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CULTURAL HERITAGE IMPACT **ASSESSMENT** REPORT

558 Welbanks Road
Prince Edward County, ON

Date:
January 30, 2019

Prepared for:
Fourward Holdings

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Glossary of Abbreviations

CHIA	*Cultural Heritage Impact Assessment*
CHL	*Cultural Heritage Landscape*
CHVI	*Cultural Heritage Value or Interest*
LRO	*Land Registry of Ontario*
MHBC	*MacNaughton Hermsen Britton Clarkson Planning Limited*
MTCS	*Ministry of Tourism Culture and Sport*
OHA	*Ontario Heritage Act*
OHTK	*Ontario Heritage Toolkit*
O-REG 9/06	*Ontario Regulation 9/06 for determining cultural heritage significance*
PPS 2014	*Provincial Policy Statement (2014)*
SOS	*Statement of Significance*

Acknowledgements

This report acknowledges that assistance provided by County Planning Staff and Steve Ward of Quinte's Isle Campark for historical information.

1.0 Executive Summary

MHBC was retained in November 2018 by Fourward Holdings to undertake a Cultural Heritage Impact Assessment (CHIA) for the development located at 558 Welbanks Road hereafter referred to as the 'subject lands' (see Appendix A).

The purpose of this assessment is to evaluate the development in terms of potential impacts to cultural heritage landscapes on site. The subject lands do not include cultural heritage resource(s) as identified by the Prince Edward County Municipal Heritage Register. The subject lands were included in a broader study area for cultural heritage landscapes in September 2018 by Bray Heritage.

This report has been prepared as input to the development proposal at 558 Welbanks Road which proposes to create a new seasonal recreational use called Pebble Beach East Campark. It proposes a total of 337 seasonal park model trailer sites each with two (2) vehicular parking spaces. The campark proposes a main roadway landscape with trees and three (3) intersecting roads that link campers to the north and south end of the camping area.

The subject lands were identified as possessing an archaeological site of CHVI under Part VI of the OHA as part of the Burlingham Farmstead by Ground Truth Archaeology Ltd. in April 2017. The subject lands were also identified as part of a potential cultural heritage landscape (Area 2) by a report by Bray Heritage (2018) entitled "South Shore Preliminary Cultural Heritage Landscape Assessment."

In conclusion, this evaluation has been completed in accordance with the Official Plan 2006 and Official Plan (Draft 2018) and the recommendations of the South Shore Preliminary Cultural Heritage Landscape Assessment (September 2018). This evaluation has concluded that the subject lands do not meet the criteria for a cultural heritage landscape outlined by the PPS 2014 and the Standards and Guidelines of the Conservation of Historic Places in Canada (2nd Edition).

Although the subject lands have not been deemed a significant cultural heritage landscape, this report makes the following recommendations:

- The existing outbuilding on the subject lands is not considered a cultural heritage resource and may be removed;
- It is noted that some of the fence lines on the subject lands are retained in the proposed site plan; the retention of these is supported. The retention of these remaining fence lines should be considered should the proposed site plan evolve or change;
- It is recommended that a Stage 3 archaeological assessment be completed prior to the finalization of the site plan and that upon the condition that this is met, that the site plan proceed in its current state;
- It is recommended that the use of the Burlingham and Rankin name be used for the intersecting roads in the proposed development to commemorate the families.

****Disclaimer: Cultural heritage landscapes should evaluate traditional practices of First Nations which is part of the Standards and Guidelines of Historic Places Section 4.1.2. It recommends that the First Nations be consulted when reviewing the final designs of the development to determine impact on these groups.*

2.0 Methodology and Approach

2.1 Methodology

The methodology of this report is based on the Cultural Heritage Impact Assessment (CHIA) guidelines of the Ontario Heritage Tool Kit (Info Sheet #5) as there are no guidelines or terms of reference outlined in the Prince Edward County's Official Plan (see Appendix F). These guidelines are supported and supplemented by guidelines for Heritage Impact Assessments outline by the International Council on Monuments and Sites (ICOMOS) (2011).

The following list outlines the content for this CHIA based on the guidelines from the OHT:

- General Information;
- Review of Research Documents and Policy Analysis;
- Historical Research;
- Site Analysis and Evaluation of Cultural Heritage Resource;
- Description of the Proposed Development;
- Impact of the Proposed Development;
- Alternatives and Mitigation Strategies;
- Implementation and Monitoring;
- Summary Statement/ Conclusion.

Supplementary to the above requirements, this CHIA also includes the current Section 2.0 Methodology and Approach as recommended by ICOMOS (2011).

2.2 Approach

A site visit was conducted by MHBC Staff on November 28, 2018 to assess and document the cultural heritage resource(s) on site and to evaluate the potential cultural heritage landscapes identified by the South Shore Preliminary CHL Assessment Report.

In April 2017, an archaeological report was completed by Ground Truth Archaeology Ltd (Stage 1 and Stage 2). In September 2018, Bray Heritage was retained to complete a preliminary cultural heritage landscape assessment; this Report reviews the following documents:

- Stage 1 and 2 Archaeological Assessment of 558 Welbanks Road, Part of Lot 19 and 20, Concession 2, South Side of East Lake, Township of Athol, County of Prince Edward, Ontario (April 2017)
- South Shore Preliminary Cultural Heritage Landscape Assessment Report (September, 2018)
- The Planning Act and includes the Provincial Policy Statement 2014;
- The Ontario Heritage Act;

- The Ontario Heritage Tool Kit which includes Eight Guiding Principles in the Conservation of Built Heritage Properties (Ministry of Tourism, Culture and Sport);
- Prince Edward County Official Plan 2006 and Draft Official Plan (February 2018)
- Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition) (Section 4.1 "Guidelines for Cultural Landscapes").

This CHIA assesses the proposed development in terms of its compliance with these policies, guidelines and recommendations and assesses any impacts of the development on the cultural heritage value or interest of resources on site.

3.0 Research Documents and Policy Analysis

3.1 Research Documents

3.1.1 Stage 1 and 2 Archaeological Assessment of 558 Welbanks Road, Part of Lot 19 and 20, Concession 2, South Side of East Lake, Township of Athol, County of Prince Edward, Ontario (April 2017)

The archaeological report by Ground Truth Archaeology identified two sites on the subject lands, one of which was considered of CHVI. The site is called the Burlingham Site (AlGh-75) to the south of the property and included 261 artifacts, many of which indicate occupation of the site at least to 1830. Because the site is associated with the first generation of settlement and dates back to 1830 or slightly earlier, the site has CHVI as determined by Standards and Guidelines (MTC 2011) (p 66).

The archaeological report recommends the following:

> *The Burlingham site (AlG-h-75) has cultural heritage value or interest (CHVI) and requires a Stage 3 archaeological assessment in order to refine dates of occupation and identify site limits.*

Figure 1: View of identified archaeological sites; Red arrow points to AlGh-75, Burlingham Site which is considered of CHVI on the subject lands (April, 2017).

3.1.2 South Shore Preliminary Cultural Heritage Landscape Assessment (September 2018)

The South Shore Preliminary Cultural Landscape Assessment was completed by Bray Heritage commissioned by Friends of the South Shore. The purpose of this report was to identify potential cultural heritage landscapes within Prince Edward County and to provide recommendations based on the outcome of the assessment (see Appendix D).

The assessment was a high level assessment and concluded that the study area has potential to contain two cultural heritage landscapes. The report recommended the following:

1. *The municipality authorize the preparation of a Cultural Heritage Landscape study that includes the two areas identified in this report (but which may identify other cultural heritage landscapes, with different boundaries within the two areas) with the intent of assessing their potential as significant cultural heritage landscapes as defined in the PPS and 2018 Draft OP. The study is to be undertaken on behalf of the municipality and prepared by a qualified heritage professional (full member of CAHP); and,*

2. *Any development proposal within the study area, and specifically Area 2, shall have a cultural heritage impact assessment supplied by the proponent to identify potential impacts of the proposed development on any cultural heritage resources, including cultural heritage landscapes, that are on, or adjacent to, the proposed development, such assessment to be prepared by a qualified heritage professional (full member of CAHP) to the satisfaction of the municipality and following a public consultation process.*

The subject lands are located in the area identified as 'Area 2' in the South Shore Preliminary Cultural Heritage Landscape Assessment (September 2018).

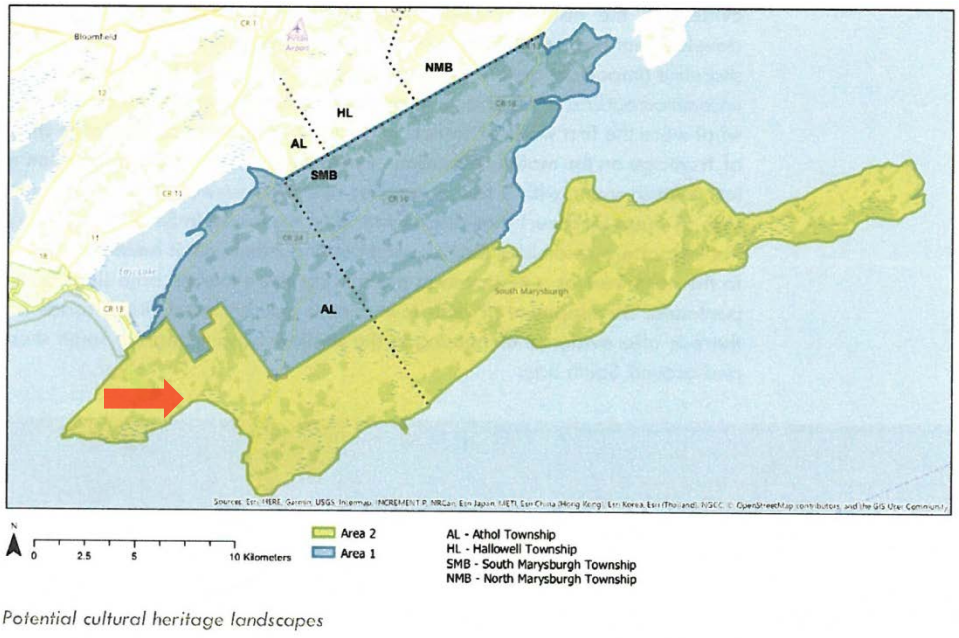


Figure 2: View of Area 1 & 2 identified CHLs in the South Shore Preliminary CHL Assessment Report; Red arrow pointes to approximate location of subject land (September, 2018).

3.2 Policy Analysis

3.2.1 The Planning Act and PPS 2014

The *Planning Act* makes a number of provisions respecting cultural heritage either directly in Section 2.0 of the Act and Section 3.0 respecting policy statements and provincial plans. Section 2.0 of *The Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. One of the intentions of *The Planning Act* is to "encourage the co-operation and co-ordination among the various interests." Regarding cultural heritage, sub-section 2(d) of the Act provides that:

> *The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,*
>
> *(d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;*

In support of the provincial interest identified in Subsection 2 (d) of the *Planning Act*, and as provided for in Section 3.0, the Province has refined policy guidance for land use planning and development matters in the *Provincial Policy Statement, 2014* (PPS). The PPS is "intended to be read in its entirety and the relevant policy areas are to be applied in each situation". This provides a weighting and balancing of issues within the planning process. When addressing cultural heritage planning, the PPS provides for the following:

> *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.*
>
> **Significant**: *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.*
>
> ***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.*

> ***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, trail ways, view sheds, 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).*
>
> ***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.*
>
> ***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 Part II or IV of the Ontario Heritage Act; property identified by the Province or 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.*

The PPS 2014 acknowledges that the conservation of built heritage resources and cultural heritage landscapes can promote a sense of identity for a community (Sub section 1.7 (d))

> *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;*

It is ordered in this legislation that built heritage and cultural heritage landscapes deemed to be significant must be conserved (Sub-section 2.6.1),

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

There is no significant built heritage located on the subject lands as evaluated in this report. The subject lands are not officially considered a cultural heritage landscape of significance under PPS 2014. Therefore, there is no protected heritage property currently existing on the subject lands.

3.2.2 The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O, 1990, c.0.18 is the guiding legislation for the conservation of significant cultural heritage resources in Ontario. This Cultural Heritage Impact Assessment has been guided by the criteria provided within *Regulation 9/06* of the *Ontario Heritage Act* which outlines the mechanism for determining cultural heritage value or interest.

3.2.3 The Ontario Heritage Tool Kit (Ministry of Tourism, Culture and Sport)

This Report uses the Ontario Heritage Tool Kit to aid in the assessment of potential cultural heritage landscapes. This Report uses "*Heritage Resources in the Land Use Planning Process*" to identify and assess cultural heritage value and interest of an identified potential CHL. The following info sheets will be used in this report:

Info sheet # 2- Cultural Heritage Landscapes
Info sheet # 5- Heritage Impact Assessments and Conservation Plans

3.2.4 County of Prince Edward's Official Plan (2006)

Tourism is a vital part of Prince Edward County and according to the Official Plan (2006), the County acknowledges that cultural heritage is part of this industry and therefore, its preservation is also important.

> *2.1.3 In the future, Prince Edward County will be a tranquil and beautiful place to live and visit. It will be unique from most parts of the Province because of its combination of natural beauty, heritage and rural charm. These special attractions will have been properly preserved and enhanced over the years by the people of Prince Edward County.*

In Section 4.2.2 (f) of the Official Plan, it states that one of the County's main objectives is to "*encourage the preservation of the County's heritage buildings and historical resources."* This is followed by Section 4.4 which describes heritage conservation and its importance to the County.

> *4.4.1 Conservation of heritage resources is important not only for tourism and economic development, but also as a means of promoting and enhancing social and community development by exposing visitors and residents to the rich history and sense of place of the County.*
>
> *4.4.2 The locations of built heritage resources have been mapped in the Background Studies to the Official Plan Update and are inventoried in the Historical Architectural Survey of Prince Edward (H.A.S.P.E.) and the publication The Settler's Dream.*
>
> *4.4.3 It is the intent of this Plan to:*
>
> *a) preserve historic buildings, streetscapes, areas, scenic routes, museums, archaeological sites (known and suspected) and other heritage assets throughout the County; and,*
> *b) apply the appropriate heritage resource management policies to all development and redevelopment within Prince Edward County in all land use designations.*

The Official Plan does not provide specific policies for cultural heritage landscapes. However, Section 4.4.5 identifies that heritage conservation should be integrated with the planning process.

> *4.4.5 County Council will promote the integration of heritage conservation into the planning and development process, especially in the areas of land use and environmental planning by:*
>
> *a) circulating development and redevelopment proposals (including applications for consents, zoning by-law amendments, official plan amendments and subdivisions) for all property containing an inventoried heritage resource, designated building or property, to the L.A.C.A.C. for comment on the potential impact on heritage resources and recommendations regarding mitigative measures;*
>
> *b) using the site plan control process, subdivision agreements and other powers conferred by the Planning Act, R.S.O. 1990, to facilitate the retention of heritage resources and the compatibility of new development with these resources;*
>
> *c) recommending consents only when the integrity and character of an inventoried or designated heritage resource on the subject property (both severed and retained) will not be compromised by the consent.*
>
> *d) evaluating any proposed re-use of a heritage designated or inventoried property based on the established heritage significance of the property;*
>
> *e) requiring a heritage impact study in situations where Council deems that development may adversely affect a heritage resource;*
>
> *f) ensuring that community improvement plans and programs facilitate the preservation, rehabilitation, renewal and re-use of heritage resources; and,*
>
> *g) ensuring that secondary plan studies and plans of subdivision identify heritage resources and propose means to protect and enhance these resources.*

3.2.5 County of Prince Edward's Official Plan (Draft 2018)

A draft Official Plan of Prince Edward County, Today and Tomorrow, was completed in February 2018. The draft official plan carries forward the cultural heritage policies of the current official plan and expands and updates them consistent with the PPS 2014.

Section 10.0 of the OP contains the cultural heritage policies. Section 10.1 (a) outlines the objectives of the plan in regards to cultural heritage, those objectives being:

> **Objective 1** Recognize, conserve, enhance and promote *significant* cultural heritage resources and sites including:
>
> i) *Built heritage resources* of all types, including landmarks, barns and *cultural heritage landscapes* (designated under Part IV of the *Ontario Heritage Act*);
> ii) Heritage Conservation Districts (designated under Part V of the *Ontario Heritage Act*);

iii) Properties designated under Part IV of the *Ontario Heritage Act*;
iv) *Archaeological resources* (known and suspected);
v) Historic streetscapes;
vi) Heritage roads;
vii) Museums and archives;
viii) Heritage and cultural centres;
ix) Viewscapes; and
x) Other cultural heritage resources as may be identified.

Objective 2 Encourage growth patterns which promote the conservation and sympathetic treatment and adaptive re-use of cultural heritage resources.

Objective 3 Integrate *built heritage resources* into development proposals, wherever appropriate.

Objective 4 Maintain and enhance the heritage character of the built environment in a way that contributes to the high quality of place experience that is so integral to local economic development.

Objective 5 Convey the importance of the County's cultural heritage and its associated cultural heritage resources to the general public.

Objective 6 Establish opportunities for artifact collection and management, and items of less tangible heritage, in collaboration with the County Museum.

