

# Omagh Heritage Conservation District Study

OMAGH  
1818

## Introductory Meeting

December 14, 2016



# Purpose of Tonight's Meeting

Announce the study (kick-off meeting).

Help you understand the process and how to get involved.

Voice your opinion and concerns

# Agenda

## Presentation:

What is a Heritage Conservation District?

Why Omagh?

Planning Issues / Context

How will it affect me / my property?

Next Steps

.....

Table discussions / exercise

ROBINSON BROS. STORE,  
OMAGH, ONT.

# What is a heritage conservation district (HCD)?

- an area with a group or complex of buildings, or a larger area with many buildings and properties, which has cultural heritage value
- a concentration of heritage resources (buildings, structures & landscape elements) that together have a special character or history that distinguishes them from their surroundings.
- a collection of properties which are dependent on each other to create a distinct place

## The whole is more than the sum of the parts



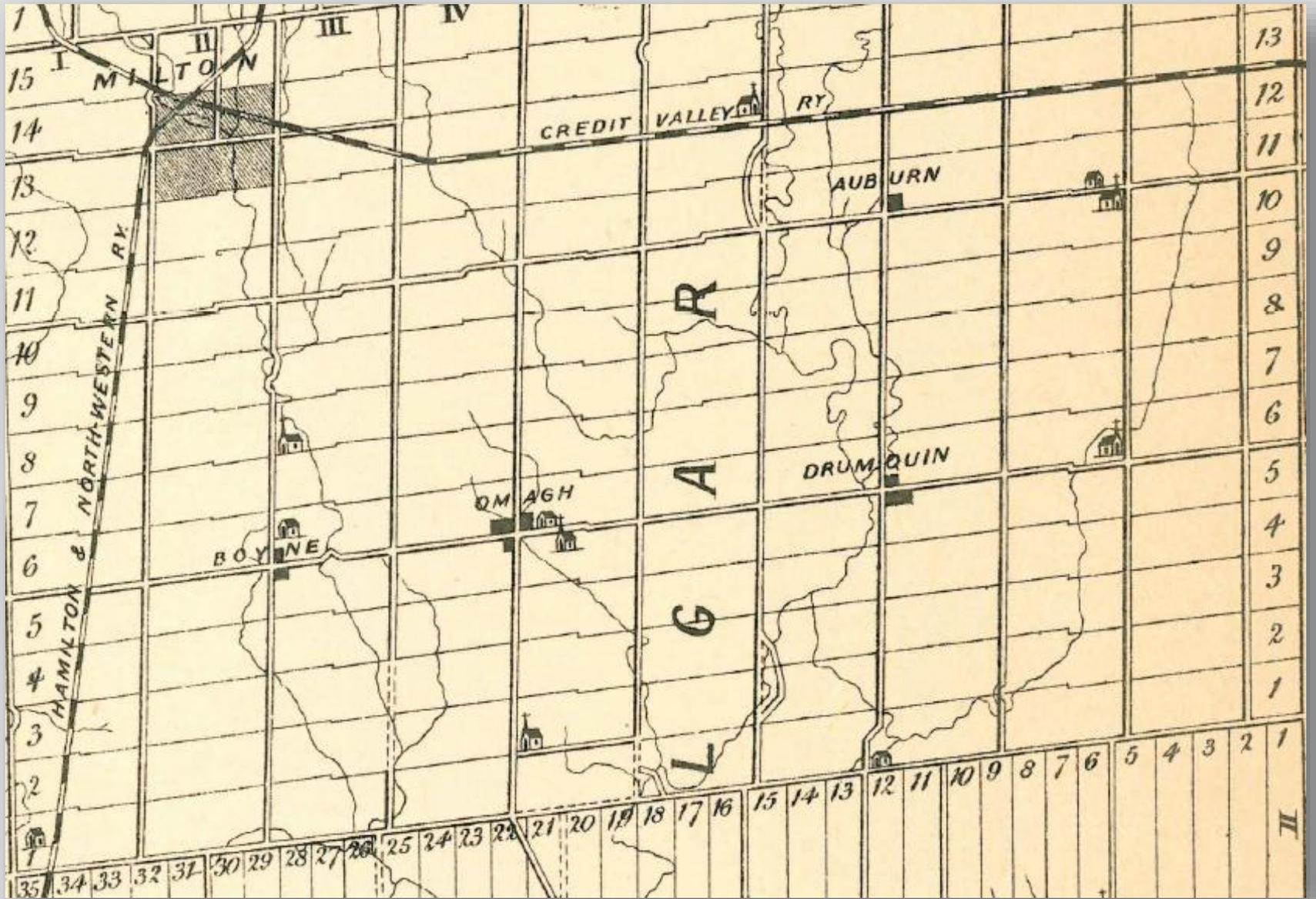
# Why / Benefits of a Heritage Conservation District

