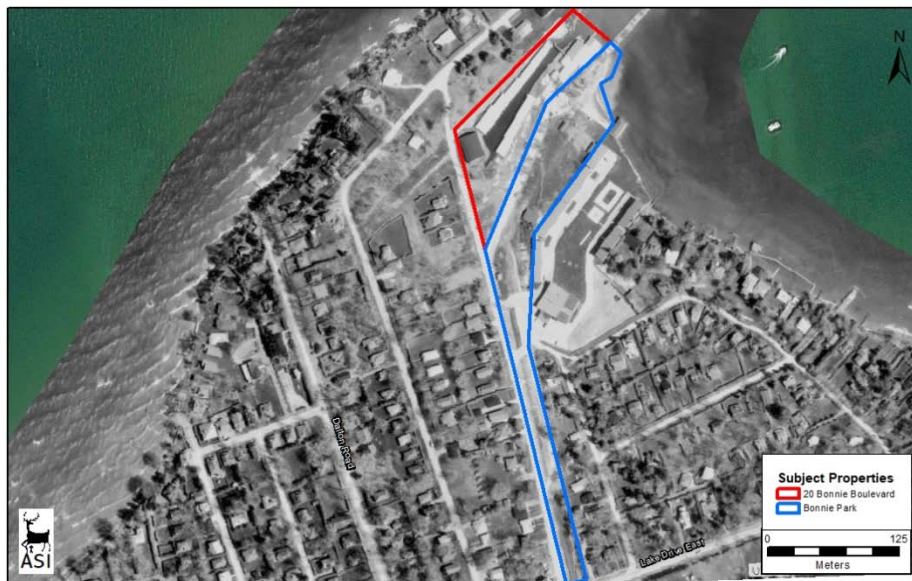


Figure 56: 1970 aerial photo (York Region)



Figure 57: 1988 aerial photo (York Region)



Figure 58: 1995 aerial photo (York Region)



Figure 59: 1999 aerial photo (York Region)

4.0 EXISTING CONDITIONS AND INTEGRITY

A field review was conducted by James Neilson, Annie Veilleux, and Rebecca Sciarra of ASI, on July 24, 2017 to survey and document the study area and environs. Data was collected to describe the existing conditions and integrity of 20 Bonnie Boulevard and Bonnie Park, and to evaluate the properties using Ontario Regulation 9/06 of the OHA in order to determine whether they retain cultural heritage value. This section provides a general description of the properties and associated built heritage resources and cultural heritage landscapes.



Figure 60: Map of the Subject Properties

4.1 20 Bonnie Boulevard

The property at 20 Bonnie Boulevard contains a series of utilitarian buildings, previously used for marina purposes, built between 1920 and 1967. The property consists of the following buildings (Figure 61):

- One showroom built between c.1920 and 1954
- One paintshop built between c.1920 and 1954
- One warehouse building built between 1933 and c.1950
- One workshop built between 1954 and 1967
- One storage room built between 1954 and 1967
- One workshop built in 1967
- Two sheltered slips built in 1967

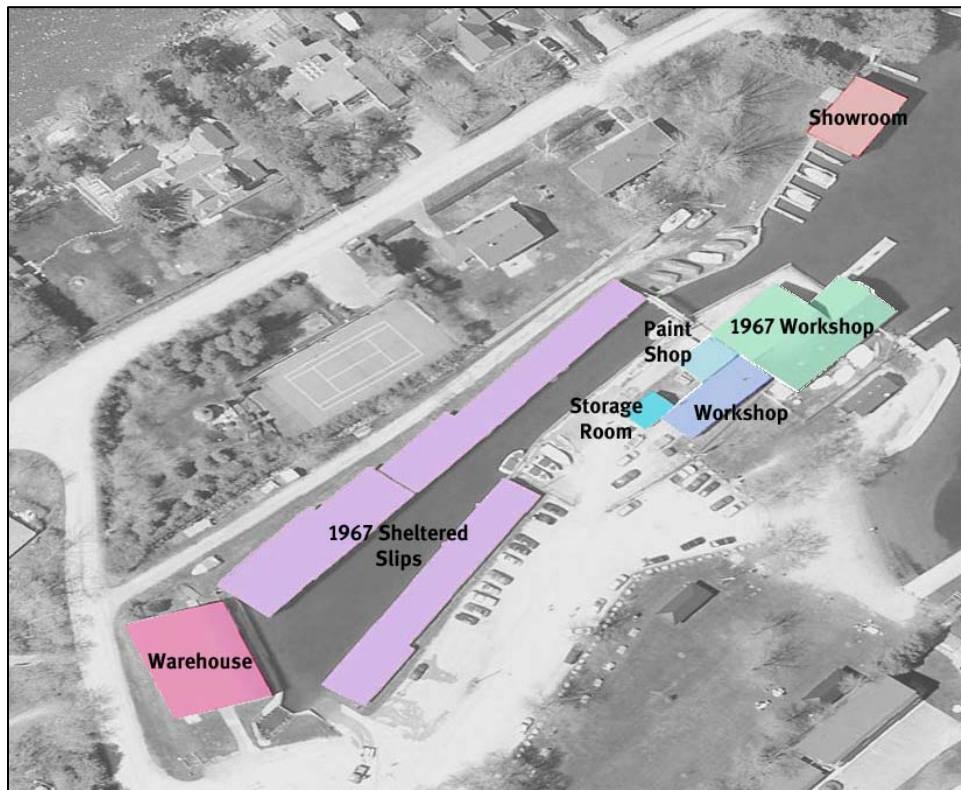


Figure 61: Arrangement of buildings and slips located at 20 Bonnie Boulevard

4.1.1 Showroom

Date of construction: Built between 1920-1954.



Figure 62: c.1920 photo showing no evidence of Showroom on the Harbour (Georgina Archives).



Figure 63: 1954 aerial photo showing the Showroom (York Region).

The Showroom is a two-storey structure built to the north of the Subject Property. The building is a wood frame building with clapboard siding and an aluminum shed roof. The first floor contains slips for four boats, which are accessed by two doors on the north elevation facing Malone Road. The slips are made of wood. The second floor is accessed via a large opening with a recently built sliding wood door, which can be reached by a wood bridge that allows for the loading and unloading of boats. The interior features wood floors, beams, posts and a wood roof. The north elevation contains four sets of fixed wood windows divided into three panes by muntins. The west elevation contains three sets of paired fixed wood windows each divided into three panes by muntins with aluminum exterior moldings and sills. The south elevation contains four large single pane wood windows.



Figure 64: North and west elevations of the Showroom.



Figure 65: West and South elevations of the Showroom.



Figure 66: Interior photo of the Showroom.



Figure 67: One of the four slips on the first floor of the Showroom.

4.1.2 Paint Shop

Date of construction: Built between 1920-1954



Figure 68: c.1920 photo showing no evidence of the Paint Shop (Georgina Archives).



Figure 69: 1954 Aerial showing the Paint Shop (York Region).

The Paint Shop is a wood frame building with clapboard siding and an aluminum gable roof located behind and entered via the 1967 Workshop. The interior consists of wood floors and wood paneling on the walls and ceiling. Wood mouldings are used throughout. The southwest elevation contains two six-over-six double hung wood windows. The northwest elevation contains two six-over-six double hung wood windows and three fixed windows divided into six panes. The northeast elevation contains two six-over-six double hung wood window and the door to the adjacent 1967 Workshop.



Figure 70: North and west elevations of the Paint Shop.



Figure 71: Window and door on north and east elevations.



Figure 72: Paint Shop interior.



Figure 73: Paint Shop interior.

4.1.3 Warehouse Building

Date of construction: Built between 1933-1954. Moved to current location in 1967.

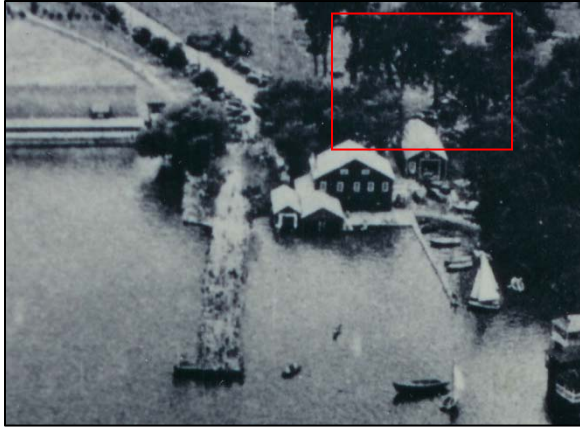


Figure 74: Post-1933 photo of Jackson's Point Harbour. The Edgewater Dance Pavilion is visible on the left. The Warehouse Building is not yet constructed on site. (Georgina Archives).

