FINAL REPORT:

Peer Review of

"Heritage Impact Assessment
65 Ward Street, 36-38 Hope Street South, and 20 Hope Street South, Port Hope, Ontario"

Prepared by
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20 August 2021

Project # LHC0246

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REPORT LIMITATIONS

The qualifications of the heritage consultants who authored this report are provided in Appendix A. The findings of this report do not address any structural or condition-related issues associated with the structures. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies. The review of policy and legislation was limited to that information related to cultural heritage management; it is not a comprehensive planning review. Soundscapes, cultural identity, and sense of place analysis were not integrated into this report.

EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results, as well as limitations.

LHC was retained in February 2021 by the Municipality of Port Hope (**the Municipality**) to undertake a Peer Review of a Heritage Impact Assessment (**HIA**) prepared by MHBC Planning Ltd. for 65 Ward Street and 20 Hope Street South in the Municipality of Port Hope, Northumberland County, Ontario (**the Property**). The purpose of this Peer Review is to provide a careful examination of the HIA to determine if it has considered all applicable provincial, county, and municipal requirements and to assess the proposed development from a heritage planning perspective.

An HIA was prepared for the Property by MacNaughton Hermsen Britton Clarkson Planning Limited (**MHBC)** in March 2018. This HIA considered the retention of the Power House at 20 Hope Street South and removal of all other buildings on the Property. The 2018 HIA was not submitted to the Municipality for review at the time.

An addendum to the 2018 HIA was prepared by MHBC in April 2021 to reflect changes to the proposal which includes the removal of all buildings and features on the Property and construction of a seven-storey long term care facility. The facility will have a total gross floor area of 13,293 square metres, 192 beds, and 100 parking spaces. The addendum also considered potential impacts to nearby properties at 18 Princess Street and 64 Ward Street as requested by the Municipality.

Following review of the HIA, addendum, and a site visit (from the public Right of Way) LHC finds that:

- The HIA and addendum were prepared by qualified individuals and are generally complete. These documents include:
    - a comprehensive history and evaluation of the Property;
    - a complete impact assessment based on MHSTCI guidance; and,
    - outlines various alternative development options.
- The description of the proposed development in the addendum requires additional detail for clarity; it also does not include illustrations. This makes the proposed development a bit difficult to understand without cross-referencing other documents. The addendum would benefit from additional detail and illustrations to allow for an understanding of the proposal without reference to other submitted documents. Further the HIA addendum should include reference to how the proposed project aligns with municipal goals. The development proposal's consistency with/conformance to the legislative and policy framework needs to be expanded.
- As there is a still a NOID outstanding on the property, any proposed alteration or demolition would be required to follow the OHA process. The HIA addendum should outline how this process should unfold.

LHC recommends that additional narrative detail and illustrations of the proposed development be added to the addendum to the satisfaction of the Municipality.

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1 INTRODUCTION

LHC was retained in February 2021 by the Municipality of Port Hope (**the Municipality**) to undertake a Peer Review of a Heritage Impact Assessment (**HIA**) prepared by MacNaughton Hermsen Britton Clarkson Planning Limited (**MHBC)** for 65 Ward Street and 20 Hope Street South in the Municipality of Port Hope, Northumberland County, Ontario (**the Property**). The purpose of this Peer Review is to provide a careful examination of the HIA to determine if it has considered all applicable provincial, county, and municipal requirements and assess the proposed development from a heritage planning perspective.

1.1 Heritage Evaluation Report

An HIA was prepared for the Property by MHBC in March 2018. This HIA considered the retention of the Power House at 20 Hope Street South and removal of all other buildings on the Property. The 2018 HIA was not submitted to the Municipality for review at the time.

An addendum to the 2018 HIA was prepared by MHBC in April 2021 to reflect changes to the proposal which includes the removal of all buildings and features on the Property and construction of a seven-storey long term care facility. The facility will have a total gross floor area of 13,293 square metres, 192 beds, and 100 parking spaces. The addendum also considered potential impacts to nearby properties at 18 Princess Street and 64 Ward Street as requested by the Municipality.

1.2 The Property

The Property is located east of downtown Port Hope on the south side of Ward Street between Princess Street and Hope Street South. It is a 1.08-hectare rectangular lot with the northeast corner extending in a point to the Ward Street and Hope Street South intersection. The Property includes four buildings:

- the former Port Hope Hospital, a three-storey red brick, L-shaped building with white siding fronting onto Ward Street;
- the Power House;
- the former Cottage Hospital, a two-storey red brick house fronting onto Hope Street South; and,
- the Hope Terrace Care Facility.

A parking lot runs between the buildings. Deciduous trees border the Property and grass lawns are found in front of the buildings.

1.3 Cultural Heritage Recognition

The Property is not currently listed under Section 27, Part IV of the *Ontario Heritage Act* (**OHA**) on the Municipality of Port Hope Heritage Register or otherwise designated under Parts IV or V of the OHA. A Notice of Intention to Designate was issued by the Municipality on 13 April 2018.[1] On 17 September 2019, Council and Southbridge Health Care GP Inc. agreed through By-Law No. 68/2020 to withdraw the Notice of Intention to Designate after all municipal planning and

