

Town of Milton

Village of Omagh Heritage and Character Value Assessment

Public Engagement Session #2

April 24th, 2019

Omagh Church of Christ

A Place of Possibility



Outline

- Purpose
- Background research
- The Village of Omagh
- Heritage and Character Conservation approach
- Discussion
- Next Steps

Purpose

- Present new information - Conclusion of Omagh Character Assessment
- Discuss staff options and preliminary recommendations
- Receive feedback

Background

- Boyne Survey Secondary Plan, approved in 2015
- Staff Report PD-034-16 - August 22th, 2016

Direction from Council to assess the potential implications of designating a Heritage Conservation District (HCD) as well as recommendations regarding Official Plan and Zoning By-law changes, as necessary.

- Public Engagement Session #1 on December 14, 2016
- Britannia Road widening and re-alignment project by Halton Region, currently underway

What we heard from first meeting

- Mixed support for and against a Heritage Conservation District
- Plan for more than just residential development
- Limited street infrastructure and safety concerns
- A need to preserve the rural character of Omagh Village
- Conservation of heritage features and village character

What we learned since 2016

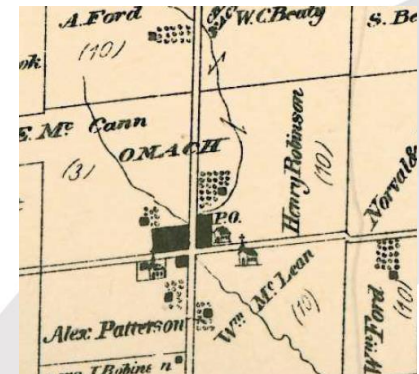
- Historical Analysis and Heritage Status
- Parcel Pattern Review
- Built Form Analysis
- Streetscape Analysis
- Natural Features and Landmarks
- Policy Review
- Conservation of heritage features and village character

Historical Review



Building Construction Date

- 3 buildings built between 1850 to 1875
- 6 buildings built between 1876 to 1900

