

Addendum to the Old Mill Heritage Conservation District Study

Committee of the Whole

May 9, 2023



Heritage Conservation Districts

- A Heritage Conservation District (HCD) is an area, neighbourhood, group of buildings/features, or landscape which has heritage value because of its interrelated elements
- An HCD is a way to help manage change happening within a community so that it enhances and complements the area's unique character.
- An HCD designation enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection, and enhancement of the area's special character.
- Designation is by By-law under Part V of the Ontario Heritage Act

Why do we designate HCDs?

- A localized plan for growth and development centred on preserving and enhancing an area's heritage attributes
- Protection for important historic buildings and landscapes
- Design guidelines for construction and development
- An approvals process for change and new construction based on a Heritage Conservation District Plan
- Enhanced streetscapes and attractive neighbourhoods
- Local cultural vitality and pride of place



Individual vs District Designation

- Individual and district designation both provide protections to individual heritage properties through a by-law
- In both cases, property owners are required to apply for heritage permits to undertake certain works on their property
- However, individual designation only protects a specific property and its heritage features while district designation introduced community design guidelines for an entire area
- HCD plans have specific architectural design guidelines to guide new development and how it fits within an existing neighbourhood

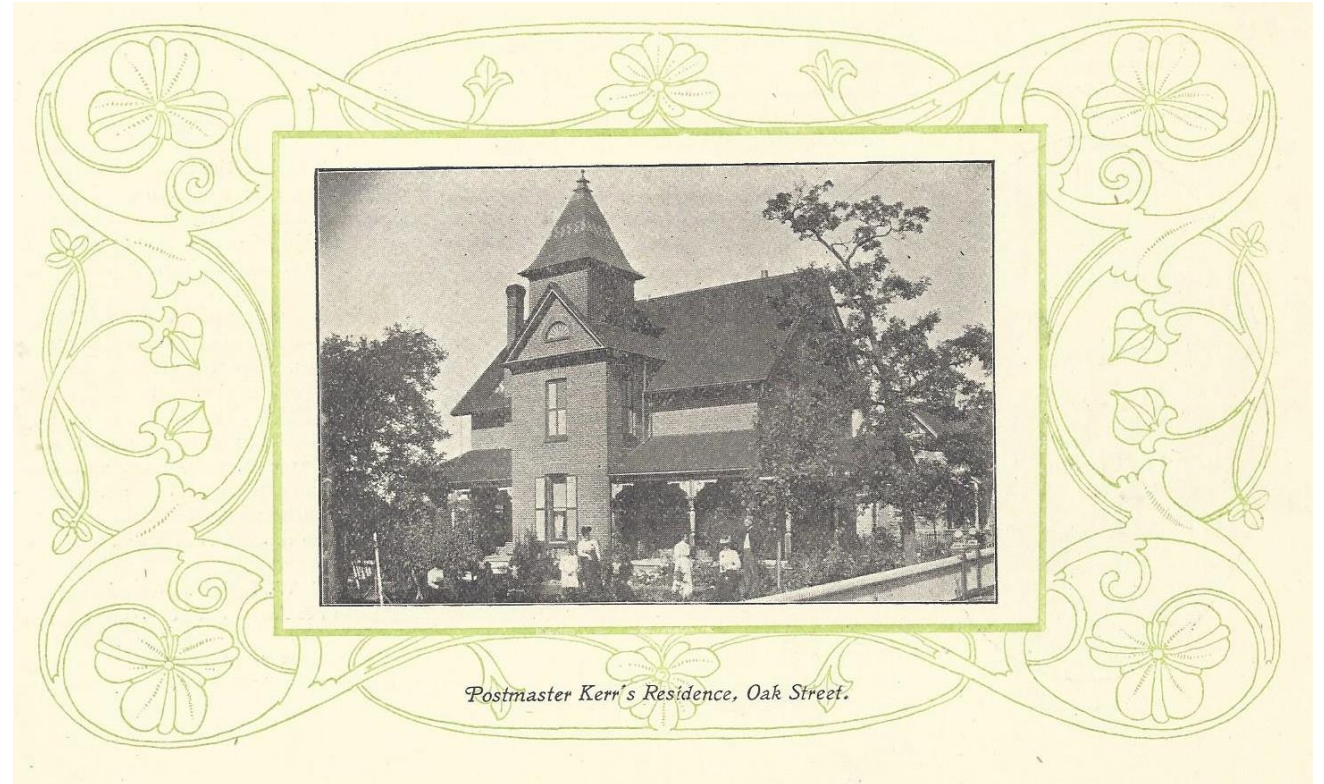
Legislative and Policy Background

- Ontario Heritage Act
- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2019)
- City of Kawartha Lakes Official Plan (2012)



HCDs in Kawartha Lakes

- Currently, we have two HCDs in Kawartha Lakes
- Both were designated in 2017
- Downtown Lindsay
- Oak Street in Fenelon Falls



How is an HCD Designated?

- Designation of heritage districts is regulated under Part V of the Ontario Heritage Act
- There are two steps to HCD designation: (1) a study phase and (2) a plan phase
- The study examines the history and character of the area and recommends whether it would be suitable for designation
- The plan provides policies to guide future development in an area
- An area is only designated after the plan is complete and a by-law adopting the study is passed by Council