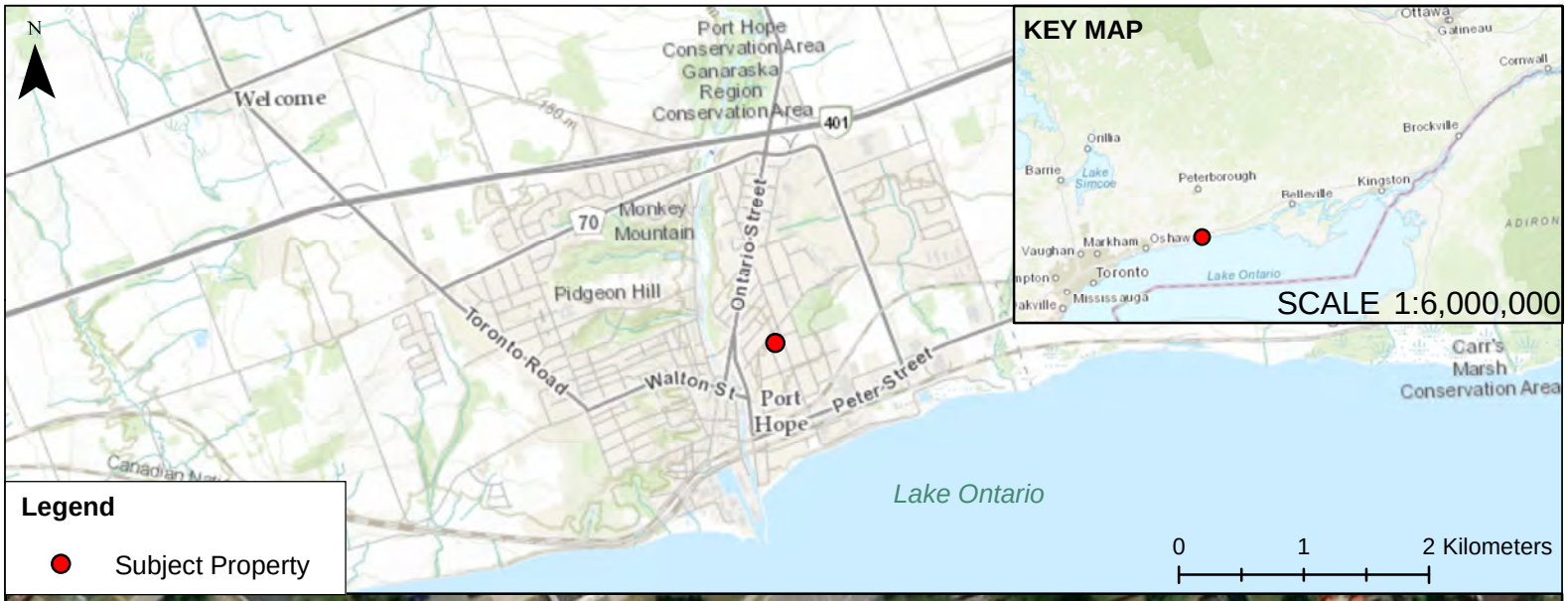
[1] Municipality of Port Hope, "Notice of Intention - 65 Ward Street, Port Hope," Ontario Heritage Trust, April 13, 2018, https://www.heritagetrust.on.ca/en/oha/details/file?id=10862.

development processes and approvals were complete for the proposal.[2] The agreement expires between Council and Southbridge Health Care GP Inc. on 31 December 2021.

1.4 Proposed Development

The current development proposes to remove all buildings and features on the Property and construct a seven-storey long term care facility with a total gross floor area of 13,293 square metres, 192 beds, and a parking lot with 100 parking spaces.

[2] Municipality of Port Hope, "Council Meeting Highlights - December 15," News, December 2015, https://www.porthope.ca/en/news/council-meeting-highlights-december-15.aspx.



Legend

Subject Property

Building

Port Hope Hospital

Power House

Cottage Hospital

Hope Terrace Care Facility

REFERENCE(S)

1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
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TITLE
Location and Existing Conditions of the Subject Property

CLIENT
Municipality of Port Hope

PROJECT
Peer Review, Cultural Heritage Impact Assessment prepared for 65 Ward Street, Port Hope, Ontario

PROJECT NO. LHC0246

NOTE(S)
1. All locations are approximate.

YYYY-MM-DD	2021-07-13
PREPARED	LHC
DESIGNED	JG
FIGURE #	1

1.5 Peer Review Approach

LHC's Peer Review analysis is two-fold:

1. The HIA is reviewed for compliance with any HIA requirements and heritage policy frameworks (gap analysis); and,
2. The HIA is reviewed for the efficacy of its argument, discussing whether it reflects heritage conservation best practice including the conservation of the identified heritage values and heritage attributes of a subject property, any adjacent properties, and the overall heritage character if located within a cultural heritage landscape.

Analysis is based upon two primary heritage planning questions:

- Were there any errors, omissions, substantive, or procedural issues with the HIA?
- What works should be undertaken to mitigate any potential impact on the identified heritage attributes of the Property and adjacent heritage properties?

1.5.1 Heritage Impact Assessment Purpose and Function

The objective of an HIA is to provide a critical and objective review of a proposed development or site alteration from a heritage planning perspective. An HIA is a comprehensive document designed to clearly articulate the cultural heritage values of a property, respond to a proposed intervention, outline steps to mitigate impact (including do nothing if appropriate), and provide recommendations to conserve the identified heritage value and attributes of the property and/or any adjacent properties or –if within a Heritage Conservation District or a cultural heritage landscape—the area as a whole. It considers a project not only in terms of its heritage conservation principles and how to guide a cultural heritage resource through the process of change, but also examines it from a planning and regulatory perspective. Its purpose is not to justify a course of action, but to evaluate its appropriateness and compliance. As applied to a site-specific development application:

> …a HIA enables planners and decision-makers to determine with objectivity whether it is in the public interest for a proposed development to proceed. If it does proceed, then the HIA determines how best to mitigate any adverse impacts that might ensue. If, however, effective mitigation is not feasible, then the HIA provides a rationale and framework to make major revisions to the proposal or to abort it entirely.[3]

1.5.2 Heritage Impact Assessment Terms of Reference

The Municipality of Port Hope does not have its own formal Terms of Reference for the preparation of HIAs.[4]

This Peer Review draws guidance from the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries' (**MHSTCI**) *Info Sheet #5: Heritage Impact Assessments and Conservation*

[3] Harold Kalman and Marcus R. Létourneau, *Heritage Planning: Principles and Practice.* (New York: Routledge, 2020), 2nd ed., 387. Acronyms CHIA and HIA apply to Cultural Heritage Impact Assessments.
[4] Although the Municipality does not have a formal terms of reference document, specific direction was provided to MHBC via an email. This email included the expected requirements and is identified on page 12 and 13 of the March 2018 HIA. Expectations for the Addendum were discussed in a phone conversation with the Municipality on 16 February 2021.

