

# THE PINES

## ABRIDGED HERITAGE IMPACT ASSESSMENT

266 Burnham Street  
Peterborough, Ontario



Project # 16-226-01  
Prepared by LR

ERA

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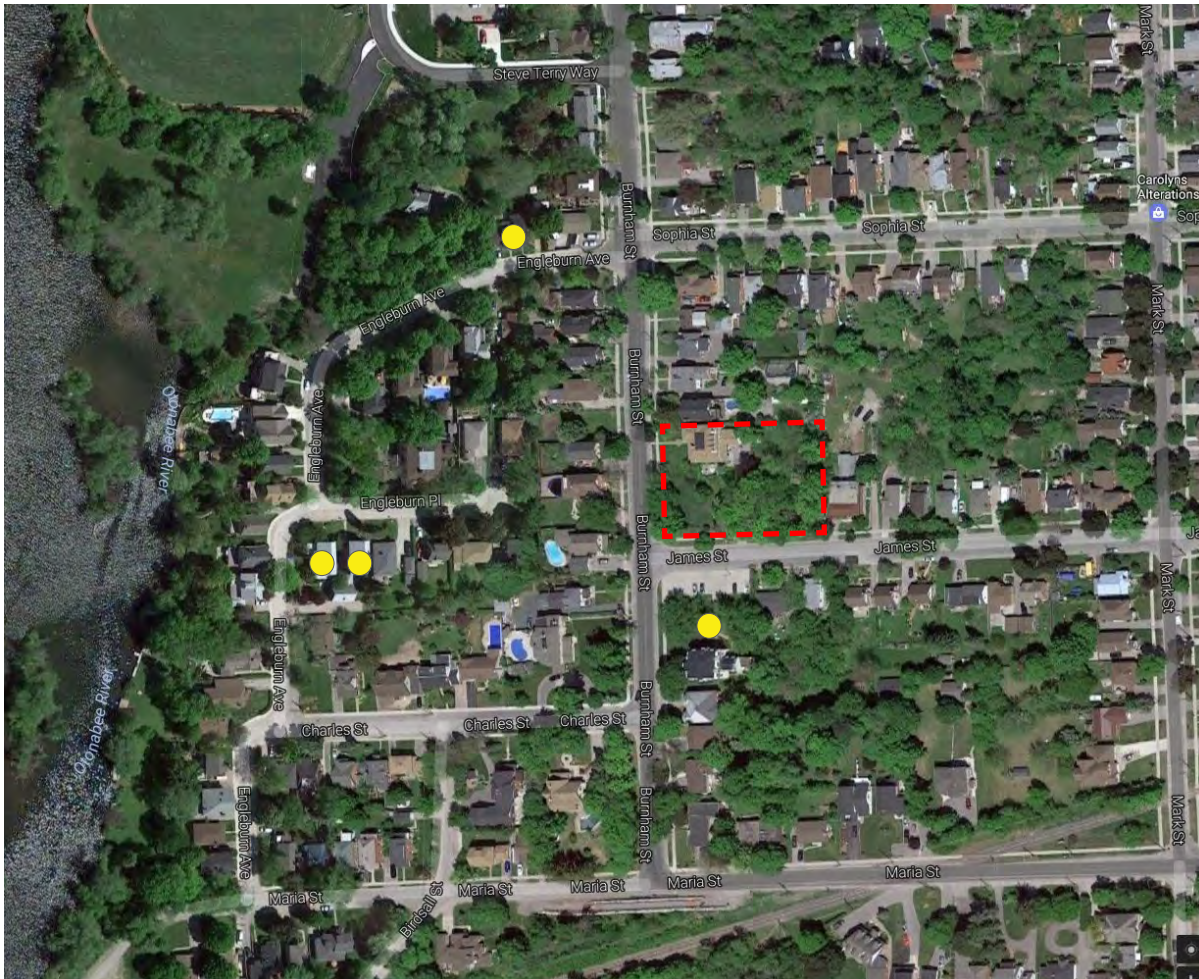
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Location of 266 Burnham Street shown in dashed red line.  
 Nearby heritage buildings indicated with a yellow dot.  
 (Google Map, annotated by ERA)



# 1 INTRODUCTION

## 1.1 Project Framework

With regard to the proposed severance of 266 Burnham Street, David Holmquist and Janice Gainey-Holmquist have retained ERA Architects Inc. as the Heritage Consultant. The purpose of this abridged Heritage Impact Assessment (HIA) is to comment on the proposed severance application and minor variance application submitted to the Committee of Adjustment for 266 Burnham Street as it relates to the cultural heritage value of the site. The 266 Burnham Street property, historically referred to as “The Pines”, is designated under Part IV of the Ontario Heritage Act.

