

SURVEY RESULTS

Consultation #1 Summary: The HCD Planning Process - Understanding the Community Vision

A virtual public open house was held on Wednesday October 4, 2021, from 7pm-8:30pm online via Zoom. The purpose of the session was to provide information on the recently completed HCD Study of 2018-2019 and the HCD Plan. The purpose of the HCD Plan is to develop guidelines and policies to help guide and manage future changes within the District. The presentation was given by Kayla Jonas Galvin, Heritage Operations Manager, ARA. To understand who the participants are and how much background information they have, two polls were taken.

Poll 1: Do you live within the HCD study boundary?

- 21% live within the boundary, 29% unsure (first response)
- 38% live within the boundary, 63% not in the boundary (second response)

Poll 2: Did you take part in the HCD study process in 2018 and 2019

- 43% were previously part of the process, 57% were not.

HCD Plan Presentation Outline

- Ontario Heritage Act (2005)
- Ontario Heritage Trust
- Definition and Purpose of Heritage Designation
- Why Bond Head and proposed changes
- Procedure for heritage designation and allowances for alterations
- Findings of survey and consultation summary of previous heritage study
- Landmark properties
- Upcoming engagement activities (Amy Barnes, Engagement Lead, ARA)
 - Website and online survey
 - Community input on policies and guidelines
 - Focus group (opportunity for dialogue)

Question and Answer Session

Question: How does having an HCD in place impact new building construction in a District to ensure it is in keeping with the area?

- With regard to new construction within an HCD, the guidelines would specify and provide examples of good and ideal development.
- It could specify things like mass, height, set back, lawn coverage, any landscaping, materials, orientation to the road, placement of driveway and other developments that would fit within the HCD.

- The guideline provides a variety of what to pull from to fit in with the character of the area. With regard to new construction within an HCD, the guidelines would specify and provide examples of good and ideal development.

Question: How much time would it take for the HCD to be established? Since there is no interim policy in place, the heritage area is at risk since there is no HCD decision.

- We are planning to present a draft plan in March and collecting feedback in a fast order on that and presenting a final draft in the spring to the Town. Then it would go to council to decide if the plan should be accepted and an HCD bylaw put in place.
- Next, the timeline under the Ontario Heritage Act would kick in (possibly, so a notice of intention to designate would be posted on public realms as required).
- This allows for objections by residents to the Ontario Lands Tribunal. A hearing could happen. If there is no objection, the HCD bylaws would be passed and the HCD would go into effect.

Question: With the permit needed in HCD, will this include any work in a yard?

- Some HCDs do include guidelines for districts, other don't. This may be considered a minor alteration for requiring a permit.
- This is why we require your feedback. We are looking for what kind of changes you are expecting or would like to see that could requiring permits or not.
- Fencing was not identified as a heritage attribute in the HCD study. Openness in space and space between buildings and yards was identified as a heritage attribute. The second consultation would speak about minor and major alterations.

Question: What is the difference between minor and major alterations?

- It depends on the HCD. Sometimes a minor alteration will not require heritage permit or would go exclusively to the town staff with delegated authority to approve something. For instance, changing a light material with a light material can be signed off by staff or there may not be a permit system.
- However, there are instances where HCDs have defined some alterations as requiring council approvals. There are different stages of approvals in terms of how we define the permit system. Not all changes are treated the same within an HCD plan. Some changes that have more impact on the character would involve more discussion. It is currently unknown how much time would be involved in approvals of changes/alterations.
- The town would typically have a review timeline in terms of how often they review. It would depend on who can approve (the town or the council). We would provide more clarity when we are sure of what are minor and major alterations. The HCD plan would provide flowcharts and timelines.

Question: Are views addressed within the study and ultimately through the provincial guidelines?

- Yes, the provincial guidelines recognize views as an heritage attribute. We have identified several views within the HCD that are heritage attributes. Not all views within the district are considered significant.
- The guidelines would speak to what should be protected, what does the protection and conservation look like, and what are the implications (will things be built behind or beside it and what else within that view could change, changes to sidewalks or the trees will be covered in the policies and guidelines). These issues were discussed in the HCD study.

Question: What is adjacency and what role does an HCD play in adjacent development?

- Adjacency is defined in the provincial guidelines and HCD plan as properties touching other properties. Bond Head is designated Part IV which means adjacency is subject to review. The HCD plan includes what is built within the HCD but the town could have policies that would require heritage impact assessment for anything that is adjacent to the HCD.

Question: Has the view from old train united church been identified?

- We do not know yet. Views need to be within the property boundary and in this instance, they would be views within areas identified in the HCD study. There are limitations that the HCD plan can do to protect views that are much further out from the boundary.

Question: When will the focus groups be created?

- You can indicate at the end of the online survey that you are interested. ARA will be formulating the team and participants would be a small group. The groups would be organized in a few weeks.

Question: Do all reviews for changes get approved?

- During the study, we looked into 64 HCDs, how many reviews come in and how many were denied. Findings showed almost none were denied. The ones denied were big developments and they had to go through other planning processes. Most alterations within the district were overwhelmingly approved because people are doing changes that match the character of the district. People will not ask for things that do not fit if the town shares the plan and what kind of changes are applicable.