Plans. This document was used to inform our analysis of the provided documents for completeness. The MHSTCI recommended the following in an HIA:

1. Historical Research, Site Analysis and Evaluation
2. Identification of the Significance and Heritage Attributes of The Cultural Heritage Resources
3. Description of the Proposed Development or Site Alteration
4. Assessment of Development or Site Alteration Impact
5. Consideration of Alternatives, Mitigation and Conservation Methods.
6. Implementation and Monitoring
7. Summary Statement and Conservation Recommendations."[5]

Section D3.5 of the Northumberland County Official Plan (**NCOP**) states the following requirements for heritage impact assessments:

b) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.

c) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.[6]

Table 1 presents a review of MHBC's HIA for the Property for its consistency with the MHSTCI's guidance and compliance with Section D3.5 of the NCOP.

1.5.3 Legislation, Policy, and Document Review

The following documents were reviewed as part of the development of this Peer Review:

- The *Ontario Heritage Act*;
- The *Planning Act*;
- The *Provincial Policy Statement* 2020;
- The *Growth Plan for the Greater Golden Horseshoe*;
- The *Greenbelt Plan*;
- County of Northumberland Official Plan; and,
- Municipality of Port Hope Official Plan.

[5] Ministry of Culture, "Info Sheet #5: Heritage Impact Assessments and Conservation Plans" in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 200,* 2006, http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf, 32.
[6] Meridian Planning, "Northumberland County Official Plan," 2016, Sec. D3.5.

1.5.4 Site Visit

A site visit of the Property was carried out by Hayley Nabuurs on 20 February 2021 from the public realm. The site visit included photo documentation of the property and surrounding area but did not involve entering any buildings.

2 LEGISLATIVE AND POLICY CONTEXT

In Ontario, cultural heritage is considered a matter of provincial interest and cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *OHA*, the *Planning Act,* and the *Provincial Policy Statement* 2020 (***PPS***). Other provincial legislation deals with cultural heritage indirectly or in specific cases. The *Environmental Assessment Act* and the *Environmental Protection Act* use a definition of "environment" that includes cultural heritage resources, and the *Funeral, Burial and Cremation Services Act* addresses historic cemeteries and processes for identifying graves that may be prehistoric or historic. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide the basic legal framework through which minimum standards for heritage evaluation are established. What follows is an analysis of the applicable provincial, county, and local municipal legislation and policy regarding the identification and evaluation of cultural heritage.

2.1 Provincial Planning Context

2.1.1 Planning Act, R.S.O. 1990, c. P.13

The *Planning Act* (1990) is the primary document for municipal and provincial land use planning in Ontario. This Act sets the context for provincial interest in heritage. It states under Part I (2, d):

> The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as…the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.[7]

Under Section 3 of *The Planning Act*:

> A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter...shall be consistent with [the *PPS*].[8]

Details about provincial interest as it relates to land use planning and development in the province are outlined in the *PPS* which makes the consideration of cultural heritage equal to all other considerations concerning planning and development within the province.

2.1.2 Provincial Policy Statement (2020)

The *PPS* provides further direction for municipalities regarding provincial requirements and sets the policy foundation for regulating the development and use of land in Ontario. Land use planning decisions made by municipalities, planning boards, the Province, or a commission or agency of the government must be consistent with the *PPS.* The Province deems cultural heritage and

[7] Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," December 8, 2020, https://www.ontario.ca/laws/statute/90p13, Part I (2, d).
[8] Province of Ontario, "Planning Act, R.S.O. 1990, c. P.13," Part I S.5.

archaeological resources to provide important environmental, economic, and social benefits, and *PPS* directly addresses cultural heritage in Section 1.7.1e and Section 2.6.

Section 1.7 of the *PPS* regards long-term economic prosperity and promotes cultural heritage as a tool for economic prosperity. The relevant subsection states that long-term economic prosperity should be supported by:

> 1.7.1e encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

Section 2.6 of the *PPS* articulates provincial policy regarding cultural heritage and archaeology. Subsection's state:

> 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
>
> 2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.
>
> 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 the heritage attributes of the protected heritage property will be conserved.
>
> 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
>
> 2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.[9]

The definition of significance in the *PPS* states that criteria for determining significance for cultural heritage resources are determined by the Province under the authority of the *OHA.*[10]

2.1.3 Ontario Heritage Act, R.S.O. 1990, c. O.18

The *OHA* was updated through Bill 108 *More Homes, More Choices Act* on 1 July 2021.

The *OHA* and associated regulations establish the protection of cultural heritage resources as a key consideration in the land-use planning process, set minimum standards for the evaluation of heritage resources in the province, and give municipalities power to identify and conserve individual properties, districts, or landscapes of cultural heritage value or interest.[11]

[9] Province of Ontario, "Provincial Policy Statement," May 1, 2020, https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf, 29.
[10] Province of Ontario, "Provincial Policy Statement," 2020, 51.
[11] Province of Ontario, "Ontario Heritage Act, R.S.O. 1990, c. O.18," June 1, 2021, https://www.ontario.ca/laws/statute/90o18.

Individual heritage properties are listed on municipal heritage registers under Section 27, Part IV and designated by municipalities under Section 29, Part IV. Heritage Conservation Districts are designated under Section 41, Part V of the *OHA.* An *OHA* designation applies to real property rather than individual structures.