In Section 10.2, cultural heritage policies are described as follows:

a) The County recognizes the importance of its cultural heritage resources. The County shall identify cultural heritage resources while ensuring their conservation, restoration, maintenance and enhancement as part of the community's ongoing evolution.

b) All new development permitted by the land use policies and designations of this Plan shall:
i) Have regard for cultural heritage resources;
ii) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and,
iii) Wherever possible, incorporate these cultural heritage resources into any new development plan.

c) Pursuant to the Ontario Heritage Act, the County may designate properties including built heritage resources, heritage conservation districts, cultural heritage landscapes, archaeological resources and other heritage elements. The County shall encourage partnerships with land trusts and private sector partners to promote the appropriate conservation of these cultural heritage resources. The *County shall consider the interest of Indigenous communities in conserving cultural heritage resources.*

d) No owner of protected heritage property shall alter the same if the alteration will affect the property's heritage attributes, unless the owner applies to the County for a Heritage Permit and receives consent in writing for the proposed alterations. If the municipality determines that the alterations to the protected heritage property are minor in nature, a Heritage Permit is not required.

h) Development and site alteration on adjacent lands to protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated and it has been demonstrated, through the completion of a Heritage Impact Statement as determined by the municipality, that the heritage attributes of the protected heritage property will be conserved.

i) It is the intent of the County to conserve and enhance designated cultural heritage resources in situ, wherever possible. The proposed relocation, removal or demolition of the heritage attributes assigned to a designated heritage property, and the development or site alteration on a designated property shall be subject to the provisions of the Ontario Heritage Act.

j) The County recognizes the role of the Prince Edward County Heritage Advisory Committee (PEHAC) to advise and assist on all matters of heritage conservation, including the evaluation of development applications involving a Listed or a Designated property.

k) The inventory, evaluation and conservation of cultural heritage resources of all types shall conform to the applicable standards and guidelines available in the Parks Canada Standards and Guidelines for Historic Places in Canada, the Ontario Heritage Toolkit, and the Ministry of Tourism, Cultural and Sports' 8 Guiding Principles.

Designating cultural heritage landscapes (Section 10.2 (n)), designating heritage roads (Section 10.2 (o)) and Heritage Impact Assessments (Section 10.2 (p & q)) are outlined in Section 10.2 are applicable to this the assessment within this report,

n) Cultural Heritage Landscapes, as defined in the Provincial Policy Statement should be designated using the same criteria as is used for Heritage Conservation Districts, as found in the Ontario Heritage Tool Kit. Definitions of heritage character and of property boundary can be determined using these criteria.

o) Heritage Roads that have a distinctive character should be given special consideration by the County, and may be distinguished as Cultural Heritage Landscapes under Part IV of the Heritage Act. On lands adjacent to a Heritage Road that is designated as a Cultural Heritage Landscape, all development, road allowance changes or Class Environment Assessments associated with proposed road improvements shall be reviewed by the County, giving a high priority to the appropriate conservation of the scenic, natural and cultural amenities in proximity.

p) Applications for development of a designated heritage property, having known cultural heritage attributes, or development adjacent to a designated property, will require the preparation of a Heritage Impact Assessment to demonstrate how the heritage attributes and integrity of the designated heritage property are to be conserved and how any impacts may be mitigated. This HIA shall be prepared to the satisfaction of the County, and other appropriate authorities having jurisdiction.

q) The heritage attributes and historic character of any designated heritage property, as defined through a Heritage Impact Assessment, shall be conserved or enhanced through the careful consideration of plans for additions, alterations, renovation and restoration.

4.0 Introduction to Development Site and Current Conditions

4.1 Description of Subject Lands

The subject lands in the former Township of Athol within the south part of Prince Edward County. The subject lands include: the southern part of lot 18, 19 and 20, Concession 2, South Side of East Lake; the civic address is 558 Welbanks Road. There is currently one remaining outbuilding on the property; all other buildings have since been removed. The majority of the land consists of intact agricultural lots however there are also wooded areas in particular centrally to Lot 20 and to the south of lot 18. A vegetative buffer exists between the campark to the east and the subject lands.

Figure 3 : Aerial view of the subject lands outlined by the red line (Source: MHBC, 2018)

4.1.1 Heritage Status of Subject Lands

The subject lands are not included on the Municipal Heritage Register as a 'listed' (non-designated) or designated properties. These lands are also not included in the Historical Architectural Survey of Prince Edward County (H.A.S.P.E.).

4.2 Description of Surrounding Area

The subject lands are adjacent to agricultural lands to the north and east. Lake Ontario is located to the south of the subject lands. To the west of the property is the existing Quinte's Isle Campark.

Figure 4 : Aerial view of surrounding area (Source: Google Earth Pro, 2018)

The subject lands also have Provincial parks to the north-west (Sandbanks Provincial Park) and to the south east (Point Petre Provincial Wildlife Area). It fronts onto Soup Harbour and is south of East Lake and south-east of Athol Bay.

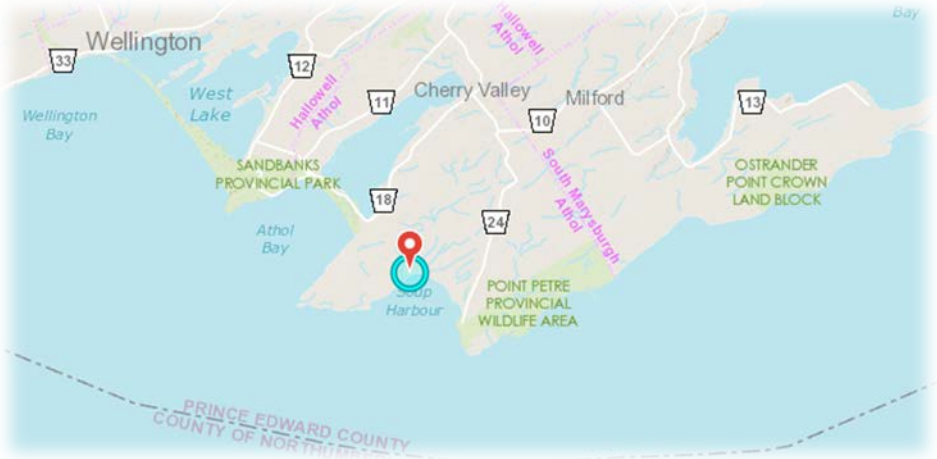


Figure 5 : Map of subject lands and surrounding area; Red point and blue circle indicate approximate location of subject lands: (Prince Edward County, E-maps, 2018)

4.2.1 Heritage Status of Adjacent Properties

There are no properties designated under Part IV or Part V of the OHA that are adjacent to the subject lands and there are no 'listed' non-designated adjacent properties to the subject lands.

5.0 Historical Research

5.1 Historical Overview/ Background Research

First Nations

The County of Prince Edward was first inhabited by the Paleo-Indians who used the area as hunting grounds approximately 12,000 years ago (Prince Edward County Historic Notes, 2018). As there were changes to the natural environment, the area also was inhabited by Archaic hunter gatherers and mound builders who were involved in some agricultural activities. In 1860, Thomas Wallbridge studied several of the burial mounds and noted their construction in the *Canadian Journal of Industry, Science and Art*. In this article, he identified approximately one hundred mounds in Prince Edward County, occurring in groups of two along the shores of water. Upon excavating one of the mounds, Wallbridge discovered a limestone box made of stones and skeletons sitting in upright position with folded arms (see Figure 9 & 10).

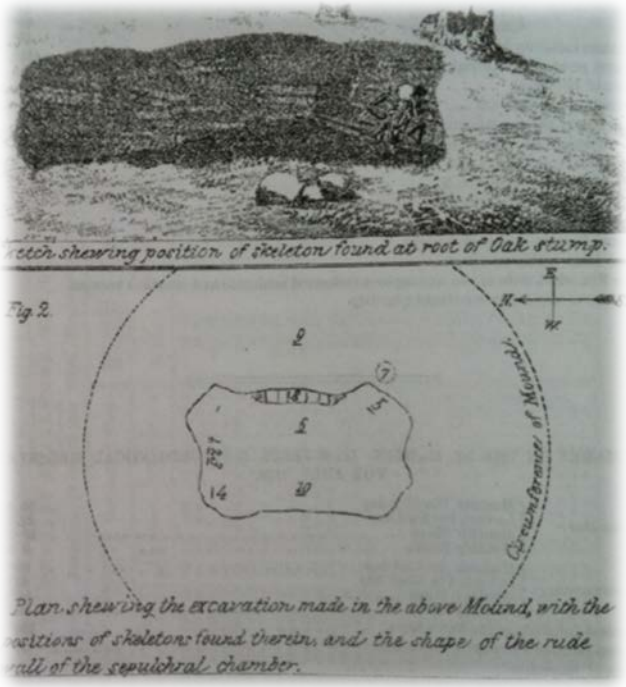


Figure 6: Sketch by Wallbridge of excavated mound in Prince Edward County c. 1860 including location of skeleton remains and the size and shape of mound (Source: Canadian Journal of Industry, Science and Art, 1860)

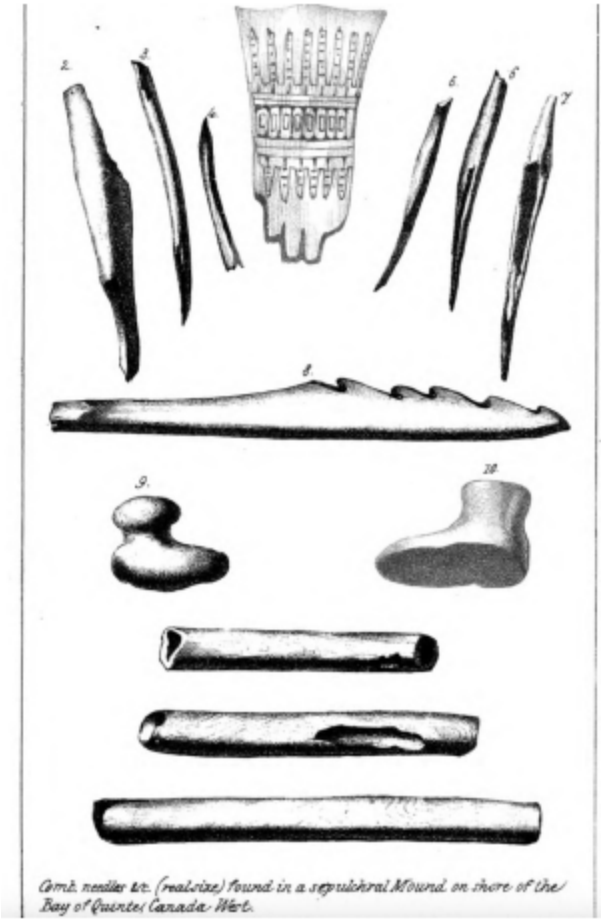


Figure 7 : Sketch by Wallbridge of excavated items from a mound in Prince Edward County c. 1860 (Source: Canadian Journal of Industry, Science and Art, 1860)

Early small First Nation villages were also found in the area with showing agricultural activity and later following by larger First Nation villages and farming within the geographic area known as the "Devil's Punch Bowl". The Mississaugas inhabited Waupoos Island (which is named after First Nations' Chief Waupoos); Wauppos is derived from the Ojibwe word meaning 'rabbit' (Prince Edward County, 2018). Chief Waupoos' tribe would spend summer seasons on Waupoos Island and would migrate to the valley on the mainland in the winter season; some of these trails are still in use today (Prince Edward Escape, 2018). Prior to European settlement, there were approximately 20,000 First Nations peoples living in Prince Edward County (George Reid, 2018).

Unfortunately, many of the Mississauga native peoples died from diseases brought by the Europeans, "between 1634 and 1640, in what may have been the greatest human tragedy in this region, half of the aboriginal population of southern Ontario and elsewhere in the Great Lakes perished from terrifying new diseases that the newcomers inadvertently brought across the Atlantic Ocean with them" (City of Toronto, Natives and Newcomers, 2018).

The Mohawks of the Bay of Quinte are part of the Iroquois Confederacy (Six Nations Confederacy) and were originally from the Mohawk River Valley of current New York State (Mohawks of the Bay of Quinte,

2018). The Mohawk assisted the British during the American Revolution and in return were promised their homeland villages were restored, however, in compensation for their lands, the Six Nation were given unsettled lands in Upper Canada including the Bay of Quinte. The Bay of Quinte is the birthplace of Tekanaqita, the Peacemaker who had brought the original Five Nations Iroquois Confederacy together for the goal of peace in the 12th century (Mohawks of the Bay of Quinte, 2018).

The 800 kilometre shoreline of Prince Edward County was used for early transportation for the First Nations people as well as a means of sustainability. Along with hunting, fishing was a practice used by First Nations in the area.

The United Empire Loyalists

After the American Revolution of 1765 to 1783, approximately 500 loyalists had arrived in Prince Edward County. In 1783, Captain Justine Sherwood surveyed Prince Edward County and another surveyor Collins completed a survey the following year of Marysburg (the fifth Township) working from a log cabin that he built in the area. In 1784, Lieutenant Archibald MacDonnell arrived at Prinyer's Cove (formerly MacDonnell's Cove) with the first Loyalist settlers and began to build cabins and clear the land (Prince Edward County Historic Notes, 2018). This settlement was followed by other settlements on the shores of Picton Bay (formerly Grand Bay). The settlements were outlined by what was entitled "Military Tracts."

Throughout the 1800s, several docks and safe harbours were established in the County including: Wellington Bay, Athol Bay, Picton Bay, Weller's Bay, Bay of Quinte, Smith's Bay and South Bay.

Figure 8: Sketch of United Empire Loyalist Settlement, Bay of Quinte (Source: Our Ontario, 2018)

Township of Athol, Prince Edward County

The Township of Athol was originally part of the Township of Hallowell, which was known as "Fifth Town"; the namesake arose from the five townships that were numbered from Kingston (which was originally the First Town) and the north shore of Lake Ontario. This vast Township became cumbersome and so it was decided in 1797 that it would be severed from Marysburg and Sophiasburg. The land was a settlement for United Empire Loyalists but there was also a community of Quakers within the Township (Fraleigh, Charles, OGS, Quinte Branch, 1999). In 1849, the original Township of Hallowell was abolished and the County of Prince Edward created (Armstrong, Frederick, 190). On January 1, 1850, the Township of Athol was incorporated under the Baldwin Act, Chapter 81 after it was severed from the former Hallowell Township (Canada Statutes, 1849) (Chapter XXXIX, 3rd Victoria, A.D. 1840-Fifth Session, The Statutes of Upper Canada, 94).

II. *And be it further enacted by the authority aforesaid*, That so much of the said Township of Hallowell as is comprised within the description shall constitute and form the Township of Athol. Part described to form Township of Athol.

III. *And be it further enacted by the authority aforesaid*, That the said Township of Athol shall be under the same regulations and entitled to the same privileges as any other Township within this Province. Athol to be placed on the same footing as other Townships.

Below is the Canadian Atlas map of 1878 showing the boundaries of the Township of Athol within Prince Edward County.

Figure 9: Athol Township, Hastings and Prince Edward Counties 1878; Red star indicates approximate location of subject lands (Source: McGill university, 2018)

In 1998, all the former municipalities, including the Township of Athol, amalgamated to form the single-tier Municipality of Prince Edward County as part of the province wide restructuring. Each former Township is represented by a ward within the County.

5.2 History of the Subject Lands

The subject lands include the former Burlingham farmstead residence and the former Calvin Rankin farmstead residence to the north.

History of the Burlingham Farmstead/ Residence (c. 1839-c.1894)

The subject lands were originally part of the southern parts of Lots 19 and 20 (including south part of Lot 18) of Concession 2 which were patented together by Samuel Chearnley (Land Registry of Ontario). In 1824, Chearnley severed the northern portion of his lot to Carelton Spencer and the south part of the lot to Abraham Weeks (LRO). In 1839, Abraham Weeks sold his lot to Varnum Burlingham (LRO).

Varnum Burlingham's family originally came from the United States and landed in Hallowell Township. His mother, Phoebe Burlingham (nee 1791), was born in the State of New York (1851 Canadian Census). She is listed as a Quaker.

In the 1770s, Quakers (more properly known as the Religious Society of Friends), were refugees of the American Revolution and settled in southern Ontario (Government of Canada, Canada: A History of Refuge, 2018). Other Quakers began to arrive from in British North America from Ireland and England in the 1820s. Quakers were pacifists who believed in social justice and international relief. The Burlingham family were English Quakers originally from the United States of America and were part of the exodus to Upper Canada in the late 18th century.

Figure 10: A Quaker Meeting (Courtesy of the Library of Congress Prints and Photographs Division, USZ62-5808).

In 1851, Varnum Burlingham is listed as a farmer who had 50 acres, 40 of which were under cultivation. The farm produced 18 pounds of wool, 80 pounds of maples sugar and 150 pounds of butter. Livestock

included 2 bulls, oxen and steers, 3 milking cows, 2 calves, 2 horses, 3 sheep, 3 pigs (Ground Truth Archaeology, 2017, 3-4).

In 1861, Varnum Burlingham is listed as a farmer at the age of 68 years old and the head of the household. He had a one and half storey frame house which included two families. The second family consisted of son James' family with his wife Elizabeth and son William. In the same year, Varnum married Elizabeth McCarthey who was at the age of 67 (Ground Truth Archaeology, 2017, 4). They also were listed as having a fourteen year old servant Martha Munroe (1861 Canadian Census).

In the 1863 Tremaine Map of Prince Edward County, it shows the Burlingham house. In 1868, Varnum Burlingham and his wife Elizabeth sell part of lot 18 to the east of the property to Varnum's son James Burlingham (LRO).

Figure 11: 1863 Tremaine Map of Prince Edward County

The Burlingham house continues to be identified on the 1878 Belden Map within the Illustrated Atlas of Hastings and Prince Edward Counties.