This letter responds to the City Staff recommendation to the Peterborough Architectural Conservation Advisory Committee (PECAC) on November 3, 2016, “That the PACAC recommend that a Heritage Impact Assessment (HIA) be undertaken as a condition of provisional approval by the Committee of Adjustment.”

This request is consistent with the City of Peterborough Official Plan Section 10.9.3.7.1:

In addition to the requirements of Section 2.4.9, prior to any development, site alteration, demolition, construction or tree removal, the City shall require the submission of a Heritage Impact Assessment to assess the cultural heritage significance of existing built structures on the lands as well as the significance of the Jackson Creek Valley/Trans-Canada Trail as a Cultural Heritage Landscape and to identify measures for conserving features of cultural heritage significance.

Subsequent discussion with the City’s Heritage Coordinator scoped the HIA to focus on the impact of the proposed severance on the existing heritage fabric.

The scope of this HIA (as determined with City Staff) includes:

- Undertake a site review of the property;
- Review background research on the history of the property and its context provided by City Staff and the applicant; and
- Prepare a letter commenting on the potential impact of the proposed severance on the heritage property.

This scoped HIA has been prepared with respect to: the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, the *Provincial Policy Statement* (2014), the Ministry of Culture’s *Ontario Heritage Tool Kit*, the City of Peterborough *Official Plan* and *Cultural Heritage Impact Statement Requirements* as well as other charters and guidelines that exemplify best practice.

## 1.3 Present Owner Contact

David Holmquist and Janice Gainey-Holmquist  
266 Burnham Street Peterborough, Ontario  
T: 705-742-1220