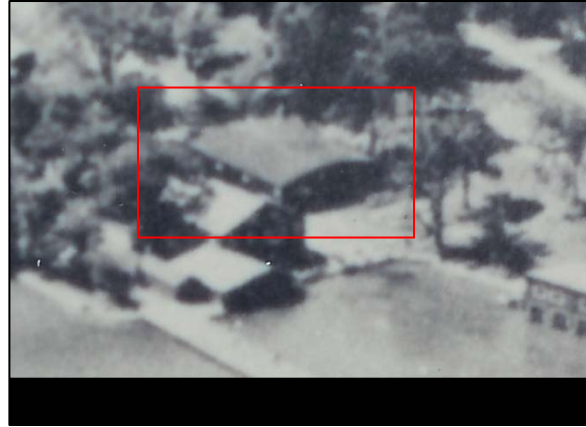


Figure 75: Photo taken between 1933-1954 of the Warehouse Building in its original location (Georgina Archives).

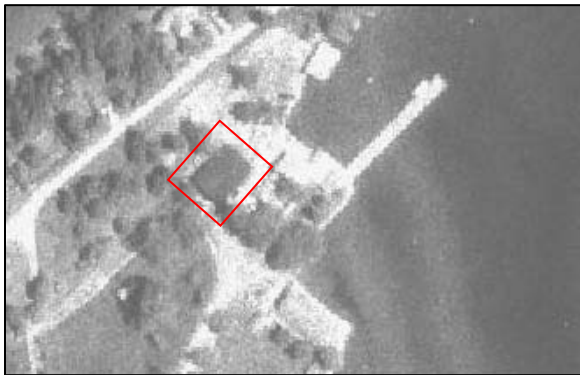


Figure 76: 1954 aerial showing the Warehouse Building on its original site (York Region).



Figure 77: 1970 aerial photo showing the Warehouse Building in its current location following construction of the channel.

The Warehouse Building is the largest building on site. The building is a wood frame structure with red clapboard that has been overclad. The red clapboard is visible on the north elevation. The building was originally moved from a location near the harbour to make room for the 1967 improvements to the site. As such, unlike the other earlier buildings on site, this building sits on a poured concrete floor. The building can be entered via two garage doors or an entrance door on the south elevation. Two fixed windows are located on the west elevation. Two vents are located below the roof line on the south elevation. The building features a curved aluminum roof supported by a Belfast truss system, which is a lattice style truss primarily used in the late-nineteenth century and early-twentieth century. The Belfast truss was an economical style used in hangar-type buildings which require a wide span, such as those hangars built to accommodate airplanes in World War I (Gould 2001). While others may exist, it is one of two known buildings in Canada that use a Belfast truss system (the other being a hangar at CFB Borden).



Figure 78: South and east elevations of the Warehouse Building



Figure 79: South and west elevations of the Warehouse Building



Figure 80: Belfast Truss system within the Warehouse Building.



Figure 81: Interior of the Warehouse Building.



Figure 82: Cement floor of the Warehouse Building.

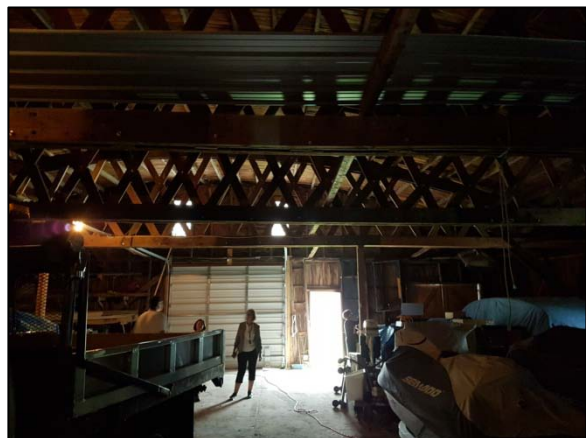


Figure 83: Interior of the Warehouse Building.

4.1.4 Workshop

Date of construction: Built between 1954-1967



Figure 84: 1954 aerial photo showing evidence that the Workshop is not present at this time (York Region).

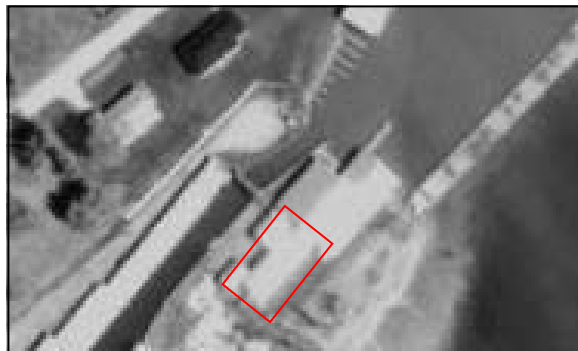


Figure 85: 1970 aerial photo showing the Workshop in its current location (York Region).

The Workshop is a one storey wood frame building with clapboard siding and an aluminum gable roof built on a rectangular footprint between the channel and Jackson's Point Harbour. The interior features wood floors, wood panel walls and ceilings. Wood plank braces are visible within the interior space. The interior space is divided into one large work space and a small office. Two wood doors lead to adjacent spaces (the Paint Shop and the 1967 Workshop), though the west door leading to the 1967 Workshop suggests that the building was built before the 1967 Workshop. The moldings around the windows are wood. The building is entered from the south elevation, which also contains a garage door. Two six-over-six double hung wood windows flank the entrance. The side elevations both feature six-over-six double hung wood windows and a single pair of six-over-six double hung aluminum. Plastic signage sits below the gable above the garage door along with a metal light fixture. The exterior moldings around the windows and doors are aluminum.



Figure 86: West elevation of the Workshop.

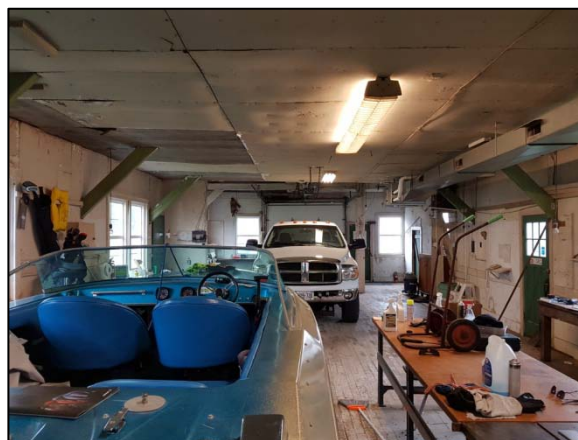


Figure 87: Interior of the Workshop.



Figure 88: North elevation windows and door, and roof bracing.



Figure 89: Detail of the wood floor.



Figure 90: Office space within the Workshop.



Figure 91: Detail of the bracing in the Workshop.

4.1.4 Storage Room

Date of construction: Built between 1954-1967



Figure 92: 1954 aerial showing no evidence of the Storage Room (York Region).



Figure 93: 1970 aerial showing the Storage Room in its current location (York Region).

The Storage Room is a wood frame building with clapboard siding and an aluminum gable roof. The building is accessed from the adjacent Work Shop and via sliding wood garage doors on the north and south elevations. Fixed wood windows divided into six panes surrounded by wood moldings are located beneath the gable above the sliding doors on both elevations.



Figure 94: West elevation of the Storage Room.



Figure 95: North and east elevations of the Storage Room.



Figure 96: Storage Room interior.



Figure 97: Storage Room interior.

4.1.6 1967 Workshop

Date of construction: Built in 1967

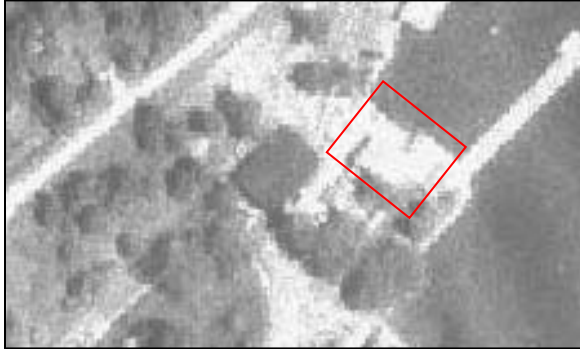


Figure 98: 1954 aerial showing the original Grew Boats Building in the location of the existing 1967 Workshop (York Region).



Figure 99: 1970 aerial showing the 1967 Workshop adjacent to the new channel (York Region).

The 1967 Work Shop is a two storey wood frame structure with aluminum siding and an aluminum gable roof located on the harbour to the north of the other Workshop. The building sits on an L-shaped footprint on wood footings. The building features four main spaces. The first significant space creates a link between the other Workshop, the Paint Shop and the 1967 Workshop. The second space is a long rectangular workshop/store space with three fixed windows and a wood paneled floor. A sliding garage door is located at the north end of the room and provides access to the harbour. Adjacent to this room is a covered set of wood slips for boat storage. This slip provides direct access to the harbour. Above this space is a second storey that is accessible by a central staircase. This space sits below the truss system spanning the roof of the building. The second floor has wood floors, a single fixed window and four skylights are visible. Outside of the workshop is a wooden dock and two gas pumping stations.



