

DRAFT REPORT -Version 3

# Sharon Heritage Conservation District Study

**East Gwillimbury, Ontario**



14 March 2024

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## **PREAMBLE – SHARON HERITAGE CONSERVATION DISTRICT STUDY**

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**LHC and TMHC Project #:** LHC0321, TMHC 2022-212

**Report prepared for:** Town of East Gwillimbury  
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## Acknowledgements

The Study Team would like to thank and acknowledge the advice and assistance from:

- The Town of East Gwillimbury Heritage Advisory Committee.
- All members of the community who attended community meetings about this project.





## Right of Use

The information, recommendations and opinions expressed in this report are for the sole benefit of the Town of East Gwillimbury (the ‘**Owners**’). Any other use of this report by others without permission is prohibited and is without responsibility to LHC and TMHC. The report, all plans, data, drawings and other documents as well as all electronic media prepared by LHC and TMHC are considered its professional work product and shall remain the copyright property of LHC, who authorizes only the Owners and approved users (including review and approval bodies) to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. Unless otherwise stated, the suggestions, recommendations and opinions given in this report are intended only for the guidance of Owners and approved users.

## Report Limitations

The qualifications of the heritage consultants who authored this report are provided in Volume II Appendix A. This report reflects the professional opinion of the authors and the requirements of their membership in various professional and licensing bodies.

All comments regarding the apparent condition of any buildings on any properties in the Study Area are based on a superficial visual inspection and are not a structural engineering assessment of the buildings.

Concerning historical research, the purpose of this study is to evaluate the Study Area for cultural heritage value or interest as a potential Heritage Conservation District. The authors are fully aware that there may be additional historical information that has not been included. Nevertheless, the information collected, reviewed, and analyzed is sufficient to conduct an evaluation using *Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest*.

The review of policy and legislation was limited to that information directly related to cultural heritage management and is not a comprehensive planning review.

Soundscape analysis was not integrated into this report.

The understanding of demographics and cultural identity used to inform this report is based on public engagement and existing studies and plans from the Town of East Gwillimbury.

## USER GUIDE

The village of Sharon is one of several 19<sup>th</sup> century villages in the Town of East Gwillimbury (the **Town**). Sharon has long been recognized as an area with a collection of heritage properties by the Town. The Town's *Official Plan* identifies the Sharon as a 'Village Core Area' that may be studied as a Heritage Conservation District (**HCD**). The village of Sharon includes one property designated under the *Historic Sites and Monuments Act*, one property designated under Part 29 Section IV of the *Ontario Heritage Act*, and thirty-four properties listed under Part 27 Section IV of the *Ontario Heritage Act*. This project is based on the concentration of heritage properties.

Per the *Town of East Gwillimbury Official Plan (2010)*, a HCD Study is intended to assess the feasibility of establishing a HCD; examine the character and cultural heritage value or interest (**CHVI**) of the Study Area including its built and natural composition; and recommend the boundaries of the HCD, content of the HCD Plan, and any necessary amendments to the Town's *Official Plan* and/or *Zoning By-law*.<sup>1</sup> This HCD Study has been prepared in accordance with these intents.

### What is a Heritage Conservation District?

A HCD is generally understood as an area with a concentration of cultural heritage resources that collectively has a special historic character or historical association, distinguishable from its surroundings. Many HCDs share common characteristics, including:

- A concentration of heritage buildings, structures, sites or landscapes linked by aesthetic, historical and socio-economic contexts or use;
- A framework of structured elements including natural and built features;
- A sense of visual coherence that conveys a distinct time and place; and,
- Distinctiveness from other places.

### What does Heritage Conservation District Designation mean for residents?

Designation of a HCD enables protections to the heritage character and heritage attributes of the district and properties within it under the *Ontario Heritage Act*. Designation is applied to the title of properties in a HCD. It enables municipal council to manage and guide change in the district. This is managed through the adoption of a HCD Plan "with policies and guidelines for heritage conservation, protection and enhancement of the area's special character."<sup>2</sup>

### What is a HCD Study?

This HCD Study is a background research project and the first stage towards possible HCD Designation. It is a project to understand the history, current landscape, character and appearance of an area. It evaluates the area based on Provincial requirements and heritage conservation guidance. A HCD Study examines and recommends boundaries. It also recommends objectives for a HCD.

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<sup>1</sup> Town of East Gwillimbury, *Town of East Gwillimbury Official Plan*, October 218 Consolidation, <https://www.eastgwillimbury.ca/en/Planning-and-Development/Planning-Studies/Official-Plan-text.pdf>.

<sup>2</sup> Ministry of Citizenship and Multiculturalism (MCM), *Ontario Heritage Tool Kit, Heritage Conservation Districts A Guide to District Designation Under the Ontario Heritage Act*, 2006a, p. 5.



If Council decides to pursue HCD designation, a HCD Plan will be prepared, and a municipal by-law will be passed. The public and property owners will be consulted during the preparation of the HCD Plan and engagement opportunities will be publicly advertised.

See Volume II Appendix C for Frequently Asked Questions about HCDs.

## **HCD Study Outline**

This HCD Study includes the information required by the Province of Ontario for the preparation of HCD Plans, as prescribed under Section 40 Part V of the *Ontario Heritage Act*. The HCD Study should be read as a whole; however, each section provides information on specific topics. This HCD Study informs the community and municipal Council on the suitability of the HCD Study Area or part of it as a HCD.

This HCD Study is composed of nine main sections, including:

- Section 1:** Introduction, which includes an introduction to the HCD Study, description of the study area, and a summary of cultural heritage in the Town;
- Section 2:** Heritage Conservation District Study, which includes background information on HCDs, describes the HCD Study and Plan process, identifies possible outcomes of the HCD Study, discusses the HCD as a Cultural Heritage Landscape, and discusses heritage integrity regarding HCDs;
- Section 3:** Study Approach, which includes a description of the processes followed regarding the legislative and planning review, history of the study area, public and stakeholder engagement, property inventory, historic character and context assessment, HCD evaluation, and conclusion and recommendations found within the HCD Study;
- Section 4:** Legislative and Planning Context, which identifies the pertinent Federal, Provincial, and Municipal legislation, policy, and guidelines;
- Section 5:** Geographic and Historic Context, which describes the geographic context of the Village of Sharon as well as describes the Indigenous history, Euro-Canadian history, history of the Village of Sharon, known persons of historical interest, and thematic history of Sharon;
- Section 6:** Existing Conditions, which describes the surrounding area, archaeology and archaeological potential, cultural heritage properties, landscape setting, architectural context, character, development pressure, and intangible heritage of the Village of Sharon;
- Section 7:** Public and Stakeholder Engagement;
- Section 8:** Evaluation, which includes a summary of individual property evaluations, HCD evaluation, and defines a recommended HCD boundary; and,
- Section 9:** Conclusion and Recommendations.

## Table of Acronyms and Short Forms

Acronym	
<b>BCE</b>	Before Common Era
<b>CE</b>	Common Era/Current Era
<b>CHVI</b>	Cultural Heritage Value or Interest
<b>EAA</b>	Environmental Assessment Act
<b>EGOP</b>	East Gwillimbury Official Plan
<b>EGUDM</b>	East Gwillimbury Urban Design Manual
<b>HAC</b>	Heritage Advisory Committee
<b>HCD</b>	Heritage Conservation District
<b>MCM</b>	Ministry of Citizenship and Multiculturalism
<b>NHSC</b>	National Historic Site of Canada
<b>OBC</b>	Ontario Building Code
<b>OHA</b>	Ontario Heritage Act
<b>OHT</b>	Ontario Heritage Trust
<b>OLT</b>	Ontario Land Tribunal
<b>OP</b>	Official Plan
<b>O. Reg. 9/06</b>	Ontario Regulation 9/06
<b>O. Reg. 385/21</b>	Ontario Regulation 385/21
<b>PMB</b>	Property Maintenance By-law
<b>PPS</b>	Provincial Policy Statement
<b>PSB</b>	Property Standards By-law
<b>S&amp;Gs</b>	Standards and Guidelines for the Conservation of Historic Places in Canada
<b>SVACG</b>	Sharon Village Architectural Control Guidelines
<b>SVUDG</b>	Sharon Village Urban Design Guidelines
<b>TMP</b>	Transportation Master Plan
<b>YROP</b>	York Region Official Plan
<b>YRTMP</b>	York Region Transportation Master Plan
<b>ZBL</b>	Zoning By-Law



## EXECUTIVE SUMMARY

The Executive Summary only provides key points from the report. The reader should examine the complete report including background, results as well as limitations.

The Sharon Heritage Conservation District Study (**HCD Study**) was initiated by the Town of East Gwillimbury (the **Town**) to examine the viability of a HCD in Sharon. The Town retained LHC Heritage Planning & Archaeology Inc. (**LHC**) and TMHC Inc. (**TMHC**) on 10 June 2022 to undertake this study. The Town identified the following two project objectives:

- Establish a Heritage Conservation District in Sharon to protect and preserve the valuable cultural heritage resources.
- Create a Heritage Conservation District Plan establishing policies, urban design guidelines and best practices for managing growth while maintaining and respecting the heritage character of the community.

The Village of Sharon has long been recognized as an area with significant cultural heritage properties. It was identified as a potential HCD in the 2010 Official Plan and the history of the area has been included in various planning initiatives and studies. The Sharon Temple has long served as a central focus of the community. The community identifies the area as having a special historic character.

The Study Area is a long, narrow corridor along a 2.2-kilometre stretch of Leslie Street between Mount Albert Road/Farr Avenue (north end) and the Sharon Burying Ground (south end). The boundaries of the Study Area follow property lines, generally, one property deep from Leslie Street with additional properties at the intersection of Leslie Street and Mount Albert Road. The Study Area includes a commercial area in the north, institutional properties—generally—in the north end, residential properties throughout, and agricultural properties at the south end. Buildings in the Study Area include a mixture of styles from the early 19<sup>th</sup> century into the 21<sup>st</sup> century. A significant landmark property is the Sharon Temple National Historic Site of Canada (**NHSC**) which is next to the Town's Civic Centre.

This HCD Study includes work to understand the history, development of and existing condition of Sharon as a whole, along with individual properties in the Study Area. It includes a review of the planning context for the area. Based on this work, the Study Area and properties in it have been evaluated against the criteria from Section 3 of *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *Ontario Heritage Act (OHA)*.

The HCD Study finds that the entire Study Area is eligible for designation under Part V of the *OHA*. The Study Area conveys a collective sense of heritage and 35.2% of the properties in the Study Area meet at least two criteria from *O. Reg. 9/06*. Properties throughout the Study Area demonstrate physical value, design value, historic value, associative value and contextual value. They are connected through vernacular buildings that share a number of architectural influences, the linear nature of the village along Leslie Street, mature trees and vegetation, lot patterns and views along Leslie Street.

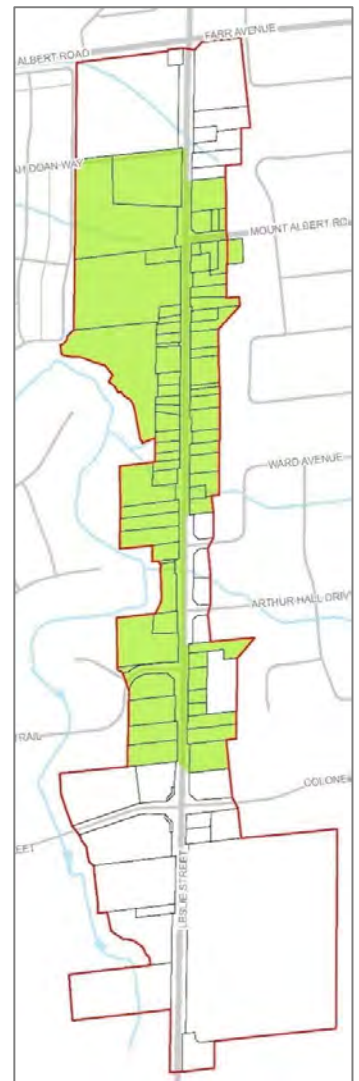
However, the HCD Study recommends a refined boundary to focus the HCD and consider heritage factors, visual factors, physical features and legal or planning factors that affect the area. The HCD Study developed and assessed three options for potential HCD Boundaries.

- **Option 1** includes all properties with significant cultural heritage value or interest (**CHVI**) and includes a number of non-contributing properties to maintain a sense of continuity across the area. This option is focused on historical factors.
- **Option 2** focuses the potential HCD closely on the historic village. It removes properties in commercial, transitional, and agricultural character areas. This option manages conservation and CHVI through a small HCD along with several carefully chosen individual designations. This option considers heritage character and planning limitations.
- **Option 3** focuses the HCD on the historic village and properties that combine village and rural characteristics. It includes properties with significant historical associations with the village. Properties with primarily agricultural character that have CHVI are recommended for individual designations. This option considers heritage character and planning considerations.

Based on a combination of historic factors, visual factors, physical features and legal or planning factors Boundary Option #3 (Image Opposite) is recommended for the Sharon HCD. This HCD area includes the historic core village and many properties with significant historical associations. Visually this area is relatively unified. It has historic gateway properties at each end and shared visual characteristics such as similar building size and setbacks, vegetation and views along the streetscape throughout. It is generally a length of Leslie Street between main cross streets. It is also an area with consistent zoning and land use, including largely residential uses or commercial uses in residential form buildings and institutional uses at the Sharon Temple Museum and Civic Centre property. The recommended HCD Area meets the criteria from *O. Reg. 9/06*.

The consultant team recommends:

- The Town designate a HCD in Sharon under Part V of the OHA.
  - The Town continue on to phase 2 of this project, the creation of a HCD Plan and Guidelines.
  - The Town prepare a HCD designation By-law.
  - The HCD boundaries be revised from the Study Area to those illustrated on Figure 17.
  - The Town adopt a Statement of Cultural Heritage Value or Interest for the HCD (See Section 9.2.2 for a Statement of Cultural Heritage Value or Interest).
- The Town consider designation of 18490 Leslie Street and 19499 Leslie Street under Part IV of the *OHA*. It is recommended that an individual evaluation for potential cultural heritage value or interest be completed for each property. This should happen in 2024.
- The Town consider additional historical research be compiled for 18460 Leslie Street to explore the possibility of designation under Part IV of the *OHA*.





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# 1 INTRODUCTION

## 1.1 Introduction to Heritage Conservation District Study

The Sharon Heritage Conservation District Study (**HCD Study**) was initiated by the Town of East Gwillimbury (the **Town**) to examine the viability of a HCD in Sharon. The Town retained LHC Heritage Planning & Archaeology Inc. (**LHC**) and TMHC Inc. (**TMHC**) on 10 June 2022 to undertake this study. The Town identified the following two project objectives:

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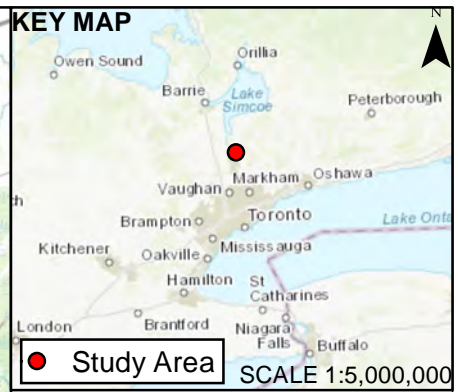
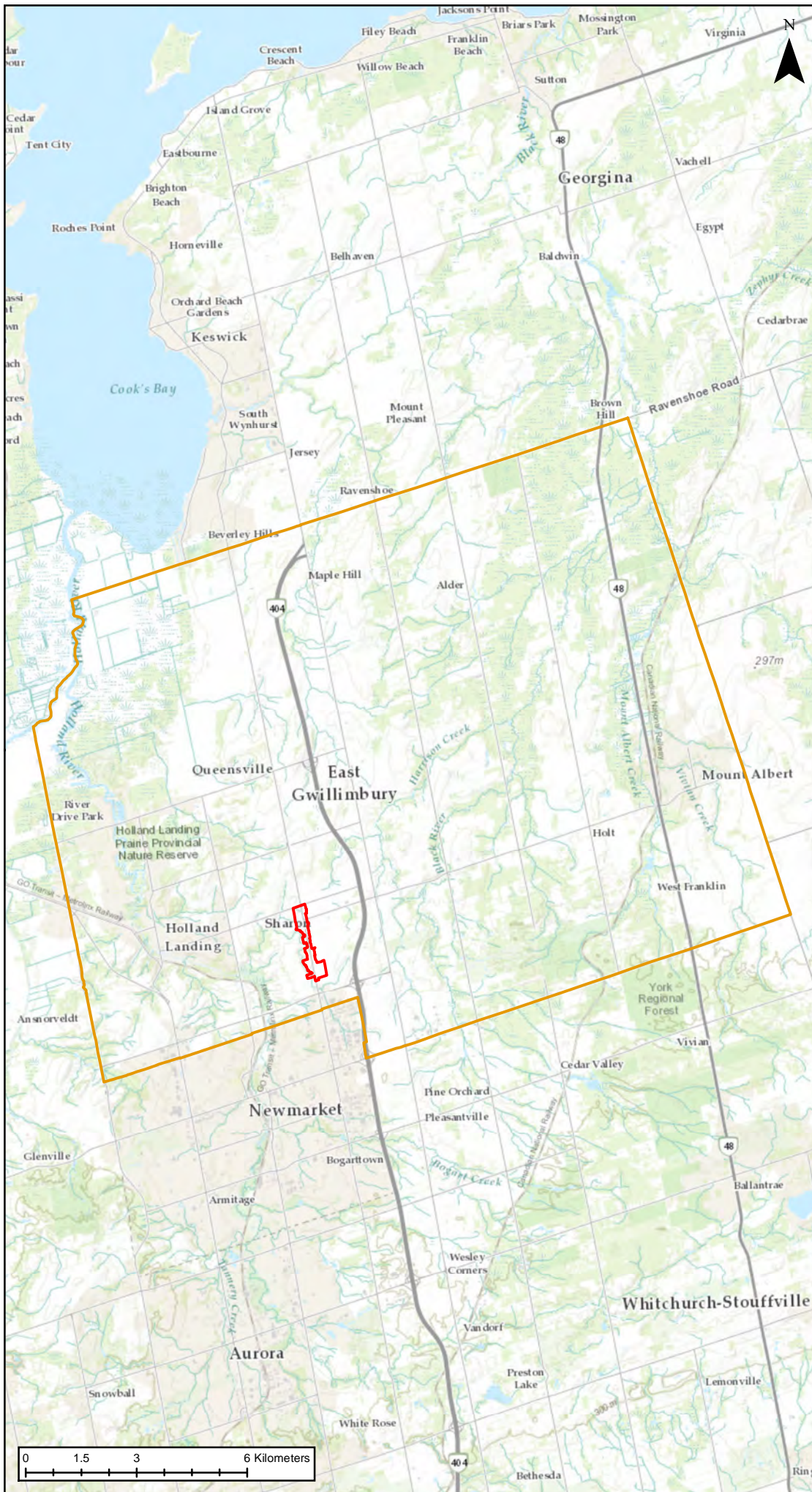
## 1.2 The Study Area

Sharon is one of several villages –started in the 19<sup>th</sup> century—located in the Town. It is approximately 50 kilometers (km) north of Toronto Harbour on Lake Ontario and 10.4 km southeast of Cook’s Bay on Lake Simcoe. The nearest city is Newmarket, the northern boundary of which is approximately 0.8 km south of the Study Area (Figure 1). Other communities in the Town include:

- Holland Landing, approximately 2.0 km to the west;
- Queensville, approximately 1.2 km to the north; and,
- Mount Albert, approximately 10 km to the east.

At its closest point, Highway 404 passes within 1.0 km –east—of the Study Area.

The Study Area is a long, narrow corridor along a 2.2-km stretch of Leslie Street between Mount Albert Road/Farr Avenue at the north end and the Sharon Burying Ground at the south end. The boundaries of the Study Area follow property lines, generally a single property deep from Leslie Street with some additional properties at intersections. The Study Area includes a commercial section in the north, institutional properties –generally—in the north end, residential properties throughout, and agricultural properties at the south end. Buildings in the Study Area include a mixture of styles from the early 19<sup>th</sup> century into the 21<sup>st</sup> century. A significant landmark property is the Sharon Temple National Historic Site of Canada (**NHSC**) which is next to the Town’s Civic Centre (Figure 2).



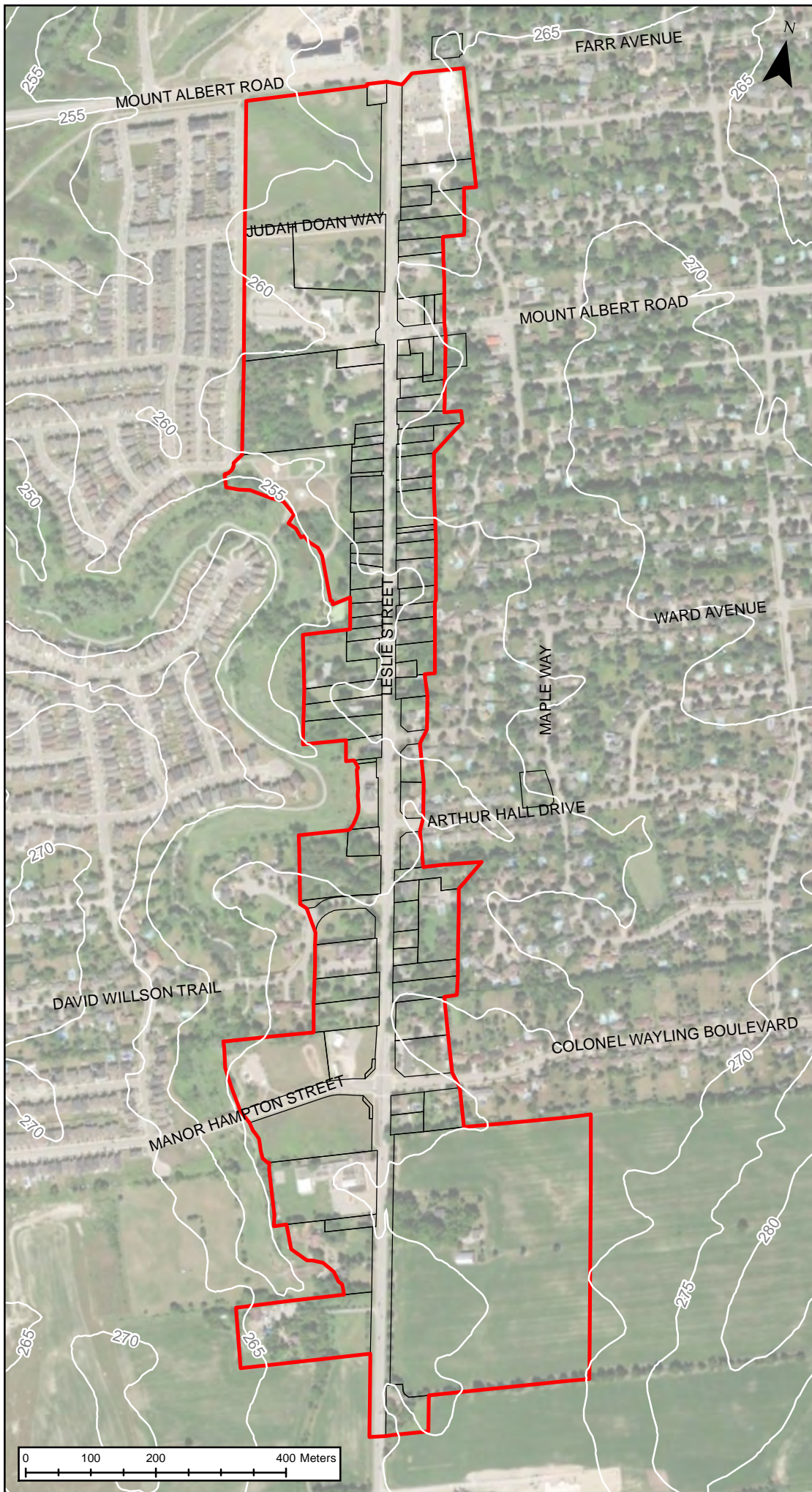
**Legend**

Study Area

East Gwillimbury Boundary

TITLE Location of the Study Area	
CLIENT Town of East Gwillimbury	
PROJECT Sharon Heritage Conservation District Study East Gwillimbury, Ontario	
PROJECT NO. LHC0321	
<b>NOTE(S)</b> 1. All locations are approximate. <b>REFERENCE(S)</b> 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community 2. Town of East Gwillimbury, "East Gwillimbury Boundary". Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
 	DATE 2023-09-29
	PREPARED LHC
	DESIGNED JG
	FIGURE # 1





**Legend**  

Study Area

Property Parcels

Contour Lines, 5m Intervals

**TITLE**  
**Study Area**

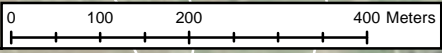
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**PROJECT**  
Sharon Heritage Conservation District Study  
East Gwillimbury, Ontario

**PROJECT NO.** LHC0321  
**REFERENCE(S)**  
1. Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community  
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DATE	2023-09-27
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DESIGNED	JG
FIGURE #	2



### 1.3 Summary of Cultural Heritage in East Gwillimbury

The Town of East Gwillimbury and the Village of Sharon have a long history of pre- and post-contact Indigenous land use and settlement. Euro-Canadian settlement in Township of East Gwillimbury began in the late 18<sup>th</sup> century when Yonge Street was built. Each village or community that developed in the 19<sup>th</sup> and 20<sup>th</sup> centuries contributed to a long and diverse history. The Town includes several communities that started as 19<sup>th</sup> century villages or hamlets, including the villages of Sharon, Mount Albert, Holland Landing, and Queensville. Hamlets or crossroads communities included Brown Hill, Ravenshoe, Holt and Franklin (Figure 3).

#### 1.3.1 Heritage Properties

The Town has a *Register of Properties of Cultural Heritage Value or Interest* (consolidated March 2023). This register includes 383 properties:

- 371 properties are listed under Section 27, Part IV of the *Ontario Heritage Act (OHA)*; and
- 12 properties are designated under Section 29, Part IV of the *OHA*, and include:
  - 19015 Centre Street (Mount Albert, By-law 2004-20);
  - 5716 Mount Albert Road (Mount Albert, By-law 90-50);
  - 86 Beechborough Crescent (Queensville, By-law 2011-110);
  - 18391 Leslie Street (Sharon, By-law 90-050);
  - 30 Maple Way (Sharon, By-law 2020-007);
  - 20560 Yonge Street (River Drive Park Community Area, By-law 2006-40);
  - 20372 2<sup>nd</sup> Concession Road (rural area, By-law 2017-041);
  - Joe Kelley's Bridge, Green Lane between 2<sup>nd</sup> Concession Road and Leslie Street (rural area, By-law 96-45);
  - 574 Green Lane East (rural area, By-law 2015-003);
  - 21145 Leslie Street (rural area, By-law 95-60);
  - 18651 Warden Avenue (rural area, By-law 2017-124); and,
  - 18474 Yonge Street (rural area, By-law 2010-056).

The Sharon Temple, located at 18974 Leslie Street is:

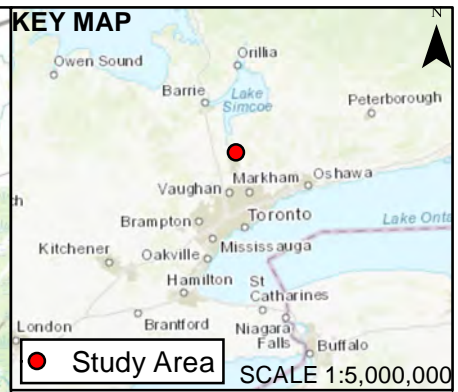
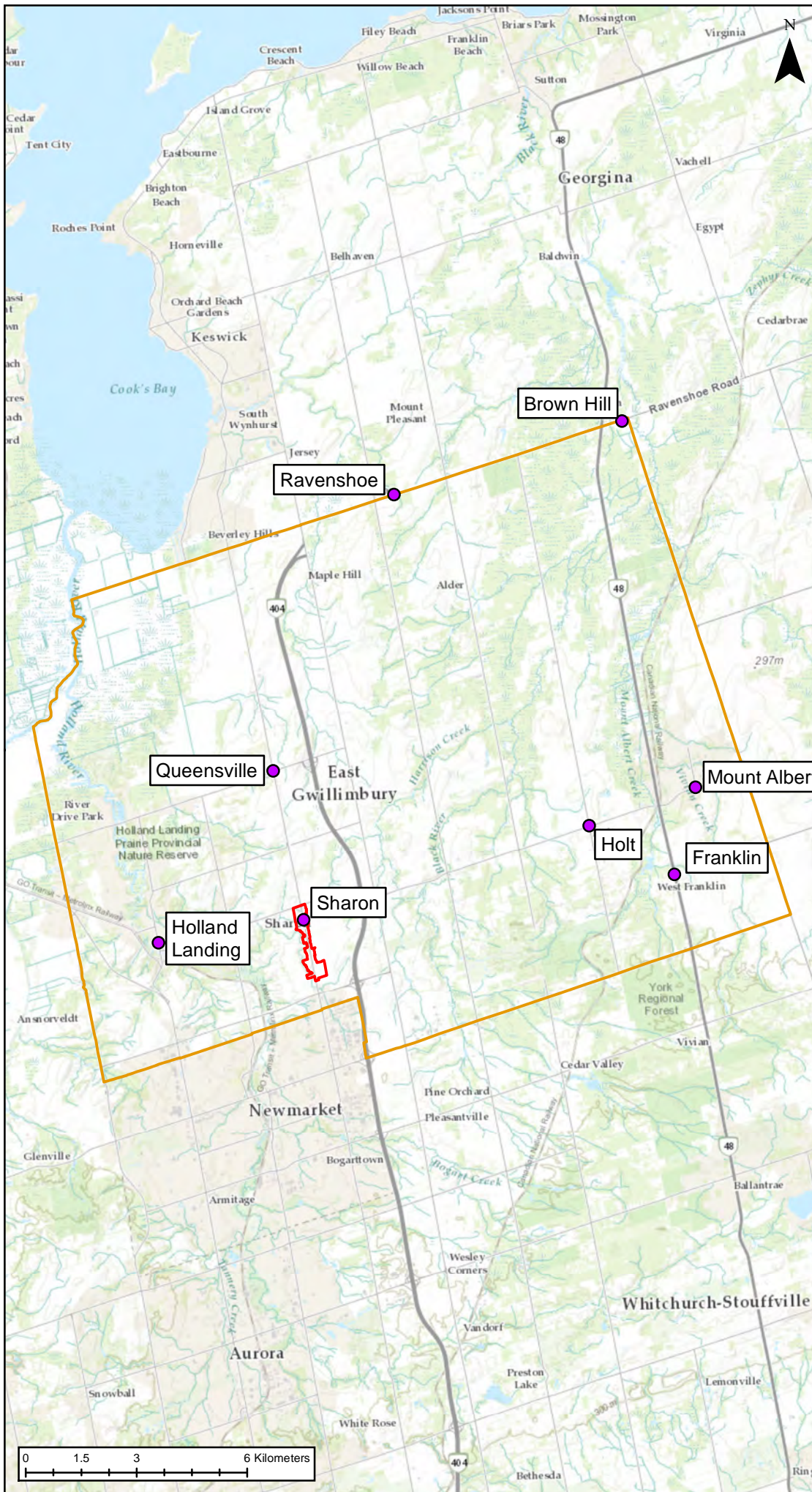
- A NHSC under the Historic Sites and Monuments Act R.S.C., 1985, c. H-4.
- Listed on the Register of Properties of Cultural Heritage Value or Interest.
- Protected under a heritage conservation easement with the Ontario Heritage Trust (OHT).

#### 1.3.2 Historic Plaques

The OHT has three historic plaques in the Town including:


- A plaque at the Holland Landing Depot, about the Royal Navy Depot at Holland Landing;
- A plaque about Samuel Lount (1791-1838) a member of the legislative assembly for Simcoe and rebel during the 1837 Rebellion; and,
- A plaque about the Sharon Temple.





**Legend**

- Study Area
- East Gwillimbury Boundary
- East Gwillimbury Historic Villages

TITLE Historic Villages and Hamlets in East Gwillimbury	
CLIENT Town of East Gwillimbury	
PROJECT Sharon Heritage Conservation District Study East Gwillimbury, Ontario	
PROJECT NO. LHC0321	
<b>NOTE(S)</b> 1. All locations are approximate. <b>REFERENCE(S)</b> 1. Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community 2. Town of East Gwillimbury, "East Gwillimbury Boundary". Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
 	DATE 2023-09-29
	PREPARED LHC
	DESIGNED JG
	FIGURE # 3



## 2 HERITAGE CONSERVATION DISTRICT CONTEXT

### 2.1 Background to Heritage Conservation Districts

#### 2.1.1 HCD Understanding

A HCD is generally understood as an area with a concentration of cultural heritage resources that collectively has a special historic character or historical association and is distinguishable from its surroundings. Many HCDs share common characteristics, including:

- A concentration of heritage buildings, structures, sites or landscapes linked by aesthetic, historical and socio-economic contexts or use;
- A framework of structured elements including natural and built features;
- A sense of visual coherence that conveys a distinct time and place; and,
- Distinctiveness from other places.<sup>3</sup>

The presence of these common characteristics can contribute to a community's 'sense of place'. The impetus for designating a HCD may be "a sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc., that convey a distinct sense of time or place."<sup>4</sup> The area around the HCD may not have cultural heritage value or may have a completely contrasting character. Accordingly, HCD designation can be a discrete acknowledgement of a community's 'sense of place'.

A HCD Study is a project and report to document and understand a potential HCD. A HCD Plan and Guidelines is a tool a municipality can use to manage or guide change while conserving cultural heritage value, character and sense of place.

Part V of the *OHA* is about HCDs.

- Section 40 (1) allows municipalities to undertake a study of any area of the municipality to the purpose of designating a HCD.
- Section 40 (2) outlines requirements for a HCD Study.
- Section 41 allows municipal council to designate an entire municipality or a defined area within a municipality as a Heritage Conservation District.

