

CHAPTER 12

HERITAGE POLICY

The Township of Woolwich recognizes the desirability of preserving buildings and structures of historical and/or cultural merit and sites of historical or unique environmental significance. Although at the present time the Township has limited financial and human resources, which can be committed to heritage protection, the following policies are adopted to clearly state the Township's desires and the Township's intent to support heritage preservation within the limits of its capabilities.

The Township adopts the following policies relative to Heritage:

- 12.1 To ensure that existing and potential archaeological sites are reviewed prior to the approval of amendments to this Plan, zone change applications, Plans of Subdivision and Consent approval and where appropriate, mitigation measures be undertaken. **Modification No. 84**
- 12.2 The Township will support the works and objectives of the Waterloo Regional Heritage Foundation.
- 12.3 The Township will consider passing by-laws under Provincial legislation designed to prevent the demolition or alteration of buildings and structures of historical or architectural value.
- 12.4 The Township will assist Regional authorities in the preparation of lists of buildings or structures of historical or cultural merit and/or of architectural uniqueness and of archaeological sites and sites of historic or unique environmental resource and will give consideration to the heritage significance of such identified buildings, structures or areas when considering any application for development or redevelopment that might destroy or jeopardize the heritage significance.
- 12.5 The Township will consider supporting the efforts of public or private agencies in the acquisition, restoration or conservation of significant heritage resources in conjunction with the Waterloo Regional Heritage Foundation.
- 12.6 Development within the Township must conform to the Heritage Conservation Policies of Chapter 6 of the Regional Official Policies Plan.
- 12.7 **WEST MONTROSE CULTURAL HERITAGE LANDSCAPE POLICY AREA**
OPA No. 18

12.7.1 Introduction

The Township recognizes that Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits. It is the intent of this Section of the Official Plan to provide the basis for conserving the cultural heritage resources of the West Montrose Cultural Heritage Landscape ("West Montrose CHL"). In this regard, this Official Plan Amendment recognizes that the West Montrose CHL as shown on Schedule WM-CHL is significant because it is valued for the important contribution it makes to our understanding of the history of a place, a series of events, and a people.

The recognition and conservation of significant cultural heritage landscapes shall take place in accordance with the Provincial Policy Statement and the Regional Official Policies Plan.

The West Montrose CHL is a defined geographical area of heritage significance which has been modified by human activities and is valued by the community. It is made up of a grouping of individual heritage features that together form a significant type of heritage form, distinctive from that of its constituent attributes or parts. In this regard, the West Montrose CHL recognizes the following historic themes:

- Pioneer Settlement – Scottish and Mennonite settlement of Woolwich Township
- Transportation – Bridges; and,
- Lifeways – Old Order Mennonite Culture.

The detailed and specific boundaries of the West Montrose CHL are shown on Figure immediately following this Section.

The Character Defining Attributes of the West Montrose CHL consist of:

- The West Montrose Covered Bridge;
- 19th century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);
- The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);
- Swope House, old stone house (52 Hill Street);
- Former Blacksmith shop, gas station, and 19th century Victorian house, former B&B (5 Covered Bridge Drive);
- West Montrose United Church and Cemetery, c. 1907;
- Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);
- Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);
- Grand River, its valley and floodplain;
- Canagagigue Creek and valley;
- Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;
- Lotting pattern in rural area associated with German Company Tracts;
- Organic lotting pattern within the village;
- The private buggy bridge;
- River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;
- The General Store (12 Covered Bridge Drive);
- The storage sheds on the east side of the river just north of the Covered Bridge;
- Farming on the rural lands (such as the farm building clusters, open fields);
- Views and viewsheds associated with these identified Character Defining Attributes.

The details in regard to these significant Character Defining Attributes are contained in the Township study and report, including the appendices (Report E14-2011).

12.7.2 Objectives

- a) To conserve the West Montrose CHL in such a way its heritage values, attributes and integrity are retained.
- b) To promote the awareness, appreciation and enjoyment of the West Montrose CHL.

12.7.3 Policies

12.7.3.1 The West Montrose CHL shall be conserved.

12.7.3.2 Development in the West Montrose CHL shall not be permitted unless it has been demonstrated that the heritage values, attributes and integrity of the West Montrose CHL will be retained.

12.7.3.3 Review of Development Applications

All development proposed within and in the vicinity of the West Montrose CHL will be reviewed to determine whether the heritage values, attributes and integrity of the CHL will be retained. What constitutes "vicinity" is recognized to be a function of the type of development being proposed, the size of the development, its distance from the CHL and the likelihood that it will have impacts on the CHL. In order for the Township to determine whether the heritage values, attributes and integrity of the CHL will be retained the Township may require a proponent to provide a Cultural Heritage Landscape Impact Assessment.

- a) Where it is determined that a CHL Impact Assessment should be prepared, the Impact Assessment shall be prepared by a qualified professional with expertise in cultural heritage landscape studies, shall demonstrate how the significant cultural heritage landscape shall be conserved in such a way that its heritage values, attributes and integrity are retained, and shall contain the following:
 - (i) a description of the proposed development;
 - (ii) a description of the cultural heritage landscape attributes that will be affected by the development. In this regard reference should be had to, but not necessarily limited to, the Township of Woolwich's West Montrose Cultural Heritage Landscape Study and other heritage investigations undertaken by the Township. An applicant is encouraged to consult with the Township concerning available information; **Modification No. 1**
 - (iii) a description of the impact the proposed development will have on the cultural heritage landscape attributes of the CHL;

- (iv) a description of the extent to which mitigation may reduce the adverse impacts of the proposed development on the attributes of the CHL;
- (v) a description of the extent of impact after mitigation of the proposed development on the attributes of the CHL.

12.7.3.4 Definition of Development

For the purposes of Section 12.7 “development” shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

12.7.3.5 Lot Creation

Lot creation shall ensure conservation of the CHL and refusal of an application may be necessary in order to provide for this conservation. Lot size, configuration and location, building envelopes and building massing, setbacks, height restrictions, and similar aspects will also be considered in order to ensure conservation of the Cultural Heritage Landscape.

12.7.3.6 Property Listing and Designation

Buildings and structures that constitute Character Defining Attributes of the West Montrose CHL will be listed in the Municipal Register under the Heritage Act and landowners will be encouraged to co-operate in the designation of these building and structures under the Heritage Act.

12.7.3.7 Consideration of Reduction of Setbacks and Similar Regulations

Where significant Character Defining Attributes or designated heritage properties must be replaced due to age, fire or forces of nature, relief from building setbacks, height restrictions or other conditions that would otherwise change the new structure’s location or historic form will be considered to allow reconstruction on the original building footprint and in the original building form.

12.7.3.8 Awareness, Appreciation and Enjoyment

The Township will encourage the awareness, appreciation and enjoyment of the West Montrose CHL through such activities as signage programs, tours, brochures and electronic media, and will seek opportunities to partner with local community groups in these activities.

12.7.3.9 Future Investigations

The Township will continue to investigate the West Montrose CHL to identify any additional attributes that may exist in the Policy Area. The recognition of additional attributes within the CHL will require an amendment to the Official Plan.

12.7.3.10 Conservation Plan

As time and resources allow, the Township will prepare a Conservation Plan for the West Montrose CHL that will contain a more detailed description of attributes and that will propose more detailed methods for the protection of these attributes.

12.7.3.11 Zoning Overlay

The lands within the CHL may be zoned with an overlay to recognize the area as significant, and if deemed appropriate, contain provisions regulating development so as not to impact the area.

SCHEDULE WM-CHL

