

Historic Building Study, Village of Brussels, Municipality of Huron East



School of Planning, University of Waterloo

4/2/2012



**Cultural Heritage Landscape Study
Village of Brussels, Municipality of Huron East
Huron County**

**Prepared for
The Village of Brussels, ON**

**By
PLAN 641/PLAN 414/REC 425, Heritage Workshop, School of Planning,
University of Waterloo, ON
In cooperation with
The Heritage Resources Centre**

**Reviewed by
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APRIL 2012



**Heritage Resources Centre
Centre des ressources du patrimoine**

April 27, 2012

Janice Hawley

Economic Development Officer

Municipality of Huron East

72 Main Street S POB 610

Seaforth ON N0K 1W0

Dear Jan:

Re: Village of Brussels Cultural Heritage Landscape Student Project

Please find attached the subject project report.

In accordance with the January 2012 contracts between the Heritage Resources Centre, the County of Huron and the Township of Huron East the following items are hereby or will presently be delivered:

A report exploring the potential of designating the Village of Brussels as a Cultural Heritage Landscape

These reports include the results of consultation with local residents which took place in March 2012

Statements of Significance for 15 locally identified properties in accordance with the Ontario Regulation 9/06 documentation standard

It should be pointed out that the work contained in this report is based on student work carried out as part of a senior undergraduate course in Heritage Planning which is an elective course in the School of Planning, University of Waterloo. While the work was supervised by me and the staff of the Heritage Resources Centre its primary role was a learning exercise and it is not offered as a professional undertaking.

Nevertheless, it is hoped that the results will be of use to the County of Huron and the Township of Huron East.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'R. Shipley', with a stylized flourish at the end.

Robert Shipley PhD, MCIP, RPP CAHP

Director, Heritage Resources Centre



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1.0 EXECUTIVE SUMMARY

This study was conducted by students from the University of Waterloo, School of Planning under the direction of Professor Robert Shipley and the staff of the Heritage Resources Centre

It was undertaken between January and April 2012 with support from the County of Huron and the Township of Huron East

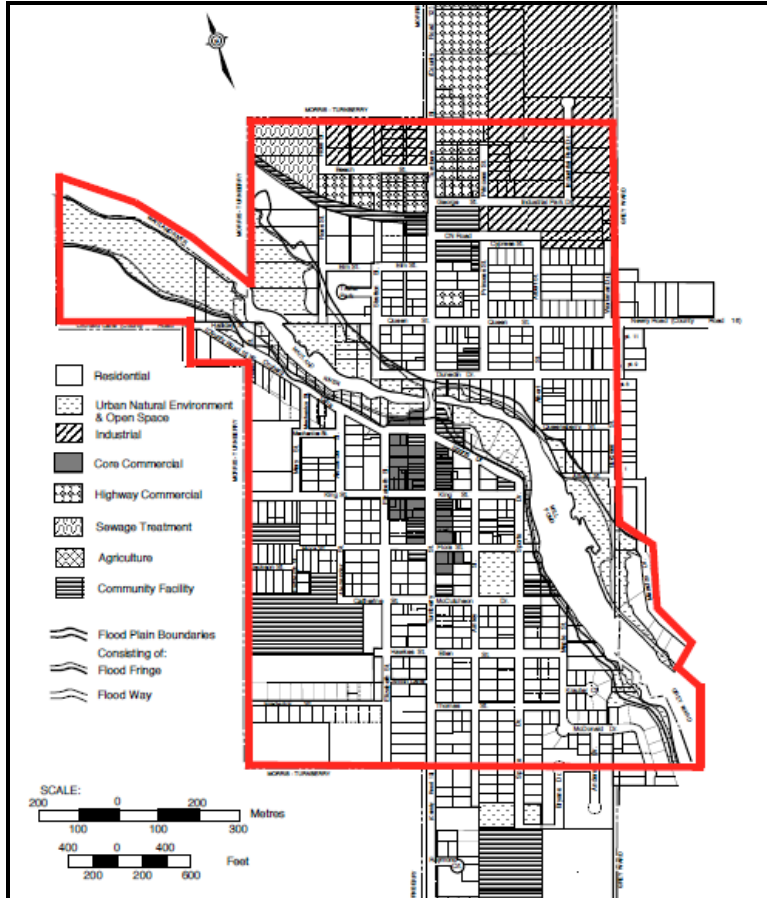
The purpose was to assess the heritage resources in the Village of Brussels and provide feasible recommendations for heritage resource management

this report recommends the Village be designated a Cultural Heritage Landscape (CHL) as defined in the 2005 Provincial Policy Statement issued under the Ontario Planning Act

The proposed CHL boundary encompasses all significant elements of the village landscape such as the downtown or core commercial area, Maitland River and the Mill Pond

The boundary takes into account important residential and public buildings including, but not limited to, The Carnegie Library, Brussels Melville Presbyterian Church and United Church, Dunedin Manor, Leckie-Hoy House and Vanstone's Old Mill House

A CHL designation would allow the Township to manage the area for the purpose of conserving and enhancing the cultural heritage values that are an important asset of the village

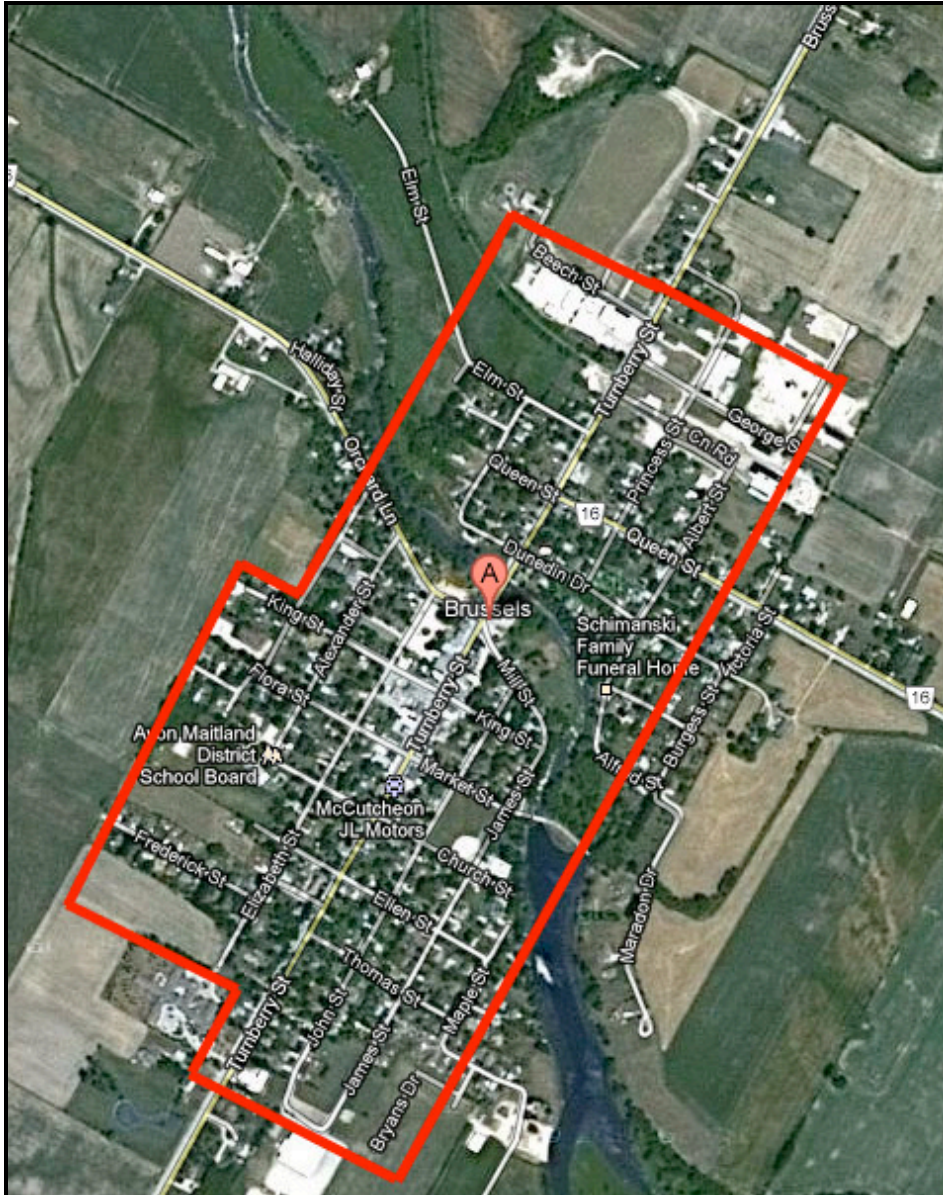


Proposed CHL Boundary

(Adapted from the Huron East Zoning Map)

2.0 STUDY AREA/LOCATION

Brussels is a small rural village located east of Goderich and northwest of Kitchener-Waterloo in the Municipality of Huron East with a population of 1,170 in 2006. The population has decreased in size with a population of 1,157 in 2011 (Statscan, 2012) (See Map 1).



Map 1: Village of Brussels, Municipality of Huron East, Huron County, ON
(Adapted from Google Maps)

2.1 Natural Environment

Lands around the village are primarily agricultural with rich Harriston Loam, known for its natural drainage. The Maitland River provides fresh water flowing south-

west, dividing the town roughly in half. The Maitland River begins at the Township of Wellington North and reaches all the way east to Lake Huron. The river facilitated the majority of growth in the town since the first settlers arrived, as it provided means for local manufacturing businesses and developing infrastructure. In addition the Michigan Basin; a 350-million-year-old saucer-shaped salt deposit that had covered over certain parts of Ontario, played an important role in the development of the village. Salt wells were drilled in many small villages outside of Goderich, including Brussels, which took place until the late 1880's, becoming a significant part of Brussels' economy.

Brussels, due to its reliance on agriculture and the non-existence of factory-type industries contributed to a very minimal ecological footprint. In addition, the village itself conserves the environment and its surroundings by preserving vegetation and respecting natural drainage systems. Brussels is largely 'untouched' in regards to urban development and activity, therefore providing natural habitats for plant and animal species. The topography of the town is predominantly flat land with abundant fescue and vegetation apart from the river valley, along the banks and within the floodplain. The fairly even permeable surfaces provide natural drainage that incorporates the river and natural groundwater hydrological systems.

2.2 Built Environment and Infrastructure

Much of the originally built landscape in Brussels was constructed from locally produced materials such as brick and stone, manufactured by water or steam-powered mills. The town is central to Turnberry Street, running perpendicular to the Maitland River, representing historic concentration of various businesses typical of the time. The main street currently provides space for shops, office spaces and eateries. This corridor has potential for transformation into a vibrant, environmentally sustainable, unique district which will create a welcoming environment. The Brussels landscape is reminiscent of 19th century colonial life, distinguished by the grid patterned lots and concessions, spacious property lots with mature trees and the railroad.

Brussels, being a small rural town, displays a downtown street network has been designed primarily for single occupant vehicles, as well as rural roads for large

trucks and farm equipment. Many of the amenities for residents, if not located within Brussels are within driving range. Brussels residents take advantage of the landscape through various physical activities such as walking, cycling, rollerblading or canoeing/kayaking on the Maitland River.