2.1.4 A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

The Property is located within the area regulated by *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (**the *Growth Plan***) which came into effect on 16 May 2019. The *Growth Plan* was updated by Amendment 1 which took effect on 28 August 2020. Amendment 1 aligned definitions between the *Growth Plan* and *PPS 2020*.

Section 1.2.1 (Guiding Principles) of the *Growth Plan* states that its policies are based on key principles including to:

> Conserve and promote *cultural heritage resources* to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.[12]

Within Section 4.1 (Context), the *Growth Plan* notes that the area it covers "contains a broad array of important hydrologic and *natural heritage features and areas*, a vibrant and diverse agricultural land base, irreplaceable *cultural heritage resources*, and valuable renewable and non-renewable resources".[13] It also notes that:

> The *GGH* also contains important *cultural heritage resources* that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. Accommodating growth can put pressure on these resources through *development* and site alteration. It is necessary to plan in a way that protects and maximizes the benefits of these resources that make our communities unique and attractive places to live.[14]

Section 4.2.7 (Cultural Heritage Resources) states:

> 1. *Cultural heritage resources* will be conserved in order to foster a sense of place and benefit communities, particularly in *strategic growth areas*.
> 2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of *cultural heritage resources*; and,
> 3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.[15]

[12] Province of Ontario, "*A Place to Grow: Growth Plan for the Greater Golden Horseshoe,"* August 28, 2020, https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf, 6.
[13] Province of Ontario, "*A Place to Grow,"* 2020,.38.
[14] Province of Ontario, "*A Place to Grow,"* 2020, 39.
[15] Province of Ontario, "*A Place to Grow,"* 2020, 47.

2.2 Municipal Policy Context

2.2.1 Northumberland County Official Plan (2016)

The *Northumberland County Official Plan* (***NCOP***) was approved by the Ontario Municipal Board on 23 November 2016. Its purpose is to manage growth and land use decisions to 2034. This growth "…will support and emphasize the County's unique character, diversity, civic identity, urban and rural lifestyles and natural and cultural heritage and to do so in a way that has the greatest positive impact on the quality of life in the County."[16]

Section D3 of the *NCOP* outlines cultural heritage objectives which include:

a) Conserving heritage buildings, cultural heritage landscapes and archaeological resources that are under municipal ownership and/or stewardship;

b) Conserving and mitigating impacts to all significant cultural heritage resources, when undertaking public works;

c) Respecting the heritage resources recognized or designated by federal and provincial agencies; and,

d) Respecting the heritage designations and other heritage conservation efforts by area municipalities.[17]

Section D3.5 of the *NCOP* outlines policies through which heritage conservation should be implemented. It notes:

a) Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

b) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.

c) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.

d) 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 the heritage attributes of the protected heritage property will be conserved.18

The *NCOP* generally supports heritage conservation but does not outline specific policies for the identification and evaluation of cultural heritage properties or landscapes; however, it outlines required content for heritage impact assessments.

[16] Meridian Planning, "Northumberland County Official Plan," prepared for Northumberland County, 2016, https://www.northumberland.ca/en/business-and-development/resources/Documents/County-Official-Plan.pdf, Sec. A1.
[17] Meridian Planning, "Northumberland County Official Plan," 2016, Sec. D.3.2.
[18] Meridian Planning, "Northumberland County Official Plan," 2016, Sec. D3.5.

2.2.2 Municipality of Port Hope Official Plan (2006, consolidated February 2017)

The Municipality of Port Hope *Official Plan* (***OP***) was adopted by Municipal Council in 2006 and was approved by the Province in 2008. The *OP* underwent a five-year review as required by the *Planning Act* in 2014 and was amended with *Official Plan* Amendment No. 7 (**OPA #7**) on 25 November 2014. An objection (OMB File No. PL150785) to OPA #7 was resolved on 10 January 2017. The *OP* was then approved with modifications by the OMB on 10 January 2017 and was most recently updated in February 2017. The *OP's* purpose is to provide a framework for development over the next 20-years.

Regarding cultural heritage the *OP* writes that Municipal Council's work:

> …has resulted in the designation of over 200 residential buildings as well as community and commercial buildings as heritage properties under Part IV of the Ontario Heritage Act…The community's continuing commitment to the conservation of its heritage has helped define its unique character and charm.[19]

The direction statement in the *OP* is that:

> The Municipality of Port Hope will continue to be a community of strong and distinct urban and rural areas, with a vibrant economy and a healthy, sustainable environment, and one that will be committed to the conservation of its cultural heritage resources for the appreciation and enjoyment of future generations.[20]

The desire to conserve cultural heritage resources is reiterated in the *OP's* objectives with the statements that:

> B4: Growth Concepts: Key cultural heritage resources shall be conserved and enhanced through a strategy that interconnects these resources and controls the type and character of development within and adjacent to cultural heritage resource areas.
>
> B9: Social Housing: To protect and conserve the Cultural Heritage of the Municipality as an integral component of the community.[21]

Section C11.2.2 outlines the principles underlying the *OP's* cultural heritage policies and that Council:

> …shall encourage the identification, conservation, protection, restoration, maintenance and enhancement of Cultural Heritage Resources in keeping with recognized conservation principles. All new development permitted by the land use policies and designations of this Plan shall have regard for Cultural Heritage Resources and shall, wherever possible, incorporate these resources into any new development plans. In addition, all new development shall be planned in a manner that preserves and enhances the context in which Cultural Heritage Resources are situated. The Standards and Guidelines for the Conservation of Historic Places in

[19] Municipality of Port Hope, "Municipality of Port Hope Official Plan 2014 Review," last consolidated February 27, 2017, https://www.porthope.ca/en/business-and-development/resources/Official%20Plan/Official%20Plan%202017%20(9).pdf, Sec. A1.
[20] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. B2.
[21] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. B4 and B9.