Survey #1 Summary

- A total of 47 people answered Survey #1.
- Some participants skipped questions and numbers reflect the total number of overall answers.
- In relation to their connection to Bond Head, the majority of people live in Bond Head (26/47) or the Town of Bradford West Gwillimbury (13/47), work or do business in Bond Head (11/47), own property in Bond Head (9/47) or grew up or used to live in Bond Head (6/47).
- The majority of participants are 60+ years old (19/44), followed by 45-60 years old (15/44), 40-45 years old (9/44) and under 30 (1/44).
- Just under half of the participants took part in the Bond Head HCD Study consultation (21/45).
- When those who did take part in the HCD study were asked what elements of the engagement they found the most helpful, the responses included: explanations on how HCDs work, historical walks, engaging with other community members in person, speaking directly with the Town on issues, and Town Hall meeting.
- Participants were asked for suggestions on engagement opportunities they would like to see as part of the HCD Plan understanding Covid-19 implications. Responses included: small group discussions, transparency, meetings with governments present, zoom and online tools, accessible news as things progress, updates in the local newspaper, written and online mediums, email notifications.
- When asked to rank their knowledge (from no knowledge to very knowledgeable) the following responses were given.
 - Using Zoom: No or Little knowledge (4/31); Some knowledge (8/31); Good or Very knowledgeable (19/31).
 - Bond Head HCD Study: No or Little knowledge (5/32); Some knowledge (17/32); Good or Very knowledgeable (10/31).

- HCD in General: No or Little knowledge (10/32); Some knowledge (19/32); Good or Very knowledgeable (3/31).
- Ontario Heritage Act: No or Little knowledge (14/32); Some knowledge (14/32); Good or Very knowledgeable (4/32).
- Architectural Guidelines: No or Little knowledge (14/32); Some knowledge (15/32); Good or Very knowledgeable (3/31).
- Overall, most people are comfortable with Zoom, have some knowledge about the HCD Study which occurred. A small number of people feel they have a good sense of HCDs in general, the Ontario Heritage Act, and architectural guidelines as the majority identified as have some or little knowledge.
- A total of 12/32 respondents live within the proposed Boundary while the majority of people who responded did not live within the HCD Boundary (20/32).
- A total of 14/32 respondents own property with the proposed Boundary, while the majority of respondents do not own property within the Boundary (18/32).
- When asked to describe changes made to their property they have made in the past or are considering making the following answers were given:
 - Roof, deck windows, and front garden.
 - Took down the existing driveway shed and added a garage, Replaced the front porch floor and ceiling, Reroofed, Fenced, Added a Pergola.
 - Exterior façade to accommodate an elevator (church)
 - New windows, new porch/deck
 - I would like to build an addition at the back of my house
 - Looking to adding front entrance/vestibule area/rear room
 - Upgrading for efficiency
 - Building a house
 - Interested in sewers (vs. septic)
 - Landscaping, adding gardens and trees
- With respect to potential changes to the HCD and/or buildings Demolition (#1) and New Construction (#2) were ranked as being of the most concern. This was followed by Alterations to Buildings (#3), Additions (#4) and Signage (#5).
- Respondents also noted their concern with the following changes to buildings within the HCD:
 - Height restrictions
 - Severances/infill
 - Removal of trees
 - Relocation of buildings
 - Carriage houses
- With respect to change to public spaces and open area residents noted the following concerns:
 - Loss of green space
 - New development or infill being located within green space
 - Not meeting AODA requirements
 - Street lighting updates
 - Tree or garden removal
- When asked about the types of objectives an HCD should seek to achieve, the following responses were received:
 - Protection and Conservation of an area's special and distinct cultural heritage resource (29/32)
 - Revitalization of an area (25/32)

- Potential Economic Spin offs/Tourism generation (12/32)
- Enhanced Community identify, pride and involvement (25/32)
- Establishment of a legacy for future generations (2/32)
- None of the Above (2/32)
- Other (3/32)
 - “That the HCD doesn’t become a neighbourhood only available to people who can afford century houses”
 - “Strengthen the property standards by law”
 - “A return to what Bond Head used to be. A peaceful, safe place, therefore no more transport trucks!”

Consultation #2 Summary: Managing Change – Community Input on Policies and Guidelines

A virtual presentation was held on Monday January 17, 2022, from 7-8:30 pm online via Zoom. Participants could also view the livestream on YouTube. The purpose of this session was to provide information on the Bond Head HCD Plan, as well as listen to a presentation by someone who currently lives in an HCD. The presentation was given by Amy Barnes, Heritage Project Manager, ARA and Wes Kinghorn, PhD. In total 25 attendees and 7 panelists participated in the presentation.

HCD Plan Presentation Outline:

- Background
 - Purpose of an HCD Plan
 - What is included (and not included) in an HCD Plan
- Bond Head Heritage Conservation District Plan
 - Where we are in the process/What we have heard so far
 - Key Elements of the HCD Plan
- Next Steps
 - Engagement Opportunities
 - Timelines

Question and Answer Session

Question: I might have missed the answer to my question but how many surveys did you receive the first time?

- 47 surveys were submitted.

Question: How do HCD's encourage inclusivity and accessibility?

- Complicated issue, so many things going on. Wes's argument, because there are mansions and cottages, most often the cottages are torn down. When Wes first moved there it was very accessible, and affordable with a lot of cottages still there. There is an initial preservation in housing stock, so it doesn't get turned into an expensive neighbourhood overnight, this takes time.

Question: I am concerned about the busy of Highways 27 and 88, the addition of hundreds of homes with no bypass planned by Simcoe County for 20 to 30 years. This to me is a huge stumbling block: To further this attendee's question, will or could an HCD designation be considered by the bypass process? Basically, would/could the designation speed the bypass process?

- An HCD does not address transportation matters or larger planning goals, they can have a conversation at the table when doing these plans as something that is taken into consideration along with other elements, allows for the discussion to happen in larger planning framework. The bypass is an ongoing process with council.

Question: How do you deal with property owners who decides to leave their buildings empty in hopes they will fall down?

- It is called Demolition by Neglect; in London it is a problem that they are learning to resolve. New by-laws are coming into place that require homeowners to have a minimum maintenance of buildings, boarding up of building, require heat, so that they can't just fall apart anymore. It is a problem everywhere. At this stage in the HCD it is a good time to be thinking about it.

Question: Have you seen any of the little cottage houses modified with a second level, as long as the addition still preserved the 'character' of the home?