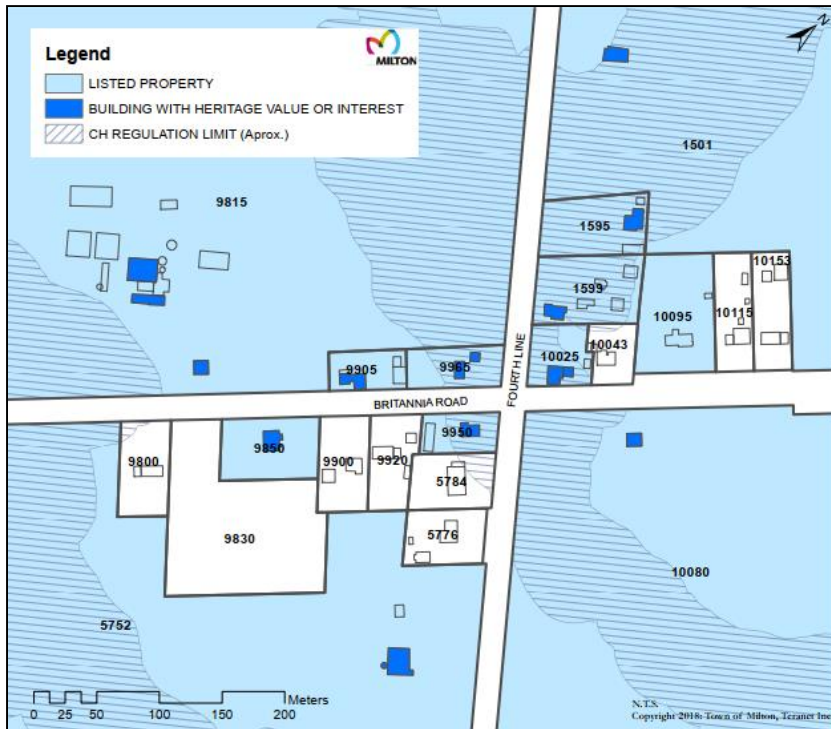


1877 Omagh



1858 Omagh

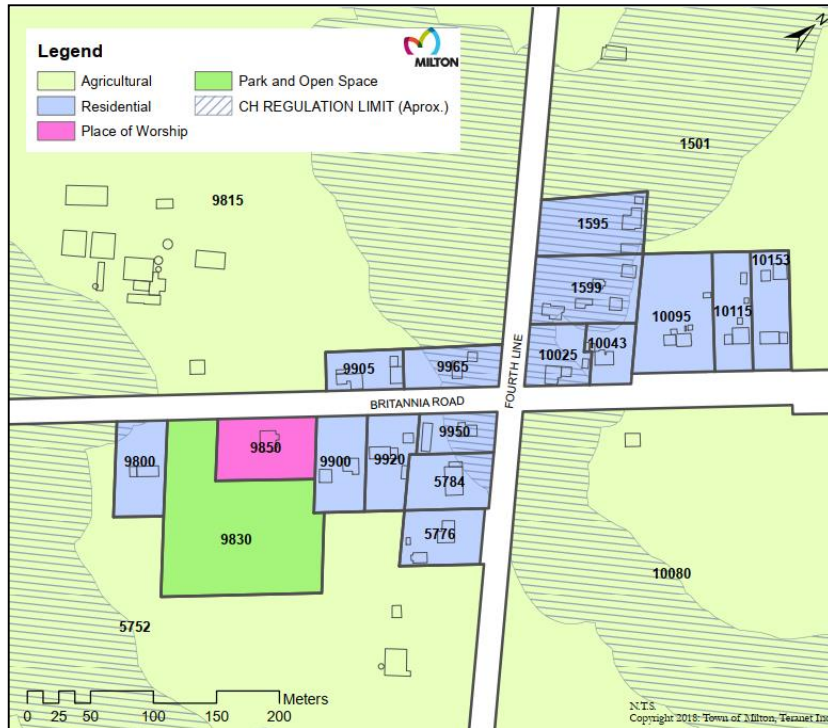
Heritage Status



- 12 out of 21 properties are included in the Town of Milton Heritage List (2016)
- 14 buildings contain historical significance.
- 9 of the historical buildings are dwellings.



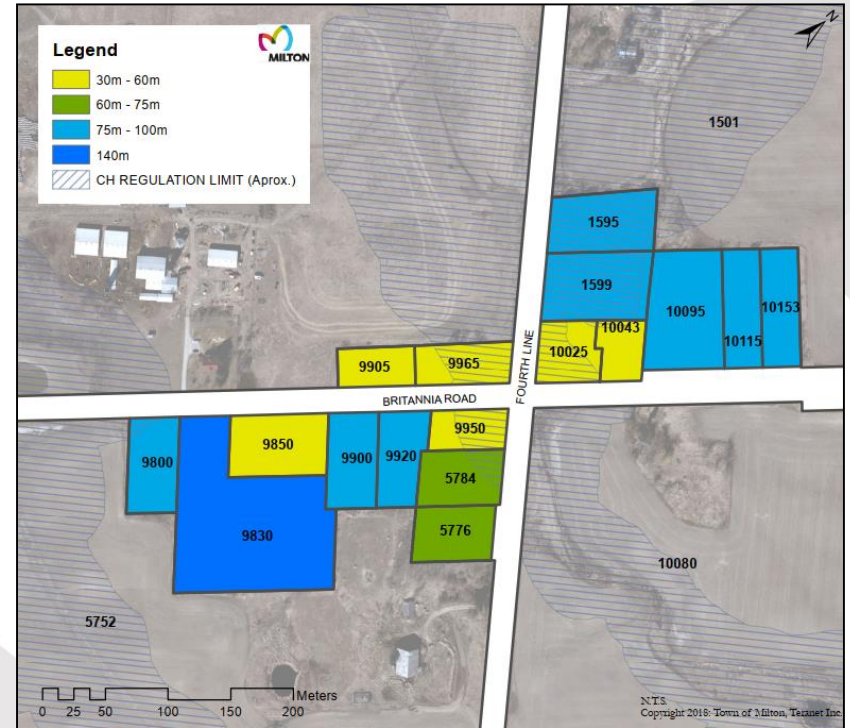
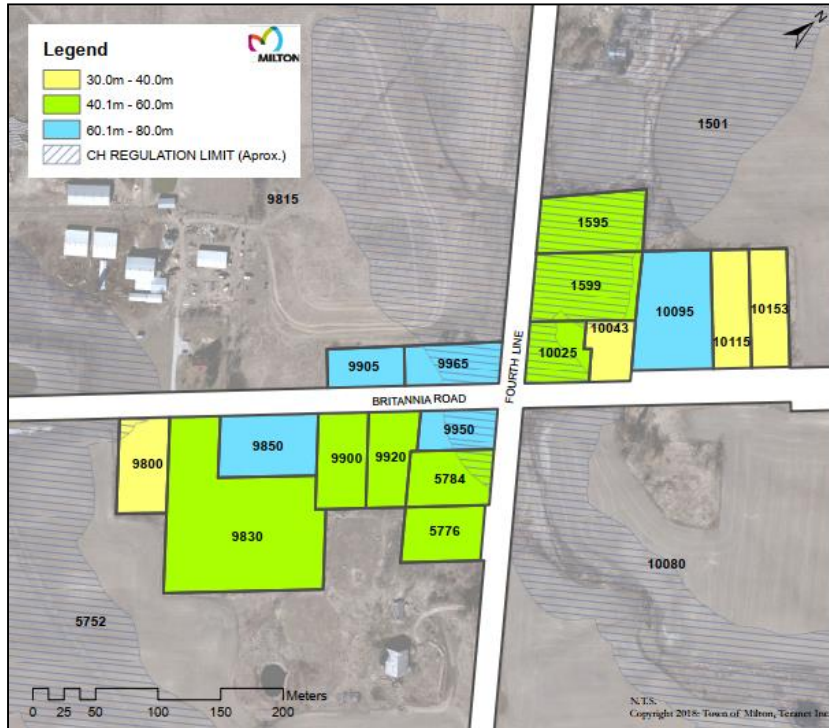
Parcel Pattern



