



Committee of the Whole February 10th, 2011

Heritage Conservation Strategy

Recommendation:

The Commissioner of Planning recommends:

THAT the Planning Staff Report dated February 10th, 2011 regarding the Heritage Conservation Strategy be RECEIVED;

THAT the "Heritage Conservation Strategy" recommended in the February 10th, 2011 Planning Staff Report be endorsed;

THAT initiation of the low resource demand initiatives identified in the Heritage Conservation Strategy referred to the 2011 budget process;

THAT initiation of a Heritage Conservation District Study and District Plan be referred to the 2011 budget process;

THAT initiation of a Cultural Mapping project be referred to the 2011 budget process;

THAT Planning Staff bring forward to Council a report with additional detail regarding the Heritage Alteration Permit process and the Delegation of Approval Authority to Staff for Minor Alterations to Heritage Buildings in April 2011;

THAT Planning Staff bring forward to Council a report with additional detail regarding revisions to the Heritage Designation and Listing Processes, in May 2011;

THAT Planning Staff bring forward to Council a report with additional detail regarding a Heritage Incentive Package; in 2012;

THAT Planning Staff bring forward to Council a report with additional detail regarding Conservation Plans for municipally owned designated properties, in 2012.

Background/Purpose:

At its October 12th meeting, Council adopted the following motion

"THAT Planning Staff prepare a report for Council in regard to a heritage preservation strategy;

THAT staff report back to the new council as soon as possible; and

THAT the report be developed in consultation with the Prince Edward County Heritage Advisory Committee."

Recent losses of built heritage resources have highlighted the issue of heritage conservation. The County's Strategic Plan identifies heritage as one of its Key Strategic Issues and states that a priority will be to "**protect the County's culture, identity and quality of life**". Heritage Conservation objectives are found within the County's Official Plan, Cultural Plan and within Provincial Policy. As well early direction from the updates of the Wellington and Picton-Hallowell Secondary Plans indicate a desire for a heightened municipal role in conservation efforts. With local and provincial policy reflecting a strong policy commitment to heritage conservation it is timely that a comprehensive municipal strategy be developed and implemented.

Planning Staff in consultation with Prince Edward Heritage Advisory Committee (PEHAC) have reviewed a range of heritage conservation tools (See Attachment #1) to develop a municipal Heritage Conservation Strategy. Public input was also sought to inform the strategy. A recent public forum was held to bring together different stakeholder groups to discuss issues and challenges around heritage conservation. The forum was held on December 15th, 2010 and attendees were encouraged to complete a survey entitled "*Heritage Conservation in the County*". The tabulated results and comments from that survey are provided as Attachment #2 to this report.

Analysis/Comment:

The conservation of "heritage" as referenced within this report refers to cultural, built and archaeological heritage and does not explicitly deal with natural heritage. For a natural feature to be designated under the Ontario Heritage Act, it must have a cultural association.

Staff, through consultation with PEHAC and the Public Survey, have identified five (5) key issues which need to be addressed through a municipal Heritage Conservation Strategy.

- *Little coordination in conservation efforts (between province and municipalities, conservation groups, property owners, municipal departments, etc.)*
- *The disappearance of County landmarks and the slow erosion of heritage over time*
- *A lack of education around heritage designation*
- *A need for enhanced customer service in conservation efforts*
- *A need to align conservation goals with economic goals*

The Heritage Conservation Strategy addresses these issues through a systematic approach and structure.

A municipal Heritage Conservation Strategy requires a guiding principle. The following is the recommended guiding principle.

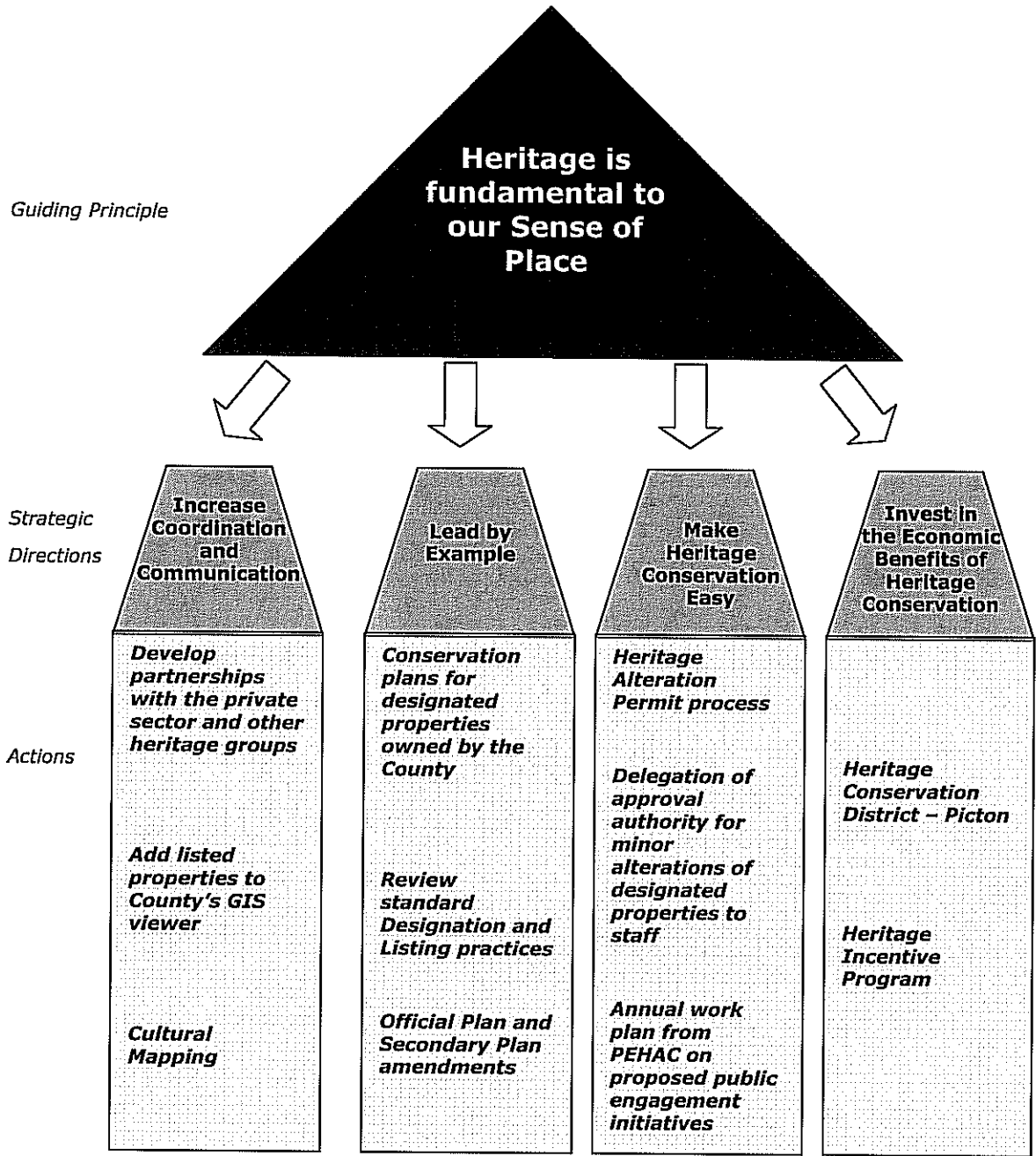
"Heritage is fundamental to our Sense of Place."

