

June 25, 2021

Matt Coffey, MCIP, RPP
Planning Co-ordinator, Approvals
The Corporation of the County of Prince Edward
mcoffey@pecounty.on.ca

Dear Mr. Coffey

RE: Cultural Heritage Screening for the property located at 1098 County Road 20,
Prince Edward County, ON
OUR FILE: '21312 A'

The purpose of this letter is to provide information as it relates to potential cultural heritage resources located on-site or adjacent to the property located at 1098 County Road 20, Prince Edward County (PIN 550240336), herein after referred to as “the subject property”.

We understand that the subject property is proposed for development as part of the “Huycks Bay Subdivision”. The proposed development includes a consent for severance and re-zoning to permit the construction of single detached buildings for residential use on ten registered lots. This letter summarizes the results of screening for potential cultural heritage resources located on-site and adjacent to the property at 1098 County Road 20. Our review concludes that the subject property does not include, and is not located adjacent to any identified built cultural heritage resources. The subject property is not part of, or located adjacent to, an identified cultural heritage landscape.

Description of Subject Property:

The subject property is legally described as part of Lot 30, Concession 1 (Lake Side) and is municipally addressed as 1098 County Road 20 (also referred to as Huycks Point Road). The subject property can be described as a roughly flag-shaped lot located on the north side of County Road 20. The north side of the property has frontage on Huycks Bay.



(above) Basemap of context and study area. Approximate location of subject property noted in red. (Source: Prince Edward County Interactive Map, accessed 2021)

The subject property is situated east of Huycks Bay Road, north of County Road 20 and north of Lake Ontario. The subject property is comprised of approximately 71 acres and is currently vacant. The property includes a mix of woodlots, wetlands, and agricultural lands with hedgerows. A creek runs through the property, oriented east-west and drains into Huycks Bay. An agricultural-use trail transects the property (oriented north-south) and is accessed at County Road 20. The trail provides access through the property to the agricultural lands to the north. According to the Environmental Impact Study conducted by GHD Ltd. (2021), two culverts are located along the trail.



(above) Aerial photograph of context and study area. Approximate location of subject property noted in red. (Source: Prince Edward County Interactive Map, accessed 2021)

Review of Relevant Planning Policy Framework:

1. Provincial Policy Statement

When addressing cultural heritage planning, the PPS provides for the following which is related to the scope of this screening exercise:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be 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.

PPS provides the following definitions for important definitions which are related to the scope of this letter¹:

Adjacent lands: means d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Significant: e) 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.

2. The Planning Act

The *Planning Act* outlines 18 spheres of provincial interest that must be considered by appropriate authorities in the planning process. Regarding cultural heritage, Subsection 2(d) of the Act provides that:

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, ...