c/o Kevin M. Duguay, MCIP, RPP E: kevin@kmdplanning



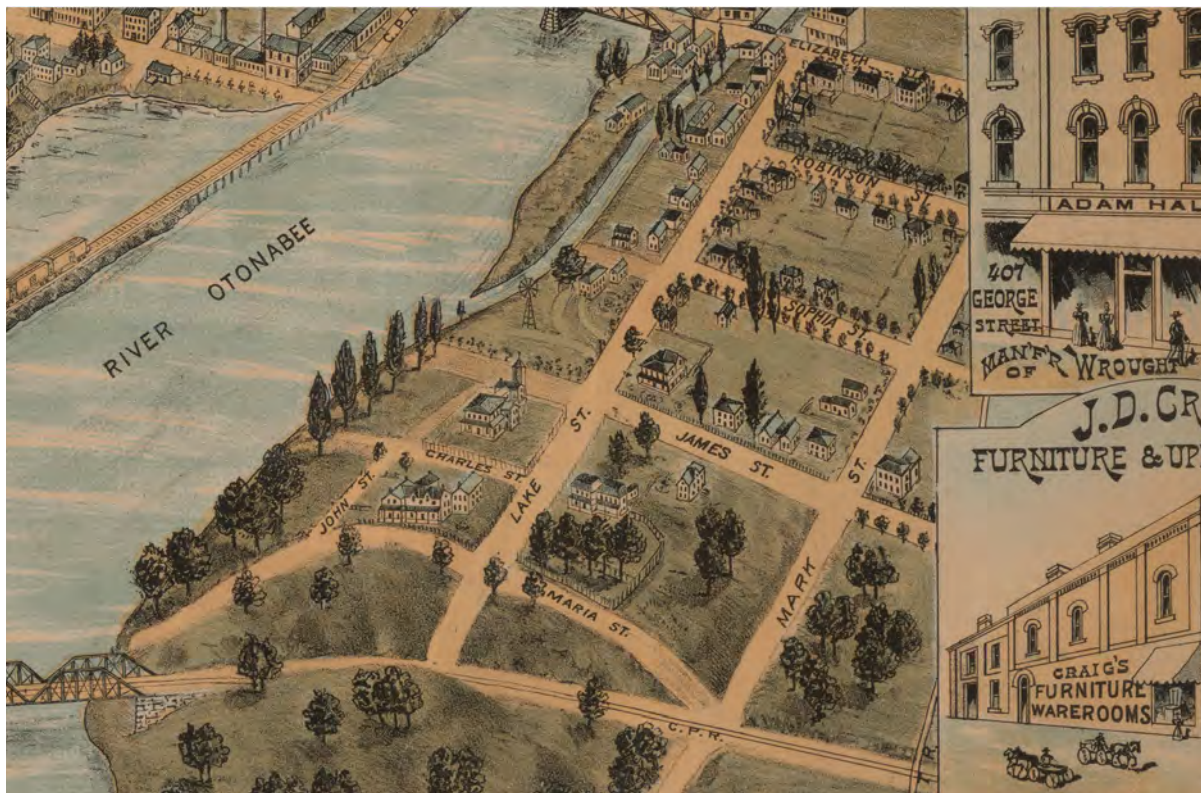
## 1.2 Existing Heritage Recognition

This property is designated under Part IV of the *Ontario Heritage Act*. The Reasons for Designation in the Part IV by-law No. 1981-165 read:

The house is a fine example of the Victorian Tuscan Villa as expressed by the Victorian Italianate architecture of the period as it developed in the Peterborough area. The setting of wide lawns and the verandah which encircles the three sides of the house are features rare in the City of Peterborough.

Marth Ann Kidd 's brief on the property elaborates on the Reasons for Designation identifying a few points of interest:

- The property has associative value related to the original resident Harry C. Rogers - postmaster, military figure and first president of the Peterborough Historical Society.
- The property has design value as a fine example of a Tuscan Villa, constructed between 1876 and 1877, in Peterborough.
- The property was named for the virgin white pines that once grew here. At the time of the brief one tree remained.
- In 1914, the north 35 ft. of the property was severed to create a new building lot.



Location of 266 Burnham Street at the corner of Lake (now Burnham) and James streets, c.1890.  
(City of Peterborough Canada with Views of Principal Business Buildings, City of Peterborough, c. 1890)

## 1.4 Neighbouring Heritage Properties

In reference to the Province of Ontario's 2014 *Provincial Policy Statement (PPS)*, this document addresses Section 2.6 on Cultural Heritage and Archaeology, specifically item 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.

There are several heritage properties in the neighbourhood including the Veralum property at 236 Burnham Street, across James Street. Other nearby heritage properties include: The Absalom Imgram House at 309 Engleburn Avenue; The Robert A. Elliot House at 3 Engleburn Place; The Patrick D. Fitzgerald at 7 Engleburn Place and Engleburn at 260 Engleburn Place. See map on page ii for locations.

Review of this application in relation to the *Ontario Heritage Tool Kit* and the *Provincial Policy Statement* found that the proposed severance does not affect the heritage attributes of the adjacent properties.

**Protected heritage property:**

*means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.*

*Source: Provincial Policy Statement (2014)*





266 Burnham Street, west elevation facing Burnham Street and showing adjacent house, 2016. (ERA)



Obscured view to house from driveway on James Street, 2016. (ERA)



## 2 SITE OBSERVATIONS & RECOMMENDATIONS

ERA reviewed the property on December 21, 2016. This site visit consisted of walking around the property and immediate vicinity, and completing a visual review of the building exterior. This visual inspection focused on understanding the site for the purpose of evaluating the proposed severance.

### 2.1 Cultural Heritage Landscape

The property is located on a rise which marks the high point of both Burnham and James streets. Along Burnham Street the change in elevation is a soft slope that rises from the Otonabee River and recedes as it approaches Hunter Street. At James Street there is a sharp drop in elevation of approximately 12 ft. across the length of this property.

The house is located along the north property line. It is understood that the house was originally located centrally within the lot, and that the current building placement results from the creation an adjacent building lot at 272 Burnham Street in 1914. As a result, The Pines forms the south end of a coherent streetwall of residences on the west side of Burnham Street. The primary entrance to the house is accessed from Burnham Street along a foot path from the sidewalk. A verandah wraps the house on three sides (south, east and west) and also engages a south facing orientation.

The driveway on James Street provides access to 266 Burnham Street as well as the adjacent property at 272 Burnham Street (this is registered on title). The drive is marked with a stone retaining wall on either side that extends (in part) along James Street. This wall is overgrown with vegetation, knit in with a chain link fence, and in a deteriorated state.

The property has two distinct characters that are divided by the driveway. The east section of the property (including the Burnham and James Street corner) displays the house on a maintained flat grassed landscape or lawn framed by established trees that run adjacent to the property's street edge. The trees are largely deciduous with a single pine tree along James Street. The west area of the property is densely populated with a variety of tree species that gives this area a 'wooded' feel - one of the trees appears to be a white pine (to be confirmed, see lower image on page 6). A mature white pine tree was found on the adjacent property at 272 Burnham Street.

