South Shore Preliminary Cultural Heritage Landscape Assessment Prince Edward County, Ontario

Prepared for:
Friends of the South Shore

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South Shore Preliminary CHL Assessment Report

Introduction

The following report has been prepared in response to a request by the Friends of the South Shore (FOSS) for a preliminary assessment of the South Shore area of Prince Edward County for its potential significance as a cultural heritage landscape. The study area has been determined to extend from Salmon Point to Long Point and to include related areas inland. This preliminary assessment is based on site visits to the study area, review of research material supplied by the client and accessed on line, and by review of secondary archival sources. Additional research would be required to confirm the initial analysis.

This is a part of Prince Edward County that is somewhat remote and which, for many years, has been slowly reverting to a naturalized state in many areas. The reasons for this are varied but mostly reflect the unsuitability of the soil for farming. Some good examples remain of older buildings and structures associated with the farming past as well as with current agricultural operations. The area's natural features, however, as well as its history, are important characteristics that are gaining recognition locally and beyond. For example, significant portions of the shoreline and adjacent lands are already conserved as Provincial or National Wildlife Areas, indicative of the role they play in supporting bird migration and biodiversity. There is also a recent proposal by the South Shore Joint Initiative is to create an Important Bird and Biodiversity Area (IBA) along approximately 30km. of the area's shoreline as well as an initiative to have the area designated a national historic district.

The municipality has also taken note and moved to capitalize on the area's unique qualities. On the official website for tourism in the County, the South Shore is highlighted as "an internationally regarded birding area", while "outdoor adventure seekers will be keen to dive on shipwreck sites [and] scan the skies for more than 30 species of warblers."[1] The website's text implies that economic development opportunities stemming from nature
based tourism are the focus of this advertising campaign, augmented by activities generated by the cultural attributes of the rural areas to the north, from Cherry Valley to Milford and Black River. In the description of South Shore's tourism attractions, it is both the natural and cultural attributes that are highlighted.

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[1] Retrieved from <https://www.visitpec.ca/explore/south-shore/>

South Shore Preliminary CHL Assessment Report

However, as is the case with waterfronts elsewhere, there are pressures to insert large-scale developments on the shoreline where only isolated farms, small military installations, re-naturalized areas, and wetlands exist today. As   will be mentioned in the discussion below, these pressures are an example of competing, and contested, values for place. Proponents of development focus on the merits of specific properties, and of short-term economic benefits, while missing the opportunities offered by a more holistic approach to economic development that treats the wider area as an integrated resource requiring   co-ordinated stewardship and enhancement.

In summary, from the information currently available on the history and character of the South Shore, and based on the preliminary analysis outlined below, it appears that such proposals are, at best, premature and, in the long term, may stymie efforts to realize the full potential of this part of the   County. What is needed now is a thorough analysis of the character of the South Shore's setting, in an historical, cultural and physical context – a cultural heritage landscape study – in order to determine this potential and identify strategies for realizing it.

Cultural heritage landscape is a relatively new concept in Ontario's planning   regime. As will be shown in the description below, it extends the idea of conserving important individual properties to include the broader context within which single properties exist and from which they derive much of their character and heritage significance. The next section discusses the theory, method and context of such studies, as a precursor to a preliminary assessment of the study area.

Cultural Heritage Landscapes: Definition

The term "cultural landscape" embodies a wide range of elements, including the material, the social, and the associative. The term has been defined in different ways, resulting in the current understanding of cultural landscapes as multi-layered entities embodying, and being enabled by, cultural values. It is now understood that some of these values are potentially in conflict. However, it is important to include in any assessment of landscapes reliance on defined evaluation criteria that address both the physical and the cultural characteristics of the setting under study. As a result, the methodology used in this study follows this holistic path in examining the subject area.