- To prevent loss of heritage buildings and landscapes
- To define, preserve, and enhance the character of the village
- To ensure new development is appropriate
- Economic development through increased tourism and property values
- To build community understanding, cooperation, and pride



Why Omagh?

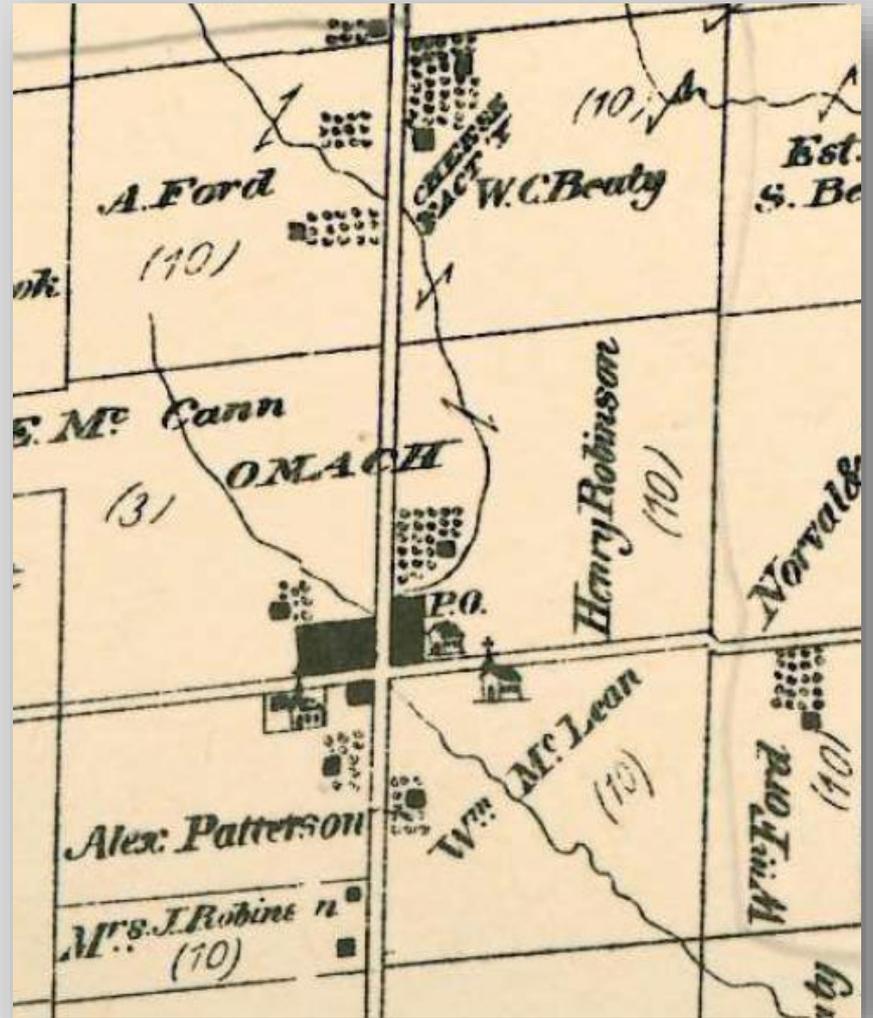




Extract from the Halton Atlas (1877)



Extract from the Tremaine Map of Halton (1858)



