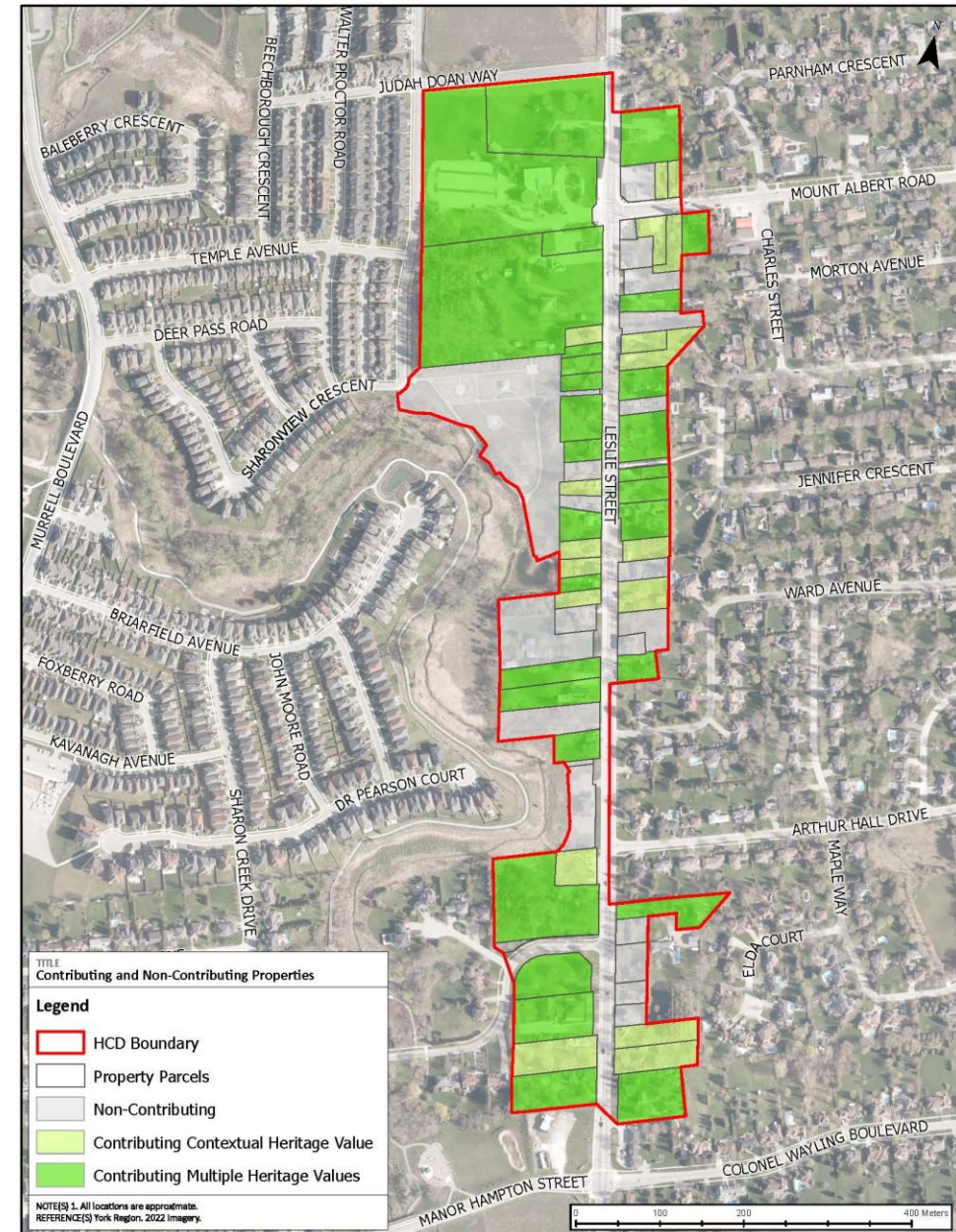

Sharon Heritage Conservation District Plan Draft

29 October 2025

Sharon HCD Area

- It conveys a collective sense of heritage.
- It includes the historic core village and many properties with significant historical associations.
- It is visually unified through 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 an area with largely residential uses or commercial uses in residential form buildings and institutional uses at the Sharon Museum and Gardens, Churches and Civic Centre.