- 21 properties
- 15 properties are residential.
- 4 Agricultural properties
- 1 Park
- 1 Place of Worship

Land Uses

Parcel Pattern



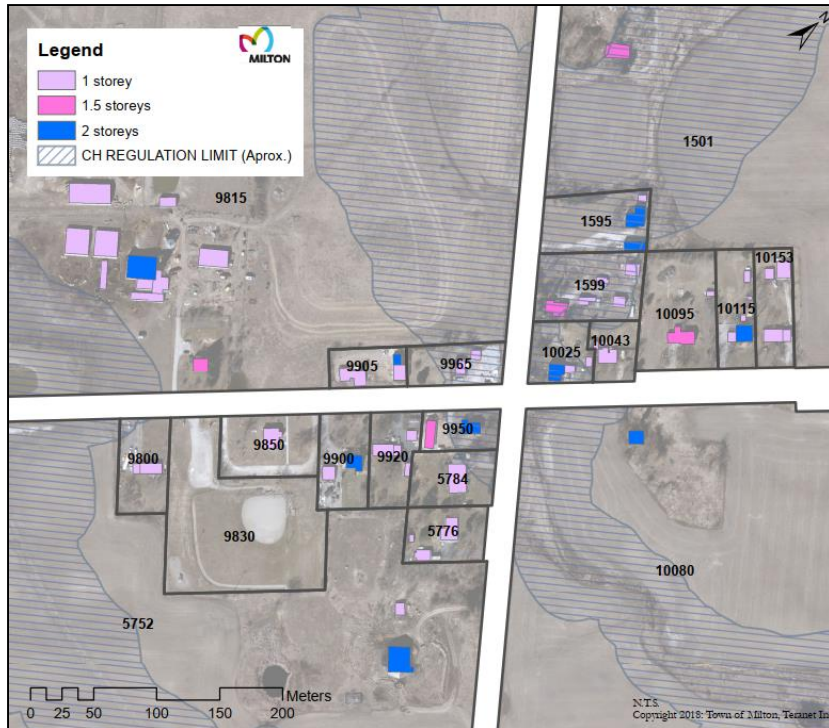
Lot Frontage

- 6 properties have lot frontage of 40m to 60m
- 5 properties have lot frontage of 60m to 80m

Lot Depth

- 8 properties have lot depth of 75m to 100m
- 6 properties have lot depth of 30m to 60m