#### 2.1.2 HCD Purpose

Designation of a HCD enables municipal council to manage and guide change in the district. This is managed through the adoption of a HCD Plan "with policies and guidelines for heritage conservation, protection and enhancement of the area's special character."<sup>5</sup> The purpose of HCD designation is to guide future change by adopting a HCD plan defining policies and guidelines for conservation. HCD plans are therefore best understood as change management tools tied closely with other municipal objectives and initiatives such as economic development, land use planning, tourism planning, and municipal public works.

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<sup>3</sup> Ministry of Citizenship and Multiculturalism (MCM), *Ontario Heritage Tool Kit, Heritage Conservation Districts A Guide to District Designation Under the Ontario Heritage Act*, 2006a, p. 9-10.

<sup>4</sup> MCM, 2006a, p. 10.

<sup>5</sup> MCM, 2006a, p. 5.

## 2.2 HCD Benefits

The *Ontario Heritage Tool Kit* describes four main benefits from HCDs. These include:

- A unique planning framework;
- Enhanced quality of life and sense of place;
- Cultural and economic vitality; and
- Healthy cultural tourism.

The character of some HCDs fits with each benefit differently. In some cases –such as primarily residential HCDs—the unique planning framework and sense of place may be valued more than cultural tourism. Other HCDs –such as in commercial downtown areas—may link to cultural and economic vitality.

The unique planning framework is achieved through a HCD Plan that respects a community’s history and identity. It ensures specific heritage conservation objectives and stewardship are respected in planning decision making processes. A HCD can provide a sense of stability to the designated area. Change is guided by the HCD Plan and substantial changes must be guided by the HCD Plan and have approval from Municipal Council. Changes to properties; including, renovations, rehabilitation, new development, and infill development are generally still allowed but are guided by the HCD Plan. This can conserve the sense of place of the area.

## 2.3 Heritage Conservation District Study and Plan Process

The process to complete a HCD Study, develop a HCD Plan and designate a HCD is outlined in the following tables.

- Table 1 outlines the HCD Study process. This report outlines the findings of the HCD Study and makes recommendations for next steps.
- Table 2 outlines the process of developing a HCD Plan and steps to designation, including steps for appeals.

Table 1: HCD Study Process

Process	Decision	Outcome	Commentary (as required)
<b>Request or Proposal to Designate a HCD.</b>			
<b>Council consults with MHC with respect to the HCD Study and decides to proceed or not.</b>	No	Study does not proceed.	Consultation with the MHC is required under Part V, Section 40(3) of the <i>OHA</i> .
	Yes	Study Proceeds.	
<b>Council decides on a HCD Study Area.</b>			Part V Section 40 of the <i>OHA</i> addresses the Study Area for designating a HCD. However, Council is not required to complete a HCD Study and may designate a HCD without a study if criteria from Section 41 (1) of the <i>OHA</i> are met.
<b>Study Commences.</b>			General practice is to hire a consultant or consultant team to complete the HCD Study. There is no requirement for an external consultant to complete a HCD Study.  East Gwillimbury hired the team of LHC and TMHC to work on this HCD Study.
<b>Study Commences, continued:</b>  <b>Study Area by-law / interim controls.</b>	No	Study proceeds without interim controls.	Council may adopt a HCD Study By-law/interim controls under Part V Section 40.1 of the <i>OHA</i> . This is optional and may last for a period of up to one year. The By-law may prohibit or set limitations on changes to properties in the HCD Study Area similar to those of a property designated under Part IV or V of the <i>OHA</i> [Section 40.1 (2)].  A HCD Study by-law must include serving notice on each owner of property in the Study Area [Section 40.1(3)].  A HCD Study by-law can be appealed to the OLT [Section 40.1(4)].
	Yes	Interim controls apply to owners planning changes to properties in the HCD.	
<b>Note: East Gwillimbury decided to proceed without a Study Area by-law.</b>			
<b>Study Commences, continued:</b>  <b><i>OHA</i> requirements for a HCD Study.</b>			Part V Section 40 (2) of the <i>OHA</i> outlines requirements for a HCD Study that include:  (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;  (b) examine and make recommendations as to the geographic boundaries of the area to be designated;  (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;  (d) make recommendations as to any changes that will be required to the municipality’s official plan and to any municipal by-laws, including any zoning by-laws.
<b>Study Commences, continued:</b>  <b><i>OHA</i> evaluation.</b>	No	HCD Study can not recommend a HCD.	Part V Section 41 (1)(b) requires a HCD to meet prescribed criteria which are from <i>Ontario Regulation 9/06</i> [Section 3.(2)1.]. At least 25% of the properties in the HCD Study Area must meet at least two of the criteria from the regulation.
	Yes	HCD Study can recommend a HCD designation.	
<b>Study findings &amp; recommendations presented and Council decides to designate or not.</b>	No	HCD is not designated.	If Council decides not to proceed with preparation of a HCD Plan and designation under Part V of the <i>OHA</i> there may be other heritage or planning tools that can be used to conserve and/or encourage heritage conservation for the area, part of the area or individual properties.
	Yes	HCD Plan and Guidelines are prepared (See Table 2).	

Table 2: HCD Plan and Designation Process

Process	Decision	Outcome	Commentary
<b>Council decision to proceed with a HCD Plan and Guidelines.</b>			Before a HCD Plan and Guidelines can be created and a HCD designated there must be provisions in the municipal <i>Official Plan</i> enabling HCD designation [ <i>OHA</i> Part V Section 41(1)(a)].
<b>Are there <i>Official Plan</i> provisions for HCD designation?</b>	No	Official Plan provisions are developed and adopted.	East Gwillimbury has provisions for HCD Designation in the <i>Official Plan</i> .
	Yes	Proceed with preparation of a HCD Plan and Guidelines.	
<b>Prepare HCD Plan and Guidelines and designation By-law.</b>			<p>Preparation of a HCD Plan and Guidelines is generally done by consultants hired by the municipality working with municipal planning staff.</p> <p>Part V Section 41.1(1) of the <i>OHA</i> requires a municipality to adopt a HCD Plan. The Plan must include [Section 41.1(5)]:</p> <p>(a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;</p> <p>(b) a statement explaining the cultural heritage value or interest (CHVI) of the heritage conservation district;</p> <p>(c) a description of the heritage attributes of the heritage conservation district and of properties in the district;</p> <p>(d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and</p> <p>(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.</p>
<b>Consultation:</b>  <b>Public notification &amp; meeting to consider HCD Plan and Designation By-law.</b>  <b>Consultation with Municipal Heritage Committee.</b>			<p>Section 41.1 (6) requires council to hold at least one public meeting with respect to the proposed HCD Plan and to make information related to the plan including the draft plan available to the public. Council must also consult with its Municipal Heritage Committee.</p> <p>The Clerk of the municipality is required to give notice of this public meeting and that notice be given at least 20 days before the meeting takes place [Sections 41.1(7) and (8)].</p> <p>People attending this meeting shall be given opportunity to make oral presentations with respect to the HCD Plan [Section 41.1(9)]. People may also make written submissions with respect to the proposed HCD Plan any time before the by-law adopting a HCD is made [Section 41.1.(11)]. Anyone who objects to the proposed HCD but does not make an oral presentation or provide a written submission may be denied an opportunity to appeal the adopting by-law [Section 41.1(10)].</p>
<b>Council Decision: Designate Area?</b>	No	HCD Plan and By-law shelved.	
	Yes	Notice of By-law passage:	<ol style="list-style-type: none"><li>1. Served on district property owners;</li><li>2. Served on OHT;</li><li>3. Made public.</li></ol>
<b>Objections</b>	No	District Designated	<ol style="list-style-type: none"><li>1. By-law in effect (a By-law may need to be amended for an appeal allowed “in part”).</li><li>2. HCD Plan &amp; Guidelines adopted.</li></ol>
	Yes	Ontario Land Tribunal Hearing	An appeal may be allowed in whole, in part or dismissed.

## 2.4 HCD Study Outcome Options

Different potential outcome options from a HCD Study include:

- Designation of a HCD that matches the Study Area from the HCD Study.
- Designation of a smaller HCD than the Study Area, this may include;
  - recommendations for individual property designations (*OHA* Part IV) for properties not recommended for inclusion in the HCD; and/or,
  - recommendations for use of *Planning Act* tools to conserve heritage character outside of the proposed HCD (See Volume II Appendix D for a review of relevant local planning policy).
- A recommendation to expand the HCD Study to evaluate a larger area.
- Recommendations for multiple smaller HCDs.
- Recommendation to not create a HCD. This may include;
  - Recommendations to not using any *OHA* tools to protect properties in the area;
  - Recommendations to using only individual heritage designation under Part IV of the *OHA* to protect specific properties;
  - Recommendations to only using *Planning Act* tools to recognize and manage change around the character of the area.

## 2.5 Heritage Conservation District as a Cultural Heritage Landscape

HCDs can be and/or can include cultural heritage landscapes (CHLs). The Provincial Policy Statement (2020) definition of a CHL is:

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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms (See Volume II Appendix B, Glossary for additional definitions).<sup>6</sup>

CHLs (See Volume II Appendix D for detailed discussion) can be designed, they can be evolved—and continue to evolve or have stopped evolving—and/or can be largely natural landscapes with special cultural and/or historical associations. A HCD is usually a type of CHL and a HCD Plan and Guidelines can be an effective tool to manage change in it and conserve its CHVI.

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<sup>6</sup> Government of Ontario, *Provincial Policy Statement*, 2020, <https://files.ontario.ca/mmah-provincial-policy-statement-2020-accessible-final-en-2020-02-14.pdf>, p. 42.



## 2.6 Heritage Integrity of a Heritage Conservation District

The concept of heritage integrity is the ability of a cultural heritage resource or place to convey its heritage significance (See Volume II Appendix D for detailed discussion).<sup>7</sup> It is understood as the ‘wholeness’ or ‘honesty’ of a place.<sup>8</sup> Enough of the historic fabric of the place must be intact to give a sense or feeling of history. Heritage integrity can be understood through how much of the resource is ‘whole’, ‘complete’ changed or unchanged from its original or ‘valued subsequent configuration’.<sup>9</sup> Changes over time that have become part of the place’s cultural heritage value become part of the heritage integrity. However, if the cultural heritage value of a place is linked to something that is gone, then heritage integrity is diminished.<sup>10</sup> Heritage integrity is not directly related to physical condition or structural stability. Understanding a place’s significance or CHVI is important to determine if it has heritage integrity. Simultaneously, the heritage integrity of the heritage attributes supports the CHVI of a place.

Individual properties in a HCD Study Area may have varying degrees of heritage integrity and some may not contribute to the heritage character at all. An area studied as a HCD may demonstrate differences in heritage integrity across it. However, if the overall area conveys a sense of wholeness that conveys special heritage character it demonstrates heritage integrity.

## 2.7 Sense of Place

As described in Section 2.1, common characteristics of a HCD can be a discrete acknowledgement of a community’s ‘sense of place’. In general, ‘sense of place’ is defined as “the emotions someone attaches to an area based on their experiences”.<sup>11</sup> ‘Sense of place can be described as:

the emotive bonds and attachments people develop or experience in particular locations and environments, at scales ranging from the home to the nation. Sense of place is also used to describe the distinctiveness or unique character of particular localities and regions. Sense of place can refer to positive bonds of comfort, safety, and well-being engendered by place, home, and dwelling, as well as negative feelings of fear, dysphoria, and placelessness.<sup>12</sup>

Places such as the Village of Sharon often have a distinct sense of place because of their history, landmarks, buildings and landscape.

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<sup>7</sup> MCM, *Heritage Property Evaluation: A Guide to Listing, Researching, and Evaluating Cultural Heritage Property in Ontario Communities*, (Ottawa: Queen’s Printer for Ontario, 2006b), p. 26.; National Park Service, *How to Evaluate the Integrity of a Property, Chapter VIII in National Register Bulletin, How to Apply the National Register Criteria for Evaluation*, (U.S. Department of the Interior, National Park Service, Cultural Resources), 1997, p. 44.

<sup>8</sup> English Heritage, *Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment*, 2008, p. 45.

<sup>9</sup> English Heritage, p. 45.; Kalman, Harold and Marcus R. Létourneau, 2021. *Heritage Planning: Principles and Process*, 2nd Ed, (Routledge, New York, 2021), p. 314.

<sup>10</sup> MCM 2006a: 26.

<sup>11</sup> National Geographic, “Concept of Place,” n.d., <https://education.nationalgeographic.org/resource/resource-library-concept-place/>.

<sup>12</sup> Foote, K.E., & Azaryahu, M., *Sense of Place*, edited by Kitchin, R., & Thrift, N., International Encyclopedia of Human Geography (2009): 96.

### 3 STUDY APPROACH

Common characteristics of a HCD include a concentration of cultural heritage resources and a framework that connects them. This may include buildings, structures, and designed or evolved landscapes. These elements can be connected through shared aesthetic, historical, socio-cultural contexts, use, topography, landforms, water courses, pathways, street patterns, landmarks, nodes or intersections, approaches and edges. A HCD can have a sense of shared visual coherence and distinctiveness from the surrounding area and the place can convey a sense of its history.<sup>13</sup>

This HCD Study follows guidance around understanding the potential cultural heritage context of the Study Area, and individual properties within it, based on understanding, planning, and intervening for cultural heritage resources. This approach is based on the guidance from the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010, S&Gs) and the *Ontario Heritage Tool Kit* (2006). Based on this guidance understanding the CHVI of the Study Area involves:

- Understanding the significance of the cultural heritage resource (known and potential) through research, consultation and evaluation;
- Understanding the setting, context and condition of the cultural heritage resource through research, site visit and analysis; and,
- Understanding the heritage planning regulatory framework around the cultural heritage resource.<sup>14</sup>

This HCD Study includes work to understand the history and development of Sharon along with individual properties in the Study Area. It includes a review of the legislative and planning context for the area. Based on this work, the Study Area and properties within it have been evaluated against the criteria from Section 3 from *Ontario Regulation 9/06 (O. Reg. 9/06)* under the *OHA*.

Understanding the Study Area and development of this HCD Study is an iterative process that has –generally–followed the order of steps outlined by each heading below.

#### 3.1 Legislative and Planning Review

This HCD Study has broadly reviewed policies and guidelines at the Regional and Municipal level to determine the extant framework for the Study Area. This included official plans, urban design guidelines, architectural control guidelines, municipal cultural plans, zoning by-law, property standards by-law, property maintenance by-law, transportation master plans, water and wastewater management plans, active living master plan, and strategic plan. The focus of this review was on heritage conservation specifically in the Sharon area of the Town and non-heritage specific plans (i.e., Transportation Master Plans (TMPs), water management plans) that interact with – and may be relevant if a HCD is designated for the Sharon area (i.e., road widening from TMP).

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<sup>13</sup> MCM, 2006a, p. 9-10.

<sup>14</sup> MCM, 2006b, p. 19.

### 3.2 History of the Study Area

This HCD Study includes research and collection of a broad history of the Study Area, including:

- A brief examination of Indigenous history and land use in the area;
- An outline of Euro-Canadian history of settlement in York Region, East Gwillimbury and Sharon;
- A history of Sharon;
- A history of the Sharon Temple.
- Biographical histories of significant historic people from Sharon;
- The identification of historic themes, developments or patterns relevant for understanding the local historic context.

This history has been used to identify relevant themes and patterns of development for the Study Area and inform the evaluation. It has also been used to help define the character and heritage context of Sharon and inform recommendations on a potential HCD boundary.

### 3.3 Public and Stakeholder Engagement Approach

Public and stakeholder engagement during the HCD Study provided information and feedback regarding the possible HCD and its boundary. Active and passive means of engagement were used during the Study. Active engagement included consultation with four specific groups, including Municipal Council, the Heritage Advisory Committee (**HAC**), direct consultation participants, and the public at Public Information Centre (**PIC**) meetings. Passive engagement was facilitated by a project webpage on the Town's website. The webpage provided general information including a description of what a HCD is, the purpose of a HCD, municipal staff reports and memos that contained information pertaining to the study, provided information surrounding public engagement meetings, and identified contact information for planning staff.

Meetings included:

- Introducing the Study and Study Team to the HAC on 16 February 2023;
- Introducing the Study and Study Team to Municipal Council on 22 February 2023;
- A PIC to introduce the Study and solicit preliminary feedback on 28 March 2023;
- Presenting draft 1 of the HCD Study to the HAC on 16 November 2023;
- Presenting draft 2 of the HCD Study to the community at a PIC on 15 February 2024;
- Presenting the final version of the HCD Study to the HAC on 21 March 2024; and,
- Presenting the final version of the HCD Study to Municipal Council on 23 April 2024.

Refinements to the draft HCD were made following each meeting. Meetings were held with Town Planning staff as required.

Direct consultation participants were contacted through e-mail for their input regarding the HCD Study. Local Indigenous communities, conservation authorities, local heritage organizations, local developers, provincial ministries, the OHT, and the Regional Municipality of York were each included as direct consultation participants.

### 3.4 Inventory

This HCD Study includes an inventory of each property in the HCD Study Area. Three adjacent or nearby properties with buildings from the 19<sup>th</sup> century and/or associated with significant people from the area from the 19<sup>th</sup> century have also been included in the inventory. This inventory includes a brief architectural description of the main building on the property (if relevant) and/or description of other buildings or landscape features. It includes a very brief history of the property (if relevant), any known connections to significant historic themes for the area, and a brief description of potential CHVI of the Property. The consultant team has drawn information for the inventory from a variety of sources including the Town's heritage register and previously completed heritage inventory work by other consultants. Historical and property description information from previously completed heritage inventory has been revised or supplemented as needed. The consultant team has included information based on site visits to the Study Area. However, site visit information is based on observations from the public realm, the consultant team did not go on private property. Information on the inventory sheets was further supplemented with local knowledge provided during public meetings.

This inventory –along with the history and public engagement findings—have been used to help define the character and heritage context of Sharon and inform a preliminary refinement of the potential HCD boundary. The inventory sheets can also be used to assist with designation under Part IV of the *OHA* for eligible properties outside of the recommended HCD boundary.

### 3.5 Historic Character and Context Assessment

Based on history research, public and stakeholder responses and review of the inventory – including streetscapes—the HCD Study includes an assessment of the historic character of the Study Area. This assessment is used to understand and describe the context and collective special character of Sharon and inform criteria vii through ix of the *O. Reg. 9/06* evaluation and recommended boundary adjustments.

### 3.6 Evaluation

Evaluation has two components, evaluation of individual properties in the Study Area and evaluation of the Study Area as a whole for CHVI. If/when adjustments to the boundaries of a potential HCD are made, the revised Study Area will be evaluated as a whole. Both components of the evaluation are based on *O. Reg. 9/06*. Evaluation is based on the history, public engagement, historic character and context assessment, and inventory work.

Under Section 3 of *O. Reg. 9/06*, “[a]t least 25 per cent of the properties within the municipality or defined area or areas [HCD Study Area] of the municipality to be designated as a HCD must meet two or more of the following criteria:

- i. The properties have design value or physical value because they are rare, unique, representative or early examples of a style, type, expression, material or construction method.
- ii. The properties have design value or physical value because they display a high degree of craftsmanship or artistic merit.

- iii. The properties have design value or physical value because they demonstrate a high degree of technical or scientific achievement.
- iv. The properties have historical value or associative value because they have a direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- v. The properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- vi. The properties have historical value or associative value because they demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- vii. The properties have contextual value because they define, maintain or support the character of the district.
- viii. The properties have contextual value because they are physically, functionally, visually or historically linked to each other.
- ix. The properties have contextual value because they are defined by, planned around or are themselves a landmark.”<sup>15</sup>

Evaluation work has been used to further refine potential boundaries, identify potential HCD goals and objectives and inform recommendations on designation of a HCD.

### **3.7 Conclusion and Recommendations**

Conclusions and recommendations in this HCD Study are based on the work outlined above. Conclusions in this HDC Study include:

- A description of potential HCD boundaries;
- A Statement of CHVI for the potential HCD, including broad heritage attributes of the area;
- Descriptions of the CHVI of historically significant properties in the potential HCD; and,
- Identification of properties in the potential HCD boundaries that do not contribute to the CHVI of the potential HCD.

This HCD Study includes recommendations on:

- Boundaries for a HCD;
- If properties outside of the proposed HCD boundaries should have other cultural heritage protections; and,
- Preliminary goals and objectives for a HCD Plan and Guidelines.

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<sup>15</sup> Government of Ontario, *Ontario Regulation 9/06 Section 3(2)1*, last modified 1 July 2023, <https://www.ontario.ca/laws/statute/90o18>.



## 4 LEGISLATIVE AND PLANNING CONTEXT

The legislative and planning context for the Sharon HCD Study provides an overview of the framework that applies to the Study Area. Details on the federal and provincial legislative and policy context is included in Volume II, Appendix E. A detailed review—including a gap analysis—of the local policy context is included in Volume II, Appendix F. This section of the HCD Study summarizes:

- The role federal heritage commemoration and heritage conservation guidance has in a HCD;
- Provincial legislation applicable to HCDs;
- The municipal policy context including;
  - Municipal policies and processes in place to support designation of a HCD;
  - Analysis of local cultural heritage policy and process to recommend changes in support of a HCD; and,
  - Identification of what local planning policy and heritage policy reveals about the HCD Study Area to assist in understanding it.

In Ontario, cultural heritage resources are managed under Provincial legislation, policy, regulations, and guidelines. Cultural heritage is established as a key provincial interest directly through the provisions of the *Planning Act*, the *Provincial Policy Statement (PPS)*, the *OHA* and the *Environmental Assessment Act (EAA)*. Other provincial legislation deals with cultural heritage indirectly or in specific cases. These various acts and the policies under these acts indicate broad support for the protection of cultural heritage by the Province. They also provide a legal framework through which minimum standards for heritage evaluation are established.

The Town has the authority to designate HCDs under Part V Section 41 of the *OHA* provided that the necessary *Official Plan* policies are in place. The Town has provisions in Section 6.3 of the *Official Plan* (2010, Consolidated 2018) and in Section 3.4.4a of the Council adopted—but not yet in force and effect—*Town of East Gwillimbury Official Plan* (2022).

### 4.1 Federal Policy Context

The Sharon Temple NHSC designation is a commemorative designation under the federal *Historic Sites and Monuments Act*. Since the property is privately owned, this designation does not convey special federal protections to the property. However, provincial legislation and policy may require consideration of a NHSC designation in planning or environmental assessment processes.

The Town has adopted the Canadas Historic Places Initiative *S&Gs* to guide decisions on the protection and conservation of cultural heritage resources. This federal guidance outlines the heritage conservation decision process and provides guidance on heritage conservation. The process for understanding, planning and intervening on cultural heritage resources from the *S&Gs* informs this HCD Study and guidance from the *S&Gs* will be used in a HCD Plan (if recommended).

## 4.2 Provincial Legislative and Policy Context

Provincial legislation and policy provide rules, direction, guidance and authority to the Province and Municipalities to protect and enhance cultural heritage resources. The following is a summary of the intersection and intent of specific Provincial legislation and policy around HCDs. More details on legislation and policy relevant to a HCD is included in Volume II Appendix F.

While a HCD is created under the *OHA*, it is also a planning tool and intersects with the *Planning Act*, *Municipal Act* and *Ontario Building Code (OBC)*. Since a HCD and properties within it are cultural heritage resources, protections and requirements under planning legislation and policy and environmental assessments need to be applied.

### 4.2.1 Ontario Heritage Act

The *OHA* enables the provincial government and municipalities with powers to conserve, protect, and preserve the heritage of Ontario. Part I (2) of the *OHA* enables the Minister to determine policies, priorities and programs for the conservation, protection and preservation of the heritage of Ontario. Part V of the *OHA* enables a municipality to designate a HCD. See Section 2.2 (above) for *OHA* requirements related to HCD Study and Plan processes.

*O. Reg. 9/06* Section 3 outlines the criteria for determining CHVI of a HCD and requires that at least twenty-five percent of properties in proposed HCD boundaries meet at least two of the criteria. See Section 3.6 (above) for the criteria and a description of how they are applied in this Study.

If municipal council decides to designate an area as a HCD the *OHA* includes requirements for the developing the HCD By-law and Plan. This includes requirements for:

- Publication of notice and serving notice on property owners [Part V Section 41.1(3)];
- Inclusions in the HCD Plan [Part V Section 41.1(5)]; and,
- consultation with the municipal heritage committee (Heritage Advisory Committee, HAC) and a statutory public meeting [Part V Section 41.1(6)].

The *OHA* also includes requirements as for property owners around alteration of a property in the HCD. Any owner who wants to alter or permit the alteration of a property in a HCD is required to apply for a permit from the Town unless the alterations are on the interior of a building<sup>16</sup> or are a minor alteration or minor class of alteration as described in the HCD Plan.

### 4.2.2 Heritage Permits

Heritage permits are required for [Part V Section 42(1)]:

- alteration of any part of the property (including landscape), and or exterior of any building or structure;
- erect any building or structure;

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<sup>16</sup> Note: Interior heritage attributes of a property may be protected through other means, such as an individual property designation under Part IV Section 29 of the *OHA* where interior heritage attributes are included as heritage attributes in the designation By-law or a heritage easement under Part II Section 22 or Part IV Section 31 of the *OHA*.

- demolish or remove any attribute of the property if the demolition or removal will affect a heritage attribute described in the HCD Plan; and,
- demolish or remove a building or structure.

The *OHA* also specifies requirements around the process and timing of heritage permit applications. Part V Section 42(2.2) states that an application for a heritage permit shall include such information as the council of a municipality may require. *Ontario Regulation 385/21 (O. Reg. 385/21)* Section 6 outlines requirements for heritage permit applications on properties designated under **Part IV** of the *OHA*. These requirements from the regulation are not required for a heritage permit for a property designated under Part V of the *OHA* but generally municipalities have or develop one heritage permit application form that is used for properties designated under both Part IV and Part V of the *OHA*. The municipality and property owners should expect a heritage permit application to include or require—at minimum—the information prescribed in *O. Reg. 385/21*. The municipality may require additional information such as Heritage Impact Assessment or Conservation Plan reports as part of a heritage permit application.

The *OHA* includes timing around a heritage permit application. When the municipality receives a heritage permit application and additional information they require, the municipality must provide a notice of receipt to the applicant [Part V Section 42(3)]. Within 90 days of the notice of receipt being served on the applicant council must provide the applicant with:

- The permit applied for;
- Notice that council is refusing the application for the permit; or,
- The permit applied for with terms and conditions attached.

If council (the Town) fails to do so within the 90 days council is deemed to have given the applicant the permit applied for [Part V Section 42(5)]. If council refuses the application or gives the permit with terms and conditions applied the applicant may appeal to the Ontario Land Tribunal and the *OHA* specifies timing and details of the appeal process in Part V Sections (7) through (15).

Part V Section 45.1 of the *OHA* enables the Town to prescribe minimum standards for the maintenance of the heritage attributes of a property in a HCD in a building standards by-law. It also requires a property in a HCD that does not comply with those standards to be repaired and maintained to conform with the standards. This does not require restoration of heritage attributes missing before the HCD by-law was passed or restoration of a property to a specific historic time period or style.

Part VII Section 69 outlines offences and restoration costs for violating the *OHA*.

#### **4.2.2.1 Municipal Heritage Committee/Heritage Advisory Committee Role**

Since the Town has a HAC the *OHA* outlines specific requirements about the role of the committee in a HCD Study and in the management of a HCD. Council must consult with the HAC on the HCD Study. The HAC is an advisory committee to Council.

For heritage permit applications on properties in a HCD council must consult with the HAC on:

- The erection of a building or structure;
- Demolition or removal that affects a heritage attribute described in the HCD Plan; and,
- Demolition or removal of a structure or building from a property in a HCD.

However, Municipal Council is not required to consult the HAC on other **alterations** to property in a HCD, although a requirement to consult on other alterations may be included in HAC Terms of Reference. Other alterations are intended to be guided by the HCD Plan which the HAC will be consulted on.

#### **4.2.3 Planning Act And Provincial Policy Statement**

The *Planning Act* enables provincial and municipal land use planning in Ontario. It is the authority for the *PPS* [Section 3(1)]. Matters of Provincial Interest identified in the *Planning Act* include “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” (*Planning Act* Part I [2, d]).

The *PPS* is issued under the authority of Section 3 of *The Planning Act* and provides direction for municipalities regarding provincial requirements. 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* makes the consideration of cultural heritage equal to all other considerations in relation to planning and development within the province. The *PPS* recognizes that there are complex interrelationships among environmental, economic and social factors in land use planning. It is intended to be read in its entirety and relevant policies applied in each situation.

The *PPS* encourages cultural heritage conservation 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 1.7.1e).<sup>17</sup> Creation of a HCD in Sharon may support this policy.

Specific cultural heritage policies are outlined in Section 2.6 of the *PPS*. These policies are generally where land use planning through the *Planning Act* and cultural heritage conservation under the *OHA* intersect and require the conservation of significant built heritage resources and cultural heritage landscapes and/or demonstrating that developments on or adjacent to significant cultural heritage resources conserve them. There are also policies that require archaeological assessments.

The *PPS* includes definitions related to cultural heritage that are not found in other legislation and generally guide what is understood as a cultural heritage resource or what is significant in a planning context (See Volume II Appendix B for definitions). A property designated under Part V of the *OHA* in a HCD is a significant cultural heritage resource—or part of a significant cultural heritage resource/cultural heritage landscape.

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<sup>17</sup> Province of Ontario, *Provincial Policy Statement*, 2020.

#### **4.2.4 Municipal Act, 2001, S.O. 2001, c. 25**

The *Municipal Act* enables municipalities with the ability to pass by-laws—including by-laws for cultural heritage [Section 11(3)5]. These by-laws cannot be used to frustrate the purpose of any other Act or approval process. Section 14(2) of the *Municipal Act* specifies that in the event of a conflict where a by-law frustrates the purpose of an Act, Regulation or Instrument the by-law will be without effect. This means that a HCD By-law must be about the conservation of cultural heritage values and heritage attributes. HCD process can not be used to address matters best left to other legislation such as the *Planning Act* or an environmental assessment process.

The *Municipal Act* enables a municipality to provide tax reductions or refunds for eligible heritage properties (Section 365.2). This is a tool that the Town could use to provide incentives for heritage conservation in a HCD.

#### **4.2.5 Ontario Building Code**

The *OHA* is applicable law under the *OBC*. The Chief Building Official of a municipality can not issue a permit if it is contrary to applicable law [Section 8 (2)]. This means that the Chief Building Official can not issue a demolition permit or building permit on a designated heritage property without written consent—a heritage permit—from Council first.

Heritage buildings often predate and therefore were built to a different standard than the current *OBC*. Heritage conservation may require flexibility from the *OBC*. The *OBC* allows the Chief Building Official to issue a conditional permit that does not meet the *OBC* if the conditional permit meets applicable law and *OBC* requirements [Section 8(3)]. This applies to cases of alterations or renovations to a protected heritage property under the *OHA*, including those in a HCD.

#### **4.2.6 Other Provincial Legislation**

Other Provincial legislation or plans such as the *Funeral, Burial and Cremation Services Act*, *Environmental Assessment Act*, or *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* include limited references to cultural heritage. However, they include general requirements to conserve cultural heritage resources; to consider cultural heritage in decision making and include definitions of cultural heritage that need to be considered during planning applications or environmental assessments in a HCD. See Volume II Appendix E for relevant details.

### **4.3 York Region Planning Context**

York Regional planning documents such as the *York Region Official Plan (YROP)* and *York Region Transportation Master Plan (YRTMP)* are relevant for the Sharon HCD (See Volume II Appendix E for details). The *YROP* guides growth and development in the Region. The *YROP* acknowledges the Region's diverse and extensive range of cultural heritage assets and has set the objective to conserve and promote them for the value they bring to their local communities. It specifies that local municipalities shall adopt official plan policies to conserve built heritage resources and cultural heritage landscapes and requires local municipalities to maintain a list of cultural heritage resources, per the *OHA*. It encourages local municipalities to develop urban design

standards and guidelines for core historic areas.

Since Leslie Street is a Regional Road, objectives of the *YRTMP* will affect Sharon. The intent of the *YRTMP* is to develop a transportation network that considers both the movement of people and goods as well as the importance of community building and neighbourhood placemaking, while paying particular attention to creative patterns of use and the physical, cultural, and social identities that define a place and support its ongoing evolution. It identifies much of Leslie Street for improvements including installation of cycling infrastructure.

#### **4.4 Town of East Gwillimbury Planning Context**

The Study Area has long been recognized as an area with heritage significance and Town planning documents have goals and objectives about supporting that heritage character. The Town has few formal cultural heritage properties but has policies and guidance in the *Official Plan* and supporting design guidelines and by-laws to address cultural heritage. The Town has also initiated or completed several studies and planning projects around the Civic Centre and Sharon Temple aimed at improving parts of the Study Area and conserving cultural heritage resources. The Town has also recently had an inventory of cultural heritage resources in the Town completed.

It is understood that since the Town has few designated heritage properties heritage permit applications have been limited in the past. A HCD will require a formal heritage process framework and will intersect with other planning processes and by-laws.

##### **4.4.1 Town of East Gwillimbury Official Plan (2010, Consolidated 2018)**

The Town has committed to cultural heritage conservation through the visions and policies found within its *Official Plan (EGOP 2010)*. Section 1.3 of the *EGOP 2010*, 'One Town, One Vision', specifies that one of the Town's goals is "[t]o create cohesive, vibrant, connected urban neighbourhoods which are sensitive to the Town's rich cultural heritage and history." Section 6 of the *EGOP 2010* defines the following objectives for cultural heritage:

- i. Conserve the cultural heritage resources of the Town for the appreciation and enjoyment of existing and future generations;
- ii. Preserve, restore and rehabilitate structures, buildings or sites deemed by Council to have significant historic, archaeological, architectural or cultural significance and preserve cultural heritage landscapes, including significant public views, where feasible.

Policies specifically for HCDs are in Section 6.3 of the *EGOP 2010*. In this section, policies about the preparation of a HCD Study, preparation of a HCD Plan, ability to designate a property under Part IV and Part V of the *Ontario Heritage Act*, and the requirement of property owners to obtain permits under specific development scenarios are identified. Policy 6.1.15 identifies that the Sharon 'Village Core Area' is a location of interest regarding possible HCD study and designation.