In terms of existing views and viewsapes for the property, the most important views of the house are from Burnham Street looking at the front (east) elevation, and from the intersection of Burnham and James streets to the south elevation. Also of note are the views from the verandah looking east to Burnham Street and south across the grassed landscape to the Veralum property.

In summary, the house and the immediate landscape exhibit a strong physical and visual coherence and contribute to the Burnham Street streetscape. The Pines reads as a prominent attribute on Burnham Street because:

- it is a prominent corner property at the top of a rise;
- the set back of the house from James Street creates a generous 'setting for the house;
- the house is a fine example of an architectural style unique within Peterborough; and



266 Burnham Street, driveway on James Street, 2016. (ERA)



Wooded rear lot as seen on James Street, 2016. (ERA)



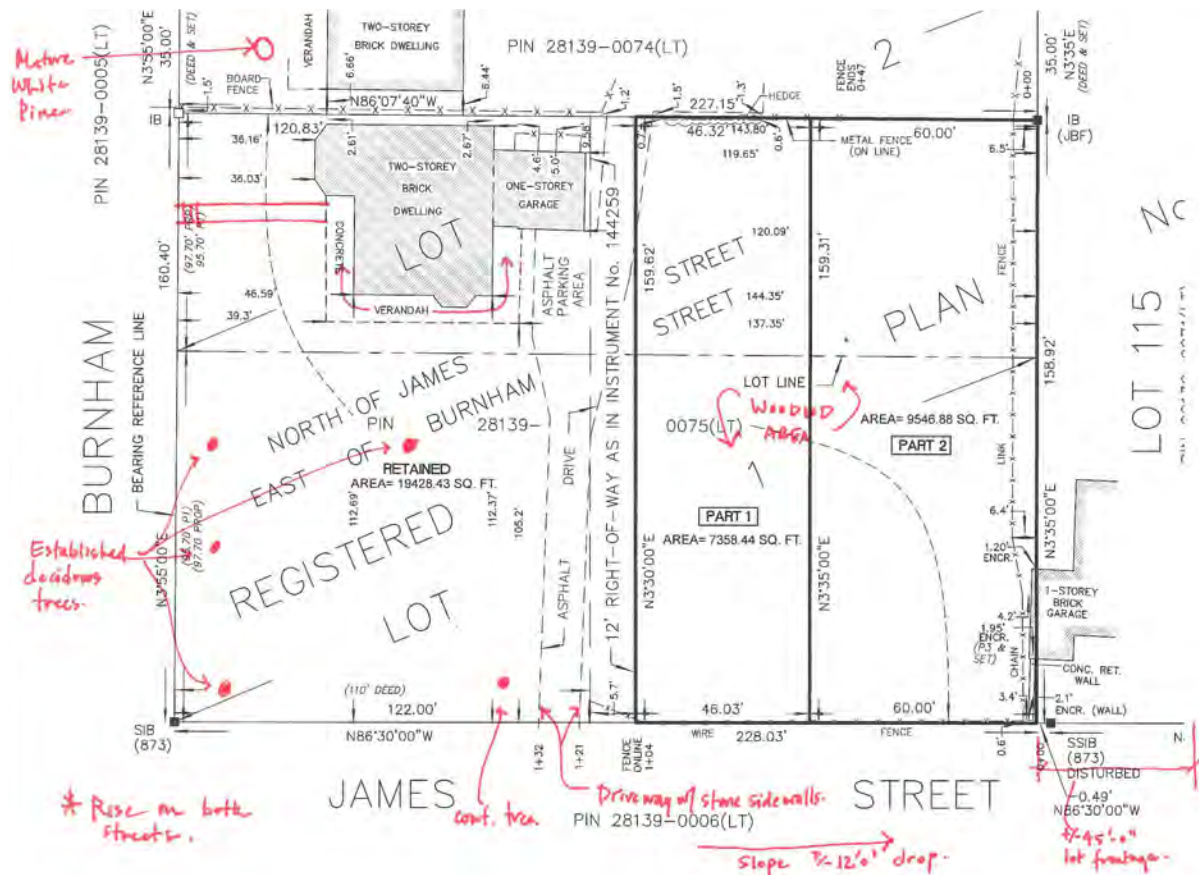
- the front elevation of the house marks the south end of a coherent residential streetwall.