The definition of cultural landscape, and its uses for inventory, analysis, and policymaking, has evolved over the last century. According to some recent critics of cultural landscapes within the field of geography,[2] there have been three major phases of the formal geographical study of cultural landscape (and, by implication, of the ways in which cultural landscapes are valued, designed or altered).

The first phase, arising in the late 19th century and lasting into the 20th, has been characterized by what is known as environmental determinism. In this way of regarding cultural landscapes, the

biophysical conditions of a particular setting largely determine the character of the people who inhabit that setting. This linking of climate, topography and location led to determinations of racial character based on geographic region and created cultural and social hierarchies based on the physical characteristics of those regions. Such an approach supported colonialism, and tended to view global cultural landscapes through a Western, Anglo-Saxon lens.

As the problems associated with environmental determinism became evident in the last century, they spawned competing versions. The second phase, associated with Carl Sauer and the Berkeley School of cultural geography, is credited with coining the term "cultural landscape". This approach rejected environmental determinism, citing cultures as discrete entities that imposed their character on physical settings. However, the underlying assumption of this approach was that cultures could be clearly defined; in other words,

[2] Hilary P.M. Winchester, *et.al., Landscapes: Ways of Imagining the World.* New York, Routledge (2003).

South Shore Preliminary CHL Assessment Report

they were "distinct, static, and therefore predictable."[3] Further, the Berkeley School tended to focus on vernacular landscapes, most often in rural areas, and often in exotic locations. But the main criticism of this approach was that it substituted cultural determinism for environmental determinism, whereby individual human action was governed, and constrained, by some higher order of culture. This "superorganic" conception of human interaction with landscape tended to lump individuals together into a supposedly homogenous cultural group, regardless of differences within such cultures, and ignoring the effects of individual values and actions. Conflict, and cultural change, were excluded from this approach. Other critiques showed the tendency of this approach to focus on the material evidence of culture, to the expense of an understanding of the influence of underlying cultural values.

These critiques led to the third and, to a large extent, current

approach to cultural landscapes. Beginning in the 1980s, the so-called "new" cultural geography put human agency front and centre and expanded the scope of enquiry to include urban areas and other cultures. As defined by two of its primary authors, British cultural geographers Denis Cosgrove and Peter Jackson (1987: 95), this new approach can be described as follows:

> If we were to define this "new" cultural geography it would be contemporary as well as historical (but always contextual and theoretically informed); social as well as spatial (but not confined exclusively to narrowly-defined landscape issues); urban as well as rural; and interested in the contingent nature of culture, in dominant ideologies and in forms of resistance to them.[4]

This approach built upon the earlier work of both American and British cultural geographers who considered cultural landscapes to have multiple meanings and, within that understanding, to find ordinary and everyday landscapes (and their portrayal in popular culture) to be valid subjects of academic study. In a similar vein was the parallel work in cultural studies in which landscapes are seen as the ground in which social relations are manifest,

[3] Hilary P.M. Winchester, *et.al., Landscapes: Ways of Imagining the World*. New York, Routledge (2003): 17.

[4] Denis Cosgrove and Peter Jackson, "New Directions in Cultural Geography," in *Wiley* on behalf of *The Royal Geographical Society (with the Institute of British Geographers)*. Vol. 19, No. 2 (June 1987): 95.

South Shore Preliminary CHL Assessment Report

and relations of dominance and resistance played out. Cultural landscapes are now seen as being critical to (and often inseparable from) the concept of both individual and group identity and memory. They are also understood as often existing simultaneously as texts, symbols, and 'ways of seeing.'[5]

From this work and that of the "new" cultural geographers has emerged an assessment of cultural landscapes as having layers of meaning, accumulated over time, each over-writing but also influenced by, the underlying layers.