> Canada shall be used wherever possible to guide the implementation of the heritage policies of this Plan.[22]

Section C11.2.3 outlines policies regarding the management of cultural heritage resources. It writes that:

> Council shall ensure that Cultural Heritage Resources are identified, protected and managed in a manner that maintains their cultural heritage value and interest and benefit to the community. In order to achieve this goal, Council will:
>
> a) Limit the demolition, destruction or inappropriate alteration of Cultural Heritage Resources;
>
> b) Encourage development adjacent to significant Cultural Heritage Resources to be of an appropriate scale and character;
>
> c) Require the preparation, by a qualified heritage consultant, of a Cultural Heritage Impact Assessment to evaluate proposed development and site alteration and to demonstrate that the cultural heritage value or interest of cultural heritage resources will be conserved;
>
> g) Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration;

Policy: Use of Ontario Heritage Act

> Council may utilize the Ontario Heritage Act to conserve, protect and enhance property of cultural value or interest in the Municipality through designation by by-law of individual properties under Part IV and designation of a group of properties by by-law as a heritage conservation district under Part V.

Policy: Regard for Existing Character

> Council shall have regard to Cultural Heritage Resources, especially for the character of the landscapes, streetscapes, tree lines, bridges and prevailing pattern of settlement in considering development proposals and the construction of new roads and road improvements, including re-alignments and road widenings.

Policy: Guidelines

> Council may from time to time adopt guidelines to elaborate on the policies of this section. These guidelines shall not form part of this Plan.[23]

Section C20.9 states that the Municipality may require additional reports including a Cultural Heritage Evaluation Report and/or Heritage Impact Statement "…to ensure appropriate concerns regarding development are addressed".[24]

[22] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. C11.2.2.
[23] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. C11.2.3.
[24] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. C20.9.

Schedule C1 of the OP indicates the Study Area as Residential 1 in Special Policy Area 9 Penryn Park Estate. The *OP* explains that:

> Notwithstanding anything in this Plan to the contrary, the land identified as *9 on Schedule C1 Land Use-Urban Area Detail, shall be developed in accordance with the approvals granted by the Ontario Municipal Board (OMB) as outlined in OMB Decisions/ Orders 1463, 1075, 1900, 0027 and 2292 issued on October 30, 2003, June 16, 2004, December 8, 2004, January 10, 2005 and August 29, 2005 respectively. Any further development approvals required for these lands shall therefore be addressed and considered in the context of those approvals only.[25]

Regarding infill development, the *OP* states that the Municipality will consider these applications if they "will not have a negative impact on cultural heritage resources or natural heritage features in the area."[26]

[25] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. D8 *9.
[26] Municipality of Port Hope, "Municipality of Port Hope Official Plan," 2017, Sec. C.9.1.2.3.

3 EXISTING CONDITIONS

3.1 The Property

The Property is located east of downtown Port Hope on the south side of Ward Street between Princess Street and Hope Street South. It is a 1.08-hectare rectangular lot with the northeast corner extending in a point at the Ward Street and Hope Street South intersection. Deciduous trees border the Property and grass lawns are found in front of the two buildings. The Property includes four buildings with three municipal addresses and a parking lot between the buildings. The former Port Hope Hospital, Cottage Hospital, and Power House are considered to have cultural heritage value while the Hope Terrace Care Facility built in the 1950s is not considered to have cultural heritage value.

3.2 Port Hope Hospital

The former Port Hope Hospital at 65 Ward Street is a three-storey L-shaped building with a concrete block foundation and basement fronting onto Ward Street (Figure 2 to Figure 4). The building has a flat roof with a white wood stringcourse trim running below the roof. The building is mostly built of red brick with later additions on the south elevation clad in white siding. The main entrance is through a stepped wooden porch from Ward Street topped with a portico supported on Doric columns. The main entrance door features an arched transom window surround. Alternative entrances are found at the eastern and southern elevations through staff service doors. Windows are found on all elevations and include multi-paned rectangular and arched windows with brick voussoirs on the older sections of the building and horizontal rectangular single-paned windows on additions. A chimney extends from the eastern side of the building.

Figure 2: View south of north elevation

Figure 3: View southeast of northwest corner

Figure 4: View north of southwest corner

3.3 Cottage Hospital

The former Cottage Hospital is a rectangular two-storey red brick house with two additions extending from the building's western elevation on a rubblestone foundation (Figure 5 and Figure 6). The building has a gable roof on the original section fronting Hope Street and a hipped roof on the later additions. The east elevation façade features rectangular multi-paned windows with a main entrance door off-centre to the left. A wooden porch supported by wooden posts extends across the façade. The later additions are built of the same red brick with similar rectangular multi-paned windows. A wooden porch supported by wooden posts extends across the southern elevation.

Figure 5: View west of east elevation and front of Cottage Hospital

Figure 6: View east of parking lot and back of Cottage Hospital

3.4 Power House

The former Power House at 20 Hope Street South is a two-storey red brick building with a one-storey addition on the south elevation (Figure 7). The building is designed similarly to the former Port Hope Hospital with a flat roof and a white wood stringcourse trim running below the roof. The north entrance is a glass and wood arched double door with a transom window, the east entrance is a glass and wood rectangular door with a 3/2 window, and the south entrance is a glass and wood rectangular door with a 3/3 window. Brick arches are set in the walls and continue around the two-storey section of the building. Rectangular windows are found on the one-storey addition.

Figure 7 - View east of Power House

3.5 Hope Terrace Care Facility

The Hope Terrace Care Facility at 20 Hope Street South is a three-storey concrete building (Figure 8 and Figure 9). It has a flat roof and elevated rectangular bump outs along its length. Rectangular 1/2 windows are found on all elevations. The building's main entrance and parking lot is on the east elevation.

Figure 8: View southwest of Hope Terrace Care Facility

Figure 9: View southeast of Hope Terrace Care Facility

3.6 Surrounding Context

The Property is located within a largely residential area (Figure 10 to Figure 14). Most buildings are single detached houses ranging from one- to two-storeys in a variety of building materials. A mixture of deciduous and coniferous trees line sidewalks.