Built Form



Historical Style

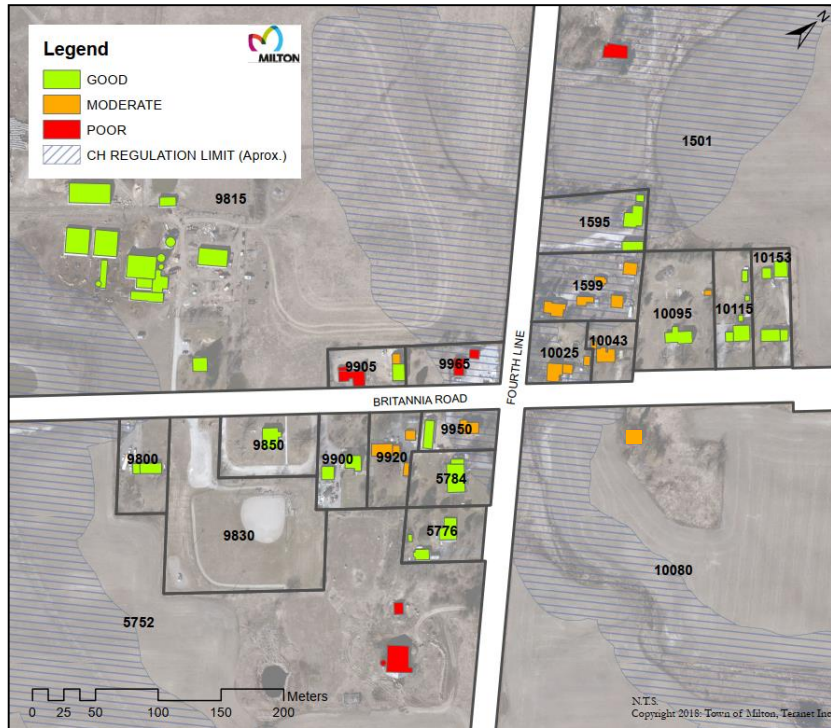


Modern bungalow

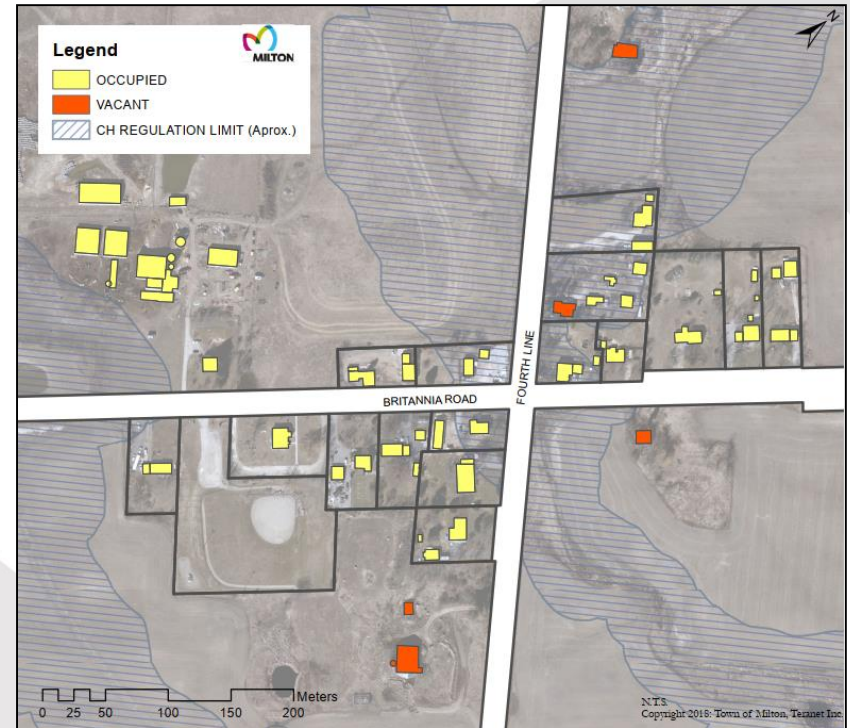
Building Height (including barns and silos)