As applied to the conservation of cultural landscapes, the approach

has changed from a largely curatorial method, initially sponsored by individual or philanthropic efforts to counter the effects of rapid change following the Industrial Revolution. This approach was superseded by an increasing role for the state in codifying heritage values and managing cultural heritage activity, in many cases to bolster national identity and boost local and national economies via tourism. The current framework within which cultural landscapes are assessed and managed in Canada relies on professional expertise and on compliance frameworks entrenched in heritage planning policy. It draws heavily from international practice, including the discussions at UNESCO regarding cultural landscapes. UNESCO has adopted a cultural landscapes typology for the World Heritage List in 1992 (with help from Canadian representatives), accelerating the use of cultural landscape definitions, terminology and conservation frameworks globally. What has happened more recently is an increasing recognition of the need to determine cultural heritage value holistically.

Within the Ontario heritage planning context, the terms cultural landscape and cultural heritage landscapes are often used interchangeably,[6] and it may be more accurate to understand a cultural heritage landscape as a *type* of cultural landscape. Nevertheless, cultural landscapes must be understood as a compilation of layers of meaning and the result of a dynamic process. Thus, the conservation of cultural landscapes can be complex and multifaceted and a single evaluative method may not be sufficient to determine the

[5] Yvonne Whelan, "Landscape and Iconography." In. John Morrissey et al. (Eds.) *Key Concepts in Historical Geography*. London, Sage (2014): 165.

[6] See for example, The Ontario Heritage Trust. Cultural Heritage Landscapes – An Introduction. Updated 2012. Available at: http://www.heritagetrust.on.ca/ CorporateSite/media/oht/PDFs/HIS-020-Cultural-heritage-landscapes---An introduction-ENG.pdf.

South Shore Preliminary CHL Assessment Report

multiple values associated with layered, overlapping, and/or nested cultural landscapes (Figure 1). In addition, a single property may have values that
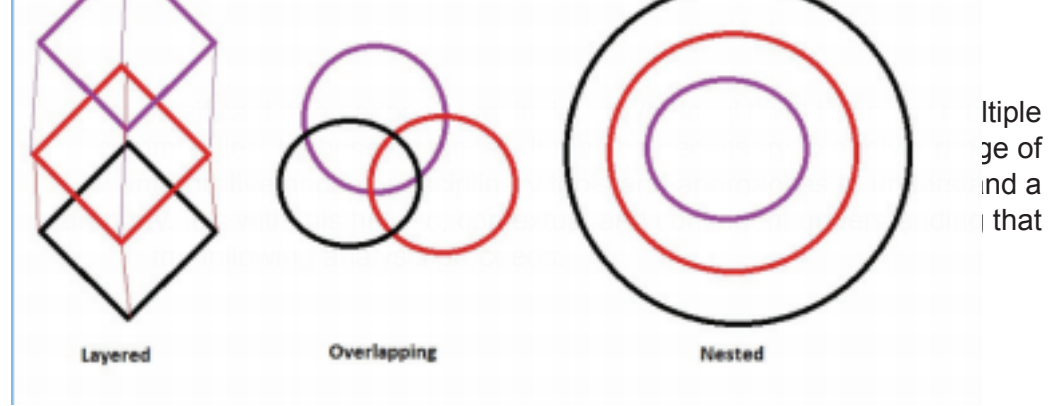
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Figure 1: Graphic representation of layering, overlapping and nested cultural landscapes.

As noted, the 2014 *Provincial Policy Statement* defines cultural heritage landscapes as follows:

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).

In the context of planning policies in Prince Edward County, the draft Official Plan (2108) uses the same definition as is found in the 2014 *Provincial Policy Statement* (PPS), as quoted above, and would adhere to the other relevant PPS policies for cultural heritage resources.