The Property's northern boundary is adjacent to the former Dr. L.B. Powers School built in 1924 and converted into affordable housing in the last decade (Figure 15) and its western boundary is adjacent to a residence at 18 Princess Street (Figure 16). These properties are not currently protected under the *OHA* but were considered within the HIA at the request of the Municipality as potential cultural heritage resources.

Figure 10: View east of Ward Street

Figure 11: View west of Ward Street

Figure 12: View north of Princess Street

Figure 13: View south of Princess Street

Figure 14: View north of Hope Street South

Figure 15: View north of former Dr. L.B. Powers School at 64 Ward Street

Figure 16: View south of 18 Princess Street

4 EVALUATION OF THE HERITAGE IMPACT ASSESSMENT

4.1 Evaluation for Completeness

The HIA prepared by MHBC is generally thorough and consistent with the recommended guidelines from the MHSTCI and the NCOP. As the policies of the NCOP are generally aligned with the recommended MHSTCI guidance, comments related to compliance with the NCOP are included in the same table. Areas of additional work have been assessed in Table 1 and identified as either "Complete", "Partially Complete" or "Incomplete".

Table 1: Evaluation of the HIA and Addendum for Completeness.

CHIA Requirement	Completeness	Comments
Historical Research, Site Analysis and Evaluation	Complete	The HIA and addendum include a thorough level of historical research. These documents include a variety of sources and cover the histories of each building on the Property.
Identification of the Significance and Heritage Attributes of the Cultural Heritage Resources	Complete	The HIA and addendum's identification and evaluation of the Property through *Ontario Regulation 9/06* is generally thorough. It includes sufficient analysis and evidence to support its findings concerning the exteriors.
Description of the Proposed Development or Site Alteration	Partially Complete	The HIA and addendum include details about both the 2018 and 2021 development proposals. However, on page 4 of 16 in the 2021 addendum there is a reference to **Site Plan and Elevations** of the new seven storey building in Appendix D; but the elevation drawings are missing from the version LHC received. There are no elevation drawings or renderings of what the new building will look like in the 2021 Addendum. Furthermore, the narrative description of the new development in the addendum describes the height and square footage of the new design but does not include other details to help a reader understand the new building. Additional detail should be added to the narrative description of the proposed development and graphics such as elevation drawings or renderings should be added to the addendum to the HIA. Neither the 2021 addendum to the HIA nor the 2018 HIA outline how the development fits with the objectives of the municipality. It

CHIA Requirement	Completeness	Comments
		can be inferred from the relevant background section of the 2021 addendum that a new long-term care facility in the municipality aligns with municipal goals, however there is no specific discussion on this matter. The HIA includes recommendations for documentation, salvage and commemoration. The 2021 addendum reiterates those recommendations and also applies them to the Power House. The HIA and addendum would benefit from some discussion of how these recommendations address municipal cultural heritage objectives.
Assessment of Development or Site Alteration Impact	Complete	The HIA rightfully identifies demolition as a permanent adverse impact and provides sufficient discussion of the impacts to the Property. It includes an understanding of the cultural heritage value or interest of the Property and its attributes. The addendum addresses potential impacts to adjacent properties requested by the municipality and includes a helpful shadow study based on the new design. It also addresses removal of all the buildings on the Property based on new plans. The HIA and addendum uses best practice from the MHSTCI to assess impacts to nearby properties.
Consideration of Alternatives, Mitigation and Conservation Methods	Complete	The HIA and addendum include four alternatives. It includes analysis of each alternative and rationale for its recommendation considering the cultural heritage value or interest of the Property and its buildings. It rightfully identifies demolition as a permanent adverse impact.
Implementation and Monitoring	Complete	The HIA and addendum include appropriate mitigation recommendations for instances where demolition cannot be avoided.

CHIA Requirement	Completeness	Comments
Summary Statement and Conservation Recommendations	Complete	The HIA and addendum include a comprehensive summary of their findings in the summary statement.
NCOP D3.5 (b) The County will require a heritage impact assessment to be conducted by a qualified professional whenever a development has the potential to affect a cultural heritage resource, whether it is located on the same property or on adjacent lands.	Complete	The HIA and addendum were prepared by qualified professionals.
NCOP D3.5 (c) A heritage impact assessment should outline the context of the proposal, any potential impacts the proposal may have on the heritage resource, and any mitigative measures required to avoid or lessen negative impact on the heritage resource.	Complete	As described above, the HIA and addendum include this content.

4.2 Evaluation of the Heritage Planning Argument (Efficacy)

In addition to the findings as outlined in Section 4.1, the following considers the overall heritage planning argument presented within the HIA. In general, we note the following:

- The HIA and addendum provide a compressive history of the property and its development. This history is supported by varied sources and was used to inform the subsequent *Ontario Regulation 9/06* evaluation.
- The HIA and addendum use heritage planning best practice guidance from the MHSTCI to assess potential impacts to the property. The assessment considers potential impacts to the property and adjacent properties as requested by the Municipality. These documents rightfully identify demolition as a permanent adverse impact. Various options were considered and evidence is presented to support the HIA's recommendations.
- The addendum is appropriate for the scale of change from the previous proposal. It is consistent with the findings of the HIA and its evidence.
- The HIA and addendum include much of the required policy, but the HIA addendum should be expanded to include additional discussion about how the proposed project is consistent with/conforms to the applicable heritage planning legislation and policy. If the proposed project is not consistent, the HIA addendum should include additional discussion of why the proposed project still represents good heritage planning practice.
- The limited description and lack of graphics illustrating the proposed new building make it difficult to understand what is proposed for the Property.
- While MHBC rightly treats the property as a significant built heritage resource, the addendum should note that for the purpose of the *OHA*, the property should be treated as if it is designated. This stems from the existing agreement between the Municipality and the proponent to only withdraw the NOID once the planning process has been completed. As Section 30(2) of the *OHA* states:

  > Interim control of alteration, demolition or removal
  >
  > (2) Sections 33 and 34 apply with necessary modifications to property as of the day notice of intention to designate the property is given under subsection 29 (3) as though the designation process were complete and the property had been designated under section 29. 2005, c. 6, s. 18.