This principle is the starting place for the conservation strategy as it provides a broad understanding of how heritage relates to our shared understanding of the county. From this principle, and the key issues which have been identified, a series of four Strategic Directions, each with corresponding actions have been developed as the body of the Heritage Conservation Strategy. The actions have been further classified into low, medium and high resource demand. The low resource demand actions require mainly staff and volunteer time to develop and implement, and should be advanced immediately. Low Resource demand actions range in cost from \$0-5,000 each. The medium resource demand actions have a higher level of staff and volunteer time required as well as additional budgetary implications. Medium Resource demand actions range in cost from \$5,000-30,000 each. The high resource demand actions involve extensive staff time and budgeting commitment. The high resource demand actions range in cost from \$30,000-100,000 each. Although an action may be described under the heading of a particular Strategic Direction, it is important to note that many of the actions work towards achieving multiple Strategic Directions.

The recommended actions within the Heritage Conservation Strategy are meant to augment the existing actions of training a Planning staff person on best practices of Heritage Conservation and liaising with the Heritage Committee on matters of municipal heritage interest.

The Guiding Principle, Strategic Directions and corresponding actions are displayed graphically below.

Heritage Conservation Strategy



Increase Coordination and communication

This Strategic Direction focuses on addressing the issue of "Little coordination in conservation efforts". Heritage conservation is a shared goal for a wide variety of groups, both in the county and province wide. In order to maximize resources and avoid duplication of efforts, it's important that partnerships and ongoing communication between groups be established. This should be developed on a systematic basis, and reinforced within guiding organizational documents.

A key component in facilitating coordination between groups is the sharing of the best and most up-to-date information on properties of heritage value. By providing an ease of access to information regarding cultural heritage properties, this enables members of the public, different heritage groups, business owners and municipal decision makers to be better informed on the cultural heritage resources in the county. An important part of communicating this information is employing the appropriate tool, such as Geographic Information System (GIS). GIS will be instrumental in communicating current and accessible information both within the corporation and to the public. The actions intended to achieve this Strategic Direction and their corresponding resource demands are provided in the table below.

ACTION	DESCRIPTION	RESOURCE DEMAND
Develop partnerships with other heritage groups and the private sector	<p><i>Heritage groups such as Prince Edward County Archives/Prince Edward County Historical Society, Quinte Branch of the Architectural Conservancy of Ontario, and the Prince Edward County Cemetery Board are potential partners.</i></p> <p><i>Private sector has demonstrated willingness to fund heritage events.</i></p> <p><i>This action will be pursued primarily by PEHAC with assistance from Planning Staff.</i></p>	LOW
Add listed properties to County's GIS viewer	<p><i>Provide accessible and up-to-date information on culturally significant properties in the County.</i></p> <p><i>This action will be pursued by Planning Staff.</i></p>	LOW
Cultural Mapping	<p><i>Encompass broad and varied data collection, organization, description, and digitalization in a GIS format.</i></p> <p><i>Serve as an implementation tool for the County's Official Plan, Cultural Plan and Economic Development Strategy.</i></p> <p><i>Provide the public, Council, County staff, etc., with information on cultural, built and archaeological resources within the county.</i></p> <p><i>This action will require the services of an additional staff person for a one year contract, that will work in partnership with Planning staff, Economic Development Office, Recreation, Parks and Culture and the Picton BIA.</i></p>	MEDIUM - HIGH

Lead By Example

This Strategic Direction addresses the issue of *"The Disappearance of County landmarks and the slow erosion of heritage over time"*. The Corporation is in a unique position to take a leadership role in conservation efforts. The Corporation currently owns approximately one third of the designated heritage properties in the County, including such landmarks as the Crystal Palace, the Picton and Wellington Libraries, Shire Hall and a number of Community Halls. These designated properties and many others like them provide an opportunity to showcase the municipal commitment to heritage conservation through the diligent care and management of them. County assets such as the Crystal Palace, contribute to both an enriched sense of place for residents and a unique place to travel and experience events for tourists. By investing in the conservation of these assets, the Corporation can demonstrate the value that it places on heritage.

