



# The Corporation of the TOWN OF MILTON

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Report To: Council

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From: Barbara Koopmans, Commissioner of Planning and  
Development

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Date: August 22, 2016

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Report No: PD-034-16

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Subject: Heritage Conservation District Study for Omagh

**Recommendation: THAT Staff Report PD-034-16 regarding the history of the  
village of Omagh be received for information;**

**AND THAT staff be directed to commence a Heritage Conservation Study that also includes an analysis of transportation and natural heritage issues that affect the historic village of Omagh;**

**AND THAT Council endorse the Terms of Reference and Work Plan for the Omagh Heritage Conservation District Study as outlined in Appendix 1 to Report PD-034-16;**

**AND THAT staff be directed to consult with Conservation Halton and the Region of Halton with respect to the potential environmental and transportation constraints and opportunities as well as the implications they will have on the historic village of Omagh within the Boyne Secondary Plan Area;**

**AND THAT staff be directed to hold a public information meeting to outline the scope of the Study and to get initial public input;**

**FURTHER THAT staff be directed, after consultation with the residents, Conservation Halton, Heritage Milton and the Region, to prepare a report detailing the potential implications of designating a Heritage Conservation District Plan for Omagh as well as recommendations regarding Official Plan and Zoning By-law changes relating to transportation and natural heritage issues that affect the historic village.**



## EXECUTIVE SUMMARY

The Boyne Survey Secondary Plan requires that a Heritage Conservation District (HCD) Study relating to the village of Omagh be undertaken. It states that no development can take place in the Omagh area until “*a detailed study relating to a potential Heritage Conservation District designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton.*” This study is therefore more than just a Heritage Conservation District Study. It has to take into account the presence of a creek and natural heritage system that run through the historic village and the proposed re-alignment of Britannia Road as these pose additional issues that will factor into the planning of the future of the Omagh area.

At present the north side of Omagh is in the urban area within a Future Development (FD) Zone of the Boyne Survey Secondary Plan Area, while the properties on the south side of Britannia Road are in the rural area in an Agricultural (A1) Zone. As such little change can currently take place within the village. The HCD Study would review potential Official Plan and zoning changes that would allow the future of Omagh to be planned as a complete community that encompasses both sides of Britannia Road and maximises physical and visual connections to the creek lands that run through the centre of the village. The Study is an opportunity to proactively plan for the future of this historic village. It would investigate how development and change could take place in Omagh in a way that “*reflects the unique character of this area*” while also addressing transportation, cultural heritage and natural heritage issues. In this way Omagh can be developed as a unique neighbourhood or “urban village” within the Boyne Secondary Plan Area with the potential of the creek forming a natural heritage asset within the heart of this community.

It is anticipated that the HCD Study would be undertaken by Town Staff with input from Conservation Halton and the Region.

## REPORT

### Background

Schedule A of the Official Plan is the land use plan for Milton. It shows the properties in Omagh that are on the south side of Britannia Road as being in the Rural Area and designated as an Agricultural Area. The lands that follow the line of the creek through the village are designated as Greenlands A. The south side of Britannia Road is within an Agricultural Zone with an area zoned as Greenlands A running through it. Within these areas the predominant land use is agricultural. Here only certain defined uses that support agricultural operations are permitted as well as single detached houses on existing lots. No severances to create new lots are permitted.

Schedule B is Milton’s Urban Area Land Use Plan. This shows the lands within Omagh that are on the north side of Britannia Road are in the Urban Area in a Residential Area designation with some Greenlands A following the line of the creek. The lands



designated as Residential Area are within a Future Development Zone. Here only uses that legally existed on the date the Zoning By-law came into effect are permitted. New buildings and structures are not permitted in this zone; however, additions to existing buildings are permitted.

Little change is therefore currently permitted within the village of Omagh. In addition it is not currently possible to plan comprehensively for the future of the village as a whole as the north and south halves of the village are within differing Official Plan designations and zones.