Figure 100: North and east elevations of the Workshop.



Figure 101: Interior space linking the Workshop to the 1920s Workshop and Paint Shop.



Figure 102: Workshop interior.



Figure 103: Workshop interior.



Figure 104: Workshop interior.



Figure 105: Workshop interior.



Figure 106: Wood footings beneath the Workshop.



Figure 107: Workshop interior.

4.1.7 Sheltered Slips

Date of construction: Built in 1967



Figure 108: 1954 aerial showing no evidence of the Storage Room (York Region).



Figure 109: 1970 aerial showing the Storage Room in its current location (York Region).

Within the channel built in 1967 are two long covered slips, one on either side of the channel. The slips are wood structures with aluminum siding and aluminum shed roofs. The wood slips provide boat storage for approximately forty boats.



Figure 110: Sheltered slips.



Figure 111: Sheltered slips.



Figure 112: Interior of the sheltered slips.



Figure 113: Sheltered slips.

4.2 Bonnie Park

Bonnie Park is a 2.82-acre park with a narrow portion of approximately 320m in length parallel to Lorne Street before making a 45-degree turn and widening as it approaches the harbour. The narrow portion of the park features a linear path system with interlocking brick and hedgerows running down the middle. Large stones and trees line the perimeter of the park along Lorne Street. The opposite side of the park is bordered by residential properties and a hotel. The entrance to the hotel and Thompson Drive cut through the park before it begins to widen. The widened portion of the park features a children's playground and a modern storage building. Where the park starts to make a 45-degree turn towards the lake, there is a pavilion with a metal gable roof and metal siding that was built in the 1960s. Beyond this point the park contains few trees and largely consists of an open green space. Two identical wood pavilions built to resemble earlier railway infrastructure are located near the harbour, each with a metal hip roof. The wood beams, trusses and braces incorporate some minor woodworking flourishes that are based on the woodworking completed on original railway pavilions (Figure 114 and Figure 115). The age of these pavilions appears to date to pre-1954 as they appear on the 1954 aerial photo of the property (however, the earliest pavilions in this location may have been replicas of the historic pavilions, and since then, materials may have been replaced over time). Finally, along the water is a small beach.



Figure 114: Original railway pavilions (Georgina Archives).



Figure 115: Modern pavilions with details based on the original railway pavilions.



Figure 116: Beach and dock along the shore of the park.



Figure 117: The east pavilion.



Figure 118: Truss system within the pavilion.



Figure 119: Truss and brace system.



Figure 120: The west pavilion.



Figure 121: View of the park facing west.



Figure 122: 1960s pavilion.



Figure 123: Storage building and stones marking the perimeter of the park.



Figure 124: Playground.



Figure 125: Linear portion of the park and interlocking brick path.



Figure 126: Linear portion of the park with interlocking brick path and hedges.



Figure 127: Entrance to the park from Lake Drive.

4.3 Comparative Geographic and Historic Context of 20 Bonnie Boulevard and Bonnie Park

When evaluating properties to determine cultural heritage value or interest, the resource’s primary characteristics should be put into appropriate architectural, historical, and/or environmental context. Information was collected on extant known marinas in Georgina to establish how 20 Bonnie Boulevard contributes to an understanding and expression of land use themes significant within the Town of Georgina. Readily-available information on comparative marina complexes located in Ontario and other Canadian jurisdictions was collected to understand trends in materials, styles, types, and physical arrangements that are typical, representative or rare of marina complexes. This information is intended to provide a general framework for understanding the potential design and/or contextual value associated with 20 Bonnie Boulevard. Finally, readily-available information was also collected to characterize the comparative rarity of railway alignments that have been converted into parks and/or recreational or open spaces.

4.3.1 20 Bonnie Boulevard

4.3.1.1 Marina facilities in Georgina

20 Bonnie Boulevard contains buildings and features formerly used as a marina. Two other marina facilities are located in Georgina, and which appear to predate 1954 according to aerial imagery (Table 2). Neither of the other two marina facilities are currently recognized on the Town of Georgina’s Heritage Register.

Table 2: Marina facilities in Georgina




Building and location	Description
Krates Marina 290 The Queensway South, Keswick	Established in 1930 as a fishing boat rental operation known F.S. Crates and Sons, the facilities at Krates Marina in Keswick have expanded vastly since then. As the business grew to include boat-building and then became a boat dealership, more docks and buildings and a gas pump were added to the marina (Krates Marina). Two structures are visible on 1954 aerial photographs of the marina site which remain on the site today. These are covered boat slips located on the water. They have a simple rectangular design with gable roofs which are



Building and location	Description
	possibly metal. They are utilitarian in design, without ornamentation.
King Dragon Marine 534 Lake Drive South, Keswick	The marina known as King Dragon Marine appears to have been established prior to 1954. The 1954 aerial photograph of the site shows one building which remains today. It appears to be a boat storage building or workshop. It is a large one-storey, rectangular wood frame building with a front gable roof, extra-wide doors and plain window openings. It has a simple utilitarian design.

4.3.1.2 Heritage-Designated Marine-related Buildings

The limited number of marina facilities in the Town of Georgina do not provide an adequate sample for comparative analysis. As such, additional properties that have been evaluated to retain cultural heritage value and which are located in various Canadian jurisdictions have been included to provide a greater understanding of the types of styles, materials, construction methods, contextual environments and/or historical themes that tend to be associated with marina complexes.

Table 3: Survey of heritage-designated, early-to-mid-twentieth-century buildings with marine industry or recreation functions

Building and location	Year Built	Description	Photograph
Fishermen's Union Trading Company Premises in Seldom-Little Seldom, Newfoundland and Labrador	1912	A two-storey, low-pitch gable roof building located at the shoreline. Clad in clapboard with wide cornerboards and multi-pane fixed wood windows with plain wood trim. The building has a main facade on both land and water sides, revealing its function as both a fisheries building and a mercantile building.	
The Ottawa New Edinburgh Club Boathouse, Ottawa Ontario	1914-1925	Large, wooden two-and-a-half-storey building clad in wooden cove siding with a shingle roof. Rising from a rectangular footprint, the boathouse features complex massing and large balconies. The hipped-gable roof features dormer windows and a central cross gable over an entrance pavilion. The numerous wood windows are multi-pane with plain wood trim.	
Guelph Boathouse, Guelph, Ontario	Ca. 1930, rebuilt on site of 1916 building	The building features elements of recreational or pavilion style architecture in its decorative upturned eaves and wooden brackets. A one-storey wood frame building, it has an overall low building mass which is representative of the Pavilion style of architecture, as well as a mixture of hip and gable rooflines. Dormer windows on the east and west elevations are unique features. Large paired double-hung multi-pane wood windows with plain wood trim.	

Building and location	Year Built	Description	Photograph
Richmond Boat Builders building (Britannia Shipyard), Richmond, British Columbia	1932, with a 1938 addition	A long, rectangular, gable-roofed wood frame building clad in clapboard with a corrugated metal roof with skylights. Windows are multi-paned single sash wood windows with plain wood trim. Utilitarian features include sliding doors and a hinged flap to enable large pieces of boat timber to be run through the band saw.	 (Building faces river on opposite side)
Shediac Bay Yacht Club Building, Shediac New Brunswick	1962	A one-story, rectangular plan building with a flat roof, clad in corrugated steel. One façade is comprised of large multi-pane windows, with exterior beams forming a triangular motif.	

4.3.1.3 Heritage-Designated Marina Complexes

A survey of Canadian marina and boatworks sites with heritage recognition was conducted. Three comparable complexes of marine-related infrastructure were identified on national and municipal heritage registers across Canada:

Table 4: Survey of heritage-designated, early-to-mid-twentieth century complexes with marine industry or recreation functions

Resource	Descriptions	Comparison to Bonnie Boats Marina
Britannia Shipyard	The Britannia Shipyard in Richmond, British Columbia is a complex of workshops and dwellings that served the shore-based salmon fishery. The property was constructed as a cannery (1890), a function it retained until 1918, after which it was adapted for use as a boat repair yard, which operated until 1980. It was designated a national historic site in 1991 because its extant boatworks and shipyard are representative of fishing boat construction and repair activities in Canada's Pacific Coast salmon fishery. Key elements include the extensive site accommodating a complex of buildings associated with the production of fishing vessels; and the typicality of the yard with its informally sited, vernacular buildings (Canada's Historic Places).	Similar to Bonnie Boats Marina, the history of the site's importance to local industry predates the site's use as a shipyard. The complex of vernacular buildings and structures in the yard are valued because their design and arrangement reflect their function in boat construction and repair activities. Unlike the Bonnie Boats Marina, the Britannia Shipyard is considered to have significance on a national level due to its association with the Pacific Coast salmon fishery.
Shediac Bay Marina	The Shediac Bay Marina in Shediac, New Brunswick is made up of a wharf (built ca. 1962), vestiges of a previous wharf first	Similarities to the Bonnie Boats Marina site include its association with local industry, its provision of access to the