The Pines' relationship with James Street reads as secondary because the house has little physical or visual cohesion with the residential street related to:

- the sharp drop on James Street from The Pines property to the residential streetwall at the bottom of the hill;
- the great width of the property on James Street in contrast to a typical lot width of approx. 45 ft.;
- the deep setback of the house from James Street and the distance this creates to the nearest house; and
- the wooded backyard in contrast to the typical grass frontyard.

## 2.2 Application

The severance application proposes the creation of two new residential building lots on the west half of the property (as shown below). The lot sizes have a 46 ft. and 60 ft. frontage on James Street and run the full depth of the existing lot.



Site notes on severance plan, 2016. (ERA)



View to front elevation on Burnham Street, 2016. (ERA)



View to The Pines from corner of Burnham and James streets, 2016. (ERA)





Secondary view from east verandah at the front door to Burnham Street, 2016. (ERA)



Secondary view from south verandah to Veralum on James Street, 2016. (ERA)

## 2.3 Impact Assessment

The following table assesses the proposed changes in relation to negative impacts on a cultural heritage resources as identified in the *Ontario Heritage Tool Kit*.

<b>Issue</b>	<b>Assessment</b>
Destruction of any, or part of any, significant heritage attributes or features	The residence, the primary heritage attribute identified in the designation by-law and brief, is to be conserved in place. The changes to the lot configuration do not adversely impact the prominent setting of the house.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The reduced lot size maintains the immediate landscape around the house as well as views to and from the house, and as such is compatible with the heritage property.
Shadows created that alter the appearance of a heritage attribute, or change the viability of a natural feature or plantings, such as a garden	n/a
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	The proposed severance does not isolate the property and house from its primary context on Burnham Street.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The proposed changes to the lot size do not adversely impact primary views to the house and secondary view from the verandah.
A change in land use such as a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open space	The residential use is being maintained.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource	n/a
Other	n/a



## 2.4 Findings and Recommendations

This abridged Heritage Impact Assessment finds that the proposed servance to create two new building lots on James Street allows for the conservation of the the cultural heritage value and heritage attributes of The Pines property at 266 Burnham Street.

As part of the next steps, we recommend that the following design issues are considered as part of the Site Plan or Building Permit applications:

- The placement of the houses on the new lots in relation to the adjacent residences on James Street and The Pines;
- The retention of healthy white pine trees on the new lots as advised by an arborist / landscape architect;
- The design and materiality of the retaining wall at the new driveway and along James Street;
- The creation of a visual buffer between The Pines residence and the new adjacent residences to define the west edge of the heritage property.

Appendix 1: Designation By-law 1981-165: A By-law to Designate Certain  
Properties in the City of Peterborough under the Ontario Heritage Act, 1974



BY-LAW NUMBER 1981- 165

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE  
CITY OF PETERBOROUGH UNDER THE ONTARIO HERITAGE ACT, 1974

THE CORPORATION OF THE CITY OF PETERBOROUGH BY THE COUNCIL THEREOF ENACTS AS  
FOLLOWS:

1. That the following properties be and they are hereby designated to be of  
historic or architectural value or interest under the provisions of the Ontario Heritage  
Act, 1974, for the reasons hereinafter stated:

(a) 84 BENSON AVENUE (The William Blackwell House)

ALL AND SINGULAR that certain parcel or tract of land and premises situate,  
lying and being in the City of Peterborough, in the County of Peterborough  
and Province of Ontario and being composed of Lot Number 15, according to  
Registered Plan Number 71 for the said City of Peterborough.

REASON FOR DESIGNATION - The house, which was built in 1886, is an early example  
of the Queen Anne Revival Style and was designed by the architect as his  
own residence and was the first house he designed in the City. He is also  
attributed to have designed the Y.W.C.A. and Y.M.C.A. buildings.

(b) 266 BURNHAM STREET (The Pines)

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying  
and being in the City of Peterborough, in the County of Peterborough and Province  
of Ontario and being composed of Lots Numbers 1 and 2 north of James Street  
and east of Burnham Street according to Registered Plan Number 1A for the said  
City of Peterborough, save and except thereout northerly thirty-five feet from  
front to rear of said Lot Number 2 and subject to a right-of-way in common with  
the owners of the lots abutting thereon through, over, upon and along that part  
of said Lots Numbers 1 and 2, more particularly described as follows:

COMMENCING at a point in the southern boundary of Lot Number 1 and easterly 122 feet from the south-west angle thereof;

THENCE northerly at right angles to the said southern boundary of said Lot Number 1 to a point distant southerly from the northern limit of said Lot Number 2, 35 feet;

THENCE westerly and parallel to the northern limit of said Lot Number 2, 12 feet;

THENCE southerly along a line parallel to the eastern boundary of the herein described right-of-way to the southern limit of Lot Number 1

THENCE easterly 12 feet along the southern limit of Lot Number 1 to the place of beginning.