The Boyne Survey Secondary Plan states that the Boyne community character will recognise Omagh's *"unique character...both with respect to cultural heritage and natural heritage."* (C.10.2.1.g). Schedule C.10.C of the Secondary Plan is the Land Use Plan for Boyne. It shows the Omagh Study area (see the attached Figure 1). The Boyne Survey Secondary Plan states that it seeks:

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

It goes on to say that:

***"Omagh has a special character which reflects its significant cultural heritage and its relationship to the Natural Heritage System. The Omagh Study Area designation on Schedules "C.10.A" and "C.10.C" is an overlay designation. No development shall be permitted in this general area, until a detailed study relating to potential Heritage Conservation District designation is carried out by the Town, in consultation with the Region, the Conservation Authority and Heritage Milton. The study will be designed to develop a detailed plan which ensures any development reflects the unique character of this area and addresses transportation, cultural heritage and natural heritage issues."***  
(Policy C.10.5.12.) (Emphasis added).

The creek land that runs through the middle of Omagh forms part of the Boyne Survey Secondary Plan's natural heritage system. It includes links to the Greenbelt and the Niagara Escarpment Plan Area. One of the objectives of the Secondary Plan is to protect and enhance natural heritage features as part of a linked natural heritage system within Boyne.

The Region of Halton is currently planning improvements to Britannia Road that will turn it into a 4-lane arterial road (with land reserved for future widening to 6 lanes). As part of this process Britannia Road is to be re-aligned to run to the south of Omagh. When this takes place the old Britannia Road that runs through the village of Omagh will either be linked to the road system of the surrounding subdivisions to the north or will be turned



into cul-de-sacs.

## Discussion

Well-maintained historic buildings, streetscapes and landscapes contribute to safe and comfortable neighbourhoods. They also foster local identity and pride. In addition studies have consistently shown that there are clear economic and environmental advantages to retaining and properly maintaining heritage buildings.

The *Ontario Heritage Act* enables municipal councils to designate a Heritage Conservation District (HCD) “through adoption of a district plan with policies and guidelines for the conservation, protection and enhancement of the area’s special character”. Heritage Conservation District designation recognizes that the value of a distinct area (such as the village) as a whole is greater than the sum of its parts. It recognizes and allows for the preservation of cumulative character of the buildings, streetscape, landscape, and other cultural and urban features that define the character and sense of identity of the area in question. As Milton continues to grow the HCD Study provides an opportunity to define the aspects of the village of Omagh that are valued and cherished as well as the things that are inappropriate for development, and to identify policies to encourage more of what is desirable to enhance Omagh’s special character. This is a unique opportunity to appreciate the past, understand the present, and plan for a successful future. The HCD Study would determine whether there is merit in designating Omagh as a Heritage Conservation district.

Most of the historic small villages that once existed in the former Trafalgar Township have disappeared over the last thirty years. For most only their name and one or two old buildings remain. Omagh is different. It was founded in 1818 and is the only village in Milton from the former Trafalgar Township that retains its original village character. It also retains a number of significant heritage resources as well as having a creek and floodplain running through the heart of the village. Appendix 2 to this report provides details of the history of the village of Omagh.

At present Omagh is bisected by Britannia Road. The village properties on the north side of Britannia are in the urban area and within a Future Development (FD) Zone while those on the south side are within the rural area and within the Agricultural (A1) Zone. Neither of these zones allow much change to take place. As the Region of Halton widens and modernizes Britannia Road it is planning on re-aligning the road to the south of the village of Omagh. The HCD Study can use this as an opportunity to explore Official Plan Policy and Zoning changes that would allow for the re-designation of the current agricultural lands within the village to a residential designation once the road re-alignment has taken place. This would allow Omagh to be planned in a comprehensive fashion as a complete community spanning both sides of the street. The HCD Study would also explore opportunities to maximize both physical and visual connections to the creek lands that run through the heart of Omagh. In this way it can be planned as a



natural heritage asset that provides character and a unique focus for this future “urban village” community.

The area surrounding the village is going to experience considerable change in the near future as the development within the Boyne Survey Secondary Plan takes place. Omagh will no longer have a rural character as it will be surrounded by modern new development and will have Britannia Road by-passing it to the south. The Omagh Heritage Conservation District Study (HCDS) provides an opportunity to spell out the aspects of the village that are valued and cherished as well as to understand the constraints imposed by the creek lands and floodplain that run through the heart of the village and the impact of the re-alignment of Britannia Road. Through the study detailed policies and guidelines will be developed that will allow Omagh to develop in a unique way as an “urban village” centred around the natural heritage system that runs through the heart of the village.

