



Response to Bill 23

Heritage Designation Prioritization Strategy

Planning & Development Committee Meeting
September 19, 2023

Caledon's Cultural Heritage

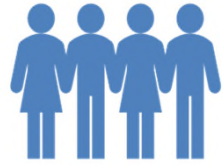
Archaeological Resources

Built Heritage Resources

Cultural Heritage Landscapes



Benefits of Heritage Conservation



Social

Sense of Place

Part of Caledon's identity

Contribute to complete communities



Economic

Hubs for local businesses

Draw for film and tourism

Support for skilled trades



Environmental

Embodied energy

Reduce waste

Preserve non-renewable materials



Provincial and Municipal Directives



- Provincial Policy Statement requires conservation of cultural heritage in land use planning process
- *Ontario Heritage Act (OHA)* provides legislated process for protection/alteration/demolition
- Caledon's Official Plan recognizes the fragile and non-renewable nature of our cultural heritage resources
- Caledon's new Strategic Plan envisions the protection of cultural heritage as key to the character and vibrancy of our rural and urban communities

Caledon's Heritage Register

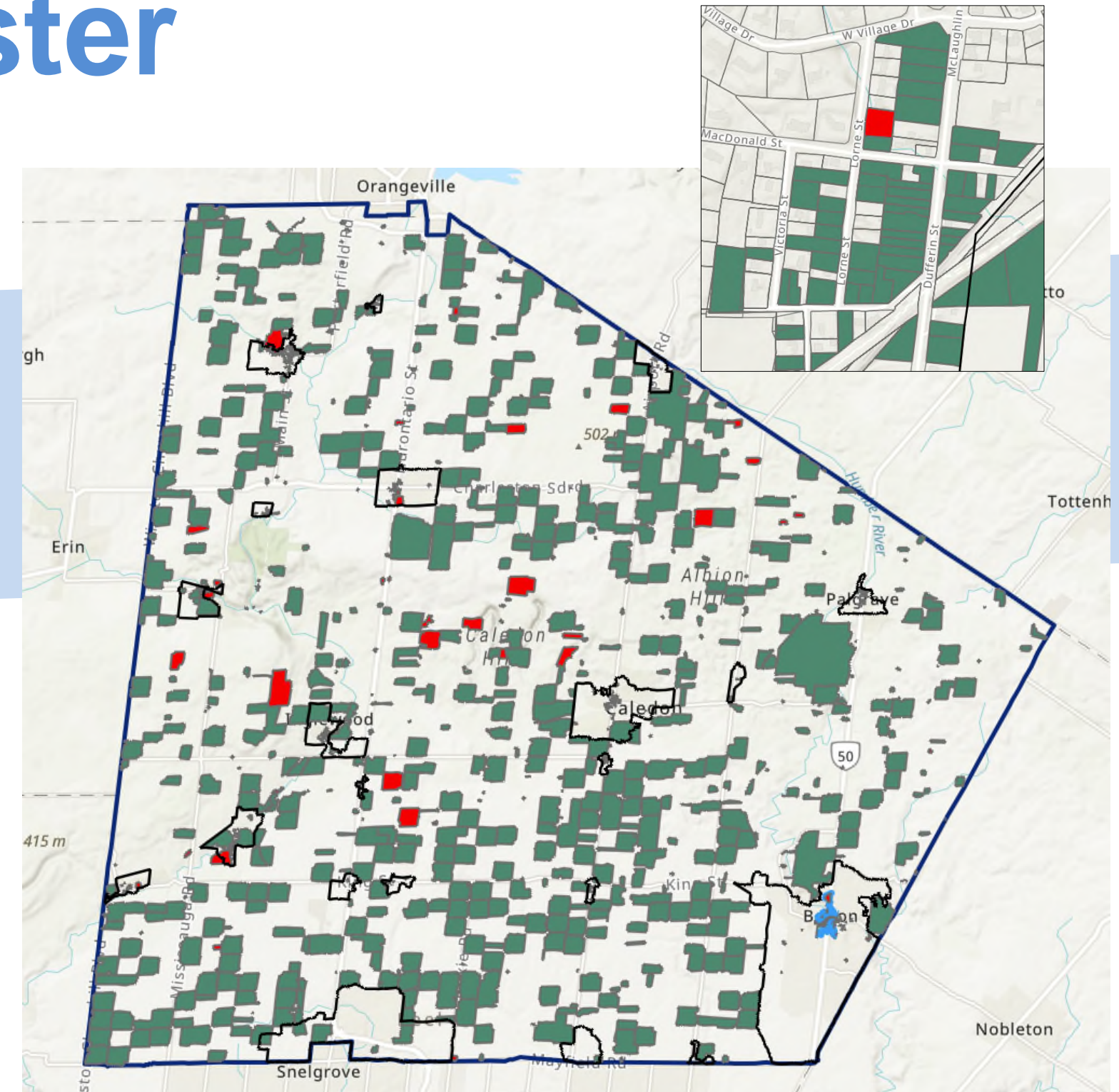
- 140 individually designated properties
- 185 designated properties in Bolton HCD
- **1,091 'listed' non-designated properties**