Municipal policies and protocol also reflect its commitment to conservation efforts. Proactive measures can be taken to encourage public involvement in the heritage designation process and address different interests around conservation. A component of this will involve a review of key policy documents to ensure conservation objectives are thoughtfully developed and clearly articulated. A particular focus will be on ensuring that the designation process is transparent, and consistently applied with a respect for both private property rights and the county's shared cultural assets. The actions intended to achieve this Strategic Direction and their corresponding resource demands are provided in the table below.

ACTION	DESCRIPTION	RESOURCE DEMAND
Conservation Plans for municipally owned designated properties	<p><i>To date, there is no plan in place to manage the conservation of the significant heritage attributes of these properties.</i></p> <p><i>Conservation plans which address the long term maintenance needs of these designated buildings would better ensure their conservation.</i></p> <p><i>This action will be pursued by primarily Recreation, Parks and Culture Staff with assistance from Planning Staff.</i></p>	HIGH
Refine and formalize standard Designation and Listing practices	<p><i>A strong emphasis needs to be placed on proactive communication to the public on the benefits of property designation and listing.</i></p> <p><i>The process will be transparent, and consistently applied.</i></p> <p><i>A process will be explored by which designation may be considered by Council for properties of special significance which are under threat of demolition. A criteria to identify these properties of special significance will be developed and will likely require that the property have a special significance to the community as a whole, such as landmarks, religious institutions, etc.</i></p> <p><i>This action will be pursued by Planning Staff in consultation</i></p>	LOW

	<i>with PEHAC</i>	
Official Plan, Secondary Plan	<p><i>Planning policies can play an important role in heritage conservation by ensuring sensitive development and protection of significant cultural, built and archaeological resources.</i></p> <p><i>This action will be pursued by Planning Staff.</i></p> <p><i>Heritage Conservation policies will be reviewed and updated as a part of the ongoing Official Plan and Secondary Plan projects.</i></p>	LOW

Make Heritage Conservation Easy

This Strategic Direction addresses the issue of "A lack of education around heritage designation" and the need for "A focus on customer service in conservation efforts". There is a public perception around conservation, especially property designation, that it ties the hands of the property owner and is burdensome. This public perception needs to be addressed by listening to the concerns of property owners, such as the effect of designation on their insurance rates, their ability to make alterations to their property and the effect on the resale value of their property. Addressing these concerns will involve the education of different stakeholder groups, such as insurance agents, real estate agents and the property owners themselves. The effect of educating different groups and fostering customer service based conservation practices will be an increase in property owner satisfaction and a potential increase in the scale of conservation efforts. The actions intended to achieve this Strategic Direction and their corresponding resource demands are provided in the table below.

ACTION	DESCRIPTION	RESOURCE DEMAND
Annual work plan from PEHAC on proposed public engagement initiatives	<p><i>A recent example of a PEHAC public engagement initiative was the Heritage Matters event held on December 15th, 2010 which invited Heritage experts and different stakeholder groups to discuss the business case that can be made for Heritage Conservation, the role of municipalities in Heritage Conservation and Heritage Conservation Districts.</i></p> <p><i>PEHAC is also exploring ways in which it can work with the Prince Edward County Archives to use the upcoming digital form of the Historic and Architectural Survey of Prince Edward (HASPE) files as an educational and promotional tool for Heritage in the County.</i></p> <p><i>Work plan will also include budget implications.</i></p>	LOW
Heritage Alteration Permit Process and delegation of approval authority to staff for minor alterations to	<p><i>This will expedite and formalize municipal approval to alterations that an owner of a heritage property wishes to make to their designated property.</i></p> <p><i>No fee is proposed for a heritage permit and the process is meant to be customer service focused.</i></p>	LOW

designated properties	<p><i>The effect of delegating certain approval authority to staff is to streamline the approval process for owners of designated buildings wishing to make alterations.</i></p> <p><i>This action will be pursued by Planning Staff in consultation with PEHAC.</i></p>	
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Invest in the economic benefits of Heritage Conservation

This Strategic Direction addresses the issue "A need to align conservation goals with economic goals". Conservation efforts provide recognizable and measurable economic benefit to a community. One of the key competitive advantages of the county in both tourist and new resident attraction is "quality of place". Numerous studies have shown that investment in conservation projects can have the effect of increasing tourism, provide a draw for new residents, and provide an increased demand for highly skilled trades. The economic benefits for conservation can also be reaped by the private sector, by employing sustainable design practices that conserve existing built form. A comprehensive study of the economic impact of rehabilitating and restoring heritage buildings was conducted by the Centre for Urban Policy Research at Rutgers University in New Jersey. The study compared the investment of \$1 million US in rehabilitation versus new construction. The impact of that investment is reflected in the chart below.