REASONS FOR DESIGNATION - The house is a fine example of the Victorian Tuscan Villa as expressed by the Victorian Italianate architecture of the period as it developed in the Peterborough area. The setting of wide lawns and the verandah which encircles the three sides of the house are features rare in the City of Peterborough.

(c) 309 ENGLEBURN AVENUE (The Absalom Ingram House)

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Peterborough, in the County of Peterborough, and Province of Ontario, and being composed of Part of Lot 1 and part of Block A west of Burnham Street and north of Sophia Street according to Registered Plan Number 1A for the said City, which said parcel may be more particularly described as follows:

BEARINGS herein are astronomic and are referred to the meridian through the north eastern angle of Lot Number 122 of the said Registered Plan.



COMMENCING where an iron cross has been planted in the northern limit of the Registered Plan 124 for the City of Peterborough which is distant 81.93 feet as measured on a course south 84 degrees 09 minutes 30 seconds west from the intersection of said Block A with the western limit of Burnham Street as measured on a course south 2 degrees 10 minutes east a distance of 128.96 feet from the north east angle of said Lot 1.

THENCE north 5 degrees 47 minutes 30 seconds west across said Block A and the said Lot 1 a distance of 63.04 feet to a survey monument planted within the limits of the said Lot 1;

THENCE south 87 degrees 28 minutes west 23.79 feet to a survey monument;

THENCE north 5 degrees 47 minutes 30 seconds west 10.0 feet to a survey monument;

THENCE south 87 degrees 38 minutes west 60.08 feet to a survey monument;

THENCE south 5 degrees 47 minutes 30 seconds east 78.04 feet to a survey monument planted in the northern limit of registered Plan No. 124

THENCE north 84 degrees 09 minutes 30 seconds east 83.77 feet to a cross cut being the point of commencement.

REASONS FOR DESIGNATION - The Rev. Mark Burnham had this house built in 1854 for his steward, Absalom Ingram, and for 110 years it was occupied by three generations of the Ingram family. When first erected it was a typical storey-and-a-half frame house with gable ends and a centre door in the three-bay facade. About 1896 the roof was raised and a full second storey was inserted with such skill that the pleasing modified Georgian style appearance of the house was retained.

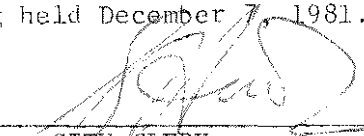
PASSED THIS 7th DAY OF DECEMBER, 1981.

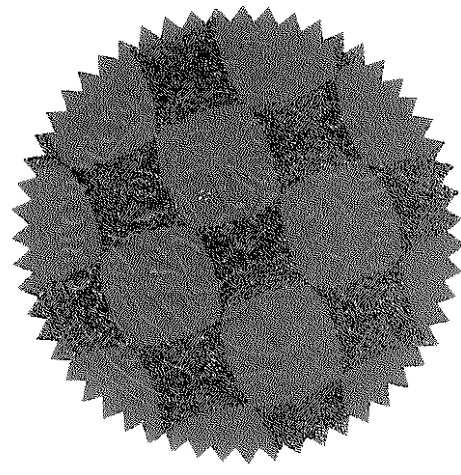
(SEAL)

(SGd.) Robert J. Barker  
MAYOR

(Sgd.) S. Hendry  
CLERK

I CERTIFY the foregoing to be a true copy of By-law Number 1981-165 of the Corporation of the City of Peterborough which was passed through all three readings by the Council thereof at its meeting held December 7, 1981.

  
\_\_\_\_\_  
CITY CLERK



## Appendix 2: The Pines, 266 Burnham Street, Designation Brief by Martha Ann Kidd



THE PINES  
266 BURNHAM STREET

LOCATION - The lands and buildings, known municipally as 266 Burnham Street, Peterborough, Ontario, and being on the northeast corner of Burnham and James Streets.