Policies for intensification and infill apply in the Village of Sharon. Leslie Street and Mount Albert Road are both 'Local Corridors' and a 'Local Centre' is located on the west edge of Leslie Street immediately to the south of Mount Albert Road. Both designations invite intensified



development. Future infrastructure demands, including sub-grade utility investment and transportation enhancement, are anticipated along Leslie Street and Mount Albert Road. Any HCD plan will be required to balance these planning interests alongside heritage conservation.

#### **4.4.2 Town of East Gwillimbury Official Plan (2022)**

The Town adopted a new Official Plan on 21 June 2022 (*EGOP 2022*). The *EGOP 2022* is yet to be approved by York Region. When the *EGOP 2022* is passed it will provide “...direction and guidance on the management of the Town’s distinct communities, commercial mixed-use and employment areas. It also guides the provision of services and amenities, and the protection and management of the natural environment and cultural heritage resources.” Principle 6 of the Official Plan is “[t]o create cohesive, vibrant, and connected urban communities through the promotion of successful, mixed-use historic main streets, attention to urban design and architectural excellence, and the protection of the Town’s cultural heritage.”

Policies about HCDs are in Section 3.4.4 of the *EGOP 2022*. Policy 3.4.4.a) and 3.4.4.b) identify the Town’s willingness to designate a HCD, pursuant to Part V of the *OHA*. Policy 3.4.4.g specifies that “[t]he Town shall prepare a Heritage Conservation District Plan to provide additional guidance to development within a Designated Heritage Conservation District.

Policies about intensification and infill development also apply in the Village of Sharon. Most of the Village of Sharon is a ‘Delineated Built Up’ strategic growth area and a ‘centre’ located in a ‘Designated Greenfield’ strategic growth area is situated on the west edge of Leslie Street immediately to the south of Mount Albert Road. Both designations invite intensified development. In addition, future infrastructure demands, including sub-grade utility investment and transportation enhancement such as the construction of bicycle lanes, are also foreseeable along Leslie Street and Mount Albert Road. The HCD will be required to balance these other planning interests along with heritage conservation.

#### **4.4.3 Town of East Gwillimbury Urban Design and Architectural Control**

Municipal Council has adopted two urban design guidelines—the *Town of East Gwillimbury Urban Design Manual (EGUDM)* and the *Sharon Village Urban Design Guidelines (SVUDG)*—as well as one architectural control guideline—the *Sharon Village Architectural Control Guideline (SVACG)*—that guide urban design in Sharon.

The *EGUDM* was prepared alongside the *EGOP 2022* and supports many of its general objectives and principles. The *EGUDG* applies broadly to the entire Town. Its general purpose is to “...encourage the design of a complete, effective, and sustainable built environment consistent with East Gwillimbury’s character and vision for the future. Heritage preservation is identified as one of the factors guiding the Town’s approach to guiding urban design.”

The *SVUDG* applies to the area approximately bound by Festival Court (north), Highway 404 (east), Colonel Wayling Boulevard (south), and the former Toronto and York Radial Railway tracks (west). The *SVUDG* “...identif[ies] the overarching community vision, design principles and objectives, the neighbourhood’s structure and illustrative design guidelines.” Guidelines apply to land use, built form and site design, heritage district, gateways, public space/streetscape elements, natural areas, parks, active transportation system, stormwater

management, and streets. Maintaining the existing character of the area is a primary concern.

The SVACG pertains to the area roughly bound by Mount Albert Road and Festival Court (north), Leslie Street (east), Manor Hampton Street (south), and the former Toronto and York Radial Railway tracks (west). The SVACG applies to new residential development in the Village of Sharon and provides guidance on the design vision, structure, built form, and sustainability.

#### **4.4.4 Town of East Gwillimbury Zoning By-law 2018-043**

The Town Zoning By-law 2018-043 (*ZBL*) was approved by council in 2018 and was most recently consolidated in 2020. Several different land use zones are present in the Study Area, including Commercial Corridor (C1), New Neighbourhood Commercial (C4), Institutional (I1 and I2), Mixed Use (MU1, MU5), Open Space (OS1), Residential (R2, R3, R4, R5), Residential Private Service (RPS), and Rural (RU). The *ZBL* does not provide specific guidance for cultural heritage; however, should a HCD Plan be prepared, requirements of the *ZBL* should be addressed and/or clarified within the heritage planning framework.

#### **4.4.5 Town of East Gwillimbury Property Standards By-law 2018-083**

Municipal Council adopted Property Standards By-law 2018-083 (*PSB*) in 2018. The *PSB* includes several standards for heritage properties. Clause 2.5 requires an owner of a designated heritage property to obtain a heritage permit before altering or demolishing a heritage property or heritage attributes or permit the alteration or demolition of the heritage property or heritage attributes if the alteration or demolition is likely to affect the property's heritage attributes. The *PSB* also includes requirements for property maintenance and security; maintenance, preservation, and protection of heritage attributes; property alterations; repairment or replacement of heritage attributes; remedial measures in unsafe conditions; and demolition of heritage attributes and/or a heritage property.

In general, a property owner must ensure that the heritage attributes of their property are maintained, preserved, and protected; obtain a permit prior to undertaking any alterations to their property that may impact its heritage attributes; that, prior to the replacement of a heritage attributes, it can be proven that repair is unfeasible; that, if the property or any buildings thereon are deemed unsafe, that remedial action is taken; and that alterations or demolition be undertaken in accordance with the *OHA* and *OBC*.

#### **4.4.6 Town of East Gwillimbury Property Maintenance By-law 2018-084**

Municipal Council adopted Property Maintenance By-law 2018-083 (*PMB*) in 2018. The *PMB* requires property owners to get a permit prior to undertaking alterations to a designated heritage property that may impact its heritage attributes; that the owner of a vacant heritage property protect it, and buildings/heritage attributes thereon from fire, storm, neglect, intentional damage or damage from others; and that unauthorized persons or infestation of insects and/or rodents is controlled. Specific security measures for vacant properties are described in the *PMB*. The By-law includes requirements for the boarding of a property, utility cut-off, interior door operation, eavestrough and downspout condition, locking of doors, exterior light installation, material/equipment removal, site security, and property signage.

## 5 GEOGRAPHIC AND HISTORIC CONTEXT

### 5.1 Geographic Context

The Study Area is in the Schomberg Clay Plains physiographic region.<sup>18</sup> Local bedrock is a mix of limestone, dolostone, siltstone and shale. This area includes deep deposits of stratified clay and silt. Soil around the Study Area is largely well drained upland soils.<sup>19</sup> The north half of the Study Area consists of well drained Schomberg silt loam. The southern half of the Study Area consists of well drained Percy fine sandy loam (Figure 4).

The Study Area is in the East Holland River subwatershed of the Lake Simcoe watershed. Part of Sharon Creek—which drains west into the East Holland River—is on the edge of the Study Area. It generally flows north and west behind properties on the west side of Leslie Street.

East Gwillimbury is in the Lake Simcoe – Rideau Ecoregion and mixedwood plains ecozone of the Province. This Ecoregion extends in a band across the province from Lake Huron to the Ottawa River. The climate is generally mild and moist.<sup>20</sup> While most of this area has been modified for agriculture and urban development, native vegetation is diverse. Hardwood forests are common dominated by species such as; sugar maple, American beech, white ash and eastern hemlock.<sup>21</sup>

Agricultural land in the Study Area is considered Prime Agricultural Land (Photo 1).



Photo 1: View east at agricultural land in the south end of the Study Area

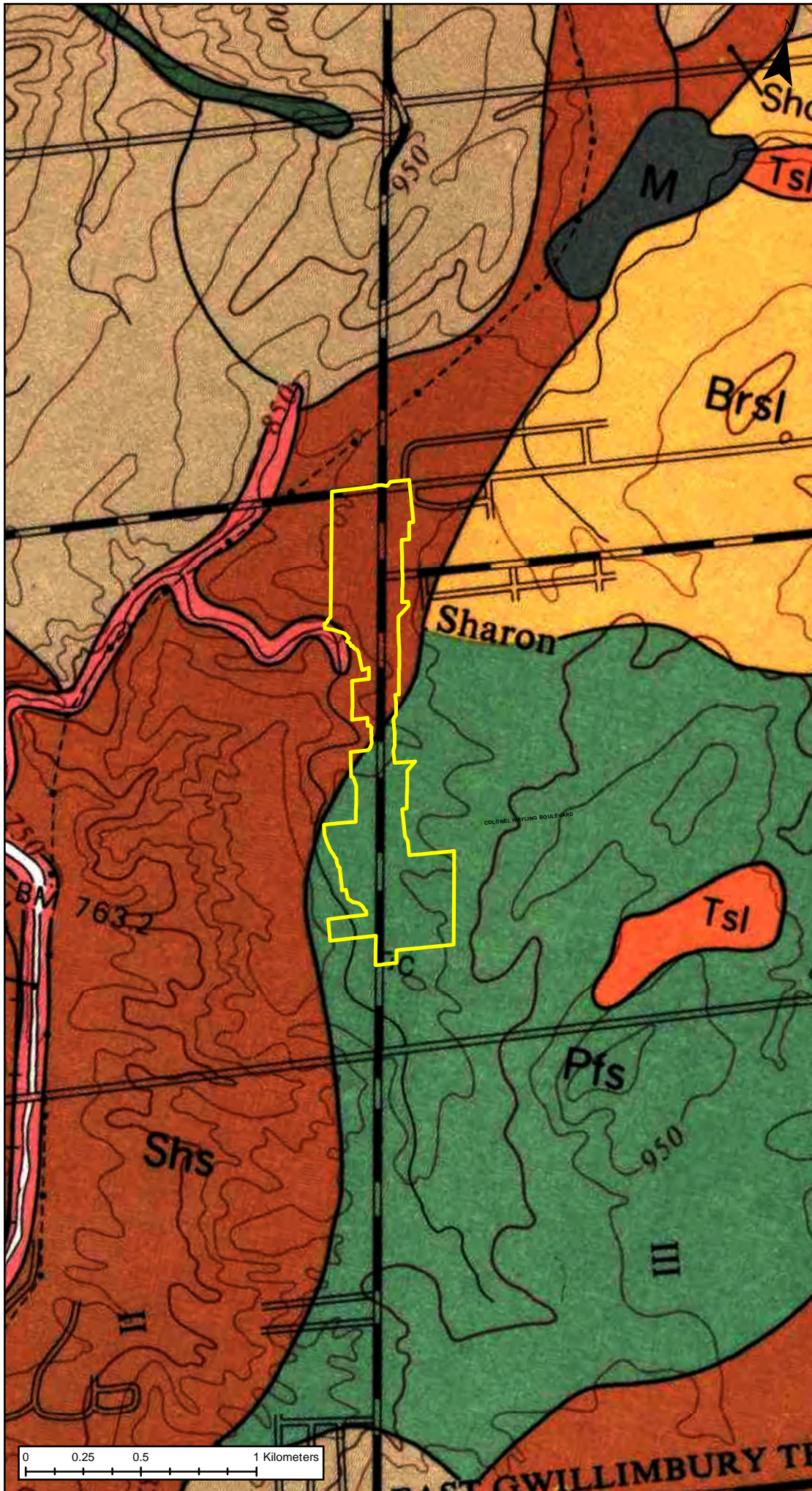
<sup>18</sup> Chapman, L.J., and Putnam, D.F. *The Physiography of Southern Ontario*. Toronto: Ontario Ministry of Natural Resources, 1984, p. 176.

<sup>19</sup> Chapman and Putnam, p. 177.

<sup>20</sup> Crins WJ, Gray PA, Uhlig PWC, Wester MC., *The ecosystems of Ontario, Part 1: Ecozones and Ecoregions*. Ministry of Natural Resources, 2009, Accessed 04 July 2023 from <https://www.ontario.ca/page/ecosystems-ontario-part-1-ecozones-and-ecoregions>.

<sup>21</sup> Crins *et al*, 2009.





Legend		
	Study Area	
	*BOTTOM LAND	variable
	PERCY	fine sandy loam
	SCHOMBERG	silt loam

TITLE <b>Study Area Soils Map</b>	
CLIENT Town of East Gwillimbury	
PROJECT	PROJECT NO. LHC0321
Sharon Heritage Conservation District Study East Gwillimbury, Ontario	
NOTE(S) 1. All locations are approximate.	
REFERENCE(S) 1. Agriculture Canada, "Soil Map of York County (Regional Municipality of York) Ontario, Soil Survey Report No. 19", ( <a href="https://sis.agr.gc.ca/cansis/publications/surveys/on/on19/index.html">https://sis.agr.gc.ca/cansis/publications/surveys/on/on19/index.html</a> : accessed 27 September, 2023), scale 1:63,360, Ottawa: Agriculture Canada, 1954. Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.	
 	DATE 2023-09-27
	PREPARED LHC
	DESIGNED JG
	FIGURE # 4

## 5.2 Indigenous History of the Area

The cultural history of southern Ontario began around 11,000 years ago following the retreat of the Laurentian Ice Sheet at the end of the Wisconsin Glaciation. During this archaeological period, known as the Paleo Period (9500-8000 BCE) the climate was similar to the modern sub-arctic and vegetation was dominated by spruce and pine forests. The people were nomadic big-game hunters living in small groups.<sup>22</sup>

During the next main archaeological period, known as the Archaic Period (8000-1000 BCE), the occupants of southern Ontario continued to be migratory. However, they generally lived in larger groups and travelled over smaller territories. The stone tool assemblage was refined during this period and grew to include polished or ground stone tool technologies. Evidence from Archaic archaeological sites point to long distance trade for exotic items—such as copper and saltwater shells. There is evidence of increased ceremonialism with respect to burial customs towards the end of the period.<sup>23</sup>

The Woodland period in southern Ontario (1000 BCE–CE 1650) represents a marked change in subsistence patterns, burial customs, and tool technologies as well as the introduction of pottery. During the Early (1000–400 BCE) and Middle (400 BCE–CE 500) Woodland, communities grew in size and were organized at a band level. Subsistence patterns continued to be focused on foraging and hunting. There is evidence for incipient horticulture in the Middle Woodland as well as continuing development of long-distance trade networks.<sup>24</sup> Woodland populations transitioned from foraging towards a preference for agriculturally based communities around 500–1000 CE. It was during this period that corn (maize) cultivation was introduced into southern Ontario. The Late Woodland is generally characterized by an increased reliance on cultivation of domesticated crop plants - such as corn, squash, and beans - and a development of palisaded village sites which included longhouses. These village communities were commonly organized at the tribal level.<sup>25</sup> By the 1500s, Iroquoian communities in southern Ontario – and northeastern North America, more widely – were politically organized into tribal confederacies. South of Lake Ontario, the Five Nations Iroquois Confederacy comprised the Mohawk, Oneida, Onondaga, Cayuga, and Seneca, while Iroquoian communities in southern Ontario were generally organized into the Petun, Huron and Attawandaron (or Neutral) Confederacies.

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<sup>22</sup> Chris Ellis and D. Brian Deller, *Paleo-Indians*, in *The Archaeology of Southern Ontario to A.D. 1650*, edited by Chris J. Ellis and Neal Ferris, Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 37.

<sup>23</sup> Chris Ellis et. al., *The Archaic*, in *The Archaeology of Southern Ontario to A.D. 1650*, edited by Chris J. Ellis and Neal Ferris, Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 65-124.

<sup>24</sup> Michael Spence et. al., "Cultural Complexes of the Early and Middle Woodland Periods," in *The Archaeology of Southern Ontario to A.D. 1650*. (1990): 125-169.

<sup>25</sup> William Fox, *The Middle Woodland to Late Woodland Transition*, in *The Archaeology of Southern Ontario to A.D. 1650*, edited by Chris J. Ellis and Neal Ferris, Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 171-188; David Smith, *Iroquoian Societies in Southern Ontario: Introduction and Historical Overview*, in *The Archaeology of Southern Ontario to A.D. 1650*, edited by Chris J. Ellis and Neal Ferris, Occasional publication of the London Chapter, Ontario Archaeological Society, No. 5 (1990): 279-290.

### 5.3 Treaty History

The Study Area is within the bounds of the Johnson-Butler Purchase. This treaty is also known as the ‘Gunshot Treaty’, as it was meant to cover land as far as one can hear a gunshot on a clear day from the shoreline of Lake Ontario. The Treaty – entered into in 1787<sup>26</sup> --did not describe the exact land covered and did not specify which Indigenous nations were involved. The 1923 Williams Treaties were created to resolve some of the issues from the Johnson-Butler Purchase. They cover an approximate area of 52,000 km<sup>2</sup>. The Williams Treaties were signed by seven Anishinaabe Nations, including First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island, and Rama) and Mississauga of the North Shore of Lake Ontario (Alderville, Curve Lake, Hiawatha, and Scugog Island).<sup>27</sup>

### 5.4 Euro-Canadian History of East Gwillimbury

#### 5.4.1 York Region History

In 1788, the Province of Quebec created districts and counties to serve as local level administrative bodies.<sup>28</sup> The first Districts –in what would become Ontario—were Hesse, Nassau, Mecklenburg, and Lunenburg. In 1792, the four Districts were then renamed Western, Home, Midland, and Eastern, respectively.<sup>29</sup> The Home District included the counties of Durham, Lincoln, Norfolk, Northumberland, Simcoe and York. The County of York was divided into four ridings, each having one member for the Legislative Assembly.<sup>30</sup>

According to Smith, the quality of soil in Home District varied from poor to rich. In general, the shoreline around Lake Ontario was considered poor, and soil quality improved further north.<sup>31</sup> By 1842, the population of Home District increased to 58,853,<sup>32</sup> had approximately 270,000 acres of cultivated land, and had 65 grist and 209 saw mills.<sup>33</sup> By 1846, Home District was considered well settled but still had approximately 24,000 acres for sale from the Crown; mostly in the northern part of the District.<sup>34</sup>

Several railways were developed in York County during the mid 19<sup>th</sup> century including the Northern Railway in 1852, Great Western Railway in 1855, Grand Trunk Railway in 1856,

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<sup>26</sup> Province of Ontario, *Map of Ontario Treaties and Reserves - Johnson-Butler Purchase*, n.d., <https://www.ontario.ca/page/map-ontario-treaties-and-reserves>.

<sup>27</sup> Robert J. Surtees, *Treaty Research Report: The Williams Treaties, Indigenous and Northern Affairs Canada (INAC)*, last modified 1986, accessed 5 July 2023, [https://www.rcaanc-cirnac.gc.ca/ForcePDFDownload?url=https%3a%2f%2fwww.rcaanc-cirnac.gc.ca%2fDAM%2fDAM-CIRNAC-RCAANC%2fDAM-TAG%2fSTAGING%2ftexte-text%2ftrow\\_1100100029001\\_eng.pdf](https://www.rcaanc-cirnac.gc.ca/ForcePDFDownload?url=https%3a%2f%2fwww.rcaanc-cirnac.gc.ca%2fDAM%2fDAM-CIRNAC-RCAANC%2fDAM-TAG%2fSTAGING%2ftexte-text%2ftrow_1100100029001_eng.pdf).

<sup>28</sup> Province of Ontario, *The Changing Shape of Ontario: Early Districts and Counties 1788-1899*, n.d., <http://www.archives.gov.on.ca/en/maps/ontario-districts.aspx>.

<sup>29</sup> Province of Ontario, *The Changing Shape of Ontario*.

<sup>30</sup> William, Smith, *Smith's Canadian Gazetteer*, (H. & W. Rowsell: Toronto, 1846): p. 80.

<sup>31</sup> William, Smith, *Smith's Canadian Gazetteer*, 81

<sup>32</sup> William, Smith, *Smith's Canadian Gazetteer*, 81

<sup>33</sup> William, Smith, *Smith's Canadian Gazetteer*, 82

<sup>34</sup> William, Smith, *Smith's Canadian Gazetteer*, 82



Toronto and Nipissing Railway in 1871, and Toronto and York Radial Railway in 1889.<sup>35</sup> The Northern Railway traveled through Holland Landing, and the Toronto and York Radial Railway passed by and had a stop just north of Sharon (approximately 300 m north of the Study Area). The railways were important to York's agriculture and milling economy, as they enabled widespread access to markets throughout Ontario. Agriculture and milling remained the primary drivers of York's economy until after World War 2, when industrial manufacturing became more common, specifically in the Region's southmost townships.<sup>36</sup>

By 1951, York County had a population of 1,176,622.<sup>37</sup> On 15 April 1953 Metropolitan Toronto separated from York County.<sup>38</sup> In 1971, York County was replaced by the Regional Municipality of York.<sup>39</sup> The reorganized Regional Municipality of York included nine lower tier municipalities, including the Town of Aurora, Town of Markham, Town of Newmarket, Town of Richmond Hill, Town of Vaughan, Town of Whitchurch-Stouffville, Town of East Gwillimbury, Town of Georgina, and Township of King.<sup>40</sup>

### 5.4.2 East Gwillimbury History

Euro-Canadian settlement in the Township of East Gwillimbury began in the late 18<sup>th</sup> century when Yonge Street extended from York (now the City of Toronto) to the Village of Holland Landing by 1796. Two years later, the Township of East Gwillimbury was created through *An Act for the Better Division of this Province* which was first heard in 1798 and received Royal assent on 1 January 1800. The Township was named in honour of Elizabeth Posthuma Simcoe *née* Gwillim –wife of Lieutenant Governor John Graves Simcoe.<sup>41</sup> The Township was first surveyed in 1800 by John Stegman and then William Hambly in 1803.<sup>42</sup>

In the late 18<sup>th</sup> century and early 19<sup>th</sup> century, several villages formed in the Township including Holland Landing, Hope (renamed 'Sharon' in 1841), Hackett's

#### Thomas Gwillim

Elizabeth Simcoe's father –who died before she was born—was Lt. Col. Thomas Gwillim. He served as an aide-de-camp to General Wolfe in Quebec.

Some sources state the three Gwillimbury Townships were named for Thomas Gwillim.

<sup>35</sup> Miles & Co., *Illustrated Historical Atlas of the County of York*, <https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>, 21; Ontario Heritage Trust, *Toronto's Radial Railways*, n.d., <https://www.heritagetrust.on.ca/plaques/torontos-radial-railways>.

<sup>36</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*, unpublished manuscript, (McMaster University, Hamilton, 1964).

<sup>37</sup> D.W., Hoffman, and N.R., Richards, *Soil Survey of York County; Report No. 19 of the Ontario Soil Survey*, (Department of Agriculture and the Ontario Agricultural College: Ontario, 1955), 11

<sup>38</sup> Albert, Rose, *A Decade of Metropolitan Government in Toronto*, (Buffalo Law Review: University of Toronto, 1964), 539

<sup>39</sup> Government of Ontario, *The Changing Shape of Ontario: Early Districts and Counties 1788-1899*.

<sup>40</sup> Government of Ontario, *Regional Municipality of York Act, R.S.O. 1900, c.R.18*, accessed 8 February 2023 <https://www.ontario.ca/laws/statute/90r18>.

<sup>41</sup> Miles & Co., *Illustrated Historical Atlas of the County of York*, 15.

<sup>42</sup> Miles & Co., *Illustrated Historical Atlas of the County of York*, 15.



Corners (renamed 'Queensville'), and Birchardville (renamed 'Newland' in 1840 and 'Mount Albert' in 1864).<sup>43</sup> Holland Landing—the first Euro-Canadian settlement in the Township—was named for Samuel Holland, the Surveyor General of the Province of Quebec. It was chosen as the endpoint for Yonge Street by John Graves Simcoe due to its position on the Holland River, which connects to Lake Simcoe. Holland Landing served as a military stronghold and shipping point.

Birchardville was first settled in 1821, when Rufus and Samuel Birchard moved to the village from Vermont. Birchardville was a farming community; however, streams in the community were able to power mills. The village was renamed 'Newland' in the 1840s and 'Mount Albert' in 1864 following Prince Albert's visit. Smaller villages including Brown Hill to the north of Mount Albert; Eastville (renamed 'Holt') to the southwest of Mount Albert; Franklin to the south of Mount Albert; Ravenshoe to the northeast of Queensville; and River Drive to the north of Holland Landing were also settled during the 19<sup>th</sup> century.

On 16 January 1836, a Board of Commissioners was elected with Samuel Hughes, John Wilson, John Fletcher as Commissioners, and John Weddel was Town Clerk.<sup>44</sup> The Township was 28,380 acres, of which 9,215 acres were used for agricultural purposes.<sup>45</sup> By 1842, the European population of the Township was 1,796. The settlers were primarily Pennsylvanian Dutch, French Canadians, Irish, and some English and Scottish.<sup>46</sup> Smith described the Township as having "excellent farms, but the soil quality varied significantly from one local to another."<sup>47</sup> By 1846 the Township had two grist mills and five saw mills.<sup>48</sup> In 1850, after *An Act to provide, by one general law, for the erection of Municipal Corporations in a and for the several counties, cities, towns, townships and villages in Upper Canada* – the 'Baldwin Act' was passed, William Nelson was elected Reeve of the Township. By 1878, the Township had a voting population of 1,021.<sup>49</sup>

East Gwillimbury developed as a rural, agricultural area and the growing agricultural co-operative movement of the early 20<sup>th</sup> century attracted significant attention in the area. In 1914, the United Farmers of Ontario started as an educational, social, and political organization focused on Ontario's rural population. When the United Farmers of Ontario entered Provincial Politics in 1919, their membership comprised over 50,000 members.<sup>50</sup> Agnes Macphail, the first woman elected to the House of Commons and one of two first women elected to Ontario's Legislature, taught at Pegg's School near Sharon in 1921 when she entered politics representing the United Farmers of Ontario.<sup>51</sup>

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<sup>43</sup> Moreau, Nick, *East Gwillimbury*, in the Canadian Encyclopedia, 16 February 2023, <https://www.thecanadianencyclopedia.ca/en/article/east-gwillimbury>.

<sup>44</sup> Miles & Co., *Illustrated Historical Atlas of the County of York*, 15.

<sup>45</sup> William, Smith, *Smith's Canadian Gazetteer*, "73.

<sup>46</sup> William, Smith, *Smith's Canadian Gazetteer*, "73.

<sup>47</sup> William, Smith, *Smith's Canadian Gazetteer*, "73.

<sup>48</sup> William, Smith, *Smith's Canadian Gazetteer*, "73.

<sup>49</sup> Miles & Co., *Illustrated Historical Atlas of the County of York*, 15.

<sup>50</sup> Macpherson, Ian., *United Farmers of Ontario*, in the Canadian Encyclopedia, last edited March 4, 2015, <https://www.thecanadianencyclopedia.ca/en/article/united-farmers-of-ontario>.

<sup>51</sup> de Bruin, Tabitha, updated by McIntosh, Andrew, *Agnes Macphail*, in the Canadian Encyclopedia, last edited November 10, 2020, <https://www.thecanadianencyclopedia.ca/en/article/agnes-macphail>.

## 5.5 History of Sharon

In 1801 David Willson settled in the area that would eventually come to be known as Sharon. Willson was granted two hundred acres of land on Lot 10 Concession 2 on 20 May 1805.<sup>52</sup> Settlement was slow during the first decade of the 19<sup>th</sup> century. Nonetheless, new inhabitants, including Ebenezer Doan—who arrived by 1808—continued to settle in the area.<sup>53</sup>

In 1814, a small log meeting house was built by the Children of Peace on Lot 10 Concession 2 which served as the congregation’s meeting house.<sup>54</sup> At the outset, The Children of Peace were successful in attracting new members. Part of the reason for this may have been the number of returning United Empire Loyalists that were provided with land in the area.<sup>55</sup> By 1820, the Children of Peace extended their property holdings after establishing a cemetery – known as the Sharon Burying Grounds – on Concession 3 Lot 6.

In 1819, the Children of Peace built their first Meeting House (also referred to as the Music Hall) on Lot 10 Concession 2, which served as the sect’s first church.<sup>56</sup> By 1820, an organ, which may have been the first to have been constructed in Canada as opposed to imported from overseas, was built in the Music Hall.<sup>57</sup> The Music Hall highlighted the importance of music to the Children of Peace, and it was here that the Sharon Brass Band formed. The Sharon Brass Band, first under the direction of Patrick Hughes and later Richard Coates and Jesse Doan, served as the band for the Children of Peace and they often performed at local ceremonies.<sup>58</sup>

In 1824, the Children of Peace formed the Farmer’s Store House, the first farmers co-operative – Upper Canada’s first mutually owned co-operative.

Construction of the Sharon Temple, perhaps the most significant structure to have been associated with the Children of Peace, began in 1825. The Sharon Temple was built with the sponsorship of David Willson and the help of Ebenezer Doan, a master builder.<sup>59</sup> The Sharon Temple was completed in 1832 and it served as the main institutional building for the Children of Peace. The Temple is often mistaken as the meeting

### Farmer’s Store House

The Farmer’s Store House operated democratically, whereby its shareholders would elect representatives each year. This system was inherently political, and eventually gave rise to democratic ideology among Children of Peace members.

<sup>52</sup> Land Registry Office [LRO 65], “Abstract/Parcel Register, York Region (65), East Gwillimbury, Book 7, Concession 2; Lot 9 to 19, Instrument No. Patent.

<sup>53</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>54</sup> Rolling, Gladys M., *East Gwillimbury in the 19<sup>th</sup> Century*, 1967.

<sup>55</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>56</sup> Hughes, James L., *Sketches of the Sharon Temple and of its Founder David Willson*, York Pioneer and Historical Society.

<sup>57</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>58</sup> Richard, MacLeod, *Remember This: Transitioning to Vibrancy in Sharon*, in *Newmarket Today*, 10 December 2022, accessed <https://www.newmarkettoday.ca/remember-this/remember-this-transitioning-to-vibrancy-in-sharon-6224439>.

<sup>59</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

place for church services. In actuality, the parishioners met in the Meeting House—also referred to as the Music Hall—down the street. The Temple was used fifteen times per year including the last Saturday of every month, the first Saturday in June for the ‘Passover’ (Willson’s birthday), the first Friday in September for the ‘illumination’ festival whereby each of the Temple’s glass panes were illuminated with a candle, and the first Saturday in September for the ‘feast of fruits’.<sup>60</sup>

East Gwillimbury and Sharon continued to steadily grow in population throughout the early 1820s and 1830s. By the late 1820s, development not connected to the Children of Peace began in Sharon. This development was largely due to Sharon’s proximity to Holland Landing, Mount Albert, and Newmarket which resulted in high levels of traffic and the growing farming population in the area.<sup>61</sup> An inn, blacksmith, wheelwright, and saddler operated in Sharon to support travelers and farmers. New settlers in Sharon including John Peregrine in 1829 (Lot 21 Concession 7), the Lundy family in 1830 (Lot 7 Concession 3), Samuel Hughes in 1832 (Lot 9 Concession 2), Peter Rowan in 1832 (Lot 9 Concession 2), and Samuel Haines in 1837 (Lot 4 Concession 2). In 1829, David Willson’s study was built near the Temple.<sup>62</sup>

Several residents of Sharon—including twenty-six members of the Children of Peace—took part in the Rebellions of 1837-1838. Their involvement was largely driven by David Willson’s opposition to the Family Compact.<sup>63</sup> Of the 26 Children of Peace members that were involved in the rebellion, many were arrested, several fled to the United States to avoid prosecution, and two - James Henderson and James Kavanagh – were killed. Of those that were jailed, most were jailed in Newmarket and Toronto, with a few serving their sentence in Kingston.<sup>64</sup> The participation in the Rebellion by many members of Children of Peace led to internal turmoil within the sect. David Willson’s teachings focused on egalitarianism, peace, and community; however, through involvement in federal politics, Willson compromised these fundamental beliefs. Turmoil amongst the Children of Peace was exacerbated by increased connections to the rest of the Province.<sup>65</sup>

### Reasons for Rebellion

Willson and other members of Children of Peace were against the Family Compact.

The Family Compact was a tight network of wealthy elite supporters and advisors to the Lieutenant Governor. They were a small group that controlled the legislative, judicial, bureaucratic, business and religious institutions in Upper Canada during the early 19th century and rejected democratic reform in Upper Canada.

<sup>60</sup> Spooner, Hillary, *Sharon Temple and the Children of Peace*, in Ontario History, Volume L, Number 4, 1958.

<sup>61</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

<sup>62</sup> Byers et al., *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>63</sup> C. Blackett Robinson, *Toronto and County of York*, 1885.

<sup>64</sup> Digital Museums Canada, *The Children of Peace as Rebels*, <https://www.communitystories.ca/v2/sharon-temple-rebellion-temple-sharon-rebellion/story/the-children-of-peace-as-rebels/>.

<sup>65</sup> Cooper, Matthew, *Living Together: How Communal Were the Children of Peace*, in Ontario History, Volume LXXIX, Number 1, March 1987.

After being referred to as either ‘Hope’ or ‘Davidtown’ since David Willson’s arrival, the town was officially called ‘Sharon’ on 6 February 1841 after it received a post office. Hope was intended to remain the village’s name; however, the municipality of ‘Port Hope’ had incorporated with that name approximately six years earlier. ‘Sharon’ was therefore selected and was inspired by the Song of Solomon which refers to the Plain of Sharon to the north of Tel Aviv, Israel.<sup>66</sup>

Development continued through the 1840s and 1850s. In 1843, Peter Rowan built a new house at 18694 Leslie Street and a new Children of Peace meeting house was built. John Terry built a house to the south of the Lundy farm in 1847, Brooks Howard developed Lot 4 Concession 2 around 1850, John T. Stokes developed Lot 9 Concession 3 by 1852, Robert Brammer had a house built on Lot 11 Concession 3 in 1857, and the Lundy family built a new house on Lot 7 Concession 3 also in 1857.<sup>67</sup> The ownership of several lots and concessions is further clarified on a map from 1857 which identifies Joseph Sutherland as the owner of Lot 11 Concession 2, William Howard as the owner of Lot 6 Concession 3, Humphry Finch as the owner of Lot 9 Concession 3, Alijah Mack as the owner of Lot 10 Concession 3, and King’s College as the owner of Lot 11 Concession 3 (Figure 5).