  Thus, as there is a still a NOID outstanding on the property, any proposed alteration or demolition would be required to follow the OHA process. The HIA addendum should outline how this process should unfold.

5 CONCLUSIONS AND RECOMMENDATIONS

LHC was retained in February 2021 by the Municipality of Port Hope to undertake a Peer Review of a HIA and addendum prepared by MHBC Planning Ltd. for 65 Ward Street and 20 Hope Street South in the Municipality of Port Hope, Northumberland County, Ontario. The purpose of this Peer Review is to provide a careful examination of the HIA to determine if it has considered all applicable provincial and municipal requirements, and assess the proposed development from a heritage planning framework.

Following review of the HIA, addendum, and a site visit (from the public Right of Way) LHC finds that:

- The HIA and addendum were prepared by qualified individuals and are generally complete. These documents include:
    - a comprehensive history and evaluation of the Property;
    - a complete impact assessment based on MHSTCI guidance; and,
    - outlines various alternative development options.
- The description of the proposed development in the addendum requires additional detail for clarity; it also does not include illustrations. This makes the proposed development a bit difficult to understand without cross-referencing other documents. The addendum would benefit from additional detail and illustrations to allow for an understanding of the proposal without reference to other submitted documents. Further the HIA addendum should include reference to how the proposed project aligns with municipal goals. The development proposal's consistency with/conformance to the legislative and policy framework needs to be expanded.
- As there is a still a NOID outstanding on the property, any proposed alteration or demolition would be required to follow the OHA process. The HIA addendum should outline how this process should unfold.

LHC recommends that additional narrative detail and illustrations of the proposed development be added to the addendum to the satisfaction of the Municipality.

SIGNATURES

Christienne Uchiyama, MA, CAHP
Principal | Manager, Heritage Consulting Services

Benjamin Holthof, MPl, MMA, CAHP
Heritage Planner

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Appendix A

Author Qualifications

Benjamin Holthof, MPl, MMA, CAHP is a heritage consultant, planner and marine archaeologist with experience working in heritage consulting, archaeology and not-for-profit museum sectors. He holds a Master of Urban and Regional Planning degree from Queens University; a Master of Maritime Archaeology degree from Flinders University of South Australia; a Bachelor of Arts degree in Archaeology from Wilfrid Laurier University; and, a certificate in Museum Management and Curatorship from Fleming College.

Ben has consulting experience in heritage planning, cultural heritage screening, evaluation, heritage impact assessment, cultural strategic planning, cultural heritage policy review, historic research and interpretive planning. His work has involved a wide range of cultural heritage resources including on cultural landscapes, institutional, industrial, commercial, and residential sites as well as infrastructure such as wharves, bridges and dams. Ben was previously a Cultural Heritage Specialist with Golder Associates Ltd. from 2014-2020.

Ben is experienced in museum collections management, policy development, exhibit development and public interpretation. He has written museum strategic plans, interpretive plans and disaster management plans. He has been curator at the Marine Museum of the Great Lakes at Kingston, the Billy Bishop Home and Museum, and the Owen Sound Marine and Rail Museum. These sites are in historic buildings and he is knowledgeable with collections that include large artifacts including, ships, boats, railway cars, and large artifacts in unique conditions with specialized conservation concerns.

Ben is also a maritime archaeologist having worked on terrestrial and underwater sites in Ontario and Australia. He has an Applied Research archaeology license from the Government of Ontario (R1062). He is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Hayley Devitt Nabuurs, MPl is a Heritage Planner with LHC. She holds a Bachelor of Arts in Anthropology from Trent University and a Master's of Urban and Regional Planning from Queen's University. Hayley's master's report research concerned the reconciliation of heritage and accessibility in community centres.

Hayley has over a decade of experience in the heritage field through her work in both the public and private planning sector and the museum sector. She has previously worked as a Heritage Planning Research Assistant with the City of Guelph. Hayley is currently a committee member with the Canadian Association of Heritage Professionals and the Ontario Business Improvement Area Association. She is a Candidate Member of the Ontario Professional Planners Institute, a Candidate Member of the Canadian Institute of Planners, and an Intern Member of the Canadian Association of Heritage Professionals.

Hayley has worked on over fifty cultural heritage reports at LHC for a wide range of clients across Ontario. These include official plan policy creation for a regional municipality, cultural heritage evaluation reports for property owners, planning strategy reports for hearing preparation, heritage

impact assessments for new developments, and peer reviews for municipalities. These reports required the analysis of a wide range of policies along with heritage best practice guidelines, resulting in creative and effective solutions for clients.

Jordan Greene, BA is a mapping technician with LHC. She holds a Bachelor of Arts in Geography with a Certificate in Geographic Information Science and a Certificate in Urban Planning Studies from Queen's University. The experience gained through the completion of the Certificate in Geographic Information Science allowed Jordan to volunteer as a research assistant contributing to the study of the extent of the suburban population in America with Dr. David Gordon. Prior to her work at LHC, Jordan spent the final two years of her undergraduate degree working in managerial positions at the student-run Printing and Copy Centre as an Assistant and Head Manager. Jordan has had an interest in heritage throughout her life and is excited to build on her existing professional and GIS experience as a part of the LHC team.

Christienne Uchiyama, MA CAHP is Principal and Manager - Heritage Consulting Services with LHC. She is a Heritage Consultant and Professional Archaeologist (P376) with two decades of experience working on heritage aspects of planning and development projects. She is currently President of the Board of Directors of the Canadian Association of Heritage Professionals and received her MA in Heritage Conservation from Carleton University School of Canadian Studies. Her thesis examined the identification and assessment of impacts on cultural heritage resources in the context of Environmental Assessment.