Historic rehabilitation	New Construction
<i>Generated 38.3 jobs</i>	<i>Generated 36.1 jobs</i>
<i>\$1,302,000 in income</i>	<i>\$1,223,000 in income</i>
<i>\$1,711,000 in gross domestic product</i>	<i>\$1,600,000 in gross domestic product</i>
<i>\$202,000 in taxes</i>	<i>\$189,000 in taxes</i>

In 2000, the University of Waterloo Heritage Resources Centre (HRC) studied property values for 3000 Ontario heritage designated properties and the results were that 74% performed at or above ambient market value, the rate of sale was as good or better than ambient market and heritage designated properties were more resistant to market downturns than non-designated properties. Recognizing that there is both an economic and cultural benefit to conservation efforts, the Corporation is in a position to invest in initiatives which raise the profile of the County's heritage resources. The actions intended to achieve this Strategic Direction and their corresponding resource demands are provided in the table below.

ACTION	DESCRIPTION	RESOURCE DEMAND
Heritage Conservation District –	<i>A Conservation District Study and corresponding District Plan serve to identify significant heritage attributes such as built form, significant vistas, and act as a guiding document to ensure that future development is sympathetic and compatible with the identity</i>	<i>HIGH</i>

Picton	<p><i>of the area.</i></p> <p><i>HCDs support urban design objectives and provide desirable economic benefits such as destinations for tourists.</i></p> <p><i>There is a potential for construction restoration projects to grow as a result of an HCD, and increase the demand for highly skilled labour which supports the local economy.</i></p> <p><i>Property values in HCDs rise more consistently than in surrounding areas.</i></p> <p><i>Surveys of residents living within HCDs show that 75% are either satisfied or very satisfied to be living within an HCD.</i></p> <p><i>This action will require the services of a qualified Heritage Consultant with assistance from Planning Staff and PEHAC.</i></p>	
Heritage Incentive Program	<p><i>Effective tool to motivate property owners to designate and maintain their heritage properties.</i></p> <p><i>A comprehensive incentive package will be explored throughout 2011 for possible implementation in 2012.</i></p> <p><i>Potential incentive programs that will be explored are tax relief for owners of designated heritage properties, loan and grant programs for restoration projects, and potential reductions to municipal fees for approved restoration projects.</i></p> <p><i>This action will be pursued by Planning Staff in consultation with PEHAC and Corporate Services.</i></p>	MEDIUM - HIGH

Implementation Timeline

2011	<p><i>Implement the low resource demand actions</i></p> <p><i>Bring forward Staff reports regarding the Heritage Alteration Permit Process and Delegation to Staff approval authority of minor alterations to designated heritage properties</i></p> <p><i>Bring forward a Staff report regarding the Designation and Listing process</i></p> <p><i>Initiate a Heritage Conservation District in Picton</i></p> <p><i>Initiate Cultural Mapping</i></p>
2012	<p><i>Anticipated completion of Heritage Conservation District Study and District Plan</i></p> <p><i>Anticipated completion of Cultural Mapping project</i></p> <p><i>Bring forward for Council's consideration a Staff Report regarding a proposed Heritage Incentive Package in 2012</i></p> <p><i>Bring forward for Council's consideration a Staff Report regarding the development of Conservation Plans for designated municipally owned properties in 2012</i></p> <p><i>Develop and adopt Official Plan amendments on Cultural Heritage Resources</i></p>

<p>2013 - 2015</p>	<p><i>Evaluate the successes and challenges of the Picton Heritage Conservation District</i></p> <p><i>Evaluate potential expansion of the Picton Heritage Conservation District boundary and/or the implementation of other Conservation Districts</i></p> <p><i>Evaluate existing or proposed Heritage Incentive Package</i></p> <p><i>If in place, continue to implement the recommendations of the Conservation Plans for municipally owned heritage properties. If not in place, explore the development of Conservation Plans for municipally owned heritage properties.</i></p>
<p>2015 - 2017</p>	<p><i>Review issues/challenges of Heritage Conservation Strategy</i></p>

Circulation Comments:

- **Ministry of Tourism and Culture** – Verbal comments received from the Ministry support the development of a Heritage Conservation District within Picton’s downtown.
- **Cultural Roundtable** – Staff attended cultural roundtable meeting on Wednesday November 10th, 2010. Provided a background on the Council motion and explained that staff was in the process of drafting a strategy report to be brought to Council. Verbal comments received were that a Picton and Wellington centric strategy would not be advisable and any incentives should be spread around the County.
- **Picton BIAA** – Verbal comments received support the exploration of a Heritage Conservation District within Picton’s downtown.
- **Corporate Services** – Verbal comments received support the exploration of a Heritage Incentive Program in 2011 for possible implementation in 2012.
- **Recreation, Parks and Culture** – Verbal comments received support the development of conservation plans for County owned designated buildings with the inclusion of the associated dollar values for the recommended conservation measures. In addition the Conservation Plans should address the long term maintenance measures of the properties with consideration of asset disposal strategies.
- **Public** – A survey was developed by Planning Staff to inform the recommendations within the Heritage Conservation Strategy. The survey was originally distributed at a heritage forum held on December 15th and subsequently made available on the County’s website. The survey questions and aggregated results are provided as Attachment #2. A total of 45 responses were received. 85% of respondents identified Heritage Conservation as a high priority for Council. The most recommended conservation tools were a Heritage Conservation District, protection for buildings 100 years or older through designation, and financial incentives for the owners of designated buildings.

Other Options:

The following other options are provided for Council’s consideration:

- 1.) Direct Staff to look at alternative conservation tools as identified in Attachment #1.

