

Property Name	Property Address	Bylaw #	Owner	Tax Roll #	Lot Address
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Olde Town Hall	322 Main Street, Exeter, ON	By-Law No. 3, 1978 (Exeter)	Municipality of South Huron	80039001000000	Plan 376, Lots 136, 137 and Pt. Lts. 100, 134 and 135
Strang House	71878 Morrison Line	By-Law No. 19, 1987 (Usborne)	Keith Wallis Strang	10003039001000000	Conn. 3, Lot 29
Huron County Playhouse	70699 B Line	By-Law No. 11, 1999 (Stephen Zoning) By-Law No. 93, 2010 (South Huron)	Drayton Theatres Inc. Robert Allen and Pamela Majorie Ford	40024006000000	Pt Lt 3, Conn. A Stephen designated as Pts 3 and 4, 22R833 and Pt 1, 22R4940
The Burke House (Carling Home)	73 Huron Street W.	By-Law No. 27, 2006 (South Huron)		80047036000000	Plan 376, Lots 231 and 232

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- d. Urban design guidelines
  - e. Accessibility and universal design guidelines
  - f. Site plan control
  - g. Committee of Adjustment
2. Development approvals shall consider elements of design in order to assist in achieving the goals of this plan.
  3. For the purpose of Site Plan Control, building design shall include matters of exterior design, including without limitation: the character, scale, appearance and design features of buildings.
  4. The Municipality may develop urban design guidelines. Design guidelines provide a standard to evaluate development proposals and guide development through the site plan process.
  5. The Municipality may require urban design studies such as project-specific urban design guidelines in support of development applications in areas of intensification.
  6. The Municipality may require impact studies such as: heritage impact; traffic impact; storm water management; snow storage; and shadow impact analysis through the site plan control process to evaluate impacts of the proposed development on surrounding properties, public spaces or amenity areas.

### **12.3. HERITAGE RESOURCES**

#### **12.3.1. Introduction**

The Municipality of South Huron recognizes that culture and heritage provide a vital link with the past and a foundation for planning the future. A collection of heritage resources exist in South Huron which contribute significantly to the identity, character, vitality, economic prosperity and quality of life within the communities that make up the municipality. Heritage resources offer tangible values such as the use and re-use of historical buildings for their influence on tourism as well as the intangible values from enjoyment, aesthetics and sense of place.

For these reasons it is appropriate that Heritage Resource policies are specifically stated in the Plan with goals and policies that are primarily aimed at providing direction and ensuring that heritage preservation efforts continue in accordance with provincial regulations and guidelines.

### 12.3.2. Definition

**Heritage Resources:** There are two classes of heritage resources: monumental or landmark heritage that is considered to reflect exemplary architecture and style of a particular area or architect (for example: Exeter Town Hall); and heritage features that are usually not significant by themselves, but are considered important in a group aspect since they help define the character of an area.

Heritage resources are those that are designated under the *Ontario Heritage Act*. Heritage resources are located in both urban and rural areas and include, but are not limited to:

- a) buildings, structures and artifacts of historical significance;
- b) archaeological sites; and
- c) human-made or modified rural and urban landscapes and their respective components.

The Province has identified the following as heritage properties in South Huron:

Address	Property Name	Construction Date
417 Airport Line, Huron Park, Centralia, Stephen.	Stephen Township Arena building on former RCAF Base	1964
Lot 29, Concession 3, Usborne	The Strang Farmhouse	1865
Part Lot 3, Concession A, Grand Bend, Stephen	Huron Country Playhouse Theatre building	
12 Victoria St. E., Crediton, Stephen	The Henry Eilber House – The Village Post Bed and Breakfast	1888
322 Main St. S. at Sanders St., Exeter	Exeter Town Hall	1913

In addition, a number of landmark properties in South Huron have high heritage value:

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<b>Address</b>	<b>Property Name</b>	<b>Construction Date</b>
18 Simcoe Street, Exeter	The Willis Homestead	1880
56 John Street East, Exeter	Robert Pickard Home	1894
66 John Street East	Richard Pickard Home	1855
431 Albert Street, Exeter	Benjamin O'Neil Home	1880
527 Main Street, Exeter	Thomas Carling Home	1885
Hwy 23 and Huron County Rd 6, Kirkton	Kirkton Corner Store	1856

A Protected Heritage Property is property designated by by-law and/or heritage easement conservation agreement under the Ontario Heritage Act.