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

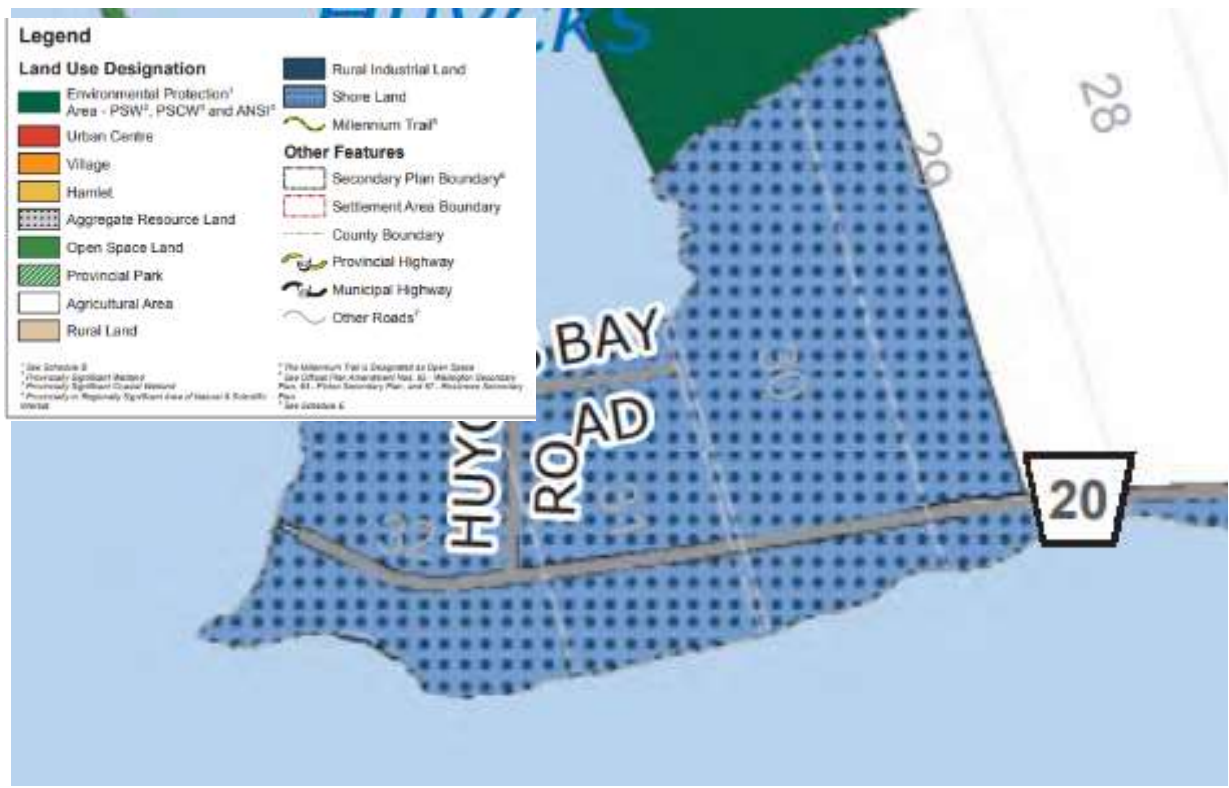
3. The Ontario Heritage Act

The *Ontario Heritage Act*, R.S.O., 1990, c. O.18 remains the guiding legislation for the conservation of significant cultural heritage resources in Ontario. *Ontario Regulation 9/06* sets forth categories of criteria and several sub-criteria for determining cultural heritage value or interest. The *Ontario Heritage Act* provides the ability for municipalities to protect properties of cultural heritage value or interest (CHVI). This includes listing properties on a municipal register, or designation under Parts IV or V of the Act.

¹ It should be noted that the Prince Edward County Official Plan does not define “adjacent” as it relates to cultural heritage resources. Therefore, the definition of adjacent refers to that of Provincial Policy Statement 2020.

4. Prince Edward County Official Plan

The subject property is designated 'Shore Land' in the Prince Edward County Official Plan (See Figure below). Section 4.0 of the Official Plan identifies that properties designated 'Shore Land' are a "...landscape feature of significant aesthetic, ecological and cultural value." The Official Plan does not expand on the definition of "cultural value" beyond scenic and recreational qualities. Shore lands are also identified as a major tourist attraction and provide the resource base for both passive and active recreational activities. Section 4.1.7 of the Official Plan identifies that tourist-related commercial uses in the Shore Land designation are important to the County's economy. The OP identifies that the development of 'destination' resorts are encouraged in this area. Section 4.2 of the Official Plan identifies that permitted uses includes a mix of low density residential, resort, tourist and marine commercial uses, seasonal tent, trailer and recreational vehicle parks, and private and public open spaces.



(above) Land Use map noting the approximate location of the subject property designated "Shore Land". (Source: Prince Edward County Official Plan Schedule 'A-3' Land Use Designations, accessed 2021)

According to 'Schedule D' of the County of Prince Edward County Official Plan, the subject property is located adjacent to a municipal tourism corridor (along County Road 20) (See figure below). Section 2.7 of the Prince Edward County Official Plan identifies that tourism corridors are those which have the greatest potential for tourism. They are based on the "...occurrence and abundance of tourist attractions, resources and accommodations..." and that these areas include "...natural, historical and cultural attractions such as Sandbanks Provincial Park, museums, festivals and the arts."



(above) Land Use map noting the approximate location of the Tourism Corridor associated with County Road 20. (Source: Prince Edward County Official Plan Schedule 'F-2' Land Use Designations, accessed 2021)

It is important to note that the subject property is not located adjacent to, or in the vicinity of an identified "scenic route". Section 2.2.7 of the Prince Edward County Official Plan identifies that scenic routes have "...historic or scenic value for tourists and traveling visitors." Further, that the Council shall "...promote the provision of roadside park areas, camera stops near scenic overlooks and access to buildings of historical and architectural value." The subject property is also not identified as being part of, or adjacent to a "Conservation Area" as per 'Schedule D' of the Official Plan.