It is anticipated that the HCD Study would be undertaken by Town Staff rather than private consultants. Appendix 1 to this report includes the proposed Work Plan for the study. If approved by Council, this will involve consultation with and input from Conservation Halton, the Region, Heritage Milton, local residents and land owners. Following completion of the study a report will be brought forward to Council with recommendations regarding the potential designation of and boundary for an Omagh Heritage Conservation District as well as potential changes to the Official Plan and the Zoning By-law to facilitate change within the village.

### Financial Impact

None arising from this report.

Respectfully submitted,  
Barbara Koopmans, BES, MCIP, RPP, CMO  
Acting Director of Planning and Development

For questions, please contact:

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### Attachments

Appendix 1: Terms of Reference for Omagh Heritage Conservation District Study

Appendix 2: History of the village of Omagh

Figure 1: Schedule C.10.C – Boyne Survey Secondary Plan Land Use Plan

CAO Approval

Linda Leeds, CPA, CGA

Deputy Chief Administrative Officer/Chief Financial Officer

## Appendix 1: Omagh Heritage Conservation District Work Plan

	<b>Phase 1</b> Background Research	<b>Phase 2</b> Analysis	<b>Phase 3</b> Findings & Direction	<b>Phase 4</b> Final Report & Recommendations
<b>Key Actions</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Research</li> <li><input type="checkbox"/> Learn</li> <li><input type="checkbox"/> Identify</li> <li><input type="checkbox"/> Gather information</li> <li><input type="checkbox"/> Generate Ideas</li> <li><input type="checkbox"/> Review</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Investigate</li> <li><input type="checkbox"/> Analyse</li> <li><input type="checkbox"/> Assess</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Develop</li> <li><input type="checkbox"/> Formulate</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Finalise</li> <li><input type="checkbox"/> Recommend</li> </ul>
<b>Major Tasks</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Review of existing Planning Policy context for Omagh</li> <li><input type="checkbox"/> Review requirement of Ontario Heritage Act with respect to HCD's</li> <li><input type="checkbox"/> Examine the character and appearance of Omagh (buildings, structures, natural heritage, vegetation, road layout...)</li> <li><input type="checkbox"/> Identify initial factors that define Omagh's "unique"/"special" character</li> <li><input type="checkbox"/> Document cultural heritage assets within Omagh and explain their value</li> <li><input type="checkbox"/> Identify boundary options for potential HCD and reasons for boundary</li> <li><input type="checkbox"/> Define benefits/costs of HCDS</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Define initial objectives for the HCD/Character Area</li> <li><input type="checkbox"/> Determine scope/content of HCDP</li> <li><input type="checkbox"/> Develop an initial statement explaining the cultural heritage value or interest of the HCD.</li> <li><input type="checkbox"/> Describe the heritage attributes of the HCD &amp; the properties in the HCD including list of unique village identifiers</li> <li><input type="checkbox"/> Identify nature of appropriate/inappropriate development within the HCD/Character Area</li> <li><input type="checkbox"/> Identify initial boundary of HCD/Character Area</li> <li><input type="checkbox"/> Identify initial description</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Finalize objectives for HCD/Character Area</li> <li><input type="checkbox"/> Define direction principles</li> <li><input type="checkbox"/> Finalize statement explaining cultural heritage value or interest of the HCD</li> <li><input type="checkbox"/> Develop a policy statement for achieving the objectives and for managing change in the HCD</li> <li><input type="checkbox"/> Develop guidelines &amp; procedures for achieving the stated objectives and for managing change in the HCD/Character Area</li> <li><input type="checkbox"/> Develop list/description with illustrations of minor alterations that would not</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Prepare final HCDS report which would include:                             <ul style="list-style-type: none"> <li>a) A statement of objectives</li> <li>b) A statement explaining the cultural heritage value or interest of the HCD;</li> <li>c) A description of the heritage attributes of the HCD &amp; the properties in the HCD</li> <li>d) Policy statement, guidelines &amp; procedures for achieving the stated objectives and for managing change in the HCD</li> <li>e) A description of minor alterations that would</li> </ul> </li> </ul>

