

	<b>Cultural Heritage Landscape (CHL) Designation in Official Plan</b>	<b>Heritage Conservation District (HCD)</b>
What is it?	<p>A defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal Community.</p> <p>May include features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association.</p>	<p>A Heritage Conservation District is a an area such as a neighbourhood or downtown core which meets criteria set out by the Province and has cultural heritage value and interest and is designated under Part V of the <i>Ontario Heritage Act</i>.</p>
Tool	Policy	By-law
What does in Regulate?	<p>Regulates all properties within a defined boundary and in relation to the cultural heritage landscape’s defining characteristics as documented in the municipal Official Plan.</p> <p>Characteristics may include: buildings; structures; spaces; natural features; views and/or vistas; streetscapes; topography; landforms; archaeological resources etc.</p>	<p>Regulates all properties within a defined boundary in relation to the district’s objectives, goals and statement of cultural heritage value and identified heritage attributes as documented in a Heritage Conservation District Plan. May address regulation of buildings and other features such as archaeological resources, structures, trees, vegetation, topography, views, circulation routes etc.</p> <p>Addresses features that can impact the setting, context or character of a district or larger area, for example: replacement buildings; vacant lots; setbacks and heights of new buildings and additions; front yard landscaping; landscaping treatments on public rights-of-way; and infrastructure improvements such as street lighting or introduction of new intersections and roads.</p> <p>May require impact assessment of development adjacent to the protected property.</p>
What doesn’t it Regulate?	<p>Features that are not found to contribute to the character or quality of the cultural heritage landscape.</p>	<p>Features that are not found to contribute to the district’s cultural heritage.</p> <p>Typically, building interiors are not regulated.</p>

<p><b>Is this tool mandatory?</b></p>	<p>YES. Official Plan would be amended to include a boundary showing the limits of the cultural heritage landscape, including its defining characteristics and appropriate policies tailored to conserve the cultural heritage landscape. The municipal zoning by-law should also be amended to implement standards to further regulate these defining characteristics, where applicable. Other tools that may be developed to support implementation may include development of a Conservation Plan.</p>	<p>YES. The designation by-law is registered on title of each property located within the district.</p> <p>Often, properties are classified or rated in relation to how they contribute, or not, to the district’s cultural heritage value.</p>
<p><b>How is it implemented by staff?</b></p>	<p>Staff may request a heritage impact assessment as part of a development application to assess and resolve impacts to the cultural heritage landscape.</p>	<p>A heritage permit required if a property is to be altered or demolished.</p> <p>Alterations that require a heritage permit typically include significant changes to building exteriors and changes to significant landscape features that are visible from public areas.</p> <p>The HCD Plan will specify the types of major, significant alterations that will require a heritage permit, and which may be excluded.</p> <p>When a HCD Plan is enacted, a key step in its implementation is the identification of changes required to other municipal by-laws and Official Plan provisions that would be required to bring them into conformity and consistency with the HCD Plan. For example, zoning by-law provisions, such as building heights or setbacks, may require amendment to be consistent with HCD Plan objectives.</p>
<p><b>How is it implemented by property owners?</b></p>	<p>If required by staff, property owners would retain a heritage consultant to prepare a heritage impact assessment evaluating impacts of the development application on the cultural heritage landscape.</p>	<p>Property owner submits an application and staff review to ensure that the proposed undertaking does not negatively affect the property’s heritage attributes.</p>