



## Town of Niagara-on-the-Lake

1593 Four Mile Creek Road  
P.O. Box 100, Virgil, ON L0S 1T0  
905-468-3266 www.notl.com

**REPORT #:** CDS-23-200 **COMMITTEE DATE:** 2023-09-06  
**REPORT TO:** Municipal Heritage Committee **DUE IN COUNCIL:** 2023-09-26  
**SUBJECT:** Bill 23 Implications – A Workplan for Priority Designations from the Heritage Register – Phase I Update September 6, 2023

### 1. RECOMMENDATION

It is respectfully recommended that:

- 1.1 The Municipal Heritage Committee endorse the Phase I list for priority designation in **Appendix I**; and
- 1.2 The Municipal Heritage Committee provide any further suggestions for Staff consideration.

### 2. EXECUTIVE SUMMARY

- In May, Staff presented Report CDS-23-101 (**Appendix III**) to outline an approach for prioritizing designation of properties listed on the Town's Register of Properties of Cultural Heritage Value or Interest (the Town's "Heritage Register").
- This report provides a priority list for Phase I of the Work Plan for Priority Designation.
- Municipal Heritage Committee input and endorsement is requested prior to proceeding with Phase I of the Work Plan.

### 3. PURPOSE

The purpose of this report is to outline the list of properties for which designation should be prioritized and to seek MHC endorsement of the list so that Phase I can proceed.

### 4. BACKGROUND

Following changes made to the *Ontario Heritage Act* through Bill 23, Staff consulted the MHC on an approach to identify properties listed on the Town's Heritage Register as priorities for designation.

Staff have initiated the first part of Phase 1 for identifying listed properties for designation:

- 1) Consult with the MHC, the Town Historian and community heritage groups to identify an initial list (perhaps 20-30 properties) that are a priority for individual designation. The development of the list considers:
  - a. Properties whose loss due to demolition, neglect or inappropriate alteration would result in the substantial loss of a piece of Niagara-on-the-Lake history or identity; and
  - b. Properties that are likely to meet at least 2 (two) criteria for designation, and for which some background research is already prepared/available, whether through

the Town Historian or other qualified sources.

Staff are now reporting back to MHC on this priority list (see **Appendix I**).

## **5. DISCUSSION / ANALYSIS**

### **5.1 Phase I Update**

Heritage Staff has consulted with the NOTL Museum and Niagara Foundation. The Niagara Foundation suggested the use of Peter Stokes Book “Old Niagara-on-the-Lake” as a basis for identifying properties to be designated. Staff agree that the information in Stokes’ book provides a solid starting point for candidate properties and have included these properties in our priority list, identified as the “First Set” in **Appendix I**. Staff are also reviewing the research undertaken by David Hemmings on pre-1840 buildings within Old Town. Staff do acknowledge that the Stokes’ book and Hemmings’ focus on properties within the Old Town urban area. It is important to consider properties in other urban areas and within the agricultural area of the Town for designation as well.

Additional candidate properties for designation, for which some background information is available, are identified in **Appendix I** as the “Second Set.” It is important to note that Staff review of available background information on these properties is on-going and the list may change or expand accordingly.

Staff are also considering the designation of Cultural Heritage Landscapes and have identified the former Anglican Christ Church with associated dwelling and cemetery at 1294 McNab Road as a candidate for consideration (included in the Second Set list in **Appendix I**).

In 2008, the Town prepared draft character statements for properties on the Heritage Register. These draft character statements have no status and were not endorsed by Council. The draft character statements provide an initial assessment of heritage value and heritage attributes; however, these statements will be subject to further review and analysis. The draft character statements are attached in **Appendix II** for MHC reference.

If MHC members would like to locate these properties on a map, it is recommended that Niagara Navigator be used, which is an ArcGIS program hosted by the Niagara Region. The mapping program is a tool where properties can be located by address with aerial image overlays from different time periods: <https://www.niagararegion.ca/exploring/navigator.aspx>.

### **5.2 Phase I – Next Steps**

If the MHC endorses the list for priority designations, then Staff will continue with research on the properties and begin outreach to property owners and the NOTL Museum. The Phase I approach outlines the following next steps once the list for priority designation has been established:

- 1) Staff will reach out to property owners to advise that their property is being considered for designation, and to inquire whether the owner is interested in designation and in contributing further historical information on the property. An educational information sheet can be prepared and included for the owner outlining the process and implications of designation, as well as the benefits of designation;

- 2) Staff to consult with the Museum on available background research for each property;
- 3) Staff to consider any responses from owners and to bring a report to MHC for advice on which properties should be pursued for Part IV designation; and
- 4) If designation is to be pursued, MHC and Council to recommend to Staff to prepare designating by-laws for the properties and initiate the process for individual designation.

## 6. STRATEGIC PLAN

The content of this report supports the following Strategic Plan initiatives:

### Pillar(s)

1. Protect Distinctive Community Assets

### Objective(s)

- 1.1 Preserve unique community elements

### Tactic(s)

- 1.1 b) Support residences and businesses in protecting their valuable heritage assets

## 7. OPTIONS

- 7.1 Option 1: Recommend endorsement of Staff's proposed list of properties for designation and/or provide a list of additional properties. **(Recommended)**
- 7.2 Option 2: Recommend an alternate list of properties for designation. *(Not Recommended)*

## 8. FINANCIAL IMPLICATIONS

If a heritage consultant is required to prepare any Cultural Heritage Evaluation Reports, then costs will be incurred by the Town.

## 9. ENVIRONMENTAL IMPLICATIONS

Not applicable.

## 10. COMMUNICATIONS

The Minutes and recommendations of the MHC will proceed to Council for endorsement.

## 11. CONCLUSION

This report provides an update on the Work Plan for Priority Designations. MHC input and endorsement on the priority list for Phase I is requested.

## 12. PREVIOUS REPORTS

- CDS-23-101 – Bill 23 Implications – A Workplan for Priority Designations from the Heritage Register

## 13. APPENDICES

- **Appendix I** – Heritage Designation Priority List
- **Appendix II** – Draft Character Statements
- **Appendix III** – CDS-23-101 – Bill 23 Implications – A Workplan for Priority Designations from the Heritage Register

Respectfully submitted:

A handwritten signature in cursive script that reads "D Horne". The letter "D" is large and loops around the first letter of "Horne".

**Denise Horne, MA, Dipl. Heritage Conservation, CAHP  
Heritage Planner**