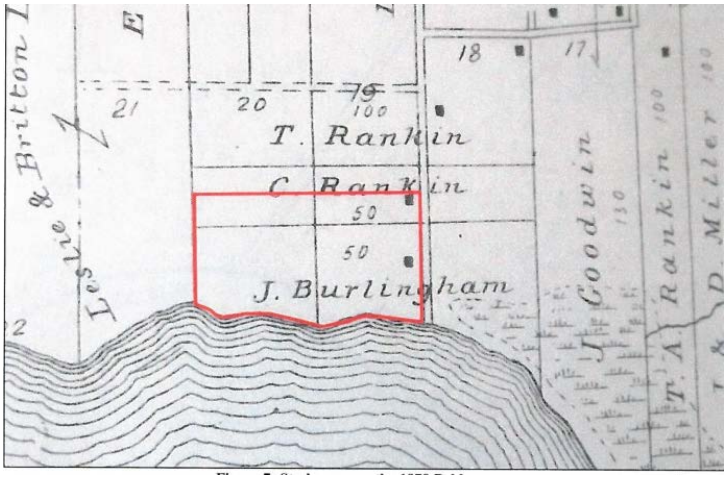
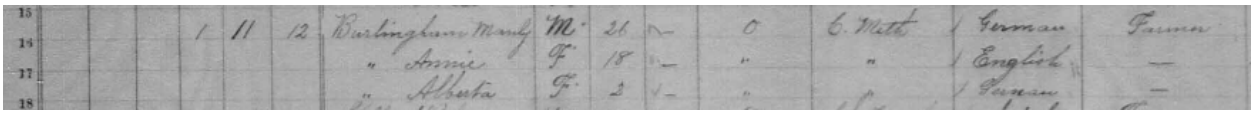


Figure 12: 1878 Belden Map of the Illustrated Atlas of Hastings and Prince Edward Counties.

In 1881, Manly (William) Burlingham (26) is listed in the census as a German, Methodist farmer with wife Annie (18) and daughter Alberta (2); Manly lived on the property with his father James (1881 Canadian Census).



By 1891, James Burlingham is listed as the head of the household at 57 years old and a lighthouse employee. He would have most likely worked at the Point Petre Lighthouse directly south east of the subject lands which is one of the six remaining lighthouses in Prince Edward County (Guide to Prince Edward County, 2018). His son William (also known as Manley) is listed as being married to Margretta and having a daughter named Minitche; this is different than the census ten years earlier with a wife named Annie and daughter Alberta. Manley is listed as an engineer (1891 Canadian Census).

In 1894, James Burlingham and his wife sold their property, consisting of 100 acres in three lots, Lots 18, 19, and 20 to George McConnell (LRO). There is a quit claim registered in 1922 from Malcom S. McConnell and Nina M. McPherson to Sarah Jane McConnell who mortgaged the land to John Hubbs. In 1924, there is a notice of agreement for purchase and sale of 100 acres of lots 18, 19 and 20 made by John Hubbs to Malcom S. McConnell, Sarah Jane McConnell and Nina M. McPherson. In 1936, John Hubbs, a widower, grants the same allotment of land to Norman and Violet Wellbanks as joint tenants. In 1969, Norman and Violet Wellbanks grant the land to Douglas Stephen Wellbanks and William Keith Wellbanks (LRO).

History of the Calvin Rankin Farmstead Residence (c. 1831-1891)

Thomas Rankin is listed is listed as a farmer in 1861 with his wife Catherine and seven children: Aaron, Calvin, Thomas, Mahala, Aramenta, Sarah and Samuel. According to this census the family was living in a one-and-a-half storey farmhouse which is not included in the subject lands. Ten years later in 1871, all but Samuel remained living with their parents. Calvin Rankin is listed as being married to Sarah and having a son named Aaron in this census. He is shown to have owned the southern portion of Thomas Rankin's land which is part of the north end of the subject lands (Belden Map 1878, see Figure 13); a house is indicated on this map parallel to Welbanks Road. It is between 1863 and 1871 that Calvin's house was built from the time he departed his parents' home to the time of the 1871 Tremaine Map.

By 1881, Calvin had passed away and left his widow Sarah and sixteen year old son Aaron (1881 Canadian Census). In 1891, Sarah sold their property to Elizabeth B. Bowerman, who was the wife of Samuel Bowerman (LRO). In 1908, there was an agreement for sale from Samuel Bowerman to Burton S. Rankin (part in rear of lots 18, 19, 20 including 50 acres).

Farm Layout and Built Heritage of the Former Burlingham and Rankin Farmstead Residences

Burlingham Farmstead/ Residence:

A NTS topo map from 1931 and 1947 show that two buildings were aligned to the Welbanks Road (Ground Truth Archaeology, 6). By 1963, there are three buildings present on the property, one of which is added adjacent to the road (Ground Truth Archaeological Ltd, 6). By 1976, only one remained which was furthest from the road.

Rankin Farmstead/ Residence:

The house appears on the 1931 and 1947 map including the house parallel to Welbanks Road as well as another building, most likely an agricultural outbuilding, on the east side of Welbanks Road on the southern part of Lot 18.

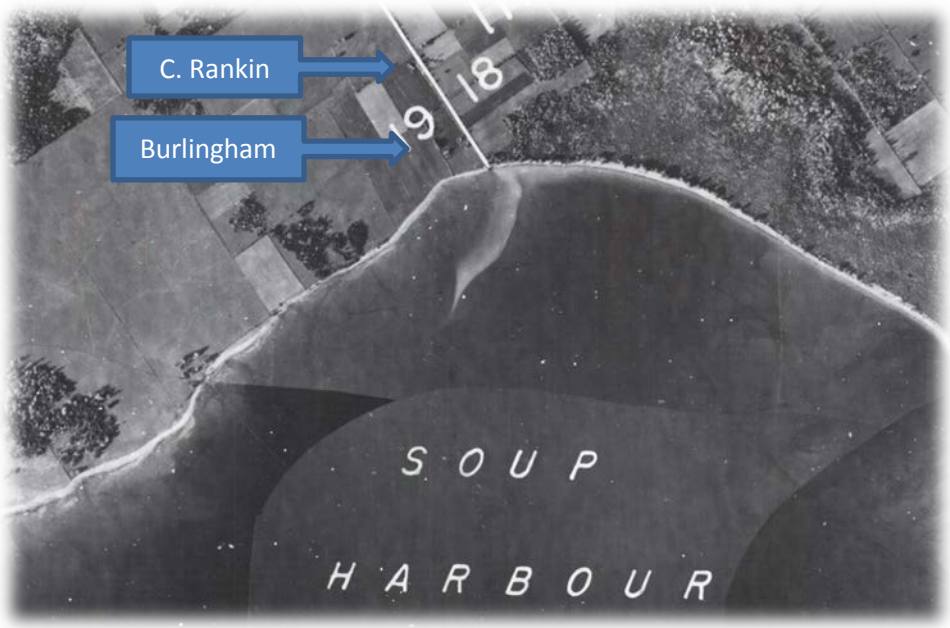


Figure 13: 1954 Aerial photo of subject lands showing former farmstead buildings on the subject lands including the existing outbuilding indicated by red arrow (Courtesy of University of Waterloo Geospatial Centre)

6.0 Site Analysis and Evaluation of Cultural Heritage Value or Interest

6.1 Evaluation Criteria for a Cultural Heritage Landscape

The subject lands were included in a broader study area deemed to have potential cultural heritage landscapes by Bray Heritage in September 2018. The following evaluation is in accordance with the recommendation provided by this report:

1. *The municipality authorize the preparation of a cultural heritage landscape study that includes the two area identified in this report (but which may identify other cultural heritage landscapes, with different boundaries, within the two area) with the intent of assessing their potential as significant cultural heritage landscapes, as defined in the PPS and 2018 Draft OP.*

6.1.1 Definition of Cultural Heritage Landscape (PPS 2014)

A cultural heritage landscape is defined by the PPS 2014 as follows:

> *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, trail ways, view sheds, 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).*

Candidates for cultural heritage landscape evaluation should have potential to meet the above definition.

6.1.2 The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)

The Standards and Guidelines for the Conservation of Historic Places in Canada define cultural heritage landscapes as follows:

> *-a cultural landscape is defined as any geographical area that has been modified, influenced or given special cultural meaning by people, and that has been formally recognized for its heritage value.*

A cultural landscape is evaluated under these standards and guidelines by nine (9) subsections:

- *Evidence of Land Use*
- *Evidence of Traditional Practices;*
- *Spatial Organization;*
- *Visual relationships;*
- *Circulation;*
- *Vegetation;*
- *Landforms;*
- *Water Features; and,*
- *Built Features.*

The above subsections are components of a cultural heritage landscape; a cultural heritage landscape does not require all of these elements to be fulfilled to be deemed significant, however, the quality of these elements should be considered significant to the community and particular to the lands evaluated.

Significance is defined by PPS 2014 as follows:

> ***Significant:*** *means 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.*

The significance of a cultural heritage landscape is based on a three-pronged approach that is related to the PPS (2014) definition of a cultural heritage landscape; this includes: cultural heritage value or interest (CHVI), historical integrity and community value of a landscape.

A significant cultural heritage landscape is identified when is significant in three categories:

1. **Cultural Heritage Value or Interest (CHVI) based on O-REG 9/06;**
2. **Historical Integrity/ Existing Conditions; and,**
3. **Community Value.**

If a significant cultural landscape is identified through this evaluation, the boundaries must be set, whether natural or human-made (i.e. roadways, waterways, edge of tree line and hedge rows, property lines and lakeshores). Buffers zone may also be required.

It is important that First Nations be consulted to evaluate whether any beliefs, oral traditions and practices are reflected in the community to fully evaluate this section as per the Standards and Guidelines for the Conservation of Historic Places in Canada, 2nd Edition.

6.2 Evaluating 558 Welbanks Rd as a Significant Cultural Heritage Landscape within Identified 'Area 2' Cultural Heritage Landscape

Evidence of Land Use

As described in Section 5.0 of this report, the lands have been used for agricultural purposes for over 150 years. The lands continue to be farmed, however, all of the buildings are no longer present aside from one

derelict outbuilding examined in "Built Heritage' of this Section. While the lands continue to be used for agriculture, contemporary agriculture practices are used (i.e. the lands in their entirety are planted to one crop and crops rotated on an annual basis). Evidence of the original farm layout and land use (i.e. orchards, animal pastures, gardens) has largely been removed with the exception of some of the fence lines (see Appendix I for the historic aerial photographs of the subject lands).

Figure 14: Photograph of agricultural lot on the subject lands (MHBC, 2018).

Evidence of Traditional Practices

The shoreline around Prince Edward County was used by the First Nations people of the area for transportation by canoe and fishing. The archaeological assessment completed in 2017 did not identify archaeological resources that indicate that traditional practices occurred on the subject lands. The historic research undertaken for this HIA did not identify any evidence of practices on the lands.

Spatial Organization

The spatial organization of the wider area is based on the original lot fabric here the lots were originally divided as part of a military tract with long narrow lots with access from Salmon Point Road and County Road 18. The subject lands, however, are somewhat unique as they do not follow the same pattern and are divided on a horizontal axis with access from Welbanks Road. Their spatial context will not change due to the proposed development of the lands.

The spatial arrangement within the subject lands has changed throughout the years when Burlingham's property merged with the northern C. Rankin property. As a result the original boundary between the properties is no longer visible and thus, the original spatial pattern no longer exists.

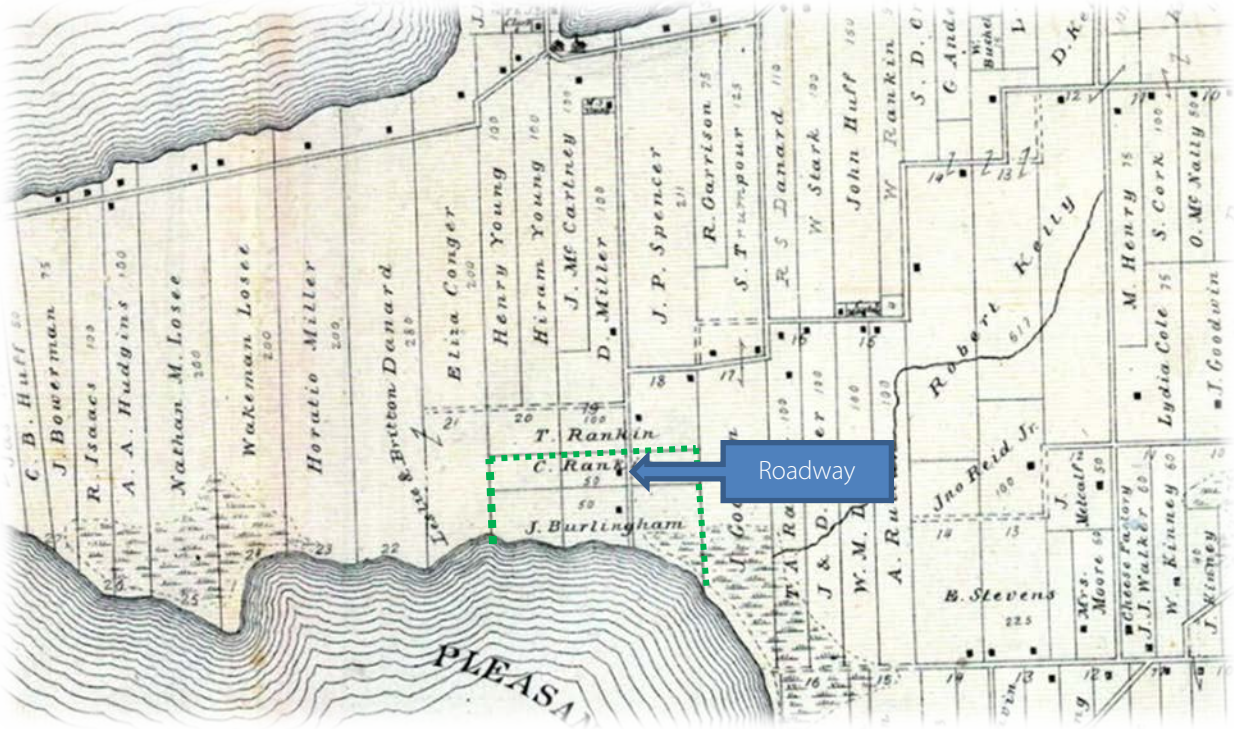


Figure 15: 1878 Illustrated Historical Atlas of Hastings and Prince Edward Counties, Ontario, H. Belden

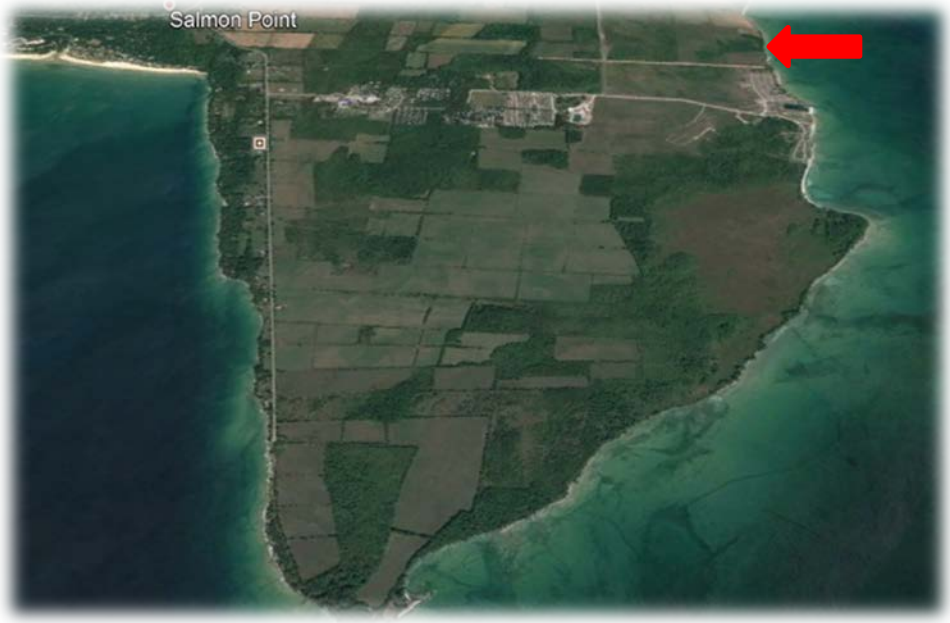


Figure 16: Current view of peninsula of the former Township of Athol Peninsula; Approximate location of subject lands indicated by red arrow (Google Earth Pro, 2018)

Visual Relationships

The Ontario Heritage Toolkit acknowledges that views of a heritage building can be components of its significant cultural heritage value. This can include relationships between settings, landforms, vegetation patterns, buildings, landscapes, sidewalks, streets, and gardens, for example. The Ministry of Tourism Culture and Sport (Standards & Guidelines for Conservation of Provincial Heritage Properties, 2014) has adopted the following definitions of a view and vista, respectively:

> ***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.*

The Standards and Guidelines of Historic Places (2nd Edition) in Section 4.1.5 adopts the following definition for viewscape:

> ***Viewscape*** can include scenes, panoramas, vistas, visual axes and sight lines. In designed landscapes, a viewscape may have been established following the rules of pictorial composition: elements are located in the foreground, middle ground and background. A Viewscape may also be the chief organizing feature when a succession of focal points is introduced to draw the pedestrian onward through a landscape.