Table 4: Survey of heritage-designated, early-to-mid-twentieth century complexes with marine industry or recreation functions

Resource	Descriptions	Comparison to Bonnie Boats Marina
	built in 1910 and a building that houses the Shédiac Bay Yacht Club (built 1962). The site is designated a Local Historic Place for being the location of a local wharf for nearly a century. The Shédiac Bay Marina has value associated with its use as a port facility for the local fishing industry. This site has added heritage value owing to its use as a stopover for seaplanes. It also has heritage value in its role as a marina. The port is used for the activities of the recreational boaters who belong to the Shédiac Bay Yacht Club, founded in 1933. Since the 1930s, regattas and sailboat races have been held around the bay (Canada's Historic Places).	waterfront and to recreational boating on the bay. It also demonstrates an accumulation of elements over time, which contributes to the significance of the site.
Davie Shipyard	The Davie Shipyard, est. 1829, is located on the St. Lawrence River waterfront in Lévis, Québec. A marine railway and floating dock are located on the river side, and three buildings are situated across the road. Together they constitute the rare cultural landscape of a shipyard of the wooden sailing ship era. Designed mainly for ship repair and salvage operations, the shipyard was also involved in the construction and winter storage of vessels. The Davie Shipyard was designated a national historic site in 1991 because it is a rare witness to an age of early naval construction in Canada through the nature, diversity and longevity of its activities and through the innovative techniques it used while in operation; and it conserves rare, high quality resources associated with 19th-century naval construction. Its value resides in the integrity of its components, together with their setting and spatial disposition (Parks Canada Directory of Federal Heritage Designations).	The Davie Shipyard is an example of a complex of buildings and structures that share the same function of boat repair, boat manufacturing and boat storage as the Bonnie Boats Marina. Its heritage value is found not only in the way the buildings and their arrangement reflect the shipyard's activities, but also in the longevity of the operations and the rare, early construction techniques employed at the site.

4.3.2 Bonnie Park

There are numerous examples in Ontario of former railways being converted into public parks and recreational trails. The linear form and direction of an original railway alignment is often still legible in the shape of the park, as it is in Bonnie Park. Historically, the Jackson's Point railway had a single track

which ran along the linear portion of the park known today as Lorne Park. The wider portion of the park known as Bonnie Park reflects where the tracks split into two before running out to the wharf. Examples of rail parks with shapes reflective of former railways since removed from the site include Stanley Park in Ottawa, Allandale Station Park in Barrie, Windsor Riverfront Park and David Crombie Park on the Esplanade in Toronto. All of these examples were converted from railways to parks in the second half of the twentieth century and their forms point to the earlier history of the land use and its evolution over time.

The linear form of a railway also often lends itself to conversion into a trail or pathway for cyclists and pedestrians, such as the York Beltline Trail in Toronto, the Georgian Trail in Collingwood, the Cambridge to Paris Rail Trail, and the Lynn Valley Trail between Simcoe and Port Dover, among many others.

Table 5 also presents a range of similar parks located in various Canadian jurisdictions and which have been recognized for their cultural heritage value as it relates to associations with local industry or development of transportation networks critical to early European settlement patterns.

Table 5: Survey of parks related to industrial and transportation history

Park name and location	Comparison to Bonnie Park
Tannery Pond Parkland, Markham, ON	<p>Similar to Bonnie Park in its historical association with local industry, also very similar in size (1.4 hectares).</p> <p>A tannery operated here from 1832-1900. The creek was dammed to provide power. Other businesses also developed in the immediate vicinity including a foundry, a bell foundry, a shoe factory and the Maple Leaf Woollen Mills to the south. In 1954, the dam creating the pond was washed away by Hurricane Hazel and it was never rebuilt. In 1998, Markham initiated the rehabilitation of the Tannery Pond lands (unclear if the pond has been re-established).</p>
Spring Valley Park, Brighton, ON	<p>Similar to Bonnie Park in its historical association with local industry.</p> <p>The park and its associated creek are linked to Brighton's early development because they were the site of a mill that supplied power for early industry and furnished the first hydroelectricity to the town.</p>
du Moulin Park, Rockland, ON	<p>Similar to Bonnie Park in its historical association with local industry.</p> <p>Site of a former sawmill, built in 1868 which was the origin of a lumber industry that grew to deliver lumber to England via Montreal with the construction of the Grand Trunk Railway in 1888. Converted to parkland in 1967. Remnants of three stone foundations from the sawmill remain in the park.</p>
Causeway Park, Bathurst, NB	<p>Similar to Bonnie Park in its historical function as a transportation link.</p> <p>A municipal green space along the banks of the causeway that crosses Bathurst Basin. Its value lies in the importance of the park as the site of an historical transportation link, similar to Bonnie Park. Formerly, a bridge on the site provided access to the railway</p>

Park name and location	Comparison to Bonnie Park
	<p>station to the downtown area. The bridge was destroyed by a storm in 1940, and that was when the causeway was built to replace it as a transportation link. It was recognized as a park in 1985 and further developed.</p>
England's Hollow, Miramichi, NB	<p>Similar to Bonnie Park in its historical association with local industry and because one of its character-defining elements is the form (in this case the topography) of the land.</p> <p>A municipal park that consists of an expanse of ground in the form of a ravine on the southern shore of the Miramichi River. Designated for its association with the area's historic shipbuilding industry. This site is the location of a former shipbuilding yard during the era of tall ship construction and early lumber trade at the Port of Miramichi. The site is also valued for its association with a pulp mill established adjacent to England's Hollow. In 1898 the mill acquired the site to use as a water source for its mill in processing wood pulp. Its contoured landscape lent itself as a water holding facility. It was declared a municipal park in 1978. Its heritage attributes include the land's slope towards the river's edge which was conducive to the placement of ship's ways.</p>
The Forge, Saint-Louis-de-Kent, NB	<p>Similar to Bonnie Park in its historical association with local industry.</p> <p>Public park designated for its importance in marking the place where the last blacksmith shop in the village operated. The shop's strategic location in the town made it accessible to the workers in many industries who needed blacksmithing services. The park is also valued for the social aspect of the trade and has archaeological potential.</p>
Eatonia Heritage Park, Eatonia, SK	<p>Similar to Bonnie Park in its historical association with local industry, and specifically a railway.</p> <p>Eatonia Heritage Park is a Municipal Heritage Property occupying a .6 ha lot on a former railway siding at the south end of Main Street in the Town of Eatonia. The property features a train caboose, a two-storey, wood-frame railway station built in 1924, and a two-storey, wood-frame house built in 1917 (which was relocated to this site).</p> <p>The heritage value of the Eatonia Heritage Park lies in its association with the settlement and development of Eatonia. Situated prominently at the head of Main Street, the caboose and station speak to the central role of the railroad in Eatonia's history. The development of Eatonia is tied to the townsite's selection as a divisional point by the Canadian Northern Railway Company, who acquired the townsite in 1918, subsequently subdividing it and selling town lots. The railroad was, for many years, a mainstay of Eatonia's economy and its principal means of access for goods and people.</p> <p>Character-defining elements include the station's location on its original site at the head of the town's principal commercial street</p>

Park name and location	Comparison to Bonnie Park
	and the open grounds around the station allowing for unobstructed sight lines from the street.

5.0 HERITAGE EVALUATION

5.1 20 Bonnie Boulevard

5.1.1 Ontario Regulation 9/06 Evaluation

Table 6 contains the evaluation of the property at 20 Bonnie Boulevard against criteria as set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

Table 6: Evaluation of the property at 20 Bonnie Boulevard using Ontario Regulation 9/06

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	<p>In comparison to other heritage-significant marinas and boatworks, 20 Bonnie Boulevard is a heavily altered property, with buildings ranging in date of construction from c.1920 to 1967.. While the site has functioned as a marina and boat works for nearly a century, the historical integrity of the site as a whole is not intact, as original buildings on site have been replaced or moved to accommodate new buildings and a channel built in 1967.</p> <p>While the building complex, including the Storage Room, Paint Shop, Workshop, Showroom, 1967 Sheltered Slips, and Workshop, were not found to meet this criterion, available research suggests that the Warehouse Building should be considered a structure that expresses a rare construction method. The Warehouse contains a rare Canadian example of a Belfast truss system, a lattice style truss primarily used in the late-nineteenth century and early-twentieth century. The Belfast truss was an economical style commonly used in hangar-type buildings which require a wide span, such as those hangars built to accommodate airplanes in World War I. It is one of two known examples of this type of truss system in Canada (the other being at CFB Borden).</p> <p>Based on an assessment of other marinas in the Town of Georgina and elsewhere, the complex of buildings at 20 Bonnie Boulevard is similar in terms of style, type, material and construction methods evidenced elsewhere. While there is not an established or authoritative architectural style or building typology for marina-related buildings, a review of other similar complexes in the Town of Georgina and in other jurisdictions confirms that generally this building type can be characterized by its utilitarian and vernacular design. Often, marina buildings are frame structures with clapboard and corrugated steel siding with minimal ornamentation, with interior spaces laid out to accommodate functional uses such as boat storage, painting, and boat production and repair activities. Often, windows and signage are located on building elevations oriented towards the water and marina structures tend to retain functional components such as large sliding doors and hinged flaps. As such, apart</p>