Brussels' main attractions and characteristics include its natural scenic landscape, outdoor neighbourhood activities, varied historic architectural styles, and sense of trust among residents which contributes to a small-town feel and 'sense of place'. In Brussels many of the residential homes have unique architectural features that have been preserved since the establishment of Ainleyville in 1855 (now Brussels). Aesthetically pleasing structures, identifiable landmarks and focal points are situated throughout the Village, most notably near the Maitland River, and Turnberry Street.

3.0 METHODS

This section outlines the process and methods that were used to facilitate data collection, observation, field research, and community consultation as a means to answer three main questions about the Village of Brussels. The first concerns the cultural ideals of the community, including tangible and intangible historic values present in the community. The second focused on managing non-renewable resources and whether or not the Village of Brussels should be designated a Cultural Heritage Landscape (CHL) according to the definition as outlined in Provincial Policy Statements. The third deals with the legislative implications, regarding which policies and documents are applicable to the Village if it is to be designated as a CHL. Workshops on Statements of Significance and lectures provided training for students to make judgments on assessing value, understanding heritage resources as well as policies at the Global, National, Provincial and Municipal level. The following three initiatives were undertaken to complete a thorough analysis: consultation, field research, and literature review.

3.1 Consultation

The consultation phase began with background research of relevant documents pertaining to the history of Brussels, and also examined their current economic

status. From this research, our team formulated a series of questions, which were raised to stake holders from the Village of Brussels to gain an understanding of the intangible historic values. The recorded responses were then compiled into a comprehensive summary for documentation purposes. The responses allowed for our team to pinpoint specific areas to focus on while conducting field research.

3.2 Field Work

The field research was conducted on March 3, 2012, by a team of twelve students from the University of Waterloo, under the supervision of Project Coordinator Vanessa Hicks and Project Director, Professor Robert Shipley (Director of Heritage Resource Centre). The purpose of this field research was to gain firsthand knowledge of significant properties throughout the town to assess any potential tangible historic values. We arrived approximately 10:00 a.m. to meet with the following local stakeholders: Jim Armstrong, David Blaney, Corey Campbell, Len Gamble, Dave Grummett, Jan Hawley, Sandra Weber, Stewart Lockie, Don McNeil, Kathy Nichol, Paul Nichol, Darlene Oldfield, Jim Oldfield, Rene Richmond, and Ralph Watson. The team then split into subgroups with each of the town's ambassadors to study assigned properties to produce a Statement of Significance for each. Our team then cross-referenced site notes and posed further questions to the ambassadors for clarification.

3.3 Research

In the literature review phase, documentation from comparable studies were analyzed to gain a better understanding of the designation process. This literature also aided in facilitating our overall consensus of the Village of Brussels. The documentation utilized were the CHL reports for the Towns of Goderich and Township of Woolwich, Ontario. These documents are of value as the study area is within close proximity and have comparable landscape to Brussels. As such, they set precedence in what is considered a CHL.

4.0 HISTORY AND CULTURE

The cultural significance of the Village of Brussels is strongly associated with its history. This section traces the history of the village and describes the related tangible and intangible significance.

4.1 History of Brussels

The following section outlines the history of the Brussels from pre-European settlement through to the present day.

4.1.1 Pre-European settlement

The village of Brussels lies in what was once known as the transient area inhabited by the Attawandarons, also called Neutrals (Ontario Heritage Foundation, n.d.). This peaceful tribe controlled the flint beds needed to make arrowheads and was therefore able to keep their neutrality with both the Huron Nation and the Five Nation Iroquois. However, after winning the fur wars at the end of the 18th century the Iroquois (Haudenosaunee) moved into the territory but it was the Chippewa First Nations (Nishnawbe) that occupied the land adjacent to Lake Huron when large numbers of Europeans began to arrive in the early 19th century. In 1825, the Crown purchased a 1 million parcel of land, known as the Huron Tract, from the First Nations (Ontario Heritage Foundation, n.d.). Most of this land, except for a small wedge between what is now Huron County Road 25 and the Indian Territory to the north, was granted to the Canada Company who parceled it out and sold it to new settlers. Settlement on the remaining wedge, which remained Crown Land, was not encouraged until in 1848 when the government no longer demanded that settlers pay cash for the land and allowed a 10-year pay period (Ontario Heritage Foundation, n.d.).

4.1.2 European Settlement

European settlement in the Village of Brussels begins in 1852 with the arrival of William Ainlay, a surveyor for the Canada Company, hailing from England. After 1854, plots of Crown land were officially offered for sale. Ainlay purchased 300 acres of land to one side of Turnberry Street and the town was named Ainleyville, after the English surveyor (Ontario Heritage Foundation, n.d.). In 1856, Ainlay sold his extensive property to John Nicholas Knetchel. Knetchel and Thomas Halliday (who owned the land opposite to Turnberry) sold their lots between 1859 and 1861, thus stimulating population growth of the Village (Ontario Heritage Foundation, n.d.). The year 1864 marked the arrival of the Great Western Railroad

to Huron County, 6 km from Ainleyville. Railroad workers (predominantly of Belgian descent) named the station, which became "Brussels". A rail line was built through Ainleyville in 1871 (Ontario Heritage Foundation, n.d.). At this time, the Village was going by three names: Ainleyville, Brussels, and Dingle (the name of the Post Office), which was cause for some confusion (D. Blaney, personal communication, February 13, 2012). Thus, in 1872, the town council decided to amalgamate the two halves of the village and adopt one name: Brussels. The Village of Brussels was incorporated on December 20, 1872 (Ontario Heritage Foundation, n.d.).

4.1.3 Boom

The Village of Brussels is situated on the banks of the Maitland River, in the midst of rich agricultural land. The surrounding natural landscape contributed to Brussels' beginning success as water power enabled industries to thrive. Between 1859 and 1885, the Village flourished. There was a saw-mill, gristmill, flourmill, blacksmith shops, woolen mill, two hotels and several other small industries (Parks-Mintz, 2010).

In 1872, when the Village was incorporated and renamed Brussels, the population was 780 people. Within a decade, this jumped to about 1800. From 1860 and onward, Brussels experienced a number of fires, but the Village continued to prosper with new beautifully designed buildings. The Brussels business district, which is today's mainstreet, was recognized for its architectural grandeur. Many of these grand buildings have since been demolished. The streetscape composition among commercial blocks integrated the community by style (Parks-Mintz, 2010). Through the first seven decades of the 20th century, Brussels was an active centre of industry, business, sports, and social life for village residents and surrounding farm families (Parks-Mintz, 2010). The array of businesses provided convenience for local shoppers who knew their trades people and suppliers.

4.1.4 Decline

When the population dropped to 1000 people it remained constant for approximately 100 years (D. Blaney, personal communication, February 13, 2012). In the 1950s and early 1960s, farmers came into Brussels to shop, but because of

increased mobility, residents can now shop at different locations, not necessarily locally. Mobility, improved infrastructure, and the “big box syndrome” are all factors leading to the decline of Brussels and other rural downtowns. Many rural areas of farming communities are depopulating as farms grow larger in size (S. Weber, personal communication, February 13, 2012).

In the 1980s, the fortunes of Brussels’ 19th century main street and business area began to decline. It currently remains under-used, mainly because there is no customer base to maintain specialty stores. This decline can be attributed to a number of reasons, including the passing of a generation who played, worked, and shopped close to where they lived. Heritage buildings are now often seen as liabilities rather than assets. Automobile fuel is cheap, and the decline in local farm families have lead Brussels to become a ‘bedroom community’ where people live and sleep, but work and shop elsewhere (Parks-Mintz, 2010).

4.1.5 Brussels, 2012

While a number of businesses fronting the Mainstreet on Terryberry are experiencing some degree of difficulty leading to vacancies, Brussels’ agricultural industries are thriving. Brussels Livestock, founded in 1958, has expanded its facilities recently. Brussels Agri Services have also experienced growth in the past fifteen years, carrying an inventory of farming equipment (Parks-Mintz, 2010). In terms of industry, MDL Doors Inc. established in 1983 just outside Brussels has become a province-wide supplier and manufacturer of pre-hung steel entranceways. Novy Manufacturing of Waterloo recently opened Industrial Systems Tooling Mfg Inc. as a satellite operation in Brussels industrial park (Parks-Mintz, 2010). Aside from agriculture and industry, Brussels still carries its original hardware stores, restaurants, and gas stations. It has welcomed new businesses such as iCLIPART, Cinnamon Jim’s Café, Solace Wellness Spa, and KW PowerLogic Inc. Downtown Brussels is in recovery mode, and an economic and architectural revitalization plan is under way. Brussels is being promoted as a destination for history, events, and investment opportunity (Parks-Mintz, 2010).

5.0 HISTORICAL SIGNIFICANCE

The following section identifies the tangible and intangible significance of Brussels with respect to its history through the 19th – 21st centuries.

5.1 Tangible Heritage

The story of Brussels is reflected through the preserved landscape, architecturally significant buildings and properties with inherent value, representing a non-renewable resource.

5.1.1 Preserved Landscape:

The landscape, comprising of elements such as the Maitland River, wooden dam and street pattern, is significant due to its typicality and well-preserved nature. The Maitland River was the driving factor of Brussels beginning in the mid-19th century. It was the life-source for the city, providing its residents with access to fresh water and a reliable power source. The Logan Mill and the adjacent man-made wooden dam contributed to early commerce and industry of Brussels (Ontario Heritage Foundation, n.d.). The strong relationship between rivers and early Euro-Canadian settlement can be observed across Canada and is therefore significant as an example of historic Canadian mill-towns. The street pattern has remained largely unchanged since it was designed by William Ainley in 1855 (Ontario Heritage Foundation, n.d.). It offers genuine insight into the organization of early settlement. Many villages all over Ontario evolved in the same fashion, yet most of them have sprawled into suburbs. Brussels is one of the few that remains “stuck” in the Progressive era (the late 1800’s and early 1900’s). Therefore, the Brussels landscape is significant due to the fact that it preserves the typical 1890’s village landscape and associated structures.

5.1.2 Significant Buildings and Properties

The village has retained much of the architectural flavour of the early 20th century. While it would require a complete inventory and in-depth analysis to identify all significant sites in Brussels, this report offers a *sample* of properties that are valued by the community and deemed significant, showcasing various architectural styles. Their spatial location is illustrated in the map in Appendix A and the Statements of Significance can be found in Appendix B. The value of these properties is

determined through the evaluation of architecture and design, character defining elements, association and context.

5.1.3 List of Significant Properties

The following are additional sites of potential significance not included in the Statements of Significance contracted to the Heritage Resources Centre (See Map 2).