Context

South Shore Preliminary CHL Assessment Report

Study Policy

The provincial planning framework provides for the protection of cultural heritage resources, including cultural heritage landscapes, which is the term used within Ontario's legislation. In particular, under the *Planning Act*, the conservation of cultural heritage is identified as a matter of provincial interest. Part I (2, d) states "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". Details about provincial interest as it relates to land use planning and development in the province are outlined further within the *Provincial Policy Statement* (PPS). While the concept of cultural heritage landscape was introduced within the 1996 (1997) PPS, it was not until the 2005 revisions, with its stronger language requiring their conservation, that many communities started to explore ways to address such landscapes through policy and process. The 2014 PPS explicitly states that 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 PPS addresses cultural heritage in Sections 1.7.1d and 2.6, including the protection of cultural heritage landscapes.

Section 1.7 of the PPS on long-term economic prosperity encourages cultural heritage as a tool for economic prosperity by "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 1.7.1d).

Section 2.6 of the PPS articulates provincial policy regarding cultural heritage and archaeology. In particular, Section 2.6.1 requires that "(s)ignificant built heritage resources and significant cultural heritage landscapes shall be conserved".

The PPS makes the protection of cultural heritage, including cultural heritage landscapes, equal to all other considerations in relation to planning and development within the province.

For cultural heritage planning policies in Prince Edward County, the current Official Plan (Office Consolidation, November, 2006) does not reference cultural heritage landscapes but does provide policies for the identification and potential designation as Heritage Conservation Districts (a type of cultural heritage landscape) under Part V of the *Ontario Heritage Act* (4.4.4 f).

Important changes are found in the current update of the Official Plan (2018 Draft) which identifies cultural heritage landscapes and provides comprehensive policies for their conservation (10.2):

GENERAL

a) The County recognizes the importance of its cultural heritage resources. The County shall identify cultural heritage resources while ensuring their conservation, restoration, maintenance and enhancement as part of the community's ongoing evolution.

b) All new development permitted by the land use policies and designations of this Plan

shall:

i) Have regard for cultural heritage resources;

ii) Be planned in a manner that conserves and enhances the context in which cultural heritage resources are situated; and

iii) Wherever possible, incorporate these cultural heritage resources into any new development plans.

c) Pursuant to the Ontario Heritage Act, the County may designate properties including built heritage resources, heritage conservation districts, cultural heritage landscapes, archaeological resources and other heritage elements. The County shall encourage partnerships with land trusts and private sector partners to promote the appropriate conservation of these cultural heritage resources. The County shall consider the interest of Indigenous communities in conserving cultural heritage resources.

d) No owner of protected heritage property shall alter the same if the alteration will affect the property's heritage attributes, unless the owner applies to the County for a Heritage Permit and receives consent in writing for the proposed alterations. If the municipality determines that the alterations to the protected heritage property are minor in nature, a Heritage Permit is not required.

e) Development and site alteration on adjacent lands to protected heritage property shall not be permitted except where the proposed development and site alteration has been evaluated and it has been demonstrated, through the completion of a Heritage Impact Statement as determined by the municipality, that the heritage attributes of the

protected heritage property will be conserved.

f) It is the intent of the County to conserve and enhance designated cultural heritage resources in situ, wherever possible. The proposed relocation, removal or demolition of the heritage attributes assigned to a designated heritage property, and the development or site alteration on a designated property shall be subject to the provisions of the Ontario Heritage Act.

g) The County recognizes the role of the Prince Edward County Heritage Advisory Committee (PEHAC) to advise and assist on all matters of heritage conservation, including the evaluation of development applications involving a Listed or a Designated property.

h) The inventory, evaluation and conservation of cultural heritage resources of all types shall conform to the applicable standards and guidelines available in the Parks Canada Standards and Guidelines for Historic Places in Canada, the Ontario Heritage Toolkit, and the Ministry of Tourism, Cultural and Sports' 8 Guiding Principles

i) Individual properties may be considered for designation as a built heritage resource pursuant to the provisions of the Ontario Heritage Act if it exhibits or contain one or more of the following:

　i) The property has design value or physical value because it:

　　- is a rare, unique, representative or early example of a style, type, expression, material or construction method,

　　- displays a high degree of craftsmanship or artistic merit, or

　　- demonstrates a high degree of technical or scientific achievement.

　ii) The property has historical value or associative value because it:

　　- has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

　　- yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or

　　- demonstrates or reflects the work or ideas of an architect, artist, builder designer or theorist who is significant to a community.

　iii) The property has contextual value because it:

　　- is important in defining, maintaining or supporting the character

of an area,

- is physically, functionally, visually or historically linked to its surroundings, or

- is a landmark.