Financial Implications:

The total for the three categories of resource demand represents the expected range in cost, including staff time, PEHAC budget implications and associated enhancements in the Planning Department budget. The totals below represent the anticipated resource demand expected to develop and initiate the Heritage Conservation Strategy actions identified in this report and do not explicitly take into account the long term financial implications of amended practices, policies, and implementation of such larger scale projects as a Heritage Conservation District.

<i>Low Resource Demand</i>	<i>\$7,500-8,000</i>
<i>Medium Resource Demand</i>	<i>\$34,000-37,000</i>
<i>High Resource Demand</i>	<i><u>\$155,000-200,000</u></i>
Total	\$196,500 – 245,000

***2011 Budget Implications are \$67,500-68,500**

Policy Implications:

None at this time.

Strategic Plan:

The Heritage Conservation Strategy will further the Objective; *"Preserve and Promote the County’s culture, identity and quality of life"*. Specifically, the Heritage Conservation Strategy will implement the following strategic actions of:

- *Make a commitment to preserve and support heritage buildings (museums), cemeteries and heritage sites owned by the County*
- *Develop a criteria to provide for the designation and listing of heritage buildings*

Summary and Recommendations:

The strategy outlined in this report has been developed in consultation with PEHAC. The following low resource demand actions are recommended for immediate implementation:

- Develop partnerships with other heritage groups and the private sector
- Add listed properties to the County's GIS viewer
- Annual PEHAC work plan to address proposed public engagement initiatives

The following actions are recommended to be developed through a separate staff report, to be brought back to Council in Spring 2011 with additional details:

- Heritage Alteration Permit Process and Delegation to Staff the Approval Authority for Minor Alterations to Heritage Properties
- Review and refine the Designation and Listing processes

The following actions are recommended for approval through 2011 budget review process. They are listed within the Enhancements section of the Planning Budget.

- Heritage Conservation District – Picton
- Cultural Mapping

The following actions are recommended to be explored throughout 2011 for possible implementation in 2012 and/or subsequent years based on priority level and resource availability. Staff will bring forward staff reports in early 2012 with additional details regarding the following actions.

- Heritage Incentive Package
- Conservation Plans for Municipally owned designated properties

Attachments:

1. Survey of Potential Heritage Conservation Tools
2. Tabulated results from "*Heritage Conservation in the County*" survey

Submitted by: Damien Schaefer, Planner, January 14, 2011

Reviewed by: Jo-Anne Egan, Manager of Planning, January 19, 2011

Approved by:



Commissioner of Planning, February 4, 2011

CAO Approval:

Attachment 1 : Survey of Heritage Conservation Tools

(These actions are presented on a sliding scale of resource implications)

Low Resource Demand = \$0-5000	Medium Resource Demand = \$5000 – 30,000	High Resource Demand = \$30,000 – 100,000
Action		
<p>Status Quo</p> <ul style="list-style-type: none"> Heritage Advisory Committee continues current role A representative from Planning Staff continues in the Heritage Liason function. Heritage designation and listings are updated as per current pace. 2010 was 9 designations and 66 listed properties. Continue to train existing Planning Staff members in best practices of Heritage Conservation. 		
<p>Increase the fee for de-designation</p> <ul style="list-style-type: none"> Within the County's tariff of fees there is no cost to designate a property, but there is a fee and deposit for a de-designation by-law. By increasing the financial cost to de-designate from \$700 to \$1000 this would provide a financial dis-incentive to remove designation protection. 		
<p>Heritage Permit Process</p> <ul style="list-style-type: none"> A Heritage Permit process is put in place to address alterations that an owner of a heritage property wishes to make to their designated property. This process is intended to manage changes to designated properties and to ensure that the significant heritage attributes are conserved. 		
<p>Delegation of approval authority to staff for minor alterations to Heritage buildings</p> <ul style="list-style-type: none"> The Ontario Heritage Act (Sec. 33 (15)) prescribes the power to Council to pass a delegation of powers bylaw, in consultation with the Heritage Committee, to allow staff to approve alterations to a Heritage property. The effect of a delegation of powers bylaw is a streamlined approval process for owners of designated properties wishing to make alterations. The delegation bylaw can specify different classes of approval which are delegated to staff, and which should go to Council. 		
<p>Add listed properties to the County's GIS viewer</p> <ul style="list-style-type: none"> Making information on properties of cultural heritage value more available to the public and municipal staff is the goal of this action. The County's GIS viewer currently has information on the designated properties within the County. By adding listed properties it improves the level and accessibility of information on properties of cultural heritage value. 		
		<ul style="list-style-type: none"> Low Resource Demand \$600-700 annually