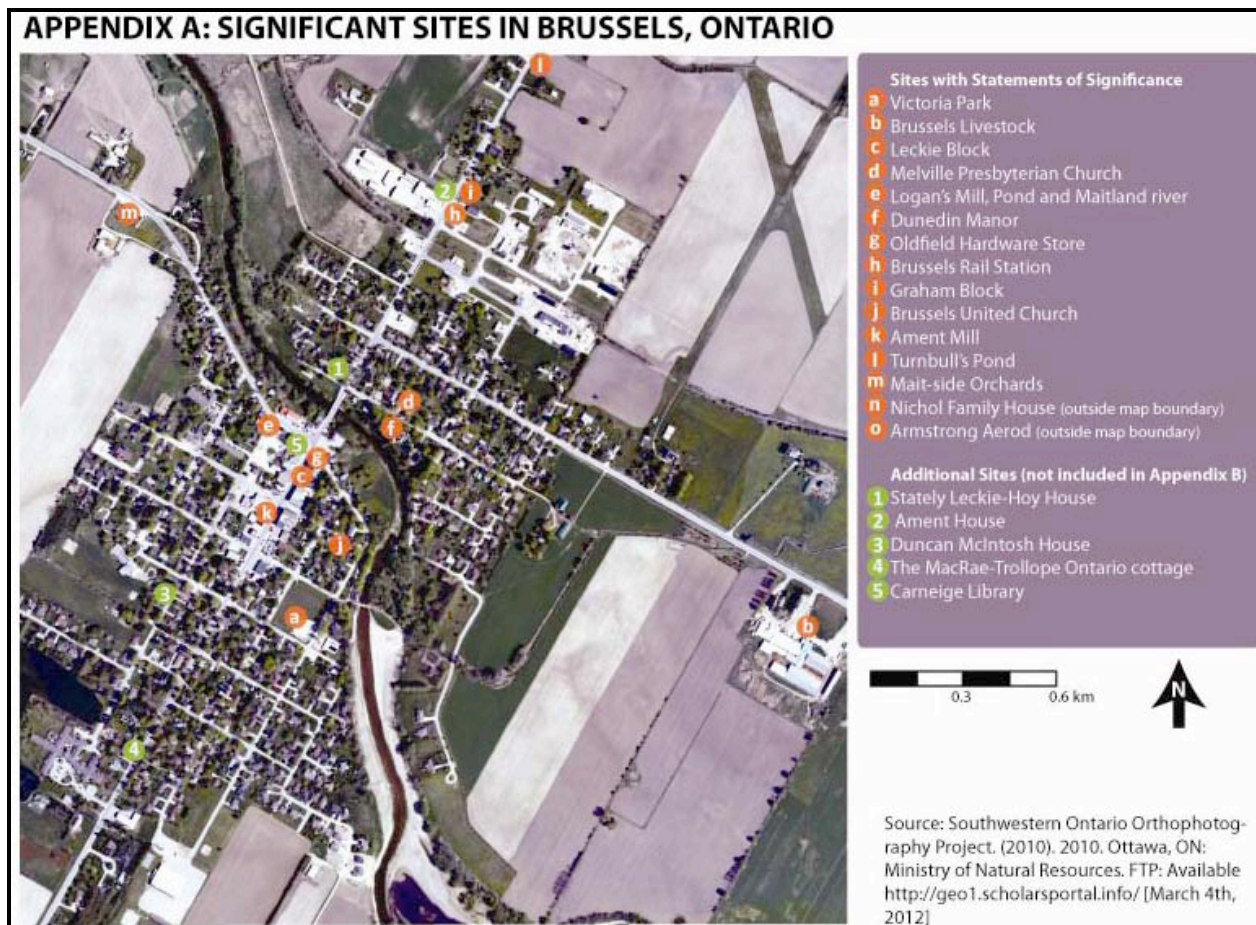
Stately Leckie-Hoy House built between 1877 and 1910 on Dunedin Drive is a beautiful example of the Queen Anne Revival style. It also plays an associative role through its first owner John A. Leckie who was the first Reeve of Brussels (Ontario Heritage Foundation, n.d.). *Location: 62 Dunedin Drive, Brussels, Ontario*

Ament House built between 1886 and 1890 on Turnberry Street is modeled in fine Italianate detail. This house also has a strong connection with the community as it was used to showcase the trim produced by the Ament mills (D. McNeil, personal communication, March 3, 2012). *Location: 201 Turnberry Street, Brussels, Ontario*

Duncan McIntosh House built in 1885 is exemplary of the Italianate style with hip roofs and three bays comprising balanced façades (Ontario Heritage Foundation, n.d.). *Location: 660 Elizabeth Street, Brussels, Ontario*

The MacRae-Trollope Ontario cottage on Turnberry Street was built in 1890 and features bay windows connected by a columned veranda with beautiful decorative woodwork (D. McNeil, personal communication, March 3, 2012). *Location: 770 Turnberry St., Brussels, Ontario*

Carneige Library: The library at the corner of Turnberry and Mill Streets was built in 1910 with a grant from the Carnegie Foundation and is in a style similar to the hundreds of other Carnegie Libraries that are scattered across North America (D. Blaney, personal communication, February 13, 2012). It reflects the vast movement of public education and the long history of dedication to education in the village. The building has already been designated on the Canadian register of Historic Places, it is therefore fitting that it is identified here as a part of the tangible heritage. *Location: 402 Turnberry St. South, Brussels, Ontario*



Map 2: Detail of Significant Heritage Properties

**Note: This includes properties for which Statements of Significance were prepared, and additional sites of Heritage Properties*

5.2 Intangible Heritage

The intangible heritage of Brussels directly reflects Ontario's definition of a cultural heritage landscape. Through public consultation in the locality, it is obvious that they have a great appreciation for the heritage and history of their village, which has become an integral part of their lives.

Many of the families in Brussels have resided there for multiple generations, becoming intertwined with the history of the village itself. With this direct

connection, the residents have a “love of the community” – as one local stated – and fond memories of growing up in a small town. In addition, the residents are knowledgeable about the history of their community. Much of their personal history is associated with the historic built landscape. One resident expressed that the community has an “appreciation of what [the village] was, is, and could be.” This demonstrates the high degree of community involvement and, consequently, the importance of preserving the village as a heritage resource.

The intangible heritage of Brussels is associated with its impressive origins. The village arose on its own power, relying on local resources, including Maitland River, for development. The ideal geographic location allowed the village to produce its own goods, making Brussels a great example of an historic self-contained, sustainable village. Furthermore, it had enough momentum to recover after hardships. For instance, the village survived several significant fires in the late 1800s (Parks-Mintz, 2010). In recent years, Brussels has been able to sustain itself despite the exclusion of big-box stores (D. Blaney, personal communication, February 13, 2012).

Brussels is also significant as a long-standing example of civil society. Before the village was even incorporated, it had already established a baseball team (Parks-Mintz, 2010). The village would eventually add cricket, soccer, curling, hockey, swimming, tennis, boating, and snowmobiling to its repertoire of sports (Parks-Mintz, 2010). Today, the Brussels Community Centre facilitates these as well as other recreational activities, and is further an important gathering place for the locals. Other significant social organizations include the Brussels Lions Club, the Optimist Club of Brussels, a Carnegie library, and churches, which all help maintain the community’s integrity (Brussels Lions Club, 2012; D. Blaney, personal communication, February 13, 2012; Optimist Club of Brussels, 2012).

6.0 CULTURAL HERITAGE LANDSCAPES



6.1 Definition

Cultural heritage landscapes, as defined by UNESCO (2012) are "...combined works of nature and humankind" and are representations of humans interacting with the natural and built environment. More specifically, cultural heritage landscapes are defined in the Provincial Policy Statements, 2005 as:

...a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value (p. 29).

Therefore, designated cultural heritage landscapes are not intended to prevent change from occurring. Rather, their designations "...help understand the value of a place, provide a framework for discussion and help to manage change in the future" (Heritage Resources Centre, 2010, p. 1).

6.2 Types of Cultural Heritage Landscapes

In addition to the broad definition of cultural heritage landscapes, UNESCO (2008) has defined three main categories that cultural heritage landscapes can fall under. These categories are as follows:

Defined, designed and created intentionally by man

Organically evolved

Relict

Continuing

Associative cultural

Cultural heritage landscapes falling under category one, intentionally designed and created, are the easiest to identify. Often these landscapes are "garden and parkland landscapes constructed for aesthetic reasons". The second category

includes cultural heritage landscapes which have resulted from “an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment”. Cultural heritage landscapes falling into this category are further divided into two sub-categories – relict landscapes, where the evolutionary process came to an end leaving behind its significant distinguishing features, or continuing landscape which remains active in the social lives of society while displaying significant features of its evolution. The last category includes cultural heritage landscapes that have “powerful religious, artistic or cultural associations of the natural element rather than material cultural evidence”.

The village of Brussels would best be describe as a “organically evolved and continuing” landscape.

6.3 Examples of Other CHLS That Have Been Evaluated

The following provides examples of CHLs including Goderich, Elora and Woolwich as a means of outlining CHL criteria, best practices, and possibilities associated with CHL designation.

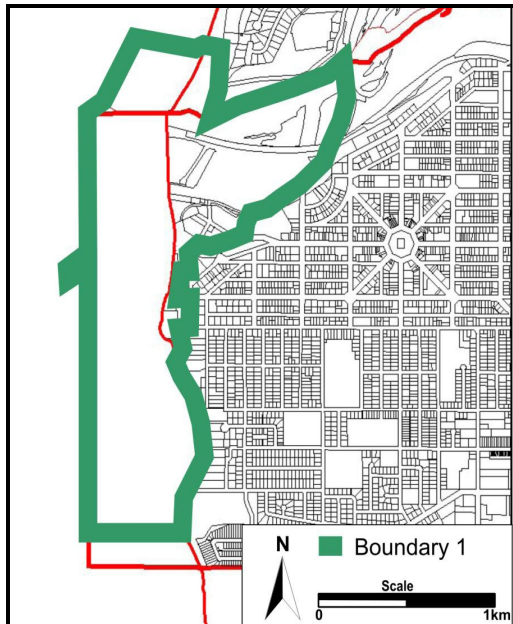
6.3. 1 Goderich Harbour - CHL

The following example provides an understanding of CHLs, as well as outlines CHL criteria in order to manage the Village of Brussels as a potentially designated cultural heritage landscape. In 2010, the Cultural Heritage Resource Center conducted a study of the Goderich Harbour, to identify features of the location that would support consideration of designating the Goderich Harbour as a Cultural Heritage Landscape. At the end of the study, the Goderich Harbour was found to fit the requirements of a CHL.

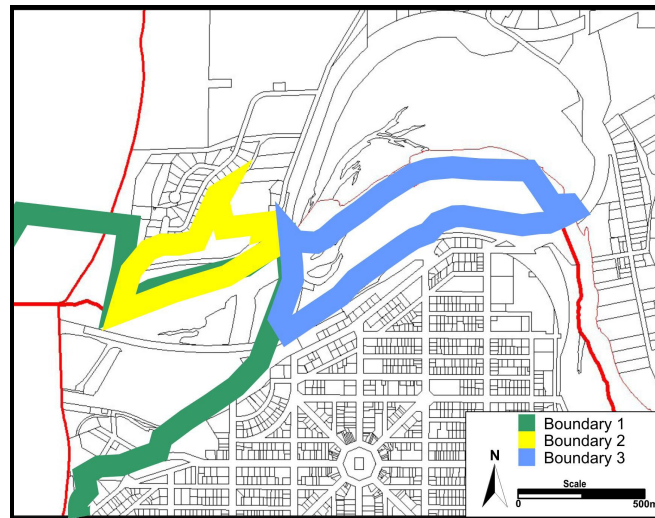
Location:

Goderich Harbour is located in the Town of Goderich, situated in Huron County, Ontario. While the area is not yet designated, there are three proposed boundaries (See Map 3 and 4). Boundary 1 would include the core industrial and recreational areas in the Goderich Harbour. This boundary would “...extend from the Cove in the south to the Maitland Inlet Marina on the north side of the Maitland River” (Heritage

Resources Centre, 2010, p. 40). Boundary 2 is an extension of Boundary 1 on the north shore of the Maitland River, while Boundary 3 is an extension of Boundary 1 up the Maitland River to the Highway 21 Bridge (Heritage Resources Centre, 2010, p. 41).