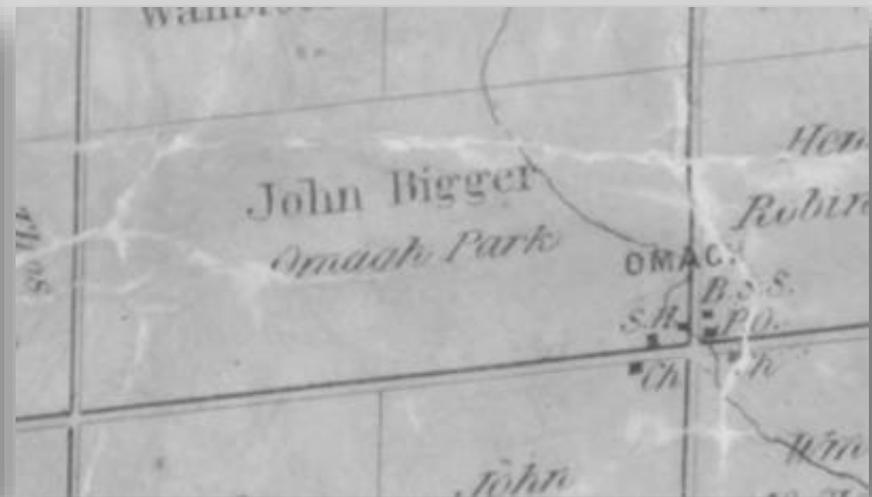
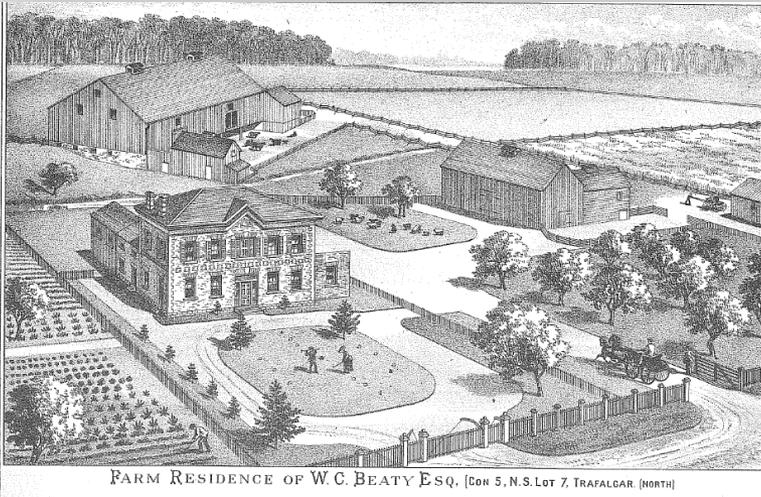
Extract from the Halton Atlas (1877)

By the 1870's it had 3 churches, a school, a two storey drill shed, a temperance hall, a blacksmith shop, a general store / post office as well as 100 residents.