The 2018 draft OP also indicates that cultural heritage landscapes are to be assessed using the criteria provided in the Ontario Heritage Tool Kit for designation of Heritage Conservation Districts:

Designating Cultural Heritage Landscapes

10.2 n) Cultural Heritage Landscapes, as defined in the Provincial Policy Statement should be designated using the same criteria as is used for Heritage Conservation Districts, as found in the Ontario Heritage Tool Kit. Definitions of heritage character and of property boundary can be determined using these criteria.

Assessment Methodology

For the purposes of this study, assessing cultural landscapes relies on the   evaluation criteria found in the *Ontario Heritage Act* (as described in O. Reg. 9/06, in accordance with the draft Official Plan policies) and on the main elements of the approach for assessing Heritage Conservation Districts as found in the Ontario Heritage Tool Kit (and as proposed in the 2018 draft OP) but expanded with elements from federal and municipal best practices. The intent of this hybrid method is to provide an initial assessment of the study area for its potential to be identified as a significant CHL

("significant" as defined in the 2014 PPS as including both natural and cultural heritage resources, and indicating qualification for designation under Part IV or V of the OHA).

The assessment method identifies a potentially significant CHL in terms of three broad categories:

- Cultural Heritage Value or Interest: landscapes that are associated with the history of the area, have design value and/or have contextual value.
- Existing Conditions: landscapes that have functional continuity and/or physically reflect the past.
- Community Value: landscapes that are valued by a community.
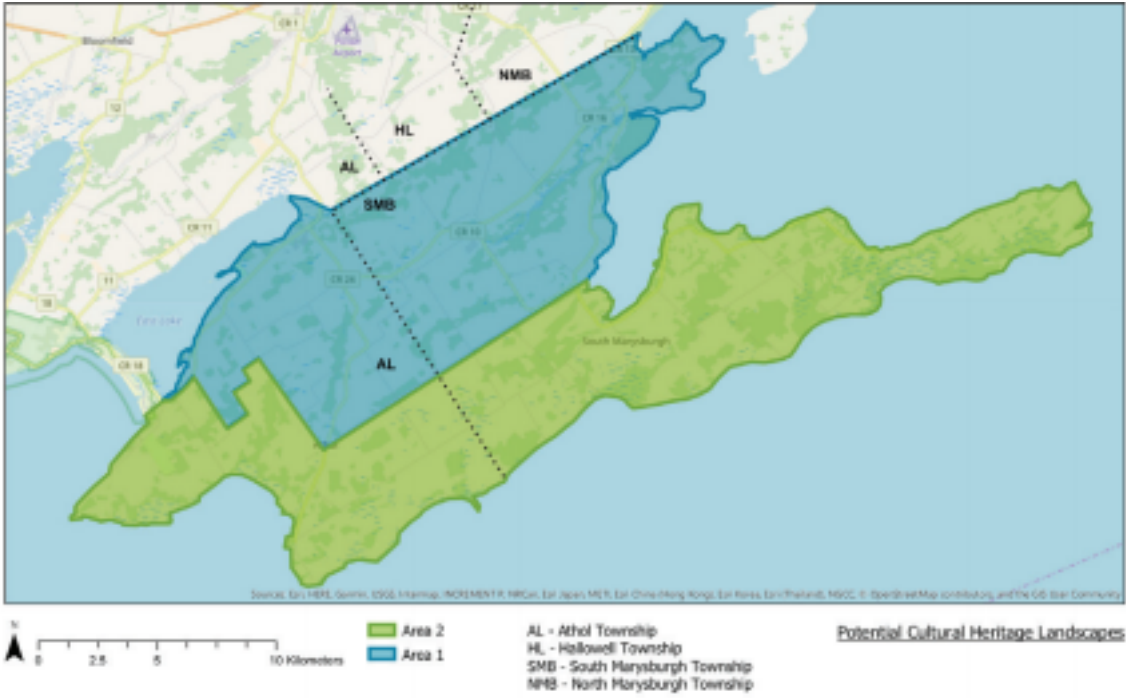
Additional aspects that would be considered in a comprehensive CHL study would include: spiritual value; educational or scientific value; natural value; archaeological value; and social value. Note that this preliminary assessment has benefited from comments made by some local residents. From these comments there appears to be community support for the conservation of cultural heritage resources, however, the CHL study would include a public consultation process to more fully explore community values for place.