Designated Properties:

- By-law registered on title
- Protection from demolition

Listed Non-designated Properties:

- 'listed' by Council resolution
- 60 days interim protection from demolition



Green = listed, non-designated
Red = designated

Bill 23 Changes to Ontario Heritage Act

Major changes to the *Ontario Heritage Act* came into effect on January 1, 2023, which will impact Caledon's heritage character and identity



Most impactful changes:

- 2 year time limit for 'listed' non-designated properties to remain on Heritage Register
 - ***Automatic removal of all currently listed properties on January 1, 2025***
- 5 year prohibition on re-listing properties after automatic removal
- Prohibition on designating properties through development process if not already listed
- Doubling of designation criteria requirements

Draft PPS 2023

4.6 ~~2.6~~ Cultural Heritage and Archaeology

1. ~~2.6.1 Significant~~ Protected heritage property, which may contain built heritage resources and ~~significant~~ or cultural heritage landscapes, shall be conserved.
2. ~~2.6.2 Development~~ Planning authorities shall not permit development and site alteration ~~shall not be permitted~~ on lands containing archaeological resources or areas of archaeological potential unless ~~significant~~ the archaeological resources have been conserved.
3. ~~2.6.3~~ Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property ~~except where the proposed development and site alteration has been evaluated and it has been demonstrated that~~ unless the heritage attributes of the protected heritage property will be conserved.
4. ~~2.6.4~~ Planning authorities ~~should consider~~ are encouraged to develop and ~~promote~~ implement:
 - a) archaeological management plans ~~and cultural plans in~~ for conserving ~~cultural heritage and archaeological resources; and~~
 - b) proactive strategies for identifying properties for evaluation under the Ontario Heritage Act.



Sample of Other Municipal Approaches

Designation:

- Proactive (Oakville, Mississauga, Markham, Halton Hills, Toronto, Hamilton)
- Owner-supported (Brampton, Milton)

Process Efficiencies:

- Move to Online Public Notices for Designation (Oakville, Markham)
- Batch designations (Markham, Oakville, Toronto)
- Heritage Conservation Districts (Mississauga)

Property Owner Consultation:

- In-Person Conversations (Oakville)
- Information Packages (Markham)
- Letters to Property Owner (Milton, Halton Hills)

Caledon has 1,091 listed properties

- Listed properties at greatest risk are those in expanded growth areas and settlement areas
- Time/staff/financial constraints limit the number of listed properties that can be designated prior to January 1, 2025
- The Heritage Strategy ranks listed properties based on highest heritage value and highest likelihood of impact from development/growth
- Staff recommend proactive designation of as many listed properties as feasible prior to January 1, 2025



Designation Prioritization Strategy

- ❑ Created phasing priorities based on likelihood of threat:

PHASE	NUMBER OF LISTED PROPERTIES
1. Council Resolution 2022-122	8
2. SABE Expansion Areas (in accordance with GMPP)	109
3. OP Settlement Areas	465
4. Rural Cultural Heritage Landscapes	49
5. Rural Lands Outside NEC	386
6. Rural Lands Inside NEC	74

- ❑ Screened listed properties in **Phases 1-2** to remove those not meeting designation criteria
- ❑ Applied scoring to **Phases 1-2** to establish order of designations proposed prior to January 1, 2025

Scoring System

Based on a combination of development impact and heritage value including:

Development Impact:

- Located within SABE area / GMPP
- Subject to a Planning Application or Preliminary Meeting process

Heritage Value:

- Identified as Highly Significant
- Located within a Settlement Area
- Located within a rural Cultural Heritage Landscape
- Considered unique or rare in Caledon



Properties Meriting Designation in First Two Phases

1. Council Resolution 2022-122	7
2. Approved SABE Expansion Areas (in accordance with GMPP) <ul style="list-style-type: none">• Within Community Area• Within Employment Area• Within Future Strategic Employment Reserve• <i>Of the 62 total potential designations in Settlement Area Boundary Expansion Areas, those that are part of current development applications as of August 2023</i>	62 36 14 12 11

Strategy to Maximize Designations before Jan 1, 2025

Listed Properties Subject to Development Applications:

- Seek Heritage Agreements with proponents to extend *OHA* designation process timelines
- Use information in development-related heritage reports to start designation process

Other Listed Properties Proposed for Designation:

- Communicate with owners regarding designation benefits and process
- Prepare designation reports in-house where research already exists
- Increase staff resources and/or retain outside consultant(s)



Next Steps

- Heritage Strategy Report to Council in **October**
- Focus on **Phases 1 and 2** of Heritage Strategy
- Streamline designation process:
 - Explore posting **public notices online**
 - Create concise **designation report template**
 - Bring **multiple properties forward at one time to Heritage Caledon and Council**
 - Consider **Heritage Conservation Districts** for areas of heritage concentration
- Create **heritage designation information package** for property owners
- **Expand staff resources** for property research and designation report preparation