Map 3: Map of Boundary 1



Map 4: Map of Boundary 2 and 3

(Adapted from the Goderich Harbour Cultural Heritage Landscape Study)

Goderich Harbour as an Organically Evolved and Continuing Landscape:

The Goderich Harbour has been identified as an organically evolved landscape. The occurrences that classify the Goderich Harbour as an organically evolved landscape are as follows: “settlement of early pioneers on ‘the Flats’ and subsequently the more developed town area; the industry’s historic and continued operation in the Harbour; and the changing recreational uses in the area” (Heritage Resources Centre, 2010, p. 15). In addition, the Goderich Harbour is considered a significant organically evolved landscape since it displays four of the six criterion identified by the *Waterloo CHL Framework*.¹ The criteria that the Goderich Harbour satisfies are as listed below (Heritage Resources Centre, 2010, pp. 15-16):

¹ The CHL Evaluation Framework developed for the Region of Waterloo by Andre Scheinman are based on previous work by the US National Parks Service and others. These are recognized and robust evaluation criteria.

Criterion A: Is associated with events that made significant contributions to the broad patterns of history (at any level - local, regional, national, etc.) i.e., strong association with central themes. The Goderich Harbour was instrumental in the settlement of the Huron Tract by the Canada Company. The Canada Company was ultimately responsible for the settlement of over two million acres of land in Upper Canada. Thus, the Goderich Harbour has national, regional and local significance.

Criterion B. Is closely associated with the lives of individuals and/or families who are considered significant to the history of the area. John Galt of the Canada Company, Tiger Dunlop "Warden of the Forest", along with prominent locals Samuel Platt, Henry Attrill and several other early settlers not only lived in the area, but actively participated in establishing the Harbour, the Town of Goderich and developing the character of these places that still remains today.

Criterion C. Embodies the distinctive characteristics of a particular settlement pattern or lifeway whether derived from ethnic background, imposed by the landscape was the practice of a specific historic period or a combination of the above. The settlement pattern of the Huron Tract was driven by the landscape, particularly by the existence of the Goderich Harbour. The Canada Company chose to develop Goderich because of the natural harbour, which would be instrumental in bringing in settlers and supplies and shipping out the natural resources harvested in the region. Settlement of the Huron Tract began at the Harbour Flats and moved inland. This pattern of settlement is unique in Ontario; rather than being settled from east to west it was settled west to east.

Criterion F. Is strongly associated with the cultural and/or spiritual traditions of First Nations or any other ethnic and/or religious group. The area is well documented as a site of native hunting and gathering. Archaeological evidence and observations by early Europeans demonstrate that the mouth of the Maitland River was an important site for fishing. The First Nations connection remains in the use of the word "Menesetung", which was used to name the spring and the railway bridge. Menesetung is the native name of the Maitland River.

Goderich Harbour Environmental Features:

The main environmental feature of the Goderich Harbour is the Maitland River and the moraines of the Maitland River Watershed. The river is that the “main branch of the Maitland is about 90 miles in length, rising at 1350 feet A.T. and falling 770 feet to Lake Huron” (Heritage Resources Centre, 2010, p. 27). The Goderich Harbour has many viewsapes, including the view of the cove to the Salt Mine, the view to Bluffs, and the view from Menesetung Bridge East and West (Heritage Resources Centre, 2010, pp. 24-25).

Designated Heritage Structures/Buildings:

The Goderich Harbour has identified many significant heritage resources, some of which are designated under part IV of the Heritage Act or are listed on the Goderich Municipal Register. Significant buildings include the Canadian Pacific Railway station (built in 1907), the lighthouse (built in 1847), and the breakwaters and lights (built in 1904 and 1908 respectively). The CPR station is “characterized by a round front tower with a conical roof, red-brick cladding with a limestone foundation, a hipped roof over the central portion and a gable dormer with the word “Goderich” inscribed” (Heritage Resources Centre, 2010, p. 17). The lighthouse displays unique design features that are not typical of lighthouses such as the square shape and low height. The breakwater “was constructed using timber crib with a concrete cap while the other sections are constructed of reinforced concrete bins with sand fill” (Heritage Resources Centre, 2010, p. 18).

Significance:

The Goderich Harbour is significant, as it was “critical to the settlement of the Huron Tract, directed by the Canada Company” (Heritage Resources Centre, 2010, p. 27). While the Goderich Harbour has always included industrial uses, it has also changed structurally to support industry. One of the first structural changes occurred between 1830 and 1850, by adding piers to provide shelters for ships. The Harbour also provides recreational uses for the members of the community, which has “ensured that all members of the community have a strong tie to the Harbour and personal memories” (Heritage Resources Centre, 2010, p. 28).

6.3.2 West Montrose (Woolwich Township, Waterloo Region)

In a report to Council, Woolwich Township Planning staff recommended that the Township of Woolwich undertake a study to question if the vicinity of West Montrose is a cultural heritage landscape. Council accepted this recommendation and staff began a study to investigate and determine potential identification and protection. On February 1, 2011 staff concluded that there was a CHL in the vicinity of West Montrose, it should be conserved and recommended that the Township proceed with an official plan amendment that would formally identify this CHL and propose policies that would ensure its conservation.

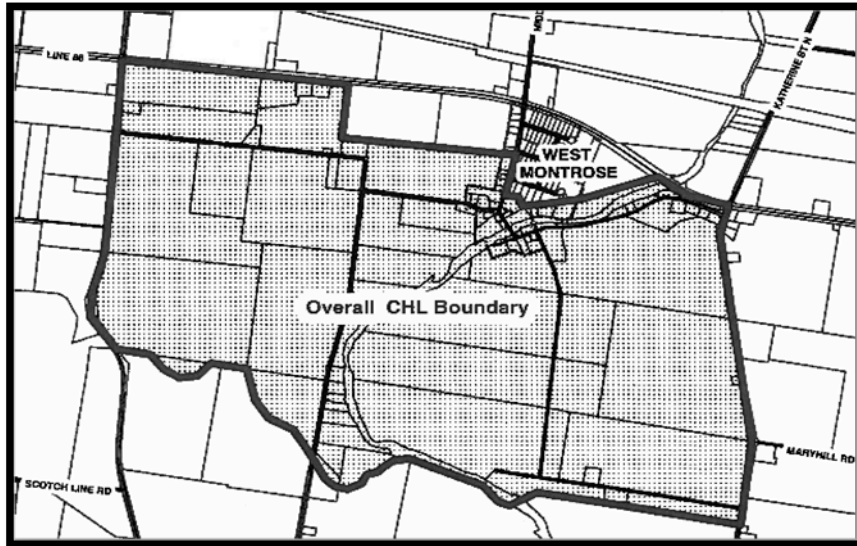
Location:

The CHL is bounded by Katherine St. S to the east, an area south of Line 86, west of Northfield Dr, and north of the Canagagigue Creek and along the Letson Drive. This boundary reflects the character defining attributes of the West Montrose Cultural Heritage Landscape (See Map 5).

West Montrose as an Organically Evolved Landscape:

West Montrose classifies as an organically evolved landscape for the following reasons, directly taken from Report E96-2011:

The West Montrose CHL consists of two major interrelated components, the Village of West Montrose and the rural area immediately surrounding the village where there is evidence of the Old Order Mennonite culture. However, the broader context in which the CHL is located is also a rural area with characteristic Old Order Mennonite culture. The rural area included in the West Montrose CHL is distinguished from the broader rural area, with an historic connection with the village and contains a number of character defining elements.



Map 5: CHL Boundary, West Montrose, ON.

(Adapted from Report E96-2011, Township of Woolwich)

The village component of the West Montrose CHL continues to the historic village and therefore exhibits considerable integrity. Although changes to the landscape within important viewsheds have increased, the integrity of most has generally been maintained. The parcel fabric of the village core has remained much the same over time.

Farming has continued in the rural of the West Montrose CHL, and therefore integrity exists with respect to this theme. Character defining elements found in the rural area include Grand River valley and floodplains, the Canagagigue Creek valley, the original school site, the roads, the buggy bridge, the meeting house and cemetery, and the parcel fabric. With the exception of the original school site, all of these important character defining elements exhibit considerable integrity and therefore significance. Although the original school site has been altered considerably, there is still sufficient integrity existing to consider this structure significant, as it is one of three school sites in the West Montrose CHL. Important relationships between the village and the rural area still exist, although they are currently less than what existed historically. Given the integrity and cultural heritage importance of the rural area, the integrity and importance of the character

defining elements present in the rural area, and the interrelationship of village and the surrounding rural area, the rural component of the CHL is significant as well.

Character Defining Elements:

The West Montrose Covered Bridge;

19th century stone cottages (245 Hill Street, 1238 and 1242 Rivers Edge Drive);

The three school locations including the first location at 245 Hill Street, the location in the floodplain next to the bridge, and the two room stone schoolhouse c. 1874 (1060 Rivers Edge Drive);

Swope House, old stone house (52 Hill Street);

Former Blacksmith shop, gas station, and 19th century Victorian house, now B&B (9 Covered Bridge Drive);

West Montrose United Church and Cemetery, c. 1907;

Winterbourne Mennonite Meeting House and Cemetery (Letson Drive);

Gole Park (former blacksmith shop, 15 Covered Bridge Dr.);

Grand River, its valley and floodplain;

Canagagigue Creek and valley;

Views of the river valley and Covered Bridge from Regional Road 86, views of the river valley and Covered Bridge from Jigs Hollow Road, views of the village from Letson Dr (at Rivers Edge), Hill Street, Rivers Edge Drive and Covered Bridge Drive, views of the rural area from Letson Drive, Hill Street and Jigs Hollow Road;

Lotting pattern in rural area associated with German Company Tracts;

Organic lotting pattern within the village;

The private buggy bridge;

River's Edge Drive, Hill Street, Covered Bridge Drive, Letson Drive and Buggy Lane in terms of the transportation theme;

The General Store (12 Covered Bridge Drive);

The two storage sheds on the east side of the river just north of the Covered Bridge; and

Farming on the rural lands (such as the farm building clusters, open fields)

Views and viewsheds associated with these identified Character Defining Attributes.