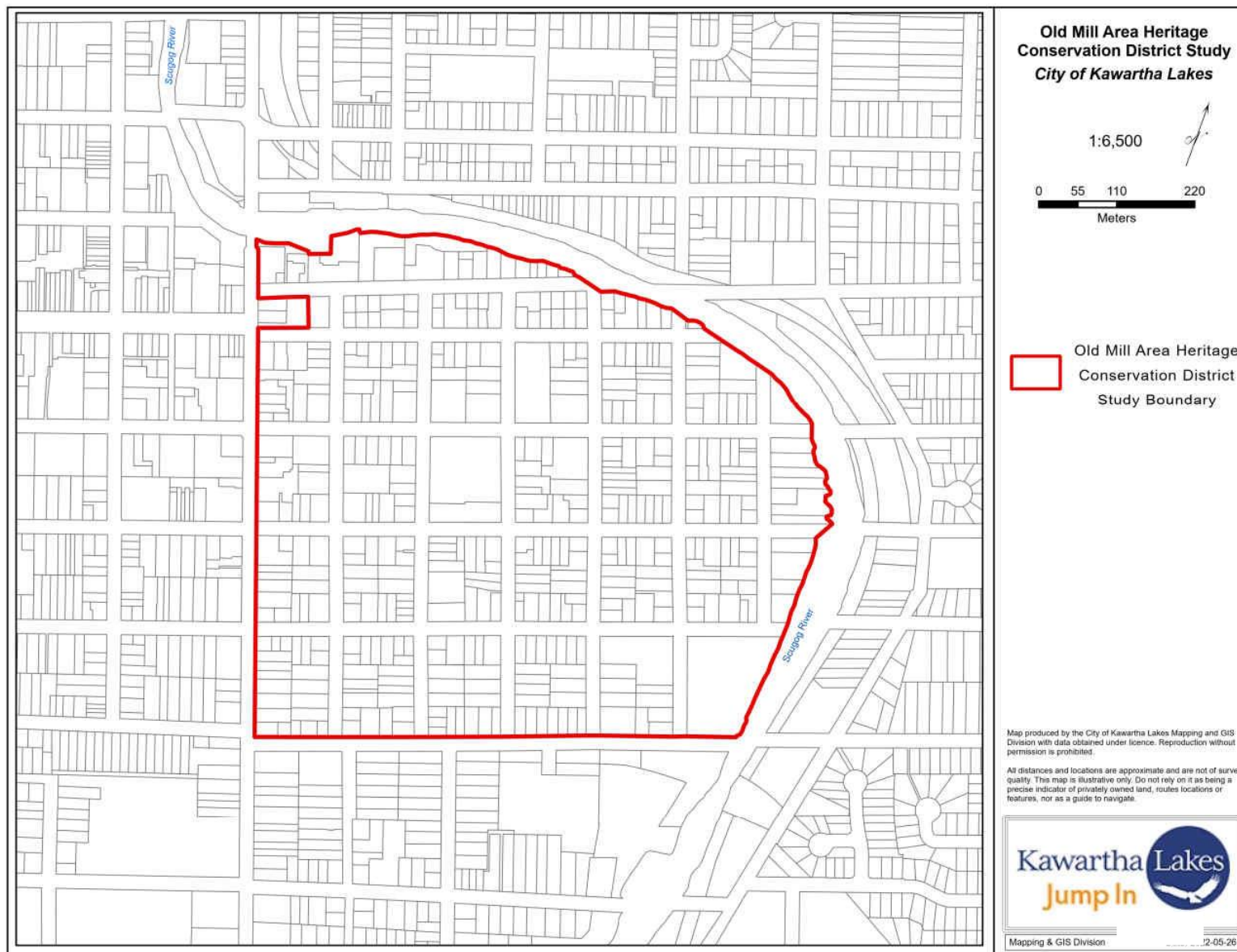
Steps to Designate an HCD



Old Mill-Pumpkin Hollow HCD Development

- The area was identified as having historic value during the downtown Lindsay HCD study because it was the original settlement site of Lindsay and contained a large number of historic homes
- In 2018, a delegation was made to Council requesting the area be made into a district along with a petition from local residents
- Staff examined the area and recommended that it had enough historic properties, history to be studied as a potential district
- Municipal Heritage Committee recommended to Council that the study proceed
- Council authorized the study in June 2020
- The study was completed and presented to Council in July 2022
- Council endorsed the study and directed staff to develop a heritage conservation district plan for part of the neighbourhood