It is acknowledged that the County scenic vistas of the rural/ agricultural landscapes are part of the County's identity and character and that they provide value to the tourism industry. These "pastoral landscapes, dramatic coastlines and historic settlements" are integral to the County's quality of place. Panoramic views of Soup Harbour and Lake Ontario beyond are available from the subject lands.

Figure 17: Photograph of shoreline from subject lands looking west (MHBC, 2018)

This visual relationship between the viewers on the shoreline towards the natural landscape of Soup Harbour is not particular or significant to the subject lands but can also be seen from properties along the peninsula. So, although viewscapes are present, they are not specific to a vantage point from the subject lands.

Circulation

Original circulation patterns of the farmstead have been removed. The only element of overall circulation patterns is Welbanks Road which formerly was a private road. No changes to Welbanks Road are proposed.

Figure 18: View of roadway between lot 18 and 19 currently known as Welbanks Road (MHBC, 2018)

Vegetation

Historically, the Burlingham and Rankin residence's farm included crops, pastures, a garden/ orchard and woodland. Fence lines were constructed on the subject lands which, over time, have seen the overgrowth of vegetation such as buckthorn, cedars and other species which were not intentionally planted (see Figure 20). Little of the vegetation on the subject lands is original or representative of historic agricultural land use patterns.

Figure 19: Outline of tree lines on the subject lands (Google Earth Pro, 2018)

Figure 20: Tree row at southern end of Welbanks Road (MHBC, 2018)

Figure 21: Tree line running east and west centrally along Lot 19 (Source: MHBC, 2018)

Figure 22: Wooded/ cedar grove area on subject lands (Lot 20) (Source: MHBC, 2018)

Figure 23: Various vegetation in wooded area (Source: MHBC, 2018)

Landforms

Natural, organic land formations such as the embankments of the shoreline are also present on the south end of the subject lands. A comparison of topographical maps shows that a significant portion of the shoreline (40-80metres) has eroded in the last 150 years. No change is proposed for these landforms as a result of the development.

Figure 24: Lake shoreline embankment; transition from farm land and lakeshore (Source: MHBC, 2018)

Water Features

As the subject lands are located adjacent to the south shoreline (Soup Harbour) (see Figure 25 on following page). The shoreline is not proposed to be altered in the development plan but rather serve as beneficial features of the development.

Figure 25: Shoreline embankment along south property boundary (Source: MHBC, 2018)

Built Features

In 1931 and 1947, soil maps show that there were two buildings aligned perpendicular to Welbanks Road and by 1963, there were three buildings are show on the subject lands, the third added adjacent to the road (Ground Truth Archaeology, 2017, 6). Only a few years later in 1976, all buildings were removed except the building furthest from the road remained. The archaeological study (2017) stated the following, "Only one building exists on the property- a small wooden barn or shed located near the terminus of Welbanks Road on the former Burlingham property" (Ground Truth Archaeology Ltd., 6). The site visit completed by MHBC Staff on November 28, 2018 confirmed that only a small wood frame outbuilding is remaining on the property and original fence lines.

In order to determine if the outbuilding is considered built heritage, the following sub-section evaluates it under O-REG 9/06 (see Appendix E).

Evaluation of Built Heritage of Cultural Heritage Value or Interest

The only remaining building on the property is a shed/ barn identified in Figure 26 below.

Figure 26 : Photographs of shed on property (MHBC, 2018)

Physical/ Design Value

The outbuilding located on the property is a one and half storey wood frame structure. It has a rectangular floor plan and an open gabled roof. It appears that there once was a window at the half storey which would allow for hay to enter into the building for storage. The outbuilding is a typical agricultural outbuilding and is built with a type of box notching (see Figures 27 & 28). The design of the shed is not rare, unique or representative of an early example of style, type, expression, material or construction method nor does it display a high degree of craftsmanship, artistic merit or demonstrate a high degree of technical or scientific achievement.

Figures 27 & 28 : Photographs of shed on property (MHBC, 2018)

Historical/ Associative Value

The barn appears to be from the late 19th and early 20th century which could have been after the Burlingham family resided on the property. There are several land owners with which it could be associated in the early half of the 20th century, however, none of them were notable members of the community within the historic record.

There is no direct association with a theme, event, belief, person, activity, organization or institution that is significant to the community. The outbuilding does no yield significant information that contributes to an understanding. It also does not demonstrate or reflect the work of an architect, artist, builder, designer or theorist who is significant to the community.

Contextual Value

The outbuilding is the remaining building of the former farm on the property. Its associated buildings have been removed from the setting and as a result, it has become isolated. It is not important in defining, maintaining or supporting the character of an area. It is no longer physically, functionally, visually or historically linked to its surroundings and it not a landmark.

Evaluation under O/ REG 9/06

Ontario Regulation 9/06			Outbuilding at 558 Welbanks Road
1.	**Design/Physical Value**		
	i.	**Rare, unique, representative or early example of a style, type, expression, material or construction method**	No.
	ii.	**Displays high degree of craftsmanship or artistic merit**	No.
	iii.	**Demonstrates high degree of technical or scientific achievement**	No.
2.	**Historical/associative value**		
	i.	**Direct associations with a theme, event, belief, person, activity, organization, institution that is significant**	No.
	ii.	**Yields, or has potential to yield information that contributes to an understanding of a community or culture**	No.
	iii.	**Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.**	No.
3.	**Contextual value**		
	i.	**Important in defining, maintaining or supporting the character of an area**	No.
	ii.	**Physically, functionally, visually, or historically linked to its surroundings**	No.
	iii.	**Is a landmark**	No.

In summary, the outbuilding does not meet the criteria to be identified as a cultural heritage resource.

There are also former fence lines still existing on the property as a built feature although they have been overgrown with vegetation as reviewing in 'Vegetation' within this Section. Figure 29 outlines the remaining fence lines on the property.

Figures 29, 30 & 31 : (Above) Aerial view of subject lands; orange dotted lands indicate remaining fence lands (Source: Google Earth Pro, 2018); (Middle) View of fence line running north and south on Lot 20 (Source: MHBC, 2018); (Lower) View of fence line running north and south along Lot 19 (Source: MHBC, 2018)

6.2.1 Summary of Evaluation of Cultural Heritage Landscape

Based on the analysis in the preceding sections, the subject lands are not a significant cultural heritage landscape as defined in the PPS 2014 and Standards and Guidelines of the Conservation of Historic Places

in Canada (2nd Edition). While the subject lands contain elements of the components of a significant cultural heritage landscape, they are not complete nor are they significant.

The remaining building on the site has been assessed and determined not to be a resource of CHVI. An archaeological assessment (Stage 1 & 2) has been completed and archaeological artifacts have been documented. A Stage 3 archaeological assessment is required and will conclude as to whether the site has CHVI under Part VI of the OHA.

The following chart will evaluate the subject lands as a cultural heritage landscape under O-REG 9/06.

6.2.2 Summary of Evaluation of the Cultural Heritage Landscape under O-REG 9/06

Ontario Regulation 9/06	**Cultural Heritage Landscape 558 Welbanks Road**
1. Design/Physical Value	
iv. Rare, unique, representative or early example of a style, type, expression, material or construction method	No.
v. Displays high degree of craftsmanship or artistic merit	No.
vi. Demonstrates high degree of technical or scientific achievement	No.
2. Historical/associative value	
iv. Direct associations with a theme, event, belief, person, activity, organization, institution that is significant	No.
v. Yields, or has potential to yield information that contributes to an understanding of a community or culture	Stage 3 archaeological assessment to be performed (see Appendix B)
vi. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.	No.
3. Contextual value	
iv. Important in defining, maintaining or supporting the character of an area	No.
v. Physically, functionally, visually, or historically linked to its surroundings	No.
vi. Is a landmark	No.

7.0 Description of Proposed Development

7.1 Description of Development

The proposed development of the subject lands includes 337 seasonal park model trailer sites. Each trailer site is designated two (2) vehicular parking spaces and 210 golf cart parking sites have been provided for campers as this will be the primary mode of transit. A larger version of the site plan is included in Appendix C of this report.

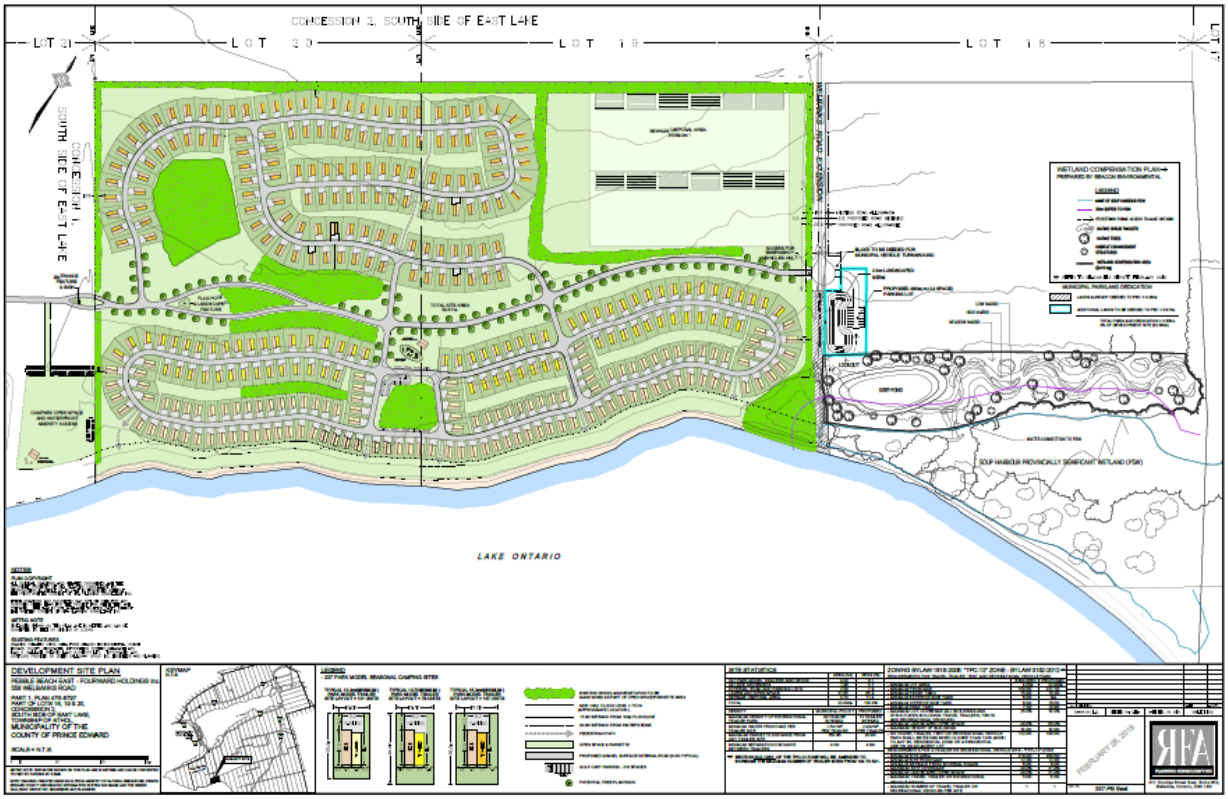


Figure 32: Proposed site plan of Pebble Beach East Campark (RFA Planning Consultants, 2018)

7.2 Landscape Alterations

The natural landscape is considered in the planning report by RFA Planning Consultant Inc., "-the layout has tried to minimize the clearing of additional vegetation. Much of the existing mature, mixed-deciduous vegetative buffer and hedgerows that currently exist are intended to be retained in the current naturalized state" (p 12). The development however, does propose to remove vegetation located on the eastern extent of the subject lands in order to facilitate the construction, "It is intended that the Pebble Beach East site area will be re-landscaped, with tree plantings at each site in order to create a more beautiful, natural

setting with increased privacy" (p 12). Roadways are proposed to be landscape with trees and three intersecting roads will be created to link camping areas from the north and south.

8.0 Conclusions and Recommendations

8.1 General Conclusions

It is concluded that there are no significant cultural heritage resources on the subject lands as the remaining built heritage has been evaluated and determined not to be of CHVI. Furthermore, the subject lands are not defined as a significant cultural heritage landscape as defined in the PPS 2014 and Standards and Guidelines of the Conservation of Historic Places in Canada (2nd Edition), Therefore, the consideration of development alternatives and mitigation measures will not be evaluated in this report as they are not required. An archaeological assessment (Stage 1 & 2) has been completed. A Stage 3 archaeological assessment is required; this assessment will determine if there is CHVI as it relates to archaeological resources.

8.2 Compliance with Official Plan (2006 & Draft 2018): Rural Lands and Agricultural Areas and Tourism Activities

The Official Plan (2006) policies require that cultural heritage resources be conserved when development is proposed. The subject lands have been evaluated and it has been determined that no cultural heritage resources exist on the subject lands proposed for development.

The draft Official Plan (2018) recognizes that the rural lands and agricultural areas are a unique part of the community and part of the County's identity. It is encouraged that tourism activities are supported in these areas (Section 2.3 (c)). The Plan encourages the integration of natural and science attributes of the County into new developments, "The intent of the Plan is to maintain the natural, scenic and cultural heritage attributes of *Rural Lands* and promote the rural character, lifestyle and open landscape, while supporting an array of compatible activities" (Section 7.3.1 (a)). The Official Plan is clear in identifying tourism activities, such as a campark, as a compatible activity in the County and thus, the proposed development should serve as satisfactory to this endorsement.

8.3 Compliance with South Shore Preliminary Cultural Heritage Landscape Assessment (Bray Heritage, 2018)

The South Shore Preliminary Cultural Heritage Landscape Assessment completed by Bray Heritage in September 2018 identified broad areas that have potential to contain significant cultural heritage landscapes. In accordance with the recommendations outlined in the above mentioned report, this cultural heritage impact assessment was completed to assess whether a significant cultural heritage landscape could be identified on the subject lands as part of the planning process.

This assessment concludes that although the subject lands are located within a broader study area identified as having potential for significant cultural heritage landscapes, the subject lands alone do not warrant this form of designation.

8.4 Recommendations

Although the subject lands have not been deemed a significant cultural heritage landscape, this report makes the following recommendations:

- The existing outbuilding on the subject lands is not considered a cultural heritage resource and may be removed;
- It is noted that some of the fence lines on the subject lands are retained in the proposed site plan which is supported; Should the proposed site plan evolve or change, it is recommended that retaining of these fence lines be considered;
- It is recommended that a Stage 3 archaeological assessment be completed prior to the finalization of the site plan as it is part of the development plan (see Appendix B) and that upon the condition that this is met, that the site plan proceed in its current state;
- It is recommended that the use of the Burlingham and Rankin name be used for the intersecting roads in the proposed development to commemorate the families.

9.0 Sources

Aerial photograph of subject lands in 1976. A24340-195. Queen's University Map Library.

Aerial photograph of subject lands in 1954. University of Waterloo Geospatial Centre.

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Unknown. Point Petre Lighthouse in 1909. Photograph. Library and Archives of Canada.

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Appendix **A-**Map of Subject Lands

558 Wellbanks Road

Legend

Subject Lands

Date: Dec 19, 2018

Scale: 1:25,000

File: 18366A

Drawn: GC

N

Document Path: K:\18366A- 558 Wellbanks Road\RPT\Location Map.mxd

Municipality of Cherry Valley
Township of Athol

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE

Appendix **B-** Map of Subject Lands in Relation to Archaeological Assessment Stage 1 & 2

558 Wellbanks Road
Development Plan

Municipality of Cherry Valley
Township of Athol

Wellbanks Road

AlGh-76

AlGh-75

Quinte's Isle
Campground

SOUP HARBOUR
(LAKE ONTARIO)

LEGEND

- Subject Lands
- Artifact Site
- EXISTING WOODLAND/VEGETATION TO BE MAINTAINED AS PART OF OPEN SPACE/PARKETTE AREA
- MNR 100yr. FLOOD LEVEL = 75.7m (APPROXIMATE LOCATION)
- 15.0m SETBACK FROM 100yr FLOODLINE
- 30.0m SETBACK FROM WATER'S EDGE
- PEDESTRIAN PATH
- OPEN SPACE & PARKETTE
- PROPOSED GRAVEL SURFACE INTERNAL ROAD (6.0m TYPICAL)
- GOLF CART PARKING - 210 SPACES
- POTENTIAL TREE PLANTINGS

Sources:
•Google Satellite Imagery 2015

DATE: January 18, 2019
FILE: 18366A
SCALE: 1:7,500
DRAWN: GC

north

K:\18366A- 558 WELBANKS ROAD\RPT\CAMPGROUND MAP.DWG

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE
200-540 BINGEMANS CENTRE DR. KITCHENER, ON, N2B 3X9
P: 519.576.3650 F: 519.576.0121 | WWW.MHBCPLAN.COM

Appendix **C-** Proposed Site Plan of Pebble Beach East

CONCESSION 2, SOUTH SIDE OF EAST LAKE

LOT 21 | LOT 20 | LOT 19 | LOT 18 | LOT 17

CONCESSION 1, SOUTH SIDE OF EAST LAKE

WELBANKS ROAD EXTENSION

SEWAGE DISPOSAL AREA
31059.0m²

TOTAL SITE AREA
32.8 ha.