- It is generally discouraged because of the streetscape, what has happened a second storey addition to the back or on the back, the front façade stays the same. Again, it varies district to district. If you want height you can be creative to keep it away from the streetscape. It also matters if it is a contributing or non-contributing building.

Question: Does your neighbourhood have their own committee for heritage designation/permit work or does the town have a heritage committee doing that for your neighbourhood? What way would you suggest the best way to service the area of an HCD?

- Officially we have our advisory committee on heritage which is city wide, and any permits that have to go to that level go through this committee, delegated authority goes to the planner. The city doesn't have heritage groups within the neighbourhood, in London that the local community association takes that on as one of the responsibilities and many of our community associations have what we called a heritage chair, had a planning as well. People who have understanding on these issues and be the liaison with the city. These are unelected bodies, but they do strive to be representative, in an ad hoc way, nothing official with the city.

Question: Cost of committees to homeowner? Clarification: What is the financial cost to homeowners to go through the heritage permitting process?

- All the committees, even the official committee are volunteers, there is a cost for meeting space and clerk to record the meetings, it isn't costly. Clarification - In London it is free, it is something that gets spelled out in the plan. Major applications have permitting costs associated with them, minor and exempt is just an application with no fee.

Question: Well, you made the comment that the roof being replaced with slate could be quite onerous.... how onerous would it need to be?

- Every district is different in terms of rules and how they are enforced. You have to get a heritage alteration permit, roof would have been a slate roof but shingles were replaced. If what you are taking off is what you are putting on then you will get approved. There was quick turn around. If you have a different type of roof there may be a different process, especially with slate, at the end decision of council. A slate roof would require Heritage alteration process to do that in Wes's district. Case by case, always in the end these are decisions by council. There are certain roofs that are not salvageable and replacing like for like on a slate roof to begin with is not always easy.

Question: I haven't seen the survey yet - is it weighted more heavily when someone who lives in the area replies over someone who does not?

- We do ask if you live in the district, we will certainly consider the answers knowing that information. Yes it does weigh into how we are evaluating the answers. We want to know from those living in the community what they want that to look like.

Question: Will a C. I .P be part of this H. C .D ? They can work well together.

- They can work together but at this point the HCD is being undertaken independently.

Question: What do penalties look like if a homeowner does not get a heritage permit?

- If it is an honest mistake, there's room to work. If they are avoiding the process they would have to take it down. Penalty is what you invest in it, in other places there are fines.

Survey #2: Yes/No Questions

- A total of 45/75 people answered Survey #2 who live or own property within the district.
- Some participants skipped questions and number reflect the total number of overall answers.
- In relation to if the participant completed the Bond Heritage Conservation District Plan Survey #1, 23/45 had completed it
- In relation to if the participants consider their homes to be historic which contributes to the historic character 19/45 Said Yes, 10/45 were Unsure, and 16/45 said No
- In relation to if the participants feel there should be separate policies for contributing/non contributing buildings 26/45 said yes
- In relation to the question on change management, the following are the results Scale - 1 is very Flexible and 4 being very Rigorous
 - Demolition of contributing building –
 - **1-18**, 2- 8, 3- 3, **4- 16**
 - Demolition of non-contributing building-
 - **1- 29**, 2- 11, 3- 4, 4- 1
 - New construction-
 - **1-19**, 2-3, 3- 10, 4- 13
 - Additions to buildings-

- 1- 20, 2- 14, 3- 8, 4- 3
 - Garage/Shed additions-
 - 1- 29, 2- 11, 3- 3, 4- 2
 - Alterations to contributing building-
 - 1- 20, 2- 11, 3- 9, 4- 5
 - Alterations to non-contributing building –
 - 1- 31, 2- 8, 3- 3, 4- 3
 - Signage –
 - 1- 19, 2- 12, 3- 5, 4- 9
 - Alteration to Landscape –
 - 1- 25, 2- 9, 3- 6, 4- 5
 - Alterations to Driveways- –
 - 1- 25, 2- 13, 3- 5, 4- 2
- In relation to alterations on contributing heritage building, participants were asked to answer if they want Minor, Major or Exempt
 - Interior
 - Minor- 4, Major- 3, Exempt- 38
 - Maintenance or small repairs, replacing with like material
 - Minor- 6, Major- 0, Exempt- 39
 - Replacement of Windows
 - Minor- 14, Major- 4, Exempt- 27
 - Recladding of Roof with like material
 - Minor-8, Major- 2, Exempt- 35
 - Replacement or installation of eaves troughs or downspouts
 - Minor- 7, Major- 0, Exempt- 38
 - Repainting of elements already painted
 - Minor- 7, Major- 3, Exempt-35
 - Painting exterior elements
 - Minor- 13, Major- 4, Exempt- 28
 - Alteration to an existing driveway
 - Minor- 15, Major- 2, Exempt- 28
 - Removal or replacement of heritage attributes, including porches, verandas, bargeboard, dormers, cladding, etc.
 - Minor- 19, Major- 17, Exempt- 9
 - Addition or alteration of signage
 - Minor- 19, Major- 9, Exempt- 17
 - Addition of porches, verandas, dormers, additional window and/or door openings etc.
 - Minor- 11, Major- 17, Exempt- 17
- In relation to alterations on non- contributing heritage building, participants were asked to answer if they want Minor, Major or Exempt
 - Interior Renovations
 - Minor- 1, Major- 0, Exempt- 44
 - Maintenance or small repairs, replacing with like material
 - Minor- 4, Major- 0, Exempt- 41
 - Replacement of Windows
 - Minor- 5, Major- 0, Exempt- 40
 - Recladding of Roof with like material

