

## CHAPTER 9: CULTURAL HERITAGE RESOURCE MANAGEMENT

The Township of Wellesley has a rich and diverse cultural heritage, including a range of historic buildings and cemeteries, unique cultural heritage landscapes and diverse archaeological sites. Its earliest European settlers arrived before 1843 and left a legacy of distinct villages, small industries and a thriving farming community. Today, this heritage provides a vital link to the Township's history, its rural traditions and its people. It also enhances and supports cultural diversity in the township and gives residents a sense of place and personal identity. The Township is therefore committed to the conservation of its cultural heritage to enhance the quality of life of the community. The policies of this Chapter seek to identify, protect and manage the township's *cultural heritage resources* in a manner that retains their heritage values, attributes and integrity.

### 9.1 GENERAL POLICIES

- 9.1.1 The Township will *conserve* and enhance *cultural heritage resources* using the provisions of the Heritage Act, the Planning Act, the Environmental Assessment Act, the Cemeteries Act and the Municipal Act.
- 9.1.2 The Township will establish and maintain a Municipal Heritage Committee to provide consultation regarding the designation, demolition, or alteration of buildings, structures, landscapes and sites of architectural or historic interest or significance.
- 9.1.3 The Township may coordinate the creation and delivery of financial incentive programs for the promotion, preservation, restoration and rehabilitation of *cultural heritage resources*.

### 9.2 HERITAGE REGISTRY

- 9.2.1 The Township, in consultation with the Municipal Heritage Committee, will prepare, publish and periodically update a *Heritage Registry* of the Township's *cultural heritage resources*. The *Heritage Registry* will include:
- a) properties that are designated under the Heritage Act;
  - b) properties that are protected by a heritage easement or covenant under the Heritage Act;
  - c) properties that are identified by the GRCA or in Regional, Provincial or Federal heritage inventories;
  - d) non-designated properties that have been identified as having cultural heritage value or interest.
- 9.2.2 The Township, in consultation with the Municipal Heritage Committee, will determine what *cultural heritage resources* should be included on the *Heritage Registry*. In order to be included on the *Heritage Registry* a *cultural heritage resource* must satisfy 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;
- 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 street scape of which it forms a part;
- j) it is generally well recognized as an 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 street scaping; or,
- m) it makes an important contribution to the urban/rural composition given its unique aesthetic or picturesque qualities.

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

### **9.3 DESIGNATION OF HERITAGE PROPERTIES**

9.3.1 The Township will regulate the demolition, removal or alteration of buildings of historic and architectural interest or cultural heritage value included in the *Heritage Registry*. For these purposes Council may:

- a) pass by-laws to designate properties including buildings or structures of cultural heritage value or interest; and will not permit the demolition,

removal or alteration of these buildings or structures, pursuant to the Heritage Act;

- b) pass by-laws providing for the acquisition by purchase, lease or otherwise of any property or part thereof, designated in accordance with Policy 9.2.1, or for the expropriation of any such property;
- c) protect the heritage resource by entering 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, in accordance with Policy 9.2.1; or,
- d) designate areas of architectural and historic significance as Heritage Conservation Districts, pursuant to the Heritage Act. The features that give the area its distinctive character and contribute to the area's merit as a Heritage Conservation 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.

9.3.2 Heritage Conservation 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) a 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) the district contains other important physical, archaeological, environmental, cultural or aesthetic characteristics that in themselves do not constitute sufficient grounds for the designation of a Heritage Conservation 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.

## 9.4 CULTURAL HERITAGE LANDSCAPES

9.4.1 *Cultural heritage landscapes* are defined geographic areas of heritage significance, which have been created or modified through human activity and are valued by the community. It involves a grouping 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.

9.4.2 The Township will identify, document, and designate *Cultural Heritage Landscapes* and establish associated policies to *conserve* these areas in

accordance with the policies in the Regional Official Plan and the Regional Implementation Guideline for Cultural Heritage Landscape Conservation.