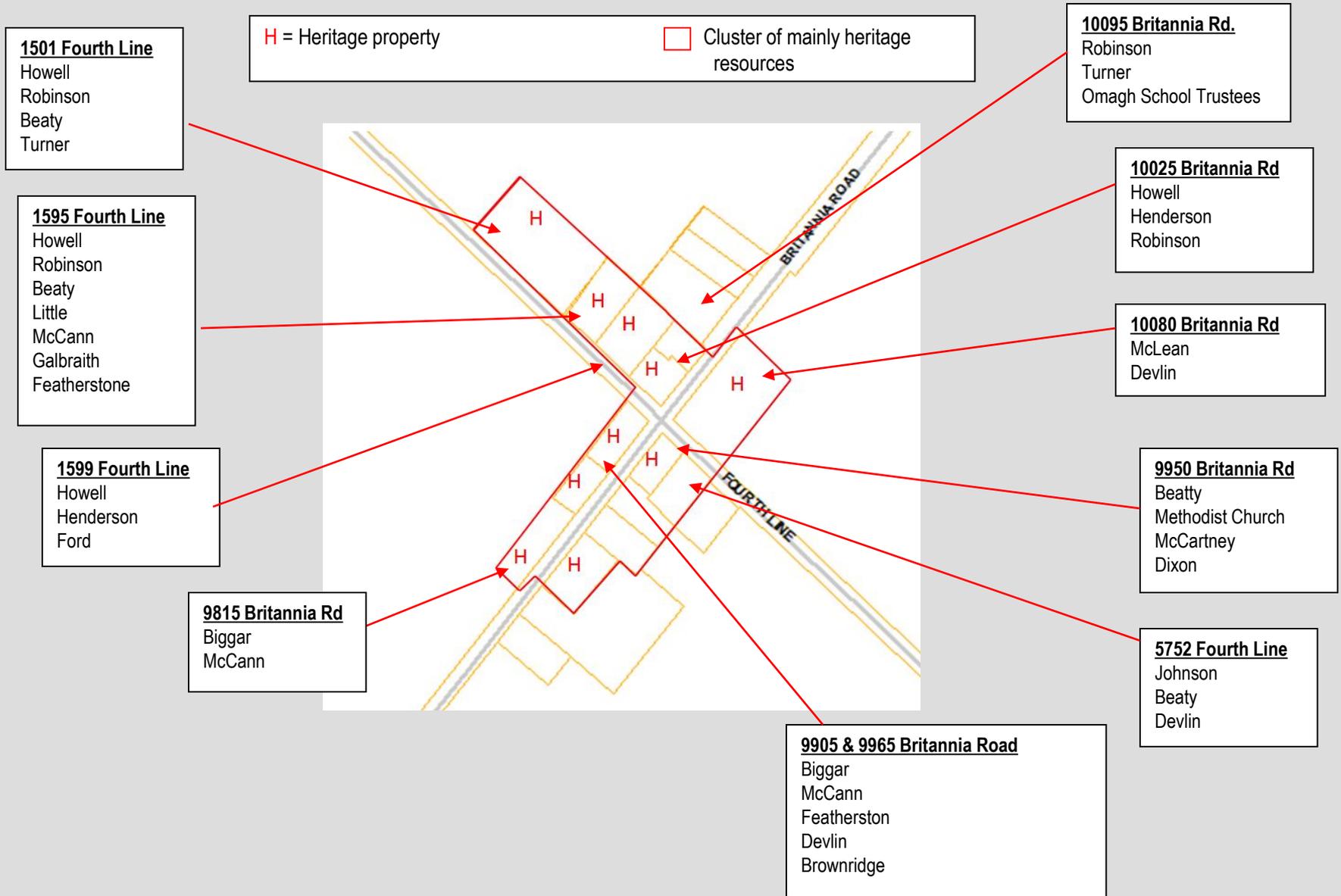


# Early settlers

- John Beaty (Ashdale Farm - 1211 Fourth Line)
- John T. Howell owned store/hotel (10025 Britannia Rd)
- John Bigger (McCann Farm, Britannia Rd)
- John Ford (5505 Fifth Line)
- David McCartney



# Map of heritage properties in Omagh with associations with prominent Omagh families



# Properties on the Town's Heritage List



1501 Fourth Line (built c.1867)

Georgian/Neoclassical



1595 Fourth Line (built c.1860)



Gothic Revival - 1599 Fourth Line (built c. 1888)



Italianate - 9950 Britannia Rd (built c.1882)



American Foursquare - 10080 Britannia Rd (built c.1920)



Craftsman - 9815 Britannia Rd (built c.1920)



10025 Britannia Rd (built c.1860 or c.1905)



9965 Britannia Rd (built 1928)



9905 Britannia Rd (built c.1898)



Omagh Church of Christ, 9850 Britannia Rd (built 1850)

# Pre-Confederation Buildings in Omagh



1595 Fourth Line (built between 1830-1861)



Omagh Church of Christ, 9850 Britannia Rd (built 1850)