Temperance movements developed in the mid 19<sup>th</sup> century and by 1852 a temperance society – the Sons of Temperance—appeared in Sharon led by Dr. Breuls and A. Case.<sup>68</sup> Temperance Hall was built as a civic space separate from the religious places in the village.

Ongoing development was heavily supported by Sharon’s agricultural industry. However, the village did not have a mill like the surrounding villages of Holland Landing, Queensville, and Mount Albert had at the time.<sup>69</sup> The development of Sharon began to slow during the 1850s, with growth focused in nearby Newmarket. The Division Court was moved from Sharon to Newmarket in 1852 and in 1864, the Clerk’s office was also moved.<sup>70</sup>

Around the same time administrative services moved to nearby Newmarket there was also the decline of in the membership of the Children of Peace. By 1860 membership was 176 members, a significant decline from the three hundred members it had at the start of the 1850s.<sup>71</sup> Nevertheless, Children of Peace’s presence remained significant. This is reflected on the 1860 map of Sharon, which identifies many Children of Peace members as landowners, including J. Doan, J.D. Willson, D. Willson, J. Lundy, John Doan, and Jesse Doan (Figure 5). Moreover, the Children of Peace Choir—among the first choirs in Canada—had also become internationally recognized.<sup>72</sup>

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<sup>66</sup> Rolling, Gladys M., *East Gwillimbury in the 19<sup>th</sup> Century*, 1967; Rayburn, Alan, *Place Names of Ontario*.

<sup>67</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>68</sup> Rolling, Gladys M., *East Gwillimbury in the 19<sup>th</sup> Century*, 1967, p. 52.

<sup>69</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

<sup>70</sup> Richard, MacLeod, *Remember This: Transitioning to Vibrancy in Sharon*.

<sup>71</sup> Cooper, Matthew, *Living Together: How Communal Were the Children of Peace*.

<sup>72</sup> Byers *et al.*, *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

In 1866 David Willson died. His death had a significant effect on the viability of the Children of Peace.<sup>73</sup> By 1867, Sharon's population was approximately one hundred people.<sup>74</sup> As with previous mapping data, an 1878 map of Sharon shows that many remaining community members were associated with the Children of Peace (Figure 5). In the 1880s, there was sudden interest in moving west to Saskatchewan and Manitoba led by Jesse Doan. Several residents of Sharon moved to the prairies.<sup>75</sup> This migration led to a loss of Children of Peace members. By 1889, the Children of Peace were largely defunct, and Sharon Temple unused.<sup>76</sup>

Throughout the mid to late 19<sup>th</sup> century, farming remained the primary economic driver in Sharon. In addition to crop farming, the ongoing growth of urban centres led to an increased demand for dairy products and meat. At the time, the farming industry was particularly lucrative because of the ongoing development of railways and the Reciprocity Agreement with the United States. This ensured that farmers had access to a wider range of markets.<sup>77</sup> Combined, this led to a shift in farming practices across Ontario. Into the 20<sup>th</sup> century, demand for dairy and meat products continued; however, the introduction of the Toronto and York Radial Railway led to a decreased demand in livestock feed which in turn affected the local Sharon economy. Rapid improvements in transportation directly affected Sharon, as its importance as a trade centre was diminished. This was exacerbated when Yonge Street was paved for automobile traffic in the early twentieth century, which moved traffic away from Sharon.<sup>78</sup>

In 1917, Sharon Temple was purchased by the York Pioneer and Historic Society. They restored the Temple and moved other historic structures onto the property. In 1918, the Temple was converted into a museum.<sup>79</sup>

By 1927, many of the lots and concessions along Leslie Street had been subdivided and developed. This is particularly noticeable towards the north section of Sharon where a significant amount of development had taken place. The south section of Sharon generally remained rural, agricultural land (Figure 6).

Suburban neighbourhoods in the communities around Toronto began to develop in the 1930s but did not reach East Gwillimbury until around 1950. Initially, Sharon saw little of this residential development compared to other villages in East Gwillimbury such as Holland Landing and Mount Albert (Figure 6).<sup>80</sup>

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<sup>73</sup> Hughes, James L., *Sketches of the Sharon Temple and of its Founder David Willson*, York Pioneer and Historical Society.

<sup>74</sup> Martin, Simon, *Sharon Temple was an architectural beacon in 1867, just as today*, June 21, 2017, [https://www.yorkregion.com/news/the-sharon-temple-was-an-architectural-beacon-in-1867-just-as-today/article\\_137c1f83-ba0f-5e55-9224-0e0e3366eb87.html?](https://www.yorkregion.com/news/the-sharon-temple-was-an-architectural-beacon-in-1867-just-as-today/article_137c1f83-ba0f-5e55-9224-0e0e3366eb87.html?)

<sup>75</sup> Richard, MacLeod, *Remember This: Transitioning to Vibrancy in Sharon*.

<sup>76</sup> Martin, Simon, *Sharon Temple was an architectural beacon in 1867, just as today*.

<sup>77</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

<sup>78</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

<sup>79</sup> Parks Canada, "Sharon Temple National Historic Site of Canada," [https://www.pc.gc.ca/apps/DFHD/page\\_nhs\\_eng.aspx?id=512](https://www.pc.gc.ca/apps/DFHD/page_nhs_eng.aspx?id=512).

<sup>80</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

The beginnings of suburban development in Sharon occurred between 1954 and 1960. Between these dates, residential development started on the newly built Sharon Boulevard and Morton Road. The residences constructed on Sharon Boulevard were generally small, rectangular one-storey houses with attached, single car garages. Similar residences were also constructed along Morton Road; however small, rectangular one-and-a-half storey Victory Houses were more common. In addition to the construction and development of new streets, several properties fronting onto Leslie Street – within the Study Area – were developed with similar residential buildings. The introduction of these specific building types marks a shift in Sharon's overall development pattern and signifies the beginnings of suburban development in the area. The advent of increased development in Sharon is further reflected in the population, which increased from 299 to 655.<sup>81</sup> However, this increase was associated with people moving to the area to live while commuting to work elsewhere (Figure 6 and Figure 7).

By 1971, development in Sharon continued. Additional development alongside Leslie Street between the westbound section of Mount Albert Road and Green Lane East (to the south of the Study Area) occurred. Development also extended further north and east of the Leslie Street and Mount Albert Road/Farr Avenue intersection. Development also continued further east along Mount Albert Road. May Avenue, Sharon Boulevard, and Morton Avenue, all east-west travelling roads, had each been constructed and developed. In addition, George Street, Conn Drive, Donlands Avenue, Charles Street, Howard Avenue, and William Street, all north-south travelling roads, had been constructed and developed. These new roads, and the development thereon, comprise the first indications of suburban development in the Sharon area.

By 1978, suburban development continued in Sharon's northeast corner. Specifically with the construction and subsequent development of Jennifer Crescent. Some additional development also occurred along Leslie Street, specifically towards the north of the Study Area.

By 1988, Parnham Crescent, Veronica Crescent, the southmost section of Conn Drive, Ramsden Crescent, and Tate Court had all been constructed and developed in the suburb to the north of Mount Albert Road and to the east of Leslie Street. Donlands Avenue was also extended southward, terminating at Mount Albert Road. To the south of the eastbound section of Mount Albert Road, Ward Avenue, Maple Way, Arthur Hall Drive, Jessie Crescent, and Elda Court had been constructed and developed. In addition, Howard Street and William Street were extended southward, and both the north and south arm of Jennifer Crescent were extended eastward connecting to Howard Avenue. Additional development also continued along Leslie Street, specifically towards the south of the Study Area (Figure 7).

Notable development that occurred by 1995 included the connection of Conn Drive to Victoria Crescent, the westward extension of Veronica Crescent, the southward extension of Howard Avenue, the eastward extension of Maple Way, the eastward extension of Ward Avenue, and the construction of Maplehyrn Avenue and the eastmost section of Colonel Wayling Boulevard. The first stage of suburban development to the west of Leslie Street also occurred in the construction and development of David Willson Trail, Sharon Creek Drive, Whitebirch Lane, and

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<sup>81</sup> Henry, McCutcheon, *A Geographic Study of East Gwillimbury Township*.

Willow Wood Place (Figure 8).

By 1999, new development continued along the roads that had been constructed by 1995. Relatively few additions and alterations occurred to the street network. Colonel Wayling Boulevard between Leslie Street and Willow Grove Boulevard had been constructed and Whitebirch Lane had been extended west. Likewise, little development took place in the Study Area specifically, with only three residential properties being developed (Figure 8).

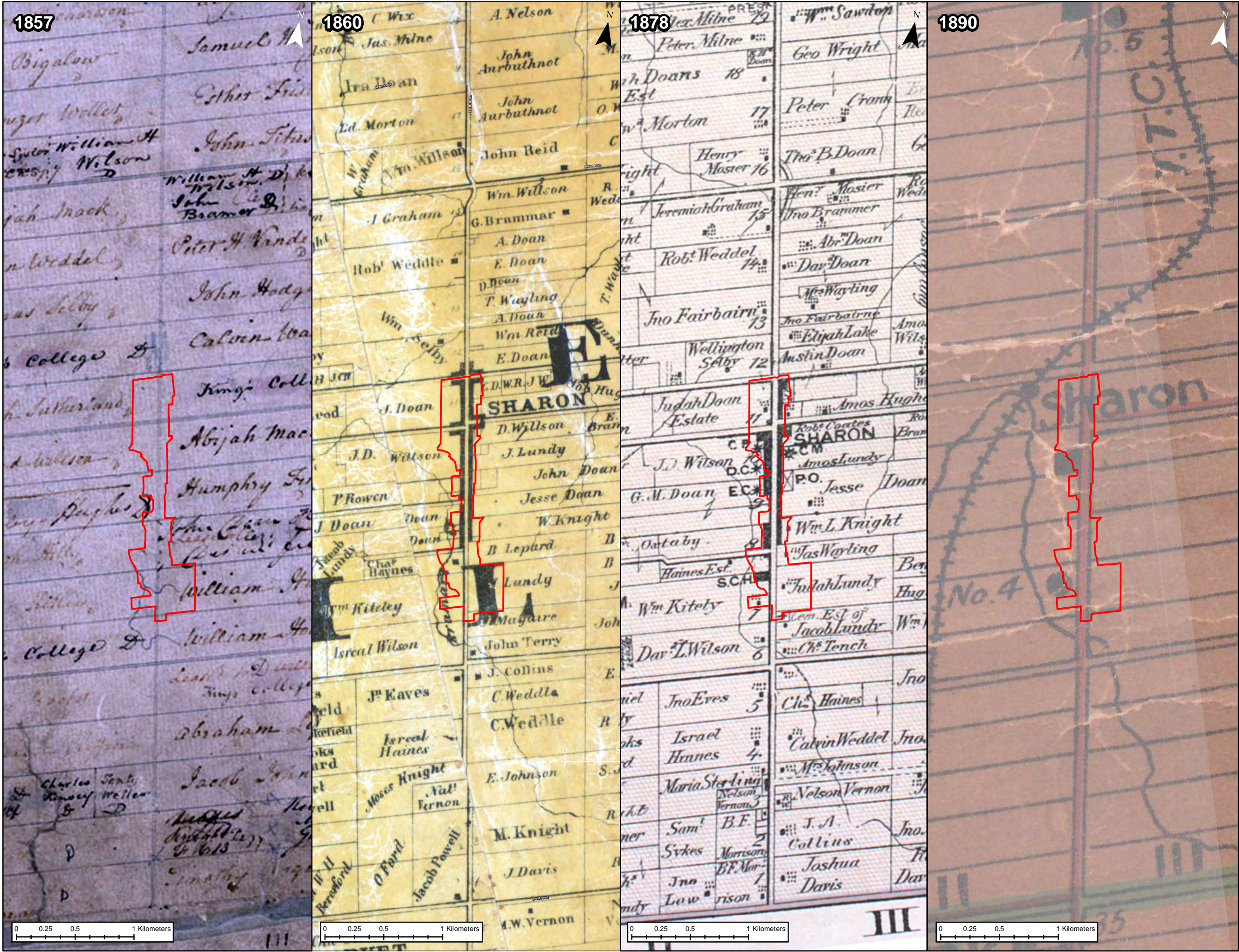
Slow development continued through 2002, when some additional development occurred on Ward Avenue, Maplehyrn Avenue, and Colonel Wayling Boulevard. No new development had taken place in the Study Area (Figure 8).

The next bout of development occurred by 2016, when a significant amount of suburban development occurred to the west of Leslie Street. Both Murrell Boulevard and Manor Hampton Street, both main thoroughfares to the west of Leslie Street had been built, alongside several local streets including Baleberry Crescent, Temple Avenue, Beechborough Crescent, Walter Proctor Road, Lane 4, Lane 5, Lane 6, Kester Court, Briarfield Avenue, Foxberry Road, Kavanagh Avenue, Dr Pearson Court, Mary Willson Court, John Weddell Avenue, John Moore Road, Sharon Creek Drive, Larkfield Crescent, Hackett Street, Mary Pegg Road, and Taurus Crescent. Another small suburb to the northwest of Mount Albert's intersection with Leslie Street also formed, comprising Countryman Road, Festival Court, and Ladder Crescent (Figure 9).


By 2017, many of the lots bordering the new suburb had been developed. In addition, several new streets were built, including Deer Pass Road, Silver Charm Drive, Carratuck Street, Lane 3, Charles White Court, Kenneth Ross Bend, Cranley Road, Deepwood Crescent, and Kiteley Crescent. By 2018, Allangrove Avenue, Carondale Square, Grinnel Road, Daneswood Gate, Goodwin Crescent, Slater Crescent, Robert Baldwin Boulevard, Clara May Avenue, Falconridge Terrace, Walter Tunny Crescent, Eastgrove Square, Blacksmith Trail, Applegate Drive, and Lane 8 had been constructed. In 2019, the Manor Hampton Bike Park was built alongside the ongoing development of properties within the newly formed suburb (Figure 9).

By 2022, Viola Street, Verbena Street, and Celosia Lane were constructed, bridging Mary Pegg Road with Kiteley Crescent. In addition, a public plaza located at 1507 Mount Albert Road and the Children of peace Park, located at 68 Sharonview Crescent were built (Figure 9).





Legend

 Study Area

TITLE  
The Study Area on 1857, 1860, 1878, and 1890  
Historic Maps

CLIENT  
Town of East Gwillimbury

PROJECT  
Sharon Heritage Conservation District Study  
East Gwillimbury, Ontario

NOTE(S) 1. All locations are approximate.  
REFERENCE(S)  
1. Archives of Ontario, "East Gwillimbury Township", 1857.  
2. Geo. R. Tremaine, "Tremaine's Map of the County of York Canada West", (<https://www.arcgis.com/apps/webappviewer/index.html?id=8cc6be34f6b54992b27da17467492d2f>: accessed October 24, 2022), scale 1:47,520, Toronto: Geo. R. Tremaine, 1860.  
3. Miles & Co., "East Gwillimbury", In: Miles & Co., "Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury & Town of Bradford in the County of Simcoe Ont.", (<https://digital.library.mcgill.ca/countyatlas/searchmapframes.php>: accessed October 24, 2022), scale 1:47,520, Toronto: Miles & Co., 1878.  
4. Lloyd, James T., "Lloyd's map of York County", University of Toronto Libraries, scale 1:79,200, 1890.  
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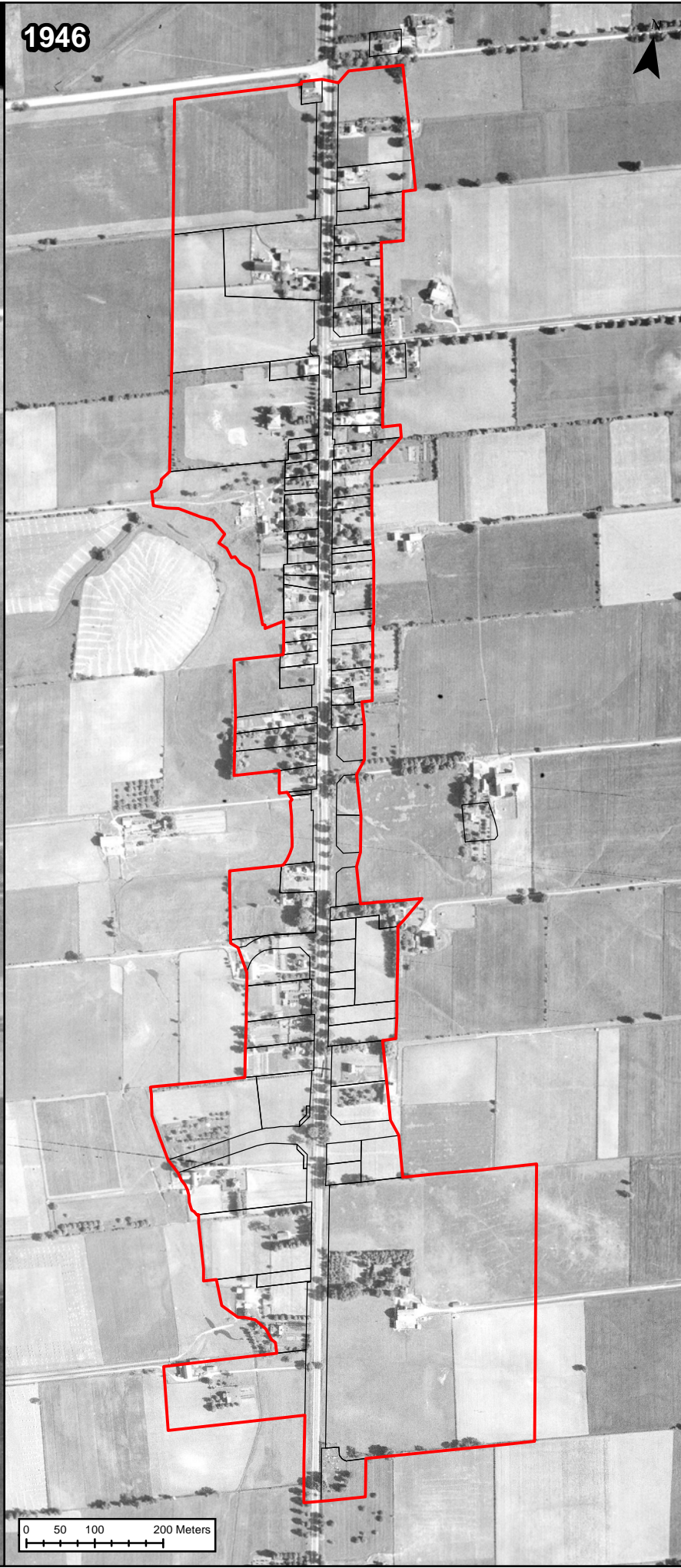
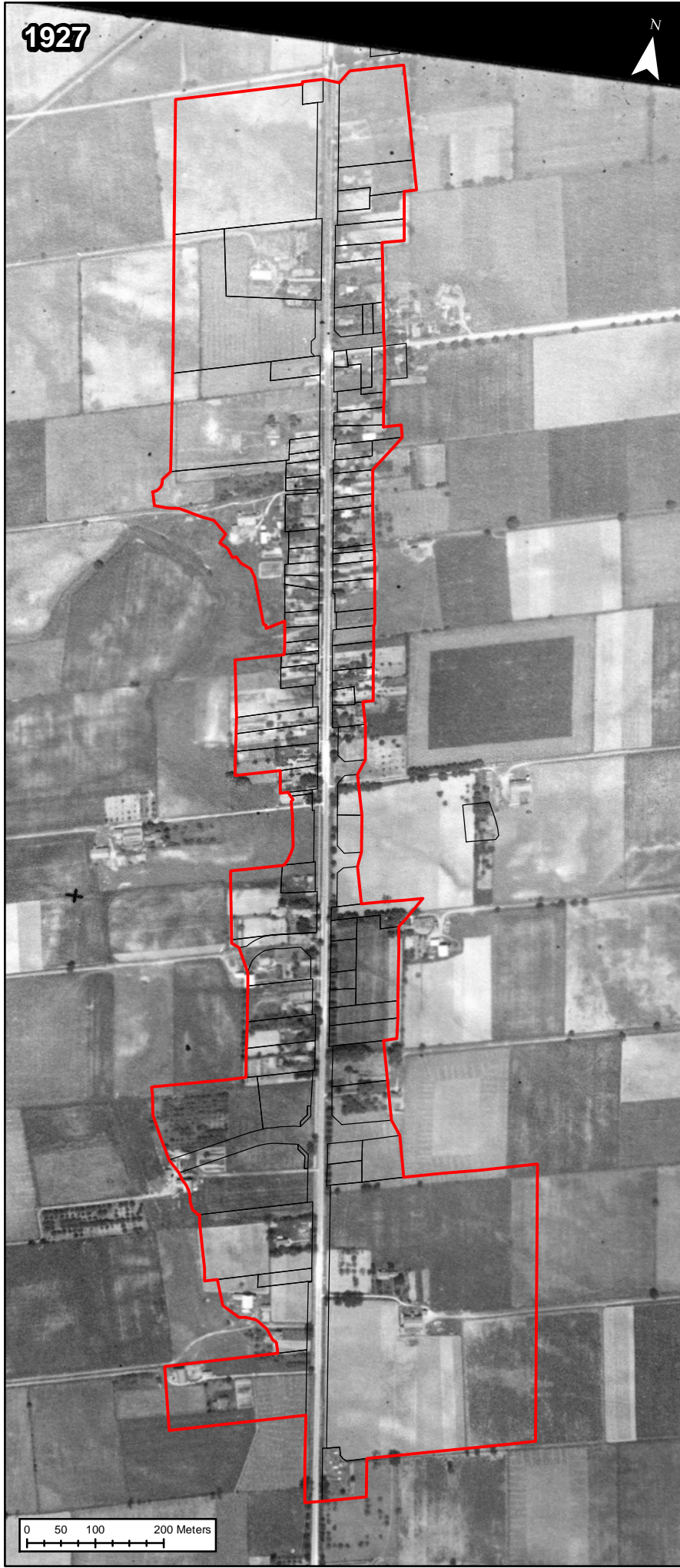
YYYY-MM-DD 2023-09-27

PREPARED LHC

DESIGNED JG

FIGURE # 5





**Legend**

Study Area

Property Parcels

**TITLE**  
The Study Area on 1927, 1946, and 1954 Aerial Photographs



**CLIENT**  
Town of East Gwillimbury

**PROJECT**  
Sharon Heritage Conservation District Study,  
East Gwillimbury, Ontario

**PROJECT NO.** LHC0321

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
1. National Air Photo Library, "RA18-046", roll RA18 line 5NS photo 0046, scale 1:15,000, 1927.  
2. National Air Photo Library, "A10101-088", roll A10101 line 27E photo 088, scale 1:20,000, 1946.  
3. University of Toronto Libraries, "1954 Air Photos of Southern Ontario", (<https://mdl.library.utoronto.ca/collections/air-photos/1954-air-photos-southern-ontario/index>: accessed October 25, 2022), 1954.  
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YYYY-MM-DD	2023-09-27
PREPARED	LHC
DESIGNED	JG
FIGURE #	6





Legend

Study Area

Property Parcels

TITLE

The Study Area on 1995, 1999, 2002 and 2005 Satellite Images

CLIENT

Town of East Gwillimbury

PROJECT

Sharon Heritage Conservation District Study, East Gwillimbury, Ontario

PROJECT NO. LHC0321

NOTE(S)

1. All locations are approximate.

REFERENCE(S)

1. York Region, "Imagery, 1995", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 1995.

2. York Region, "Imagery, 1999", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 1999.

3. York Region, "Imagery, 2002", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2002.

4. York Region, "Imagery, 2005", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2005.

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YYYY-MM-DD

2023-10-03

PREPARED

LHC

DESIGNED

JG

FIGURE #

8





**Legend**

Study Area

Property Parcels

**TITLE**  
The Study Area on 1995, 1999, 2002 and 2005 Satellite Images



**CLIENT**  
Town of East Gwillimbury

**PROJECT**  
Sharon Heritage Conservation District Study,  
East Gwillimbury, Ontario

**PROJECT NO.** LHC0321

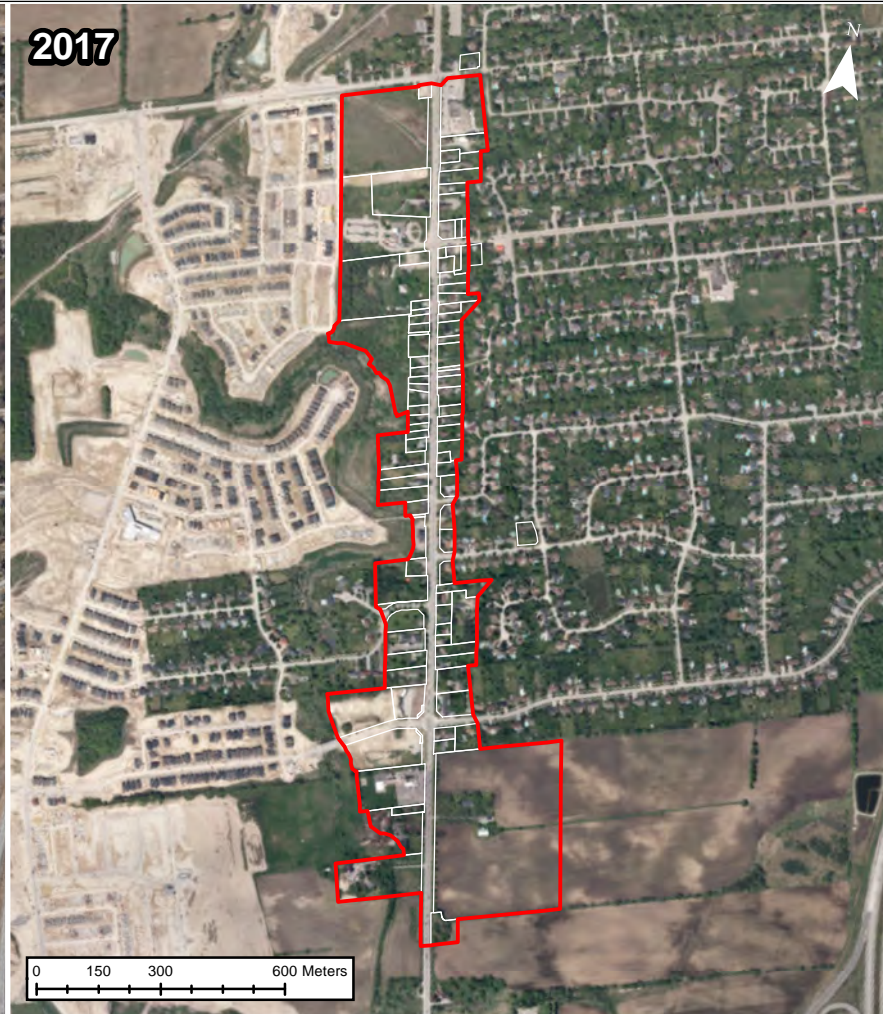
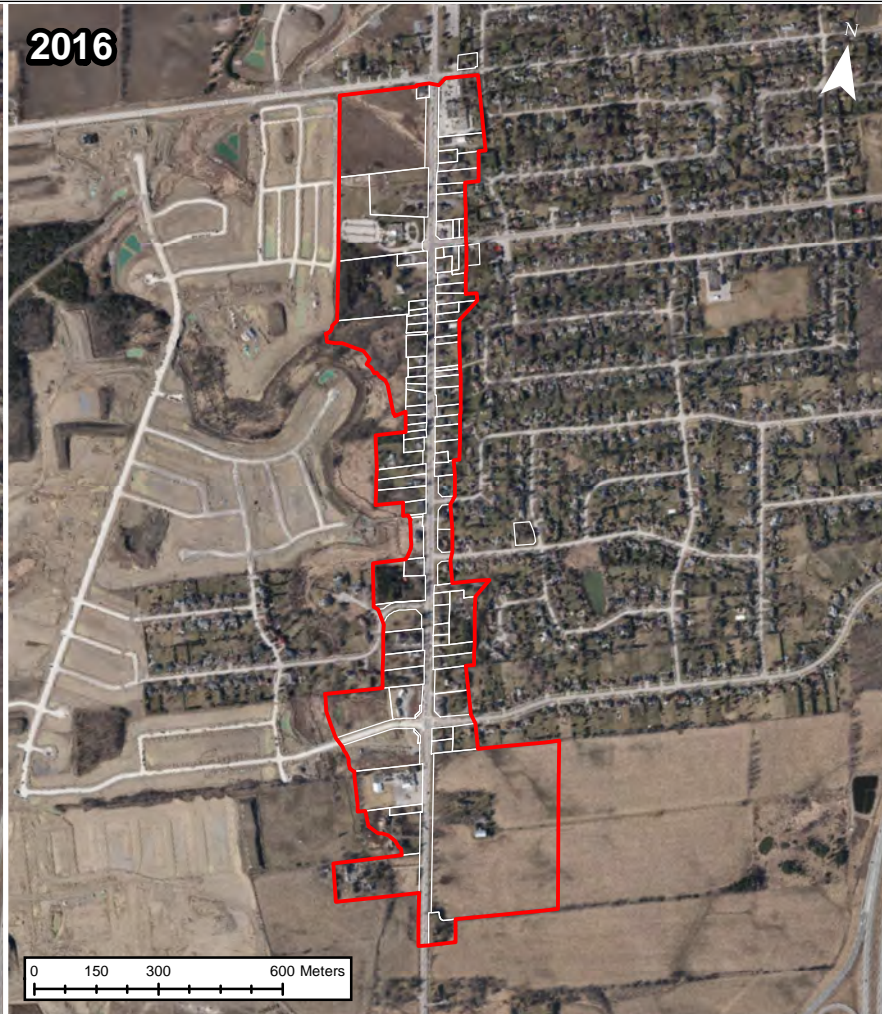
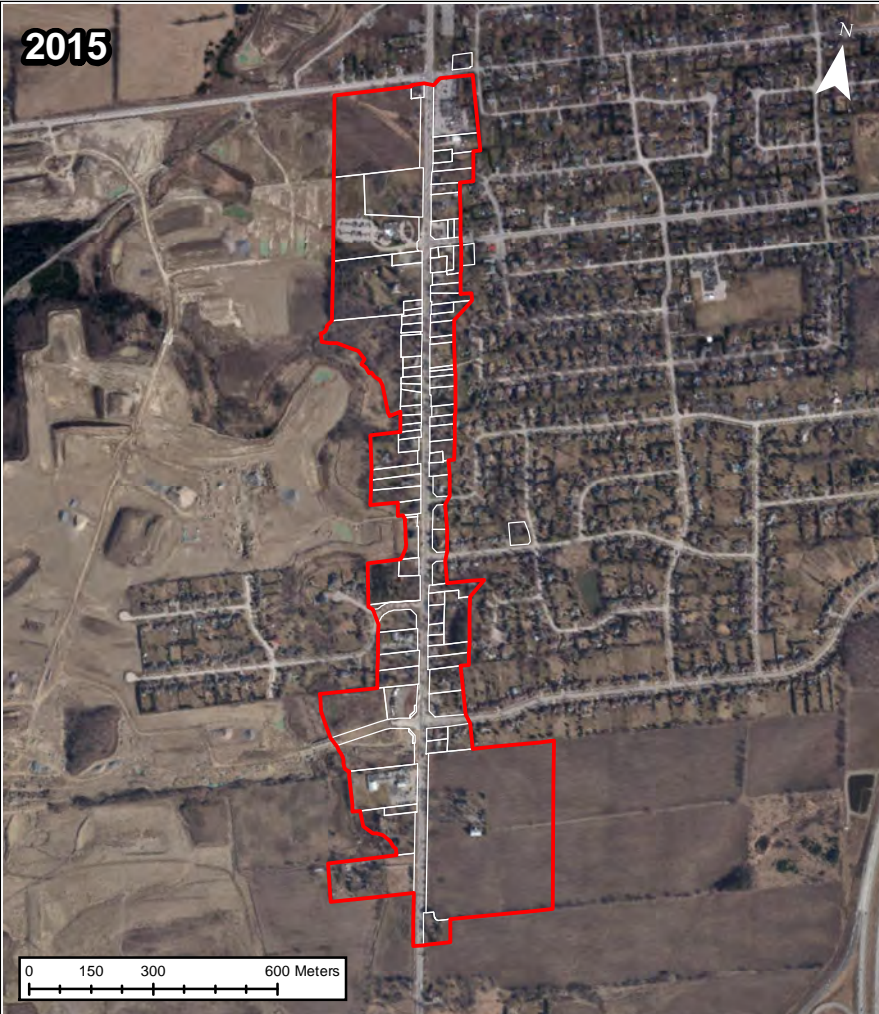
**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
1. York Region, "Imagery, 1995", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 1995.  
2. York Region, "Imagery, 1999", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 1999.  
3. York Region, "Imagery, 2002", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2002.  
4. York Region, "Imagery, 2005", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2005.  
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YYYY-MM-DD	2023-10-03
PREPARED	LHC
DESIGNED	JG
FIGURE #	8





**Legend**

Study Area

Property Parcels

**TITLE**  
The Study Area on 2015, 2016, 2017, 2018, 2019 and 2020 Satellite Images

**CLIENT**  
Town of East Gwillimbury

**PROJECT**  
Sharon Heritage Conservation District Study,  
East Gwillimbury, Ontario

**PROJECT NO.** LHC0321

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. York Region, "Imagery, 2015", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2015.

2. York Region, "Imagery, 2016", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2016.

3. York Region, "Imagery, 2017", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2017.

4. York Region, "Imagery, 2018", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2018.

5. York Region, "Imagery, 2019", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2019.

6. York Region, "Imagery, 2020", (<https://maps.york.ca/Html5ViewerPublic/Index.html?viewer=GeneralInteractiveMap.YorkMaps>: accessed 3 October, 2023), 2020.

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FIGURE #	9



## **5.6 Known Persons of Historical Interest Associated with Sharon**

### **5.6.1 David Willson (Children of Peace)**

Growing up, David Willson was a member of the Presbyterian Church. David's father, John Willson, migrated from Carickfergus, County Antrim, Ireland in 1770 to Dutchess County, New York State. Soon after his arrival in New York, in 1778 or 1780, John's son David was born. David Willson became a sailor who travelled extensively in the far east. In the early 19<sup>th</sup> century, David married Phoebe Titus, and shortly thereafter, moved to Canada where they settled on uncleared land near Newmarket.