- Minor- 4, Major- 1, Exempt-40
 - Replacement or installation of eaves troughs or downspouts
 - Minor- 2, Major- 0, Exempt-43
 - Repainting of elements already painted
 - Minor- 2, Major- 1, Exempt- 42
 - Painting exterior elements
 - Minor- 9, Major- 1, Exempt-35
 - Alteration to an existing driveway
 - Minor- 15, Major- 0, Exempt- 30
 - Removal or replacement of heritage attributes, including porches, verandas, bargeboard, dormers, cladding, etc.
 - Minor- 16, Major- 8, Exempt-21
 - Addition or alteration of signage
 - Minor- 15, Major- 6, Exempt- 24
 - Addition of porches, verandas, dormers, additional window and/or door openings etc.
 - Minor- 13, Major- 8, Exempt- 24
- With respect to landscape alterations of a contributing property participants were asked to answer if they want Minor, Major or Exempt
 - Construction of fencing at front of property
 - Minor- 25, Major- 7, Exempt- 13
 - Construction of fencing at rear of property
 - Minor- 5, Major- 1, Exempt- 39
 - Expanding driveway
 - Minor- 19, Major-3, Exempt- 23
 - Rear soft landscaping
 - Minor- 4, Major- 0, Exempt- 41
 - Front soft landscaping
 - Minor- 12, Major- 2, Exempt- 31
 - Change to the location or size of parking areas
 - Minor- 13, Major- 8, Exempt- 24
 - Installation of utilities (i.e., gas meter, smart meters, water meters etc.)
 - Minor- 6, Major- 3, Exempt- 36
 - Installation of a pool or hot tub
 - Minor- 15, Major- 6, Exempt- 24
- With respect to landscape alterations of a non-contributing property participants were asked to answer if they want Minor, Major or Exempt
 - Construction of fencing at front of property
 - Minor- 24, Major- 2, Exempt- 19
 - Construction of fencing at rear of property
 - Minor- 3, Major- 0, Exempt- 42
 - Expanding driveway
 - Minor- 16, Major- 3, Exempt- 26
 - Rear soft landscaping
 - Minor- 2, Major- 0, Exempt- 43
 - Front soft landscaping
 - Minor- 13, Major- 1, Exempt- 31
 - Change to the location or size of parking areas

- Minor- 16, Major- 4, Exempt- 25
 - Installation of utilities (i.e., gas meter, smart meters, water meters etc.)
 - Minor- 6, Major- 0, Exempt- 39
 - Installation of a pool or hot tub
 - Minor- 16, Major- 2, Exempt- 27
- With respect to demolitions and additions associated with a “contributing” property, please indicate if you feel the following alterations should be considered Minor, Major or Exempt.
 - Demolition of an outbuilding (i.e., garage or shed)
 - Minor- 17, Major- 5, Exempt- 23
 - Demolition of a building
 - Minor- 14, Major- 23, Exempt- 8
 - Addition of an outbuilding (i.e., garage or shed)
 - Minor- 21, Major- 6, Exempt- 18
 - Side or front addition to a building
 - Minor- 20, Major- 18, Exempt- 7
 - Rear addition to a building
 - Minor- 17, Major- 6, Exempt- 22
 - Relocation of a building
 - Minor- 4, Major- 32, Exempt- 9
- With respect to demolitions and additions associated with a “non-contributing” property, participants were asked to indicate if they felt the following alterations should be considered Minor, Major or Exempt.
 - Demolition of an outbuilding (i.e., garage or shed)
 - Minor- 12, Major- 1, Exempt- 32
 - Demolition of a building
 - Minor- 17, Major- 10, Exempt- 18
 - Addition of an outbuilding (i.e., garage or shed)
 - Minor- 14, Major- 5, Exempt- 26
 - Side or front addition to a building
 - Minor- 19, Major- 12, Exempt- 14
 - Rear addition to a building
 - Minor- 12, Major- 3, Exempt- 30
 - Relocation of a building
 - Minor- 7, Major- 22, Exempt- 16
- In relation to if the HCD Plan should consider the creation of a sub-committee or recommended community member, the majority answered Yes (35/45)
- The participants were asked if Minor heritage permits should be reviewed and approved by municipal staff only, (18/45 answered Yes to this), that minor heritage permits should be reviewed and approved by municipal staff and a specific HCD sub-committee, (8/45 answered Yes to this), that minor heritage permits should be reviewed and approved by municipal staff and the Municipal Heritage Committee (3/45 Answered Yes to this), that minor heritage permits should be reviewed by municipal staff and heritage committee and approved by Council (5/45 Answered Yes to this), 11/45 Unsure at this time
- The participants were asked if Major heritage permits should be reviewed and approved by municipal staff only, (7/45 answered Yes to this), that minor heritage permits should be reviewed by municipal staff and heritage committee and approved by Council (23/45), Unsure- 7

Survey #2: Open Ended Questions

For Question 4, participants were asked if anything was missing from definitions of contributing/non-contributing buildings. 25 answered No, 20 didn't answer so we can assume No, and for those who had an answer are written out below:

- We feel that the definitions are adequate. But sometimes local groups do exaggerate the merits of a building.
- Vacant properties
- Buildings and properties that have had renovations, additions and changes made to their exteriors and properties should not be included.
- Yes, I do feel there several items missing, including the following characteristics of the buildings and properties in the district: 1) Height of the building, 2) Ratio of the "footprint" of the building (square footage of the footprint) to the size of the property on which it stands Almost all buildings in the district are quite small compared to the property size. 3) and, as a direct consequence of #2, the population density in the district is relatively small compared to the square footage / acreage of the land within the district.
- We feel you are assuming we agree with this. We do not, so therefore have no opinion on the status.
- No, but we should have time to debate the merits of the non and contributing buildings.
- Yes. Should there be a 3rd designation? Homes/Buildings that are in fact VERY old, but have had alterations and changes that have for all intensive purposes completely changed them, should these buildings not be designated with an * (asterisk) or named "Contributing with Exception" ? More specifically to lighten the burden on the homeowner to make future changes to their home if it's a shadow of its original self.