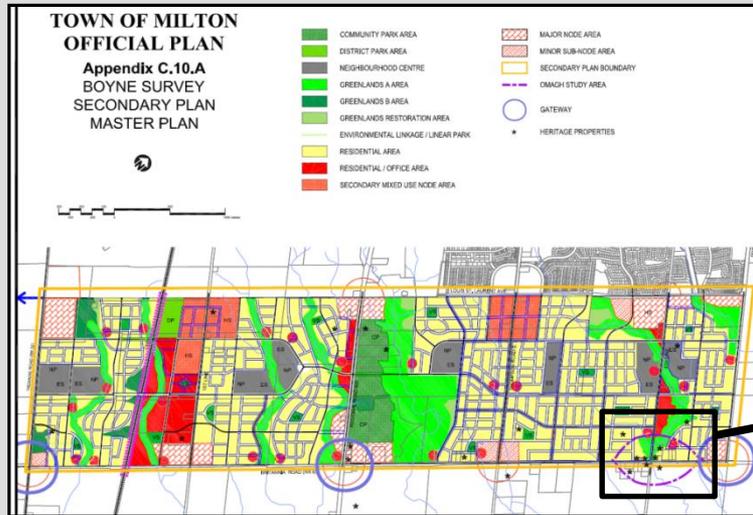


1501 Fourth Line (built c.1867)

# Landmarks



# Boyne Survey Secondary Plan



*“To recognize the special character of the Omagh area and to develop a detailed plan that will ensure that any development reflects its unique character based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage and natural natural heritage.” (Policy C.10.3.2.11)*

**“No development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation District designation is carried out...” (Policy: C.10.5.12)**