Sharon HCD Content Requirements

Ontario Heritage Act (Part V Section 41.1(5)) requirements for HCD Plans include:

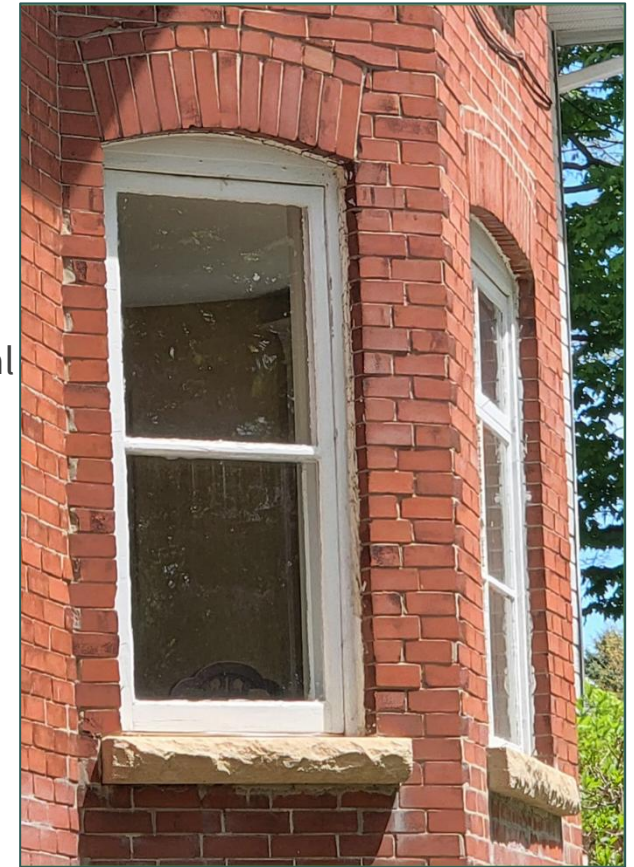
- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and,
- 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.



Sharon HCD Content

The Sharon HCD Plan & Guidelines is organized into the following Sections:

- Chapter 1. An introduction to the HCD with context and background on the Plan. This includes information on requirements from the Ontario Heritage Act for HCD Plans.
- Chapter 2. A brief history of the village and relevant historical themes that support the Plan.
- Chapter 3. An illustrated description of the heritage character, cultural heritage value and heritage attributes of the HCD. The character and value of the village is supported by the landscapes and buildings in it. This section and Appendix C include descriptions of typical and unique architectural styles found in Sharon [S41.1(5)b and c].
- Chapter 4. Goals and objectives for heritage conservation of the village [S41.1(5)a].
- Chapter 5. Policies for managing change[S41.1(5)d].
- Chapter 6. Guidelines to inform heritage conservation and change decision making [S41.1(5)d].
- Chapter 7. Implementation guidance for this HCD Plan, including a description of the consultation and heritage permit application process when changes are proposed in the HCD.
This includes identifying types of projects that require and do not require heritage permits along with a description of exemptions and emergency processes [S41.1(5)e].