The Prince Edward County includes policies for the wise management cultural heritage resources in Section 4.4. The Official Plan identifies that the conservation of heritage resources is important for tourism as well as economic development. Further, that the locations of built heritage resources are included on the Historical Architectural Survey of Prince Edward and the “Settler’s Dream” publication. These documents are explored further in screening for potential cultural heritage resources.

Section 4.4.3 of the Plan identifies that it is the intent to:

a) preserve historic buildings, streetscapes, areas, scenic routes, museums, archaeological sites (known and suspected) and other heritage assets throughout the County; and

b) apply the appropriate heritage resource management policies to all development and redevelopment within Prince Edward County in all land use designations.

Methodology:

This cultural heritage screening exercise reviews the following databases/documents to determine whether or not the subject property includes, or is located adjacent to, any identified cultural heritage resources (including cultural heritage landscapes):

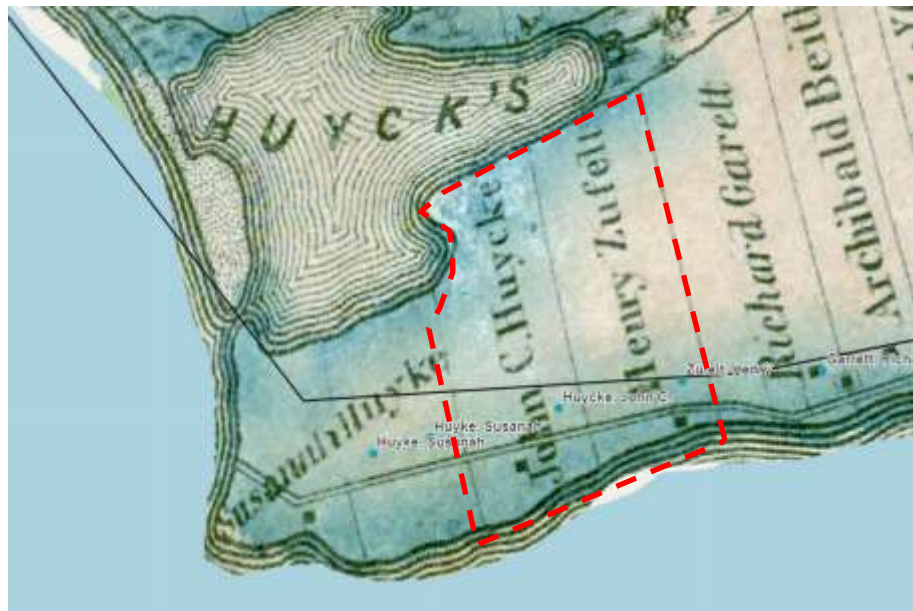
- The Canadian Register of Historic Places;
- The Register of Canadian Heritage Rivers;
- The Canadian Register of Heritage Lighthouses of Canada;
- The Canadian Register of Heritage Railway Stations of Canada;
- The Directory of Federal Heritage Designations;
- The Register of National Marine Conservation Areas;
- Prince Edward County Official Plan;
- Prince Edward County Heritage Register;
- Prince Edward County Record of Designation;
- South Shore Preliminary Cultural Heritage Landscape Assessment, Prince Edward County (2018);
- Ontario Heritage Act Register (Ontario Heritage Trust);
- Ontario Heritage Trust Place of Worship Inventory;
- Ontario Heritage Trust Heritage Conservation Districts Inventory;
- Building Stories (interactive inventory) accessed 2021 at buildingstories.co;

- Picton Heritage Conservation District Plan;
- Prince Edward County Official Plan Review (Issues Paper 8) Cultural Resources (June 2012);
- Prince Edward Municipal Cultural Policy (Appendix B of the Prince Edward County Official Plan Review (Issue Paper 8);
- Prince Edward Strategic Cultural Plan; (adopted by Council in 2005); and
- Historical Architectural Survey of Prince Edward and the “Settler’s Dream” publication.

Potential cultural heritage resources were identified through a screening process where landscapes, resources, and features within the vicinity of the subject property which are older than 40 years were flagged for further review. The rolling 40 year threshold is an established best practice in the industry in screening for cultural heritage resources.