# Issues to be considered

1. Official Plan

2. Zoning

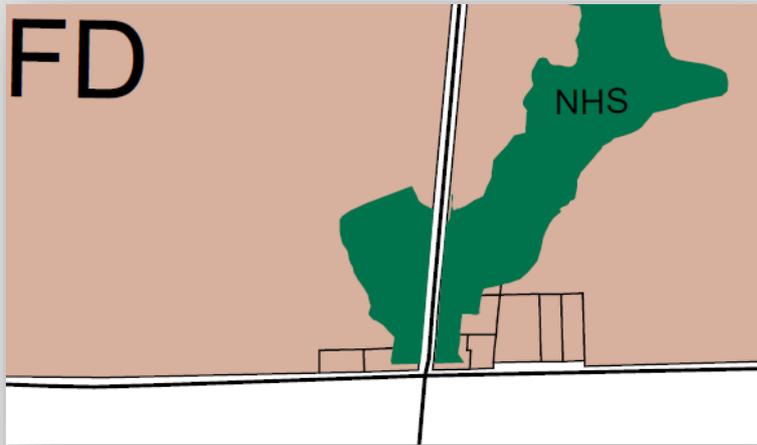
3. Transportation

4. Natural Heritage

5. Cultural Heritage



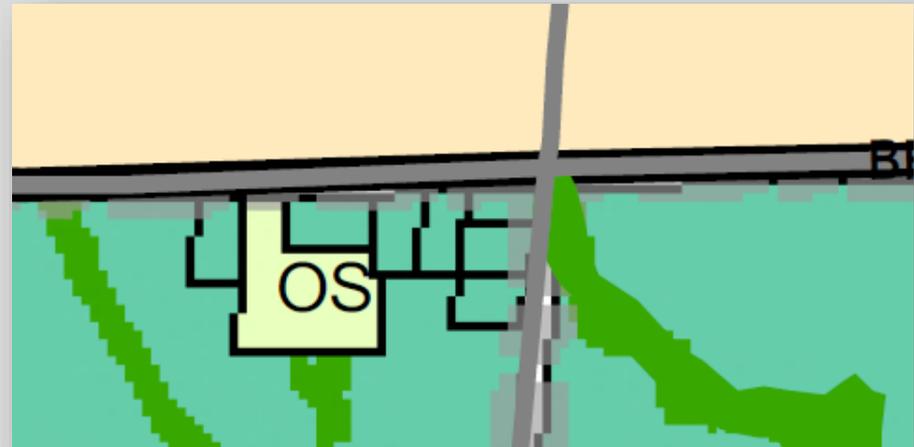
# Zoning By-law



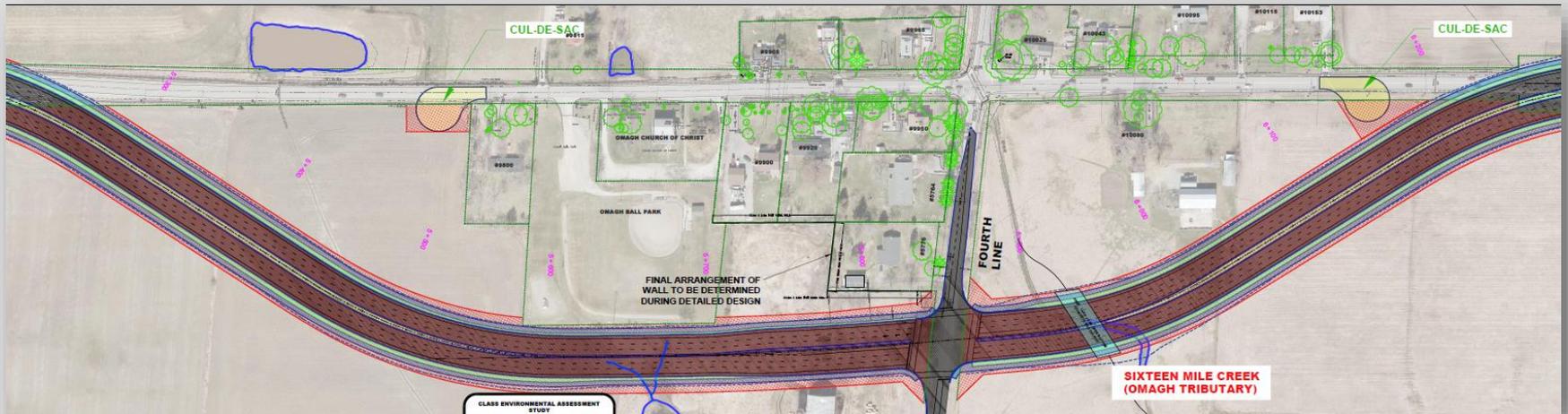
## Zoning By-law

North of Britannia Road – Future Development (FD) Zone & NHS

South of Britannia Road –  
Agricultural (A1) Zone &  
Greenlands A



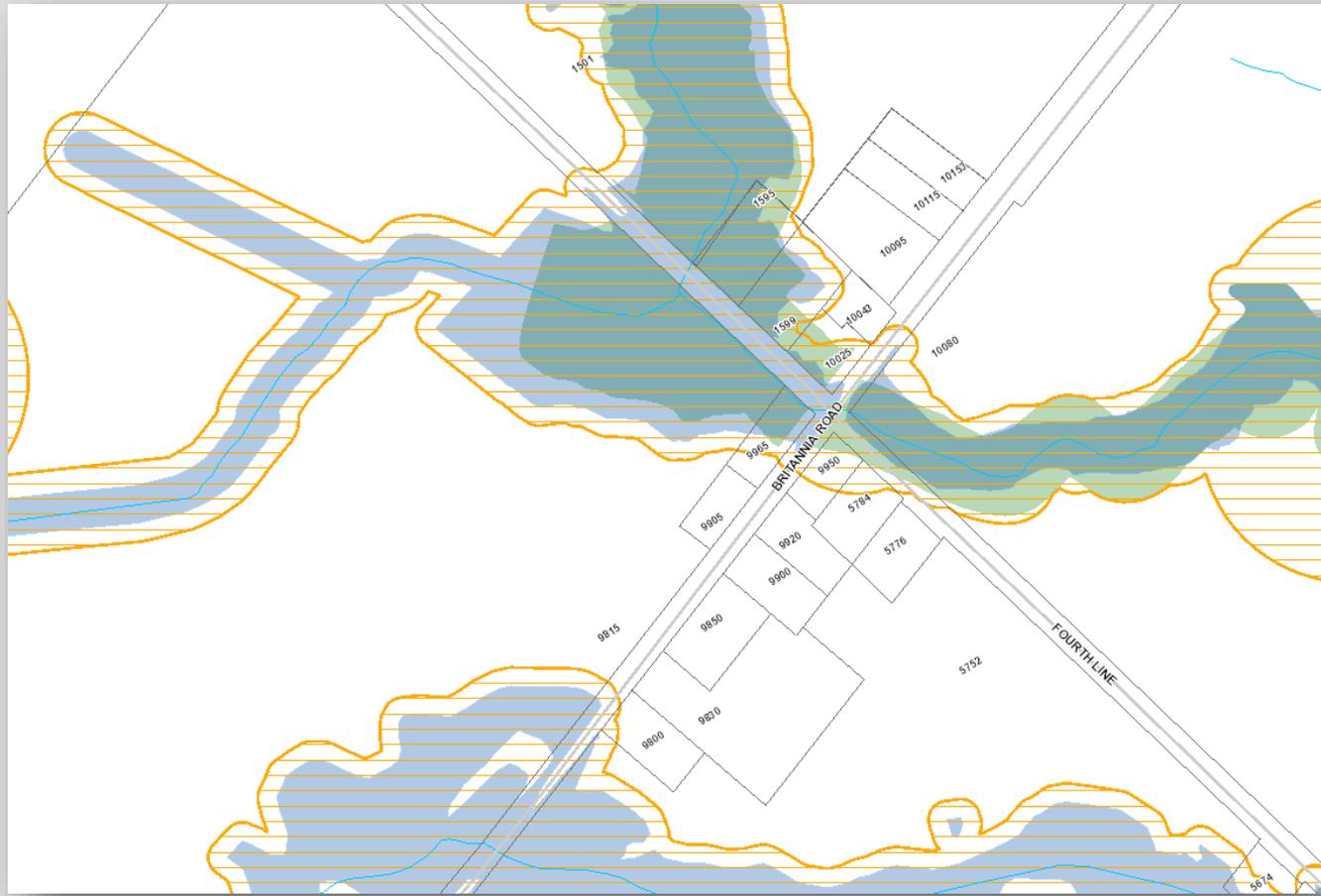
# Transportation



Region of Halton – Design for the realignment of Britannia Road through the village of Omagh.



# Natural Heritage





# How will the HCD study affect me and my property?

- Depends on what we hear from you
  - New Official Plan policies
    - New Zoning
  - Potential HCD designation

## Benefits of this HCD Study

- Village can develop as a whole community on both sides of Britannia Rd
- Area specific Zoning - reflects unique character of village / “urban village”
- Understand impact of the flood plain will have on future of village
- Potential to integrate creeklands as a unique feature at the heart of village
- Formal recognition of cultural value of the village as a whole. Promotes knowledge and understanding of the village
- HCD designation - one of the ways to ensure Omagh’s unique character and identity is respected as growth and development takes place
- Change is not prevented but managed – inappropriate change can be prevented
- Property owners get the information they need to make informed choices for improvements (flood risk, uses, alterations, additions.....)

# What an HCD can and cannot do...

## **CAN...**

- Create standards for quality new development
- Create neighbourhood stability
- Promote cultural tourism
- Enhance quality of life and sense of place

## **CANNOT...**

- Require property owners to restore buildings
- Increase fees to the Town
- Control changes to the interior
- Control “minor alterations”

# **Key Findings of “Heritage Districts Work!” Study**

- **75 % of residents say that are “happy” with living or owning property in the Heritage Conservation District? (Only 6% are dissatisfied).**
- **The average time for approvals for permits for alterations to buildings within a HCD is less than one month**
- **Property values in districts generally RISE FASTER than in surrounding areas and often resist downturns in the market.**

Public Open House – to introduce study (tonight)



Public Meeting - explain findings of Open House and outline options for future HCDS



Open House/public meeting to:

- a) Review draft HCD objectives, policies and guidelines
- b) Explain what forms of new development would be permitted
- c) Explain when a Heritage Permit would be required
- d) Explain what form of development would not be permitted