Historical Development of the Study Area

In advance of a more comprehensive analysis of the historical and cultural development of the study area, the following text relies on the 1984 Historical Architectural Survey of Prince Edward (HASPE) for the County, the January, 2017 draft Land Evaluation and Area Review (LEAR), as well as local knowledge supplied by the client, as supplemented by field work and review of historical mapping and current aerial imagery. No archaeological research was conducted for this study and thus the historical assessment begins in the late 1700s (i.e. Post-contact) and coincident with the first period of European settlement.

The study area comprises portions of South Marysburgh and Athol Townships, in the southeastern part of the County. Originally these townships were part of a larger township, also called Marysburgh, and it was here that the first settlers arrived in 1784. Athol became a separate township in 1848 and North and South Marysburgh were created in 1871. Within these areas, and following the classification of prime agricultural areas and rural lands provided in the draft LEAR mapping[7], the study area has two sub-areas that could be assessed for their potential as significant cultural heritage landscapes. The first (Area 1) is the prime agricultural land that is bordered by Cherry Valley, Milford and Black River to the north, South Bay to the east, Royal Road to the south and Soup Harbour to the west. The second (Area 2) is the rural land area including Salmon Point inland to the prime agricultural area around Cherry Valley and Soup Harbour, south along the shore and including the Long Point peninsula out to Point Traverse. Study area lands within Athol Township extend east to Cherry Valley, after which the rest of the study area is within South Marysburgh.

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[7] Note: this study area boundary coincides with the South Shore tourism area described on the municipal website.

South Shore Preliminary CHL Assessment Report

Potential cultural heritage landscapes

South Shore Preliminary CHL Assessment Report

Evident in the historical atlas mapping from the mid-19th century is a development pattern of long, narrow lots that front either on roads or on the shoreline (important before the development of roads). This survey pattern is uncommon outside of Quebec and appears to have been an attempt to offer what were the first wave of settlers in this part of Ontario an equitable share of frontage on the main access route. In Athol the predominant orientation of lots is north-south, with a few anomalies running east-west (e.g. on the north side of Soup Harbour) that respond to local wetlands. In South Marysburgh the lot pattern resembles that of neighbouring Athol until it becomes skewed to the northwest as a response to the curving shorelines on both sides of the peninsula. Development in both townships is concentrated along roads but there is also evidence of housing in the shallow bays along the south shore and around South Bay.

South Marysburgh Township. Source: Hastings and Prince Edward County, H. Belden and Co. 1878 (McGill Digital Library)

Athol Township. Source: Hastings and Prince Edward County,
H. Belden and Co. 1878 (McGill Digital Library)

According to the 1984 study[8], a general assessment of the evolved landscape in the County shows evidence of responses to the need to have various means   of making a living: agriculture alone was rarely sufficient. Indeed "…the   most memorable feature of the County today is the gradual disappearance   of former marginal farmland….by the regeneration of impenetrable thickets   of so-called red cedar, a species of juniper"[9]. The historical mapping shows the scattered pattern of development, especially in Area 2, with isolated farmsteads and a few small coastal outposts, that was gradually abandoned and which reverted to scrub vegetation.

