
CHAPTER 7: HERITAGE RESOURCE MANAGEMENT

The Township supports the identification and sensitive management of local heritage resources, by encouraging the restoration, protection, maintenance and enhancement of heritage resources, including natural and made features which have historic, cultural, architectural, archaeological, palaeontological, or natural significance. These features may include properties, buildings, structures, artifacts, rivers, roads, districts and sites including streetscapes, landscapes cemeteries and burial places.

7.1 GENERAL POLICIES

7.1.1 The Township will promote the preservation and enhancement of heritage resources by regulating the demolition, removal or inappropriate alteration of historic features including natural and made features which have historic, cultural, architectural, archaeological, palaeontological, or natural significance. These features may include properties, buildings, structures, monuments, artifacts, rivers, roads, districts and sites including streetscapes, landscapes cemeteries and burial places.

7.1.2 The Township Council will establish and maintain a Local Architectural Conservation Advisory Committee to provide consultation regarding the designation, demolition, or alteration of buildings, structures and sites of architectural or historic interest or significance.

7.2 INVENTORY OF HERITAGE RESOURCES

7.2.1 The Township, in consultation with the Local Architectural Conservation Advisory Committee, will prepare and publish an Inventory of Heritage Resources including: heritage resources of Federal, Provincial and Regional interest, archaeological areas, properties which have been designated pursuant to the Ontario Heritage Act; historic sites, cemeteries, properties, buildings, structures or elements of these with archaeological, historic or architectural value or interest, which in the opinion of the Township, satisfies at least two of the following criteria:

- a) it dates from an early time period in the development of the Township;
 - b) it is a good, representative example of the work of an outstanding local, regional, provincial, national or international architect, engineer, builder, designer, landscape architect, interior designer or sculptor and is well preserved;
 - c) it is associated with a person who is recognized as having made a significant contribution to the Township's social, cultural, political, economic, technological or physical development or as having materially influenced the course of local, regional, provincial, national or international history;
 - d) it is directly associated with an historic event which is recognized as having local, regional, provincial, national or international importance;
 - e) it is a well preserved example and illustration of the Township's social, cultural, political, economic or technological development history;
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- f) it is a well preserved, representation of construction methods now rarely used;
- g) it is a well preserved and representative example of its architectural style or period of building;
- h) it is a well preserved and outstanding example of architectural design;
- i) it terminates a view or otherwise makes an important contribution to the landscape or streetscape of which it forms a part;
- j) it is generally well recognized as a historic Township landmark;
- k) it is a well preserved example of outstanding historic interior design;
- l) it is an example of a rare or otherwise important historic feature of good urban design or landscaping, or streetscaping; or,
- m) it makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.

7.2.2 The Township will encourage the preservation, restoration and integration of heritage resources into the design of new developments.

7.3 DESIGNATION OF HERITAGE PROPERTIES

7.3.1 The Township will regulate the demolition, removal or alteration of buildings of historic and architectural interest or value included in the Inventory of Heritage Resources. For these purposes Council may:

- a) pass by-laws pursuant to the Ontario Heritage Act to designate properties including buildings or structures of historic and architectural interest or value; and will not permit the demolition, removal or alteration of these buildings or structures;
 - b) pass by-laws providing for the acquisition by purchase, lease or otherwise of any property or part thereof, designated in accordance with Policy 7.2.1, or for the expropriation of any such property;
 - c) enter into any easement agreement or covenant with the owner of a designated property, or register and enforce any easement or covenant with the land registry office against a designated property to protect the heritage resource designated in accordance with Policy 7.2.1; or,
 - d) designate areas of architectural and historic significance as Heritage Conservation Districts, pursuant to the Ontario Heritage Act. The features that give the area its distinctive character and contribute to the area's merit as a Heritage District shall be preserved. These may include the placement and relationship of buildings, the scale and character of the building groups, the architectural details of the buildings, natural areas, vistas and streetscapes and the unique historical, social or cultural association of the area.
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- 7.3.2 Heritage Districts may include, but are not limited to areas where:
- a) a significant number of the buildings reflect an aspect of the history of the community by nature of location and historical significance of setting;
 - b) significant number of the buildings are of a style or architecture or a method of construction to be significant historically or architecturally at a local, regional, provincial, national or international level;
 - c) district contains other important physical, archaeological, environmental, cultural or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a district, but which lend support in evaluating the criteria for designation; or,
 - d) the district is an area of special association that is distinctive within the township and, as a result, contributes to the character of the entire community.

7.4 STATEMENTS OF IMPACT

- 7.4.1 The Township will require the submission of a Heritage Impact Statement for any proposed development that includes or is contiguous to a heritage resource identified in the Inventory of Heritage Resources. The Township, in consultation with the Ministry of Citizenship, Culture and Recreation may scope or waive the requirement for an Heritage Impact Statement where the scale and nature of the proposed development is such that no useful purpose would be served by the completion of the Heritage Impact Statement. The Township will consider conservation alternatives for any proposed development in the following order of preference:
- a) rehabilitate and incorporate the heritage resource(s) and its surrounding context into the proposed development;
 - b) recognize and incorporate the heritage resource(s) and its surrounding context into development applications in a manner which does not conflict with the heritage resource;
 - c) promote the use of scale and design in new developments which blends harmoniously with existing heritage resources;
 - d) promote the re-use of the resource, building, or building elements where the heritage resource cannot be conserved intact; and,
 - e) require, prior to approving a development application that would result in the destruction of a heritage resource, that the applicant provide measured drawings, a land use history, photographs and other available documentation of the heritage feature in its surrounding context and, if feasible, relocate the heritage resource.
- 7.4.2 The Township will encourage measures which enhance public appreciation and visibility of heritage features.
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- 7.4.3 The Township, where feasible, will facilitate the restoration, rehabilitation, use and maintenance of heritage resources located within public open space for any purpose compatible with the existing or proposed function of the public space.
- 7.4.4 The Township will assess the impact of proposed road construction, improvements and other public works abutting heritage resources identified in the Inventory of Heritage Resources, and provide in the project design for the mitigation of any negative impacts.

7.5 ARCHEOLOGICAL RESOURCES

- 7.5.1 The Township will include archaeological areas identified in Federal, Provincial and Regional inventories in the Inventory of Heritage Resources.
- 7.5.2 The Township will designate sites that are identified as having significant archaeological resources as Open Space in this Plan.
- 7.5.3 In the approval of development applications, the Township will consider the potential presence of archaeological resources in consultation with the Region and in accordance with Regional Official Policies Plan Policies 6.2.10 and 6.2.11.

7.6 CEMETERIES AND BURIAL PLACES

- 7.6.1 All licensed, private, abandoned or legally closed cemeteries will be designated in the township Inventory of Heritage Resources and will be encouraged to be retained in their original condition and location.
- 7.6.2 Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations will apply.

7.7 GRAND RIVER CORRIDOR

- 7.7.1 The Township supports the goals and objectives of the Grand River Corridor Plan and will co-operate with the Grand River Conservation Authority, the City of Cambridge and the Region in implementing its recommendations through the development approval process and planning for trail and open space linkages within the Corridor.