	<p>in comparison to Character Areas</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Initial consultation with Conservation Halton to identify natural heritage and flood risk concerns/issues/constraints with Conservation Halton</li> <li><input type="checkbox"/> Initial consultation with Development Engineering, traffic, transit and Region staff to identify transportation/engineering concerns/issues/constraints</li> <li><input type="checkbox"/> Initial consultation with Community Services to identify open space requirements for village, future role of the Omagh Ball Park and public access to creek lands</li> <li><input type="checkbox"/> Initial consultation with Heritage Milton to identify cultural heritage concerns/issues/constraints</li> <li><input type="checkbox"/> Initial public input</li> </ul>	<p>of Omagh's special character</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Identify options for addressing natural heritage/flood risk concerns.</li> <li><input type="checkbox"/> Identify options for addressing transportation concerns</li> <li><input type="checkbox"/> Integrate natural heritage and transportation issues with HCD plan objectives</li> <li><input type="checkbox"/> Identify options for parks and open spaces within the village and for maximizing public access and visibility to open space features</li> <li><input type="checkbox"/> Identify other options that could be employed to "preserve" Omagh's "unique"/"special" character e.g. Character Area</li> <li><input type="checkbox"/> Explain how public concerns have been addressed</li> <li><input type="checkbox"/> Identify potential financial incentives for heritage preservation</li> </ul>	<p>require a Heritage Permit</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Finalize boundary of HCD/Character Area</li> <li><input type="checkbox"/> Finalize description of Omagh's special character</li> <li><input type="checkbox"/> Develop strategy/priorities for enhancing identified assets of Omagh</li> <li><input type="checkbox"/> Formulate draft policies, mapping, zoning &amp; urban design guidelines</li> </ul>	<p>not require a Heritage Permit</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Recommend updated policies/zoning and mapping for inclusion as part of OPA/ZBLA that will address: <ul style="list-style-type: none"> <li>a) Cultural heritage</li> <li>b) Natural heritage</li> <li>c) Transportation</li> <li>d) Park provision &amp; trails</li> <li>e)</li> </ul> </li> </ul>
<b>Meetings</b>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Technical Advisory Committee (Planning, Engineering,</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Technical Advisory Committee - outline</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Technical Advisory Committee – identify</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Technical Advisory Committee –</li> </ul>

	Community Services, Corporate Services, Conservation Halton, Region of Halton, Heritage Milton) – identify concerns/issues/constraints	options for future development	preferred strategy to address concerns	recommendations for OP/Zoning/HCD Study/urban design guidelines
<b>Public Engagement</b>	<input type="checkbox"/> COW / Council - launch study <input type="checkbox"/> Open House to: <ul style="list-style-type: none"> <li>a) Outline purpose of study</li> <li>b) Outline benefits of HCD/Character Area</li> <li>c) Identify residents'/property owners concerns</li> <li>d) Identify what residents consider to be the "unique"/"special" character of Omagh</li> <li>e) Identify how residents would like their community to be integrated with rest of Boyne</li> <li>f) Identify what form of development residents do not want to see in Omagh</li> </ul>	<input type="checkbox"/> Public Meeting to explain findings of Open House and outline options for future HCDS.	<input type="checkbox"/> Open House/public meeting to: <ul style="list-style-type: none"> <li>a) Review draft HCD objectives, policies and guidelines</li> <li>b) Explain what form of new development would be permitted;</li> <li>c) Explain when a Heritage Permit would be required</li> <li>d) Explain what form of development would not be permitted</li> </ul>	<input type="checkbox"/> COW / Council – study conclusion and recommendations
<b>Timeline</b>	Summer 2016	Fall 2016	End 2016	Spring 2017



## **Terms of Reference for Study**

### **Project Scope**

The former/historic village of Omagh is the largest and most well preserved of the remaining villages in the Trafalgar New Survey area of Milton. Most of the villages and hamlets that once thrived within the former Trafalgar Township have disappeared as growth and development has taken place.