As applied to South Marysburgh, the report describes the area as "… perhaps the most remote part of Prince Edward…(with) an intangible sense   of cohesiveness…especially in the number of farming families that have remained here since settlement began."[10] The area was initially developed as farmland with some settlement along the shore where fishing and port development were feasible. While the interior lands had good soil and supported lumbering, milling, ship building and shipping, as well as a range of agricultural activities, the poorer soils on the narrow peninsula required   a balance of fishing and farming to be viable. The economic fortunes of the area depended upon the markets available for local produce, so the local economy began with subsistence agriculture supported by lumbering, shipbuilding and barley growing for export. When American tariffs halted   the barley trade, canneries and fishing became prominent (by the late 19th century) and, when they became less viable after the First World War, "rum-running" to the United States was a common practice until the end of Prohibition. Dairy farming became predominant in the 20th century and has remained a staple of the agricultural economy on the better soils north of the southern shore. But the poorer lands in Athol and South Marysburgh have, in many cases, ceased to be farmed and have been re-naturalized. Examples of this change are found in the lands south of Army Reserve Road. Here, within the second growth

of "red cedar", there appear to be a few remaining farmhouses along the old roads but the other houses, as well as

[8] Tom Cruickshank: *The Settler's Dream: A Pictorial History of the Older Buildings of Prince Edward County*. Picton. The Corporation of the County of Prince Edward (1984).

[9] Ibid, 7

[10] Ibid, 57

a school and church, and fishing settlements, seem to have been removed. Elsewhere in Township, however, the pattern of field division can still be seen, as can examples of related farm buildings and agricultural structures.

An exception to the gradual removal of farmland from productive use was the expropriation of farmland along the south shore between Point Petre and Cherwell Point. These lands were used by the federal defense department during and after the Second World War. The lands were initially used for training purposes, later for research into various military technologies (including the engines and other aspects of the design of the Avro Arrow). The conversion to military use resulted in the erasure of the underlying lot pattern and of buildings and structures related to agricultural and fishing, especially in the area south of Army Reserve Road. Still evident today are the outlines of former military buildings and structures and current military communications towers occupy the sites of previous military installations.   Much of the military land is now part of the Point Petre Provincial Wildlife Area. The1984 study sums up the character of this area as follows: "South of the lake [East Lake], the landscape changes dramatically, as the rich lakeside farms [in Athol] give way to stony, poorly drained soils. Although extensively cultivated during the "barley days", much of the fourth and fifth concessions has been abandoned…"[11].

Study Area Cultural Heritage Resources

With the gradual cessation of agricultural activity on the poorer lands, the majority of Area 2 has been left with a lotting and development pattern that is largely intact from the earliest period of settlement. Similarly, the ongoing productivity of the prime agricultural areas located inland from the shoreline and in Area 1 has ensured the retention of the early lotting pattern, although pressure for lot consolidation has led to the removal of hedgerows in some cases. However, enough remains of the early pattern characterized by long, narrow lots, bordered by mature hedgerows and rear woodlots, with farm buildings located near the roadway. The slow evolution of the study area has resulted in a largely intact rural landscape, even though some of the buildings related to early farming and fishing activities have since been removed. In addition, both the early development pattern and its current iteration have avoided the low-lying wetlands that occur throughout the study area, the largest of which are identified in the LEAR mapping. This early pattern of farmland interspersed with wetland survives.

On the prime agricultural lands, the study area resources include the surviving rural farmsteads (housing, farm buildings, farm layout, vegetation patterns) as well as the built heritage and cultural landscape components of the early settlements of Cherry Valley, Milford and Black River. Although there remains little evidence of early milling, shipbuilding, cannery and cheesemaking operations, the buildings and settlement patterns remain intact, all within a mature rural landscape of tree-lined roads bordered by farm fields.