Sharon HCD Content

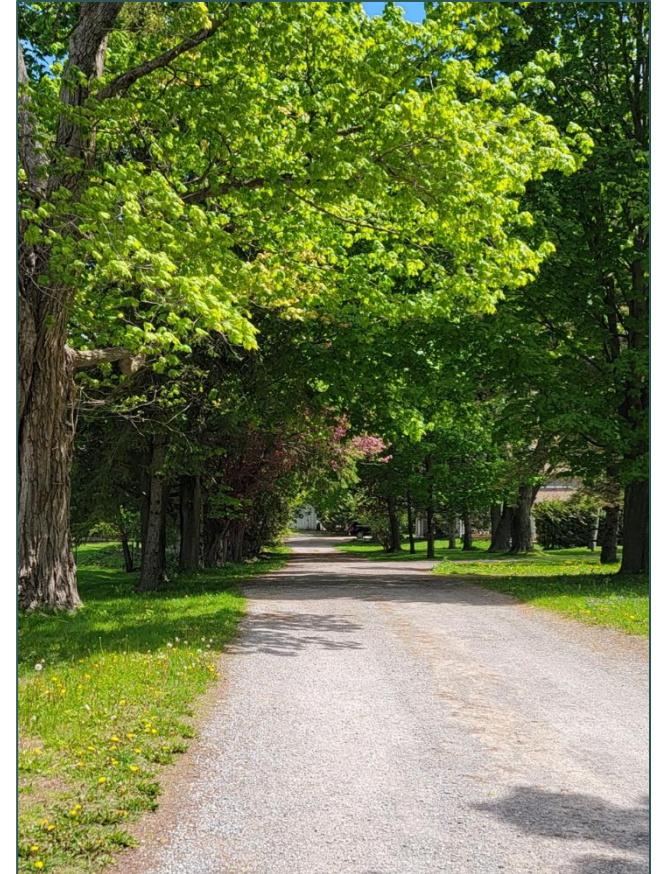
The HCD is intended to conserve and protect the cultural heritage value and character of Sharon. The HCD Plan is intended to assist in planning for heritage conservation and for changes to the area along with providing a framework for consistent decision making around heritage conservation.

Policies and guidelines support the goals and objectives of the HCD Plan.

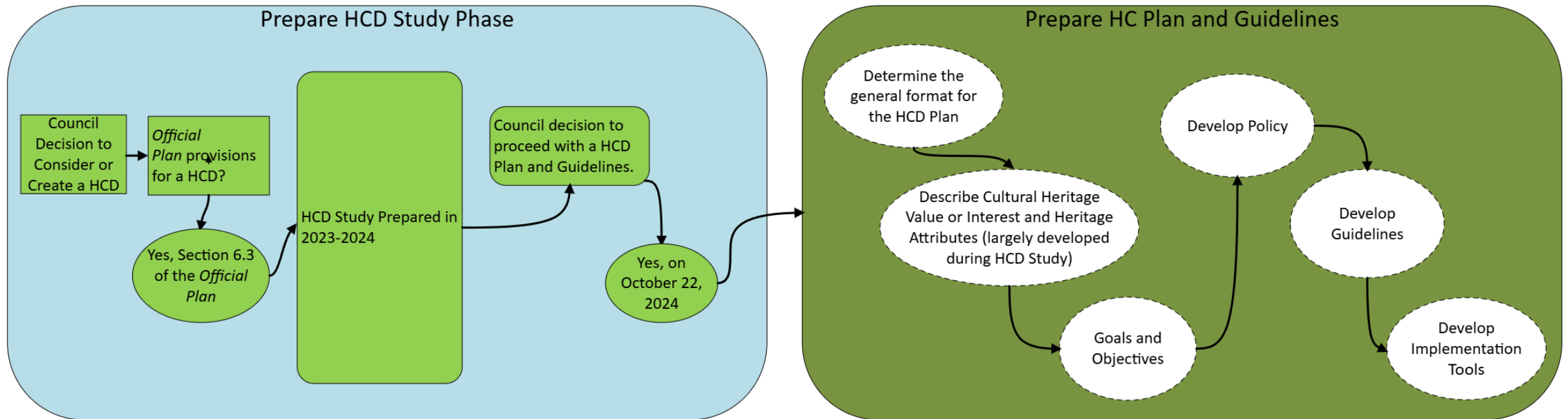
Change in the HCD is expected and the policies of this HCD Plan are intended to enable the Town to manage change in a way that conserves the cultural heritage value of the HCD.

Guidelines in the HCD Plan are intended to inform plans for changes to properties in the HCD. They are based on recognized standards, principles, and guidance documents. The guidance is intended to ensure that projects are compatible or sympathetic to the heritage character and attributes of the HCD.