A Heritage Conservation District is a collection of cultural features or an area, which is described in a Heritage Conservation Plan and is designated by Council under the Ontario Heritage Act. A Heritage Conservation District Plan is a document containing development guidelines and an explanation of the Character-Defining Elements associated with all Heritage Conservation Districts.

Cultural Heritage Value includes design, physical, contextual, historical or associate value, as defined in Ontario Regulation 9/06.

Heritage Attributes are those materials, forms, location and spatial configurations that contribute to the cultural value of a Heritage Resource and which should be retained to conserve that value.

### **12.3.3. Goals**

For Heritage Resources the following goals are adopted:

1. Promote a greater awareness of the importance of sustainable economic development and the value of heritage resources, historic features and heritage conservation;

2. Promote the preservation and maintenance of historic buildings, structures and archaeological sites and to prevent their defacement and/or demolition. The Municipality is encouraged to implement programs of heritage conservation through the use of the Ontario Heritage Act;
3. Ensure that present and future generations are able to appreciate and enjoy the Municipality's heritage resources;
4. Engage in and promote innovative and pro-active programs and approaches to heritage conservation throughout the Municipality.
5. To encourage and facilitate partnerships and co-operative ventures involving the public and private sector for the preservation of heritage resources;
6. To proactively support positive, compatible re-use of heritage resources; and
7. To support cultural activities.

#### **12.3.4. Policies**

##### **12.3.4.1. Municipal Heritage Advisory Committee**

Under Section 28 of the Ontario Heritage Act, Council is authorized to establish, through by-law, one Municipal Heritage Advisory Committee (MHAC) that is made up of five or more people who are representative of the community. The Municipal Heritage Advisory Committee is an advisory Committee of Council, whose role is to provide advice on matters relating to the Ontario Heritage Act and significant or designated properties, districts or archaeological sites.

The responsibilities of the MHAC are to:

- a) Prepare and publish the inventory of the built heritage resources and undertake public awareness programs;
- b) Advise Council regarding designating a property or repealing a by-law designating a property in accordance with the Ontario Heritage Act;
- c) Advise Council on heritage programs;
- d) Provide an annual report to Council on the activities of the MHAC.

##### **12.3.4.2. Preservation of Heritage Resources**

Opportunities for economic diversity will be enhanced by preserving the Municipality's unique rural and small town atmosphere, including heritage features and a wide range

of goods and services. The historic buildings located in the downtowns and main streets of the urban settlements will be encouraged to be preserved. Historic residences and residential areas will be encouraged to be protected. A number of original farmsteads also offer a unique opportunity for preservation.

Under the Ontario Heritage Act, Council is empowered to:

- a) Designate individual property and designate districts or areas;
- b) Issue or refuse permits to alter or demolish a designated property;
- c) Repeal designation by-laws;
- d) Purchase or lease an individually designated property;
- e) Expropriate designated property;
- f) Provide grants and loans to designated property owners;
- g) Enter into easements and covenants with property owners;
- h) Institute a prosecution for failure to comply with a designation by-law.

Council will seek to conserve heritage resources by having regard for the potential impact of development or other land disturbances on those resources.

Development and site alteration may be permitted on lands adjacent to protected heritage property 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.

Mitigative measures and alternative development approaches may be required in order to conserve the heritage attributes of the protected property.

#### **12.3.4.3. Local Inventory of Heritage Resources**

Council may direct that an inventory of significant heritage resources within South Huron be developed for the municipality. The inventory shall be updated regularly and be accessible to the public.

The inventory should contain documentation for each resource including:

- a) Legal description of the lands;
- b) Owner information;

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- c) Description of the heritage resource;
- d) A list of heritage attributes provided by the resource;
- e) A copy of any related studies or historical documents.