Omagh constitutes a heritage landscape that has evolved over time. This heritage landscape comprises of a number of buildings set around the intersection of Britannia Road, Fourth Line and Sixteen Mile Creek and it encompasses the spaces around these building with their mature vegetation, driveways and fences etc. It is the juxtaposition of these features that gives Omagh its unique character. The intention of this study is to define character and heritage value of the village and develop policies and procedures that ensure that this is not lost but is instead conserved and integrated as a unique neighbourhood within the Boyne Secondary Plan community. At the same to the study needs to be mindful of the constraints resulting from the creek and floodlands that run through the village and the changes to the road configuration in the area while also seeking to maximise the potential benefits of these features.

The Boyne Survey Secondary Plan recognises that Omagh has a special character and proposes that a Heritage Conservation District Study be developed to ensure that new development reflects this unique character and addresses issues such as transportation, cultural heritage and natural heritage.

### **Goals**

- Conserve and enhance the unique cultural heritage value and character of the village of Omagh as a clearly defined heritage landscape
- Integrate Omagh with the surrounding the Boyne Secondary Plan Area as a unique neighbourhood/urban village
- Conserve and enhance the natural heritage while seeking to integrate where possible, the creeklands within the village fabric in order to maximise its use and visibility.
- Create a sense of identity as an urban village.
- Identify changes to the public realm, in particularly in relation to the road design within the village, that will enhance walkability and connectivity with the surrounding subdivisions and with the surrounding natural heritage and support the village's unique identity.
- Have policies and procedures that allow the village to change and develop in a way that respects and is compatible with its traditional village character.

## **Objectives**

- An explanation of the “unique”/”special” character of Omagh
- Preservation and celebration of Omagh’s cultural heritage resources and its “unique”/”special” character
- Definition of the boundary of the village
- Planning policy, zoning and urban design guidelines that ensure provide a framework for managing change in the village so that Omagh’s “unique”/”special” character is preserved as an urban village within the Boyne Secondary Plan area.
- Provide recommendations for Tertiary Plan/pre-zoning of lands within the boundary of the village/HCD
- Avoidance of the destruction of Omagh’s heritage buildings and landscape fabric through insensitive infill development.
- Ensure planning framework covers the whole of the village and policy changes relating to re-alignment of Britannia Road are implemented.
- Ensure significant archeological resources are conserved
- Ensure that significant natural heritage features within the village are conserved and integrating into village fabric and that public access and visibility towards the creek is maximised
- Integration of flood management measures into village fabric to ensure public safety while preserving the character of the village.
- Provide recommendations for public realm changes that support the village’s “unique”/”special” character.

## **Components**

The Omagh Study will include:

### **Heritage Conservation District Plan / Character Area**

A Heritage Conservation District Plan Study that will:

- Define the boundaries and objectives of a potential HCD/Character Area
- Integrate natural heritage and transportation issues with HCD/Character Area plan objectives
- Include a statement explaining the cultural heritage value or interest of the HCD/Character Area and defining the special character of Omagh
- Include a description of the heritage attributes of the HCD/Character and the properties within it.
- Include an explanation of appropriate/inappropriate within the HCD/Character Area and define minor alterations that would not require a Heritage Permit

- Include a policy statement, guidelines and procedures that will work to realize the objectives of the HCD/Character Area and managing change within it.
- An assessment of alternative options that could be employed to “preserve” Omagh’s “unique”/”special” character e.g. Character Area and discuss their benefits and limitations in comparison to a HCD.
- Recommendations with regard to Official Plan policy changes/Tertiary Plan changes that would be needed to fully implement a HCD and/or a Character Area. This may include:
  - Changes/recommendations to ensure the integration of the policy framework across both sides of Britannia Road north of the Regional Road alignment;
  - changes to Fourth Line road allowance
  - changes to the natural heritage system to enhance physical and visual access
  - promote connections to Omagh and its natural heritage system
- Develop Zoning By-law changes that would reflect the defined unique character of Omagh and complement the objectives of the HCD and/or Character Area.