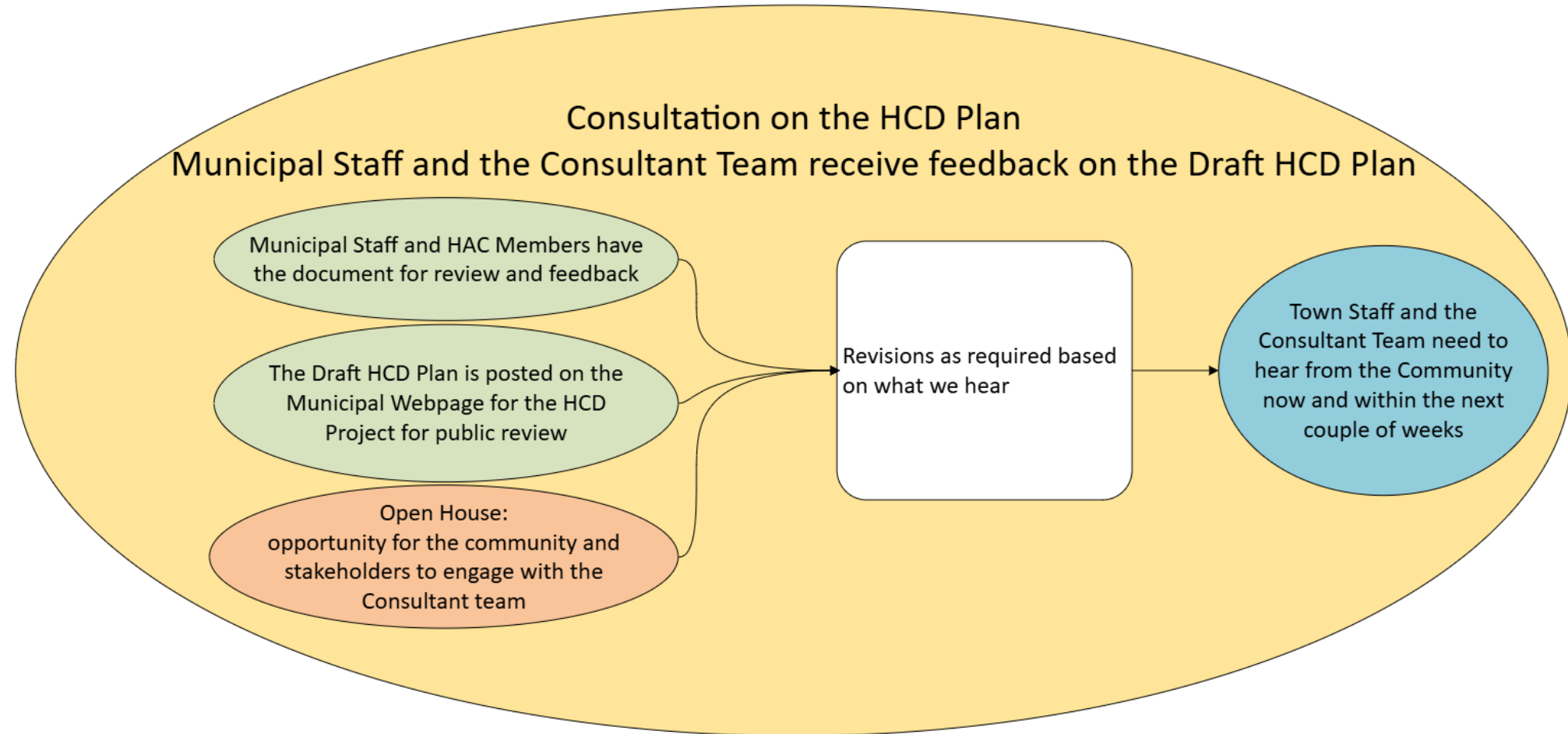
The HCD Plan includes some policies that will apply specifically to municipal properties and projects.