Screening for Potential Cultural Heritage Resources:

The subject property is legally described as part of Lot Lots 29 and 30, Concession 1 (Lake Side) of historic Prince Edward County, Hillier Township. The G.R. Tremaine map of Prince Edward County identifies that the subject property is part of lands owned by John C. Huycke (Lot 30), and Henry Zufelt (Lot 29). No structures are indicated on lands that are part of the subject property. The only structures indicated on the map are located south of what is now County Road 20.



(above) Excerpt of the 1861 G.R. Tremaine Map of Prince Edward County. Approximate location of Lots 29 & 30, Con 1 outlined in red.² (Source: Ontario Historical County Maps Project Online, accessed 2021)

² This image does not show the limit of the subject property. Instead, it is intended to outline all of the historic lots and concessions for which the subject property is a part (Lots 29 and 30, Concession 1).

According to the 1878 Illustrated County Atlas of Prince Edward County (Hillier Township), the subject property continued to be owned by John C. Huycke (Lot 30). By the time lot 29 was divided into east and west halves. The east half of the lot (which includes a portion of the subject property) was owned by K. B. Cunningham.



(above) Excerpt of the 1878 Historical Atlas of Prince Edward County, Hillier Township. Approximate location of Lots 29 & 30, Con 1 outlined in red³ (Source: Ontario Historical County Maps Project Online, accessed 2021)

According to the 1954 aerial photo of Huycks Bay and Huycks Point, the subject property included a mix of agricultural lands, wetlands and woodlots. No structures are visible on the 1954 aerial photo. However, the existing trail which was likely used for agricultural purposes is visible (see below).

As per a review of available plans, maps, and aerial photographs, the subject property does not contain any structures which may have been constructed in the 19th or early 20th century. The

³ This image does not show the limit of the subject property. Instead, it is intended to outline all of the historic lots and concessions for which the subject property is a part (Lots 29 and 30, Concession 1).

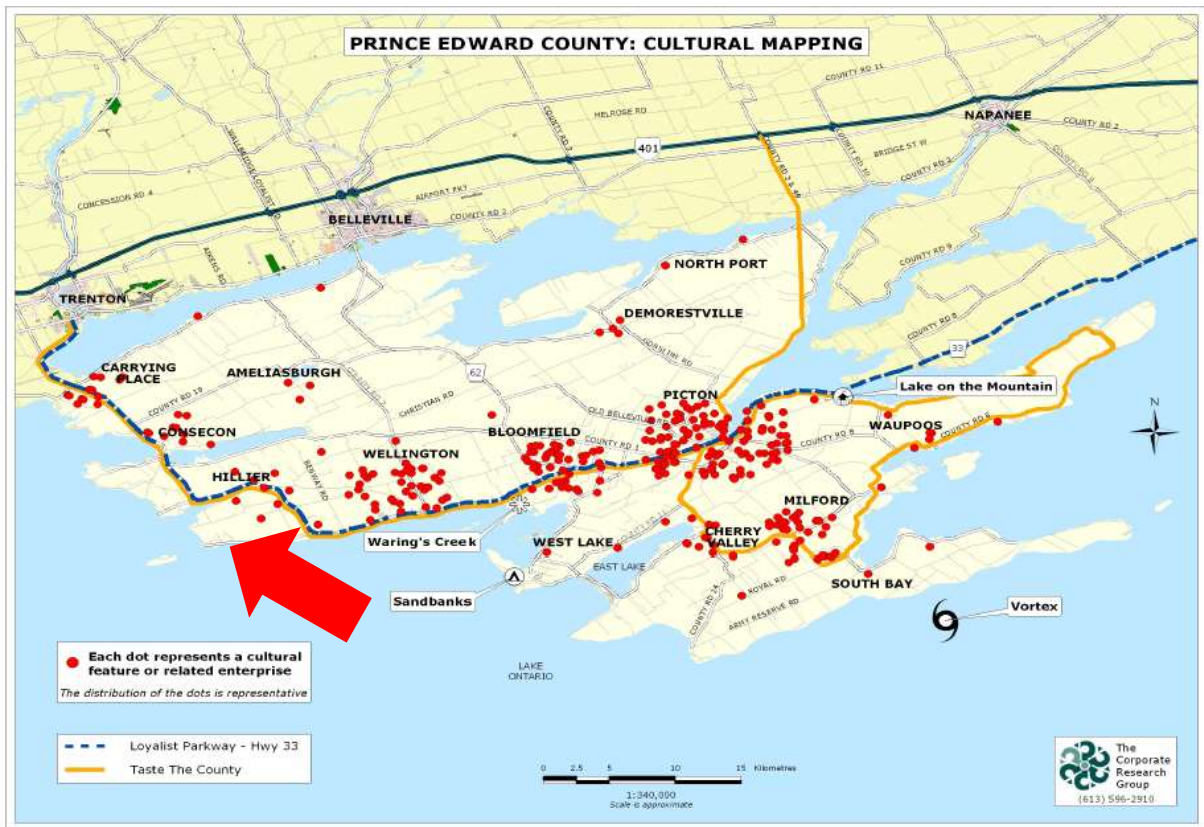
lands appear to have been used for agricultural use and there is no evidence of buildings or other significant alterations to the property.