- 38 buildings are 1 storey in height
- 9 buildings are 2 storeys or higher

Built Form



Building Condition

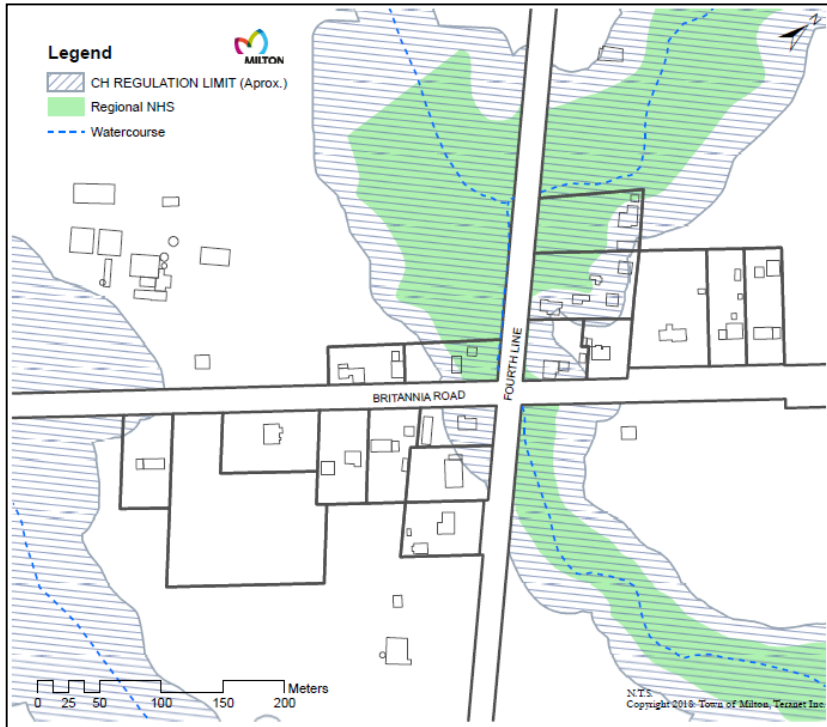


Occupancy

Streetscape



Natural Features and Landmarks



Natural Features

- 21 properties in Omagh Village
- 11 properties are impacted by Floodplain
- 14 buildings impacted by Floodplain
- 7 heritage buildings impacted by Floodplain

Landmark Features

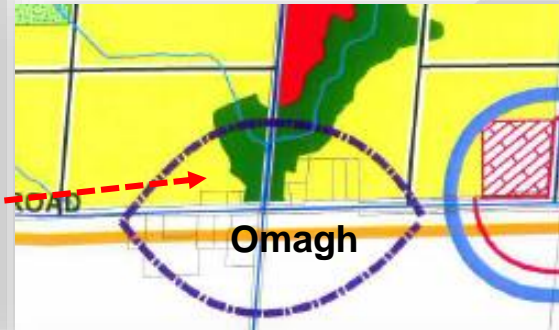
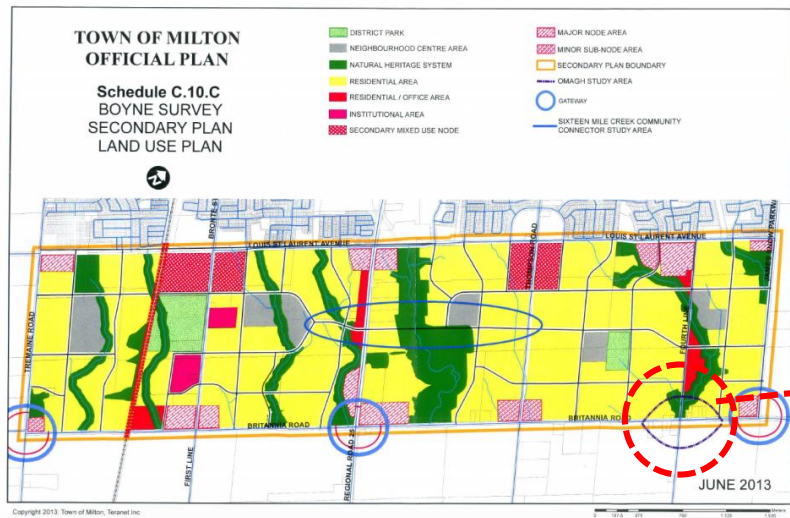