Table 6: Evaluation of the property at 20 Bonnie Boulevard using Ontario Regulation 9/06

		<p>from the aforementioned Warehouse Building, the complex of buildings at 20 Bonnie Boulevard is not considered to be a rare or unique marina complex that displays evidence of rare or unique materials, construction methods, or style.</p> <p>Additionally, the results of archival research indicate that this building complex is considered neither an early, nor vanishing, example of marina or boat-building infrastructure in the Town of Georgina. Although the property was developed by Arthur Grew as a boat production in the early twentieth century, the primary buildings of that period have been replaced. Generally, the complex of buildings extant today express the uses and additions made to the property during the Sellers tenure and ownership between the early 1950s and ca. early 2000s. While the Bonnie Boats Marina operations during this time contributed to recreational and boating operations in the Town of Georgina, this complex is not the last of its kind representative of this period.</p>
ii. displays a high degree of craftsmanship or artistic merit, or;	No	The property at 20 Bonnie Boulevard does not meet this criterion. The marina buildings are utilitarian structures and do not exhibit a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	The property at 20 Bonnie Boulevard does not meet this criterion.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	The property at 20 Bonnie Boulevard is significant to Jackson's Point as it relates to the industrial and recreational history of the community. The property was the site of a sawmill and ice storage facility, which established Jackson's Point as an important centre for timber and ice cutting in the late-nineteenth century. Later, as part of Jackson's Point Park, the site hosted numerous large social events including the annual Lennox Picnic between 1907 and 1921, one of the largest annual political gatherings in Ontario. As a marina and boat works for the past one hundred years, the site has played a significant role in providing recreational opportunities on Lake Simcoe, which is a significant contributor to the identity of Jackson's Point and the Town of Georgina.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	No	The property at 20 Bonnie Boulevard does not meet this criterion. The site does not yield or have the potential to yield information that contributes to an understanding of the culture of Jackson's Point.
iii. demonstrates or	No	The property at 20 Bonnie Boulevard does not meet this criterion.

Table 6: Evaluation of the property at 20 Bonnie Boulevard using Ontario Regulation 9/06

reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.		
3. The property has contextual value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is important in defining, maintaining or supporting the character of an area;	Yes	The property at 20 Bonnie Boulevard meets this criterion. The property defines and supports the lacustrine character of the area, which is a significant element of the Jackson's Point community and the Town of Georgina.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	The property at 20 Bonnie Boulevard meets this criterion. The structures and the historical recreational and industrial function of the site are physically and historically linked to the Jackson's Point Harbour, Lake Simcoe and the Jackson's Point community. When combined with the adjacent Bonnie Park, the adjacent boathouses along Malone Road, the Malone Wharf and the breakwall, the complex provides a physical, functional and visually significant harbour landscape.
iii. is a landmark.	No	The property at 20 Bonnie Boulevard does not meet this criterion.

The above evaluation confirms that the property at 20 Bonnie Boulevard contains significant cultural heritage value under the criteria laid out in Regulation 9/06 of the *Ontario Heritage Act*. In particular, it was determined that the property contains physical, historical, and contextual value.

5.1.2 Proposed Statement of Cultural Heritage Value

5.1.2.1 Description of Property

The property at 20 Bonnie Boulevard is located south of Bonnie Boulevard, east of Lorne Street, and has historically been the location of the Bonnie Boats Marina, a marina complex consisting of eight buildings and a boat channel, built between c.1920s and 1967. The extensive history of the property predates the existing facility, as the site and the adjacent harbour were significant lumber and ice cutting sites dating back to the mid-1800s. The marina was started by Arthur Grew in 1907 with significant alterations and expansion conducted in 1967 and has provided recreational access to the Jackson's Point Harbour and Lake Simcoe and has played a fundamental role in contributing to the character of the community.

5.1.2.2 Statement of Cultural Heritage Value

The property at 20 Bonnie Boulevard is significant for its physical, historical and contextual value.

The Warehouse Building on the property contains a rare Canadian example of a Belfast truss system, a lattice style truss primarily used in the late-nineteenth century and early-twentieth century. The Belfast truss was an economical style commonly used in hangar-type buildings which require a wide span, such as those hangars built to accommodate airplanes in World War I. It is one of two known examples of this type of truss system in Canada (the other being at CFB Borden).

The property is significant for its historical associations with the industrial, recreational, and social history of the Jackson's Point community. The site is directly related to the timber and ice cutting industries which thrived on the site in the late-nineteenth century. The property contained a large sawmill and ice storage facilities until the late-nineteenth century and early-twentieth century respectively. In addition, as part of Jackson's Point Park, the site hosted numerous large social events including the annual Lennox Picnic between 1907 and 1921, one of the largest annual political gatherings in Ontario. As a marina for the past one hundred years, the site has played a significant role in providing recreational opportunities on Lake Simcoe, which combined with the industrial history of the site makes it a significant contributor to the identity of Jackson's Point and the Town of Georgina.

Contextually, the property defines and supports the Jackson's Point Harbour and the lacustrine character of the area, which is a significant element of the Jackson's Point community and the Town of Georgina. When combined with the adjacent Bonnie Park, the adjacent boathouses along Malone Road, the Malone Wharf and the breakwall, the collective provide a physical, functional and visually significant harbour landscape.

5.1.2.3 List of Heritage Attributes

The subject property at 20 Bonnie Boulevard retains the following heritage attributes:

- The location of the property and the collection of buildings adjacent to Bonnie Park, Jackson's Point Harbour and Lake Simcoe, which are associated with the nearly two hundred year evolution of the property's continued industrial and recreational history.
- The Warehouse Building along Lorne Road, a wood frame structure constructed with a Belfast truss roof.

5.2 Bonnie Park

5.2.1 Ontario Regulation 9/06 Evaluation

Table 7 contains the evaluation of Bonnie Park against criteria as set out in Ontario Regulation 9/06.

Table 7: Evaluation of the Bonnie Park using Ontario Regulation 9/06

1. The property has design value or physical value because it:		
<i>Ontario Heritage Act</i> Criteria	Yes/No	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	Yes	Bonnie Park meets this criterion. The park is an early and representative example of park land established through the conversion of a rail right-of-way to public open space. There are several examples in other Ontario and Canadian jurisdictions of this type of public open space, which have often been established in the second half of the twentieth century as rail infrastructure became redundant or diminished and needs for recreational space increased. Within the Town of Georgina, it is also a unique expression

Table 7: Evaluation of the Bonnie Park using Ontario Regulation 9/06

		of the former Lake Simcoe Junction Railway, an important feature which contributed to the industrial and recreational history of Jackson's Point and whose arrival and removal were turning points in Jackson's Point's history.
ii. displays a high degree of craftsmanship or artistic merit, or;	No	Bonnie Park does not meet this criterion. The park does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	No	Bonnie Park does not meet this criterion. The park does not display a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	Yes	Bonnie Park meets this criterion. The park is the result of the removal of a railway line which was significant in providing access to Jackson's Point for recreational and industrial purposes. Starting at Union Station in Toronto, the railway line brought people from communities in the south to enjoy Jackson's Point Park. In addition, the railway supported the industrial uses of the harbour including the lumber and ice cutting industries, and contributed to shipping these products to communities outside Jackson's Point. The park also featured the Edgewater Park Dance Pavilion from 1934 to 1963, which was an important social space in Jackson's Point. Along with the adjacent Bonnie Boats Marina site, the property played a role in timber production and ice storage throughout the late-nineteenth century and early-twentieth century.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	Yes	Bonnie Park meets this criterion. The park has the ability to yield further information about the railway line, and contributes to a greater understanding of the industrial history of the adjacent property at 20 Bonnie Boulevard, the Jackson's Point Harbour and Lake Simcoe.
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	No	Bonnie Park does not meet this criterion.