ENTRANCE FEATURE & SIGN

FLAG POLE & LANDSCAPED FEATURE

CAMPARK OPEN SPACE AND WATERFRONT AMENITY ACCESS

ACCESS FOR EMERGENCY VEHICLES ONLY

BLOCK TO BE DEEDED FOR MUNICIPAL VEHICLE TURNAROUND

2.5m LANDSCAPED BERM

PROPOSED 400sq.m.(14 SPACE) PARKING LOT

LOOKOUT

DEEP POND

LOW MARSH

HIGH MARSH

MEADOW MARSH

WATER CONNECTION TO PSW

SOUP HARBOUR PROVINCIALLY SIGNIFICANT WETLAND (PSW)

EXISTING ROAD ALLOWANCE
2.8 PROPOSED ROAD WIDENING
PROPOSED ROAD ALLOWANCE

WETLAND COMPENSATION PLAN ✳
PREPARED BY BEACON ENVIRONMENTAL

LEGEND
- LIMIT OF SOUP HARBOUR PSW
- 30m BUFFER TO PSW
- PEDESTRIAN PUBLIC ACCESS TO LAKE ONTARIO
- NATIVE SHRUB THICKETS
- NATIVE TREES
- HABITAT ENHANCEMENT STRUCTURES
- WETLAND COMPENSATION AREA (2.79 ha)

✳ REFER TO BEACON EIS REPORT, FEBRUARY 2018

MUNICIPAL PARKLAND DEDICATION
- LANDS ALREADY DEEDED TO PEC = 0.26ha.
- ADDITIONAL LANDS TO BE DEEDED TO PEC = 0.37ha.

TOTAL PARKLAND DEDICATION = 0.65ha.
2% OF DEVELOPMENT SITE (32.83ha)

LAKE ONTARIO

NOTES

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METRIC NOTE
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

EXISTING FEATURES
DRAWING CREATED USING DATA FROM BEACON ENVIRONMENTAL, PRINCE EDWARD COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE AND IVAN B. WALLACE ONTARIO LAND SURVEYOR LTD. TOPOGRAPHY AND CONTOURS PROVIDED BY GREER GALLOWAY GROUP INC. ENGINEERS AND PLANNERS.

DEVELOPMENT SITE PLAN

PEBBLE BEACH EAST - FOURWARD HOLDINGS Inc.
558 WELBANKS ROAD

PART 1, PLAN 47R-8797
PART OF LOTS 18, 19 & 20,
CONCESSION 2,
SOUTH SIDE OF EAST LAKE,
TOWNSHIP OF ATHOL,
MUNICIPALITY OF THE
COUNTY OF PRINCE EDWARD

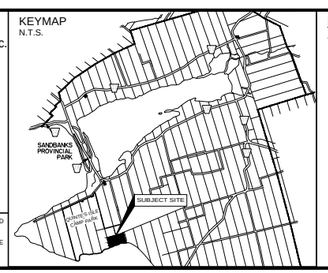
SCALE = N.T.S.

0 10 50 100 150m

METRIC NOTE: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTE: DRAWING CREATED USING DATA FROM MINISTRY OF NATURAL RESOURCES, PRINCE EDWARD COUNTY GEOGRAPHIC INFORMATION SYSTEM DATABASE AND THE GREER GALLOWAY GROUP INC. ENGINEERS AND PLANNERS.

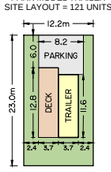
KEYMAP
N.T.S.



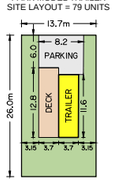
LEGEND

- 337 PARK MODEL SEASONAL CAMPING SITES

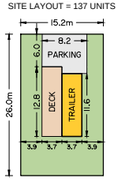
TYPICAL 12.2m(MINIMUM) PARK MODEL TRAILER SITE LAYOUT = 121 UNITS



TYPICAL 13.7(MINIMUM) PARK MODEL TRAILER SITE LAYOUT = 79 UNITS



TYPICAL 15.2m(MINIMUM) PARK MODEL TRAILER SITE LAYOUT = 137 UNITS



- EXISTING WOODLAND/VEGETATION TO BE MAINTAINED AS PART OF OPEN SPACE/PARKETTE AREA
- MNR 100yr. FLOOD LEVEL = 75.7m (APPROXIMATE LOCATION)
- 15.0m SETBACK FROM 100yr FLOODLINE
- 30.0m SETBACK FROM WATER'S EDGE
- PEDESTRIAN PATH
- OPEN SPACE & PARKETTE
- PROPOSED GRAVEL SURFACE INTERNAL ROAD (6.0m TYPICAL)
- GOLF CART PARKING - 210 SPACES
- POTENTIAL TREE PLANTINGS

SITE STATISTICS

	AREA (ha)	AREA (%)
337 PARK MODEL TRAILERS AND DECKS	3.00	9.1
337 SITE DRIVEWAYS	1.86	5.7
INTERNAL ROAD AND PARKING LOTS	2.59	7.9
LAWNS AND OPEN SPACE	21.65	65.9
SEWAGE DISPOSAL AREA	3.73	11.4
TOTAL	32.83ha.	100.0%

DENSITY	MUNICIPAL POLICY	PROPOSED
MAXIMUM DENSITY OF RECREATIONAL TRAILER PARK	30 TRAILER SITES/ha.	10 TRAILER SITES/ha.
MINIMUM WATER FRONTAGE PER TRAILER SITE	1.5m WF PER TRAILER	2.4m/WF PER TRAILER
MAXIMUM PARKETTE DISTANCE FROM ANY TRAILER SITE	150.0m	20.0m
MINIMUM SEPARATION DISTANCE BETWEEN TRAILERS	4.0m	4.8m

✳ SECTION 23.5.12(i)1. OF THE TPC-12 ZONE WILL BE AMENDED TO INCREASE THE MAXIMUM NUMBER OF TRAILER SITES FROM 194 TO 531.

ZONING BYLAW 1816-2006: "TPC-12" ZONE - BYLAW 3152-2012 ✳

REQUIREMENTS FOR TRAVEL TRAILER, TENT AND RECREATIONAL VEHICLE PARK	REQUIRED	PROPOSED
- MINIMUM LOT AREA	4.0ha	32.83ha
- MINIMUM FRONTAGE	100.0m	227.7m
- MINIMUM FRONT YARD	15.0m	15.2m
- MINIMUM EXTERIOR SIDE YARD	6.0m	NA.
- MINIMUM INTERIOR SIDE YARD	6.0m	16.0m
- MINIMUM REAR YARD	7.5m	10.9m
- MAXIMUM LOT COVERAGE (ALL BUILDINGS AND STRUCTURES INCLUDING TRAVEL TRAILERS, TENTS AND RECREATIONAL VEHICLES)	25.0%	10.0%
- MINIMUM LANDSCAPED OPEN SPACE	40.0%	65.0%
- MAXIMUM HEIGHT OF BUILDINGS	10.0m	10.0m
- NO TRAVEL TRAILER, TENT OR RECREATIONAL VEHICLE PARK SHALL BE ESTABLISHED CLOSER THAN 122m (400ft) TO ANY EX. RESIDENTIAL ZONE OR A RESIDENTIAL USE ON AN ADJACENT LOT	122.0m	190.0m
REQUIREMENTS FOR A TRAILER OR RECREATIONAL VEHICLE SITE - "TPC-12" ZONE		
- MINIMUM SITE AREA	279.0m²	280.6m²
- MINIMUM SITE FRONTAGE	12.2m	12.2m
- MINIMUM SETBACK FROM INTERNAL ROADS	6.0m	6.0m
- MAXIMUM SITE COVERAGE	40.0%	31.8%
- MINIMUM LANDSCAPED OPEN SPACE	40.0%	51.4%
- MAXIMUM TRAVEL TRAILER OR RECREATIONAL VEHICLE HEIGHT	5.0m	5.0m
- MAXIMUM NUMBER OF TRAVEL TRAILER OR RECREATIONAL VEHICLES PER SITE	1	1

No.	REVISION	DATE	APP'D

DRAWN BY: L.B. | CHECKED BY: R.F.A. | DATE: FEB. 28, 2018 | SCALE: 1:500

FEBRUARY 28, 2018

JOB No. 337-PB East

RFA PLANNING CONSULTANT INC
211 Dundas Street East, Suite 202,
Belleville, Ontario, K8N 1E2

Appendix **D-** South Shore Preliminary Cultural Heritage Landscape Assessment by Bray Heritage (September 2018)

South Shore Preliminary Cultural Heritage Landscape Assessment

Prince Edward County, Ontario

September 25, 2018

Preliminary Report

Prepared for:

Friends of the South Shore

Prepared by:

Bray Heritage

Introduction

The following report has been prepared in response to a request by the Friends of the South Shore (FOSS) for a preliminary assessment of the South Shore area of Prince Edward County for its potential significance as a cultural heritage landscape. The study area has been determined to extend from Salmon Point to Long Point and to include related areas inland. This preliminary assessment is based on site visits to the study area, review of research material supplied by the client and accessed on line, and by review of secondary archival sources. Additional research would be required to confirm the initial analysis.

This is a part of Prince Edward County that is somewhat remote and which, for many years, has been slowly reverting to a naturalized state in many areas. The reasons for this are varied but mostly reflect the unsuitability of the soil for farming. Some good examples remain of older buildings and structures associated with the farming past as well as with current agricultural operations. The area's natural features, however, as well as its history, are important characteristics that are gaining recognition locally and beyond. For example, significant portions of the shoreline and adjacent lands are already conserved as Provincial or National Wildlife Areas, indicative of the role they play in supporting bird migration and biodiversity. There is also a recent proposal by the South Shore Joint Initiative is to create an Important Bird and Biodiversity Area (IBA) along approximately 30km. of the area's shoreline as well as an initiative to have the area designated a national historic district.

The municipality has also taken note and moved to capitalize on the area's unique qualities. On the official website for tourism in the County, the South Shore is highlighted as "an internationally regarded birding area", while "outdoor adventure seekers will be keen to dive on shipwreck sites [and] scan the skies for more than 30 species of warblers."[1] The website's text implies that economic development opportunities stemming from nature-based tourism are the focus of this advertising campaign, augmented by activities generated by the cultural attributes of the rural areas to the north, from Cherry Valley to Milford and Black River. In the description of South Shore's tourism attractions, it is both the natural and cultural attributes that are highlighted.

[1] Retrieved from <https://www.visitpec.ca/explore/south-shore/>

However, as is the case with waterfronts elsewhere, there are pressures to insert large-scale developments on the shoreline where only isolated farms, small military installations, re-naturalized areas, and wetlands exist today. As will be mentioned in the discussion below, these pressures are an example of competing, and contested, values for place. Proponents of development focus on the merits of specific properties, and of short-term economic benefits, while missing the opportunities offered by a more holistic approach to economic development that treats the wider area as an integrated resource requiring co-ordinated stewardship and enhancement.

In summary, from the information currently available on the history and character of the South Shore, and based on the preliminary analysis outlined below, it appears that such proposals are, at best, premature and, in the long term, may stymie efforts to realize the full potential of this part of the County. What is needed now is a thorough analysis of the character of the South Shore's setting, in an historical, cultural and physical context – a cultural heritage landscape study – in order to determine this potential and identify strategies for realizing it.

Cultural heritage landscape is a relatively new concept in Ontario's planning regime. As will be shown in the description below, it extends the idea of conserving important individual properties to include the broader context within which single properties exist and from which they derive much of their character and heritage significance. The next section discusses the theory, method and context of such studies, as a precursor to a preliminary assessment of the study area.

Cultural Heritage Landscapes: Definition

The term "cultural landscape" embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. It is now understood that some of these values are potentially in conflict. However, it is important to include in any assessment of landscapes reliance on defined evaluation criteria that address both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the subject area.

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography,[2] there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).

The first phase, arising in the late 19th century and lasting into the 20th, has been characterized by what is known as environmental determinism. In this way of regarding cultural landscapes, the biophysical conditions of a particular setting largely determine the character of the people who inhabit that setting. This linking of climate, topography and location led to determinations of racial character based on geographic region and created cultural and social hierarchies based on the physical characteristics of those regions. Such an approach supported colonialism, and tended to view global cultural landscapes through a Western, Anglo-Saxon lens.

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term "cultural landscape". This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words,

[2] Hilary P.M. Winchester, *et.al., Landscapes: Ways of Imagining the World*. New York, Routledge (2003).

they were "distinct, static, and therefore predictable."[3] Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This "superorganic" conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

These critiques led to the third and, to a large extent, current approach to cultural landscapes. Beginning in the 1980s, the so-called "new" cultural geography put human agency front and centre and expanded the scope of enquiry to include urban areas and other cultures. As defined by two of its primary authors, British cultural geographers Denis Cosgrove and Peter Jackson (1987: 95), this new approach can be described as follows:

> If we were to define this "new" cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.[4]

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest,

[3] Hilary P.M. Winchester, *et.al., Landscapes: Ways of Imagining the World*. New York, Routledge (2003): 17.

[4] Denis Cosgrove and Peter Jackson, "New Directions in Cultural Geography," in *Wiley* on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): 95.

and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and 'ways of seeing.'[5] From this work and that of the "new" cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each over-writing but also influenced by, the underlying layers.

As applied to the conservation of cultural landscapes, the approach has changed from a largely curatorial method, initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was superseded by an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. It draws heavily from international practice, including the discussions at UNESCO regarding cultural landscapes. UNESCO has adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,[6] and it may be more accurate to understand a cultural heritage landscape as a ***type*** of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the

[5] Yvonne Whelan, "Landscape and Iconography." In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): 165.

[6] See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: http://www.heritagetrust.on.ca/CorporateSite/media/oht/PDFs/HIS-020-Cultural-heritage-landscapes---An-introduction-ENG.pdf.

multiple values associated with layered, overlapping, and/or nested cultural landscapes (Figure 1). In addition, a single property may have values that are significant at a national, provincial and/or local level to one or multiple communities. In these instances, it may be necessary to apply a range of interpretive and interdisciplinary tools and approaches to understand a property. It is with this holistic, contextual and contingent understanding that the following analysis proceeds.

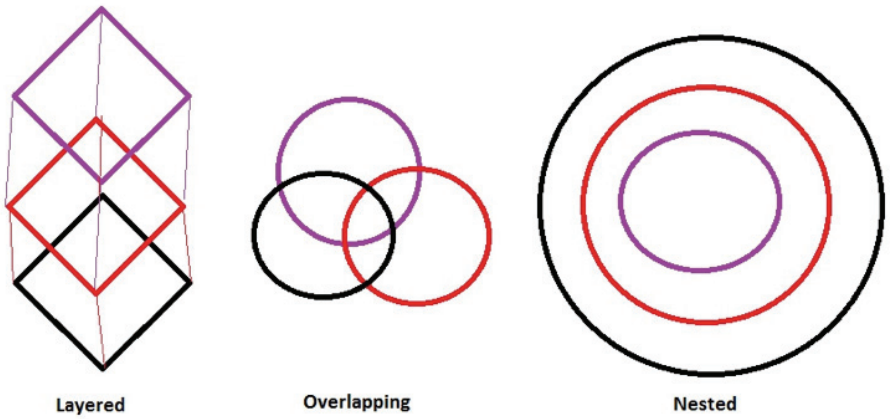


Figure 1: Graphic representation of layering,overlapping and nested cultural landscapes.

As noted, the 2014 *Provincial Policy Statement* defines cultural heritage landscapes as follows:

> **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, 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).

In the context of planning policies in Prince Edward County, the draft Official Plan (2108) uses the same definition as is found in the 2014 *Provincial Policy Statement* (PPS), as quoted above, and would adhere to the other relevant PPS policies for cultural heritage resources.

Study Policy Context

The provincial planning framework provides for the protection of cultural heritage resources, including cultural heritage landscapes, which is the term used within Ontario's legislation. In particular, under the *Planning Act*, the conservation of cultural heritage is identified as a matter of provincial interest. Part I (2, d) states "The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest". Details about provincial interest as it relates to land use planning and development in the province are outlined further within the *Provincial Policy Statement* (PPS). While the concept of cultural heritage landscape was introduced within the 1996 (1997) PPS, it was not until the 2005 revisions, with its stronger language requiring their conservation, that many communities started to explore ways to address such landscapes through policy and process. The 2014 PPS explicitly states that land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the PPS. The PPS addresses cultural heritage in Sections 1.7.1d and 2.6, including the protection of cultural heritage landscapes.

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by "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*" (Section 1.7.1d).

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. In particular, Section 2.6.1 requires that "(s)ignificant built heritage resources and significant cultural heritage landscapes shall be conserved".

The PPS makes the protection of cultural heritage, including cultural heritage landscapes, equal to all other considerations in relation to planning and development within the province.

For cultural heritage planning policies in Prince Edward County, the current Official Plan (Office Consolidation, November, 2006) does not reference cultural heritage landscapes but does provide policies for the identification and potential designation as Heritage Conservation Districts (a type of cultural heritage landscape) under Part V of the *Ontario Heritage Act* (4.4.4 f).