(above) 1954 Aerial photograph of context and study area. Approximate location of subject property noted in red. Approximate location of agricultural path noted with red arrows. (Source: University of Toronto Digital Map Library, accessed 2021)

A preliminary Cultural Heritage Assessment was prepared for the Friends of the South Shore (FOSS) in 2018. The purpose of this report was to identify potential cultural heritage landscapes for the South Shore area of Prince Edward County. The report identified potential cultural heritage landscapes which are of historical, associative, or contextual value. The report also identified potential CHLs which were valued by the community. The report identified two potential cultural heritage landscapes, identified as "Area 1" and "Area 2". The subject property is not included in, or located in the vicinity of either of these potential cultural heritage landscapes.

The Prince Edward County Strategic Cultural Plan, "Leveraging Growth and Managing Change" (2005), provides a map identifying the location of cultural features within Prince Edward County. These cultural features were identified through a comprehensive review of various inventories, tourist attractions, and cultural heritage resources. This includes identification of "cultural heritage sites" as well as "natural heritage sites" which includes buildings, cultural heritage landscapes, heritage districts, heritage corridors, aboriginal heritage sites, archaeological sites, historic corridors and living history sites. This map clearly identifies that no cultural heritage resources are located on, or within the proximity of, the subject property at 1098 County Road 20 (see below).



(above) Excerpt of the Prince Edward County Strategic Cultural Plan (2005) noting the approximate location of the subject property with red arrow. (Source: Prince Edward County Strategic Cultural Plan, Figure 7: Prince Edward County Cultural Map, 2005)

This cultural heritage screening exercise includes a review of the Historical Architectural Survey of Prince Edward (also referred to as the H.A.S.P.E. in Section 4.4.2 of the Prince Edward County Official Plan). No cultural heritage resources are located on, or adjacent to the subject property. Further, the *Settler's Dream: A Pictorial History of the Older Buildings of Prince Edward County* (Stokes and Cruickshank, 1984) does not identify any cultural heritage resources located on, or adjacent to the subject property (see below).



(above) Excerpt of the Settler's Dream map noting the location of 16 various cultural heritage resources in Prince Edward County (numbered 1 through 16). Approximate location of the subject property noted with red arrow. (Source: Stokes and Cruickshank, 1984)

Summary of Findings & Recommendations:

This cultural heritage screening exercise includes a review of the various documents, databases and inventories of Federal, Provincial, or Municipal jurisdiction related to cultural heritage resources. These documents confirm that the subject property does not include, and is not located adjacent to, any properties which are protected under the *Ontario Heritage Act*, or the *Historic Sites and Monuments Act*.

A review of historic mapping aerial photos suggests that the subject property never included any built features. The property was developed for agricultural use with ploughed fields and hedgerows. The subject property is not part of, or adjacent to, an identified cultural heritage landscape.

The subject property is located adjacent to County Road 20, which is identified as a tourism corridor. The Prince Edward County Official Plan identifies that these tourism corridors are intended to provide access to areas which have potential for tourism, based on the location of tourist attractions, resources and accommodations. The proposed development will not impact the location or viability of this tourist corridor.

Given the information provided in this cultural heritage screening exercise, we conclude that the subject property does not include, and is not located adjacent to, any identified cultural heritage resources or cultural heritage landscapes.

Submitted by,

A handwritten signature in black ink, appearing to read "Vanessa Hicks". The signature is written in a cursive style with a large initial "V".

Vanessa Hicks, MA, CAHP
Associate, MHBC

cc. Dan Currie, MHBC
cc. Ray Essiambre