### **Urban Design Guidelines**

Urban design guidelines will recommend ways in which to enhance the existing and future built environment and promote public realm improvements while preserving Omagh’s “unique”/”special” character. These guidelines would provide a framework that would “preserve” Omagh’s “unique”/”special” character and would include guidelines for:

- additions and alterations to existing heritage buildings;
- additions and alterations to non heritage buildings;
- infill development
- alterations to the public realm;
- integration with natural heritage features such as the creek;
- parking;
- lot boundary treatments;
- vegetation

Recommendations will also be made for updating the Urban Design Guidelines for the Boyne Survey Secondary Plan to relate to the special character of the public realm within Omagh and to integrate the unique character of the village into the Boyne Survey Secondary Plan Area.

### **Natural Heritage Assessment**

The Study will assess flood risk, extent of floodplain and required setbacks from the floodplain with Conservation Halton. Other natural heritage features such as mature vegetation, hedgerows, setbacks that are important to the character of Omagh will be identified for conservation.

Options for addressing natural heritage/flood risk concerns will be developed and Official Plan/Tertiary Plan and Zoning By-law amendments recommended as necessary to ensure the natural heritage assets are integrated into the village fabric and preserved for future generations.

The urban design guidelines will address methods for integrating the natural environment into the village fabric and address the potential for including a linear village park with integrated trails along the line of the creek.

### **Transportation, Transit & Parking Assessment**

The Study will address the impact of the re-aligned Britannia Road on the lot fabric and boundary of village of Omagh. It will make recommendations with regard to potential changes that will allow the lots within the village that are north of the re-aligned Britannia Road to be deemed within the Built Boundary so that the planning framework for the village can be integrated across both sides of the old Britannia Road. This may result in recommendations that would feed into the Official Plan Review and/or potential changes to the Official Plan/Tertiary Plan and Zoning By-law.

It will address options for the design and role of the road network within the village to both integrate this to the wider transportation network and improve walkability while recognising the “unique”/“special” character of the village. This will include maximising access to public transit and options for on-street parking.

The Study will consider options for parking provision within the village for non-residential uses.

### **Land Use Analysis**

The Study will review of the opportunities for limited mixed use and infill development within Omagh and develop Official Plan and/or Zoning By-law amendments as necessary. Any new uses and/or infill development should not harm cultural

heritage resources or natural heritage and will include an examination of compatibility with the surrounding neighbourhood, traffic, parking and the impact on the parcel fabric and lot sizes.

### **Open Space Analysis**

Omagh includes a popular ball park and a creek runs through its centre. The Study will address the future role of the ball park and the open space needs of the surrounding community and include options to improve access to the ball park and for enhancing its role within the village.

The Study will also investigate options for having a linear park with trails and bike lanes running through the village along the line of the creek and improving access to the creek lands while addressing flood risk.

### **SWM Requirements**

The location and integration of nearby Storm Water Management Ponds will be assessed to support Omagh's "unique"/"special" character and to define the boundaries of the HCD/Character Area.

## **Study Structure and Required Tasks**

The development of an Omagh Heritage Conservation District Study will include but not be limited to the following tasks:

### **Phase 1 - Background and Program Outline**

#### **Background Review**

Background Review and Detailed Analysis to guide the development of the plan

- Review of existing Planning Policy and legislative framework
- Examine the character and appearance of Omagh (buildings, structures, natural heritage, vegetation, road layout...) and factors that define Omagh's "unique"/"special" character
- Identify boundary options for potential HCD and reasons for boundary
- Define benefits/costs of HCDS in comparison to Character Areas
- Identify natural heritage and flood risk concerns/issues/constraints
- Identify transportation/engineering concerns/issues/constraints
- Identify open space requirements for village, future role of the Omagh Ball Park and public access to creek lands

#### **Public Engagement Strategy**

- Open House to:
  - Outline purpose of study
  - Outline benefits of HCD/Character Area
  - Identify residents'/property owners concerns
  - Identify what residents consider to be the "unique"/"special" character of Omagh
  - Identify how residents would like their community to be integrated with rest of Boyne
  - Identify what form of development residents do not want to see in Omagh
- Consult Heritage Milton as required under Part V, S. 40 of the *Ontario Heritage Act, R.S.O. 1990c, c.18*
- Establish a Technical Advisory Committee (Parks, Engineering, Transit, Conservation Halton, Region, Heritage Milton)