Important changes are found in the current update of the Official Plan (2018 Draft) which identifies cultural heritage landscapes and provides comprehensive policies for their conservation (10.2):

GENERAL

a) The County recognizes the importance of its cultural heritage resources. The County shall identify cultural heritage resources while ensuring their conservation, restoration, maintenance and enhancement as part of the community's ongoing evolution.

b) All new development permitted by the land use policies and designations of this Plan

shall:

i) Have regard for cultural heritage resources;

ii) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and

iii) Wherever possible, incorporate these cultural heritage resources into any new development plans.

c) Pursuant to the Ontario Heritage Act, the County may designate properties including built heritage resources, heritage conservation districts, cultural heritage landscapes, archaeological resources and other heritage elements. The County shall encourage partnerships with land trusts and private sector partners to promote the appropriate conservation of these cultural heritage resources. The County shall consider the interest of Indigenous communities in conserving cultural heritage resources.

d) No owner of protected heritage property shall alter the same if the alteration will affect the property's heritage attributes, unless the owner applies to the County for a Heritage Permit and receives consent in writing for the proposed alterations. If the municipality determines that the alterations to the protected heritage property are minor in nature, a Heritage Permit is not required.

e) Development and site alteration on adjacent lands to protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated and it has been demonstrated, through the completion of a Heritage Impact Statement as determined by the municipality, that the heritage attributes of the protected heritage property will be conserved.

f) It is the intent of the County to conserve and enhance designated cultural heritage resources in situ, wherever possible. The proposed relocation, removal or demolition of the heritage attributes assigned to a designated heritage property, and the development or site alteration on a designated property shall be subject to the provisions of the Ontario Heritage Act.

g) The County recognizes the role of the Prince Edward County Heritage Advisory Committee (PEHAC) to advise and assist on all matters of heritage conservation, including the evaluation of development applications involving a Listed or a Designated property.

h) The inventory, evaluation and conservation of cultural heritage resources of all types shall conform to the applicable standards and guidelines available in the Parks Canada Standards and Guidelines for Historic Places in Canada, the Ontario Heritage Toolkit, and the Ministry of Tourism, Cultural and Sports' 8 Guiding Principles

i) Individual properties may be considered for designation as a built heritage resource pursuant to the provisions of the Ontario Heritage Act if it exhibits 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.

The 2018 draft OP also indicates that cultural heritage landscapes are to be assessed using the criteria provided in the Ontario Heritage Tool Kit for designation of Heritage Conservation Districts:

Designating Cultural Heritage Landscapes

10.2 n) Cultural Heritage Landscapes, as defined in the Provincial Policy Statement should be designated using the same criteria as is used for Heritage Conservation Districts, as found in the Ontario Heritage Tool Kit. Definitions of heritage character and of property boundary can be determined using these criteria.

Assessment Methodology

For the purposes of this study, assessing cultural landscapes relies on the evaluation criteria found in the *Ontario Heritage Act* (as described in O. Reg. 9/06, in accordance with the draft Official Plan policies) and on the main elements of the approach for assessing Heritage Conservation Districts as found in the Ontario Heritage Tool Kit (and as proposed in the 2018 draft OP) but expanded with elements from federal and municipal best practices. The intent of this hybrid method is to provide an initial assessment of the study area for its potential to be identified as a significant CHL ("significant" as defined in the 2014 PPS as including both natural and cultural heritage resources, and indicating qualification for designation under Part IV or V of the OHA).

The assessment method identifies a potentially significant CHL in terms of three broad categories:

- Cultural Heritage Value or Interest: landscapes that are associated with the history of the area, have design value and/or have contextual value.
- Existing Conditions: landscapes that have functional continuity and/or physically reflect the past.
- Community Value: landscapes that are valued by a community.

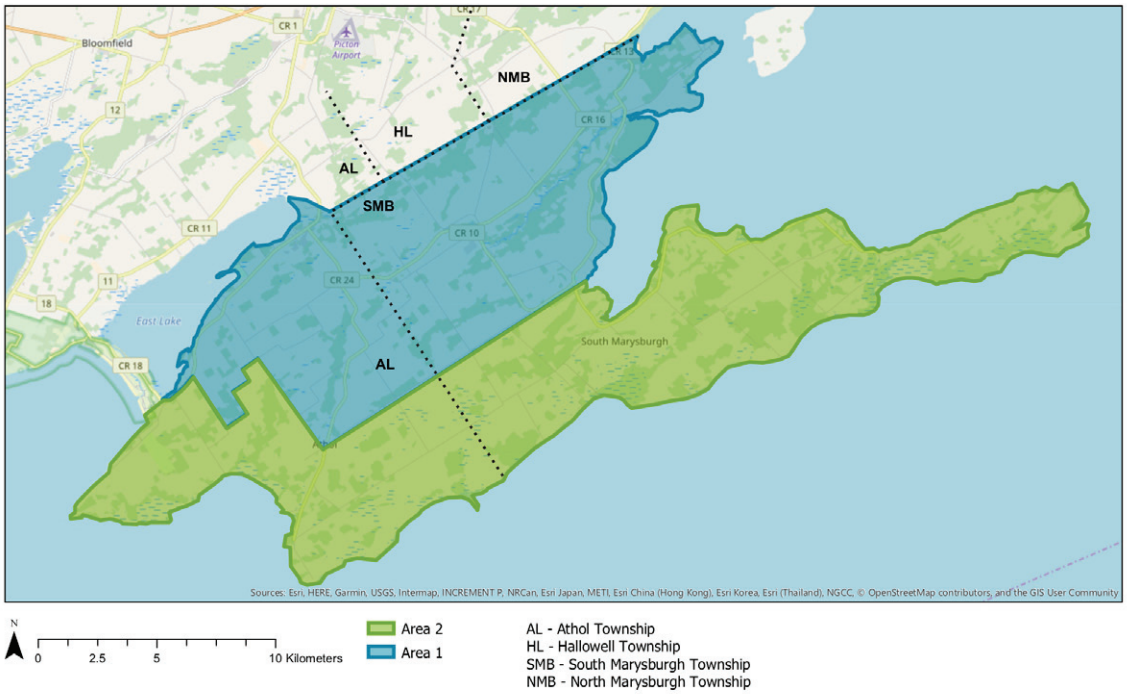
Additional aspects that would be considered in a comprehensive CHL study would include: spiritual value; educational or scientific value; natural value; archaeological value; and social value. Note that this preliminary assessment has benefited from comments made by some local residents. From these comments there appears to be community support for the conservation of cultural heritage resources, however, the CHL study would include a public consultation process to more fully explore community values for place.

Historical Development of the Study Area

In advance of a more comprehensive analysis of the historical and cultural development of the study area, the following text relies on the 1984 Historical Architectural Survey of Prince Edward (HASPE) for the County, the January, 2017 draft Land Evaluation and Area Review (LEAR), as well as local knowledge supplied by the client, as supplemented by field work and review of historical mapping and current aerial imagery. No archaeological research was conducted for this study and thus the historical assessment begins in the late 1700s (i.e. Post-contact) and coincident with the first period of European settlement.

The study area comprises portions of South Marysburgh and Athol Townships, in the southeastern part of the County. Originally these townships were part of a larger township, also called Marysburgh, and it was here that the first settlers arrived in 1784. Athol became a separate township in 1848 and North and South Marysburgh were created in 1871. Within these areas, and following the classification of prime agricultural areas and rural lands provided in the draft LEAR mapping[7], the study area has two sub-areas that could be assessed for their potential as significant cultural heritage landscapes. The first (Area 1) is the prime agricultural land that is bordered by Cherry Valley, Milford and Black River to the north, South Bay to the east, Royal Road to the south and Soup Harbour to the west. The second (Area 2) is the rural land area including Salmon Point inland to the prime agricultural area around Cherry Valley and Soup Harbour, south along the shore and including the Long Point peninsula out to Point Traverse. Study area lands within Athol Township extend east to Cherry Valley, after which the rest of the study area is within South Marysburgh.

[7] Note: this study area boundary coincides with the South Shore tourism area described on the municipal website.



Potential cultural heritage landscapes

Evident in the historical atlas mapping from the mid-19th century is a development pattern of long, narrow lots that front either on roads or on the shoreline (important before the development of roads). This survey pattern is uncommon outside of Quebec and appears to have been an attempt to offer what were the first wave of settlers in this part of Ontario an equitable share of frontage on the main access route. In Athol the predominant orientation of lots is north-south, with a few anomalies running east-west (e.g. on the north side of Soup Harbour) that respond to local wetlands. In South Marysburgh the lot pattern resembles that of neighbouring Athol until it becomes skewed to the northwest as a response to the curving shorelines on both sides of the peninsula. Development in both townships is concentrated along roads but there is also evidence of housing in the shallow bays along the south shore and around South Bay.

South Marysburgh Township. Source: Hastings and Prince Edward County, H. Belden and Co. 1878 (McGill Digital Library)

Athol Township. Source: Hastings and Prince Edward County, H. Belden and Co. 1878 (McGill Digital Library)

According to the 1984 study[8], a general assessment of the evolved landscape in the County shows evidence of responses to the need to have various means of making a living: agriculture alone was rarely sufficient. Indeed "…the most memorable feature of the County today is the gradual disappearance of former marginal farmland….by the regeneration of impenetrable thickets of so-called red cedar, a species of juniper"[9]. The historical mapping shows the scattered pattern of development, especially in Area 2, with isolated farmsteads and a few small coastal outposts, that was gradually abandoned and which reverted to scrub vegetation.

As applied to South Marysburgh, the report describes the area as "… perhaps the most remote part of Prince Edward…(with) an intangible sense of cohesiveness…especially in the number of farming families that have remained here since settlement began."[10] The area was initially developed as farmland with some settlement along the shore where fishing and port development were feasible. While the interior lands had good soil and supported lumbering, milling, ship building and shipping, as well as a range of agricultural activities, the poorer soils on the narrow peninsula required a balance of fishing and farming to be viable. The economic fortunes of the area depended upon the markets available for local produce, so the local economy began with subsistence agriculture supported by lumbering, shipbuilding and barley growing for export. When American tariffs halted the barley trade, canneries and fishing became prominent (by the late 19th century) and, when they became less viable after the First World War, "rum-running" to the United States was a common practice until the end of Prohibition. Dairy farming became predominant in the 20th century and has remained a staple of the agricultural economy on the better soils north of the southern shore. But the poorer lands in Athol and South Marysburgh have, in many cases, ceased to be farmed and have been re-naturalized. Examples of this change are found in the lands south of Army Reserve Road. Here, within the second growth of "red cedar", there appear to be a few remaining farmhouses along the old roads but the other houses, as well as

[8] Tom Cruickshank: *The Settler's Dream: A Pictorial History of the Older Buildings of Prince Edward County*. Picton. The Corporation of the County of Prince Edward (1984).

[9] Ibid, *7*

[10] Ibid, *57*

a school and church, and fishing settlements, seem to have been removed. Elsewhere in Township, however, the pattern of field division can still be seen, as can examples of related farm buildings and agricultural structures.

An exception to the gradual removal of farmland from productive use was the expropriation of farmland along the south shore between Point Petre and Cherwell Point. These lands were used by the federal defense department during and after the Second World War. The lands were initially used for training purposes, later for research into various military technologies (including the engines and other aspects of the design of the Avro Arrow). The conversion to military use resulted in the erasure of the underlying lot pattern and of buildings and structures related to agricultural and fishing, especially in the area south of Army Reserve Road. Still evident today are the outlines of former military buildings and structures and current military communications towers occupy the sites of previous military installations. Much of the military land is now part of the Point Petre Provincial Wildlife Area. The1984 study sums up the character of this area as follows: "South of the lake [East Lake], the landscape changes dramatically, as the rich lakeside farms [in Athol] give way to stony, poorly drained soils. Although extensively cultivated during the "barley days", much of the fourth and fifth concessions has been abandoned…"[11].

[11] Ibid, 82

Study Area Cultural Heritage Resources

With the gradual cessation of agricultural activity on the poorer lands, the majority of Area 2 has been left with a lotting and development pattern that is largely intact from the earliest period of settlement. Similarly, the ongoing productivity of the prime agricultural areas located inland from the shoreline and in Area 1 has ensured the retention of the early lotting pattern, although pressure for lot consolidation has led to the removal of hedgerows in some cases. However, enough remains of the early pattern characterized by long, narrow lots, bordered by mature hedgerows and rear woodlots, with farm buildings located near the roadway. The slow evolution of the study area has resulted in a largely intact rural landscape, even though some of the buildings related to early farming and fishing activities have since been removed. In addition, both the early development pattern and its current iteration have avoided the low-lying wetlands that occur throughout the study area, the largest of which are identified in the LEAR mapping. This early pattern of farmland interspersed with wetland survives.

On the prime agricultural lands, the study area resources include the surviving rural farmsteads (housing, farm buildings, farm layout, vegetation patterns) as well as the built heritage and cultural landscape components of the early settlements of Cherry Valley, Milford and Black River. Although there remains little evidence of early milling, shipbuilding, cannery and cheesemaking operations, the buildings and settlement patterns remain intact, all within a mature rural landscape of tree-lined roads bordered by farm fields.

Noted in local historical documentation are significant marine archaeological resources. Due to the many shoals and paucity of safe harbours, the waters off the South Shore contain evidence of many shipwrecks from the 19th and 20th centuries. Lighthouses on Point Traverse and Salmon Point are surviving elements of this period of marine navigation. More recent submerged remains are the test models for the Avro Arrow.

[11] Stokes, Peter (April, 1982): "The Larger Estates of the Old Town of Niagara: A Commentary on their contribution to local amenity and their possibilities for preservation and enhancement". Source: Niagara Historical Society & Museum

Preliminary CHL Assessment

Based on the above analysis, and using the study methodology, the two study areas can be defined as cultural heritage landscapes, and both have the potential to become significant cultural heritage landscapes.[12] Each exhibits layers of human intervention in the landscape alongside undeveloped and naturalized settings. Each shows evidence of the gradual evolution of the area from the early days of settlement to the emerging pattern of natural regeneration and habitat conservation, interspersed with pockets of ongoing agricultural activity and scattered residential settlement. Both areas are rich in their variety and number of existing and potential cultural heritage resources within the landscapes, including buildings and structures, areas of archaeological potential, and intangible heritage resources. As a result, they qualify as cultural heritage landscapes that could be significant cultural heritage resources, and thus warrant further analysis.

Based on the criteria described earlier in this report, the preliminary assessment of these areas is as follows:

Area 1:

- Cultural Heritage Value or Interest: The area has significance because it is closely associated with the economic and cultural history of the area, with many surviving built heritage resources and cultural heritage landscape components (farmsteads, roadways, settlements).
- Existing Conditions: The original lotting pattern and ongoing predominance of agricultural activities are significant.
- Community Value: The area has significance for its strong cultural ties to the early days of settlement and to the current trend of regeneration of the local rural economy.

[12] The potential CHLs also contain buildings and structures that have, or may have, heritage significance. Previous studies of the area indicate that there are many such properties. It has not been possible within this preliminary CHL assessment to review and verify these assessments: this work would follow in a full CHL study.

Area 2:

- Cultural Heritage Value or Interest: The area has significance because it is closely associated with the marine and military history of the area as well as containing significant natural heritage and marine archaeological resources: it also contains evidence of local economic and cultural history within surviving buildings and cultural landscapes.
- Existing Conditions: The intact lotting pattern, combined with the overlain military development pattern, has both functional and physical links to the past.
- Community Value: The South Shore remains a distinct cultural and natural entity containing heritage resources of local, Provincial and national significance.

Conclusions and Recommendations

This preliminary assessment of the study area has identified two sub-areas that have potential to be designated as significant cultural heritage landscapes. Such landscapes require proper planning to ensure that change is managed in ways that conserve and enhance their heritage attributes. Should subsequent research support this preliminary assessment, there are many policies within the *Provincial Policy Statement*, the *Ontario Heritage Act*, and the 2018 Draft OP to support their conservation and to identify compatible types of development.

It is therefore recommended that:

- The municipality authorize the preparation of a Cultural Heritage Landscape study that includes the two areas identified in this report (but which may identify other cultural heritage landscapes, with different boundaries, within the two areas) with the intent of assessing their potential as significant cultural heritage landscapes, as defined in the PPS and 2018 Draft OP. The study is to be undertaken on behalf of the municipality and prepared by a qualified heritage professional (full member of CAHP).
- Any development proposal within the study area and, specifically, Area 2, shall have a cultural heritage impact assessment supplied by the proponent to identify potential impacts of the proposed development on any cultural heritage resources, including cultural heritage landscapes, that are on, or adjacent to, the proposed development, such assessment to be prepared by a qualified heritage professional (full member of CAHP) to the satisfaction of the municipality and following a public consultation process.

Carl Bray PhD CSLA OALA OPPI MCIP RPP CAHP

Principal, Bray Heritage

Appendix **E-** Ontario Regulation 9/06

Français

Ontario Heritage Act

ONTARIO REGULATION 9/06
CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 25, 2006 to the e-Laws currency date.

No amendments.

This is the English version of a bilingual regulation.

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
   i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
   ii. displays a high degree of craftsmanship or artistic merit, or
   iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
   i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
   ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
   iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
   i. is important in defining, maintaining or supporting the character of an area,
   ii. is physically, functionally, visually or historically linked to its surroundings, or
   iii. is a landmark. O. Reg. 9/06, s. 1 (2).

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

Français

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Appendix **F-** Ontario Heritage Tool Kit, Info Sheet # 2 & 5

InfoSheet #2

Winter 2006

Cultural Heritage Landscapes

WHAT IS THE PROVINCIAL POLICY STATEMENT 2005 DIRECTION FOR THE CONSERVATION OF SIGNIFICANT CULTURAL HERITAGE LANDSCAPES?

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

A policy for the conservation of significant cultural heritage landscapes

The Provincial Policy Statement (PPS, 2005) policy 2.6.1 for the conservation of *significant cultural heritage landscapes* is not new, but it is strengthened by the direction under Section 3 of the Planning Act that land use planning decisions by municipalities and approval authorities "shall be consistent with" the PPS, 2005.