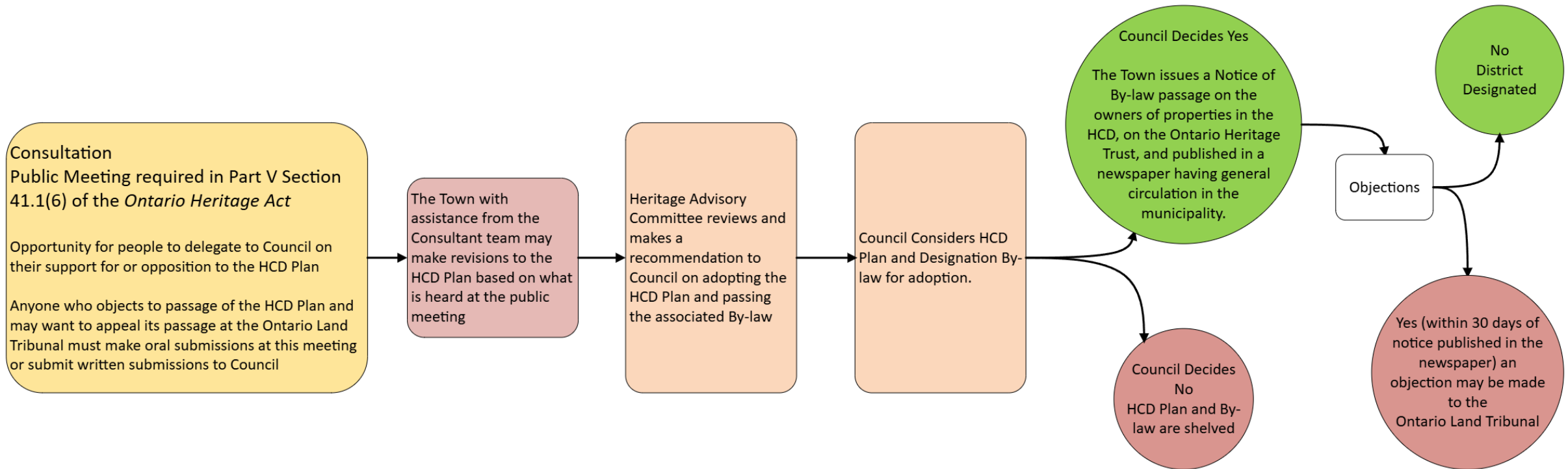
Sharon HCD Study and Plan Work to Date



Sharon HCD Current Work



Sharon HCD Next Steps



Goals

- Goal: Conserve the special heritage character of the historic village of Sharon.
- Goal: Manage change in the HCD to be respectful of and compatible with the heritage character of the village.
- Goal: Strengthen long-term conservation and management of the collective cultural heritage value and interest of Sharon village.
- Goal: Celebrate the significance of landmark contributing properties linked to key themes in the village history
- Goal: Enhance and celebrate the Sharon Temple as a central landmark in Sharon.



Policy

Policies in the HCD Plan support its goals and objectives. These policies provide residents, owners, municipal Council, advisory committees to Council, and municipal staff direction on managing conservation and change in and adjacent to the District.

The conservation of built heritage resources and cultural heritage landscapes is encouraged throughout the HCD. Maintenance, preservation, rehabilitation and restoration of cultural heritage resources is supported. Enhancement of cultural heritage resources consistent with heritage conservation best practices is encouraged. Change in the HCD is expected and the policies of this HCD Plan are intended to enable the Town to manage change in a way that conserves the cultural heritage value of the HCD.

Policies and Guidelines are divided into broad categories:

- Whole district policies
- Contributing properties (properties that demonstrate cultural heritage value)
- Non-Contributing properties (properties that did not meet evaluation criteria for cultural heritage value)
- Demolition and building removal
- New development and infill

Guidance

The guidelines are based on best practices and regularly referenced principles, standards, and guidelines in heritage conservation. It is strongly encouraged that projects proposing change in the HCD follow these guidelines to conserve the cultural heritage values, character, and heritage attributes of the HCD.

Planning for changes in the HCD should be based on a clear understanding of the cultural heritage value, character, and heritage attributes of the HCD and the individual property or project area. Conservation of Sharon's character depends on change that is sensitive to the individual property heritage attributes, patterns of development along the street, and the overall historic feel of the place. Authenticity and respect for historic materials and proportions will enhance the HCD. Change should not give a false sense of history.