*directly taken Report E96-2011

Significance:

The West Montrose CHL is significant due to the associated character defining features. The aforementioned features are valued as they contribute to the following historic themes² of the area and have helped shaped historic themes and events:

Pioneer Settlement – Scottish and Mennonite settlement of Woolwich Township;
Transportation – Bridges; and,
Lifeways – Old Order Mennonite Culture
(Township of Woolwich, 2011)

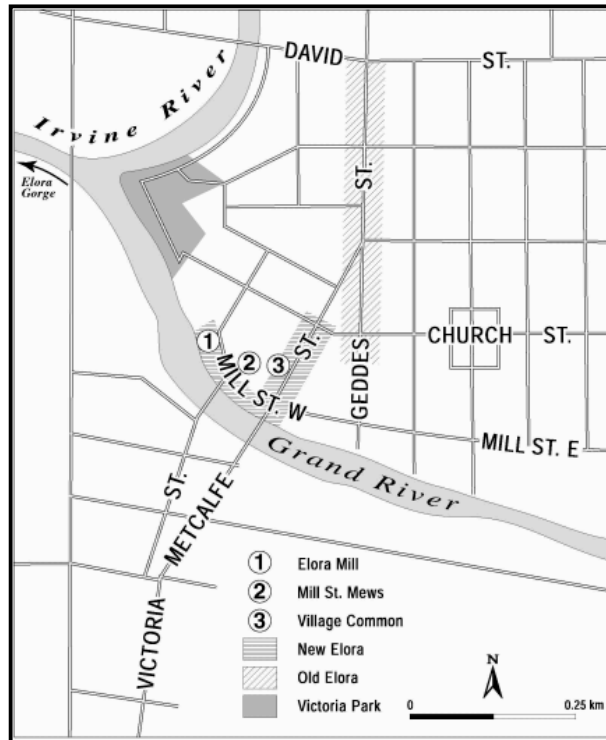
6.3.3 Elora

The following example outlines the designation of Elora as a cultural heritage landscape. This study identified features of Elora that are at risk of being affected by the recent comodification of the area. Through examinations of recent tourist activity, it was determined that Elora is an at-risk community and that further steps should be taken to prevent the destruction of its heritage.

Location:

Elora is at the junction of the Grand and Irvine Rivers, approximately 30 kilometers north of Waterloo and 18 kilometers northwest of Guelph. The area of the village being examined focused on the village core, located along Mill Street and Geddes Street near the river junction (See Map 6) (Mitchell & Coghill, 1999, pp. 90-91).

² These themes were identified in the Region of Waterloo CHL Framework mentioned above o page 19.



Map 6: Village of Elora

(Adapted from *The Creation of Cultural Heritage Landscape: Elora, Ontario, Canada*)

Elora as a Model of Creative Destruction

Elora has been identified as a rapidly changing landscape of commercialization. The downtown core has been taken over by private for profit entrepreneurs seeking to use the Villages unique heritage to draw customers. This has led to a phenomenon known as Creative Destruction, wherein the presence of numerous tourist consumers in a sensitive area inevitably leads to the destruction of the rural ideal of the area (Mitchell & Coghill, 1999 pp. 88-90).

The different forces acting upon Elora to bring about this destruction have been identified as follows:

Physical accumulation; of attractive attributes in a heritage area. This includes tourist oriented boutiques and infrastructure.

Creation of visible and tangible marks of identity; to enable those unfamiliar with the area to become knowledgeable in its history. This often occurs in the forms of signposts and information booths in and around the area.

Creation of new environments; this typically is seen to lead to the loss of old environments. An example of this is the changing of a local farmer's market target patronage from locals to visitors.

Each of these is related to the three variables that are the basis for the model of Creative Destruction. These are (Mitchell & Coghill, 1999, pp. 91-92):

Entrepreneurial investment,

Consumption of commodified heritage, and;

Destruction of the rural ideal.

Potential Heritage Structures/Buildings:

During the course of the study a number of structures were identified as contributing significantly to the cultural heritage of the area. Significant alteration to these buildings in the name of commodification would affect the value of the village as a whole. Among these buildings is the grist mill, constructed in 1843 and the earliest of the major structures found in the village. Its construction was quickly followed by a wool mill, foundry, distillery, knitting mills and furniture, carpet and organ factories. Each of these structures was built from locally acquired stone from the same quarry. Recent entrepreneurs have realized the attractive potential of this

unique architectural feature and have converted the buildings into the shops and leisure areas they are today (Mitchell & Coghill, 1999, pp. 91).

Significance:

The Village of Elora is significant for its unique architectural heritage and physical properties which have survived to this day. These properties have been found to be at risk due to changes in their uses which may lead to alterations in their physical structure. It is recommended that action be taken to prevent this from occurring, either by implementation of an official plan amendment or through the designation of Elora as a cultural heritage landscape (Mitchell & Coghill, 1999, pp. 102).

6.4 Managing Cultural Heritage Landscapes

The following provides a means of managing resources as a CHL and outlines the rationale for a proposed CHL boundary in the Village of Brussels.

6.4.1 CHL Designation

Designating an area as a CHL allows a municipality to identify, evaluate and conserve significant areas (Shiple & Feick, 2009). Declaring an area as a CHL is not a tool to “freeze, preserve or stop change.” Instead, it is “...intended to help understand the value of a place, provide a framework for discussion and help to manage change in the future” (Shiple et al., 2010, p. 1).

CHL's are not identified in the *Ontario Heritage Act*, but they are defined under the *Provincial Policy Statement, 2005 (PPS)*. The *PPS*, published under the Planning Act, requires that significant and valued CHL's be conserved. More specifically, section 2.6.1 of the *PPS* states that, “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” The Village of Brussels is widely considered by the Municipality of Huron East, local stakeholders and local residents of Brussels, to be a significant CHL and it would therefore be appropriate to designate it as a CHL.

Designating a CHL is a complex process for a municipality as it is not formally recognized under the *Ontario Heritage Act*. However, since it is recognized under the *PPS*, which requires municipalities to conserve CHL's, there are a number of different ways a municipality can manage a CHL, based on time and resources available to them.

Planning tools that may be used to manage and conserve a CHL include:

Defining a CHL boundary with a register or inventory of historically significant resources under Section 27(3) of the *Ontario Heritage Act*;

Designation as a Community Improvement Area;

Individual property designation under Part IV of the *Ontario Heritage Act*;

Heritage Conservation District (HCD) under Part V, Section 41 of the *Ontario Heritage Act*;

Official Plan provisions.

**Note: vary on levels of stringency*

6.4.2 Definable Cultural Heritage Landscape Boundary & Heritage Resource Inventory

Outlining a clear boundary that identifies a CHL should be applied to the Village of Brussels. As stated by Robert & Feick (2009), "The practice of defining zones, neighbourhoods or regions where specific activities, land uses or regulations apply is fundamental to planning as it provides both a degree of clarity to the decision making process and a formal recognition of the special nature of the particular area" (p. 9).

Without a boundary, little consideration towards significant cultural and heritage resources that make up the CHL will be taken into account, as planners, developers and landowners will not know the specific criteria needed when understanding the CHL.

6.5 Village of Brussels CHL

The Village of Brussels is recommended for designation as a Cultural Heritage Landscape. This section provides a rationale for the proposed boundary.

6.5.1 Brussels CHL Boundary

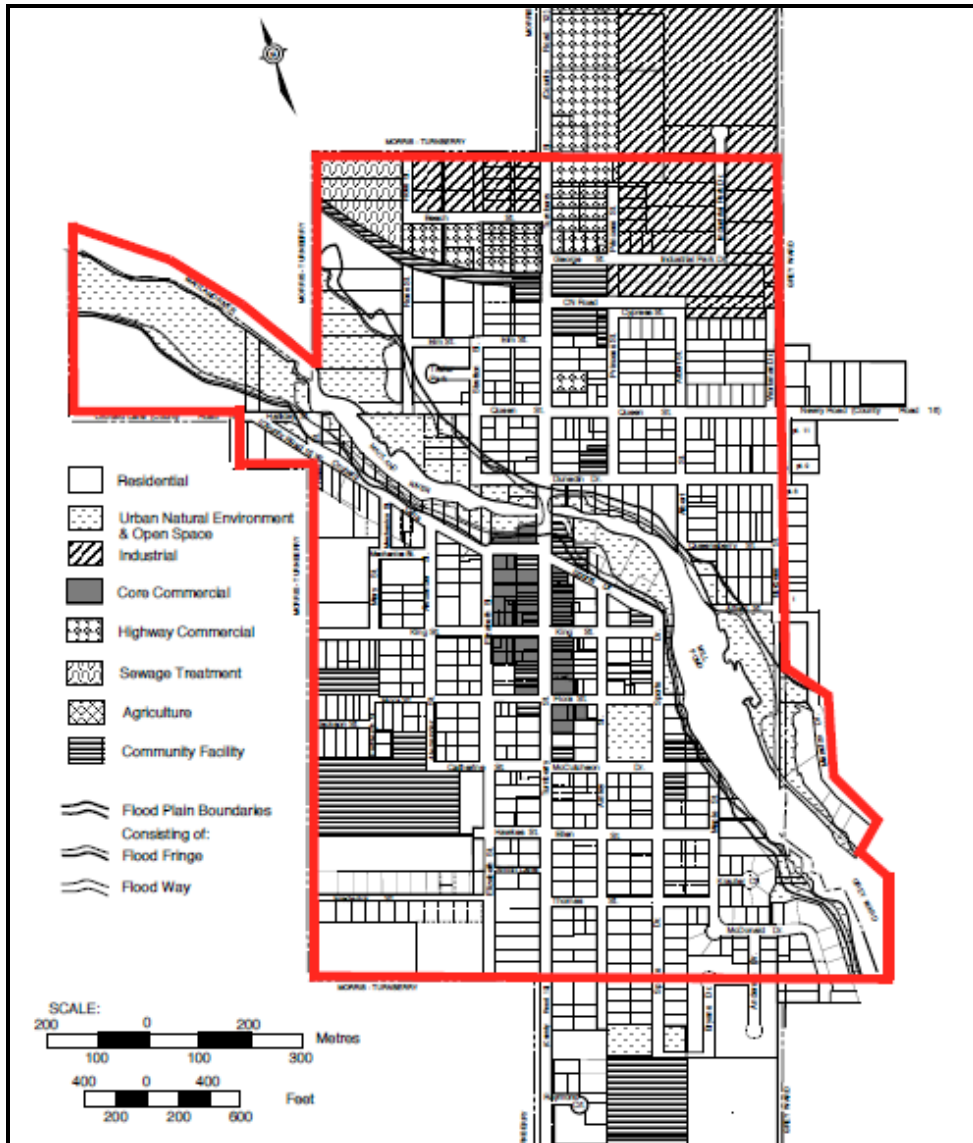
CHL boundaries are important as they provide the “Acknowledgement of CHLs [through a clear delineated boundary on a map, and] can serve to guide the municipality in responsibly planning for the future.” (Scheinman, 2009, p. 5). Consultation the Village of Brussels provided valuable insight and understanding in determining the proposed CHL boundary.

The proposed boundary encompasses the core commercial area in the Village of Brussels. This portion of the Village built in the late 1800’s and is significant as an example of architecture that portrays the commercial success of the Village at that time. The boundary includes the Maitland River and the Mill Pond to the north and east of the commercial core. The river and pond are significant to the CHL as a reminder of the Villages’ early settlement and dependence on the mill for waterpower. The boundary takes into account important residential buildings including Dunedin Manor, Leckie-Hoy House and Vanstone’s Old Mill House. The proposed boundary encompasses the built environment enhanced by the natural environment, including the Maitland River, historic residential properties, riverside vistas, mature trees, and historical mill sites (Parks-Mintz, 2010) (See Map 7).