Municipalities and approval authorities can incorporate more detailed *cultural heritage landscape* conservation objectives and policies reflecting local heritage places, landscapes and districts into Official Plans, land use planning documents, and related *development* approval procedures or decisions.

The PPS, 2005 expands the definition of ***cultural heritage landscape*** as "a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. A landscape involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a *significant* type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value."

Types of cultural heritage landscapes

There are generally three main types of *cultural heritage landscapes*. The following are taken from the Operational Guidelines adopted by the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Committee in 1992, and are widely accepted as the three primary landscape types:

- **Designed landscapes:** those which have been intentionally designed e.g. a planned garden or in a more urban setting, a downtown square.

A natural feature with cultural association, such as specimen trees or plantings being part of a larger *cultural heritage landscape*.

(Ministry of Culture)

- **Evolved landscapes:** those which have evolved through the use by people and whose activities have directly shaped the landscape or area. This can include a 'continuing' landscape where human activities and uses are still on-going or evolving e.g. residential neighbourhood or mainstreet; or in a 'relict' landscape, where even though an evolutionary process may have come to an end, the landscape remains historically *significant* e.g. an abandoned mine site or settlement area.
- **Associative landscapes:** those with powerful religious, artistic or cultural associations of the natural element, as well as with material cultural evidence e.g. a sacred site within a natural environment or a historic battlefield.

Identifying cultural heritage landscapes

Cultural heritage landscapes are identified through:

- **Historical Research**
  Consulting maps, land records, photographs, publications, primary and other sources
- **Site Survey and Analysis**
  Windshield surveys, intensive surveys, site surveys and analysis of the various features and characteristics which make up the *cultural heritage landscape* as well as delineation of landscape boundaries
- **Evaluation**
  Applying criteria for evaluating design, history, and context of the entire subject area

An inventory or map of properties or geographic areas that contain *significant cultural heritage landscapes* can be compiled by local, provincial or federal jurisdiction(s). Some of these properties and geographic areas may become a *protected heritage property* under the Ontario Heritage Act.

A municipal heritage committee can be appointed under the Ontario Heritage Act by a municipal Council to identify heritage resources, including both heritage conservation districts and *cultural heritage landscapes* within their community. For more information on identifying *cultural heritage landscapes*, see the "Heritage Property Evaluation: A Guide to Identifying, Researching and Evaluating Cultural Heritage Property in Ontario Communities" (Ministry of Culture).

Defining significance

The PPS defines "*cultural heritage landscapes*" and it defines "*significant*". For *cultural heritage landscapes* to be *significant*, they must be "valued for the important contribution they make to our understanding of the history of a place, an event, or a people."

Typically, the significance of a *cultural heritage landscape* is identified by evaluation criteria that define the characteristics that have cultural heritage value or interest to local, provincial or federal jurisdictions. Criteria to define local cultural heritage significance is prescribed in a regulation made pursuant to section 29(1) (a) of the Ontario Heritage Act.

For a *protected heritage property* under the Ontario Heritage Act, the designation bylaw and/or heritage conservation easement agreement should state the significance of the *cultural heritage landscape*, and identify its *heritage attributes*. These are known as statements of cultural heritage value or interest.

The PPS, 2005 defines *heritage attributes* as "the principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a *protected heritage property*." *Significant cultural heritage landscapes* are often protected as, or are part of, a heritage conservation district that is described in a heritage conservation district plan under the Ontario Heritage Act.

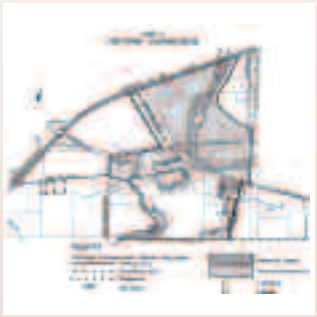
Cultural heritage landscapes

The identification, listing, evaluation and protection of *cultural heritage landscapes* is an ongoing process. The PPS, 2005 policies and land use planning processes are applicable to *cultural heritage landscapes* that have significance to the jurisdiction. *Cultural heritage landscapes* include:

- a property with a *significant cultural heritage landscape* listed by local, provincial or federal jurisdictions using evaluation criteria;
- a *protected heritage property*, which means:
  - real property designated under Part IV (individual property), Part V (heritage conservation districts), or Part VI (archaeology) of the Ontario Heritage Act
  - a heritage conservation easement property under Parts II or IV of the Ontario Heritage Act
  - property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss

  (Municipal jurisdiction(s) or the Ontario Heritage Trust can also confirm if a property is a *protected heritage property*)
- a *significant cultural heritage landscape* that is newly identified, as part of a proposal for *development* or *site alteration*

An example where boundaries were delineated and landscape elements were identified is the Blair heritage conservation district in the City of Cambridge.



(City of Cambridge)

An example of a more traditional Part V OHA designated heritage conservation district containing landscape attributes is the Town "Square" in Goderich.

(Town of Goderich)

EXAMPLES OF CULTURAL HERITAGE LANDSCAPES:

A former industrial site where main and secondary buildings, technological artifacts, infrastructure, transport networks and open spaces are in an arrangement that depicts the working of the site.

A unique grouping of a building and formal garden within a larger heritage conservation district.

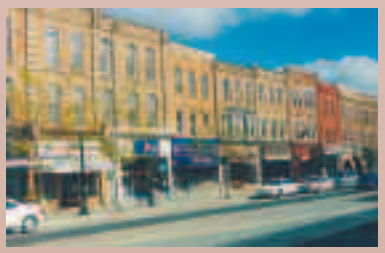
A riverscape with bridges and trails.

(Ministry of Cuture)

A farmscape.

(City of Waterloo)

Other geographic areas or special places of cultural heritage value or interest such as main streets.



(Su Murdoch)

Defining cultural heritage landscape boundaries

Within a *cultural heritage landscape*, there are often heritage buildings, structures, ruins, trees, plantings, *archaeological resources* and other features or attributes that collectively illustrate a historical theme or activity. There is usually evidence of change over time, through site evolution and/or natural regeneration. There are also historic and/or visual qualities that can include viewsheds or site lines from within the landscape area, as well as specific observation points from outside its boundaries. Defining the *cultural heritage landscape* boundaries can involve a range of considerations, including but not limited to the use of: roadways; rights-of-way; river corridors; fences; edges of tree lines and hedge rows; property lines; landforms; and lakeshores. It is therefore important for boundaries of a *cultural heritage landscape* to be clearly defined for conservation purposes within a land use planning context.

What is meant by "conserved"?

In the PPS, 2005 *conserved* "means the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

The conservation of a *significant cultural heritage landscape* considers not only the preservation of specific features which make up the landscape, but also the relationships of such features inside and outside its boundaries. Consideration should also be given to the surrounding context within which a *cultural heritage landscape* is located and the need for conservation strategies such as buffer zones.

The Ontario Heritage Act enables municipalities to identify, list and protect properties with cultural heritage value or interest. It also gives municipalities and the Ontario Heritage Trust the ability to hold heritage conservation easements on real property. The Ontario Heritage Trust, an agency of the Ministry of Culture, is dedicated to identifying, preserving, protecting and promoting Ontario's rich and varied heritage resources.

Conserving cultural heritage landscapes in land use planning

The Planning Act allows municipalities and approval authorities to adopt Official Plan objectives and cultural heritage policies and approval procedures. For the conservation of *significant cultural heritage landscapes*, planning tools include, but are not limited to:

- Heritage conservation district policies, guidelines, & studies
- Area design guidelines
- Height and setback restrictions / site plan control
- Landscape impact assessments
- Secondary plan policies for special areas
- Special zoning by-laws with heritage criteria overlay
- Subdivision development agreements
- Community improvement plans
- Stewardship
- Financial incentives
- Landscape conservation plans
- Park area / corridor area management plans

In light of the above planning tools, municipalities and/or planning approval authorities, through their Official Plan and other planning policy documents, can further identify, protect and manage *significant cultural heritage landscapes* within their jurisdiction.

To conserve a *significant cultural heritage landscape*, a municipality or approval authority may require a heritage impact assessment (or equivalent study) to evaluate proposed *development* or *site alteration* to demonstrate that a *significant cultural heritage landscape* will be *conserved*. Mitigative (avoidance) measures or alternative *development* or *site alteration* approaches may be required.

A conservation plan (or equivalent study) may be required as a long term strategy for conserving the *significant cultural heritage landscape*. (See InfoSheet #5 on heritage impact assessments and conservation plans.)

*Note: This InfoSheet was developed to assist participants in the land use planning process and to understand the PPS, 2005 policies related to the conservation planning of cultural heritage and *archaeological resources*. The information in the InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

A *cultural heritage landscape* may be scenic and contain notable natural features, but is primarily important for its *significant* historical associations.

(Ministry of Culture)

(Ministry of Culture)

For more information on *cultural heritage landscapes* contact:

Ontario Ministry of Culture

400 University Avenue, 4th Floor
Toronto, ON M7A 2R9
General_Info@mcl.gov.on.ca
(416) 212-0644
1 (866) 454-0049
web page:
http://www.culture.gov.on.ca

Additional information on the Provincial Policy Statement, 2005 is available on the Ministry of Municipal Affairs and Housing web page:
http://www.mah.gov.on.ca

Header Photos: Ministry of Culture

HERITAGE ATTRIBUTES EXAMPLES:

- A protected heritage house that is *significant* for its architectural style. The significance may be embodied in the physical elements designed in a particular style. Elements such as facade details, windows, building heights involving massing and orientaton may be all considered to be the *heritage attributes*.
- A designated heritage building or heritage conservation district may contain *significant cultural heritage landscape* features such as gardens, narrow streetscape patterns, prominent structures. These features and views to and from them can support the significance of the property, and may be considered to be *heritage attributes*.
- An important aspect of the history of a people may be represented by the physical layout of a *protected heritage property* containing ruins or an archaeological site.

A *protected heritage property* as defined in the PPS, 2005 means:

- Real property designated under Part IV (individual property), Part V(heritage conservation districts), or Part VI (archaeology) of the Ontario Heritage Act;
- A heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and
- Property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving, and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

What are heritage attributes and how are these identified?

The PPS, 2005 defines *heritage attributes* as "the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*."

For a *protected heritage property*, the designation by-law or heritage conservation easement agreement should identify the cultural heritage value or interest and describe the *heritage attributes* of the cultural heritage or *archaeological resource*. The municipality should ensure that *heritage attributes* of a *protected heritage property* are effectively identified and described in the designation by-law or heritage conservation easement agreement. The level of detail should be sufficient to guide the approval, modification, or denial of a proposed *development* or *site alteration* that affects a *protected heritage property*.

Designation by-laws and heritage conservation easement agreements that inadequately describe significance and the *heritage attributes* of a property may need to be improved. This can be done through historical research, site survey and analysis, and evaluation to clarify the intent of the by-law or easement agreement. The municipality or Ontario Heritage Trust can verify if a property or geographical area is a *protected heritage property*.

What does it mean to conserve the heritage attributes?

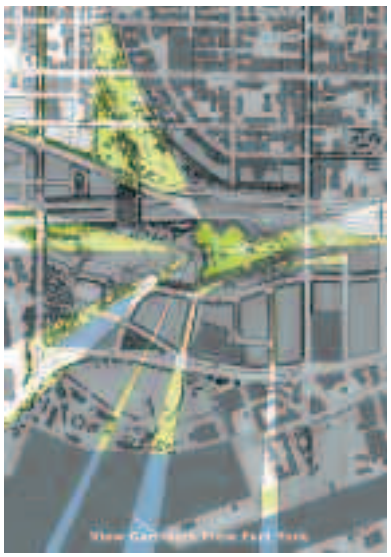
The PPS, 2005 defines "*conserved*" as "the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment." The term *conserved* is defined in the PPS, 2005 because of the importance of early identification, protection and

management of cultural heritage resources and its *heritage attributes* during the land use and *development* process.

PPS 2005 policy 2.6.3 provides that "mitigative measures and/or alternative *development* approaches may be required to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*."

To conserve the *heritage attributes* of a *protected heritage property*, a municipality or approval authority may require a heritage impact assessment to evaluate the proposed *development* or *site alteration* on *adjacent lands*, and to demonstrate that the *heritage attributes* of the *protected heritage property* will be *conserved*. A conservation plan may be required as a long term strategy for conserving the *heritage attributes* of the *protected heritage property*.

The following graphics are sample illustrations of evaluations and impact assessments for the designated heritage conservation district of Fort York in Toronto. This district's *heritage attributes* include views to and from the Fort. In addition, potential archaeological features and sites located on the adjacent properties are also considered to be *heritage attributes*.



(Ministry of Culture)

(Graphics courtesy of University of Toronto Centre for Landscape Research for the Friends of Fort York)

COMPONENTS OF A HERITAGE IMPACT ASSESSMENT FOR THE EVALUATION OF HERITAGE ATTRIBUTES MUST:

Address the significance and *heritage attributes* of a cultural heritage resource;

Identify any impact a proposed *development* or *site alteration* may have on the cultural heritage resources;

Evaluate and/or recommend alternative conservation methods to mitigate the impact of a proposed *development* or *site alteration* on cultural heritage resources.

Below is an example of a provincially and nationally *significant cultural heritage landscape* evaluated for its context and character. Views from the Brock Monument near Niagara-on-the-Lake are considered to be *heritage attributes*.

(Ministry of Culture)

Conserving heritage attributes in land use planning

Municipalities and approval authorities can adopt Official Plan policies, objectives and other heritage conservation policies and approval procedures for conserving *heritage attributes*. An impact on the *heritage attributes* of a *protected heritage property* can be minimized or avoided, for example, by mitigative measures and/or alterative *development* approaches, buffer zones, zoning, setback, design guidelines, regulation of density and height, and other site plan control mechanisms.

The graphic below is an example of a heritage design guideline image for heritage conservation districts. Similar municipal guidelines can be applied for other protected heritage sites and areas, as an effective tool for guiding *adjacent land development* proposals early in the land planning process. This will allow for mitigative measures and alternative *development* approaches to be considered for the conservation of *heritage attributes*, such as context and character.

(Ministry of Culture)

For more information on *adjacent lands* and *protected heritage property* contact:

Ontario Ministry of Culture

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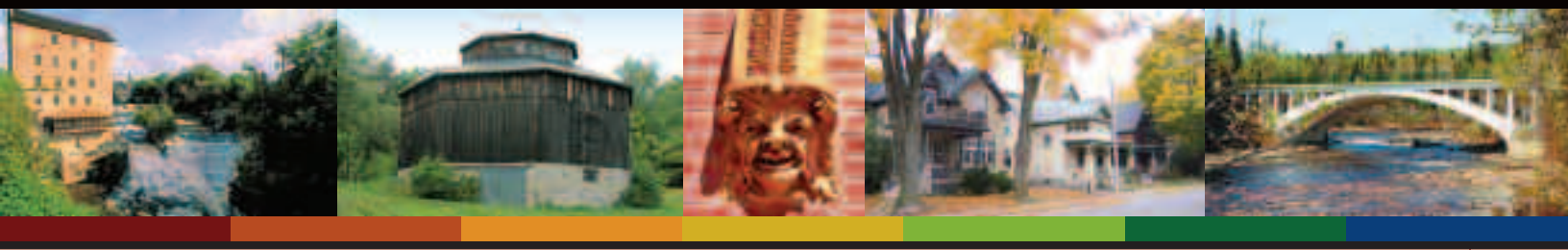
Toronto, ON M7A 2R9
General_Info@mcl.gov.on.ca
(416) 212-0644
1 (866) 454-0049
web page:
http://www.culture.gov.on.ca

Additional information on the Provincial Policy Statement, 2005 is available on the Ministry of Municipal Affairs and Housing web page:
http://www.mah.gov.on.ca

*Note: This InfoSheet was developed to assist participants in the land use planning process and to understand the PPS, 2005 policies related to the conservation planning of cultural heritage and *archaeological resources*. The information in the InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

Header photos: Dunlop Street East, Barrie (Jones Consulting Group Ltd.), Ottawa (Ministry of Culture), Toronto (Ministry of Culture), Hedford Church Cemetery, Richmond Hill (Su Murdoch)



InfoSheet #5

Heritage Impact Assessments and Conservation Plans

Winter 2006

Preserved Goldie Mill Ruins located in the City of Guelph

(Leanne Piper)

Heritage impact assessments and conservation plans as conditions of development and site alteration

With regard to cultural heritage and *archaeological resources*, the Provincial Policy Statement, 2005 issued under the authority of the Planning Act defines "*conserved*" as "the identification, protection, use and/or management of cultural heritage and *archaeological resources* in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed *development* or *site alteration* that affects a cultural heritage resource. To ensure implementation of a conservation plan, a municipality may require an owner to post a letter of credit, bond or certified cheque as part of the *development* approval process.

This applies to all properties or geographic areas containing cultural heritage resources that are *significant* or "valued for the important contribution they make to our understanding of the history of a place, an event, or a people." (PPS, 2005). Properties and geographic areas include: all listed, inventoried, mapped heritage properties by local, provincial or federal jurisdiction(s); *protected heritage property(s)*; newly identified cultural heritage sites which may need further evaluation; and areas that can be identified as having known archaeological sites or archaeological potential.

Using tools such as heritage impact assessments and conservation plans, municipalities and approval authorities can further enhance their own heritage preservation objectives.

PRINCIPLES IN THE CONSERVATION OF HISTORIC PROPERTIES

Respect for Documentary Evidence

Do not base restoration on conjecture.

Respect for Original Location

Do not move buildings unless there is no other means to save them.