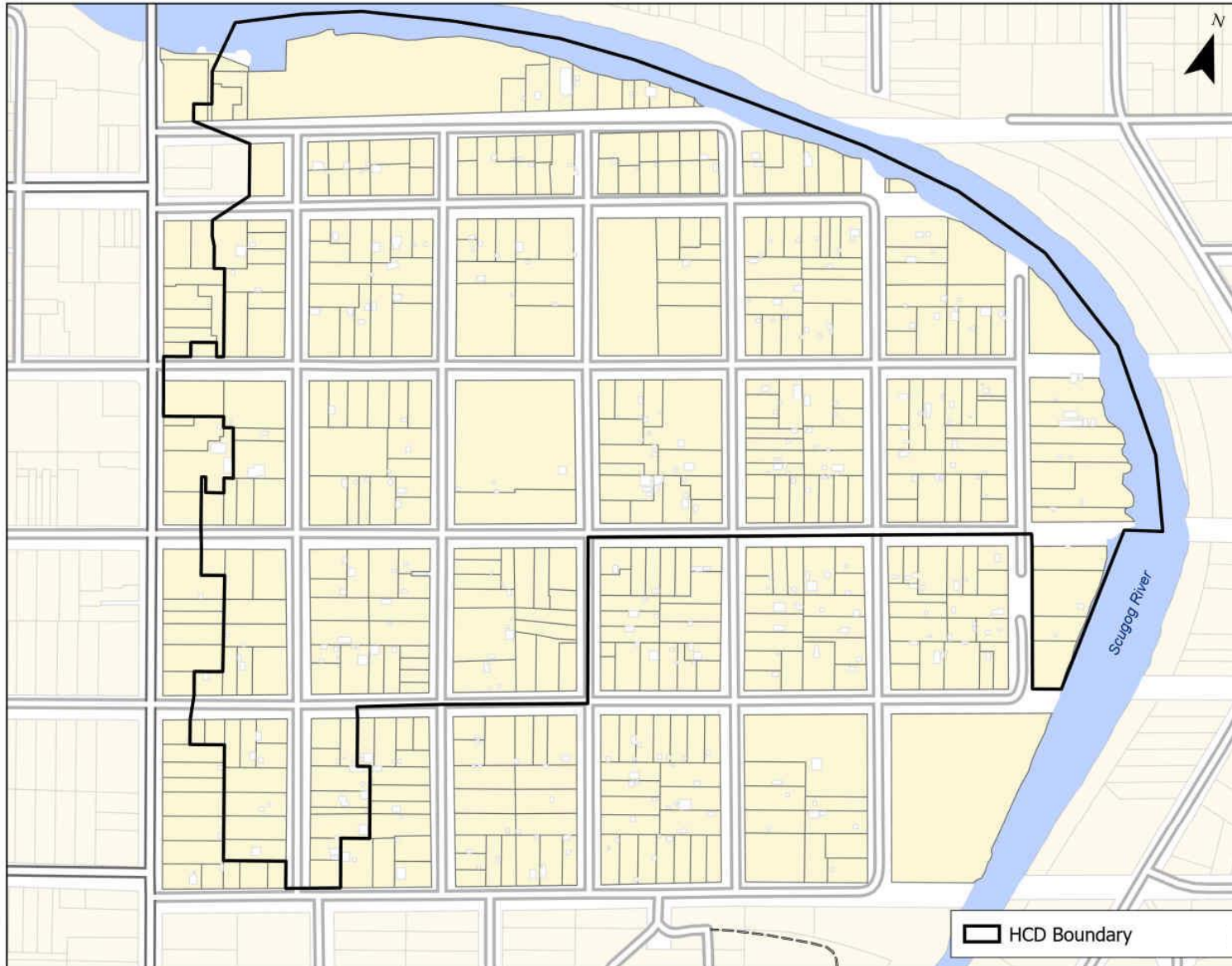
HCD Study Area



Old Mill HCD Study

- Study was completed between summer 2020 and summer 2022
- The study looked at the history of the area, the different types of buildings that exist there, and current City policy
- Surveys of residents and several public engagement meetings were also undertaken as part of the study process
- The study found that the area has historic significance because it was the original settlement site of Lindsay as Purdy's Mills and contained a large concentration of Victorian and Edwardian residential properties
- The study recommended that a portion of the area be eventually designated as an HCD and an HCD plan be prepared for this area in consultation with the local community
- The study also recommended that the name of the area be changed to Old Mill-Pumpkin Hollow to reflect the request of residents