Upon his settlement in—what would become—Sharon, Willson was associated with a sect of Quakers ('Society of Friends'). He served as a schoolmaster for a brief period of time. Other Quakers believed that Willson was too unorthodox in his teachings, primarily for his enjoyment in music, which ultimately led to him being outcast.<sup>82</sup> After leaving the Quakers Willson began his own sect. This sect was formed between 1809 and 1812 and were known as 'Davidites' or 'Children of Peace'.<sup>83</sup> Willson led the Children of Peace until his death in 1866.

### **5.6.2 Ebenezer Doan (Master Builder)**

Ebenezer Doan was a farmer and builder in Sharon. He was born in Buck's County, Pennsylvania in 1772 in a Quaker family. Doan apprenticed under Jonathan Doan, his brother, who was a master builder. After completing his apprenticeship, Doan moved to Georgia for a brief period before returning to Pennsylvania. In 1808 he—along with several members of his extended family—moved to Upper Canada and settled in Newmarket. He moved to Sharon by 1813. When in Sharon, Doan became involved with the Children of Peace and built the Sharon Temple and the Children of Peace's meeting houses. Doan left the Children of Peace in 1840, possibly due to the sect's involvement in the 1837 rebellion. Doan died in 1866.<sup>84</sup>

### **5.6.3 John T. Stokes (Architect)**

John Thomas Stokes was a civil engineer and architect born and trained in England. Stokes emigrated to Canada in 1849 and he settled in Sharon. In addition to his work as an engineer and architect, Stokes was involved in local politics. He served as Sharon's postmaster, Sharon's Inspector of Public Schools, East Gwillimbury's Clerk-Treasurer, and York Region's Superintendent of Public Roads. Stokes often designed in the Gothic Revival architectural style. In Sharon, Stokes built his own house, Maplehyrn (18817 Leslie Street), as well as the residence of Edward Brammer (19027 Leslie Street), Sharon Methodist Church (18907 Leslie Street), and St. James Anglican Church (18794 Leslie Street). Stokes was also the architect for many buildings in nearby towns and townships including Bolton, Bradford, King, Mount Albert, Newmarket, Toronto, Uxbridge, Vaughan, and Woodstock.<sup>85</sup>

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<sup>82</sup> Byers et al., *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>83</sup> Byers et al., *Rural Roots: Pre-Confederation Buildings of York Region*, 1976.

<sup>84</sup> Sharon Temple Museum Society, *Doan House*, n.d., <https://www.sharontemple.ca/doan-house>.

<sup>85</sup> Biographical Dictionary of Architects in Canada, *Stokes, John Thomas*, n.d. <http://dictionaryofarchitectsincanada.org/node/486>.

#### **5.6.4 James Wayling**

James Wayling was born in Toronto in 1842 to Richard Wayling and Annie Fisher. Wayling was primarily occupied as a farmer and labourer but was also an officer –eventually rising to the rank of Colonel. Wayling served as a Major in the York and Simcoe Battalion during the North-West Rebellion of 1885. Wayling’s son, also named James, also entered the military and achieved the rank of Lieutenant Colonel. Lieutenant Colonel Wayling served in West Africa between 1901 and 1913, where he was awarded the African General Service Medal and six bars. In 1915, Lieutenant Colonel Wayling was appointed the Inspector of Cadets for Military District No. 2 and in 1918 he was appointed to the Toronto Board of Education as an Assistant Supervisor of Cadet Training.<sup>86</sup>

#### **5.6.5 William Lane Knight**

William L. Knight was an English-born farmer and member of the Church of England born circa 1805. When the St. James the Apostle Anglican Church in Sharon was constructed in 1866 (18804 Leslie Street), Knight acquired the role of Warden alongside Thomas Selby.<sup>87</sup>

#### **5.6.6 Peter Rowan**

Peter Rowan was a wheelwright and blacksmith born in the Netherlands. Rowan was a member of the Children of Peace and took part in the Rebellions of 1837-1838. In preparation for the Rebellion, Rowan produced pikes in his blacksmith shop at 18694 Leslie Street. Rowan was arrested for his role in the Rebellion but was later released.<sup>88</sup>

### **5.7 Thematic History**

The thematic history of Sharon can be divided into three main categories:

- Religious and Social Development;
- Political; and,
- Agricultural community.

#### **5.7.1 Religious and Social Development**

The religious and social development theme is strongly associated with the Children of Peace, Methodist and Anglican church communities and civic organization in the community. The initial settlement and development of Sharon is closely tied to David Willson’s establishment of the Children of Peace. This sect was a significant feature of the community throughout the 19<sup>th</sup> century. It was also connected to early sites for formal education in the community. Other settlers and community members from the Methodist and Anglican churches also settled in the community and relatively quickly established churches. The local band and choir associated with the Children of Peace fulfilled a significant social and civic role in the community and beyond to other communities. By the mid 19<sup>th</sup> century other secular civic organisations such as the Sons of Temperance had become established. The Sharon Temple and Temperance Hall are

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<sup>86</sup> Trehwella, E.W., *The Story of Sharon*, newspaper extract, date unknown.

<sup>87</sup> Rolling, Gladys M., *East Gwillimbury in the 19th Century*, 1967.

<sup>88</sup> Rolling, Gladys M., *East Gwillimbury in the 19th Century*, 1967.

tangible links to these movements. Social development included the establishment of formal education through schools associated with Children of Peace properties followed by the establishment of a public school in 1858.

This theme links the religious, social and civic developments in the community. Properties with buildings built by or occupied for some time by members of the Children of Peace are directly connected to this theme. Properties with buildings built by or occupied for some time by founding members of other churches and civic organizations are also connected to this theme.

### **5.7.2      Rebellions of 1837-1838 and Cooperative movements (Political)**

The political theme is related to local history as well as broader provincial and national events. Political associations within Sharon are closely tied to the political activities of members of the Children of Peace. This includes the establishment of the “Farmer’s Storehouse Company”, efforts around promoting Responsible Government and participation in the 1837 Rebellion. The Temperance Hall as the site where political and civic meetings have been held over the years and the Civic Centre continue to connect this theme to the village.

This theme is connected to the idea that the Children of Peace were a utopian community. Their ideals related to politics; social reform influenced the community. The political theme is closely related to political unrest in Upper Canada before the establishment of Responsible Government. Properties in the Study Area that include the houses of members of the Children of Peace and prominent local political and civic leaders have direct connections to this theme.

### **5.7.3      Agriculture and Agricultural Community**

Sharon was primarily an agricultural village for most of its history. Farming has continuously driven or supported the growth of the local economy in Sharon since its initial settlement in 1801. Regardless of religious affiliation, most settlers in Sharon were farmers. The linear nature of the village along Leslie Street is a direct result of the township survey and land grant system that brought farmers to the area. This theme is connected to Loyalists and the Children of Peace – as an offshoot of the Quakers –who were usually farmers and brought agricultural traditions and values with them as they established the community. Some properties with 19<sup>th</sup> century buildings –especially in the south of the Study Area—remain active farms or stables. Other properties have buildings that were originally farmhouses and still have characteristics of a rural past. The spatial arrangement of the Study Area and building construction dates reflect the gradual severance of lots from larger farm properties as the community developed over time.

The subdivision of property parcels became more common alongside the declining prosperity of the farming industry. This is evident on historic maps showing Sharon. In 1857, each Lot/Concession remained as singular units, which by 1878 had often been subdivided into several, smaller units.

By the middle of the 20<sup>th</sup> century a shift started to occur around Sharon with the development of subdivisions. Infill along Leslie Street also took on characteristics of suburban styles of housing from the time, such as long facades and attached garages. Properties from this time are not linked to the agricultural community theme.

## 5.8 Past Planning Studies and Exercises

Many studies, plans and planning exercises have been undertaken that have –in part— addressed cultural heritage around Sharon. Most of these focus on the Sharon Temple and Civic Centre. Various studies have included:

- The Sharon Temple Master Plan – Sears & Russell (1990);
- Civic Square Design Concepts Options Study – Brook McIlroy (2006);
- Conceptual Mater Plan – NAK Design (2008);
- Sharon Temple Historic Site Feasibility Study: Interpretation Centre – Lundholm and Associates Architect (2009);
- Sharon Village Urban Design Guidelines – Malone Given Parsons, NAK Design and MMM Group (2010);
- Sharon Temple Visitors Centre – SVN and ERA (2016);
- Civic Precinct Plan Study, Background Report – MacNaughton Hermesen Britton Clarkson Planning Limited (MHBC) and The Monarch Park Group (2017); and,
- East Gwillimbury Urban Design Manual (2022).

It is understood from discussions with Town Planning Staff that visioning exercise that built on some of these studies and included discussion of a potential HCD for Sharon were held around 2012 and 2013. The Town’s 2010 and draft 2022 *Official Plans* also put a priority on the cultural heritage of Sharon.



## 6 EXISTING CONDITIONS

### 6.1 Surrounding Area

The Town is in York Region in the Greater Toronto Area—located north of the City of Toronto—and surrounded by the Town of Georgina to the north, the Township of Uxbridge (Durham Region) to the east, the Towns of Whitchurch-Stouffville and Newmarket to the south, and the Township of King to the west. Much of the Town is provincially significant agricultural land. A section of the Holland Marsh is in the Town’s northwest corner. A section of the Oak Ridges Moraine is in the Town’s southeast quadrant. Much of the remaining land is identified as protected countryside, composed largely of prime agricultural land and environmental protection areas. Sharon is one of the few urban areas in the Town.

The Village of Sharon is in the Town’s southwest quadrant—north of the Town of Newmarket, east of the Village of Holland Landing, south of the Village of Queensville, and west of the Village of Mount Albert. Sharon is generally classified as an urban, community area with a small natural heritage component. The historic Village of Sharon extended along Leslie Street between Mount Albert Road and Green Lane East. This area is characterized by its residential, commercial, and institutional buildings that are eclectic in their form, scale, massing, and material use. Buildings in and around the Study Area date from the early 19<sup>th</sup> century to the present and represent over two hundred years of settlement. Suburban development in Sharon began in the mid 20<sup>th</sup> century. The earliest suburbs were generally composed of small, rectangular one-storey houses with attached, single car garages and rectangular one-and-a-half storey Victory Houses. As suburban development continued in the later part of the 20<sup>th</sup> century and into the 21<sup>st</sup> century, buildings typically got larger and the most recent developments around Sharon include townhouse buildings and a seven-storey retirement residence.

### 6.2 Archaeology and Archaeological Potential of the Study Area

Almost all of the Study Area is identified as an area with archaeological potential in the *York Region Archaeological Management Plan*. Some properties or parts of properties in the Study Area have been cleared of archaeological potential through the archaeological assessment process.

Archaeological investigations around Sharon reveal evidence of people in this area for thousands of years. At the time of writing—a review of the Ministry of Citizenship and Multiculturalism’s (MCM) register of archaeological sites, returned thirty-one archaeological sites within a 1-km radius of the Study Area. Sixteen of these sites are Indigenous sites, fourteen are Euro-Canadian, and one is unidentified. A search through the database only includes those sites that have been registered with the MCM. There are likely many Indigenous and Euro-Canadian archaeological sites in and near the Study Area that have not been discovered.

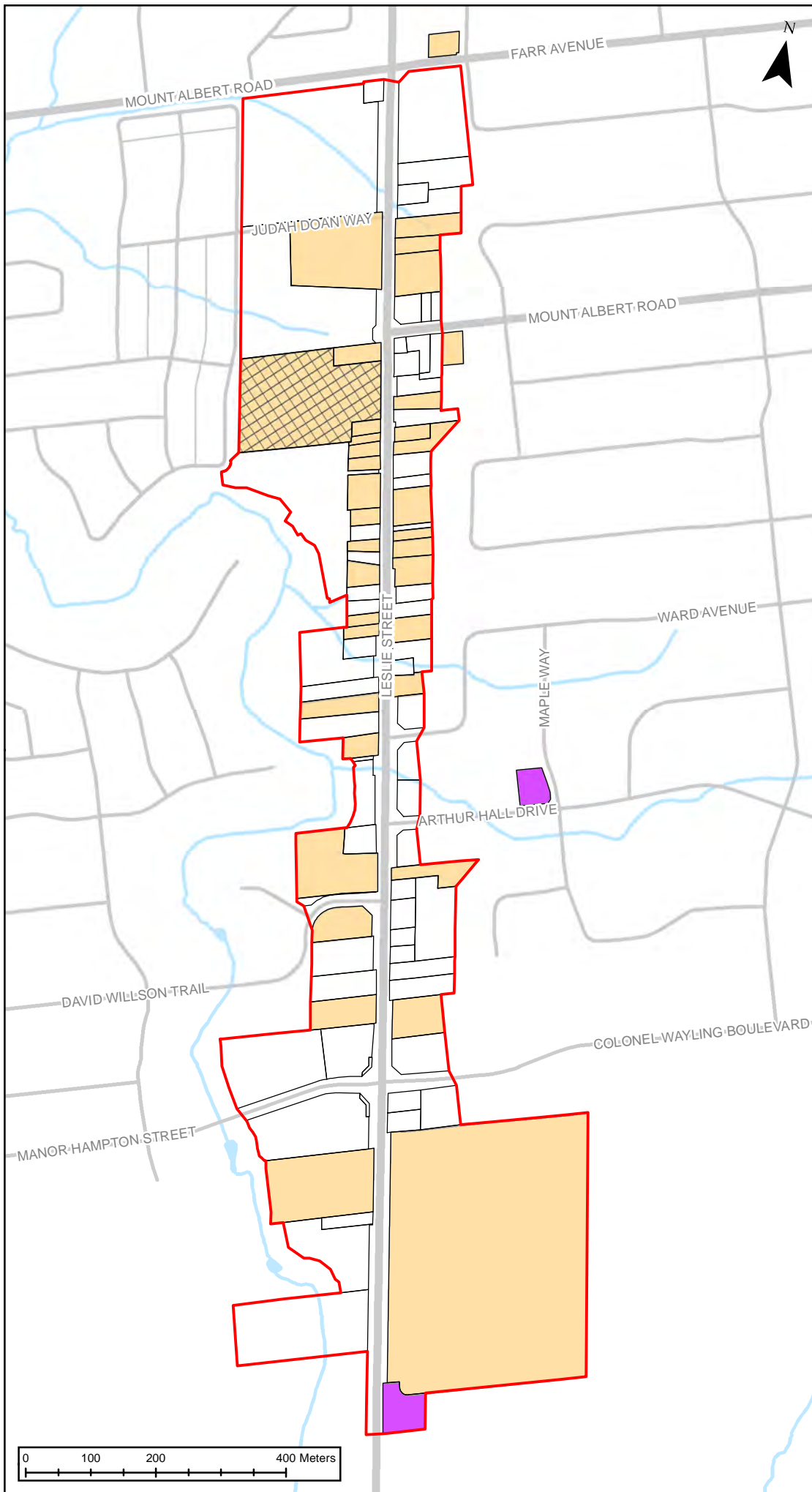
Most of the registered Indigenous Sites are findspots, which are sites where limited archaeological resources were recovered. The findspots range from late Archaic Period (circa 2,500 – 1,000 BCE) to late Woodland Period (circa 900 CE – 1,650 CE). Of note is the Drive-In site (BaGu-6), which is dated to the early Archaic period (circa 7,000 BCE – 6,000 BCE) and was

determined to be a campsite. Euro-Canadian sites located in the area are generally associated with the historic community of Sharon or surrounding farms.

### **6.3 Cultural Heritage Properties in Study Area**

There are thirty-four properties listed under Section 27 Part IV of the *OHA* in the Study Area. One property —the Sharon Burying Ground—is designated under Section 29 Part IV of the *OHA*. The Sharon Temple is a listed property, has an OHT easement and is a NHSC. See Figure 10 for a map of cultural heritage resources in —and immediately surrounding—the Study Area.

Many of these properties include with buildings from the nineteenth century that have direct connections with members of the Children of Peace. A cluster of these properties are located within 300 m of the Sharon Temple (Figure 11).



## Legend

- Study Area
- Property Parcels
- Designated under Part IV of the OHA
- Listed
- National Historic Site of Canada
- Ontario Heritage Trust Easement Property

**TITLE**  
**Cultural Heritage Resources in and around the Study Area**

**CLIENT**  
**Town of East Gwillimbury**

**PROJECT** PROJECT NO. LHC0321  
**Sharon Heritage Conservation District Study**  
**East Gwillimbury, Ontario**

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
 1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.  
 2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.  
 3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.

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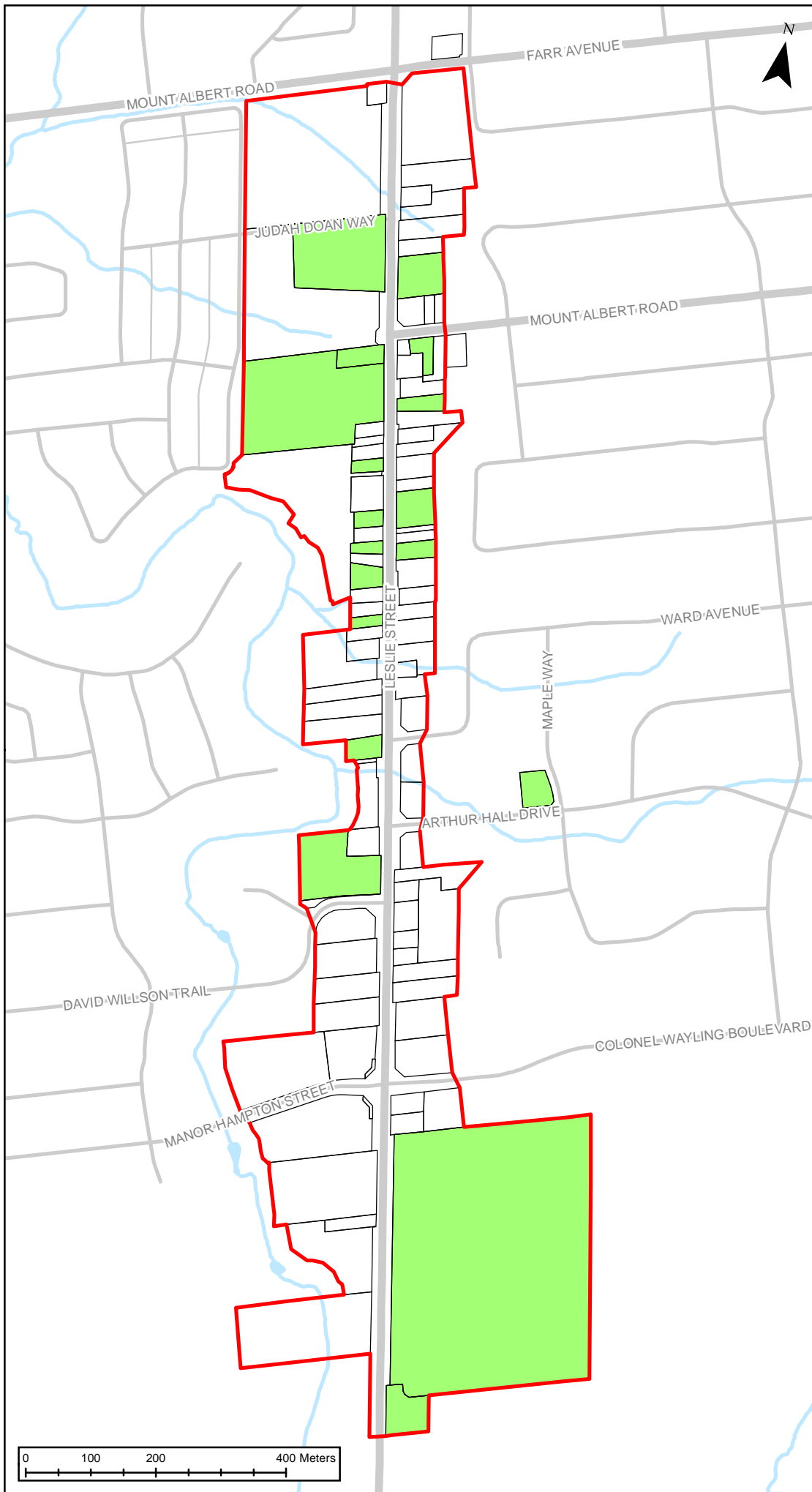


**DATE** 2024-02-27

**PREPARED** LHC

**DESIGNED** JG

**FIGURE #** 10



## Legend

- Study Area
- Property Parcels
- Properties Directly Associated with Members of the Children of Peace

**TITLE**  
**Properties Connected to the Children of Peace**

**CLIENT**  
**Town of East Gwillimbury**

**PROJECT** PROJECT NO. LHC0321  
**Sharon Heritage Conservation District Study**  
**East Gwillimbury, Ontario**

**NOTE(S)** 1. All locations are approximate.

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**DATE** 2023-09-27

**PREPARED** LHC

**DESIGNED** JG

**FIGURE #** 11

## 6.4 Landscape Setting

### 6.4.1 Vegetation

The Study Area is generally an urban environment heavily influenced by its rural history. Vegetation is largely planted or purposefully retained by people. A woodlot on the Sharon Temple property is the only large stand of trees and naturalized space in the Study Area. However, the Study Area includes large, mature trees, large open space areas and large lawns. Many properties in the Study Area have retained large deciduous trees in front yards and a mix of deciduous and coniferous trees along side yards. The area includes a broad mix of young, juvenile and mature trees. Many properties include small shrub and perennial gardens in front yards but the area –generally—does not include extensive complex landscaped yards (Photo 2 and Photo 3). Properties in the southern half of the Study Area are generally larger lots some of which have densely treed areas.



Photo 2: View northeast showing the typical vegetation along Leslie Street





Photo 3: View northwest showing the typical vegetation along Leslie Street

#### 6.4.2 Spatial Pattern

Sharon is generally composed of low-rise, single-detached residential lots with a few civic, institutional, and commercial properties along Leslie Street. The historic village is surrounded by late 20<sup>th</sup> and 21<sup>st</sup> century suburban residential subdivisions. The spatial arrangement of the whole Study Area includes a variety of lot sizes and setbacks; however, properties adjacent to each other generally have similar sizes and setbacks with change occurring gradually along the street.

The Study Area is a long, straight, linear corridor –2.2 km long—running north/south and is –generally—one property deep. Leslie Street is a two-lane, arterial, road with wide shoulders. There are turning lanes at major intersections. Cross streets include a mix of other arterial, collector and residential streets. Major intersections include Mount Albert Road and Farr Ave just north of the Study Area, Mount Albert Road at the Civic Centre and the Manor Hampton Street/Colonel Wayling Boulevard intersection near the south end of the Study Area. Other streets in the Study Area are David Willson Trail, Arthur Hall Drive, Ward Avenue, Judah Doan Way. Several streets that connect to Leslie Street meet at a “T” intersection.



Most of the properties in the Study Area are residential. There is a mix of residential buildings from the early 19<sup>th</sup> century to the present. The Study Area can be broken down into three sub areas which include:

- The –generally—rural and agricultural south area, south of Manor Hampton Street/Colonel Wayling Boulevard (Photo 3) that transitions into the more urban residential village around the location of the St. James the Apostle Anglican Church;
- the –generally—residential village centre area (Photo 4); and,
- a mix of civic, institutional, commercial and residential properties in the north area (Photo 5).

The area from Manor Hampton Street/Colonel Wayling Boulevard north to just north of St. James the Apostle Church is a transitional area where properties have village and rural characteristics. The focus of the village is around the Sharon Temple and civic centre, in the northern section of the Study Area.

Properties with buildings from the 19<sup>th</sup> and early 20<sup>th</sup> century are cluster in the northern half of the Study Area. A cluster of properties with buildings built in the late 20<sup>th</sup> century is located around the intersections of Leslie Street with Ward Avenue and Arthur Hall Drive. However, in all areas, properties with mid-19<sup>th</sup> century buildings are located next to properties from the late 20<sup>th</sup> or early 21<sup>st</sup> centuries.



Photo 4: View northwest showing part of the rural and agricultural south area





Photo 5: View northeast showing part of the residential centre area



Photo 6: View southeast showing part of the institutional, commercial, and residential north area

### **6.4.3 Transportation and Configuration of Leslie Street**

At the south end of the Study Area, Leslie Street is composed of one northwest and one southeast lane. Both sides of the road have a narrow gravel shoulder and a grass ditch. Powerlines extend along both sides of Leslie Street.

Leslie Street near the Sharon Public School is two lanes wide. The street in this part of the Study Area includes streetlights on the east side of the road. Both sides of the street have concrete curbs and paved shoulders. Concrete sidewalks separated from the street by a grass boulevard start at the Sharon Public School. Roads at the intersection of Leslie Street with Manor Hampton Street and Colonel Wayling Boulevard widens to four lanes on each street. Leslie Street has one southeast-bound lane, one northeast-bound lane, one left-turn lane, and one right-turn lane. All entrances to this intersection have this combination of through and turning lanes (Photo 6). The wide streets at this intersection with turning lanes is a significant change from the street pattern through the village.

North of the Manor Hampton/Colonel Wayling Drive intersection Leslie Street returns to a two-lane road with concrete curbs and asphalt shoulders. The street includes a concrete sidewalk on the east side. Powerlines continue to line both sides of Leslie Street. Streetlights are on the poles on the east side of the street. Some streetlights are on the west side of the street at intersections.

Leslie Street widens where side streets meet it. It includes a passing lane on the east side of the street and a southbound turning lane onto David Willson Trail. Approximately forty-five metres north of Leslie Street's intersection with David Willson Trail—in the east side of the street—a sidewalk begins to the east of the asphalt shoulder.

With the exception of the intersection of Mount Albert Road at the Civic Centre, the street cross section from south of Arthur Hall Drive to Judah Doan Way includes a concrete sidewalk, asphalt shoulder, two-lanes of traffic, asphalt shoulder and concrete sidewalk. Power lines on wood poles continue to line both sides of the street. streetlights are generally mounted on poles on the west side of the Street (Photo 7).

As Leslie Street approaches its intersection with Mount Albert Road and the Town's Civic Centre, it widens to four lanes including one southeast-bound lane, one northeast-bound lane, one left-turn lane, and one right-turn lane. This road structure is replicated at the east and north entry points, with only the west entry point differing. The west entry point, providing access the Town's Civic Centre, is three-lanes in total. North of Judah Doan Way the west side of Leslie Street has a gravel shoulder.

Public transportation in East Gwillimbury is administered by York Region Transit. Sharon Village is accessible via three regular service bus routes, numbered 50, 52, and 58, and one School Special Service route, numbered 425. Bus stops on each side of Leslie Street are spaced between 300 and 500 m apart. Bus stops are generally marked by a York Region Transit sign mounted on a pole next to the sidewalk. There are two glass bus stop shelters, one at the Civic Centre building and one next to the grocery store.





Photo 7: View northeast showing Leslie Street to the north of Manor Hampton Street and Colonel Wayling Boulevard



Photo 8: View southeast showing Leslie Street between Mount Albert Road and Ward Avenue



#### 6.4.4 Parks and Open Space

The Study Area includes two parks: the Children of Peace Park south of the Sharon Temple property and behind –west of—18860 Leslie Street through 18952 Leslie Street; and Manor Hampton Park at 130 Manor Hampton Street on the west side of the Study Area and north side of Manor Hampton Street. The grounds around the Civic Centre are open and park-like. The Civic Centre grounds are open lawn north of the Civic Centre Building. The grounds of the Sharon Temple are parklike as well, however are only open through admission to the Sharon Temple Museum. The Sharon Temple grounds include a large woodlot on the west half of the Property.

A pedestrian path connects Children of Peace Park to Leslie Street between 18922 Leslie Street and 18936 Leslie Street. Children of Peace Park is –generally—a triangular shape at a bend in Sharon Creek. The ground slopes from the north and east down towards the creek on southwest. The Park includes a large garden, small circular amphitheatre, a gazebo, and a small flowerbed interconnected with an asphalt walkway. The Park’s borders are lined with mature deciduous and coniferous trees and a small creek passes by the Park’s east boundary.

Manor Hampton Park can be accessed directly via Manor Hampton Street or from a pedestrian footpath connecting the Park’s north boundary with David Willson Trail. The Park is composed of garden, gazebo, playground, large open space and an oval dirt bike path (Photo 9).



Photo 9: View northeast showing Children of Peace Park





Photo 10: View east across Manor Hampton Park

#### 6.4.5 Properties

Properties vary in depth. Deeper properties tend to be in the northwest or south ends of the Study Area. Most of the civic, institutional or agricultural properties are much deeper than residential properties. The densest part of the village is across from or just south of the Temple in Concessions 2 and 3 Lot 10.

There are eighty-eight properties in the Study Area with civic addresses. There are three lots without civic addresses—one at the northwest and one at the southwest corners of the intersection with Manor Hampton Street and Leslie Street—and one between 18716 Leslie Street and 18770 Leslie Street.

Most of the ninety-one properties in the Study Area include buildings. However, five lots throughout the Study Area are vacant. They include:

- A vacant lot at the southwest corner of the intersection of Manor Hampton Street and Leslie Street, north of Sharon Public School;
- 18782 Leslie Street, on the west side of Leslie Street and associated with St. James Anglican Church;
- 18833 Leslie Street, on the east side of Leslie Street surrounded by residential properties;
- 19086 Leslie Street, which is a large undeveloped lot between the Civic Centre property and Mount Albert Road on the west side of Leslie Street; and,
- 19132 Leslie Street, which is at the southwest corner of the Mount Albert Road and Leslie Street intersection and has asphalt and concrete pads.

## 6.4.6 Architectural Context

The Study Area is composed of ninety-one individual properties developed between the early 19<sup>th</sup> century and present day. Sharon continued to evolve over its entire history. As a result of this ongoing evolution buildings that include influences from many architectural styles are present including: Georgian (1784-1860), Picturesque (1810-1950), Regency (1830-1860), Classical Revival (1839-1860), Gothic Revival (1830-1900), Romanesque (1850-1900), Edwardian (1900-1930), Neo-Gothic (1900-1945), Arts and Crafts (1910-1930), and several modern styles such as Minimal Traditional and Ranch). Detailed descriptions of architectural influences and property histories are found in Volume II Appendix G.

Buildings in the Study Area are primarily frame and clad in brick, clapboard, cedar shake, tongue-in-groove, board and batten, stone veneer, concrete block, and stucco. A noticeable number of properties are clad in brick, wood (or wood look) horizontal siding and board and batten siding. Many of the properties in the Study Area have been modified, renovated and added to over time. modifications are usually compatible with the historic style and materials of the older parts of the building.

Specific properties in the Study Area –such as the Sharon Temple—demonstrate unique architectural styles (Photo 10). Some buildings in the Study Area have drawn influences from the Sharon Temple. However, most buildings are vernacular structures that draw influences from or generally follow characteristics of styles common or popular throughout Ontario at the time they were built. The village contains an eclectic mix of historic and contemporary architectural styles.

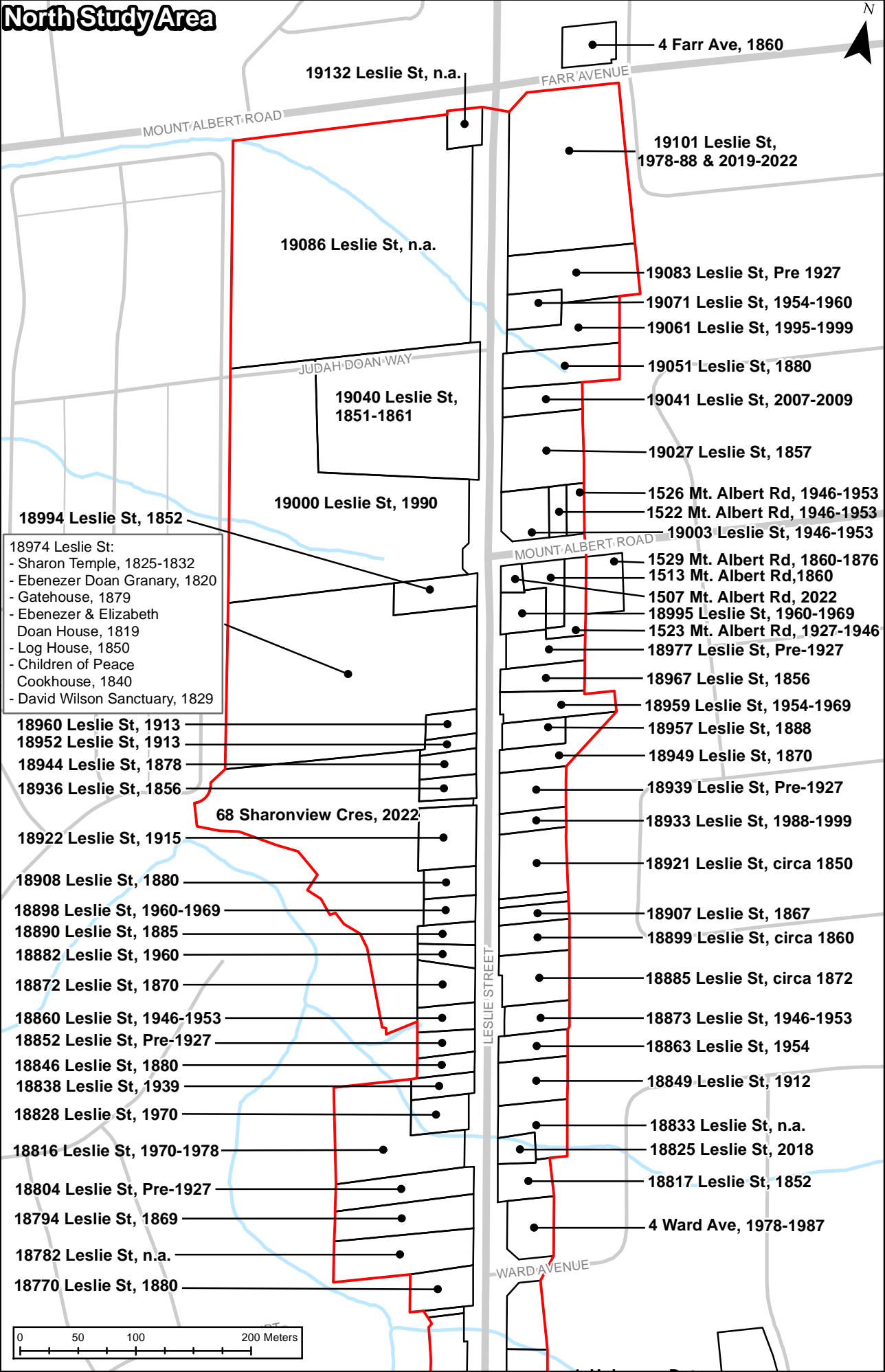
Buildings in the Study Area reflect a wide range of dates from the early nineteenth century to the present (Figure 12). Buildings from a wide range of dates are found throughout the entire study area (Figure 13). Buildings from different eras are relatively evenly spread out throughout the Study Area (Figure 13).