6.5.2 Brussels CHL Significance

This report formally acknowledges the Village of Brussels as a candidate for the designation of a Cultural Heritage Landscape (CHL), meeting the requirements as defined by the PPS (2005). The Village of Brussels encompasses the characteristics of early Euro-Canadian settlement patterns including proximity to the Maitland River as well as central location and concentration of historic independent business in the commercial “downtown” core. The Maitland River is central to the importance

of early settlement in Brussels, providing the necessary waterpower to jump-start the community with milling-type industries and providing the community with locally-available raw materials and the ability to refine them as building materials. These buildings materials were transformed into an impressive stock of structures, including mills, churches, and residential properties. The Village has changed little, retaining much of its early Euro-Canadian milling settlement characteristics, and should therefore be effectively managed in order to maintain its example of early Canadian settlement. A formal Statement of Significance of the Village of Brussels is included in Section 9.0.



Map 7: Proposed boundary, Brussels CHL

(Adapted from the Huron East Official Plan Map)

6.6 Managing Resources

6.6.1 Protecting Significant Heritage Resources within the CHL

Creating an inventory that identifies the character defining elements within a CHL boundary is a great tool for planning and managing the significant resources of the landscape. These character defining elements are essential to the understanding the unique elements of particular Cultural Heritage Landscapes. They are sensitive to land-use changes, alterations, and represent resources of the highest priority for conservation (Scheinman, 2009, p. 5). In order to protect and conserve, a municipality must first identify which resources are significant and therefore needs to be protected and conserved. This can be achieved with the use of an inventory or register of the character defining elements. For example, the Town of Caledon's Official Plan outlines "policies providing for the preparation of a comprehensive Cultural Heritage Master Plan whereby the cultural heritage resources of the Town are surveyed [and] inventoried...to provide policies, guidelines, and other initiatives, as considered appropriate for the care and conservation of the identified cultural heritage resources" (Scheinman, 2009, p. 5). Provincial Policy Statements (PPS) requires municipalities to conserve significant built heritage resources and cultural heritage landscapes. In order to do so, "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained" (Scheinman, 2009, p. 5) can be achieved through an inventory of the character defining elements that are a high priority to conserve. It is recommended that the Village of Brussels both compose a Cultural Heritage Master Plan as well as list character defining elements in an inventory or register.

6.6.2 Creation of a Community Improvement Area

Once a municipality has designated a CHL, the creation of a *Community Improvement Area* with the same boundary provides another method of management.

According to Ministry of Municipal Affairs and Housing (2008), implementing a Community Improvement Plan for an area allows a municipality to:

- Focus public attention on local priorities and municipal initiatives;
- Target areas in transition or in need of repair, rehabilitation and redevelopment;
- Facilitate and encourage community change in a co-ordinated manner;
- Stimulate private sector investment through municipal incentive-based programs.

(p. 2).

Section 28 of the Planning Act gives municipalities the power to create community improvement plans for a specific area. Section 28(2) allows a municipality to “designate a by-law for a specific property, area or entire community as a community improvement project area where the municipality’s official plan contains community improvement provisions” (Ministry of Municipal Affairs and Housing, 2008, pp. 3-4).

A community improvement approach would allow the Municipality of Huron East to supervise and control the type of changes that would occur within the community improvement area. Those wishing to develop in Brussels or make changes would need to conform to the municipality’s official plan requirements for the area.

6.6.3 Designating Heritage Properties

Another method that may be used to protect the heritage resources that make up a CHL is through individual designation.

The Ontario Heritage Act provides for the designation and conservation of properties of cultural heritage value or interest. Under the Act, a Municipal Council may recognize and protect heritage properties, structures, buildings, or portions of buildings, through designation. Such designation will assist in ensuring that any future changes to a property are in keeping with its character.

(City of London, 2012)

Table 1 highlights municipalities using Part IV designation policies:

Table 1: CHL Designation under Part IV under Ontario Heritage Act	
MUNICIPALITY	CHL
Belleville	Corby Park
Hamilton	Drummond Farm
Kitchener	Sims Estate
Milton	Willmot Farmstead
Richmond Hill	Dunlop Observatory

Note: (As adapted from Shipley et al., 2010)

Property designation protects buildings, structures, as well as “groups of buildings, cemeteries, natural features, cultural landscape or landscape features, ruins, archeological and marine archeological sites” (Ministry of Culture, 2006, p. 6) Mature trees are also listed for possible designation under Part IV. In Brussels, mature trees along the banks of the Maitland River or surrounding significant residential or community properties, such as Churches, are recommended for individual designation.

Currently one building designated under section 29 in Part IV of the Ontario Act, the Carnegie Library. Additional individual designations under Part IV are recommended throughout the Village of Brussels as a way of protecting heritage resources by ensuring that any changes are managed in such a way that does not compromise the integrity of the property, and overall landscape.

6.6.4 Heritage Conservation Districts

The definition of a CHL includes Heritage Conservation Districts (HCDs) as a way of managing resources within a CHL. HCD’s are designated under Part V of the Ontario Heritage Act and are used to designate an entire municipality, a defined area (or areas) in a municipality (Ministry of Culture, 2006). HCDs protect buildings

13.4.5

Subject to the provisions of the 1952 Act, the Village of Brussels Municipality of Huron East

Guidelines will be adopted for each Cultural Heritage Landscape identified in Policy

13.4.7 of this Plan. These guidelines will include, but not be limited to:

as well as significant natural features within a defined area. HCDs include

“residential, commercial and industrial areas, rural landscapes or entire villages or hamlets, important vistas between and towards buildings and spaces within the district” (Ministry of Culture, 2006, p. 5). Residential or commercial main streets are commonly HCDs; however, they are different from CHL’s as they are more restrictive. Once an area is designated, guidelines and district plans are in place, “alterations, additions and demolition to a property within an HCD requires a permit from the local municipality” (Heritage Resources Centre and The Region of Waterloo, 2004, p. 9). Any proposed changes within a HCD must be consistent with the guidelines and district plan. While HCD’s provide a rigorous method of conserving built and natural heritage resources, they provide the necessary tools to ensure the village’s history and identity is preserved.

13.4.6 conserving built and natural heritage resources, they provide the necessary tools to

All Public work the village’s history and identity is preserved.

open space comparable to applicable Cultural Heritage

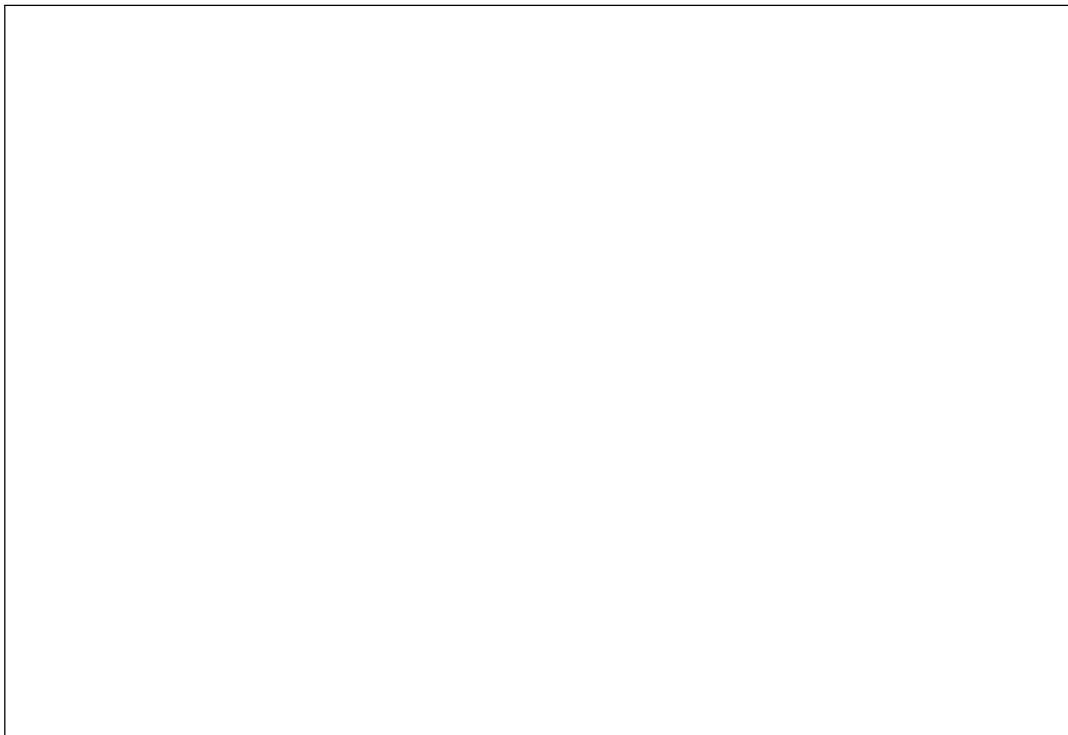
6.6.5 Official Plan Provisions

The Guidelines of policies in an official plan may provide a less restrictive alternative

13.5.2 means for managing resources. Official plan policies can be site specific, flexible and be tailored to special circumstances within a municipality (Shiple et al., 2010).

The City of London provides a good example of a municipality that uses official plan policies for the protection and enhancement of their heritage resources. The Municipality of Huron East could adopt similar policies in their official plan that provide a framework for protecting the Village of Brussels heritage resources.

Excerpts from the City of London’s Official Plan Heritage Resources Policies:



7.0 POLICY/LEGISLATION

Policies at the provincial, upper tier and lower tier levels all help guide development within the municipality. In this section, all policies pertinent to this section will be examined to determine if the current policies are sufficient to manage cultural heritage landscapes. The sources to be used include the Provincial Policy Statement (2005), the Huron County Official Plan (2010) and the Huron East Official Plan (2009).

7.1 Provincial Policy Statement

In the 2005 Provincial Policy Statement (PPS), two sections deal with cultural heritage. Section 1.2: Coordination, describes how it is to be managed,

A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, or which cross lower, single and/or upper-tier municipal boundaries, including:

Managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources

Section 2.6 of the PPS describes the Province's position on the conservation of cultural heritage,

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

7.2 Huron County Official Plan

Ontario PPS requires all lower level governments create an official plan that is regularly reviewed and kept up to date. Currently, Huron County is awaiting final approval from the Ministry of Municipal Affairs and Housing. The updated official plan outlines several proposed heritage related policies. Section 3.2: Community Directions, describes the key directions as identified through public consultation, *The County of Huron has a rich and diverse cultural heritage. This includes archaeological sites; buildings and structural remains of historical and architectural value; rural, village and urban districts; and landscapes of historical, natural and scenic interest. The Huron County Cultural Plan provides a framework and priorities*

for cultural development. Respect for heritage is a community priority as reflected by the designated heritage districts and designated properties throughout the County. Heritage reflects a legacy of the expressions and aspirations of past generations and is valued for its historical significance and economic opportunity.

Section 3.3: Community Policies and Actions, of the Huron County Official further describes the community's identified goals,

The community will have regard for the conservation and wise management of its significant built heritage resources, natural heritage and cultural heritage landscapes. Development adjacent to designated heritage properties or buildings will be sensitive to and not detract from the attributes of heritage property. An inventory of heritage resources will be compiled under the Huron County Cultural Plan and will be reflected in local Official Plans.

Section 7.3.7: Heritage, describes the County's position on heritage,

Natural, built and cultural heritage resources will be identified, protected and promoted.

Development and redevelopment will complement small town scale, character and historic streetscapes.