Neighbourhood Character

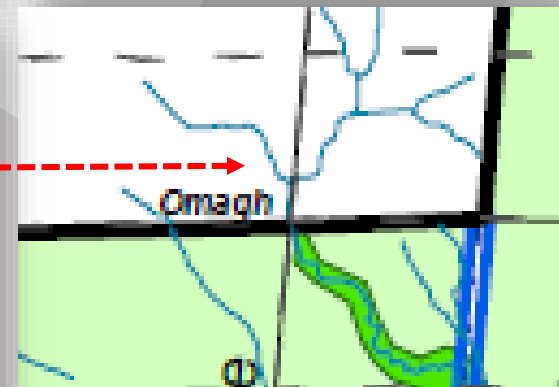
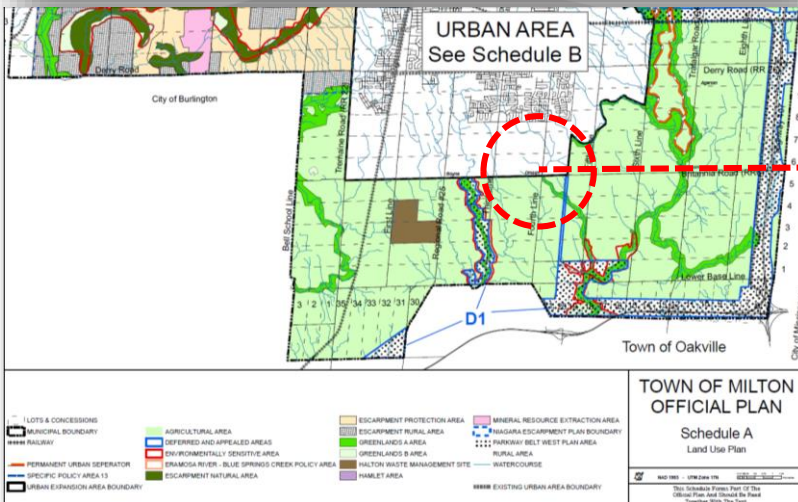
- Rural character, with mature vegetation, historic landscape elements, landmarks and rural landscape views and buildings are organized around the intersection.
- Creek and natural heritage system are linked to the aesthetic rural nature.
- Excluding the farm properties, parcel area range between 1700 and 3000 square metres. Smaller properties are centred around the road intersection.
- There are no grand buildings in the area. Historic buildings of modest scale and design.
- Various architectural styles, ranging from pre-confederation era to modern times.
- Buildings are significantly setback, with most buildings in close proximity to the intersection closer to the street.
- Wide front yard setbacks, over 15 metres, and most side yard setbacks are over 5 metres, although there is considerable variation throughout the village.
- 1, 1.5 or 2 storey detached dwellings and significant presence of detached garages.
- 21 properties, 12 are listed. 58 buildings, 14 have historical significance and value. 10 of these historical buildings are dwellings and 3 are barns. The place of worship is also listed.
- Presence of significant built features and rural landscape.