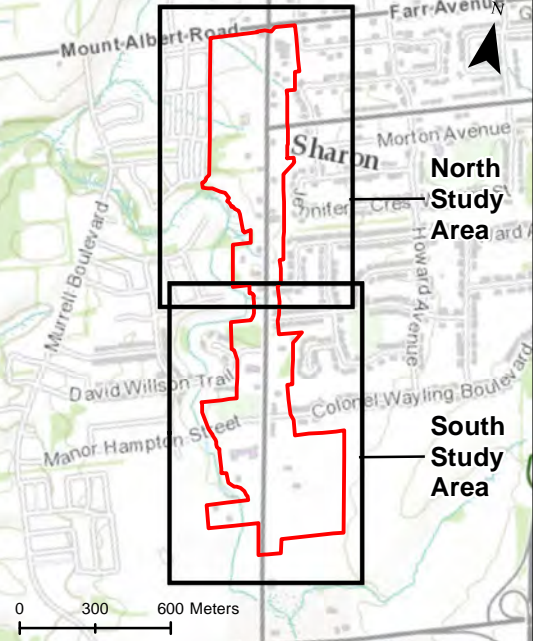
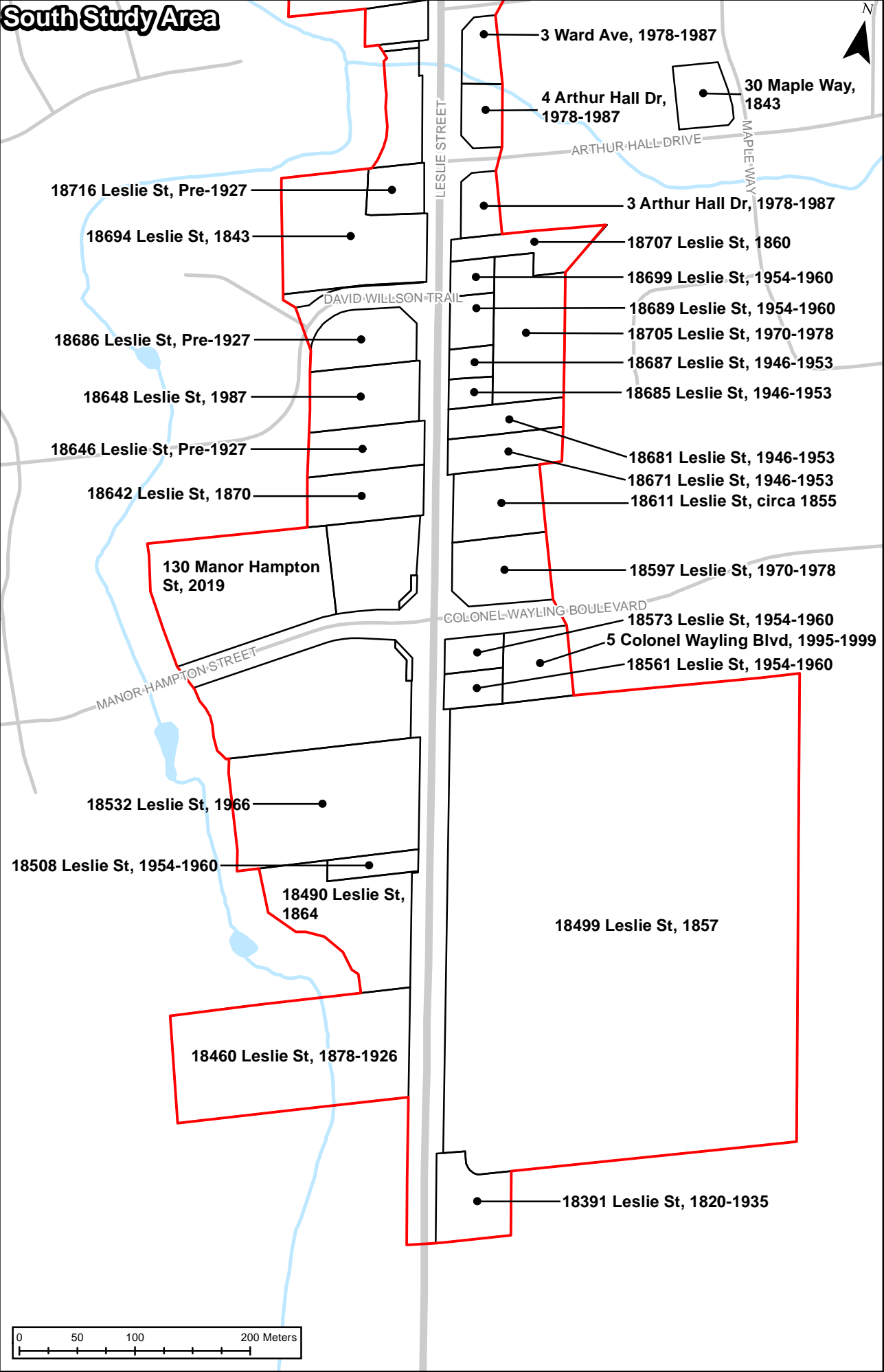
Photo 11: View south at the Sharon Temple.



North Study Area



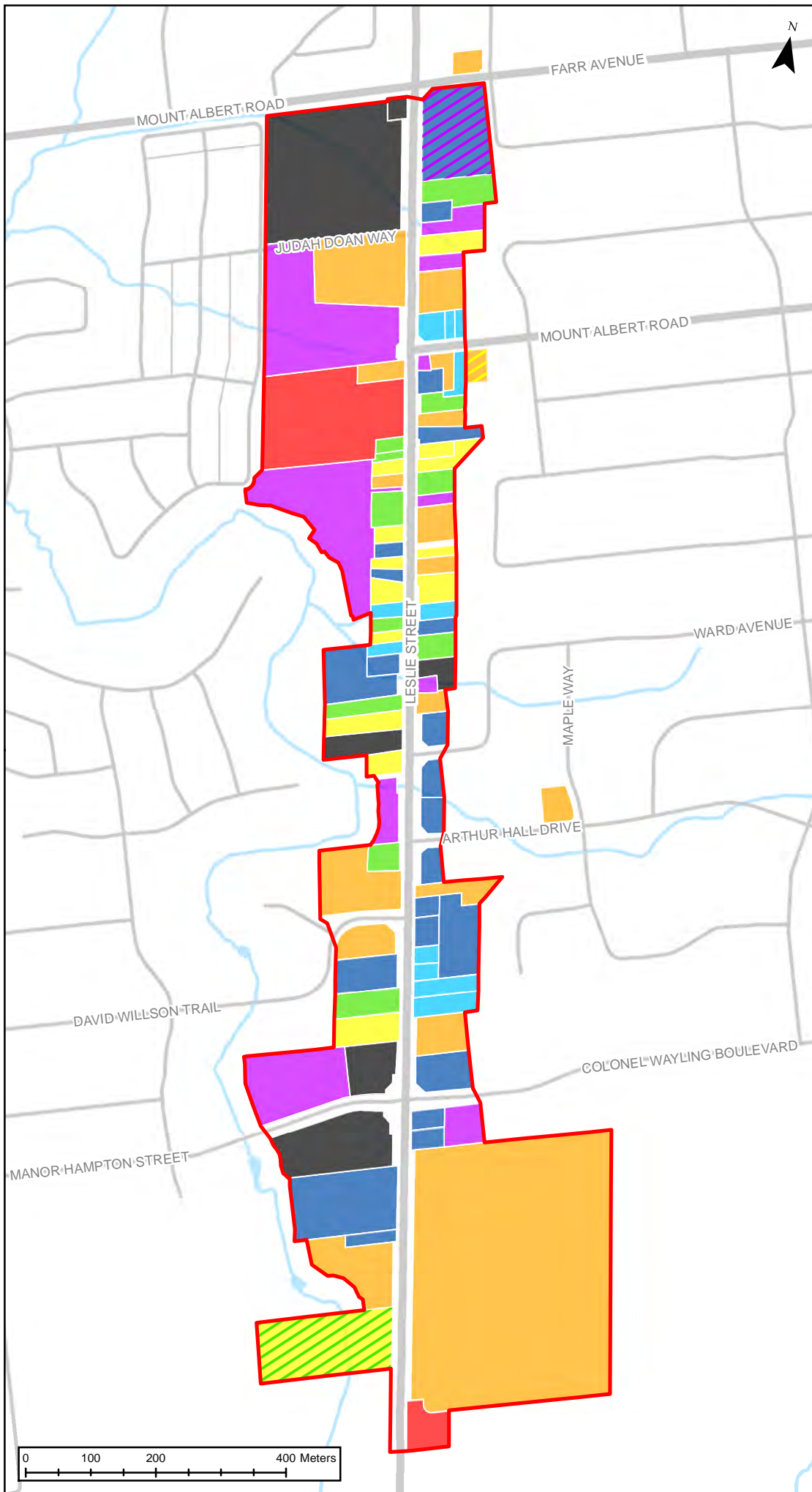
South Study Area



Legend

Study Area

Property Parcels<



**Legend**

Study Area

**Property Build Date Ranges**

- 1800-1837
- 1838-1866
- 1838-1866 & 1867-1891
- 1867-1891
- 1867-1891 & 1892-1926
- 1892-1926
- 1927-1953
- 1954-1987
- 1954-1987 & 1988-present
- 1988-present
- n.a., vacant lot

TITLE <b>Property Build Date Ranges</b>	
CLIENT <b>Town of East Gwillimbury</b>	
PROJECT <b>Sharon Heritage Conservation District Study</b>	PROJECT NO. LHC0321 <b>East Gwillimbury, Ontario</b>
<p><b>NOTE(S)</b> All locations are approximate.</p> <p><b>REFERENCE(S)</b></p> <ol style="list-style-type: none"> <li>1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.</li> <li>2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.</li> <li>3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.</li> </ol> <p>Portions of this document include intellectual property of Esri and its licensors and are used under license. Copyright (c) Esri and its licensors. All rights reserved.</p>	
 	DATE 2023-09-27
	PREPARED LHC
	DESIGNED JG
	FIGURE # 13



### 6.4.7 Gateways

Sharon is a distinct place along Leslie Street. Northbound and Southbound travel passes through an agricultural/rural landscape before entering the village. The transition is relatively short. On the north edge of Sharon, the transition is gradual and marked by a change from field to subdivision, the former rail line, retirement residence and commercial plaza (Vince's Market). The seven-storey retirement residence at the northwest corner of Mount Albert Road and Leslie Street is a dominant feature of the landscape. The transition on the south edge of the village occurs in the Study Area and is relatively abrupt—although some rural characteristics extend further into the Study Area. The Sharon Burying Ground (18391 Leslie Street), 18460 Leslie Street, 18490 Leslie Street (Morton Stables) and 18499 Leslie Street (Walnut Farm) have an agricultural character and adjacent properties including the Sharon Public School (18532 Leslie Street) and residential lots on the south side of Colonel Wayling Boulevard have a suburban character.

Near the north end of the Study Area the Brammer House at 19027 Leslie Street and Judah Doan House at 19040 Leslie Street are prominent yellow brick nineteenth century buildings set relatively close to the street. These buildings are directly across from each other. They stand out in the landscape and serve as a pair of gateway structures marking the beginning (southbound travellers) or end (northbound travellers) of the historic village (Photo 11).

At the south end of the Study Area there are a series of features that mark the transition in or out of the village. The Sharon Burying Ground is highly visible on the east side of Leslie Street and is an indication of the transition into or out of the village (Photo 12). Sharon Public School is a prominent building that is close to Leslie Street (Photo 13). As discussed in Section 6.4.3 (above) the intersection of Manor Hampton Street/Colonel Wayling Boulevard and Leslie Street is wide and open which is different from intersections in much of the Study Area. Just north of this intersection two properties with nineteenth century buildings across the street from each other, 18611 Leslie Street (Colonel Wayling House) and 18642 Leslie Street (Photo 14). These properties convey a similar –although less prominent–gateway position as the Judah Doan House and Brammer House at the north end of the Study Area.



Photo 12: View south along Leslie Street between the Brammer House and Judah Doan House





Photo 13: View north at the Sharon Burying Ground



Photo 14: View north at Sharon Public School

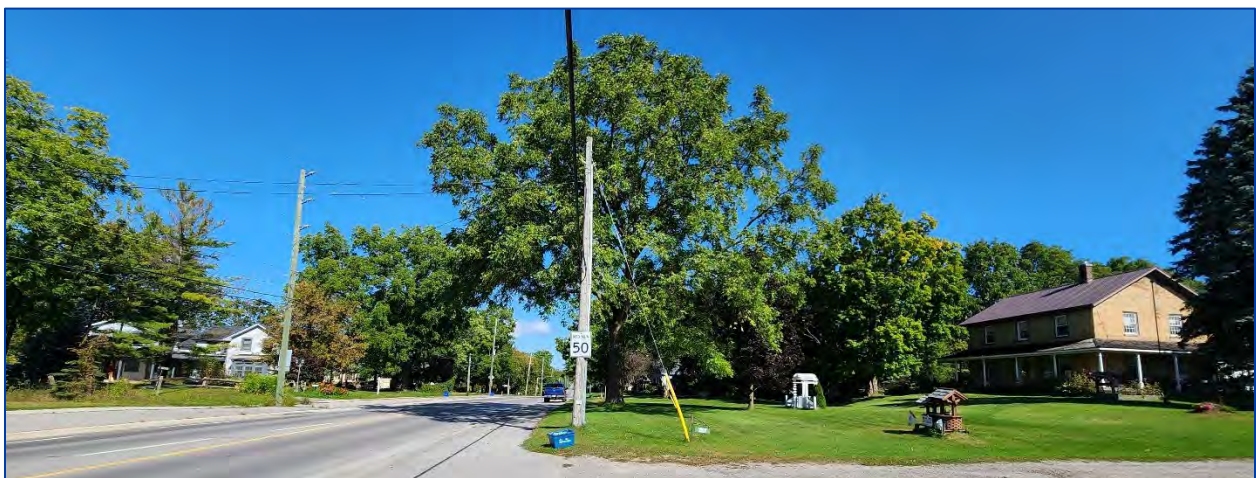


Photo 15: View north along Leslie Street at 18611 Leslie Street (Colonel Wayling House - right) and 18642 Leslie Street (left)

## 6.5 Development Pressure on the Study Area

Development in Sharon is prescribed through both the *York Region Official Plan* and the 2010 and 2022 *East Gwillimbury Official Plans*. Development pressures are described in the request for proposal issued by the Town at the outset of this study.

At the regional level, the Study Area is contained within an ‘urban area’ and ‘community area’ and is mostly identified as a ‘built-up area’ with an area designated as a ‘new community area’. At the local level, both the outgoing 2010 *East Gwillimbury Official Plan* and the recently adopted 2022 *East Gwillimbury Official Plan* also identify Sharon as a location for future development and intensification. The 2010 *East Gwillimbury Official Plan* identifies that the Study Area is in a ‘community area’, that Leslie Street and Mount Albert Road are ‘local corridors’, and that a ‘local centre’ is to the southwest of Leslie Street’s intersection with the west section of Mount Albert Road. The 2022 *East Gwillimbury Official Plan* identifies that most of the Study Area is in a ‘delineated built up area’ and that some of the Study Area is a ‘designated greenfield area’. In all cases, these areas are intended for the intensification of both people and jobs.

The Town’s Request for Proposals identified that ongoing development pressure in the Sharon neighbourhood is of primary concern, as described:

Other properties are being considered for urban development and intensification, raising the need to establish a comprehensive framework for managing and protecting the community heritage resources of the area and ensure the sympathetic integration of development within the historic community area.

It is anticipated that applications for alterations, additions, new construction, etc. in the Sharon community will be forthcoming, which will result in the intensification of development within the neighbourhood. It is a priority to ensure that this intensification does not have negative impacts on the special character of the neighbourhood and its heritage buildings, either in the form of unsympathetic infill or the demolition and replacement of significant heritage structures.

It is understood that:

- The broader Sharon area is intended as a place for intensification; and,
- The area is subject to and/or it is anticipated that it will be subject to various planning applications; and that,
- The municipality intends to conserve the special heritage character of the historic village which generally matches the HCD Study Area.



## **7 PUBLIC AND STAKEHOLDER ENGAGEMENT – OVERVIEW**

As part of the preparation of the HCD Study and subsequent HCD Plan, TMHC, in cooperation with LHC and on behalf of the Town, undertook a program of community engagement. The program was directed at specific stakeholders, including Indigenous communities, local heritage advocates, area residents, developers, and municipal staff and committees. An engagement strategy was developed to plan for this engagement which anticipated several forms of communication including an active website, email outreach, phone conversations, virtual and in-person meetings, and document review and feedback. The following sections summarize this outreach. Results from community feedback forms are summarized in Volume II, Appendix I.

### **7.1 Meetings with Municipal Council and Municipal Heritage Committee**

#### **7.1.1 Heritage Advisory Committee**

Ben Holthof (LHC) and Joan Crosbie (TMHC) first presented to the Heritage Advisory Committee (HAC) for East Gwillimbury on February 15, 2023. The presentation introduced the HCD Study, discussed its progress to-date, identified any preliminary issues, and provided an opportunity for HAC members to ask questions, contribute, and identify additional key issues. The HAC agreed with the importance of educating people on what a HCD is capable of in order to dispel a lot of existing misconceptions.

Ben Holthof and Joan Crosbie presented the first draft of the HCD Study to the HAC on 16 November 2023. The presentation included a review of work conducted on and findings of the Study. It included a review of the history of Sharon, existing conditions of the area, important themes for the area and the evaluation. The consultants presented the findings of the Study and analysis on three options for boundary adjustments. The meeting was an opportunity for members of the HAC to ask questions and identify issues.

The final version of the HCD Study was available to the HAC on 21 March 2024. This was an opportunity for the HAC to review and discuss the HCD Study in order to advise Municipal Council on the Study.

#### **7.1.2 East Gwillimbury Council**

Ben Holthof (LHC) and Josh Dent (TMHC) first presented to East Gwillimbury Council on February 22, 2023. Topics covered in this presentation included an introduction to the project team, an introduction to the HCD Study, reasons for a HCD, progress to-date, preliminary issues, next steps, questions and comments.

The final HCD Study was presented to East Gwillimbury Council for approval and direction on proceeding to the HCD Plan phase of the project on 23 April 2024.

### **7.2 Community Engagement – Email Outreach**

TMHC started email outreach on March 16, 2023, reaching out to 17 Sharon area stakeholders and an Indigenous community (Chippewas of Georgina Island) regarding the HCD Study. Stakeholders include local heritage groups, local organizations (churches, school), local developers, regional municipality, conservation authority, and provincial agencies/ministry. The

Town confirmed the list of individuals and organizations to reach out to.

This initial email outreach introduced the Sharon HCD Study, asked for feedback about the area and the proposed HCD, pointed people to the East Gwillimbury website's HCD project page and invited stakeholders to attend the first public meeting on March 28, 2023. It also encouraged stakeholders to submit any initial questions by responding to the email, contact the Town's Planning Department, or have their questions or concerns addressed in person at the first Public Meeting.

Only four organizations responded to the initial email outreach. One simply expressed their thanks for the outreach while the other three had substantive comments:

- Chippewas of Georgina Island indicated that adding a planning district in Sharon required no further engagement with them.
- The Bereavement Authority of Ontario noted their concerns were primarily for the protection of cemetery lands (i.e., the Sharon Burying Ground) and to ensure that they are not impacted or disturbed by any unauthorized activities that violate the *Funeral, Burial and Cremation Services Act*, 2002 and Ontario Regulations.
- The Ontario Heritage Trust noted that this study contains one of their heritage easement properties, the Sharon Temple, and that their interest is centred on it. They also said that if and when the project reaches the HCD Plan stage, they will have a concrete interest in providing input so that any newly proposed protections take note of and align with their own layer of protections at that property.

### **7.3 East Gwillimbury Sharon HCD Webpage**

LHC and TMHC assisted the Town with the development of a Sharon HCD project webpage, including the development of frequently asked questions (FAQs), and the addition of the presentation made at the first Public Meeting. This was also one of the ways the Public Meeting # 1 was promoted to residents and other interested parties.

At the first public meeting, participants were directed to continue engaging via the website if they had additional questions and to stay up to date on the project. Several emails were received by town staff and council regarding the project after the website was posted and during the preliminary HCD Study period. Topics included:

- The effectiveness of a HCD when structures fronting Leslie Street represent a mix of 20<sup>th</sup> century and a few earlier structures.
- Whether the HCD was “too little, too late” as many planning decisions that could have been guided by a HCD have already happened.
- That a specific heritage property, Ramsay House (18922 Leslie Street), was experiencing deterioration due to neglect and that steps should be taken to protect the property.

A list of Frequently Asked Questions about HCD Studies and Plans are included in Volume II, Appendix C.

## 7.4 Public Engagement - Public Meeting #1

The first public meeting with Sharon residents and other stakeholders in the HCD Study was held on March 28, 2023, from 5:30 – 8:00 pm at Temperance Hall, 18994 Leslie Street, Sharon. This was an accessible, drop-in style meeting that was promoted through the Town’s website, project start-up notifications, and through engagement emails sent by TMHC. The meeting’s objectives were to introduce the project, identify issues of concern, solicit feedback on the heritage of the area, and assess the level of community support for a HCD.

During the meeting, a recurring presentation with a significant question-and-answer period was accompanied by open discussion periods with the project team, as well as mapping and feedback form exercises. HCD Study info sheets communicating the preliminary extent of the study area, background information, and contact information for additional feedback were provided to all attendees. The presentation included an overview of the purpose and function of HCDs, Sharon’s unique history, the HCD Study and HCD Plan processes, and identification of preliminary issues. Fifty-five people attended the open house and fourteen feedback forms were completed.

Topics raised in discussions, question and answer periods, and on the feedback forms included:

- Comments and questions about the process for establishing and functioning of a HCD, including:
  - Support for a HCD;
  - Reasons for a HCD;
  - Timing and ability for property owners to opt-out of the HCD;
  - The restrictions of a HCD;
  - Whether demolitions are permitted in a HCD;
  - Impacts of Bill 23 legislation to HCDs;
  - Differences between individual designation and a HCD;
  - Timeline for HCD implementation;
  - Council oversight and direction of the HCD Study;
  - Potential costs to property owners including taxes, permitting fees, and technical studies;
  - Potential incentives to HCD property owners; and
  - The identification of remaining ‘historical’ elements in the area and how the overriding characteristics for the area would be selected.
- Comments and questions about recent and anticipated future developments in the HCD Study Area, including:
  - The current and future treatment of commercial properties compared to residential properties;
  - The tension between absentee landowners and community residents;
  - Various upcoming infrastructure projects including sewer/sanitary projects;
  - Possible expansion of Leslie St north of Mount Albert and benefits of a bypass around historic corridor;



- Recent “incompatible” buildings in the HCD Study Area; and
  - Whether the HCD will prevent unwanted development such as condominiums and high-rise structures.
- Important properties and history of development in the HCD Study Area, including:
  - The limited numbers of 19th century houses;
  - The Sharon Burying Ground;
  - The former Electric Radio Railway, now a transmission corridor where it crosses Mount Albert;
  - The distinct 19th century “village” ambiance; and
  - The balance of historical commercial and residential uses.
- Other questions and comments related to:
  - The previously completed heritage register inventory process and a perceived lack of transparency; and
  - Queensville residents asking about a possible future HCD in Queensville.

Overall, people were supportive of heritage preservation and felt proud about the heritage of Sharon. There was a general feeling of engagement, by the community, in planning matters and a desire to be informed. References were made to previous planning initiatives and open houses in the community. There was a general agreement of the heritage value of Sharon Temple, Sharon Burying Ground, Morton Farmhouse, and Walnut Farm and barn. Most people appeared to be supportive of the idea of the HCD or some type of protection for the heritage elements of the area. There were, however, many preconceived ideas regarding *OHA* Part IV and V designations emphasizing the need for further education about the capabilities of HCDs. Some of the most frequently discussed topics are further summarized below.

#### **7.4.1 Managing Change**

Several attendees were concerned how a HCD would limit what they were able to do with their properties. It was explained that a HCD is not about stopping change or freezing the neighbourhood in time, but managing change in a way that is respectful of the special character of the area.

Other attendees asked about anticipated infrastructure work that will be undertaken by York Region and the implications for the HCD. Team members responded that infrastructure work could be informed by the HCD even when that work is undertaken by the Region. It was flagged that the environmental assessments (EAs) for these projects often identify HCDs in their reviews and consider HCD guidelines with respect to not only heritage buildings but the public realm and streetscape as well.

Generally, these comments and questions demonstrated a concern about how the HCD would manage large- and small-scale changes within its boundaries. There was a recurring sense that the village needs to be ‘protected from outsiders’ and there were questions about whether the HCD was capable of doing so.

#### **7.4.2 Importance of the Southern Portion of the HCD Study Area**

In discussions and on the mapping exercise, multiple people mentioned the importance of the Sharon Burying Ground, the Morton, and the Walnut Farm to the history of Sharon and advocated for their inclusion in a HCD. The project team agreed that these properties were historically important, however subsequently identified that including the agricultural properties at the south end presented several challenges that are discussed later in this report.

#### **7.4.3 Why a HCD for Sharon?**

During discussions, some people questioned whether Sharon even qualified as a HCD given the checkerboard aspect of the heritage in the area with so few homes from the 1800s. Team members noted that many buildings constructed into the 1900s were considered of heritage value and it was also explained that a HCD takes into consideration more than just the current built heritage but also landscapes and future developments. It was further noted that updated provincial legislation requires at least 25% of the properties within a HCD to meet two or more of the *OHA's* O. Reg. 9/06 criteria.

While supportive of heritage, several people mentioned that they do not fully understand the benefits of a HCD when compared with individual *OHA* Part IV designation. Team members discussed the differences between individual designation and a HCD, mentioning some of the main aspects considered in a HCD including the area's special character and cultural heritage resources including landscapes. A handout at the meeting also provided some information about what HCDs can provide, specifically:

- Give Sharon formal recognition of a significant heritage corridor;
- Support the distinct community character;
- Long-term tourism and quality of life benefits;
- Support neighbourhood heritage character;
- Offer design guidelines for new buildings and infill;
- Give clear guidance on permitted alterations, modifications, and demolitions on heritage properties;
- Provide direction on changes to the landscape;
- Better manages large-scale intensification; and
- Does not negatively impact property values.

Finally, it was emphasized throughout the presentation and discussions that a HCD is not a foregone conclusion of the project team's work. Other means of managing Sharon's heritage may be more effective and it is part of the HCD Study's goals to make that determination.

#### **7.4.4 Financial Costs and Benefits**

Multiple attendees expressed concerns about the potential of added costs to area residents related to studies and permits that would be required for alterations, demolitions and new construction. Some wondered whether the cost of studies and permits would be prohibitive for residents/owners and whether it would be the same regardless of whether the property is contributing/not contributing. There were also concerns about increased taxes. Team members noted that this is something that a subsequent HCD Plan would consider and ultimately be up

to Municipal Council to decide. A few people also wondered about incentives and if East Gwillimbury would offer any grants, loans, or tax relief for property owners within the HCD. It was noted by team members that these types of incentives could also be considered in a HCD Plan.

## **7.5 Public Meeting #2**

The second public meeting with Sharon residents and other stakeholders in the HCD Study was held on 15 February 2024 in the East Gwillimbury Civic Centre Atrium. It was a drop-in, informal style meeting and was promoted through the Town's website. Approximately 40 to 45 people attended. The meeting presented the findings and recommendations of the HCD Study. It was also an opportunity for residents and stakeholders to ask questions of the consultant team and provide feedback on the HCD study result and recommendations. Details about the meeting are included in Volume II, Appendix I.

Information about the HCD Study was presented on nine poster boards, a large map of the recommended HCD Area, a 6.5-minute looping slide show of HCD Study highlights and copies of the HCD Study and Inventory. Members of the consultant team and the Municipal Manager of Planning were present to answer questions and speak with attendees about the HCD Study.

General observations of the meeting concluded that overall, the meeting was positive. Attendees were generally supportive of the HCD Study and positive regarding the HCD Study report and recommendations. Some attendees provided additional information on their properties or about the history of some of the properties in the Study Area. Generally, attendees were supportive of creating a HCD. Several attendees expressed interest in more engagement opportunities as the project proceeds.

There were four main categories of questions or concerns from attendees:

1. Comments regarding the recommended boundary and why properties at the south end of the Study Area were not included in the recommended boundary. Several people felt that the agricultural properties and the Sharon Burying Ground in the south part of the Study Area should be in a HCD. People were receptive to the idea of designation for certain properties under Part IV of the *OHA* but wanted to make sure designation could happen in 2024.
2. Concerns about what HCD designation means or how it will affect property owners.
3. Concerns about future development in and around a HCD and how a HCD would affect or manage development.
4. Questions about engagement in the HCD process.

In many cases the consultant team was able to answer questions or record comments and new information to address concerns. The questions, comments and concerns were recorded and have been used to clarify and correct details in the HCD Study. Attendees were encouraged to continue to be involved in the HCD process as it proceeds.



## 8 EVALUATION

### 8.1 Heritage Characteristics of Sharon

Heritage characteristics of Sharon are loosely identified in some municipal planning documents.

- The *Official Plan* describes Sharon as a local centre. It describes a historic mainstreet in Sharon and recognizes historical and architectural features.
- The *Official Plan* describes the Sharon Temple as a historical and cultural focal point.
- The *Sharon Village Urban Design Guidelines* describe a “charming rural community”.<sup>89</sup> It also describes a “cultural heritage core to the community”, “village main street appeal”,<sup>90</sup> “low-density character”, and a “historic corridor”.<sup>91</sup>
- Most of the past planning studies related to the Sharon Temple and Civic Precinct (See Section 5.7) describe the Sharon Temple as a significant landmark, notable feature and focal point of the village.

The Study Area is an evolved, linear agricultural village focused on a landmark (Sharon Temple). The character of the Study Area changes from the north to south.

- The very north end of the Study Area is commercial and vacant land.
- The Study Area has a more urban village character from around the Civic Centre and Sharon Temple that extends south to around St. James the Apostle Anglican Church.
- The central section of the Study Area, from around St. James the Apostle church and the intersection of Ward Avenue south to Manor Hampton Street/Colonel Wayling Drive is transitional. It has village and rural characteristics with a number of contemporary suburban properties.
- The southernmost section of the Study Area, south of Manor Hampton Street/Colonel Wayling Boulevard has a generally rural and agricultural character.

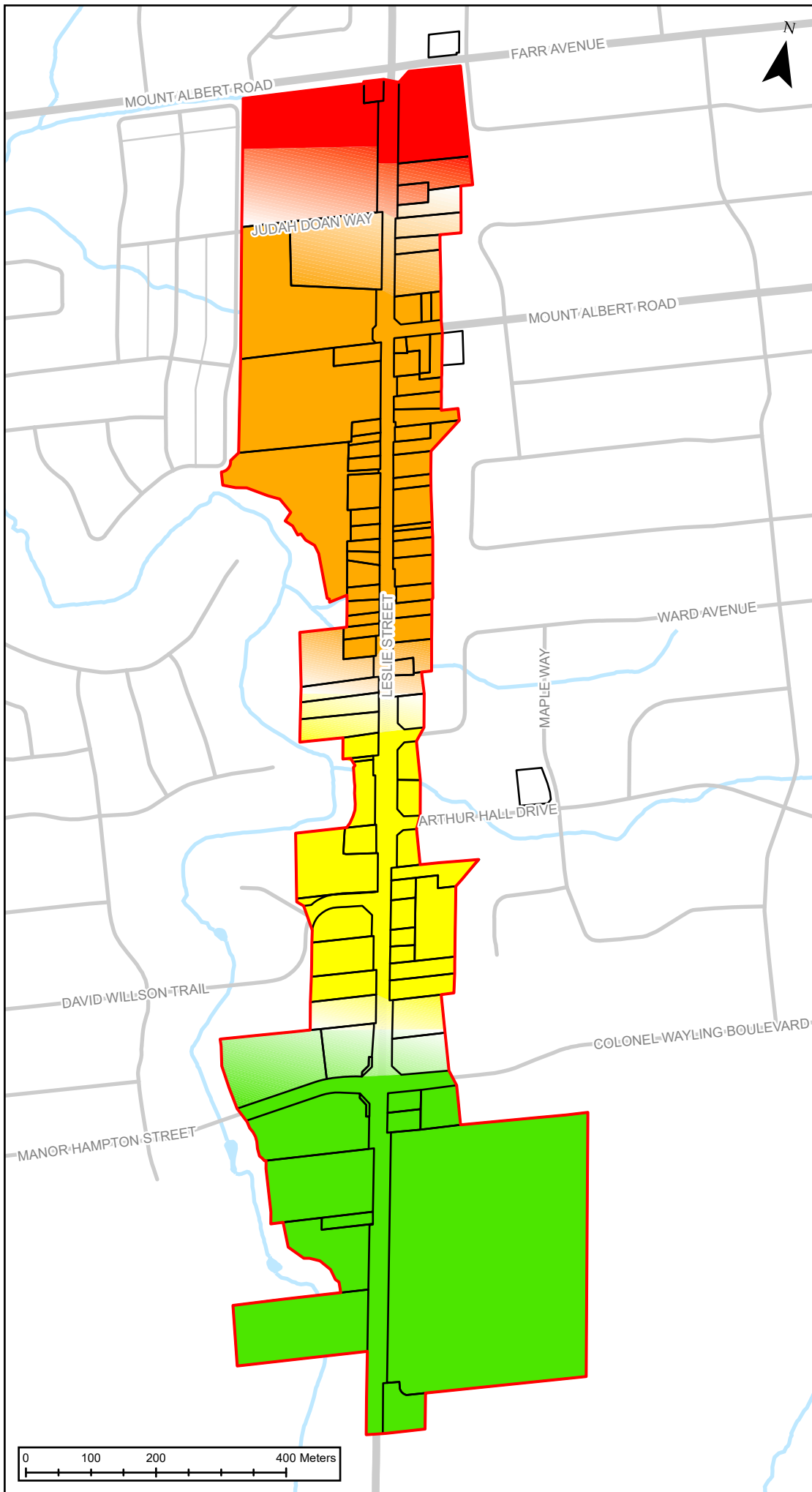
Figure 14 illustrates the general character areas in the HCD. The *Ontario Heritage Tool Kit* describes four characteristics of HCDs. Table 3 outlines these characteristics with commentary about the Study Area. Specific characteristics of Sharon are summarized and described in Table 4.