In question 16, participants were asked what are some tangible steps that can be implemented or addressed with the HCD Plan which could help with revitalization of the area and/or to enhance community identity, pride, and involvement?

- more business investment in the area
- The current area identified needs a lot of work to get it to some models towns that I would consider worthy such as Cookstown, Thornton and Kleinburg. All those towns have a balance of residential and businesses that thrive off each other. We have boarded up buildings and properties that owners do not want to invest in and I believe that this HCD plan will make this worse. Protectionism is not the answer but having a model town of what we want to have and amending zoning along with architectural control achieves this. Why aren't we setting aside funds from the development charges to support the existing owners to invest in their properties to achieve the desired result.
- Most important is for the HCD process to not be hijacked by certain individuals. This is critical
- Old buildings that are not occupied or condemned should be replaced with a new heritage home or heritage style commercial building.
- Traffic calming measures on Simcoe County Road 27 and Simcoe County Road 88. Improved intersection and cross walks at 27 and 88.
- Traffic calming measures on 27 and 88. Improved intersection and crosswalks at 27 and 88.
- Invest in community building - Library
- Invest in community to attract business

- Street scape improvement - Invest in community buildings (e.g. library) - Designate more parks - Attract business investments
 - Street scape improvement
- designate more parking, parks, and public spaces to help enhance community
- invest in community buildings
- A Budget allocation for streetscape improvements.
- traffic control/diminishment at major 88/27 intersection; a general state of upkeep needs to be enforced with the buildings at same intersection
- A bypass so we can cross the road safely. Enforcement of Speed. Address the abandoned and now boarded up properties. Sewers.
- Allowing owners of property the choice to do what they like.
- First..please consider a well qualified heritage planner. The Heritage Committee and Council would become better informed and feel more positive about the benefit of a Heritage District!
- push forward with the Bond Head bypass asap to minimize traffic through the area. 2) tax breaks for property owners for property improvements, on a sliding scale, where road-facing improvements get the biggest break, but lesser breaks for non-road-fronting improvements.
- Implement a plan and/or bylaws to prohibit buildings from being left vacant and deteriorating. Refusal of proposals that involve moving of historic buildings and construction of multi-level buildings. Planting of trees to replace the loss of many large ash trees due to the emerald ash borer.
- Adjacent subdivisions be in keeping with the heritage area. Street scapes be in keeping with the heritage area.
- Town property not allowed to be changed.... Hall or green space Limited control over heritage properties Strict control over new builds
- Refinishing of the roads and walkways, buildings look extremely dated and run down and does not attract any residents to enjoy the township of Bondhead. Revitalizing the exterior while maintaining the visual integrity (fresh paint/exterior finishes with same colors etc)
- Specific business development plan for the main intersection
- improve core for foot traffic and 'shopping' 2) bypass required to reduce large unsafe truck traffic and commuters 3) reduce speed limit to 40 km
- We do not want an HCD. So far, in this survey you are leading us down a path by only providing questions and answers as though the HCD is a done deal. As far as we know it is not and should be recognized in this survey
- Addition of crosswalks especially at Browns Lane and or the Church on the south side off 88. The sidewalks to not go as far as the church. It is difficult to cross the street safely especially during rush hour times. The lighting on both 27 and 88 needs to be improved and should be of a heritage type such as the new lights installed in the new subdivision area. Again this is a safety issue. There must be coordination between the town and county to address the highway issues. How can a friendly heritage area work as presented by the guest speaker when a major highway and truck routes are a major problem. Perhaps speeding cameras could work, a speed limit of 40 and reduction of speed limits all the way to the Bradford City Limits. I have to ask what restrictions and guidelines are being implemented with the massive new home construction. The original concepts of front porches, no front garages etc. have already been ignored. We were told the new construction would be similar to the new construction in Brooklin. This has clearly not happened. It seems unfair to hold the homeowners in the heritage area to very different controls and rules.

This is especially hurtful when the town is dodging the sewer issue and telling residents the cost could be upwards of \$75000.

- Ensure old buildings that cannot be salvaged are torn down and replaced with buildings that have architectural style and details that look like the other well cared for & maintained century homes in the area. Allow century home owners to make changes that enhance their homes while keeping with the historical style (where visible to the street). Maintenance of key historic elements & improvements to home frontage should be considered minor when in keeping with the homes age & style. The focus should be on maintaining & improving the appearance of our homes.
- Stronger property standards bylaws to discourage derelict landlords.
- For the revitalization of the area, the plan needs to address the Village Core's traffic stressors. To create this ideal community, it would perhaps be beneficial to not have a highway running through it, quite literally. To return Bond Head to its grandeur, the village needs to be re-created. Would absolutely bluster identity, pride and involvement
- Revitalization of the downtown core. Planting trees to offset the removal of the ash trees
Increased street scaping in HCD.
- Get community involved with decisions pertaining to the HCD area; people who feel they have a voice will be more involved and have more pride in their community
- Tax breaks for houses within designated area to improve properties Formation of HCD committee from community members
- Stop the development surrounding the community, especially the areas where it enters into the designated areas
- Extend sidewalk to all areas along Line 7 and HWY 27. Review unoccupied buildings and make sure about their state

In question 17, participants were asked What method of communication do you feel the Town should utilize to inform property owners about the Heritage Conservation Districts and/or help them understand the policies, guidelines, and heritage permitting process*(duplicates not show)

- Open-Ended Response
- Flyers
- website/email
- Mail firstly, email and then municipal website.
- Public meeting in person when the time is appropriate due to Covid.
- Written letters mailed.
- Town hall meetings with lots of visuals, before & after drawings and old photos of our community so people could see and understand what a treasure Bond Head has!
- Defined on BWG site as well as a mailed notification
- Email, newspaper, direct mail, and use of signs at the edge of town.
- Bradford Today articles, social media, mail to each homeowner to allow request of printed material - offer pickup of printed HCD document for those who want it
- Website and staff to actually talk to with questions!
- Info . sheet that comes in the mail with their property tax bill .
- Not one method to start. Many residents are not computer savvy. So printed information, point-form, concise. For future younger residents online websites, apps with questions/answers attached to algorithms for permitting process. And something in between? :|