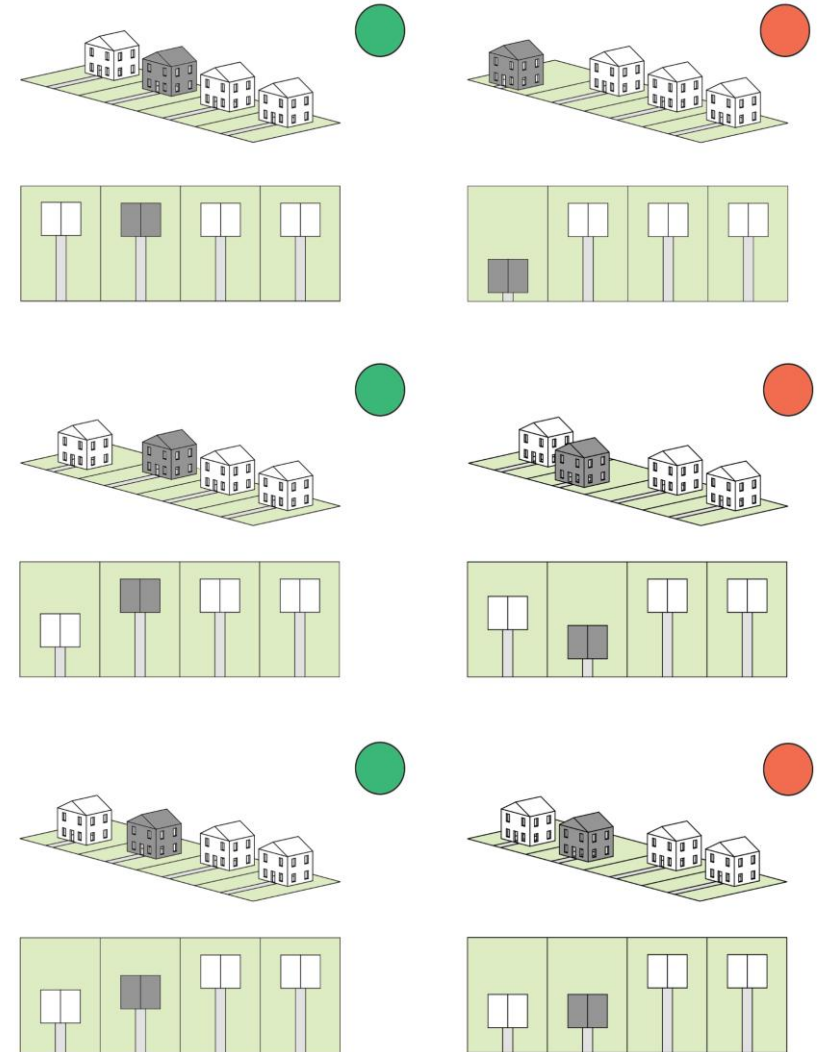
The guidelines in this HCD Plan are based on conservation “best-practices” from Ontario, Canada, and internationally. Source guidance with additional context and more comprehensive information will be relevant in planning projects in the HCD and include:

- *Standards and Guidelines for the Conservation of Historic Places in Canada*, from Canadas Historic Places (2010).
- *Eight Guiding Principles in the Conservation of Historic Properties*, from the Ontario Ministry of Citizenship and Multiculturalism.
- *Ontario Heritage Tool Kit*, from the Ontario Ministry of Citizenship and Multiculturalism (2025).
- *Well Preserved, the Ontario Heritage Foundation's Manual of Principles and Practice or Architectural Conservation*, by Mark Fram, Boston Mills Press, 2003, Third Edition.
- *Preservation Briefs*, US National Parks Service