## 9.5 CULTURAL HERITAGE IMPACT ASSESSMENTS

9.5.1 A *Cultural Heritage Impact Assessment* will be required by the Township for any proposed development or *site alteration* that includes or is *contiguous* to a property designated under the Heritage Act or that includes a non-designated *cultural heritage resource* that is identified in the *Heritage Registry*. The Township, in consultation with the Municipal Heritage Committee may scope or waive the requirement for a *Cultural Heritage Impact Assessment* where the scale and nature of the proposed development is such that no useful purpose would be served by the completion of the *Cultural Heritage Impact Assessment*. The Township will consider conservation alternatives for any proposed development in the following order of preference:

- a) rehabilitate and incorporate the *cultural 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.

9.5.2 *Cultural Heritage Impact Assessments* will include, but may not be limited to:

- a) historical research, site analysis and evaluation;
- b) identification of the significance and heritage attributes of the *cultural heritage resource*;
- c) description of the proposed development or *site alteration*;
- d) assessment of development or *site alteration* impacts;
- e) consideration of alternatives, mitigation and conservation methods;
- f) schedule and reporting structure for implementation and monitoring; and
- g) a summary statement and conservation recommendations.

- 9.5.3 Where a *Cultural Heritage Impact Assessment* relates to a *cultural heritage resource* of Regional interest, the Township will ensure a copy of the assessment is circulated to the Region for review. In this situation, the *Cultural Heritage Impact Assessment* submitted by the owner/applicant will be completed to the satisfaction of both the Township and the Region.
- 9.5.4 Where a *development application* includes, or is adjacent to, a *cultural heritage resource* of Regional interest which is not listed on the *Heritage Registry*, the owner/applicant will be required to submit a *Cultural Heritage Impact Assessment* to the satisfaction of the Region.
- 9.5.6 The Township will encourage measures which enhance public appreciation and visibility of heritage features.
- 9.5.7 The Township, where feasible, will facilitate the restoration, rehabilitation, use and maintenance of *cultural heritage resources* located within public open space for any purpose compatible with the existing or proposed function of the public space.
- 9.5.8 The Township will assess the impact of proposed road construction, improvements and other public works abutting cultural heritage resources identified in the *Heritage Registry*, and provide in the project design for the mitigation of any negative impacts.

## 9.6 ARCHAEOLOGICAL RESOURCES

- 9.6.1 During the review of *development applications* and/or *site plans*, the Township and/or the Region will require the owner/applicant to submit an *archaeological assessment* conducted by a licensed archaeologist in accordance with the provisions of the Regional Archaeological Implementation Guideline following the Ministry of Tourism, Culture and Sport Standards and Guidelines, to the satisfaction of the *Province*, where *archaeological resources* and/or areas of *archaeological potential* have been identified in the Region's Archaeological Master Plan.
- 9.6.2 Where an *archaeological assessment* identifies a *significant archaeological resource*, the Township will require the owner/applicant to *conserve the significant archaeological resource* by:
- a) ensuring the site remains undeveloped and, wherever appropriate, designated as Open Space in this Plan; or
  - b) removing the *significant archaeological resource* from the site by a licensed archaeologist, prior to site grading or construction.

## **9.7 CEMETERIES AND BURIAL PLACES**

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

## **9.8 GRAND RIVER CORRIDOR**

- 9.8.1 The Township supports the national recognition given to the Grand River as a Canadian Heritage River, including its major tributaries: the Nith River, Speed River and Conestogo River. The Township will co-operate with the Region and the GRCA in efforts to *conserve*, manage and enhance, where practical, the Grand River's natural, cultural, recreational, scenic and ecological features.
- 9.8.2 To complement the Canadian Heritage River status of the Grand River, the Township, in collaboration with the Region and GRCA, will seek to maintain the character of Significant Valleys by identifying, conserving, interpreting and enhancing *cultural heritage resources* of recreational and scenic value within Significant Valleys.