<p>Review standard designation and listing practice</p>	<ul style="list-style-type: none"> • The current practice of the County and PEHAC working cooperatively with owners to designate and list their properties under the Heritage Act is working well. • However a review of this process may include technical amendments to the Official Plan, a protocol for designation or listing of properties under threat of demolition and an established criteria for identifying properties of cultural heritage value. 	<ul style="list-style-type: none"> • Low Resource Demand • \$1000-1200
<p>Minimum maintenance standards for designated Heritage Properties</p>	<ul style="list-style-type: none"> • Property standards bylaws are put in place to ensure that a minimum standard of care is taken in the maintenance of a property. • As of 2005, municipalities can amend their property standards bylaw to include specific standards for designated properties, which may include maintenance provisions to prevent deterioration or mandatory repair requirements. • The benefit of having a minimum maintenance standard for heritage properties is to avoid situations of "demolition by neglect". 	<ul style="list-style-type: none"> • Low Resource Demand • \$1300-1500
<p>Education and Public Engagement</p>	<ul style="list-style-type: none"> • Some municipalities develop information strategies regarding heritage conservation which could involve a wide range of initiatives (workshops, website, etc). • To date, PEHAC has also produced several successful educational initiatives such as a set of pamphlets which contain self guided walking tours on different historical areas of Picton. • PEHAC is in the process of producing a new pamphlet series on cemeteries, school houses, and churches of PEC. 	<ul style="list-style-type: none"> • Low Resource Demand • Approval of PEHAC budget = \$5000
<p>Develop partnerships with other Heritage Groups and the Private Sector</p>	<ul style="list-style-type: none"> • Given the large number of Heritage Groups in the County such as Prince Edward County Archives/Prince Edward County Historical Society, Quinte Branch of the Architectural Conservancy of Ontario, and the Prince Edward County Cemetery Board, that there is ample opportunity to combine resources and coordinate efforts to advance Heritage objectives in the County. 	<ul style="list-style-type: none"> • Low Resource Demand • Approval of PEHAC budget = \$5000
<p>Review PEHAC structure terms of reference</p>	<ul style="list-style-type: none"> • In the Spring of 2011 PEHAC will be reviewing its Terms of Reference. • Possible structural amendments that will be explored are the making for additional seats for members in the appointment process, as well as a redefinition of quorum. • The scope of activities of the committee will also be revisited and explored. 	<ul style="list-style-type: none"> • Low Resource Demand • Approval of PEHAC budget = \$5000

	<ul style="list-style-type: none"> Possible additional responsibilities may include the updating of older designation bylaws to include specific heritage attributes, and the establishing of a kind of informal heritage network within neighbourhoods. 	
<p>Official Plan, Secondary Plan and ZBL amendments</p>	<ul style="list-style-type: none"> Official Plan policies can play an important role in heritage conservation by providing policies that ensure sensitive development and protect significant cultural, built and archaeological resources. Municipal Planning documents are required to be consistent with the Provincial Policy Statement which outlines a framework for cultural and archaeological conservation. 	<ul style="list-style-type: none"> Medium Resource Demand \$5000-6000
<p>Heritage Conservation Easements</p>	<ul style="list-style-type: none"> Voluntary legal agreements, between the municipality and designated property owners. Arguably one of the most effective ways to protect heritage resources. Sets out requirements for maintaining a property or specific heritage features of a property. Agreement is registered on title and is binding to all future owners of the property. Can be a condition of funding for restoration projects. Difference between easements and designation is that designations cannot prevent demolition or loss due to neglect. Note: Ontario Conservation Easements are an additional option, but the heritage property has to be of Provincial Interest and the agreement is between the Province and the property owner. 	<ul style="list-style-type: none"> Medium Resource Demand \$5000-7000 annually
<p>Heritage Signage Guidelines</p>	<ul style="list-style-type: none"> Where municipalities have in place a sign bylaw, they may choose to add specific policies for heritage design. Municipalities such as Port Hope, Niagara-on-the-Lake and others have put in place guidelines for their main street signage which respect and complement the unique heritage character of the area. 	<ul style="list-style-type: none"> Medium Resource Demand \$6000-10000
<p>Cultural Mapping</p>	<ul style="list-style-type: none"> Planning staff, in partnership with the Economic Development Office and the Picton BIAA are exploring the implementation of a cultural mapping project. 	<ul style="list-style-type: none"> Medium Resource Demand \$29,000-31,000 *Because of the sharing of project costs among different departments and provincial

	<ul style="list-style-type: none"> • The map will have multiple uses, starting with the detailed identification of cultural heritage resources and the links between arts, cultural, and business groups. • It is expected that this map will provide information on cultural, built and archaeological resources within the County, which will help to inform the designation and listing processes. 	<p>funding, the project costs were kept in the medium range. The total project cost would be in the High range, if resources were not combined.</p>
<p>Design Guidelines</p>	<ul style="list-style-type: none"> • Design guidelines are currently in place for the Commercial Core of Picton and the County Official Plan has recently been amended to allow for consideration of external features within Site Plan Control areas. • Early indications from the Secondary Planning process for Picton and Wellington is that design guidelines will be recommended to be developed • The scope for design guidelines in the County could vary considerably 	<ul style="list-style-type: none"> • Medium – High Resource Demand • \$20,000-50,000
<p>Grants, Loans & Financial Incentives</p>	<ul style="list-style-type: none"> • Municipalities have the option to offer a range of incentives to designated property owners, such as grants, loans, tax incentives, or relief from municipal fees. • Grant programs which range in size and structure; could be as simple as a grant issued for a conservation project. • Heritage Tax Relief is a specific municipal tool which requires the passing of a bylaw and can offer tax relief between 10-40% for owners of designated properties. The province shares in the cost of the program by funding the education portion. • A loan program is also an often used method of inducing conservation projects and can be administered by adding the specified loan amount into the municipal taxes on a property. • Public Works initiatives can be incorporated where a municipality can agree with property owners in a HCD to rehabilitate their properties and the municipality will match their 	<ul style="list-style-type: none"> • Medium-High Resource Demand • \$15,000-60,000