- public meetings, preferably in Bond Head, email, webinars, mailed information/details
- Call, email, letter - all 3 of them

In the final question 18, residents were asked if they had questions comments or concerns

- Think we need a more strategic plan....
- I'm concerned that we are moving too fast with this process and I believe in letting property owners to do the right thing and that is pride of ownership and invest in their community. This can be achieved willingly through zoning and architectural control.
- I consider the area to be too large.
- Do not support this process
- I'm very concerned about how this will impact the property values in the future if there are so many restrictions on such minor improvements. If we want to attract people to the town they need to feel like it is a good investment in their future
- Do not support this process. We need to attract more investment Why are we making investment in our community happen by restrictions on positive change? Concerns of devaluing our properties
- Do not support this process
- more investment is needed within the community
- makes me concerned in terms of devaluing our properties
- This process is premature. We should be focused on how we can revitalize the community and this area. We are putting the cart before the horse.
- There are interested, invested and educated residents on this topic; there needs to be a mechanism to facilitate the knowledge from those people to the residents who are interested and invested but who lack the knowledge-perhaps the sub-committee can include that in its mandate
- Most of the homes in Bond head do not have enough significant history to warrant a designation of heritage. There is already a pride of ownership by homeowners of most old houses in Bond Head. We do not need a designation or individuals telling us what we can or cannot do particularly if they do not live in the designated area.
- I am old school Canadian having worked and contributed to the Canadian society working full time for 46 years. The government really needs to mind their own business. If they wish to control certain properties buy it and do not remove basic human rights.
- Thank you for your thoughtful ??s and making this survey so user friendly. I found some ?s could only be answered by "it all depends".
- Becoming a Heritage Community is in no way advantageous to the homeowner. I have discussed it with my real estate agent and it will decrease our property value and limit the pool of potential buyers. A lot of the people on our Heritage Committee do not and never have lived in an old home and have no idea of the costs of living up to their expectations of maintaining a "heritage home". People who live in old homes do so because they love old homes. The changes they make are to keep them structurally sound and cost effective to maintain. To be told how and with what I can do and use to keep my home liveable or appealing to me is unacceptable. This is being done to appease the people who are angry with the developers with no regard for the residents and taxpayers they're affecting.
- I was disappointed that the YouTube video of the second meeting was not posted on the Town's website (as of Jan. 29) as it is impossible for my family to attend meetings at 7pm, yet we want to be involved.

- Is there a robust grant program being implemented to assist heritage property owners to comply with necessary changes to their properties?
- I don't think Bond Head really needs a HCD or warrants it.
- Bondhead needs to prioritize growth and the future, living and being stuck in the old ways does not foster growth and evolution. There are ways to honor the past and heritage without sacrificing the ability for a community to grow and prosper.
- Yes, how many people that own these older homes agree with the Implementation of an HCD. Who is making these decisions and why aren't our comments and opinion mentioned in these presentations. Is the HCD a done deal?????
- The empty homes especially those at the corner of 88 and 27. There is nothing heritage about boarded up windows and very unkept landscape and broken porches. The town needs to address this issue
- Unclear as to when the changes will come into effect.
- Yes, one of your questions asked about changes to the interior of HCD houses. I understood the interiors are exempt?
- If/when the HCD of Bond Head is implemented, what would be an appropriate date/time line for it to be live/active/enforced? More specifically, how long does it typically take for the HCD designation to go into force/be up and running

Four emails from the public were sent to ARA in full support of the HCD.

Survey #2 Summary

Survey #2 was completed entirely online. Through review of the surveys IP addresses it was discovered that multiple survey submissions beyond what is reasonable were received for a number of IP addresses. This would result in misrepresentation of the community allowing one individual/household to have greater say than other in the community which is not equitable. As such it was determined that the best representation of each household would be to utilize a single submission per household/IP address. For the numerical value section the most frequent value from the same IP address was used and when there was a tie it was averaged out and rounded to the closest 0.5. For the written choice section the most frequent response from the same IP was utilized and when there was a tie the less onerous choice was chosen given the theme was opposition to the HCD.

Yes/No Questions

- A total of 37/65 people answered Survey #2 who live or own property within the district.
- Some participants skipped questions and number reflect the total number of overall answers.
- In relation to if the participant completed the Bond Heritage Conservation District Plan Survey #1, 24/65 had completed it.
- In relation to if the participants consider their homes to be historic which contributes to the historic character 16/65 Said Yes, 13/65 were Unsure, and 36/65 said No

- In relation to if the participants feel there should be separate policies for contributing/non-contributing buildings 47/65 said yes
- In relation to the question on change management, the following are the results Scale – 1 is very Flexible and 4 being very Rigorous.