3. The property has contextual value because it:

<i>Ontario Heritage Act Criteria</i>	Yes/No	Analysis
i. is important in	No	Bonnie Park does not meet this criterion. The park is not important in

Table 7: Evaluation of the Bonnie Park using Ontario Regulation 9/06

defining, maintaining or supporting the character of an area;		defining, maintaining or supporting the character of the area.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	Yes	Bonnie Park meets this criterion. The park is historically linked to the Jackson's Point Harbour, the industrial function of the adjacent property at 20 Bonnie Boulevard, and the former Jackson's Point Park. The rail corridor played an important part in providing access into and out of the Harbour for materials produced in the harbour and for people visiting Jackson's Point Park.
iii. is a landmark.	No	Bonnie Park does not meet this criterion.

The above evaluation confirms that Bonnie Park contains significant cultural heritage value under the criteria laid out in Regulation 9/06 of the *Ontario Heritage Act*. In particular, it was determined that the property contains physical, historical, and contextual value.

5.2.2 Proposed Statement of Cultural Heritage Value

5.2.2.1 Description of Property

Bonnie Park is located on the south side of Bonnie Boulevard, east of Lorne Street, and consists of an irregularly shaped 2.82 acre property in Jackson's Point in the Town of Georgina, which follows the path of the former Lake Simcoe Junction Railway corridor. From 1887 to 1937 the rail corridor consisted of a railway to a wharf in Jackson's Point Harbour, the Jackson's Point Railway Station, and a number of related railway outbuildings. The park was created when the railway tracks were removed in 1937.

5.2.2.2 Statement of Cultural Heritage Value

Bonnie Park is significant for its physical, historical, and contextual value.

Bonnie Park is an early and representative example of park land established through the conversion of a rail right-of-way to public open space. There are several examples in other Ontario and Canadian jurisdictions of this type of public open space, and which were often established in the second half of the twentieth century as rail infrastructure became redundant or diminished and needs for recreational space increased. Within the Town of Georgina, it is also a unique expression of the former Lake Simcoe Junction Railway, an important feature which contributed to the industrial and recreational history of Jackson's Point. The arrival, and later removal of the railway, were turning points in Jackson's Point development during the nineteenth and twentieth centuries.

The property is significant for its historical associations with the industrial, recreational, and social history of the Jackson's Park community. The park is the result of the removal of a railway line which was significant in providing access to Jackson's Point for recreational and industrial purposes. Starting at Union Station in Toronto, the railway line brought people from communities in the south to enjoy Jackson's Point Park. In addition, the railway supported the industrial uses of the harbour including the lumber and ice cutting industries, and contributed to shipping timber and ice to communities outside

Jackson's Point. The park also featured the Edgewater Park Dance Pavilion from 1934 to 1963, which was an important social space in Jackson's Point. Along with the adjacent property at 20 Bonnie Boulevard, the property played a role in timber production and ice storage throughout the late-nineteenth century and early-twentieth century.

Bonnie Park's contextual value derives from its historical linkage to Jackson's Point Harbour, the industrial function of the adjacent property at 20 Bonnie Boulevard and the former Jackson's Point Park. The rail corridor played an important part in providing access into and out of the Harbour for materials produced in the harbour and for people visiting Jackson's Point Park.

5.2.2.3 List of Heritage Attributes

Bonnie Park retains the following heritage attributes:

- The location and shape of the park from Lake Drive to Jackson's Point Harbour, as it expresses the layout of the original rail corridor and has contributed to the industrial and recreational history of the area.
- The two wood pavilions in the northernmost portion of the park, which replicate the shape, design and select wood detailing of the historic railway pavilions from the Jackson's Point Railway Station.

6.0 CONSERVATION AND MITIGATION STRATEGIES

The Ministry of Tourism Culture and Sport identifies specific principles that reflect good conservation practice (2006). These include:

1. Respect for documentary evidence. Do not base restoration on conjecture. Conservation work should be based on historic documentation, such as historic photographs, drawings and physical evidence
2. Respect for the original location. Do not move buildings unless there is no other means to save them. Site is an integral component of a building. Any change in site diminishes heritage value considerably.
3. Respect for historic material Repair or conserve rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the historical content of the resource.
4. Respect for original fabric. Repair with like materials, to return the resource to its prior condition without altering its integrity.
5. Respect for the buildings history. Do not restore to one period at the expense of another. Do not destroy later additions to a house solely to restore it to a single time period.
6. Reversibility. Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening

is put in a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. Legibility. New work should be distinguishable from old. Buildings should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. Maintenance. With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

The MTCS also recommends that impacts to significant cultural heritage resources be evaluated and appropriate conservation and/or mitigation measures developed (MTCS 2006), typically as part of a heritage impact assessment study. Where a conservation plan and application of the aforementioned principles is not identified as a selected strategy, mitigative measures should be recommended to minimize impacts on significant cultural heritage resources.

To assist in characterizing how a range of conservation and mitigation strategies may be applied to the two subject properties, a range of strategies have been identified based on a review of the Ontario Government's Heritage Impact Assessments for Provincial Heritage Properties Bulletin (2017) and which provides guidance for the conservation and good stewardship of provincial heritage properties. While its intent is to address properties owned by the Ontario Government, the document provides guidance for best practices in the heritage field, which can be useful for any property containing cultural heritage value.

The Bulletin outlines several approaches for conserving or enhancing cultural heritage value and/or heritage attributes. These may include but are not limited to:

- Retaining heritage resources and attributes in situ
- Changes or alterations that are consistent with accepted conservation principles
- Adaptive re-use of a property – alteration of a property to fit new uses or circumstances of the property in a manner that retains its cultural heritage value or interest
- Public interpretation or commemoration of the property

The following tables address these various approaches and assess how they may be applied to identified heritage attributes and for the purposes of conserving and enhancing cultural heritage value of 20 Bonnie Boulevard and Bonnie Park.

Table 8: Potential Conservation and Mitigation Strategies for 20 Bonnie Boulevard

Attribute	Conservation Approach	Discussion of Benefits and Challenges
The location of the property and the collection of buildings adjacent to Bonnie Park, Jackson's Point Harbour and Lake Simcoe, which are associated with the nearly two hundred year evolution of the property's continued industrial and recreational history.	Retaining heritage resources and attributes in situ: The buildings are retained on site as a means of maintaining the association with the industrial and recreational history of the property.	The ability to use the site as a marina may not be feasible or desirable. Many of the buildings provide very specific uses, which may not be suitable for alternative uses without significant alterations, relocation or demolition of buildings.
	Changes or alterations:	Some buildings may not present the ability to be altered or relocated in a

Table 8: Potential Conservation and Mitigation Strategies for 20 Bonnie Boulevard

Attribute	Conservation Approach	Discussion of Benefits and Challenges
	Buildings are altered or relocated to allow for a continuation of the industrial and recreational history of the property.	suitable manner due to structural issues or suitability for alternative industrial or recreational uses.
	Adaptive re-use: All or some buildings are retained for a new use on site. Adaptive re-use might require alterations, relocated buildings or the demolition of some buildings as a means of preserving	Some buildings may not present the ability to be adaptively reused in a suitable manner due to structural issues or suitability for alternative industrial or recreational uses.
	Public interpretation or commemoration: All or some buildings are retained, removed or relocated and the industrial and recreational history of the site is conveyed through a heritage interpretation strategy.	A robust heritage interpretation strategy would be required to provide an adequate level of commemoration for the history of the site and its buildings. (See Section 6.1 for examples)
The Warehouse Building along Lorne Road, a wood frame structure constructed with a Belfast truss roof.	Retaining heritage resources and attributes in situ: The building is retained in situ and maintains its continued use as a storage warehouse.	The Warehouse Building may not meet the needs of its current owners to be retained in situ with no alterations.
	Changes or alterations: The building is retained in situ or in a new location and altered to provide for continued use as a storage warehouse. The Warehouse Building has been moved once before (around 1967) and as such, could be moved again to another site for continued use.	The Warehouse Building would require a structural assessment to determine the feasibility of relocating the building to a new location.
	Adaptive re-use of a property: The building is altered and/or relocated to provide for new uses.	The Warehouse Building would require a structural assessment to determine the feasibility of relocating the building to a new location. Potential alterations that are required as part of an adaptive re-use strategy will need to be explored.
	Public interpretation or commemoration:	The demolition of the building would potentially involve the removal of a

Table 8: Potential Conservation and Mitigation Strategies for 20 Bonnie Boulevard

Attribute	Conservation Approach	Discussion of Benefits and Challenges
	The building is demolished and features of the building, such as the Belfast truss system are reused in a new building or pavilion or as part of an interpretation strategy. Alternatively, the building can be included in an interpretation strategy for the entire property.	rare Belfast truss system. This truss system should be maintained/reused where possible.