Development and Change

Official Plan Boyne Survey Secondary Plan

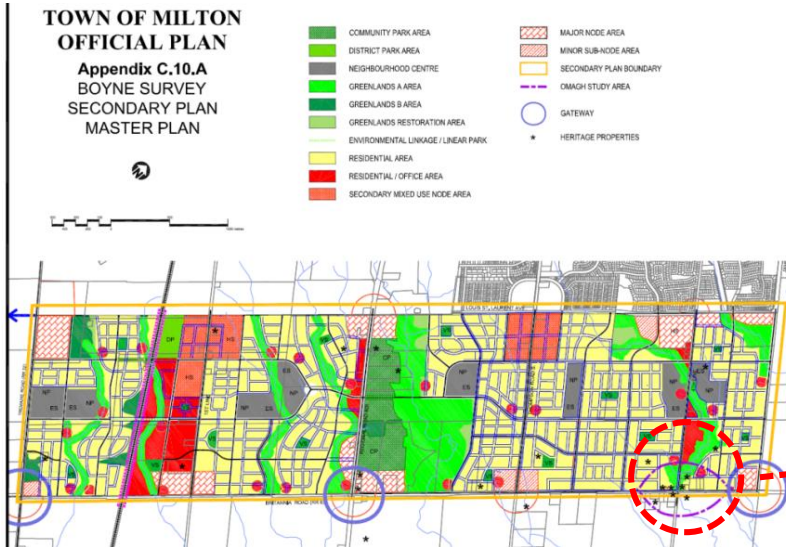


North of Britannia Rd. is in the Urban Area



South of Britannia Rd. is in the Rural Area

Boyne Survey Secondary Plan

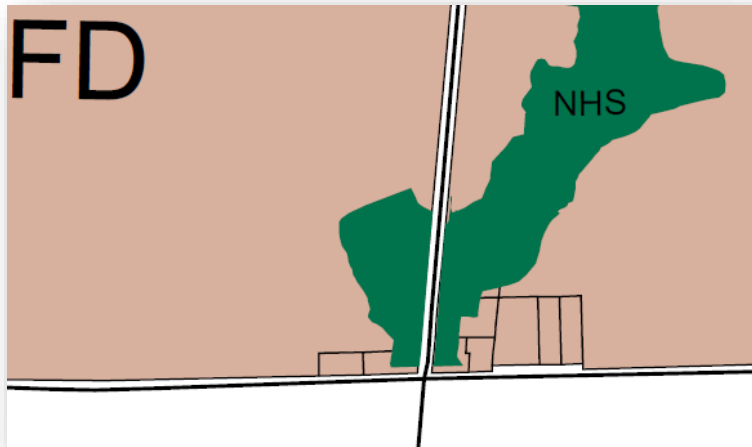


“To recognize the special character of the Omagh area and to develop a detailed plan that will ensure that any development reflects its unique character based on a proposed Heritage Conservation District study, which will, in addition to other related issues, address transportation, cultural heritage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

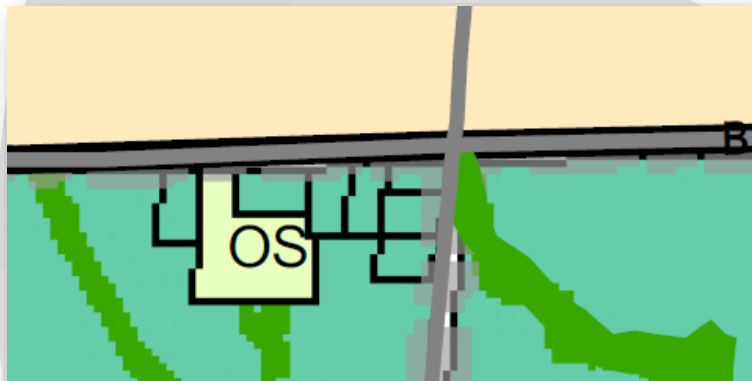
“No development shall be permitted in this general area, until a detailed study relating to a potential Heritage Conservation District designation is carried out...” (Policy: C.10.5.12)

Development and Change

Zoning By-law



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



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

Change and Impact

- The creek and wetlands impose restrictions on where structures can be built.
- Significant concern with respect to the overall integrity and condition of heritage resources.
- As Britannia Road widens, a local road and cul-de-sac at both ends will be created.
- Little change is currently permitted within Omagh. Only uses that legally existed on the date the Zoning By-law came into effect are permitted. New buildings and structures are not permitted in the FD Zone; however, additions to existing buildings are permitted.
- Newer structures have begun to diverge significantly from the style of the village character.
- Landscape of surrounding agricultural fields will likely change in the future.
- Omagh can be developed as a unique neighbourhood or “urban village” within the Boyne Secondary Plan Area with the potential of the creek forming a natural heritage asset within the heart of this community.
- Streetscape improvement will be required to enhance walkability and opportunities to integrate the village with the future residential area will be encouraged.

Council Direction

to assess the potential implications of designating a Heritage Conservation District (HCD) as well as recommendations regarding Official Plan and Zoning By-law changes, as necessary.

Conservation of Omagh

Heritage Conservation District Approach	Character Area Approach
Heritage District Plan	Character Area Plan
All properties are designated within boundary	Individual property designation is encouraged
Heritage Permit Approval Process. Site Plan approval may be required	Site Plan Approval Process may be required or exempted
Demolitions, alterations, and new construction subject to district guidelines and Town's By-laws	Demolitions, alterations, and new construction subject to Town's By-laws
Ability to provide incentives. Currently, no local incentives	No local incentives at this time
Recognition of heritage resources	Recognition of neighbourhood character
Protects heritage resources within an area and protects and provides guidelines on character preservation	Encourage protection of heritage resources within an area and provides guidelines on character preservation

Conservation of Omagh

Proposed Recommendations:

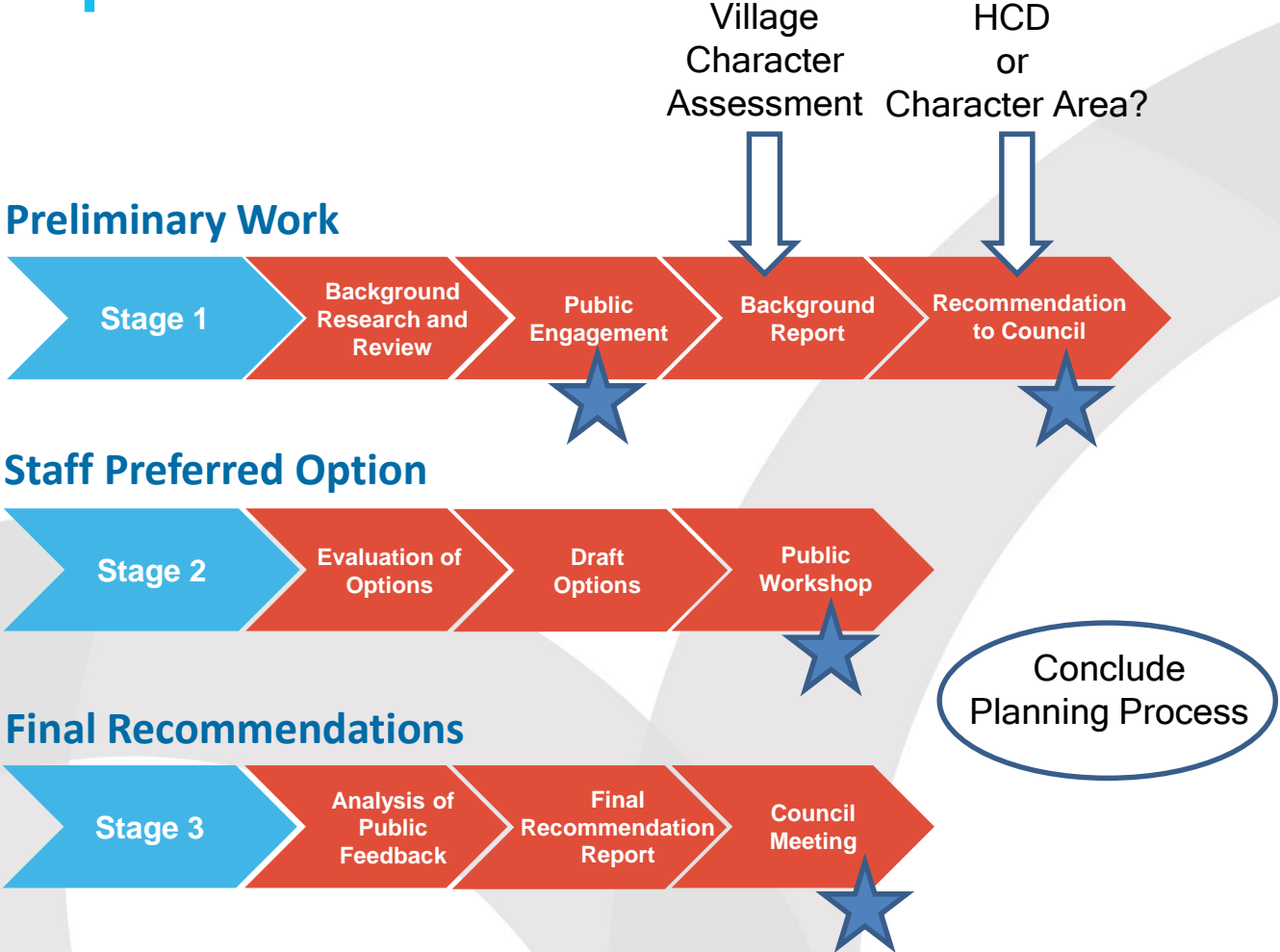
1. Designate the Village of Omagh as a “Character Area” under Section 5.4.3.11 - Character Areas of the Town of Milton Official Plan.
 - 1a. Establish Character Area boundaries.
 - 1b. Complete steps “b”, “c” and “d” of a Character Area Plan in accordance to the policies of Section 5.4.3.12 of the Town of Milton Official Plan.
 - 1c. Introduce other considerations

What might the boundary look like?

For discussion purposes only



Next Steps



Discussion