Council – study conclusion and recommendations

	Phase 1 Background Research	Phase 2 Analysis	Phase 3 Findings & Direction	Phase 4 Final Report & Recommendations
<b>Key Actions</b>	<input type="checkbox"/> Research	<input type="checkbox"/> Investigate/Analyse	<input type="checkbox"/> Develop/Formulate	<input type="checkbox"/> Finalise/Recommend
<b>Major Tasks</b>	<input type="checkbox"/> Review of existing Planning Policy context <input type="checkbox"/> Review requirement of Ontario Heritage Act with respect to HCD's <input type="checkbox"/> Examine the character and appearance of Omagh <input type="checkbox"/> Identify initial factors that define Omagh's "unique"/"special" character <input type="checkbox"/> Document cultural heritage assets within Omagh and explain their value <input type="checkbox"/> Identify boundary options for potential HCD and reasons for boundary <input type="checkbox"/> Define benefits/costs of HCDS in comparison to Character Areas <input type="checkbox"/> Initial consultation with Conservation Halton, Development Engineering, Region, Community Services and Heritage Milton <input type="checkbox"/> <b>Initial public input</b>	<input type="checkbox"/> Define initial objectives <input type="checkbox"/> Determine scope/content of HCDCP <input type="checkbox"/> Develop statement of cultural heritage value or interest for HCD. <input type="checkbox"/> Describe heritage resources <input type="checkbox"/> Identify appropriate/inappropriate development <input type="checkbox"/> Identify initial boundary of HCD/Character Area <input type="checkbox"/> Describe Omagh's special character <input type="checkbox"/> Identify options for natural heritage/flood risk concerns. <input type="checkbox"/> Identify options for transportation concerns <input type="checkbox"/> Integrate natural heritage and transportation issues with HCD plan objectives <input type="checkbox"/> Identify options for parks/open spaces & for maximizing public access to open space <input type="checkbox"/> Identify other options that could be used to "preserve" Omagh's "unique"/"special" character <input type="checkbox"/> Explain how public concerns have been addressed <input type="checkbox"/> Identify potential financial incentives for heritage preservation	<input type="checkbox"/> Finalize objectives for HCD/Character Area <input type="checkbox"/> Define direction principles <input type="checkbox"/> Finalize statement explaining cultural heritage value or interest of the HCD <input type="checkbox"/> Develop a policy statement for achieving the objectives and for managing change in the HCD <input type="checkbox"/> Develop guidelines & procedures for achieving the stated objectives and for managing change in the HCD/Character Area <input type="checkbox"/> Develop list/description with illustrations of minor alterations that would not require a Heritage Permit <input type="checkbox"/> Finalize boundary of HCD/Character Area <input type="checkbox"/> Finalize description of Omagh's special character <input type="checkbox"/> Develop strategy/priorities for enhancing identified assets of Omagh <input type="checkbox"/> Formulate draft policies, mapping, zoning & urban design guidelines	<input type="checkbox"/> Prepare final HCDS report which would include: a) A statement of objectives b) A statement explaining the cultural heritage value or interest of the HCD; c) A description of the heritage attributes of the HCD & the properties in the HCD d) Policy statement, guidelines & procedures for achieving the stated objectives and for managing change in the HCD e) A description of minor alterations that would not require a Heritage Permit <input type="checkbox"/> Recommend updated policies/zoning and mapping for inclusion as part of OPA/ZBLA that will address: a) Cultural heritage b) Natural heritage c) Transportation d) Park provision & trails e)
<b>Meetings</b>	<input type="checkbox"/> Technical Advisory Committee - identify concerns/issues/constraints	<input type="checkbox"/> Technical Advisory Committee - outline options for future development	<input type="checkbox"/> Technical Advisory Committee – identify preferred strategy	<input type="checkbox"/> Technical Advisory Committee – recommendations for OP/Zoning/HCD Study/urban design guidelines
<b>Public Engagement</b>	<input type="checkbox"/> COW / Council - launch study <input type="checkbox"/> <b>Open House to:</b> a) <b>Outline purpose of study</b> b) <b>Outline benefits of HCD/Character Area</b> c) <b>Identify residents'/property owners concerns</b>	<input type="checkbox"/> Public Meeting to explain findings of Open House and outline options for future HCDS.	<input type="checkbox"/> Open House/public meeting to: a) Review draft HCD objectives, policies and guidelines b) Explain what form of new development would be permitted; c) Explain when a Heritage Permit would be required d) Explain what form of development would not be permitted	<input type="checkbox"/> COW / Council – study conclusion and recommendations
	Winter 2016	Spring 2017	Fall 2017	End 2017

**We are here**



# Phase 1

## Background Research / Gather Information / Generate Ideas

Character and appearance of Omagh (buildings, structures, natural heritage, vegetation, road layout...)

What makes Omagh's "unique"/"special"

Review cultural heritage assets

HCD/Village boundary

# What is the purpose of this Workshop?



## Issues to consider:

What are the important characteristics of the village (buildings, spaces, vegetation etc)

What form of development would you like to see avoided in Omagh?

What form of development would you consider to be appropriate in Omagh?