LEGAL DESCRIPTION - ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Peterborough, in the County of Peterborough and Province of Ontario, and being composed of the whole of Lots Numbers ONE and TWO north of James Street and east of Burnham Street according to Registered plan ONE "A" for the said City of Peterborough SAVE AND EXCEPT thereout the northerly thirty-five feet from front to rear of said Lot number TWO and SUBJECT TO a right-of-way in common with the owners of the lots abutting thereon through, over, upon and along that part of said Lots Numbers ONE and TWO, more particularly described as follows:

COMMENCING at a point in the southern boundary of Lot Number ONE and easterly one hundred and twenty-two feet from the south west angle thereof;

THENCE northerly at right angles to the said southern boundary of said Lot Number ONE to a point distant southerly from the northern limit of said Lot Number TWO, thirty five feet;

THENCE westerly and parallel to the northern limit of said Lot Number TWO, twelve feet;

THENCE southerly along a line parallel to the eastern boundary of the herein described right-of-way to the southern limit of Lot Number ONE;

THENCE easterly twelve feet along the southern limit of Lot Number ONE to the place of beginning. (Number 144259, Sept.23, 1964)

DATE OF CONSTRUCTION: 1876-1877

OWNER: Mrs. Martha Ann Kidd

SIGNIFICANCE - "The Pines" is a good example of the Victorian Tuscan Villa style of architecture as it developed in this area. The setting of wide lawns and the verandah which still encircles three sides of the house are features rare in our city. The original owner, Harry Cassady Rogers, was Postmaster and a leading figure in the military life of Peterborough for many years. He was also the first president of the Peterborough Historical Society.

HISTORICAL BACKGROUND - The acre of land on which "The Pines" was built was originally the property of the Hon. Zacheus Burnham, Harry C. Rogers' father-in-law. Although others may have held title to the property after 1856, H.C. Rogers became the owner in 1863, but it was not until 1876-77 that he built his house. He called it "The Pines" because the property was covered with virgin white pines of which one still remains. The house was built in the local version of the Tuscan Villa style of Victorian Italianate architecture, which prevailed in Peterborough in the 1870's. It remained the home of the Harry Rogers family until 1903. In the intervening years before the present owner acquired the property in 1964 it was owned by William F. Nelson, Frederick J.A. Hall (Deputy Sheriff), Peter A. Ferguson, Louis Yeotes and William Tinker. The north thirty-five feet of the property was sold for a building lot in 1914. The house remains much as it was when erected over a hundred years ago. The only exterior changes are the heavy posts which replaced the slim posts which held up the encircling verandah and the removal of the window shutters and the belvedere railing on the roof.

Lieut. Col. Harry Cassady Rogers was born in 1839 at Grafton, Ontario the second son of James C. Rogers (1804-1874) and Maria, the 3rd daughter of the Hon. Zacheus Burnham. He received his education in Toronto and then came to Peterborough to work in the store of his uncle, Robert David Rogers. Later he formed a partnership with H.T. Strickland, first in a dry good store and later in lumber business. In 1871 he was appointed Postmaster of Peterborough and held that position until he resigned in 1909. He was connected with military matters, in several arms of the service.

## THE PINES 266 BURNHAM STREET

In 1855 he enlisted in the Peterborough Rifle Company and went to the front as Lieut. during Fenian Raid troubles. When the 57th Battalion was organized the Rifle Company became Number ONE Company and Capt. H.C. Rogers was in command. In 1872 he retired from infantry command and raised "C" Troop of Cavalry, taking command as Captain. In 1877 he received the rank of Lieut. Col. In 1895, on Col. Bonton's retirement; Lieut. Col. Rogers took command of the Dragoons until his retirement in 1899. He was actively involved with many local societies, particularly with the Horticultural Society and the Historical Society, of which he was the first president. He was also an early president of the Ontario Historical Society. After his retirement the family moved to Victoria, B.C.

**EXTERIOR DESCRIPTION FOR DESIGNATION BY-LAW** - The structure is 2 storeys in height, of solid white brick construction, with a rubble stone foundation and a partial basement. The style is based on the local version of a Tuscan Villa as expressed by the Victorian Italianate architecture of the period. The house is basically square in plan but has a two storey projection the depth of the verandah to the left of the centre front entrance. The verandah extends from this projection across the front of the house and around the south side and back to the rear entrance. The verandah's original wide segmental wood arches, brackets and simple capitols remain; but the slender chamfered posts have been replaced by heavy bulbous posts on brick piers.