Prior to the development of an inventory of significant heritage resources, criteria for assessing the heritage significance of a cultural heritage resource shall be developed including specific criteria for aesthetic/design, historic/associative, and contextual value. More specifically, potential heritage resources will be evaluated based on the following characteristics:

- a) Architectural merit, including materials and forms;
- b) Historic, social, cultural and political significance to the local community;
- c) Economic importance, for example, in promoting tourism; and
- d) Context: spatial configuration and the location and use of the heritage feature and how it relates to and supports the wider community and neighbouring land uses and structures.

Heritage resources may be shown on a Cultural Heritage Map and made an appendix to this plan. The map will be updated from time to time without the need for amendment to this plan.

### **12.3.4.4. Heritage Conservation Districts**

Council may designate Heritage Districts by by-law. Designation of a Heritage District enables the protection of the heritage of an area, while allowing for compatible development. It is necessary to conserve the District in its entirety including all elements and features including built and natural which contribute to the distinction and merits as a designated district.

Prior to designating an area as a Heritage Conservation District, Council shall undertake a study to:

- a) Assess the feasibility of establishing a district
- b) Examine the significance of the proposed area
- c) Recommend boundaries of the district
- d) Recommend amendments to this Plan and the Zoning By-law
- e) Share information with the public.

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During the study period, but not longer than one year, alteration works on the properties within the Heritage Conservation Study District study area may be prohibited by Council.

A Heritage Conservation District Plan shall be prepared for each designated district within the municipality.

### **12.3.4.5. Incentive Programs**

The Municipality may participate in funding programs that provide assistance to private landowners for the maintenance, rehabilitation, and redevelopment of their properties or heritage resources on the basis that such preservation constitutes a community project. It is important that these programs are known to the residents of the municipality.

The Municipality may use conservation incentives to help protect and preserve the heritage attributes of designated and significant heritage resources. Conservation incentives refer to any combination of grants, property tax incentives or loans.

The Municipality may develop standards and a framework upon which to evaluate projects that are eligible to receive incentives.

The Municipality may target conservation incentives for specific purposes such as complying with Ontario Building Code standards, façade improvements, streetscape improvements, conversion and adaptive re-use of empty buildings and any other purpose the Municipality warrants appropriate and or necessary.

The Municipality may impose minimum maintenance standards for those properties, structures or buildings that receive incentives.

It shall be the policy of the Municipality to encourage the use of available financial programs to be used to protect architecturally or historically significant properties. Provincial organizations and programs providing expertise and assistance are encouraged to participate.

### **12.3.4.6. Demolition of Heritage Resources**

The Municipality may discourage the demolition of heritage resources to the extent of the Municipality's legislative authority. Where a demolition permit is granted, the recording of the property prior to demolition for historical or archival purposes may be made a condition of the demolition permit.

The Municipality may acquire easements or covenants on properties of archeological, architectural or historical significance under the terms of the Ontario Heritage Act, Section 37, in order to assure the continued presence of these properties.



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Where possible, the Municipality shall take advantage of other legislation and government programs to seek to protect, preserve and enhance the heritage of the Municipality.

The transfer of development rights will be allowed by Council for the express purpose of maintaining and preserving buildings of historical and/or architectural significance.

### **12.3.4.7. Archaeological Review**

Development applications will be reviewed to determine the potential presence of archaeological resources, as identified on the Ministry of Tourism and Culture archaeological potential checklist. Where moderate to high archaeological potential is identified, an archaeological assessment is required.

Where the archaeological assessment in accordance with the review by the Ministry of Tourism and Culture identifies a significant archaeological resource, protection is required as follows:

- a) The land or site be protected from destruction or alteration by the development wherever possible; or
- b) Consideration of the inclusion of the site, where feasible, into lands designated for open space, parkland, or natural environment; or
- c) Where an archaeological resource cannot be protected on site, removal of the archaeological resources by a licensed archaeologist, prior to site grading or construction may be permitted.

Where burial places are encountered during any excavation activity, the provisions of the Cemeteries Act and its regulations must be followed.