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<sup>89</sup> Malone Given Parsons Ltd. NAK Design Group, MMM Group. *Sharon Urban Design Guidelines*, 2010, p. 1-1, pdf.

<sup>90</sup> Malone Given Parsons Ltd. NAK Design Group, MMM Group, 2010, p 1-1.

<sup>91</sup> Malone Given Parsons Ltd. NAK Design Group, MMM Group, 2010, p. 1-3.



**Legend**

- Study Area
- Property Parcels
- Village Commercial
- Village Urban
- Transitional
- Agricultural

**TITLE**  
**Study Area Character Areas**

**CLIENT**  
 Town of East Gwillimbury

**PROJECT** PROJECT NO. LHC0321  
 Sharon Heritage Conservation District Study  
 East Gwillimbury, Ontario

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**

1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.
2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.
3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.

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 	DATE	2023-09-27
	PREPARED	LHC
	DESIGNED	JG
	FIGURE #	14

Table 3: Ontario Heritage Tool Kit Characteristics of a HCD

Tool Kit Characteristics	Commentary
<p><b>A concentration of heritage buildings, sites, structures; designed landscapes, natural landscapes that are linked by aesthetic, historical and socio-cultural contexts or use.</b></p>	<p>The Study Area includes a concentration of heritage buildings and sites that are linked by historical and socio-cultural context; including a number of properties directly linked to the Children of Peace and other religious communities and social movements.</p> <p>The Study Area includes a concentration of heritage buildings that span the last two centuries of development in the village.</p>
<p><b>A framework of structured elements including major natural features such as topography, land form, landscapes, water courses and built form such as pathways and street patterns, landmarks, nodes or intersections, approaches and edges.</b></p>	<p>The village developed as a linear corridor along Leslie Street. Properties and buildings along Leslie Street are the structured elements linked by Leslie Street and the original survey of the Township.</p> <p>The linear village developed along the street in close proximity to the Sharon Temple—a major landmark. Natural features and topography (Sharon Creek and floodplain) had a limited role in constraining development on the west side of Leslie Street and agricultural land use constrained development on the east side of Leslie Street until suburban developments began in the late 1950s.</p>
<p><b>A sense of visual coherence through the use of such elements as building scale, mass, height, material, proportion, colour, etc. that convey a distinct sense of time or place.</b></p>	<p>A sense of visual coherence is conveyed through mature trees parallel to Leslie Street in front yards.</p> <p>A sense of visual coherence is conveyed through the – generally consistent—modest, one-and-a-half to two-and-a-half storey buildings in the Study Area.</p>
<p><b>A distinctiveness which enables districts to be recognised and distinguishable from their surroundings or from neighbouring areas.</b></p>	<p>The Study Area is a linear corridor with historic buildings along Leslie Street and is distinct from residential areas on either side of this corridor which are much more contemporary with late 20<sup>th</sup> and early 21<sup>st</sup> century suburban lands.</p> <p>It is distinct from areas north and south of the Study Area which are primarily rural and agricultural.</p>



Table 4: Heritage Characteristics of Sharon

Description of the Character of Sharon	Discussion/Comments
<b>The Sharon Temple and Civic Centre area</b>	<p>The Sharon Temple and Civic Centre are on large lots, however the surrounding village in Concessions 2 and 3 Lots 10 and 11 and intersection with Mount Albert Road consists of small lots. Many of which are amongst the oldest in the village and have direct connections to the Children of Peace.</p>
<b>Linear</b>	<p>The historic character of the village is linear due to its development along Leslie Street. It did not –generally– start spreading out east and west until a period of suburban expansion started in the middle of the 20<sup>th</sup> century.</p> <p>Many properties in the Study Area include mature deciduous trees in front yards that generally line up with trees on nearby properties that create long tree lines parallel to sections of Leslie Street.</p>
<b>Modest, Plain and Simple</b>	<p>Most of the buildings in the Study Area are modest in size and fall within 1.5 to 2.5 stories. The buildings and landscape are generally:</p> <ul style="list-style-type: none"> <li>• relatively plain with subtle or modest decoration and simple or uncomplicated rooflines; and,</li> <li>• symmetrical with respect to window and door arrangement.</li> </ul> <p>The buildings that include more complicated forms or ornamentation, such as the Sharon Temple, Brammer House and Civic Centre are all located close to each other and are stronger landmarks as a result.</p>
<b>Spectrum</b>	<p>The Study Area includes a spectrum of buildings from different eras over the last two centuries. There are a variety of architectural influences in the Study Area. The range of building dates and styles is relatively evenly spread throughout the Study Area.</p> <p>The differences are tied together by vegetation, gradually changing setbacks, and relatively consistent building sizes, orientation and heights.</p>
<b>Mature</b>	<p>Most of the properties in the Study Area have mature trees.</p> <p>Most of the buildings in the Study Area on properties built in the 19<sup>th</sup> or early 20<sup>th</sup> centuries convey a sense of age through style and materials.</p>

Description of the Character of Sharon	Discussion/Comments
<b>Vernacular architecture</b>	Almost all of the buildings in the Study Area are vernacular. Few are a specific style. However, architectural influences in the village are styles popular for agricultural and rural areas at the time. Architectural influences include: Gothic Revival, Colonial Revival, Georgian, Ontario Cottage, Edwardian, and Minimal Traditional.
<b>Adaptation and Evolution</b>	Many of the homes in the Study Area have additions either on the rear or side or through roof dormers. Many front porches have been enclosed. Adaptations appear common.  The wide range of buildings in the village from all eras of its development along with the range of juvenile through very mature trees convey a sense of continued evolution to the village. The landscape has been given time to grow.
<b>Residential form</b>	Most commercial buildings are in residential form buildings that have been converted into commercial properties.

## 8.2 Summary of Individual Property Evaluations

Individual properties in the Study Area have been evaluated against the criteria for determining CHVI. A summary of the evaluation for each property is included in Table 5, Table 6 and Table 7. Details about each property are included in Volume III to this HCD Study. Figure 15 illustrates properties that do and do not meet criteria from *O. Reg. 9/06* in the Study Area. An understanding of Contextual value is based on the heritage characteristics of the Study Area identified in Section 8.1.

Table 5: Summary of Individual Property Evaluations in the Study Area

	Number of Properties	Percent of Total	
<b>Total Properties in the Study Area</b>	91		
<b>Properties that do not meet any of the criteria from O. Reg. 9/06</b>	39	42.9 %	
<b>Properties that meet one of the criteria from O. Reg. 9/06</b>	20	22 %	19 of these properties meet Criteria 7 because they support the character of the Study Area as described in Section 8.1.  1 meets Criteria 4 for historical value.

	Number of Properties	Percent of Total	
<b>Properties that meet two or more criteria from O. Reg. 9/06.</b>	32	35.2 %	More than 25% of the properties in the Study Area meet two criteria from <i>O. Reg. 9/06</i> .

Table 6: Number of Properties that meet multiple O. Reg. 9/06 Criteria

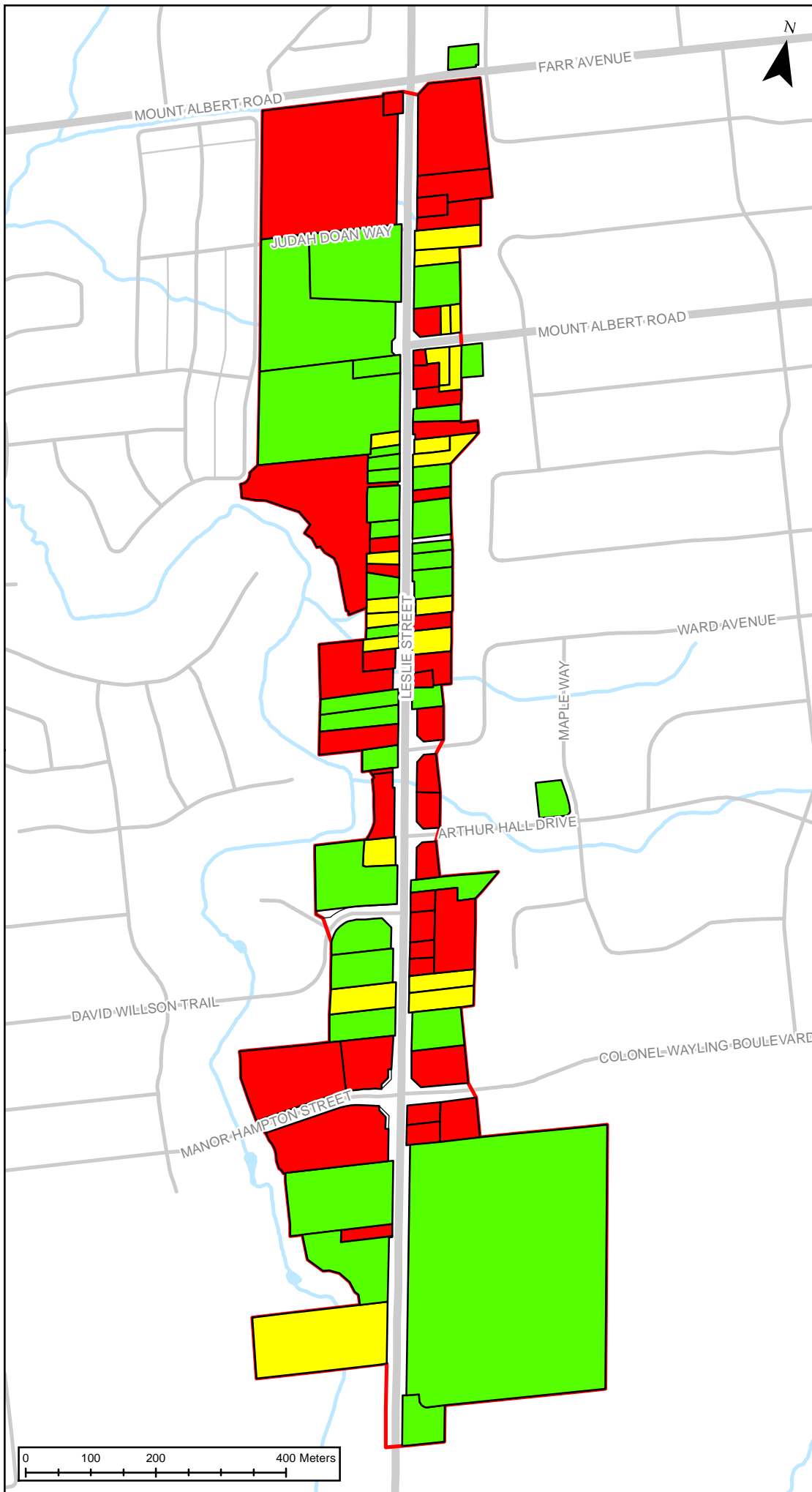
Number of Criteria	Number of Properties
<b>2 Criteria</b>	15 of 32
<b>3 Criteria</b>	10 of 32
<b>4 Criteria</b>	2 of 32
<b>5 Criteria</b>	2 of 32
<b>6 Criteria</b>	2 of 32
<b>7 Criteria</b>	0
<b>8 Criteria</b>	1 of 32
<b>9 Criteria</b>	0

Table 7: Number of Properties that Meet Each O. Reg. 9/06 Criteria

Criteria Number	Number of Properties	Percent
<b>Criteria 1</b>	20	22%
<b>Criteria 2</b>	2	2%
<b>Criteria 3</b>	0	0%
<b>Criteria 4</b>	27	30%
<b>Criteria 5</b>	1	1%
<b>Criteria 6</b>	5	6%
<b>Criteria 7</b>	19 meet criteria 7 only. 29 that meet criteria 7 plus at least one other criteria. Total = 48	53%
<b>Criteria 8</b>	11	12%
<b>Criteria 9</b>	5	6%



The entire Study Area is eligible for designation as a HCD under Part V of the *OHA*. Three properties outside of the Study Area were also examined. The property at 1529 Mount Albert Road is adjacent to the Study Area, shares characteristics of the Study Area and meets two criteria from *O. Reg. 9/06*, including criteria 7 because it supports the character of the Study Area. This property could be added to a HCD. The other two properties at 4 Farr Avenue and 30 Maple Way have historical connections to the village and have characteristics similar to the village context. However, these properties are isolated from the main village by a number of commercial or suburban residential properties and do not directly connect to the HCD.



### Legend

- Study Area
- Property Parcels
- No CHVI
- Meets 1 O. Reg. 9/06 criteria
- Meets 2 or more O. Reg. 9/06 criteria

### TITLE

**Map of Individual Property O. Reg. 9/06 Evaluation Results**

### CLIENT

**Town of East Gwillimbury**

### PROJECT

**Sharon Heritage Conservation District Study  
East Gwillimbury, Ontario**

PROJECT NO. LHC0321

**NOTE(S)** 1. All locations are approximate.

### REFERENCE(S)

1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.
2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.
3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.

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DATE 2024-03-08

PREPARED LHC

DESIGNED JG

FIGURE # 15

### 8.3 Heritage Conservation District Evaluation

Evaluation of the Study Area considers how the collection of individual properties have CHVI as a whole. This evaluation applies guidance from the *Ontario Heritage Tool Kit* and the criteria of *O. Reg. 9/06* to the entire area. The understanding of contextual value is based on the heritage characteristics described in Section 8.1 of this Study. The CHVI of individual properties is based on the findings from Section 738.2 and Volume III to this study. Table 8 describes how parts of the Study Area –including individual properties—collectively contribute to a HCD.

Sections 8.1 through 8.3, supported by Section 6 and Volume III of this HCD Study examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area to determine if the area should be preserved as a HCD and complies with Part V, Section 40 (2)(a) of the *OHA*.

#### 8.3.1 Evaluation

Table 8: Comprehensive Heritage Conservation District Evaluation<sup>92</sup>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p><b>Historical Association.</b></p> <p><b>A building, structure or property may have been associated with the life of a historic person or group, or have played some role in an important historical event or episode.</b></p>	<ul style="list-style-type: none"> <li>As described in Section 5.5 the Study Area is associated with the Children of Peace. This community was instrumental in founding and developing Sharon.             <ul style="list-style-type: none"> <li>Most of the original farms that were subdivided to create the village were connected to the Children of Peace.</li> </ul> </li> <li>As illustrated on Figure 11 at least 17 properties in the Study Area include buildings with direct connections to members of the Children of Peace.</li> <li>John T. Stokes designed at least four buildings in the community and lived in the village.</li> <li>The village is an evolved CHL and a significant number of properties have important historical associations.</li> <li>The history of the village is closely connected to religious and social</li> </ul>

<sup>92</sup> The HCD Evaluation Criteria in Table 8 are from Step 5 of the *Ontario Heritage Tool Kit, Heritage Conservation Districts A Guide to District Designation under the Ontario Heritage Act.* pgs., 21-23.



Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
	<p>development themes, political themes and agricultural themes which were and continue to be important to the community.</p> <ul style="list-style-type: none"> <li>Due to connections to historical themes, people and events Sharon Village meets criteria 4 from <i>O. Reg. 9/06</i>. Approximately 29% of the properties in the Study Area meet this criteria and several of those properties also meet criteria 5 and/or 6.</li> </ul>
<p><b>Architecture.</b></p> <p><b>A building or structure may contribute to the study of the architecture or construction of a specific period or area, or the work of an important builder, designer, or architect.</b></p>	<ul style="list-style-type: none"> <li>The Study Area includes a number of properties associated with an important architect or builder: <ul style="list-style-type: none"> <li>Architect John T. Stokes designed at least four buildings in the community.</li> <li>Ebenezer Doan built the Sharon Temple.</li> <li>David Willson designed the Sharon Temple.</li> <li>These properties meet criteria 4 and 5 from <i>O. Reg. 9/06</i>.</li> </ul> </li> <li>Many buildings in the Study Area were built in the 19<sup>th</sup> or early 20<sup>th</sup> century and are associated with the evolution of the agricultural village.</li> <li>Farmhouses, including the William Kitley House (18490 Leslie Street), Walnut Farm (18499 Leslie Street), Amos Lundy Farmhouse (18921 Leslie Street), and Judah Doan House (19040 Leslie Street) reflect the agricultural heritage of the village.</li> <li>The Sharon Temple contributes to the study of architecture and construction. It</li> </ul>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
	<p>is a unique building that blends architecture, craftsmanship and symbolism.</p>
<p><b>Vernacular Design.</b></p> <p><b>A modest well-crafted building or structure that makes use of local forms and materials may be as important to the community’s heritage as a high-style mansion or public building.</b></p>	<ul style="list-style-type: none"> <li>• The Study Area is characterised by the range of vernacular buildings. It is a spectrum of architectural influences and material compositions.</li> <li>• As described in Section 8.1, most of the buildings in the Study Area are modest vernacular buildings. <ul style="list-style-type: none"> <li>○ Modest cladding materials include clapboard siding, board and batten siding, or red brick.</li> <li>○ Most buildings have plain trim, limited decorative elements and relatively footprints and roof patterns.</li> </ul> </li> <li>• The main landmark building in the Study Area –the Sharon Temple—is not a formal or high style building. However, it is unique building and described in the Historic Sites and Monuments Board of Canada Agenda Paper (1994.30) as a “remarkable example of pioneer craftsmanship.”<sup>93</sup></li> <li>• The Sharon-Hope United Church at 18648 Leslie Street is another vernacular religious building that draws on the Sharon Temple for its design.</li> </ul>
<p><b>Integrity.</b></p> <p><b>A building, or structure, together with its site, should retain a large part of its integrity – its relation to its earlier state(s) – in the maintenance of its</b></p>	<ul style="list-style-type: none"> <li>• The Study Area has high integrity. <ul style="list-style-type: none"> <li>○ The street layout and lot pattern has slowly evolved over two centuries.</li> <li>○ The village is largely composed of</li> </ul> </li> </ul>

<sup>93</sup> Ricketts, Shannon, Historic Sites and Monuments Board of Canada Supplementary Agenda Paper, Sharon Temple East Gwillimbury, Ontario. 1994.30. p 890.

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p><b>original or early materials and craftsmanship.</b></p>	<p>19<sup>th</sup> and early 20<sup>th</sup> century buildings in their original locations.</p> <ul style="list-style-type: none"> <li>○ There is a high degree of continuity between historical land uses and present land uses. The village has evolved slowly over time.</li> <li>○ Most of the village conveys a sense or feeling of having developed in the 19<sup>th</sup> and 20<sup>th</sup> centuries.</li> <li>○ Many properties in the Study Area –many with the oldest buildings— are associated with members of the Children of Peace or other early settlers/founders of the village.</li> </ul>
<p><b>Architectural Details.</b></p> <p><b>Specific architectural considerations should include style, use of materials and details, colours, textures, lighting, windows, doors, signs, ornaments, and so on; and the relationships of all these to neighbouring buildings.</b></p>	<ul style="list-style-type: none"> <li>● Architectural details vary from property to property.</li> <li>● Buildings in the Study Area are generally vernacular but were influenced by the Georgian, Picturesque, Regency, Classical Revival, Gothic Revival, Romanesque, Edwardian, Neo-Gothic, Arts and Crafts, and Minimal Traditional styles.</li> <li>● Brick, clapboard, cedar shake, tongue-in-groove, board and batten, stone veneer, rusticated concrete block, and stucco cladding are all present in varying intensities throughout the Study Area.</li> <li>● Many of the building styles and materials convey a sense of the farmhouse (some actually were/are farmhouses) and agricultural heritage of the village.</li> <li>● Formal or High architectural styles and buildings that demonstrate all (or most) of the characteristics of a particular style are rare in the village. Architectural styles such as Victorian, Second Empire, Queen</li> </ul>



Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
	<p>Anne, Italianate, Chateau and International or other modern styles do not fit the prevailing character of the village.</p>
<p><b>Landmark Status or Group Value.</b></p> <p><b>Where a building or structure is an integral part of a distinctive area of a community, or is considered to be a landmark, its contribution to the neighbourhood character may be of special value.</b></p>	<ul style="list-style-type: none"> <li>• Several individual properties within the Study Area are landmarks.</li> <li>• The most notable landmark is the Sharon Temple.</li> <li>• The Civic Centre has landmark characteristics with a design that contrasts with the adjacent Sharon Temple. This property also includes the cenotaph for the Town an important landmark on its own.</li> <li>• Some houses in the Study Area are considered landmarks. <ul style="list-style-type: none"> <li>○ The Judah Doan House at 19040 Leslie Street, Walnut Farm at 18499 Leslie Street, and William Kitley House at 18490 Leslie Street are properties with rural/agricultural characteristics and are prominent at entry points to the village.</li> <li>○ The Brammer House at 19027 Leslie Street is in a prominent location and is also at a prominent entry point to the village.</li> </ul> </li> </ul>
<p><b>Landscapes and Public Open Spaces.</b></p> <p><b>Examination of a potential district should also include public spaces such as sidewalks, roads and streets, and public parks or gardens. These features often play roles as conspicuous as those of buildings in the environment. Open spaces provide settings for buildings as well as places to view them and the</b></p>	<ul style="list-style-type: none"> <li>• The landscape of the Study Area is relatively flat and topography has had little impact on the heritage characteristics of the Study Area. <ul style="list-style-type: none"> <li>○ However, Sharon Creek –just outside of the Study Area to the west—has likely had some effect on the spatial arrangement of the village since buildings along the</li> </ul> </li> </ul>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p>landscapes in which they sit. These spaces are often features of the original plan or survey of a settled community and have intrinsic value in ordering and organizing the location of buildings and structures.</p>	<p>west side of Leslie Street were built out of the floodplain which has forced some properties to develop close to the street.</p> <ul style="list-style-type: none"> <li>• The main landscape feature that has shaped the village is Leslie Street and the layout of the original Township survey with slightly offset lots where they meet Leslie Street.</li> <li>• Leslie Street as a Regional arterial road has also affected the Study Area because it is a wide two-lane road with parking allowed on paved shoulders.</li> <li>• Two public parks that include or are directly adjacent to the Sharon Creek have been recently developed, including the Manor Hampton Park at 130 Manor Hampton Street and Children of Peace Park at 68 Sharonview Crescent. <ul style="list-style-type: none"> <li>○ The entrance to Children of Peace Park from Leslie Street fits the heritage character of the village and the park includes public interpretation of local history.</li> <li>○ The open space in Manor Hampton Park links to open fields in the south end of the Study Area.</li> <li>○ However, neither park was part of the original plan of the village.</li> </ul> </li> <li>• The Sharon Temple grounds and Civic Centre grounds with very deep setbacks from Leslie Street and formal aspects of the landscape –such as the tree lined path to the front of the Temple—appear to be the historic formal open spaces in the community.</li> </ul>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p><b>Overall Spatial Pattern.</b></p> <p>This refers to the size and extent of major landscape components, predominant landforms and natural features e.g., cliffs, escarpments, ridges, watercourses and lakes and their general spatial relationship to farmsteads, settlements or clusters of buildings and other cultural features, which contribute to the overall sense of scale in a rural HCD.</p>	<ul style="list-style-type: none"> <li>• Leslie Street and the Sharon Temple define the overall spatial pattern of the Study Area. <ul style="list-style-type: none"> <li>○ Historically, farms developed on either side of Leslie Street.</li> <li>○ As the village landscape evolved, the development of smaller, subdivided property parcels continued along Leslie Street.</li> <li>○ The Sharon Temple was the focus of the early village and small residential lots developed first in close proximity to the Temple grounds. A cluster of small lots near the Sharon Temple constitutes the core of the historic village.</li> </ul> </li> <li>• The overall spatial pattern of the Study Area mostly conforms to the historic character and pattern of development. However, properties in the Study Area on Ward Avenue, Arthur Hall Drive and Colonel Wayling Drive do not fit the historic spatial pattern of the village.</li> </ul>
<p><b>Land-Use.</b></p> <p>Different type of land-use e.g., farming, mining, lumbering, fishing or other small-scale economic activity will tend to leave their distinctive mark or “texture” on individual landscape components of a rural HCD.</p>	<ul style="list-style-type: none"> <li>• The Study Area is marked by the historic agricultural land use of the area. <ul style="list-style-type: none"> <li>○ 19040 Leslie Street (Judah Doan House) surrounded by a large lawn and with a silo in the rear yard retains agricultural characteristics.</li> <li>○ 18460 Leslie Street, 18490 Leslie Street and 18499 Leslie Street (Walnut Farm) are agricultural still agricultural properties.</li> <li>○ 18611 Leslie Street (James Wayling House) and 18707 Leslie Street retain agricultural characteristics.</li> </ul> </li> </ul>



Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
	<p>The buildings are farmhouse styles and are set back from the street like the farmhouses in the southern section of the Study Area.</p> <ul style="list-style-type: none"> <li>• Several properties spread throughout the Study Area mark the institutional land-use including: <ul style="list-style-type: none"> <li>○ Religious properties; the Sharon Temple (18974 Leslie Street), St. James the Apostle Anglican Church (18794 Leslie Street), and Sharon-Hope United Church (18648 Leslie Street) and the former Sharon Church at 18907 Leslie Street.</li> <li>○ Civic properties; the Civic Centre (1900 Leslie Street) and Temperance Hall (18994 Leslie Street).</li> <li>○ Sharon Public School (18532 Leslie Street).</li> </ul> </li> <li>• Most of the properties in the Study Area are for residential land use. However, some commercial properties are in residential form buildings. This residential form was identified as important in community consultation.</li> </ul>
<p><b>Circulation Network and Pattern.</b></p> <p>The movement pattern or network within a HCD and its connection(s) to the surrounding area contributes to its general accessibility. Depending on the viewer’s location, mode of travel, age or social group, there may be a different experience and appreciation of the district and its attributes.</p>	<ul style="list-style-type: none"> <li>• The circulation network and pattern is largely defined by Leslie Street and the long, linear character of the Study Area.</li> </ul>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p><b>Boundary and Other Linear Features.</b></p> <p>These include roads, pathways, fences or walls, treelines, hedgerows which help to define and delineate different properties and uses.</p>	<ul style="list-style-type: none"> <li>• The Study Area is defined by Leslie Street.</li> <li>• Collectively, mature deciduous trees in the front yards of many properties in the Study Area create a row of trees parallel to the street.</li> <li>• Different properties in the Study Area have hedges, fences and treelines. The mature vegetation along treelines and hedges or rural style fences contribute to the general heritage character of the village. However, there is no comprehensive pattern of these features in the Study Area.</li> </ul>
<p><b>Site Arrangements.</b></p> <p>The physical arrangement or clustering of major built elements such as farmsteads, farmhouses and their relationship to ancillary buildings and other property features such as barns, gristmills, archaeological and burial sites often reveal important information on the area's history and social development.</p>	<ul style="list-style-type: none"> <li>• A cluster of properties with relatively small lots and residential form buildings (houses or former houses converted to commercial use) are located in the north section of the Study area across the Street from and south of the Sharon Temple property. These properties make up most of the village urban section of the Study Area and shows the importance of this area to the historic community.</li> </ul>
<p><b>Vegetation Patterns.</b></p> <p>The placement, arrangement and extent of vegetation which has been planted for functional or aesthetic purposes or natural growing vegetation such as woodlots, meadow areas and other natural elements contribute to the areas visual quality as well as its sense of place.</p>	<ul style="list-style-type: none"> <li>• Mature trees are common on properties in the Study Area.</li> <li>• Collectively, mature deciduous trees in the front yards of many properties in the Study Area create a row of trees parallel to the street.</li> </ul>
<p><b>Historic Views.</b></p> <p>Views represent a significant visual linkage between the component parts of an individual HCD, or between the district and the surrounding area. Visual</p>	<ul style="list-style-type: none"> <li>• The linear nature of the village means that views up and down Leslie Steet are part of the heritage character of the village.</li> <li>• The View –from around the intersection of</li> </ul>

Ontario Heritage Tool Kit HCD Evaluation Criteria	Discussion
<p>interest may be enhanced by vistas defined and enclosed by buildings and other structures, land-forms, vegetation patterns or structures. Panoramic views, where available, provide a “visual mosaic” of the district, and the rich textural patterns created by past or existing land-use and other supporting activity.</p>	<p>Judah Doan Way and Leslie Street in the north end of the Study Area—south along Leslie Street is framed by the Brammer House (19027 Leslie Street) and the Judah Doan House (19040 Leslie Street).</p> <ul style="list-style-type: none"> <li>• There is a historic view from Leslie Street west to the front of the Sharon Temple flanked by treelines on the Temple property. This view is largely confined to the Sharon Temple Property.</li> <li>• There is a view southwest of the Sharon Temple from the intersection of Mount Albert Road (east). However, juvenile trees in the area may eventually block this view.</li> <li>• The view north into the Study Area from the Sharon Burying Ground supports Sharon’s character as an evolved agricultural landscape because of the existing farms on either side of the road.</li> </ul>

### 8.3.2 Evaluation Summary

Based on the discussion in Table 8 it is the professional opinion of the Authors that the Study Area conveys a collective sense of heritage and is eligible for designation as a HCD under Part V of the OHA. Properties throughout the Study Area demonstrate physical value, design value, historic value, associative value, and contextual value. They are connected through vernacular buildings that share a number of architectural influences, the linear nature of the village along Leslie Street, mature trees and vegetation, lot patterns and views along Leslie Street.

### 8.4 Boundary Options Analysis

Part of the purpose of a HCD Study is to refine potential HCD boundaries. Boundaries are determined based on the heritage character of the Study Area and individual properties in it. The entire Study Area could be a HCD. However, boundaries can be refined based on four criteria from the *Ontario Heritage Tool Kit* which are:

- **Historic factors** such as the boundary of an original settlement, or an early planned community, concentrations of early buildings and sites;
- **Visual factors** determined by an architectural survey or changes in the visual character or topography of an area;



- **Physical features** such as man-made transportation corridors (railways and roadways), major open spaces, natural features (rivers, treelines and marshland), existing boundaries (walls, fences, and embankments), gateways, entrances and vistas to and from a potential district; [and]
- **Legal or planning factors** which include less visible elements such as property or lot lines, land use designations in Official Plans or boundaries for particular uses or densities in the zoning by-law, may also influence the delineation of the boundary, especially as they may affect its eventual legal description in the by-law.<sup>94</sup>

Historic factors that tie the Study Area together include the evolved nature of the village with its collection of buildings from many periods over the last two centuries. The heritage character includes village urban, transitional and rural/agricultural properties. Historic factors that tie the Study Area together include connections to the Children of Peace, connections to significant historic people or themes for the village and links to its agricultural past.

Visual factors that inform boundary recommendations include the linear nature of the village along Leslie Street, mature trees along the street, and the general vernacular architecture of the area with influences from specific building styles.