Table 9: Potential Conservation and Mitigation Strategies for Bonnie Park

Attribute	Conservation Approach	Discussion of Benefits and Challenges
The location and shape of the park from Lake Drive to Jackson's Point Harbour, as it expresses the layout of the original rail corridor and has contributed to the industrial and recreational history of the area.	Retaining heritage resources and attributes in situ: Bonnie Park is retained in situ, with no alterations to its shape.	Bonnie Park, retained in its existing shape does not allow for potential enhancements to the park.
	Changes or alterations: Bonnie Park is retained but portions of the park are shifted or realigned.	A realigned shape to Bonnie Park would potentially lose the connection between the history of the site and its existing use. However, an enhanced park in both size and design would mitigate the loss of the shape of the property when combined with an interpretation strategy.
	Adaptive re-use: N/A	
	Public interpretation or commemoration: Bonnie Park is maintained but as part of any alterations or changes to the property, an interpretation strategy is implemented to reflect the history of the property.	The park may be altered and reoriented, but the history of the site must be reflected in a robust heritage interpretation strategy (see Section 7.0 for examples).
The two wood pavilions in the northernmost portion of the park, which replicate the shape, design and select wood detailing of the historic railway pavilions from the Jackson's Point Railway Station.	Retaining heritage resources and attributes in situ: The two wood pavilions are maintained in situ in the northernmost part of Bonnie Park.	The pavilions are not architecturally significant but are early reinterpretations of railway infrastructure, which should be maintained as pavilions. An enhanced park may require moving the pavilions to an alternative site in the park.
	Changes or alterations:	No concerns.

Table 9: Potential Conservation and Mitigation Strategies for Bonnie Park

Attribute	Conservation Approach	Discussion of Benefits and Challenges
	The two wood pavilions are retained but relocated within Bonnie Park	
	Adaptive re-use of a property: The two pavilions could be altered and reused to provide additional functions or purpose to the pavilion.	The pavilions and their trusses and structural details, which reflect the original railway architecture, will need to be maintained or reconstructed in kind as part of an adaptive reuse strategy. This may present challenges depending on the proposed use.
	Public interpretation or commemoration: For over sixty years, the pavilions have acted as an interpretation of the railway history of the site and would contribute to a future interpretation strategy.	The pavilions should be maintained or reproduced in kind as early reinterpretations of the railway history of the Park. These buildings may be relocated from their current location as they are not original structures.

6.1 Potential Heritage Interpretation Strategies

A means of mitigating the removal of a cultural heritage resource or attribute is through the implementation of a heritage interpretation strategy. Heritage interpretation strategies reflect the cultural heritage value of a property through a range of mediums, which assist in creating a narrative and a sense of place related to a property's heritage significance. Some examples of installations that are typically included in a heritage interpretation strategy include:

- Information boards/panels and signage
- Multimedia displays (photos, video, audio)
- Models and tactile displays
- Landscape design and paving
- Public art/Murals
- Reinterpretation or reinstallation of salvaged heritage attributes in new designs.
- Mobile/smart phone applications

6.1.1 Information Boards/Panels and Signage

Information boards/panels and signage can provide context about the historical significance of a property. Where plaques have traditionally acted as the means of commemorating heritage properties, their content, materiality, and location typically do not provide the context and insight necessary to provide captivating interpretation of a property. Best practices in interpretation strategies implement information boards and panels that incorporate historical photos, maps, text, and other information that provide an immersive experience for visitors of all ages and abilities. Where plaques have a limited malleability in terms of design, information boards and panels can be designed in an assortment of shapes and sizes and

incorporated into a variety of features that meet urban design objectives (such as wayfinding, public art, etc).



Figure 128: Maen Llia (Wales)



Figure 129: Fort Frances (Ontario)

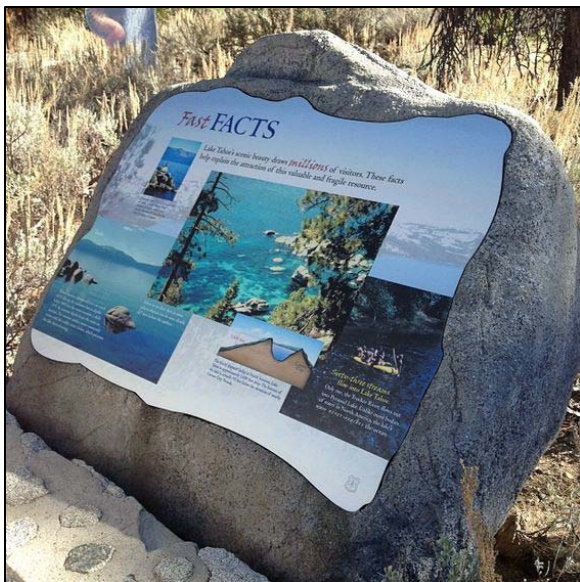


Figure 130: Taylor Creek (Utah)



Figure 131: Bedford (UK)



Figure 132: Kincardine Boardwalk (Ontario)

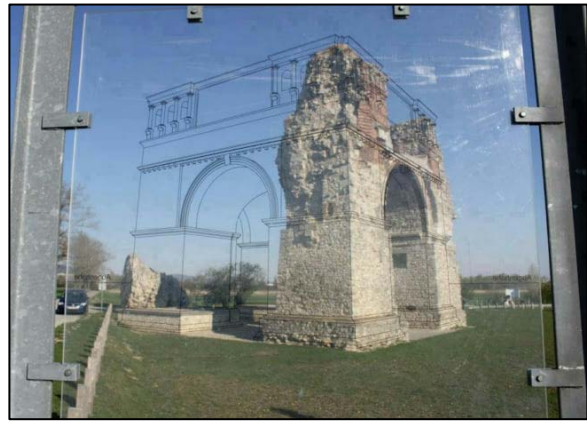


Figure 133: Etched glass outlining the original building (Austria)

6.1.2 Multimedia Displays

A multimedia display provides an immersive interpretation experience for all ages and abilities. Displays can include video, photos and/or audio, which tell the story of a place and can be activated by touch screens. Audio recordings of local residents can provide an oral history of the site and provide an inclusive and multi-layered experience that incorporates both local and general knowledge and research.



Figure 134: Touch screen (Malta)



Figure 135: Ireland Park (Toronto)

6.1.3 Models and Tactile Displays

Models and tactile displays provide visitors with a physical re-creation of a site, providing spatial awareness and a three-dimensional understanding of a property. Comprised of a wide variety of materials including metal, bronze and graphite, tactile models are durable and can assist with wayfinding. A series of tactile models can depict the evolution of the property.



Figure 136: Parliament Hill (Ottawa)



Figure 137: Old Point Loma Lighthouse (California)

6.1.4 *Landscape Design and Paving*

Heritage interpretation can be achieved through creative landscape design to express significant heritage attributes in the built environment. Interpretation can include outlining building foundations in contrasting colours or materials embedded in the ground or through the incorporation of significant motifs or themes in new construction.



Figure 138: Railway interpretation (Australia)



Figure 139: York Beltline Trail with railway interpretation (Toronto)



Figure 140: Berlin Wall (Germany)



Figure 141: Church Foundations (Hamilton)

6.1.5 *Public Art and Murals*

Public art and murals can depict and reinterpret elements that represent the history of a property. A collage of historical imagery that incorporates sites, people and events can be developed with input from the community. Public art pieces can incorporate motifs and elements inspired by or deriving from built heritage. Local or professional artists can be used to create murals and public art pieces.



Figure 142: Mural in Welland (Ontario)



Figure 143: Mural in Oshawa (Ontario)

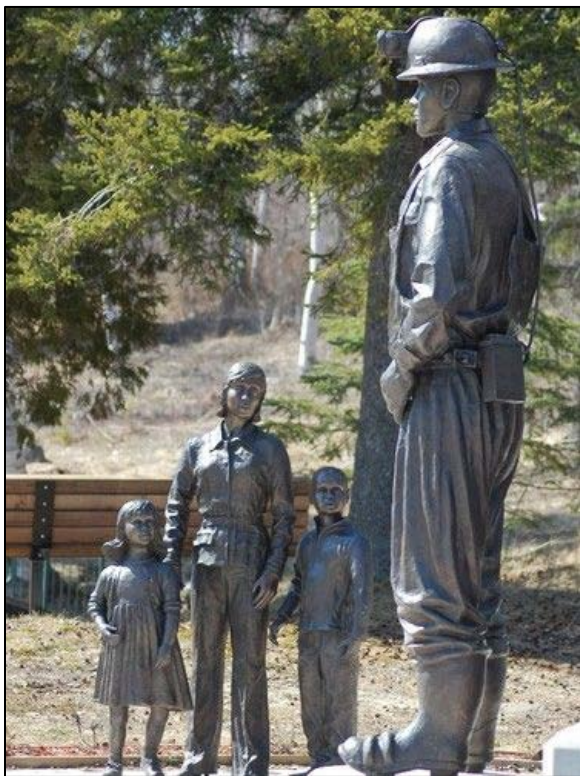


Figure 144: Sculptures in Timmins (Ontario)



Figure 145: Waterloo Sculpture Garden (Ontario)



Figure 146: Statues and art in Hamilton (Ontario)

6.1.6 *Reinterpretation /Reinstallation of Heritage Attributes in New Infrastructure*

Where whole buildings cannot be conserved, identified heritage attributes can be reinterpreted or conserved and reinstalled in new infrastructure. Bonnie Park contains one such example, through the

incorporation of wood beams, trusses and braces that are based on the minor woodworking flourishes from Jackson's Point's original railway pavilions (Figure 114 and Figure 115).