Noted in local historical documentation are significant marine archaeological resources. Due to the many shoals and paucity of safe harbours, the waters off the South Shore contain evidence of many shipwrecks from the 19th and 20th centuries. Lighthouses on Point Traverse and Salmon Point are surviving elements of this period of marine navigation. More recent submerged remains are the test models for the Avro Arrow.

[11] Stokes, Peter (April, 1982): "The Larger Estates of the Old Town of Niagara: A Commentary on their contribution to local amenity and their possibilities for preservation and enhancement". Source: Niagara Historical Society & Museum

Preliminary CHL Assessment

Based on the above analysis, and using the study methodology, the two study areas can be defined as cultural heritage landscapes, and both have the potential to become significant cultural heritage landscapes.[12] Each exhibits layers of human intervention in the landscape alongside undeveloped and naturalized settings. Each shows evidence of the gradual evolution of the area from the early days of settlement to the emerging pattern of natural regeneration and habitat conservation, interspersed with pockets of ongoing agricultural activity and scattered residential settlement. Both areas are rich in their variety and number of existing and potential cultural heritage resources within the landscapes, including buildings and structures, areas of archaeological potential, and intangible heritage

resources. As a result, they qualify as cultural heritage landscapes that could be significant cultural heritage resources, and thus warrant further analysis.

Based on the criteria described earlier in this report, the preliminary assessment of these areas is as follows:

Area 1:

- Cultural Heritage Value or Interest: The area has significance because it is closely associated with the economic and cultural history of the area, with many surviving built heritage resources and cultural heritage landscape components (farmsteads, roadways, settlements).

- Existing Conditions: The original lotting pattern and ongoing predominance of agricultural activities are significant.

- Community Value: The area has significance for its strong cultural ties to the early days of settlement and to the current trend of regeneration of the local rural economy.

[12] The potential CHLs also contain buildings and structures that have, or may have, heritage significance. Previous studies of the area indicate that there are many such properties. It has not been possible within this preliminary CHL assessment to review and verify these assessments: this work would follow in a full CHL study.

South Shore Preliminary CHL Assessment Report

Area 2:

- Cultural Heritage Value or Interest: The area has significance because it is closely associated with the marine and military history of the area as well as containing significant natural heritage and marine archaeological resources: it also contains evidence of local economic and cultural history within

surviving buildings and cultural landscapes.

- Existing Conditions: The intact lotting pattern, combined with the overlain military development pattern, has both functional and physical links to the past.
- Community Value: The South Shore remains a distinct cultural and natural entity containing heritage resources of local, Provincial and national significance.

Conclusions and Recommendations

This preliminary assessment of the study area has identified two sub areas that have potential to be designated as significant cultural heritage

landscapes. Such landscapes require proper planning to ensure that change is managed in ways that conserve and enhance their heritage attributes. Should subsequent research support this preliminary assessment, there are many policies within the *Provincial Policy Statement*, the *Ontario Heritage Act*, and the 2018 Draft OP to support their conservation and to identify compatible types of development.

It is therefore recommended that:

- The municipality authorize the preparation of a Cultural Heritage Landscape study that includes the two areas identified in this report (but which may identify other cultural heritage landscapes, with different boundaries, within the two areas) with the intent of assessing their potential as significant cultural heritage landscapes, as defined in the PPS and 2018 Draft OP. The study is to be undertaken on behalf of the municipality and prepared by a qualified heritage professional (full member of CAHP).

- Any development proposal within the study area and, specifically, Area 2, shall have a cultural heritage impact assessment supplied by the proponent to identify potential impacts of the proposed development on any cultural heritage resources, including cultural heritage landscapes, that are on, or adjacent to, the proposed development, such assessment to be prepared by a qualified heritage professional (full member of CAHP) to the satisfaction of the municipality and following a public consultation process.

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