7.3 Huron East Official Plan

The Huron East Official Plan fulfills the PPS requirement of creating a municipal-level official plan. The official plan was passed July 29, 2003 and was consolidated in October 2009. The Huron East Official Plan has many policies regarding heritage conservation. Section 3: Basic Principles of the Plan, identifies a general goal, *To manage growth and land use in a manner that protects and enhances the environment, landscape, and cultural heritage which characterizes Huron East.*

Section 10.4: Policies and Actions, describes the Municipality's heritage policies as they relate to heritage conservation,

Heritage resources and archeological sites will be identified, protected and preserved according to the regulations of the Ontario Heritage Act. This may be

10.5 Brussels Cultural Heritage Landscape Policy Area

Cultural Heritage Landscape Study, Village of Brussels, Municipality of Huron East

10.5.1 Introduction

The ~~carried out through the establishment of Heritage Conservation Districts and a~~
~~Municipal Heritage Commission. In identifying heritage resources, the following will~~
~~be considered:~~ and cultural heritage and archaeological resources for their

economic and social benefits. It is the intent of this section of the

Official Plan, to social, cultural and political significance to the local community

the ~~Brussels Cultural Heritage Landscape (BCHL) is not being brought into~~ regard, this

Official Plan. The location and use of the Brussels CHL is significant and how it relates to and

supports the wider community and neighbourhoods of the historical structures

of the policies previously identified in the County and Municipal Official Plans

demonstrate a desire to preserve and protect heritage. In the Huron East Official

Plan there are policies specifically for Heritage Conservation Districts as a result of

The ~~designated district in the Township of Shelburne. There are, however, no policies in~~

the County or Municipal Official Plans for State Heritage Landscapes. Therefore, it is

Official Plan policies that policies be adopted at the Municipal level to deal specifically

with cultural heritage landscapes.

The Brussels CHL is a defined geographical area of heritage significance, which has

been modified by human activities and is valued by the community. It is made up

7.4 Policy Recommendations

of a grouping of individual heritage features that together form a significant type of

The previous section described the current policies but it was concluded there are

heritage form, distinctive form that of its constituent attributes or parts. In this

none that deal specifically with cultural heritage landscapes. The purpose of this

regard, the Brussels CHL recognizes the following historic themes:

section is to propose a set of policies to be adopted in the Huron East Official Plan.

The Township of Woolwich recently made an Official Plan amendment to include

their newly designated West Montrose Cultural Heritage Landscape. These policies

have been reproduced to be suitable in the Brussels context. It is recommended

that these policies adopted under Section 10: Heritage Resources, in the Huron

East Official Plan:

East Official Plan:

The Municipality of Huron East Official Plan is amended as follows:

The Character Defining Attributes of the Brussels CHL consist of:

- Historic downtown commercial core
- Large single-family homes on large lots
- Mature Trees
- Mixture of historic architectural styles, including: Queen Anne, Gothic Revival, Italianate, Ontario Cottage and Vernacular
- Maitland River and associated Mill Pond and Dam
- Logans Mill
- Melleville Presbyterian Church
- Brussels United Church
- The Carnegie Library

The details in regard to these significant Character Defining Attributes are contained in the Township study and report, including the appendices.

10.5.2 Objectives

- a) To conserve the Brussels CHL in such a way its heritage values, attributes and integrity are retained.
- b) To promote the awareness, appreciation and enjoyment of the Brussels CHL.

10.5.3 Policies

10.5.3.1 The Brussels CHL shall be conserved.

10.5.3.2 Development in the Brussels CHL shall not be permitted unless it has been demonstrated that the heritage values, attributes and integrity of the Brussels CHL will be retained.

10.5.3.3 Review of Development Applications

a) Where it is determined that a CHL Impact Assessment should be prepared, the Impact Assessment shall be prepared by a qualified professional with expertise in cultural heritage landscape studies, shall demonstrate how the significant cultural heritage landscape shall be conserved in such a way that its heritage values, attributes and integrity are retained, and shall contain the following:

- i. A description of the proposed development;
- ii. A description of the cultural heritage landscape attributes that will be affected by the development. In this regard reference should be had to, but not necessarily limited to, the University of Waterloo's Brussels Cultural Heritage Landscape Study and other heritage investigations undertaken by the Municipality. An applicant is encouraged to consult with the Municipality concerning available information;
- iii. A description of the impact the proposed development will have on the cultural heritage landscape attributes of the CHL;
- iv. A description of the extent to which mitigation may reduce the adverse impacts of the proposed development on the attributes of the CHL;
- v. A description of the extent of impact after mitigation of the proposed development on the attributes of the CHL.

10.5.3.4 Definition of Development

For the purpose of Section 10.5 "development" shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

10.5.3.5 Lot Creation

Lot creation shall ensure conservation of the CHL and refusal of an application may be necessary in order to provide for this conservation. Lot size, configuration and location, building envelopes and building massing, setbacks, height restrictions, and similar aspects will also be considered in order to ensure

10.5.3.6 Property Listing and Designation

Cultural Heritage Landscape Study, Village of Brussels, Municipality of Huron East
Buildings and structures that constitute Character Defining Attributes of the Brussels CHL will be listed in the Municipal Register under the Heritage Act and landowners will be encouraged to co-operate in the designation of these building and structures under the Heritage Act.

10.5.3.7 Consideration of Reduction of Setbacks and Similar Regulations

Where significant Character Defining Attributes or designated heritage properties must be replaced due to age, fire or forces of nature, relief from building setbacks, height restrictions or other conditions that would otherwise change the new structure's location or historic form will be considered to allow reconstruction on the original building footprint and in the original building form.

10.5.3.8 Awareness, Appreciation and Enjoyment

The Township will encourage the awareness, appreciation and enjoyment of the Brussels CHL through such activities as signage programs, tours, brochures and electronic media, and will seek opportunities to partner with local community groups in these activities.

10.5.3.9 Future Investigations

The Municipality will continue to investigate the Brussels CHL to identify any additional attributes that may exist in the Policy Area. The recognition of additional attributes within the CHL will require an amendment to the Official Plan.

10.7.3.10 Conservation Plan

As time and resources allow, the Municipality will prepare a Conservation Plan for the Brussels CHL that will contain a more detailed description of attributes and that will propose more detailed methods for the protection of these attributes.



7.5 Summary of Recommendations

This report represents the formal recognition of heritage attributes that meet the definition of a cultural heritage landscape in the Village of Brussels. The policy review revealed a lack of Official Plan policies at the County and Municipal levels regarding cultural heritage landscapes. Therefore, it is recommended that the Municipality of Huron East adopt the set of policies as described in this section that were adapted from the Township of Woolwich to help protect and preserve the heritage in Brussels.



8.0 STATEMENT OF SIGNIFICANCE

8.1 Village of Brussels

Identification

Historic Place Name	Village of Brussels		
Other Names	#	Type:	Name:
	1	Other	Ainleyville, Dingle

Recognition

Authority:	Local Government (ON)
Recognition Type:	
Recognition Date:	

Author

Author:	Sara Lake
Review #1:	
Review #2:	

Location

Location

Locality:	Village of Brussels
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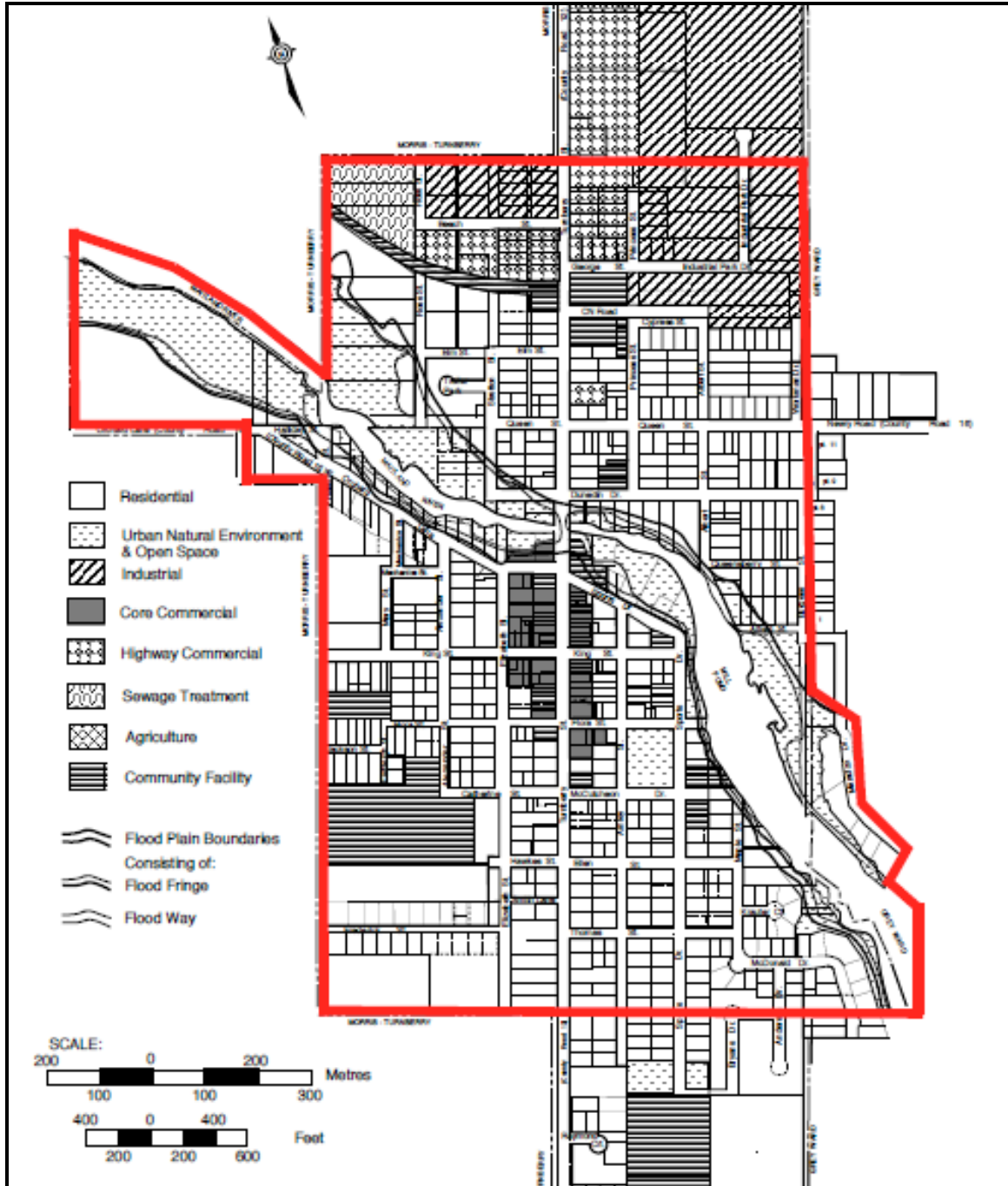
Community:	Municipality of Huron East
Upper Tier:	Huron County

Coordinates

UTM		Latitude/Longitude	
Determination:	n/a	Determination:	Geocoding
Datum:	n/a	Datum:	NAD83
Zone:	n/a	Latitude:	43.744171 °
Northing:	n/a	Longitude:	-81.252702 °
Easting:	n/a		
Borden #:	n/a	Borden #:	n/a