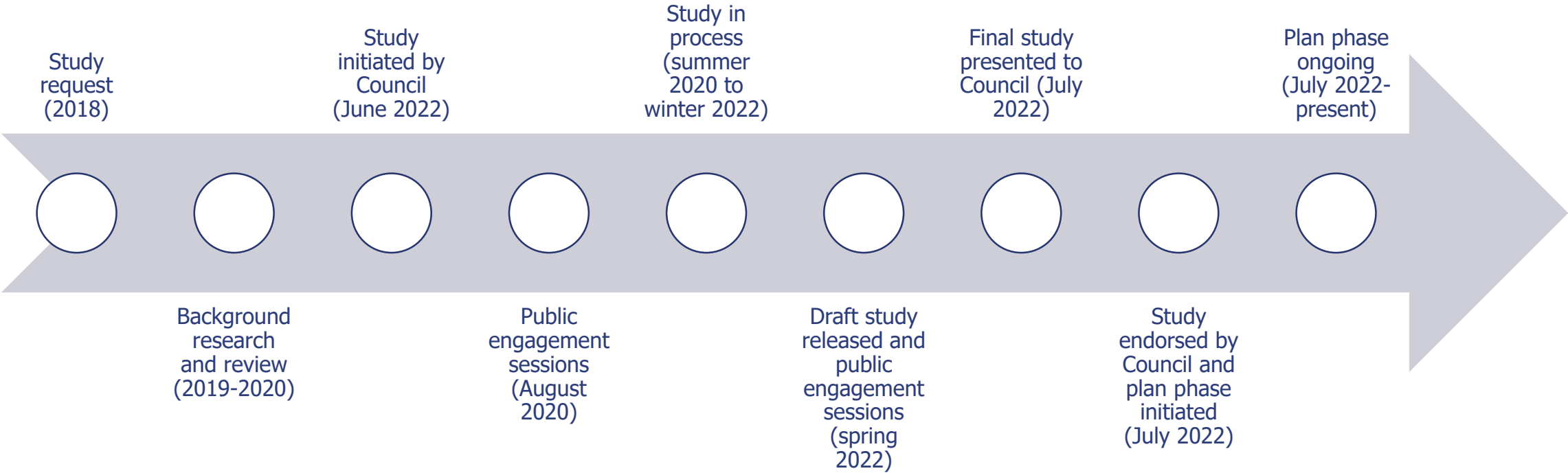
HCD Plan area



What does an HCD Plan do?

- HCD plans provide policies and guidance to help guide the future development of an area
- It has two main components:
 - Design guidelines for new development and changes to existing structures
 - High level policies to guide future development
- The plan is a localized neighbourhood plan which looks at an area through a heritage lens and asks:
 - What are the best methods to conserve this area's existing heritage structures, landscapes and character?
 - How do we promote new development and growth while maintaining an area's historic character?

Project to date...



Community Feedback

- The designation of the neighbourhood as a district is controversial in this area
- The district process was initiated by a petition, however, there are a large number of people in the area who do not want the area designated
- Under the Ontario Heritage Act, Council does not require the consent of local property owners to designate an area as a district as district designation is legislated as a land use planning tool at the discretion of Council
- The City has gone well beyond the statutory requirement for consultation

Bill 23

- In November 2022, the provincial government pass Bill 23, More Homes Built Faster Act
- This Act made a wide array of changes to various pieces of planning legislation
- This included the Ontario Heritage Act which underwent changes to a variety of processes that govern heritage preservation in the province
- Municipalities are required to respond to these legislative changes to ensure compliance with provincial direction

Bill 23 – HCD Changes

- In November 2022, the provincial government pass Bill 23, More Homes Built Faster Act which made changes related to heritage conservation district designation
- Specifically, the Bill provided new criteria for evaluation for designation
- Prior to the enactment of the Bill, the criteria municipalities used to evaluate areas as potential heritage conservation districts was not legislated but was widely accepted across the province as a standard for HCD evaluation
- The new criteria are prescribed and are similar, but not exactly the same, as the existing evaluation criteria
- There are nine criteria and 25% of the properties an area must fulfil two of them to be considered as an HCD

What does this mean for us?

- There are no transition provisions for HCDs which are currently in development
- This means that the Old Mill-Pumpkin Hollow are needed to be re-evaluated to see if it fulfilled the new criteria
- The plan process was paused to re-evaluate the area
- The re-evaluation found that the area does fulfil the new criteria and meets six of the nine new criteria

What does this mean for this project?

- There are no transition provisions for HCDs which are currently in development where the statutory public meeting has not been held
- This means that the Old Mill-Pumpkin Hollow are needed to be re-evaluated to see if it fulfilled the new criteria
- The plan process was paused to re-evaluate the area
- The re-evaluation found that the area does fulfil the new criteria

Next Steps

- Council must endorse the new evaluation of the area as an addendum to the existing study in order for the district development process to proceed
- The staff recommendation is to endorse the new evaluation and continue with the plan process because the area meets the criteria
- This is consistent with the direction contained within provincial and local heritage policy
- If Council does not endorse the evaluation, the plan process will be suspended and the district designation process ended