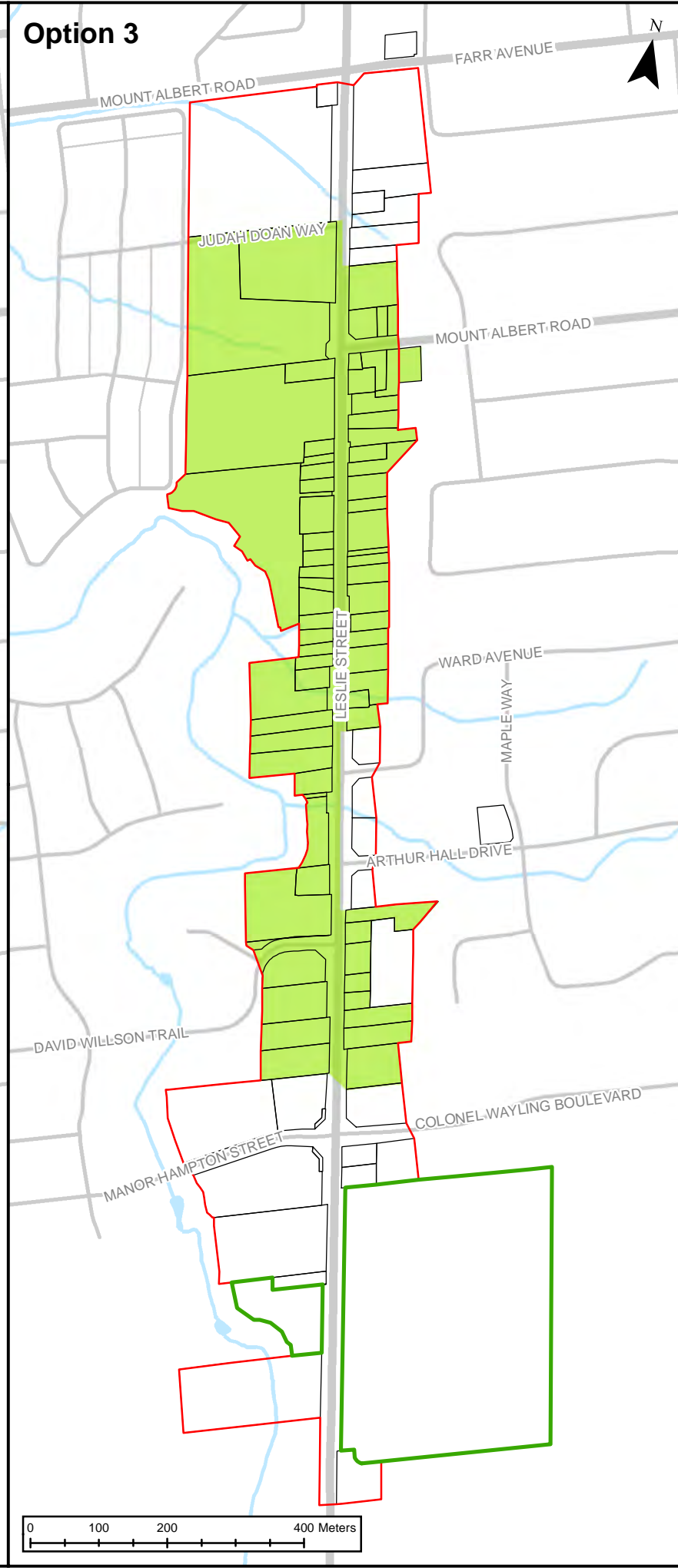
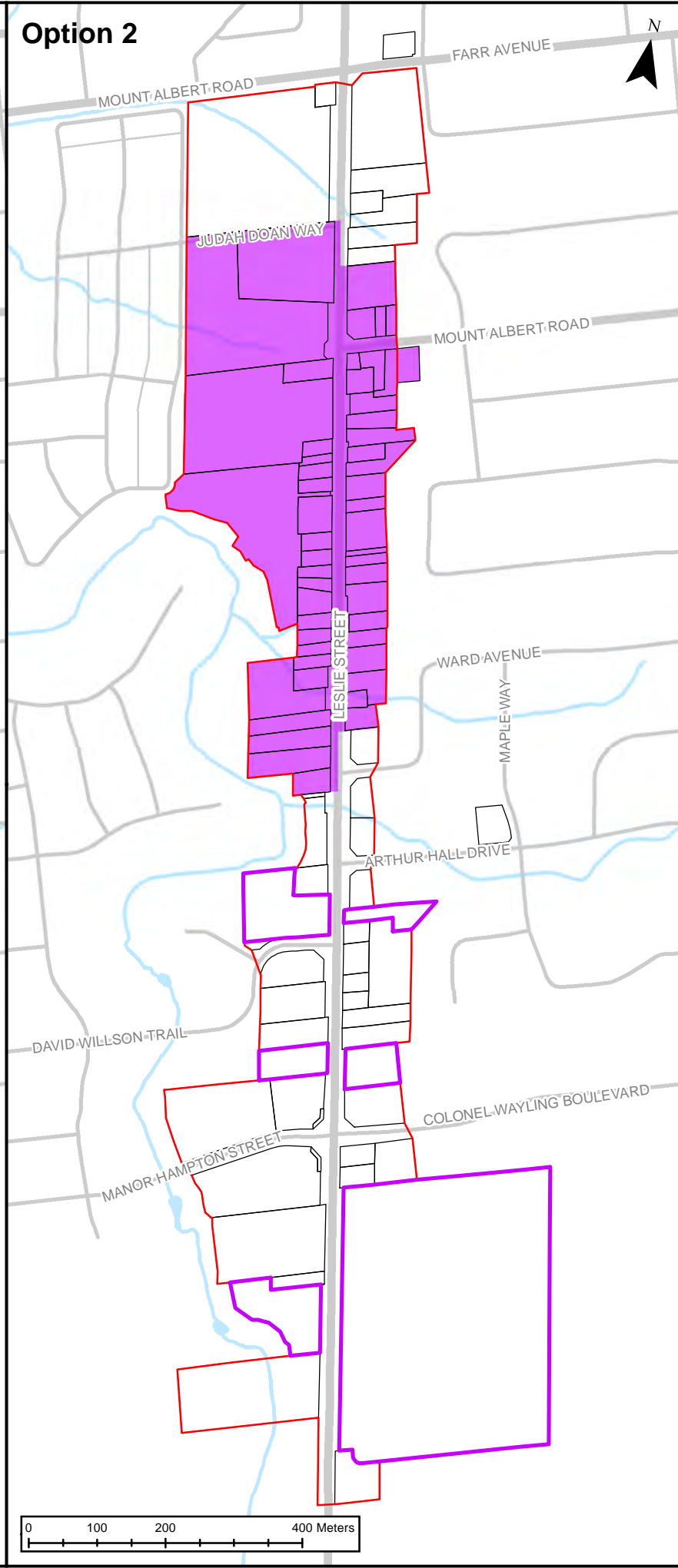
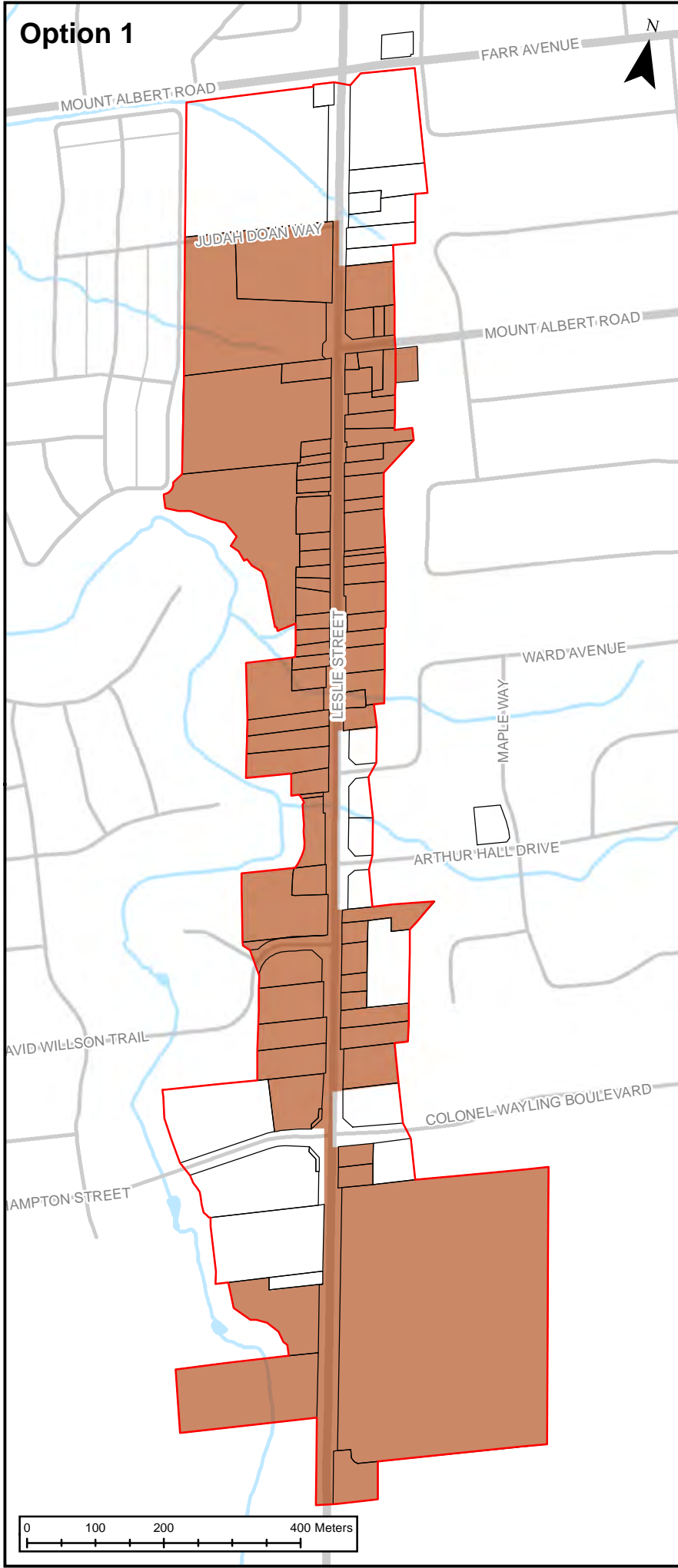
Physical features that inform boundary recommendations include the linear nature of the village along Leslie Street and the presence of Sharon Creek along (outside of) the western edge of the Study Area. The creek and floodplain limited historic development in that area.

Legal and planning factors that affect boundary recommendations include property boundaries and zoning in the Study Area. HCD boundaries will follow existing property parcels.

Three options for HCD boundaries are illustrated on Figure 16 and assessed below. Some properties that do not demonstrate CHVI or heritage characteristics of the Study Area will be included in the recommended boundaries as non-contributing properties.

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<sup>94</sup> *Ontario Heritage Tool Kit, Heritage Conservation Districts A Guide to District Designation under the Ontario Heritage Act, 2006, p24.*



**Legend**

- Study Area
- Property Parcels
- HCD Boundary, Option 1
- HCD Boundary, Option 2
- Potential Part IV Designations, Option 2
- HCD Boundary, Option 3
- Potential Part IV Designations, Option 3

**TITLE**  
HCD Boundary Options



**CLIENT**  
Town of East Gwillimbury

**PROJECT**  
Sharon Heritage Conservation District Study East  
Gwillimbury, Ontario

**PROJECT NO.** LHC0321

**NOTE(S)** 1. All locations are approximate.

**REFERENCE(S)**  
1. Ontario Ministry of Natural Resources and Forestry, "Ontario Road Network", accessed September 28, 2023.  
2. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Watercourse", accessed September 28, 2023.  
3. Ontario Ministry of Natural Resources and Forestry, "Ontario Hydro Network - Waterbody", accessed September 28, 2023.  
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DATE	2023-09-27
PREPARED	LHC
DESIGNED	JG
FIGURE #	16

#### 8.4.1 Option 1

Option 1 includes all properties with significant cultural heritage value or interest and includes a number of non-contributing properties to maintain a sense of continuity across the area. This option is focused on historical factors. The following points discuss areas to include or exclude from the HCD.

- Properties at the north end of the Study Area that include 19041 Leslie Street through 19132 Leslie Street should be excluded from the HCD. These properties do not have CHVI or do not demonstrate characteristics consistent with the rest of the village. The properties at 19086 and 19132 Leslie Street are vacant, do not have CHVI, and are identified in the *OP* as a local centre with their own specific planning policies.
- 19040 Leslie Street (the Judah Doan House) and 19027 Leslie Street (the Brammer House) are located at the north edge of the HCD boundary. They are prominent in the streetscape and complement each other through their design and materials. These buildings are gatepost structures opposite each other on the streetscape.
- 1507 Mount Albert Road through 1523 Mount Albert Road have CHVI and support the general historic character of the Study Area despite not being on the main Leslie Street corridor. They should be included in the boundary.
- 1529 Mount Albert Road is outside of and adjacent to the Study Area. It demonstrates CHVI and has characteristics similar to many other properties in the Study Area. The HCD boundary could be expanded to include this property.
- Children of Peace Park should be included in the boundary even though the park does not have CHVI. The park entrance from Leslie Street supports the heritage character of the area and the park includes interpretive panels on local history. The park is a location for public commemoration and interpretation of historic themes related to the village.
- Manor Hampton Park (130 Manor Hampton Street) should be removed from the boundary. While this park has large open spaces and was a farm field until recently, the contemporary park has no significant historical connection to the village.
- 3 and 4 Ward Avenue, 3 and 4 Arthur Hall Drive, 18705 Leslie Street, 18597 Leslie Street, 5 Colonel Wayling Boulevard and 18508 Leslie Street should be removed from the boundary. These properties have a suburban or more modern character than the rest of the village and do not have CHVI. Some are connected to the suburban neighbourhoods east of Leslie Street. The Ward Avenue and Arthur Hall Drive properties are a distinct group of properties that are very different from the rest of the village.
- The vacant lot at the southwest corner of Manor Hampton Street and Leslie Street should be removed from the boundary. They are large lots with no CHVI.
- Sharon Public School (18532 Leslie Street) should be removed from the boundary. The architectural character of the school and its landscape is quite different from the historic village.



- The Sharon Burying Ground (18391 Leslie Street), Morton Stables/William Kitley House (18490 Leslie Street) and Walnut Farm (18499 Leslie Street) are included in this boundary option because they have historical associations with the village.

Table 9 is a revised summary of individual properties that meet criteria from Section 3 of *O. Reg. 9/06* based on recommended boundary option 1.

**Table 9: Summary of Individual Property Evaluations in Revised Boundary Option 1**

	Number of Properties	Percent of Total
<b>Total Properties in the Revised HCD Boundary Area</b>	73	
<b>Properties that do not meet any of the criteria from O. Reg. 9/06</b>	23	31.5%
<b>Properties that meet one of the criteria from O. Reg. 9/06</b>	19	26.0%
<b>Properties that meet two or more criteria from O. Reg. 9/06.</b>	31	42.5%

#### **8.4.1.1 Advantages**

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. This option includes all properties with significant associations with the Children of Peace. It includes a range of characteristics from village to agricultural. It also includes all properties that community members requested be included during the first meeting with the community. This option is closely connected to historic factors and includes almost all properties with CHVI.

#### **8.4.1.2 Disadvantages**

This option includes large areas where there is limited heritage integrity and sense of place. The intersection of Leslie Street with Manor Hampton Street / Colonel Wayling Boulevard visually disconnects the agricultural south part of the Study Area from the transitional and village character areas to the north. This area is surrounded by vacant properties or properties that have a more suburban contemporary character. The intersection is a physical feature that breaks up the heritage integrity of the Study Area. The area around the intersections of Leslie Street with Arthur Hall Drive and Ward Avenue have a suburban character. The suburban character of these areas is a visual factor that affects the historic sense of place.

#### **8.4.2 Option 2**

Option 2 focuses the potential HCD closely on the historic village. It removes properties in commercial, transitional, and agricultural character areas. This option manages conservation and CHVI through a small HCD along with several carefully chosen individual designations. This option considers heritage character and planning limitations. The following points describe areas to include or exclude from the HCD.

- Properties at the north end of the Study Area that include 19041 Leslie Street through 19132 Leslie Street should be excluded from the HCD. These properties do not have CHVI or do not demonstrate characteristics consistent with the rest of the village. The properties at 19086 and 19132 Leslie Street are vacant, do not have CHVI, and are identified in the *OP* as a local centre with their own specific planning policies.
- 19040 Leslie Street (the Judah Doan House) and 19027 Leslie Street (the Brammer House) are located at the north edge of the HCD boundary. They are prominent in the streetscape and complement each other through their design and materials. These buildings are gatepost structures opposite each other on the streetscape.
- 1507 Mount Albert Road through 1523 Mount Albert Road have CHVI and support the general historic character of the Study Area despite not being on the main Leslie Street corridor. They should be included in the boundary.
- 1529 Mount Albert Road is outside of and adjacent to the Study Area. It demonstrates CHVI and has characteristics similar to many other properties in the Study Area. The HCD boundary could be expanded to include this property.
- Children of Peace Park should be included in the boundary even though the park does not have CHVI. The park entrance from Leslie Street supports the heritage character of the area and the park includes interpretive panels on local history. The park is a location for public commemoration and interpretation of historic themes related to the village.
- The southern boundary of the HCD be the southern lot line of 18770 Leslie Street and 18817 Leslie Street.
- Several properties in the south part of the Study Area –not recommended in this HCD boundary—have CHVI and have historical associations with the village. They are candidates for individual designation under Part IV of the *OHA*. They include:
  - 18707 Leslie Street;
  - 18694 Leslie Street;
  - 18642 Leslie Street;
  - 18611 Leslie Street;
  - 18490 Leslie Street; and,
  - 18499 Leslie Street.

Table 10 is a revised summary of individual properties that meet criteria from Section 3 of *O. Reg. 9/06* based on recommended boundary option 2.

Table 10: Summary of Individual Property Evaluations in Revised Boundary Option 2

	Number of Properties	Percent of Total
<b>Total Properties in the Revised HCD Boundary Area</b>	51	
<b>Properties that do not meet any of the criteria from O. Reg. 9/06</b>	15	29.4%
<b>Properties that meet one of the criteria from O. Reg. 9/06</b>	14	27.5%
<b>Properties that meet two or more criteria from O. Reg. 9/06.</b>	22	43.1%

#### 8.4.2.1 Advantages

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. This option focuses the HCD on the historic village, is compact, and largely balanced on both sides of Leslie Street. This option removes many of the properties in the Study Area that are not cultural heritage resources and has fewer planning factors such as different zoning to address.

#### 8.4.2.2 Disadvantages

This option removes several properties with historic associations and characteristics consistent with the historic village from the HCD. The number of properties with thematic connections are fewer and properties with historic factors and visual factors consistent with the HCD are left out. This option excludes the Sharon Burying Ground and historic agricultural properties at the south end of the Study Area which have connections to the Children of Peace and village themes.

#### 8.4.3 Option 3

Option 3 focuses the HCD on the historic village and properties that combine village and rural characteristics. It includes properties with significant historical associations with the village. Properties with primarily agricultural character that have CHVI are recommended for individual designations. This option considers heritage character and planning considerations. The following points describe areas to include or exclude from the HCD.

- Properties at the north end of the Study Area that include 19041 Leslie Street through 19132 Leslie Street should be excluded from the HCD. These properties do not have CHVI or do not demonstrate characteristics consistent with the rest of the village. The properties at 19086 and 19132 Leslie Street are vacant, do not have CHVI, and are identified in the *OP* as a local centre with their own specific planning policies.
- 19040 Leslie Street (the Judah Doan House) and 19027 Leslie Street (the Brammer House) are located at the north edge of the HCD boundary. They are prominent in the streetscape and complement each other through their design and materials. These buildings are gatepost structures opposite each other on the streetscape.



- 1507 Mount Albert Road through 1523 Mount Albert Road have CHVI and support the general historic character of the Study Area despite not being on the main Leslie Street corridor. They should be included in the boundary.
- 1529 Mount Albert Road is outside of and adjacent to the Study Area. It demonstrates CHVI and has characteristics similar to many other properties in the Study Area. The HCD boundary could be expanded to include this property.
- Children of Peace Park should be included in the boundary even though the park does not have CHVI. The park entrance from Leslie Street supports the heritage character of the area and the park includes interpretive panels on local history. The park is a location for public commemoration and interpretation of historic themes related to the village.
- The southern boundary of the HCD should be the southern lot line of 18642 Leslie Street and 18611 Leslie Street. These two properties, which are across the street from each other serve as a southern gateway into the historic village.
- The properties at 18490 Leslie Street and 18499 Leslie Street have cultural heritage value or interest and should be assessed for individual designation under Part IV of the *OHA*.
- 18460 Leslie Street meets at least one criteria demonstrating cultural heritage value or interest and with more property specific research it may meet more criteria to be eligible for designation under Part IV of the *OHA*.
- This option considers planning factors such as zoning—most of the proposed HCD is zoned Mixed-Use or Institutional lands and areas not recommended are generally zoned Rural or Commercial.

Table 11 is a revised summary of individual properties that meet criteria from Section 3 of *O. Reg. 9/06* based on recommended Boundary Option #3.

Table 11: Summary of Individual Property Evaluations in Revised Boundary Option 3

	Number of Properties	Percent of Total
<b>Total Properties in the Revised HCD Boundary Area</b>	66	
<b>Properties that do not meet any of the criteria from O. Reg. 9/06</b>	20	30.3%
<b>Properties that meet one of the criteria from O. Reg. 9/06</b>	18	27.3%
<b>Properties that meet two or more criteria from O. Reg. 9/06.</b>	28	42.4%

#### 8.4.3.1 Advantages

This boundary option includes more than enough properties that meet two or more criteria from *O. Reg. 9/06* to be eligible for designation as a HCD. It includes most of the properties with significant historical factors connected to the village. It includes some properties that the community requested be included in a HCD. Three properties with CHVI are left out and may be addressed through individual designation under Part IV Section 29 of the *OHA*. This option includes the village and transitional character properties and conveys a sense of place. This

option includes historic gateway structures on either side of Leslie Street at both the north and south ends of the boundary. This option does not include the intersection of Leslie Street and Manor Hampton Street / Colonel Wayling Boulevard, which divides the village from the properties with primarily agricultural character and demonstrates a different more contemporary and suburban character than the recommended HCD area.

#### **8.4.3.2 Disadvantages**

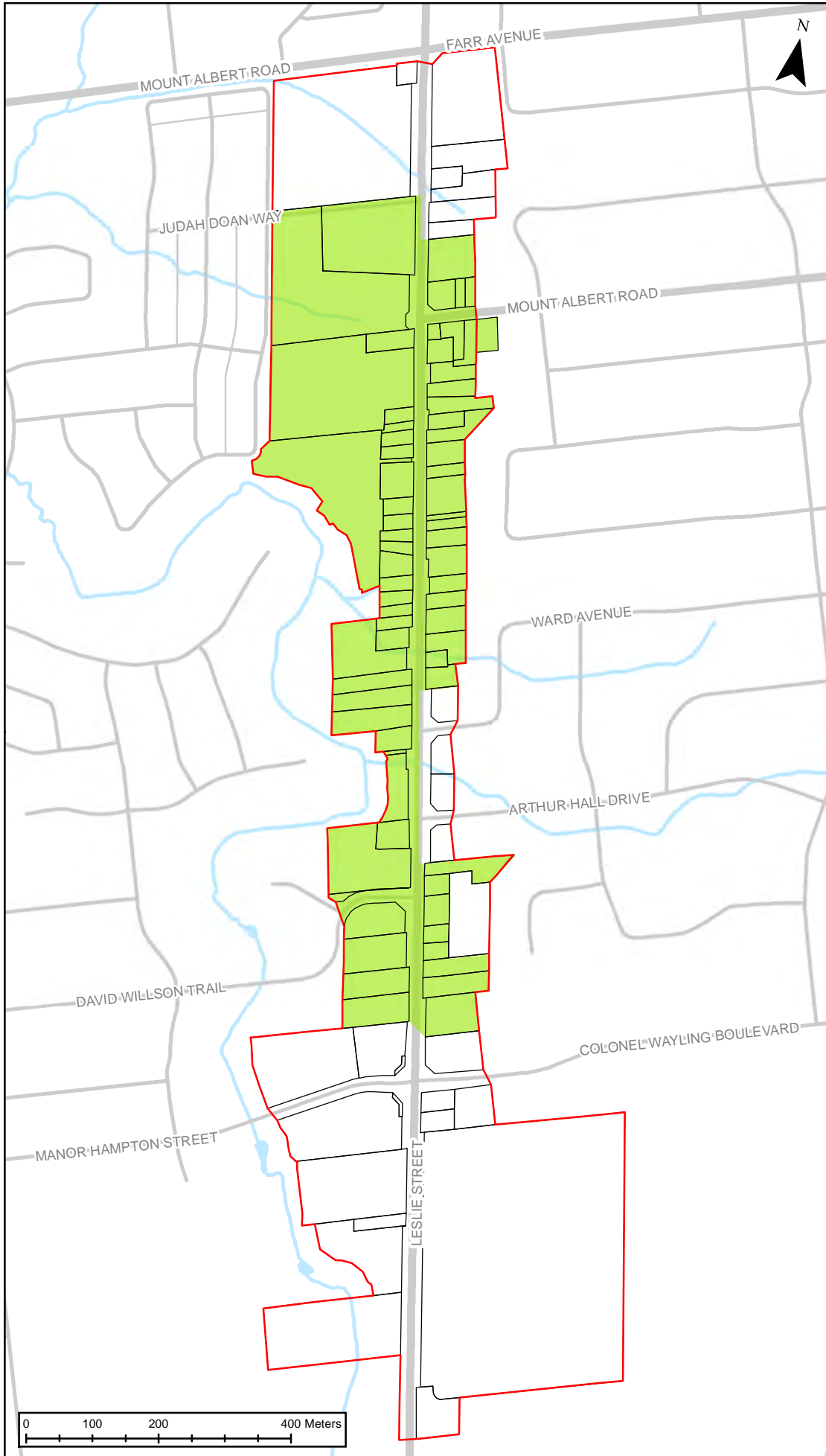
This option excludes the Sharon Burying Ground and historic agricultural properties at the south end of the Study Area which have connections to the Children of Peace and village themes. These properties were identified during public consultation as important cultural heritage resources and some people requested that they be included in a HCD.

## **8.5 Recommended Boundary**

The entire Study Area and each of the three potential revised HCD boundary options (See Sections 8.3, 8.4.1, 8.4.2 and 8.4.3) meet evaluation criteria for designation as a HCD.

Based on a combination of historic factors, visual factors, physical features and legal or planning factors Boundary Option #3 is recommended for the Sharon HCD (Figure 17). This HCD area includes the historic core village and many properties with significant historical associations. Visually this area is relatively unified. It has historic gateway properties at each end and shared visual characteristics such as similar building size and setbacks, vegetation and views along the streetscape throughout. It is generally a length of Leslie Street between main cross streets. It is also an area with consistent zoning and land use, including largely residential uses or commercial uses in residential form buildings and institutional uses at the Sharon Temple Museum and Civic Centre property.





### Legend

- Study Area
- Property Parcels
- Recommended HCD Area

### TITLE Recommended Boundary

CLIENT  
Town of East Gwillimbury

PROJECT PROJECT NO. LHC0321  
Sharon Heritage Conservation District Study  
East Gwillimbury, Ontario

**NOTE(S)** 1. All locations are approximate.

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DATE 2024-01-26

PREPARED LHC

DESIGNED JG

FIGURE # 17

## 9 CONCLUSION AND RECOMMENDATIONS

### 9.1 Conclusions

The consultant team finds that the Study Area is eligible for designation under Part V of the *OHA*. The Study Area conveys a collective sense of heritage, 35.2% of the properties in the Study Area meet at least two criteria from *O. Reg. 9/06*. Properties throughout the Study Area demonstrate physical value, design value, historic value, associative value and contextual value. They are connected through vernacular buildings that share a number of architectural influences, the linear nature of the village along Leslie Street, mature trees and vegetation, lot patterns and views along Leslie Street.

However, the consultant team recommends a refined boundary to focus the HCD and consider heritage factors, visual factors, physical features and legal or planning factors. Some properties outside of the refined boundary are eligible for individual designation under Part IV of the *OHA*.

The adjusted HCD area includes the historic core village and many properties with significant historical associations. Visually this area is relatively unified. It has historic gateway properties at each end and shared visual characteristics such as similar building size and setbacks, vegetation and views along the streetscape throughout. It is generally a length of Leslie Street between main cross streets. It is also an area with consistent zoning and land use, including largely residential uses or commercial uses in residential form buildings and institutional uses at the Sharon Temple Museum and Civic Centre property. The consultant team found that 42.4% of the properties in this area meet at least two criteria and 27.3% of the properties meet one criteria from *O. Reg. 9/06*.

### 9.2 Recommendations

#### 9.2.1 Designation Recommendations

The consultant team recommends:

- The Town designate a HCD in Sharon under Part V of the *OHA*.
  - The Town continue on to phase 2 of this project, the creation of a HCD Plan and Guidelines.
  - The Town prepare a HCD designation By-law.
  - The HCD boundaries be revised from the Study Area to those illustrated on Figure 17.
  - The Town adopt a Statement of Cultural Heritage Value or Interest for the HCD (See Section 9.2.2 for a Statement of Cultural Heritage Value or Interest).
- The Town consider designation of 18490 Leslie Street and 19499 Leslie Street under Part IV of the *OHA*. It is recommended that an individual evaluation for potential cultural heritage value or interest be completed for each property. This should be completed in 2024.

- The Town consider additional historical research be compiled for 18460 Leslie Street to explore the possibility of designation under Part IV of the *OHA*.

## **9.2.2 Recommended Statement of Cultural Heritage Value or Interest**

### **9.2.2.1 Description of HCD Area**

Sharon is an evolved agricultural village along Leslie Street in the Town of East Gwillimbury. Leslie Street is a linear corridor between Concessions 2 and 3 in the Town. The heritage area generally includes properties along Leslie Street in Concessions 2 and 3 between the north half of Lot 6 and the south half of Lot 11.

### **9.2.2.2 Statement of Cultural Heritage Value or Interest**

Sharon has cultural heritage value or interest for its collective physical, design, historical, associative, and contextual values. The area conveys a collective sense of its heritage. Properties in it are connected through vernacular buildings that share a number of architectural influences and span the 19<sup>th</sup> through 20<sup>th</sup> centuries, the linear nature of the village, mature trees and vegetation, lot patterns, and views along Leslie Street. It is distinct from surrounding areas.

The historic village developed around early 19<sup>th</sup> century farms along Leslie Street and the Sharon Temple—a major landmark. It includes a concentration of –generally—modest, vernacular heritage buildings that span the last two centuries and are linked in a linear village along the street. The village conveys a sense of maturity and demonstrates adaptation over time. Sharon is closely associated with the Children of Peace and includes significant properties associated with the Anglican and Methodist traditions. The religious and civic history of the village is closely connected to political movements in Ontario including the 1837-38 rebellion and the temperance movement.

The village includes several landmark buildings with associated landscapes including the Sharon Temple, St. James the Apostle Anglican Church, Civic Centre, and several prominent 19<sup>th</sup> century residential buildings. Contextually, most of the properties in the village are on small lots that were created out of the farms of the earliest settlers. Modest residential form buildings dominate the village and the area includes mature front yard trees that generally line up along the street across several properties. Properties generally have similar or consistent building setbacks from the street. These features create a shared context that supports a special historic character.

### **9.2.2.3 Heritage Attributes**

Heritage Attributes of the HCD are:

- The buildings and landscapes on Landmark properties, such as;
  - 18974 Leslie Street, the Sharon Temple property, its buildings, large open spaces and allée of mature trees leading from Leslie Street to the front of the Temple building.



- 19040 Leslie Street, the Judah Doan House, its building, front yard landscaping, and relationship to the Civic Center including views from the street encompassing both buildings;
  - 19027 Leslie Street, Brammer House; and,
  - 19000 Leslie Street, the Civic Centre.
- Buildings with significant historical associations that define and support the character of the area, such as;
  - 19040 Leslie Street, the Judah Doan House;
  - 19027 Leslie Street, the Brammer House;
  - 18974 Leslie Street, the Sharon Temple and David Wilson’s Study;
  - 18944 Leslie Street, the John C. Hogaboom General Store, David Willson Hughes General Store;
  - 18921 Leslie Street, the Amos Lundy Farmhouse
  - 18817 Leslie Street, the John T. Stokes House / Maplehyrn;
  - 18794 Leslie Street, St. James the Apostle Anglican Church;
  - 18694 Leslie Street, the Peter Rowan House;
  - 18611 Leslie Street, the Col. James Wayling House; and,
  - 18642 Leslie Street.
- The gateway across Leslie Street framed by 19040 Leslie Street –the Judah Doan House—and 19027 Leslie Street –the Brammer House—opposite each other across Leslie Street.
- The gateway across Leslie Street framed by 18611 Leslie Street –the Col. James Wayling House—and the gothic revival style house at 18642 Leslie Street, opposite each other across Leslie Street.
- The large number of one-and-a-half to two storey residential form, detached buildings.
- Mature trees in front yards and along side and rear property boundaries.
- Built form that demonstrate architectural influences from; Gothic Revival, Colonial Revival, Georgian, Ontario Cottage, Edwardian, and Minimal Traditional styles.
- The linear corridor along Leslie Street lined with buildings that face the street.

### **9.2.3 Planning Conclusions and Recommendations**

LHC reviewed Town planning policy and guidelines and found that:

- The HCD Plan and Guidelines can supplement and support many of the policies in the Town’s OP and design guidelines.
- HCD specific policies will need to be developed in a HCD Plan to address design through a heritage permit process.
- Village core area height allowances of four stories are not consistent with the heritage characteristics of Sharon. A more nuanced approach to height will be required in the HCD Plan.
- The Town’s Heritage Register will need to be updated to comply with the OHA.

- It is recommended that the Town maintain two versions of the Heritage Register, one public and another private. The private version can include names of property owners.
- The Town's cultural heritage policies may need to be revised to comply with the newest version of the OHA and Planning Act (See Volume II, Appendix F for details).
- The Town should create or amend a delegated authority by-law to enable Town planning staff to address certain heritage permit applications.

These planning recommendations comply with Part V Section 40(2)(d) of the *OHA*.

### **9.3 Goal and Objective Recommendations**

Based on the Conclusion and Recommendations of this HCD Study the following goals and objectives for a potential HCD are recommended. The following recommendations for goals, objectives, and HCD Plan Content comply with Part V Section 40(2)(c) of the *OHA*.

#### **9.3.1 HCD Goals**

- Conserve the special heritage character of the historic Village of Sharon.
- Enhance the role of the Sharon Temple as a central landmark in Sharon.
- Manage change in the HCD to be respectful of and compatible with the heritage character of the village.
- Ensuring long-term conservation and management of the collective cultural heritage value and interest of Sharon Village.

#### **9.3.2 HCD Objectives**

- Ensure future change in the HCD balances new development with the heritage attributes of Sharon by:
  - Educating applicants for heritage permits to understand the cultural heritage values of the HCD;
  - Guiding proposals for change through design guidelines;
  - Providing Town planning staff, the Heritage Advisory Committee and Council with guidance to make decisions on heritage permit applications.
- Maintain the contextual value of gateway properties and landmarks in the HCD by:
  - Conserving views and vistas to the gateway properties and landmarks.
  - Enhancing gateway properties and landmarks through guidance for public realm improvements.
- To conserve significant individual cultural heritage resources and contextual relationships each individual resource makes to the village as a whole through specific policies and guidelines to manage change.
- To require new development in the HCD to demonstrate that it conserves and/or is compatible with the predominant scale and spatial arrangement of the heritage character of the HCD.

### **9.3.3 HCD Plan Content**

The HCD Plan should be based on the boundaries illustrated on Figure 17 and include:

- The proposed –or a refined version of the—Statement of Cultural Heritage Value or Interest and heritage attributes outlined in Section 9.2.2 above.
- A brief history and description of the heritage character of the HCD to guide planning decisions.
- Policies and guidelines specific to heritage conservation in the HCD.
- A clear description of types of change that require heritage permits and types of change that do not require heritage permits.

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