Boundaries

Boundary Description:	<p>The proposed study area includes all of the Village's commercial core or "downtown", and residential area.</p> <p>The boundary spans north past Beech Street and South past Frederick Street, with a distance of approximately 2 km north-south.</p>
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Proposed CHL Boundary

(Adapted from the Huron East Zoning Map)



Description

Statement of Significance

<p>Description of Historic Place: i.e. Description of Property</p>	<p>The Village of Brussels is located east of Goderich and Lake Huron in the locality of Huron County. Main intersection: Brussels Line (Turnberry Street) and Morris Road (Hwy 16/Orchard Lane).</p> <p>The majority of the town is located south-east of the Maitland River, with the main commercial area along Turnberry Street south of the river. Many of the older and architecturally significant houses are located in close proximity to this Turnberry and to the historic mill.</p> <p>Currently, the Village is not designated under Part V of the <i>Ontario Heritage Act</i> as a Cultural Heritage Landscape</p>
<p>Heritage Value: i.e. Statement of Cultural Heritage Value or Interest</p>	<p>Historic Associative Value</p> <p>The town was founded as a water-powered milling town and agricultural center. The village was first settled by Europeans in the 1850s but was incorporated as a town on December 24, 1873.</p> <p>Design Value</p> <p>The settlement is situated on the standard British North American grid pattern and is a well-preserved landscape typical of early Euro-Canadian settlement. It has a variety of architectural styles representing typical rural Ontario village dating to the late 19th century. Queen Anne Revival is the</p>



	<p>most common architectural style found. The downtown core demonstrates great architectural unity and historic grandeur.</p> <p>Contextual Value</p> <p>The Village is a historic mill town built around the Maitland River and was in the past connected to the rest of the province by rail.</p>
<p>Character-Defining Elements:</p> <p>i.e. Description of Heritage Attributes</p>	<p>Historic downtown commercial core</p> <p>Large single-family homes on large lots</p> <p>Mature Trees</p> <p>Mixture of historic architectural styles, including: Queen Anne, Gothic Revival, Italianate, Ontario Cottage and Vernacular</p> <p>Maitland River and associated Mill Pond and Dam</p> <p>Logans Mill</p> <p>Melleville Presbyterian Church</p> <p>Brussels United Church</p> <p>The Carnegie Library</p> <p>List of Properties that might be individually designated</p> <p>Lot 2, Newry Rd. (Armstrong Aerodrome)</p> <p>85390 Brussels Line (Nichol Family House)</p>



	<p>42863 Newry Rd.</p> <p>435-441 Turnberry St (Leckie Block)</p> <p>55 Dunedin Dr (Manse Presb. Church)</p> <p>61 Orchard Lane (Logan Mill, Pond and Maitland River)</p> <p>54 Dunedin Dr (Dunedin Manor)</p> <p>438-440 Turnberry St (Oldfield Hardware Store)</p> <p>212 Turnberry St (Brussels Rail Station)</p> <p>503 Turnberry (Graham Block)</p> <p>61 King St (Brussels United Church)</p> <p>199 Turnberry St (Ament Mill)</p> <p>84495 Brussels Line (Turnbull's Pond)</p> <p>23 Orchard Lane (Mait-side Orchard)</p> <p>Victoria Park</p>
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Contributing Resources		Type:	Count:
		Landscape	Agricultural with small downtown core and river
		Structure	
		Archaeological Site/Remains	



Area (m ²)				
Dates of Significance	#	Type:	From:	To:
	1	Construction		
	2	Construction (circa)		
	3	Significant		
BA	#	Type:	Name:	
	1	Architect		
	2	Builder		

Function

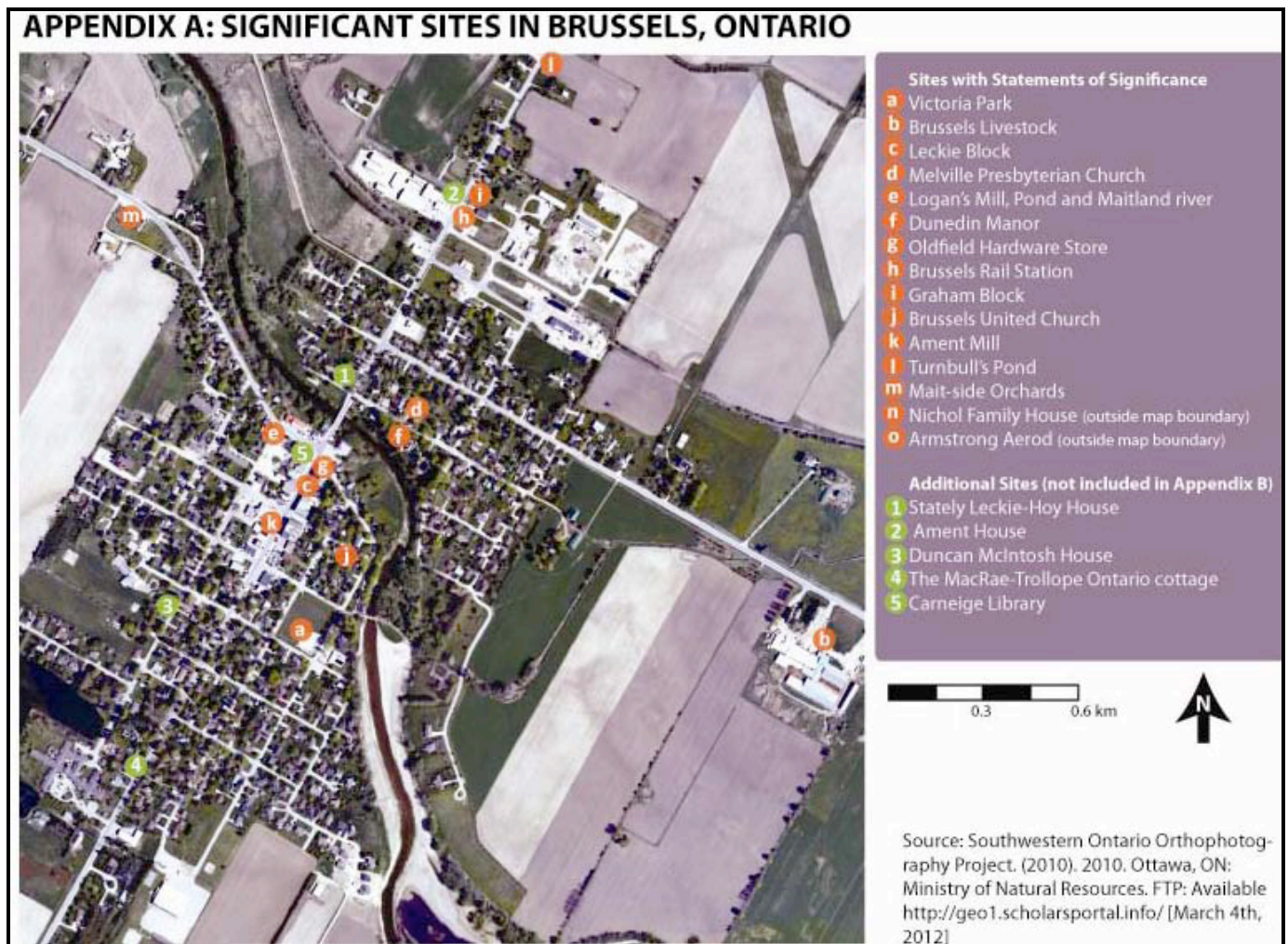
Category and Type	#	Function:	Category:	Type:
	1	Historic		Mill town
	2	Current		Agricultural

Theme

Theme Category Type	#	Category:	Type:
	1	Village	Agricultural

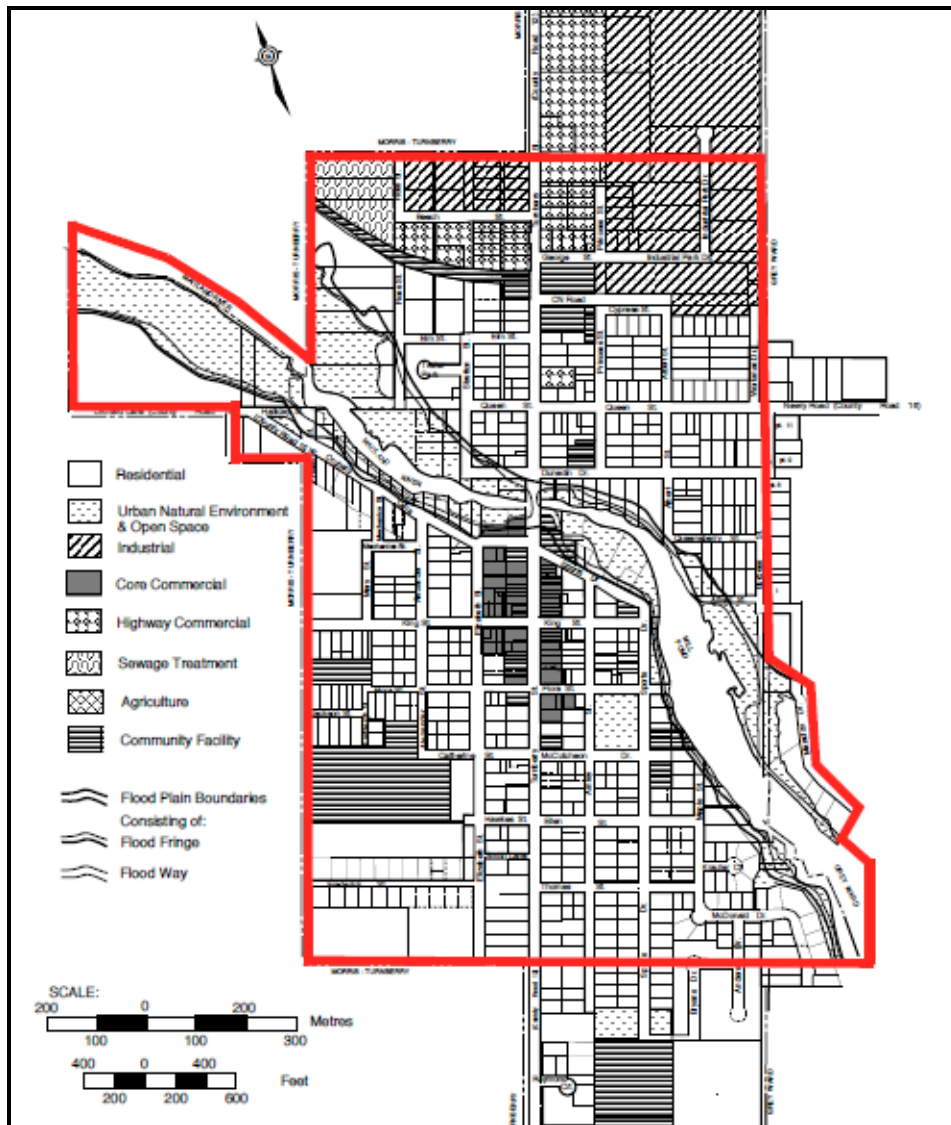
10.0 APPENDIX

10.1 Maps



(Map 1: Detail of Significant Heritage Properties)

**Note: This includes contracted SoS properties, and additional sites of Heritage Properties*



Map 2: Proposed CHL Boundary
(Adapted from the Huron East Zoning Map)



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