Respect for Historic Material

Repair/conserve rather than replace building materials and finishes, except where absolutely necessary.

Respect for Original Fabric

Repair with like materials.

Respect for the Building's History

Do not restore to one period at the expense of another period.

Reversibility

Alterations should allow a resource to return to its original conditions.

Legibility

New work to be distinguishable from old.

Maintenance

With continuous care, future restoration will not be necessary.

A **heritage impact assessment (or equivalent study)** is a study to determine if any cultural heritage resources (including those previously identified and those found as part of the site assessment) or in any *areas of archaeological potential*, are impacted by a specific proposed *development* or *site alteration*. It can also demonstrate how the cultural heritage resource will be *conserved* in the context of redevelopment or *site alteration*. Mitigative or avoidance measures or alternative *development* or *site alteration* approaches may be recommended. For archaeological assessments, fieldwork must be undertaken by licensed professional archaeologists in accordance with the Ontario Heritage Act and its regulations. (refer to InfoSheet #3 entitled *Archaeological Resources* and *Areas of Archaeological Potential*).

A **conservation plan (or equivalent study)** is a document that details how a cultural heritage resource can be *conserved*. The conservation plan may be supplemental to a heritage impact assessment, but it is typically a separate document. The recommendations of the plan should include descriptions of repairs, stabilization and preservation activities as well as long term conservation, monitoring and maintenance measures.

What is the content of a heritage impact assessment?

A heritage impact assessment generally contains, but is not limited to the following information:

1. Historical Research, Site Analysis and Evaluation

If the available identification and description of the significance and *heritage attributes* of the cultural heritage resource are inadequate for the purposes of the heritage impact assessment, or the cultural heritage resource is newly identified, research, site survey and analysis, and evaluation are required. An explanation of the methodology used must accompany a clear statement of the conclusions regarding the significance and *heritage attributes* of the cultural heritage resource.

2. Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource

This is usually a summary of the cultural heritage value or interest and the *heritage attributes* contained in a heritage property municipal designation bylaw, heritage conservation easement agreement, or other listings. This summary should clearly articulate the cultural heritage value or interest and *heritage attributes* of the heritage resource. If the property is not a *protected heritage property* but is listed or is newly identified and may possess heritage significance, statements of cultural heritage value or interest and the *heritage attributes* should still be developed.

3. Description of the Proposed Development or Site Alteration

This description details the rationale and purpose for the *development* or *site alteration*, the proposed works and graphical layout, and how the *development* or *site alteration* fits with the objectives of the municipality or approval authority.

4. Measurement of Development or Site Alteration Impact

Any impact (direct or indirect, physical or aesthetic) of the proposed *development* or *site alteration* on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation.

5. Consideration of Alternatives, Mitigation and Conservation Methods

Where an impact on a cultural heritage resource is identified, and the proposed conservation or mitigative measures including avoidance, are considered ineffective, other conservation or mitigative measures, or alternative *development* or *site alteration* approaches must be recommended.

6. Implementation and Monitoring

This is a schedule and reporting structure for implementing the recommended conservation or mitigative or avoidance measures, and monitoring the cultural heritage resource as the *development* or *site alteration* progresses.

7. Summary Statement and Conservation Recommendations

This is a description of:

- the significance and *heritage attributes* of the cultural heritage resource;
- the identification of any impact that the proposed *development* will have on the cultural heritage resource;
- an explanation of what conservation or mitigative measures, or alternative *development* or *site alteration* approaches are recommended to minimize or avoid any impact on the cultural heritage resource;
- if applicable, clarification of why some conservation or mitigative measures, or alternative *development* or *site alteration* approaches are not appropriate.

NEGATIVE IMPACTS

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

Destruction of any, or part of any, *significant heritage attributes* or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a *heritage attribute* or change the viability of a natural feature or plantings, such as a garden;

Isolation of a *heritage attribute* from its surrounding environment, context or a *significant* relationship;

Direct or indirect obstruction of *significant* views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new *development* or *site alteration* to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an *archaeological resource*.

MITIGATION OR AVOIDANCE

Methods of minimizing or avoiding a negative impact on a cultural heritage resource include, but are not limited to:

- Alternative *development* approaches
- Isolating *development* and *site alteration* from *significant* built and natural features and vistas
- Design guidelines that harmonize mass, setback, setting, and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations
- Buffer zones, site plan control, and other planning mechanisms

For more information contact:

Ontario Ministry of Culture

400 University Avenue, 4th Floor
Toronto, ON M7A 2R9
General_Info@mcl.gov.on.ca
(416) 212-0644
1 (866) 454-0049
web page:
http://www.culture.gov.on.ca

Additional information on the Provincial Policy Statement, 2005 is available on the Ministry of Municipal Affairs and Housing web page:
http://www.mah.gov.on.ca

What is the content of a conservation plan?

A Conservation Plan generally contains, but is not limited to the following information:

1. **Identification** of the conservation principles appropriate for the type of cultural heritage resource being *conserved*;
2. **Analysis** of the cultural heritage resource, including documentation of the resource, descriptions of cultural heritage value or interest, assessment of resource conditions and deficiencies, discussion of historical, current and proposed use;
3. **Recommendations** for conservation measures and interventions, short or long term maintenance programs, implementation, and the qualifications for anyone responsible for the conservation work;
4. **Schedule** for conservation work, inspection, maintenance, costing, and phases of rehabilitation or restoration work;
5. **Monitoring** of the cultural heritage resource and the *development* of a long term reporting structure.

Who is qualified to prepare a heritage impact assessment and conservation plan?

Heritage impact assessments and conservation plans for *built heritage resources* and *cultural heritage landscapes* must be prepared by qualified individuals, such as architectural and landscape consultants with knowledge of accepted standards of historical research, identification, evaluation, and methods of conservation and mitigation. For properties containing *archaeological resources* or *areas of archaeological potential*, only licensed professional archaeologists can carry out technical assessments and alter known archaeological sites.

Further information on heritage impact assessments and conservation plans will be available in future technical guides and manuals developed by the Ministry of Culture.

*Note: This InfoSheet was developed to assist participants in the land use planning process and to understand the PPS, 2005 policies related to the conservation planning of cultural heritage and *archaeological resources*. The information in the InfoSheet should not be relied upon as a substitute for specialized legal or professional advice in connection with any particular matter.

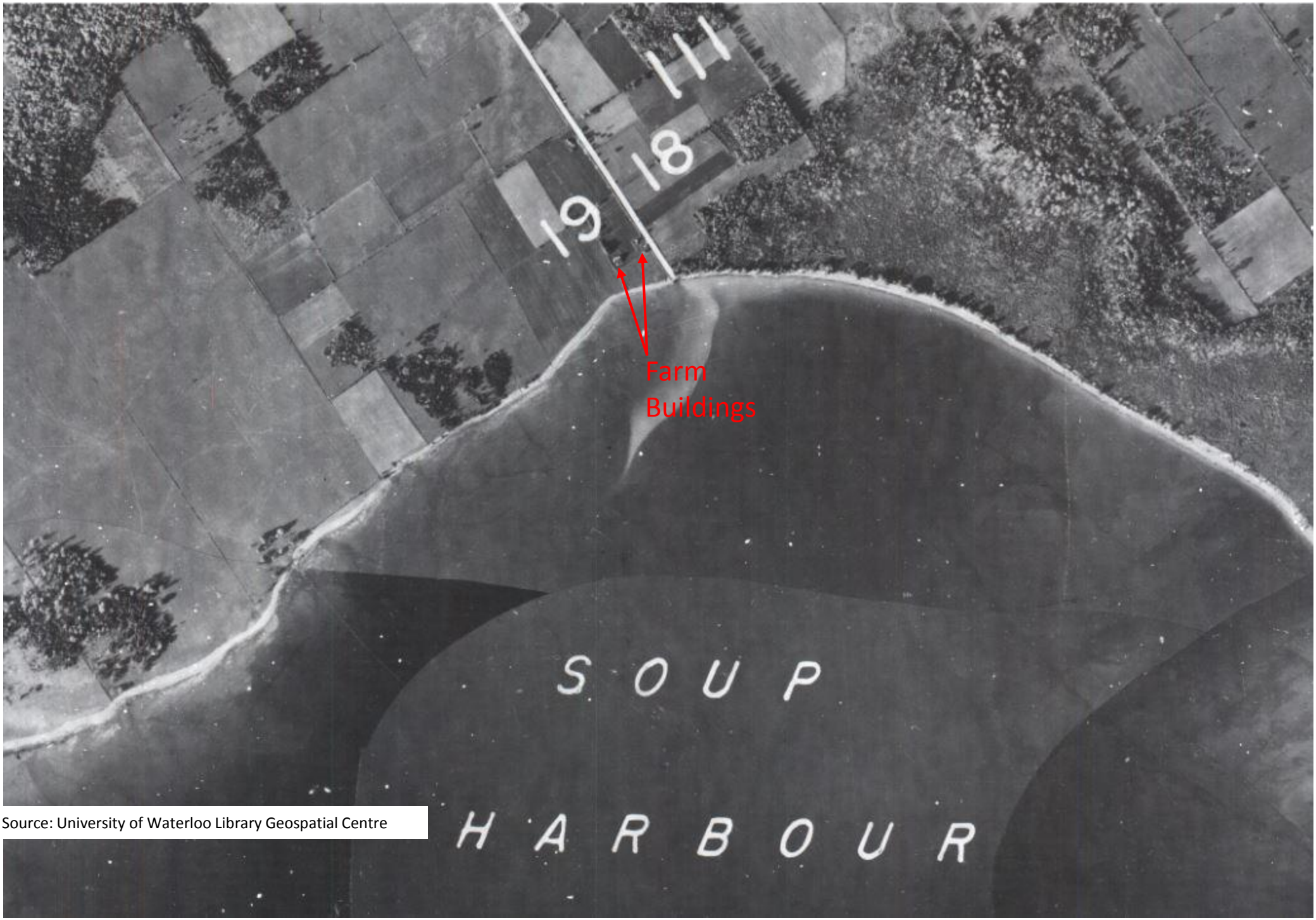
Header photos: Elora Mill (Copyright 2006 Ontario Tourism), Cunnington-Osborne Farm Complex, Caledon (Sally Drummond), Whig-Standard Building, Kingston (Marcus Létourneau), Victoria Park Heritage Conservation District, Kitchener (Ministry of Culture), Black Bay Bridge, Thunder Bay (Ministry of Culture)

Appendix **G-** Historic Aerial Photograph Evolution of Subject Lands

Historic Aerial Image Assessment

558 Welbanks Road, Cherry Valley, Prince Edward County

MHBC PLANNING URBAN DESIGN & LANDSCAPE ARCHITECTURE



Source: University of Waterloo Library Geospatial Centre

1954

Source: Taken from 2017 Archaeological Assessment prepared by Ground Truth Archaeology

1976

2005

Source: Google Earth

2018

Appendix **H-** Curricula Vitae

MHBC
PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

CURRICULUM**VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

Dan Currie, a Partner with MHBC, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of policy and development work. Dan has experience in a number of areas including strategic planning, growth plan policy, secondary plans, watershed plans, housing studies and downtown revitalization plans. Dan specializes in long range planning and has experience in growth plans, settlement area expansions and urban growth studies.

Dan holds a Masters degree in Planning from the University of Waterloo, a Bachelors degree (Honours) in Planning from the University of Waterloo and a Bachelor of Arts degree from the University of Saskatchewan. He is a registered Professional Planner and a Member of the Canadian Institute of Planners and a Professional Member of the Canadian Association of Heritage Professionals.

EDUCATION

2006
Masters of Arts (Planning)
University of Waterloo

1998
Bachelor of Environmental Studies
University of Waterloo

1998
Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners
Full Member, Ontario Professional Planners Institute
Professional Member, Canadian Association of Heritage Professionals
Past Board Member, Town and Gown Association of Ontario

PROFESSIONAL HISTORY

2013 – Present	Partner, MacNaughton Hermsen Britton Clarkson Planning Limited
2009 – 2013	Associate MacNaughton Hermsen Britton Clarkson Planning Limited
2007 - 2009	Director, Policy Planning, City of Cambridge
2000 - 2007	Senior Planner, City of Waterloo

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ARCHITECTURE

CURRICULUM**VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

1999 - 2000 Planner, City of Waterloo

1997 - 1998 Research Planner, City of Kitchener

SELECTED PROJECT EXPERIENCE

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

Township of West Lincoln, Smithville Northwest Quadrant Secondary Plan
Township of Tiny Growth Management Strategy and Urban Expansion Analysis
Niagara-on-the-Lake Mary Street Streetscape Study
Richmond Hill, Bond Crescent Intensification Strategy
City of Cambridge Climate Change Adaptation Policy
Ministry of Infrastructure Pilot Test of Growth Plan Indicators Study
Cambridge West Master Environmental Servicing Plan
Township of Tiny Residential Land Use Study
Township of West Lincoln Settlement Area Expansion Analysis
Port Severn Settlement Area Boundary Review
City of Cambridge Green Building Policy
Township of West Lincoln Intensification Study & Employment Land Strategy
Ministry of the Environment Review of the D-Series Land Use Guidelines
Meadowlands Conservation Area Management Plan
City of Cambridge Trails Master Plan
City of Kawartha Lakes Growth Management Strategy
City of Cambridge Growth Management Strategy
Cambridge GO Train Feasibility Study
City of Waterloo Height and Density Policy
City of Waterloo Student Accommodation Study
Uptown Waterloo Residential Market Study
City of Waterloo Land Supply Study
City of Kitchener Inner City Housing Study

CONTACT

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CURRICULUM**VITAE**

Rachel Redshaw, MA, H.E. Dipl.

Rachel Redshaw, a Heritage Planer with MHBC, joined the firm in 2018. Ms. Redshaw has a Bachelor of Arts in Anthropology and Celtic Studies and a Master of Arts in World Heritage and Cultural Projects for Development. Ms. Redshaw completed her Master's in Turin, Italy; the Master's program was established by UNESCO in conjunction with the University of Turin and the International Training Centre of the ILO.

Ms. Redshaw provides a variety of heritage planning services for public and private sector clients. Ms. Redshaw has worked for years completing cultural heritage planning in a municipal setting. She has worked in municipal building and planning departments and also completed contract work for the private sector to gain a diverse knowledge of building and planning in respect to how they apply to cultural heritage.

EDUCATION

2011
Higher Education Diploma
Cultural Development/ Gaelic Studies
University of the Highlands and Islands

2012
Bachelor of Arts
Joint Advanced Major in Celtic Studies and Anthropology
Saint Francis Xavier University

2014
Master of Arts
World Heritage and Cultural Projects for Development
UNESCO, University of Turin, The International Training Centre of the ILO

PROFESSIONAL ASSOCIATIONS

Candidate, Canadian Association of Heritage Professionals (CAHP)

PROFESSIONAL HISTORY

2018 - Present	Heritage Planner, MacNaughton Hermsen Britton Clarkson Planning Limited
2018	Building Permit Coordinator, (Contract) Township of Wellesley
2018	Building Permit Coordinator (Contract) RSM Building Consultants
2017	Deputy Clerk, Township of North Dumfries
2015-2016	Building/ Planning Clerk Township of North Dumfries
2009-2014	Historical Researcher Township of North Dumfries

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CURRICULUM**VITAE**

Rachel Redshaw, MA, H.E. Dipl.

PROFESSIONAL/COMMUNITY ASSOCIATIONS

2018 - Present	Member, Architectural Conservancy of Ontario- Cambridge
2018-Present	Member of Publications Committee, Waterloo Historical Society
2016 - Present	Secretary, Toronto Gaelic Society
2012 - Present	Member (Former Co-Chair & Co-Founder), North Dumfries Historical Preservation Society
2011 - 2014	Member, North Dumfries Municipal Heritage Committee

AWARDS / PUBLICATIONS / RECOGNITION

2008-2012	Historical Columnist for the Ayr News
2012	Waterloo Historical Society, "Harvesting Bees in Waterloo Region"
2014	The Rise of the City: Social Business Incubation in the City of Hamilton, (MA Dissertation)
2012	Nach eil ann tuilleadh: An Nòs Ùr aig nan Gàidheal (BA Thesis) Thesis written in Scottish Gaelic evaluating disappearing Gaelic rites of passage in Nova Scotia.

PROFESSIONAL DEVELOPMENT COURSES

2018	Building Officials and the Law (OBOA Course)
2010	Irish Archaeological Field School Certificate

CONTACT

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ARCHITECTURE

CURRICULUM**VITAE**

Dan Currie, BA, BES, MA, MCIP, RPP, CAHP

HERITAGE PLANNING

Town of Cobourg Heritage Master Plan
Municipality of Chatham-Kent Rondeau Heritage Conservation District Plan
City of Markham Victoria Square Heritage Conservation District Study
City of Kingston Barriefield Heritage Conservation District Plan
Burlington Heights Heritage Lands Management Plan
Township of Muskoka Lakes, Bala Heritage Conservation District Study and Plan
Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan
City of Guelph Brooklyn and College Hill Heritage Conservation District Plan
Niagara Peninsula Conservation Authority St John's Master Plan
City of Toronto Garden District Heritage Conservation District Study and Plan
City of London Western Counties Cultural Heritage Plan
City of Cambridge Heritage Master Plan
City of Waterloo Mary-Allen Neighbourhood Heritage District Study
City of Waterloo Rummelhardt School Heritage Designation
Other heritage consulting services including:

- Heritage Impact Assessments
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts

DEVELOPMENT PLANNING

Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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