On the first floor a plinth encircles the building except when broken by window and door openings. The centre entrance is very elaborate. The two leaf door, flanked by side and transom lights, is set into an opening segmental in shape at the top and finished with a brick label head surround. Wood trim, carved to resemble twisted rope, and small brackets also decorate the entrance. To the left of this entrance, at the front of the two storey projection, is a one storey rectangular bay which contains four double hung sash lights and two string courses. To the right of the front entrance is a floor length double hung sash window the top of which is segmental in shape with a brick label head surround. Originally the long lower sash could be raised to give a door height access from the house to the verandah. On the south side is another of these floor length windows and a bay with a two leaf door and double hung side light windows. On the rear, or east side the simple centre door is now hidden by an attached garage. To its right is a door with a transom at the end of the verandah which terminates at the garage. At the left side is a window. Two windows break the wall surface on the north side. All these windows have segmental tops, label head surrounds and double hung sashes. A string course around the building terminates the first storey.

The second storey has three windows on each of the west, south and north sides. On the rear or east side the centre is dominated by a large, beautiful Romanesque style round top window with decorative etched and coloured glass panes. There is one narrow window to its right. With the exception of the Romanesque window all second storey windows have segmental shaped tops with brick label head surrounds tied together by a string course. All the windows, including those on the first storey, have lug sills with small brackets.

The low truncated hip roof is broken by four chimneys. One has a single stack and three have double stacks. Three dormers, gable in shape, each with a round top double hung sash window, are set into the rear or east roof between two of the double stack chimneys. The roof on the north side is broken by a gable with a round top double hung sash window. The fact that the dormers and gable occur only on the rear and north sides, gives the structure the appearance of a two storey house from the street sides.

Brief prepared by Martha Ann Kidd

## Appendix 3: Review of Heritage Policy

**Understanding:** *Understanding of a historic place is an essential first step to good conservation practice, which is normally achieved through documentary and oral research and physical investigation[...] The information collected in this phase will be used throughout the conservation decision making process and should remain accessible.*

**Planning:** *Planning is the mechanism that links a comprehensive understanding of an historic place with interventions that respect its heritage value. Planning should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests and the potential environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals and engages all partners and stakeholders early in the process and throughout.*

**Intervening:** *If the use of a historic place is part of its heritage value, then that use should be retained. Otherwise, a use compatible with its heritage value should be found. A viable use — economic, social or symbolic — will better ensure the long-term survival of a historic place and lessen or prevent deterioration caused by environmental and human activities.*

**Source: Standards and Guidelines (2nd Ed, Chapter 1, The Conservation Decision Making Process)**

The following, prepared by ERA, reviews policy relating to the Terms of Reference for this HIA. The purpose of the review is to acknowledge policy relating to the site and adjacent heritage properties.

### 1. Parks Canada's *Standards and Guidelines*

#### Purpose

A purpose of the *Standards and Guidelines* is to “achieve good conservation practice” and to establish “a pan-Canadian set of Standards and Guidelines.. [for] conserving Canada’s historic places” (Parks Canada’s Standards and Guidelines for the Conservation of Heritage Places in Canada, 2nd ed.).

#### Principles

The *Standards and Guidelines* are based on a sequence of steps: understanding, planning, and intervening. This approach allows for informed decision making, heritage conservation planned with regard to other planning objectives, and interventions to realize long term, viable uses of heritage sites.

#### Primary Treatment

The *Standards and Guidelines* describe three approaches to treating a heritage site:

**Preservation:** The action or process of protecting, maintaining, and /or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

**Rehabilitation:** the action or process of making possible a continuing or compatible contemporary use of a historic place, or an individual component, while protecting its heritage value.

**Restoration:** The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

### 2. Provincial Policy Statement 2014

The *Provincial Policy Statement* provides policy direction on matters of Provincial interest related to land use planning and development. The PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III).



Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides particular direction concerning heritage sites. Policy 2.6.1 of the PPS states that “significant built heritage resources and significant cultural heritage landscapes shall be conserved”.

Policy 2.6.1 attaches two terms in association with the term “significant”, namely “built heritage resources” and “cultural heritage landscapes”. Refer to the sidebar for definitions of these terms.

Policy 2.6.3 of the PPS makes the following statement about development and site alterations in relation to built heritage resources:

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.

This HIA has been prepared according to the PPS’s definition of ‘conserved’ as a means of addressing the heritage values, attributes and integrity of the applicable properties.

**Definition of Select Terms in PPS**

**Significant:** Resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

**Adjacent lands:** Those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

**Built heritage resources:** 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.

**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.

**Source: Provincial Policy Statement (2014)**