Figure 147: Betzner Farmstead (Kitchener)



Figure 148: Wall created by remnant ruins (Cambridge)

6.1.7 Mobile/smart Phone Applications

The ubiquity of mobile phones creates opportunities to provide dynamic and immersive interpretive content. Applications can be developed to provide information, photos, videos and audio that provide information about the history and evolution of a property. A mobile phone application can be specific to the site or integrated into a larger electronic strategy for an area.



Figure 149: Rideau Canal App (Ottawa)



Figure 150: Example of an app overlaying historical photos on a screen

7.0 CONCLUSIONS

Based on the results of archival research, a field review and an assessment of their cultural heritage value using Ontario Regulation 9/06 of the *Ontario Heritage Act*, this assessment finds that 20 Bonnie Boulevard and Bonnie Park both contain cultural heritage value. Both properties contain physical, historical and contextual value.

Draft Statements of Cultural Heritage Value have been crafted, outlining the heritage attributes of each property. Potential conservation and mitigation measures have been included that Town of Georgina staff, Heritage Committee Members, and Council can use to conserve the cultural heritage value and heritage attributes of the properties as part of future development or enhancement projects. These measures include retaining heritage resources and attributes in situ, making sympathetic changes and alterations, adaptively re-using the buildings and/or creating a public interpretation or commemoration strategy.

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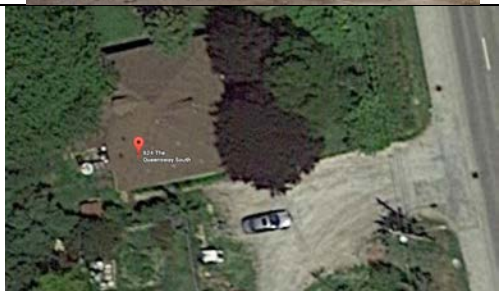


	Roll	Address as shown from Assessmen	Address on Register	Name of Building	Correct Nam	Comments
1 address or Roll	11947600	216 Catering	216-235 Catering Rd.			
2 address or Roll	12064900	30 Turner St	396 Coxwell St.			
3 address or Roll	01325500	6671 Frog St	6651 Frog St.			
4 address or Roll	04215600	30 Hadden RD	32 Hadden Rd			
5 address or Roll	07098100	High st	33 High St			
6 address or Roll	13738800	1984 Metro Rd	Lake Drive East			
7 address or Roll	09606200	roll doesn't exist	221 Lake Drive North			roll should be 09806200
8 address or Roll	13919300	1597 Metro Rd N	Metro Rd. North			
9 address or Roll	04334000	26589 Park Rd	26289 Park Rd.			
10 address or Roll	01088000	139 Prout Rd	7454 Prout Rd.			
11 address or Roll	09953000	297 The Queensway N	295 The Queensway			
12 address or Roll	02150700	9 Victoria ST	23 Victoria Rd.			
13 address or Roll	10906200	W/S Warden Ave	Warden Ave.			
14 address or Roll	10910000	25508-25512 Warden Ave	25512 Warden			
15 address or Roll	13475400	53 Westwind Circle	53 Westwind Circle/58 Willow Beach			
16 Name of building	o1120000	6673 &6677 Old Shiloh Rd.		Van Norman Farm	Phoenix Farm	'7 is a bungalow and 6673 is a log home
17 Picture of building		6673 &6677 Old Shiloh Rd.		Van Norman Farm	Zsolt House	




Proposed List of Properties to be Added to the Heritage Registry


The Georgina Heritage Committee (GHC) researches and maintains a list of properties, features and areas worthy of monitoring for conservation, establishes criteria for the evaluation of properties of architectural, historical and contextual significance; and recommends to Council properties worthy of designation. Recently the Council of the Town of Georgina supported the GHC's recommendation to establish a Heritage Register.

This list includes all properties listed as being built between 1800 and 1850 according to the Municipal Property Assessment Corporation (MPAC). **All structures on this list are between 169 and 219 years old** (according to MPAC records).

Address	Year Built According to MPAC	Structure Type	Architectural Style	Notes	Photo
624 The Queensway S	1810	Single Family Detached	Nameless Vernacular, possible residual Upper Canada Regency		
624 The Queensway S					

547 Lake Dr E	1819	Single Family Detached	Cedarbrae, Coolmere Lodge	Upper Canada Neo-Classic	
30 Turner St	1825	Single Family Detached	Beechcroft	Upper Canada Regency. National Historic Site of Canada (along with Lakehurst Gardens)	
30 Turner St					
30 Turner St					



Highway 48 N/S	1850	Single Family Detached	No house #. North west corner of Riverside Dr & Hwy 48 PT LOT 17 PLAN 364 GEORGINA; PT LOT 18 PLAN 364 GEORGINA; PT LOT 19 PLAN 364 GEORGINA; PT LOT 20 PLAN 364 GEORGINA PT 3, 65R1145 ; GEORGINA Roll Number: 197000006223000	Georgian	
7788 Old Shiloh Rd	1800	Miscellaneous Shed	1 house, 1 barn, and 3 sheds	Georgian	
185 The Queensway N	1800	Single Family Detached		Georgian	

262 The Queensway N	1803	Single Family Detached		Log House	
262 The Queensway N					
377 Raines St	1824	Single Family Detached and Shed		Unnamed Vernacular	
25382 Stoney Batter Rd	1830	Single Family Detached		Victorian	





24646 Mccowan Rd	1830	Single Family Detached and Shed		Victorian		
21 Land's End	1835	Single Family Detached		Bungalow or Regency		
252 Pfefferlaw Rd	1835	Single Family Detached	Mix of brick and siding exterior.	Victorian		
390 Curley St	1840	Single Family Detached		Victorian		





196 Pfefferlaw Rd	1840	Single Family Detached	Exterior siding. Good condition.	Georgian	
28607 Highway 48	1845	Single Family Detached		Victorian	
129 The Queensway N	1848	Single Family Detached and Attached Garage		Georgian	
24710 Park Rd	1850	Type I Barn	Excellent	Vernacular agricultural	

7433 Old Homestead Rd	1850	Single Family Detached	Not visible from road	Victorian	
10914 Ravenshoe Rd	1850	Single Family Detached	Land expropriated by the Town in 2013	Unnamed Vernacular	
6818 Old Shiloh Rd	1850	Single Family Detached	Good condition	Georgian	
6251 Frog St	1850	Single Family Detached, Miscellaneous Shed, and Barn		Georgian	

7113 Frog St	1850	Single Family Detached	Site of solar farm. Archaeological assessment in 2014 (Site BbGt-31)	Victorian	
6627 Smith Blvd	1850	Single Family Detached		Georgian	
5692 Smith Blvd	1850	Single Family Detached		Georgian	
5782 Smith Blvd	1850	Shed		Shed	

9 Lee Farm Lane	1850	Single Family Detached		Victorian		
9425 Morning Glory Rd	1850	Single Family Detached and Shed		Log House		
24982 Lakeridge Rd	1850	Type III Uninsulated Barn	Approx 52 acres property. Obstructed from street. Building standing (google map)	Vernacular agricultural		
31250 Lakeridge Rd	1850	Type I Barn	approx. 73 acres. Lots of scrap on the property. Obstructed view from street	Vernacular agricultural		

24369 Warden Ave	1850	Single Family Detached		Victorian	
99 Bethel Sideroad	1850	Type I And Type II Barn		Vernacular agricultural	
168 Bethel Sideroad	1850	Single Family Detached	Georgian house in good shape. Built by John Morton from Amherst, Massachusetts.	Georgian	
3595 Lockie Sideroad	1850	Type III Uninsulated Barn		Vernacular agricultural	

3458 Lockie Sideroad	1850	Type III Uninsulated Barn		Vernacular agricultural	
26153 Warden Ave	1850	Single Family Detached		Georgian	
96 Carley Rd	1850	Single Family Detached	AKA 23259 KENNEDY RD PT LT 4 CON 6 N GWILLIMBURY PTS 2 & 3 65R6735 ; GEORGINA PIN: 034650051	Georgian	
23429 Kennedy Rd	1850	Single Family Detached		Victorian	

21 Mt Pleasant Trail	1850	Single Family Detached		Victorian	
23890 McCowan Rd	1850	Single Family Detached and Type I Barn		Vernacular agricultural	
23625 McCowan Rd	1850	Single Family Detached and Type I Barn		Georgian	
24309 McCowan Rd	1850	Type III Uninsulated Barn		Vernacular agricultural	