Desired Level of Flexibility (1) VS Level of Rigour (4)	1	1.5	2	2.5	3	3.5	4
<i>Demolition of contributing building</i>	16	1	7	1	4	0	36
<i>Demolition of non-contributing building</i>	35	0	19	2	6	0	3
<i>New construction</i>	18	0	6	0	20	3	18
<i>Additions to buildings</i>	20	1	21	2	15	1	5
<i>Garage/Shed additions</i>	32	0	21	0	7	0	5
<i>Alterations to contributing building</i>	19	1	15	1	13	1	15
<i>Alterations to non-contributing building</i>	38	1	16	3	2	0	5
<i>Signage</i>	17	1	22	2	8	1	14
<i>Alteration to Landscape</i>	28	2	15	2	14	0	4
<i>Alterations to Driveways</i>	28	2	23	0	9	0	3

- In relation to alterations on contributing heritage building, participants were asked to answer if they want Minor, Major or Exempt

Desired Level of Oversight for Alterations to Contributing Buildings	Exempt	Minor	Major
<i>Interior Renovations</i>	41	19	5
<i>Maintenance or small repairs, replacing with like material</i>	50	13	2
<i>Replacement of Windows</i>	31	24	10
<i>Recladding of Roof with like material</i>	47	15	3
<i>Replacement or installation of eaves troughs or downspouts</i>	51	14	0
<i>Repainting of elements already painted</i>	50	13	2
<i>Painting exterior elements</i>	36	21	8
<i>Alteration to an existing driveway</i>	35	24	6
<i>Removal or replacement of heritage attributes, including porches, verandas, bargeboard, dormers, cladding, etc.</i>	10	18	37

<i>Addition or alteration of signage</i>	18	33	14
<i>Addition of porches, verandas, dormers, additional window and/or door openings etc.</i>	15	19	31

- In relation to alterations on non-contributing heritage building, participants were asked to answer if they want Minor, Major or Exempt

Desired Level of Oversight for Alterations to <i>Non-Contributing Buildings</i>	Exempt	Minor	Major
<i>Interior Renovations</i>	59	6	0
<i>Maintenance or small repairs, replacing with like material</i>	56	9	0
<i>Replacement of Windows</i>	52	11	2
<i>Recladding of Roof with like material</i>	54	11	0
<i>Replacement or installation of eaves troughs or downspouts</i>	58	7	0
<i>Repainting of elements already painted</i>	58	7	0
<i>Painting exterior elements</i>	47	17	1
<i>Alteration to an existing driveway</i>	39	24	2
<i>Removal or replacement of heritage attributes, including porches, verandas, bargeboard, dormers, cladding, etc.</i>	24	27	14
<i>Addition or alteration of signage</i>	31	25	9
<i>Addition of porches, verandas, dormers, additional window and/or door openings etc.</i>	26	25	14

- With respect to landscape alterations of a contributing property participants were asked to answer if they want Minor, Major or Exempt.

Desired Level of Oversight for Landscape Alterations to <i>Contributing Buildings</i>	Exempt	Minor	Major
<i>Construction of fencing at front of property</i>	14	38	13
<i>Construction of fencing at rear of property</i>	49	16	0
<i>Expanding driveway</i>	25	32	8
<i>Rear soft landscaping</i>	55	10	0
<i>Front soft landscaping</i>	40	21	4

<i>Change to the location or size of parking areas</i>	22	26	17
<i>Installation of utilities (i.e., gas meter, smart meters, water meters etc.)</i>	41	19	5
<i>Installation of a pool or hot tub</i>	30	24	11

- With respect to landscape alterations of a non-contributing property participants were asked to answer if they want Minor, Major or Exempt.

Desired Level of Oversight for Landscape Alterations to Non-Contributing Buildings	Exempt	Minor	Major
<i>Construction of fencing at front of property</i>	27	33	5
<i>Construction of fencing at rear of property</i>	52	12	1
<i>Expanding driveway</i>	29	30	6
<i>Rear soft landscaping</i>	59	6	0
<i>Front soft landscaping</i>	43	20	2
<i>Change to the location or size of parking areas</i>	27	29	9
<i>Installation of utilities (i.e., gas meter, smart meters, water meters etc.)</i>	48	15	2
<i>Installation of a pool or hot tub</i>	39	21	5

- With respect to demolitions and additions associated with a “contributing” property, please indicate if you feel the following alterations should be considered Minor, Major or Exempt.

Desired Level of Oversight for Demolition/Addition to a Contributing Building	Exempt	Minor	Major
Demolition of an outbuilding (i.e., garage or shed)	21	28	16
Demolition of a building	10	10	45
Addition of an outbuilding (i.e., garage or shed)	17	31	17
Side or front addition to a building	8	20	37
Rear addition to a building	22	26	17
Relocation of a building	8	8	49

- With respect to demolitions and additions associated with a “non-contributing” property, please indicate if you feel the following alterations should be considered Minor, Major or Exempt.

Desired Level of Oversight for Demolition/Addition to a <i>Non-Contributing Building</i>	Exempt	Minor	Major
Demolition of an outbuilding (i.e., garage or shed)	41	21	3
Demolition of a building	25	18	22
Addition of an outbuilding (i.e., garage or shed)	33	22	10
Side or front addition to a building	17	30	18
Rear addition to a building	36	21	8
Relocation of a building	20	13	32

- In relation to if the HCD Plan should consider the creation of a sub-committee or recommended community member, the majority answered Yes (54/65)
- The participants were asked if Minor heritage permits should be reviewed and approved by municipal staff only, (22/65 answered Yes to this), that minor heritage permits should be reviewed and approved by municipal staff and a specific HCD sub-committee, (15/65 answered Yes to this), that minor heritage permits should be reviewed and approved by municipal staff and the Municipal Heritage Committee (10/65 Answered Yes to this), that minor heritage permits should be reviewed by municipal staff and heritage committee and approved by Council (4/65 Answered Yes to this), 14/65 Unsure at this time
- The participants were asked if Major heritage permits should be reviewed and approved by municipal staff only, (6/65 answered Yes to this), that major heritage permits should be reviewed by municipal staff and heritage committee and approved by Council (33/65), Unsure- 11.
 - Staff and HC and Council 33
 - Staff and HC 10
 - Staff and subcommittee 5
 - Staff only 6
 - Unsure 11

Open Ended Questions

For Question 4, participants were asked if anything was missing from definitions of contributing/non-contributing buildings. 28 answered No, 25 didn't answer so we can assume No, and for those who had an answer are written out below:

- We feel that the definitions are adequate. But sometimes local groups do exaggerate the merits of a building.
- Vacant properties
- Buildings and properties that have had renovations, additions and changes made to their exteriors and properties should not be included.
- Yes, I do feel there several items missing, including the following characteristics of the buildings and properties in the district: 1) Height of the building, 2) Ratio of the "footprint" of the building (square footage of the footprint) to the size of the property on which it stands Almost all buildings in the district are quite small compared to the property size. 3) and, as a direct consequence of #2, the population density in the district is relatively small compared to the square footage / acreage of the land within the district.
- We feel you are assuming we agree with this. We do not, so therefore have no opinion on the status.
- No, but we should have time to debate the merits of the non and contributing buildings.
- Yes. Should there be a 3rd designation? Homes/Buildings that are in fact VERY old, but have had alterations and changes that have for all intensive purposes completely changed them, should these buildings not be designated with an * (asterisk) or named "Contributing with Exception" ? More specifically to lighten the burden on the homeowner to make future changes to their home if it's a shadow of its original self.

Figure 1: Survey #2 - Question 4 Open Ended Responses

In question 16 participants were asked what are some tangible steps that can be implemented or addressed with the HCD Plan which could help with revitalization of the area and/or to enhance community identity, pride, and involvement? Staff have summarized the topic areas below:

- Improving local stormwater management.
- Providing road, sidewalk and trail improvements.
- Provide improved intersection and cross walks at CR 88 and 27.
- Make the area more attractive by providing façade improvements to existing buildings (i.e., fresh paint, clean up exteriors, general maintenance, resolve boarded up properties and eye sores).
- Revitalize core and business plan for core.
- Ensure sympathetic design of replacement buildings.
- Provide flexibility to make changes to buildings provided they keep to character of area.
- Increased control over new construction to ensure keeping in character with area.
- Alternatively, no restrictions at all.
- Protecting area character and appearance.
- Vacant and neglected properties must be addressed. Preference is that boarded up and derelict building be revitalized and reused.
- Remove eye sores such as the old gas station.
- A stronger property standards by-law to address derelict buildings.
- Implement traffic calming measures along CR 88 and 27.
- Improve gateway and improvements and enhancements to infrastructure on the municipal right of way (i.e., landscaping, improved streetlights, signage, street furniture, improved streetscape). Specifically, requested addition of crosswalks at Browns Lane and the Bond Head United Church. Additionally, extend the sidewalk all the way to the church.
- Provide storm sewers and municipal servicing to all residents.
- Financial incentives to help revitalize properties. Development charges suggested as an option.

- Traffic calming and diversion efforts including, provide Bond Head bypass, reducing speed, speed cameras, reduce truck traffic in core.
- Look at best practices (i.e., Cookstown, Kleinburg, Thornton, etc.).
- Community involvement and notification in HCD decisions and other future decisions in area.
- Tax breaks for those within boundary.
- Formation of HCD committee.
- Planting of trees to replace ash trees.
- Accountability of all owners to avoid demolition by neglect. The general state of upkeep must be enforced.
- Adjacent developments and surrounding subdivisions should be in keeping and sympathetic to the HCD.
- Promote and celebrate importance of Bond Head through signage, media, create a heritage day, and other Town initiatives.
- Investment in local businesses and community facilities, including but not limited to parks, public parking, library, community centre, infrastructure and general beautification and streetscape improvements.
- Make sure everyone is heard and has equal voices.
- Encourage tourism with public facilities, sidewalk improvements, plaques and signage.
- Provide sidewalks along CR 88 and 27 for full length of district.
- Salvage program to support historical home owners.

Q17: In question 17, participants were asked What method of communication do you feel the Town should utilize to inform property owners about the Heritage Conservation Districts and/or help them understand the policies, guidelines, and heritage permitting process*(duplicates not show)

- Standard Mail – 30
- Email – 28
- Dedicated Website – 12
- Social Media – 12
- Registered Mail – 2
- Newspaper/Bradford Topic/Bradford Today – 9
- Community Meetings – 8
- Flyers/Signage - 6
- Info alongside Utility or Tax Bill – 5
- Post Office Billboard – 3
- Hard copy materials upon request – 2
- Hard copy paper deliveries of materials – 2
- Announcement/Booth at Town Events (Council, Carrotfest, etc.) – 1
- Phone Calls – 1
- Staff – 1

In the final question #18 residents were asked if they had questions, comments, concerns. Responses and questions fell into the following themes:

- **OPPOSITION/CONCERNS**

- Not everyone is supportive of the HCD, or want their properties designated, and people do not want additional restrictions on their properties.
- A HCD is not necessary for residents to take pride in their properties.
- Focus on revitalizing the community and attracting businesses and investment instead of pursuing the HCD.
- Bond Head does not have enough history warrant an HCD.
- Believe it is premature to bring forward a HCD and that the process is moving too fast.
- Concerned the HCD will reduce value of properties and that guidelines will discourage interest and investment.
- The boundary is too large.
- Is the HCD a done deal?

- **DESIRES**

- Need a present and on-going mechanism for community experts to participate and share knowledge.
- Further investment is required in Bond Head.
- Bond Head needs a by-pass and traffic problem resolved.
- Is there financial assistance for heritage property owners?
- It is important to provide the character of Bond Head, but at the same time recognize that maintaining a heritage property requires time and money. Residents would like flexibility in the guidelines and financial relief.
- Vacant and dilapidated properties need to be revitalized or addressed.
- Implementation of an HCD will attract tourism.

- **QUESTIONS/INFORMATION REQUESTS**

- Who is making HCD decisions?
- When is the HCD expected to be enacted?
- Will interiors of heritage buildings be exempt from the guidelines?
- Would like to know more about obtaining insurance for heritage properties. Would like a list of companies who provide insurance to heritage properties.
- Are severances permitted for heritage properties?

- **COMMUNICATION**

- Wants all presentations on the Town website.
- Would like all written comments read out at presentations.
- Desire for greater community feedback and in-person meetings.