	<p>contributions with street improvements such as trees, landscaping, street furniture, lighting, cobblestone or other special paving.</p> <ul style="list-style-type: none"> • The Corporation currently owns approximately one third of the designated properties in the County. • To date there is no plan in place to manage the conservation of the significant heritage attributes of these properties. • An asset management plan, or master conservation plan, which addresses the long term maintenance needs of these designated buildings would better ensure their conservation. 	<ul style="list-style-type: none"> • High Resource Demand • \$50,000-60,000
<p>County Asset management strategy for designated heritage properties</p>	<ul style="list-style-type: none"> • Where there is an official plan in effect in a local municipality that contains provisions relating to community improvement the council may, by by-law, designate a community improvement project area. • The community improvement plan can outline the granting of loans or incentives to property owners within a defined community improvement project area. 	<ul style="list-style-type: none"> • High Resource Demand • \$50,000-70,000
<p>Community Improvement Plan (Heritage focus)</p> <p>Heritage Conservation Districts</p>	<ul style="list-style-type: none"> • Part V of the Ontario Heritage Act allows municipalities to designate a defined area within its boundaries as a Heritage Conservation District (HCD) • Conservation Districts are defined areas which display unique characteristics from their surroundings and contribute to an overall understanding of place. • HCDs are not simply tools for conservation; they also support urban design objectives and provide desirable economic benefits such as destinations for tourists. 	<ul style="list-style-type: none"> • High Resource Demand • \$90,000-100,000

<p>Buy, Lease or expropriate designated heritage properties</p>	<ul style="list-style-type: none"> • Municipal council may pass a bylaw under the OHA to buy, lease or expropriate designated heritage buildings. • Sets out specific policies and procedures for managing and sustaining heritage resources. • Expresses long term vision and goals for heritage conservation. • Includes a comprehensive archaeological component as well. • Recent examples include Cambridge, Ontario's 2008 Plan prepared by Bray Heritage with ERA architects, Archaeological Services, Maltby & Associates Inc., and the Tourism Company. 	<ul style="list-style-type: none"> • High Resource Demand • \$50,000-1,000,000 • High Resource Demand • \$120,000-150,000
<p>A Cultural Heritage Master Plan</p>	<ul style="list-style-type: none"> • Full time staff person or the equivalent services from a private consultant retained to work exclusively on Heritage. • Some medium sized municipalities such as Kingston and Peterborough have dedicated Heritage Planners on staff. 	<ul style="list-style-type: none"> • High Resource Demand • \$60,000-75,000 (annually)
<p>Hire a Full Time Heritage Planner or the Equivalent in Consulting Services</p>		

Attachment #2 - Tabulated Results from "Heritage Conservation in the County" Survey

The "Heritage Conservation in the County" survey was developed by Planning Staff and originally distributed at the *Heritage Matters* forum on December 15th, 2010. Subsequently the survey was also made available online on the County's website and available for pick-up at the Edward Building. The following is a summary of the results and comments received.

<i>Total Respondents</i>	<i>= 45</i>
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Question 1: What level of priority do you feel County Council should give Built Heritage (buildings, streetscapes, harbours, etc.)?

Low Priority = 0

Medium Priority = 5

High Priority = 38

Two invalid responses received.

Question 2: Based on the information that you've received tonight, please mark in order of priority the top three (1-2-3) conservation tools that County staff and PEHAC should explore further?

Heritage Conservation District

1= 9 2= 8 3= 6 **Total = 23**

Heritage Signage Guidelines for Main Streets

1= 3 2= 5 3= 5 **Total = 13**

Protecting buildings 100 years or older through property designation

1= 14 2= 7 3= 8 **Total = 29**

Financial incentives for owners of designated properties

1= 5 2= 13 3= 13 **Total = 31**

Additional education for property owners interested in heritage conservation

1= 8 2= 5 3= 7 **Total = 20**

Four Invalid responses received.

Question #3: Should Council consider designating a property under the Heritage Act without owner's consent?

Yes = 25

No = 16

Four invalid responses received.

Question #4: Please provide any other comment or feedback that you have regarding Heritage Conservation in the County?

"Heritage Conservation in the County is not good enough. The speakers were informative and engaging. Education of the public in general not only those with the appearances of money, should be diligently pursued. Seldom has there been an article in the local papers on the various aspects of Heritage. What is being done about residential street areas? Apart from removing old trees? Is there a tree planting program to replace those removed? Where is this made known generally? The post office is anxious to put mail boxes on our residential streets and in the downtown area. Those do not belong in an old heritage area, only in new development where they can be planned in. This kind of erosion to our heritage should be guarded against. The Speaker from Kingston said we are not alone in this dilemma. Of Course we're not. Why not find somewhere similar to ourselves and see what we can adapt to serve us? Why keep reinventing the wheel. Action on this should be as quick as possible. We have already lost far too much – whatever replaces the main street church and the Washburn Street properties should be governed by a clear set of guidelines."

"Use the interest stimulated now to educate PEC residents to heritage resources."

"I am trying to get a Civil War veteran's grave in Glenwood Cemetery, marked by the U.S. government. They have worked a veteran's grave in Wellington. I have a contact at the U.S. consulate in Toronto. It would help if letters could be sent supporting this request. Thanks Rod, rod.holloway80@yahoo.com"

"Nothing will change without the political will. Money will follow."

"Need a new review committee, to make recommendations to Council, Planners, Volunteers, BIA, etc., as members. Make volunteer committees feel valued ie. streetsmarts, heritage, etc."

"Cultural values of natural origins for economic benefit. Eg. Bird migrations draw thousands of tourists, who sleep, eat and shop in PEC!"

"Heritage absolutely must be a priority – Picton's main street is quickly becoming a parking lot. The County has as much to offer as a place like Colonial Williamsburg – all we have to do is recognize the assets we have and work to keep and maintain them. I love this place, its people and its history. I would love to see the Heritage Committee continue the great work it is currently doing."