Guidance Sample

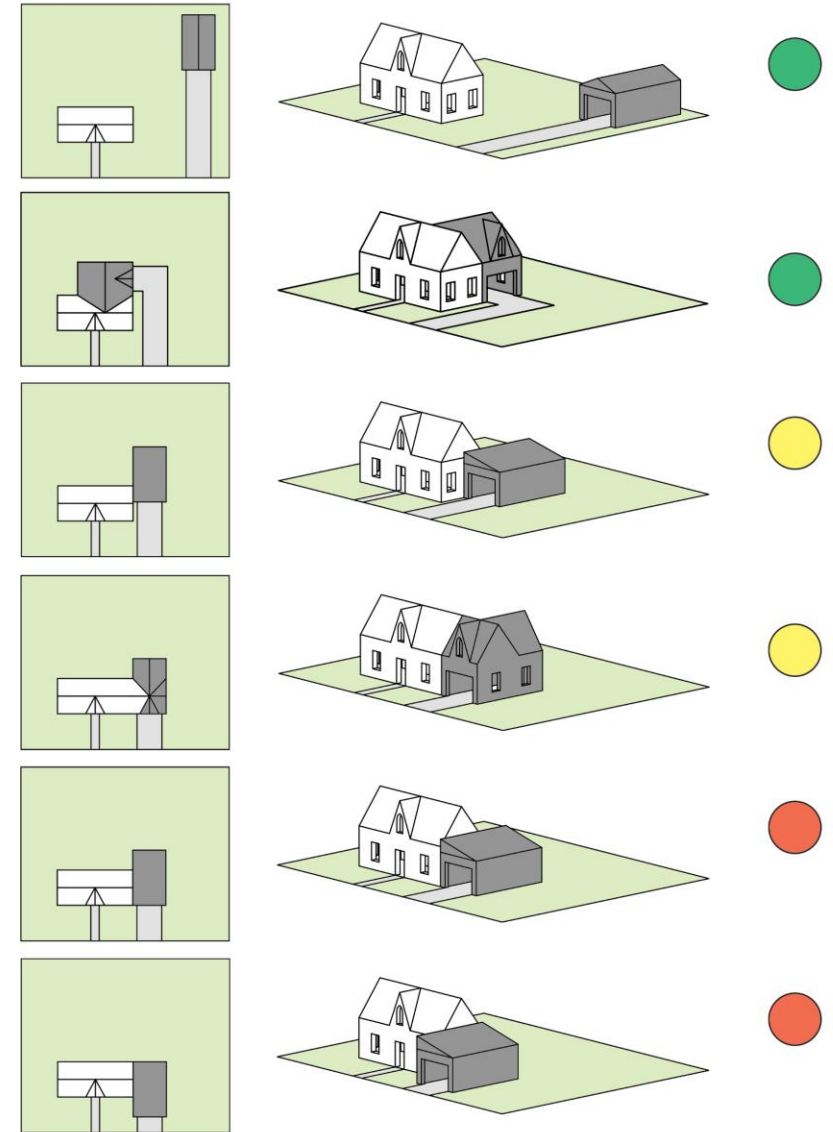
New building setbacks from the street should be consistent with or complement those of adjacent buildings. Where adjacent buildings have a significant difference in setbacks, two approaches should be considered:

- It is often appropriate to split the difference and set the new building approximately halfway between the adjacent ones.
- In some circumstances, it may be appropriate to closely match or be very similar to the setback of one of the adjacent buildings. For example, in cases where the heritage character of the HCD benefits from a side view of the building close to the street, a new building on the neighbouring property should be set back to conserve that view.



Guidance Sample

Garage additions to buildings should not open on the façade. They should be on the side or rear of a building. If garage additions are proposed on a front elevation or a new building is proposed with a front elevation attached garage, they should be set back noticeably from the main façade.



Heritage Permits

Projects proposing change in the HCD may require a Heritage Permit.

The HCD Plan provides guidance on when a Heritage Permit is or is not required.

The HCD Plan includes information on applying for a heritage permit and associated consultation with Town staff

In general, change to the HCD may require a heritage permit, such as:

- New buildings
- Additions
- Removing buildings
- Alterations to heritage attribute features, which may include parts of the landscape.

Things that do not require a heritage permit include:

- General property maintenance
- Interior renovations
- Some changes that follow the policy and guidelines of the HCD Plan

Sharon HCD Staying Involved

Public Information

- ❑ The HCD Plan—revised as required following this meeting and other feedback received—will be presented to Council at a Public Meeting
- ❑ Information including a copy of the Draft HCD Plan is on the Town's webpage dedicated to the Sharon Heritage Conservation District project.

<https://www.eastwillimbury.ca/en/government/sharon-heritage-conservation-district.aspx>

Throughout the HCD Study and Plan process comments, input and feedback have been sent to the Town's Planning Branch to be incorporated into the Study and Plan.