Since 2003 Chris has provided archaeological and heritage conservation advice, support and expertise as a member of numerous multi-disciplinary project teams for projects across Ontario and New Brunswick, including such major projects as: all phases of archaeological assessment at the Canadian War Museum site at LeBreton Flats, Ottawa; renewable energy projects; natural gas pipeline routes; railway lines; hydro powerline corridors; and highway/road realignments. She has completed more than 100 cultural heritage technical reports for development proposals at all levels of government, including cultural heritage evaluation reports, heritage impact assessments, and archaeological licence reports. Her specialties include the development of Cultural Heritage Evaluation Reports, under both O. Reg. 9/06 and 10/06, and Heritage Impact Assessments.

Marcus R. Létourneau, PhD, MCIP, RPP, CAHP is the Managing Principal and Senior Heritage Planner for LHC. He is also an Adjunct Assistant Professor in the Department of Geography and Planning at Queen's University; and, both an Instructor and Contributing Associate for the Heritage Resources Centre at the University of Waterloo (where he teaches heritage planning). He co-teaches heritage planning at the Willowbank School of Restoration Arts, co-teaches the facilities management course for historic house museums for the Ontario Museum Association, and teaches a course called "Heritage Planning for Practitioners" at Algonquin College.

Marcus currently serves on the Board of Directors for the Heritage Resources Centre at the University of Waterloo and as Vice-Chair for the Township of Leeds and the Thousand Islands Municipal Heritage Committee. He is a member of the Friends of Springfield House Complex (to whom he provides pro bono support) and is part of the program development team for a new Bachelor of Applied Science program in Building Conservation at Algonquin College. He is a professional member of the Canadian Institute of Planners (MCIP), a Registered Professional

Planner with OPPI (RPP) and a full member of the Canadian Association of Heritage Professionals (CAHP).

Marcus was previously the Manager for the Sustainability and Heritage Management Discipline Team (Ottawa/Kingston) and a Senior Cultural Heritage Specialist for Golder Associates Limited (2011-2015). His other positions included: serving as a contract professor at Carleton University in both the Department of Geography and Environmental Studies and School of Canadian Studies (Heritage Conservation); as the senior heritage planner for the City of Kingston (2004-2011) where he worked in both the Planning & Development and Cultural Services Departments; and, in various capacities at Queen's University at Kingston (2001-2007). He previously served on the Executive and Board of Directors for the Ontario Association of Heritage Professionals; on the Board of Directors for Community Heritage Ontario; on the Board of Directors of the Friends of the Rideau, and, on the Executive and Board of Directors for the Kingston Historical Society.

Marcus has a PhD in Cultural/Historical Geography (Queen's University); a MA in Cultural Geopolitics (University of Western Ontario); BA (Hons) in Geography with a History Minor (Queen's University); a Diploma in Peace and Conflict Studies (University of Waterloo); a Professional Certificate in Heritage Conservation Planning (University of Victoria); a Certificate in Museum Studies (Ontario Museum Association); and training in Marine/Foreshore Archaeology. In 2018, he completed UNESCO/ICCROM/WHITRAP training in China on impact assessments for heritage.

Marcus brings over 20 years of experience to his practice, which is particularly focused on heritage legislation, process, and heritage planning. He has been involved in over 225 projects either as the project manager or as the senior heritage planner. He has been qualified as an expert heritage witness at the former OMB/LPAT (heritage planning with a specialization in cultural heritage landscapes; land use planning; and, heritage conservation), CRB (cultural heritage specialist), for a Superior Court Hearing, and for a judicial inquiry for the Public Lands Act. He co-authored the second edition of Heritage Planning (Routledge) with Dr. Hal Kalman (2020).

Appendix B

Glossary

Definitions are based on those provided in the Ontario Heritage Act (***OHA***) and the Provincial Policy Statement 2020 (***PPS***), the County of Northumberland *Official Plan* (***NCOP***) and the Town of Port Hope *Official Plan* (***OP***). In some instances, documents have different definitions for the same term, all definitions have been included and should be considered.

Adjacent Lands means for the purposes of cultural heritage those lands contiguous to a protected heritage property or as otherwise defined in the municipal *Official Plan*. (*PPS*).

Adjacent Lands means d) For the purposes of Section D3.5 g) of this Plan, those lands contiguous to a protected heritage property or as otherwise defined in the municipal *Official Plan* (*NCOP*).

Alter means to change in any manner and includes to restore, renovate, repair, or disturb and "alteration" has a corresponding meaning ("transformer", "transformation") (*OHA*).

Areas of Archaeological Potential means areas with the likelihood to contain archaeological resources. Criteria to identify archaeological potential are established by the Province. The Ontario Heritage Act requires archaeological potential to be confirmed by a licensed archaeologist. (*PPS*).

Archaeological Resources include artifacts, archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the Ontario Heritage Act. (*PPS*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal, and/or international registers. (*PPS*).

Built Heritage Resource means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (*NCOP*).

Build Heritage Resources shall mean buildings, structures, monuments, installations, or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers. (*OP*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decisionmaker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*PPS*).

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. (*NCOP*).

Cultural Heritage Landscape means 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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through *Official Plan*, zoning by-law, or other land use planning mechanisms. (*PPS*).

Cultural Heritage Landscape means 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. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site). (*OP*).

Cultural Heritage Resource shall mean Archaeological Resources, Built Heritage Resources and/or Cultural Heritage Landscapes. (*OP*).

Heritage Attribute means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest; ("attributs patrimoniaux"). (*OHA*).

Heritage Attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property). (*PPS*).

Heritage Attribute means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property. (*NCOP*).

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (*PPS*).