"Needs a higher profile. Vital to quality of place. Our main attractor of new community + economic benefit."

"PEHAC should be provided a significant budget. Our Planning Department, should have a Heritage Expert (like Kingston). Look more closely at Heritage – Business and real value to community."

"Picking up on Peter Lockyer's comments – need to engage young people in heritage preservation. Talk with Loyalist College, re. Developing heritage skills courses (like Algonquin and Perth Colleges) Timber Frame construction, masonry, repair and restoration, heritage woodworking, etc. Look at youth internships on restoration projects, funded by HRSDC. Need to market heritage as a "unique selling feature" of PEC. Historical reenactments to link/embed history- "living history". Don't miss War of 1812 bicentennial opportunity. If PEC resident wants to demolish a structure that's more than 100 years old, they should have to give notice in newspaper (like request for zoning changes) and be subject of public input."

"Take advantage of the coming anniversary of 1812!!"

"Policy to prevent numbered companies from buying properties to demolish and rebuild."

"Design guidelines for infill"

"For Intangible Cultural Heritage due consideration must be given to ward system in upcoming review of electoral boundaries/council representation."

"A great concern of the ability of persons to understand the Prov. Acts and revisions as they apply to designation, etc.- to educate the public and have valid work orders that fall within the guidelines of basic provincial/municipal approvals; and these to favor the cultural community not just the private businesses of the day. Be Consistent, Be Fair, and Just. The past shows and demonstrates the past council's ineptitude to apply the basics of heritage. Perhaps hire a qualified ambassador/Planner to guide PEC in this area. Hire Mr. Letourneau (Kingston) to advise in crafting the template for designation. Or to send a representative to Kingston Heritage Committee, in an effort to help implement the policies into planning, etc."

"All buildings should be reviewed regardless of age; age alone should not be sole criterion; develop criteria & use as checklist with weighed descriptors. Regarding Heritage Conservation Districts, "I don't see a need for this in the County, as these are not easily distinguishable districts like there are in larger cities."

"Heritage signage might be considered after a proper review of properties is completed"

"I think a middle-of-the-road line has to be taken by Council. We can't afford to lose any more buildings until the survey of all properties has been completed and this should be done in the next few months so as to not hold up development. It will require hiring additional staff to do the survey, but once the guidelines and criteria are in place, it should be a quick task. We have lost a lot of historically significant buildings due to lack of guidelines"

and lack of action on the part of the municipality; eg. Red Indian gas station was unique 1930's service station architecture that should have been saved before the owner started destroying it by removing architectural details and building the enclosed porch on the front. In that case, and there are others, the municipality should have prevented what happened. Same with the Pentecostal church. On the other hand, I am also opposed to the municipality buying up everything to save it. There have to be enforceable laws that stop destruction, e.g. for unique properties (see guidelines needed above). We can't afford to pay a lot more taxes for heritage but we could stop spending so much on other things like new arenas; if people cared as much about heritage, culture, archives, libraries, etc., we'd have a larger library on main street, keeping the old building but building a new addition on the back, instead of two big arenas in a municipality our size. Hockey is more important than heritage in this County! The Royal Hotel should be saved; there has to be some way of working with Elliot Sage to do this i.e. public/private partnership with federal and provincial grants; maybe a scaled-down version from Elliott Sage's original grandiose plan, at least save and restore the original structure. There also should be guidelines in place to require new buildings that are built on the "lost" sites to meet certain streetscape guidelines provided by the municipality so that new buildings do not look out-of-place; this is outside of the heritage conservancy mandate but it makes our County show that they value their heritage so that it looks like buildings used to look in the town. Try to figure out why Kingston's downtown looks so good heritage-wise while attracting shoppers and maintaining the diversity of shops. Its downtown is always a hive of activity. The sidewalks are always busy. Yet they survive while there is a huge shopping mall at Princess and Gardiner."

"Once they're gone, they're gone. We need to preserve our heritage. Keep the County quaint and unique."

"Yes Consider designation without owner's consent but provide some financial assistance in the form of a grant to give the incentive to do so. I believe all heritage buildings or buildings in a significant area should keep the same façade. For example the Shoppers Drug Mart which is coming to Picton. Are they keeping the façade the same as the surrounding buildings? Or are they building a modern façade that will look out of place? Drive to Brighton and look at their Drugmart. They have the same façade as the surrounding buildings and it looks great."

"Think about saving some County Heritage Barns. Plan another way of saving the "Royal" in Picton. Collect Heritage Photos from citizens of PEC"

"Archive existing buildings"

"Address Main Street ie. the Royal"

"Identification, designation, and protection of rural "heritage" properties. Since the demolition of the church, the focus has been on Picton -- in the media and at every event that I have attended. This focus needs to be broadened. Consider the properties in Settler's Dream that have disappeared or been radically altered. Not every "old" property can be/needs to be saved. And, some "younger than 100" buildings have

distinctive architectural features and history that should be protected. But let's try to avoid a rural/urban divide, a newcomers vs long-time."

"There once was an effort by the first PEC – pecwa committee to have the County recognized as a Cultural Landscape, but Council killed it."

"The County needs a dedicated heritage planner such as Kingston's Marcus Letourneau who can advise and educate council and citizens on matters related to conservation AND PRESERVATION and offer support to heritage groups such as PEHAC and the Settler's Dream Working Group."

"All interested County groups need to work together to protect our rich built heritage and NOW is the time to mobilize. Although I missed the meeting on December 15th, I think this was a good start on the part of the Planning Department."