#### **Deliverables**

Interim report #1 outlining:

- Cultural heritage assets within Omagh and explaining their value

- Factors that define Omagh's "unique"/"special" character
- Boundary options for potential HCD/Character Area
- Results of initial consultation with Conservation Halton
- Results of initial consultation with Engineering regarding transportation concerns
- Results of initial consultation with Region regarding re-alignment of Britannia Road and integration of lands north of re-aligned road into the Built Boundary
- Result of initial consultation with Community Services regarding long term open space and trail requirements for village
- Results of initial consultation with Heritage Milton regarding cultural heritage assets
- Results of initial consultation with general public

## **Phase 2 – Analysis**

- Preparation of objectives for the HCD/Character Area
- Initial analysis as to whether public support for a HCD.
- If a HCD option is being pursued the analysis will include;
  - Outline of scope/content of HCD Plan
  - Statement explaining the cultural heritage value or interest of the HCD.
  - Explanation of the heritage attributes of the HCD & the properties in the HCD
  - Explanation of appropriate/inappropriate development within the HCD/Character Area
  - Identification of preferred boundary of HCD/Character Area
  - Statement describing Omagh's "unique"/"special" character and outlining options to address how this can be preserved
- Outline of options to address natural heritage/flood risk
- Outline of options to address transportation concerns
- Outline options for integrating natural heritage and transportation issues with HCD plan/Character Area objectives
- Outline options for parks and open spaces within the village and for maximizing public access and visibility to open space features
- Explanation of how public concerns can be addressed

### **Deliverable(s):**

- Interim Report #2 addressing the above issues.

- Presentation of Interim Report 2 to TAC and views input sought
- Presentation to Interim Report 2 to general public and views input sought
- Presentation to Interim Report 2 to Heritage Milton and views input sought

### **Phase 3 – Findings and Direction**

Preparation of:

- Recommendations as to whether a HCD or Character Area are being pursued.
- If a HCD is being pursued the following will be prepared:
  - Objectives for HCD/Character Area
  - Statement explaining cultural heritage value or interest of the HCD and description of Omagh's special character
  - Description of the HCD's heritage attributes and those of the properties in the district
  - A policy statement for achieving the objectives and for managing change in the HCD
  - Draft design guidelines & procedures for achieving the stated objectives and for managing change in the HCD
  - Draft list/description with illustrations of minor alterations that would not require a Heritage Permit
  - Preferred boundary of HCD
- Option for developing a Character Area to realise objectives of OP if HCD rejected. This would include:
  - Description of Omagh's special character
  - Objectives for Character Area
  - Draft urban design guidelines for achieving the stated objectives and for managing change in the Character Area
  - Preferred boundary of HCD/Character Area
- Draft policies, mapping, zoning & urban design guidelines

### **Deliverable(s):**

- Interim Report # 3 – Draft HCD Plan including:
  - Requirements under Part V, S. 41.1 of the *Ontario Heritage Act, R.S.O. 1990c, c.18*
  - Draft OP/Tertiary Plan Amendments (Character area, including area north of re-aligned Britannia Road within the Built Boundary...);
  - Draft Pre-zoning of Omagh (new Urban Village Zone)
  - Preferred options with respect to public space strategy for Omagh



- Draft Urban design guidelines for the HCD /or Character Area
- Preferred options with respect to flood plain and natural heritage issues
- Preferred options with respect to transportation issues
- Presentation of Draft HCD to Council as a public meeting under the Planning Act for OP & Zoning amendments and as a public meeting under S. 41.1(7) of the *Ontario Heritage Act, R.S.O. 1990c, c.18*

#### **Phase 4: Final Report & Recommendations**

Finalise

- HCD Plan;
- OP/Tertiary Plan Amendments (including potential Character Area)
- Pre-zoning of Omagh
- Urban design guidelines

#### **Deliverable(s):**

Technical Report to Council if no appeal within 30 days – adoption of resultant by-laws

## Appendix 2: History of the Village of Omagh

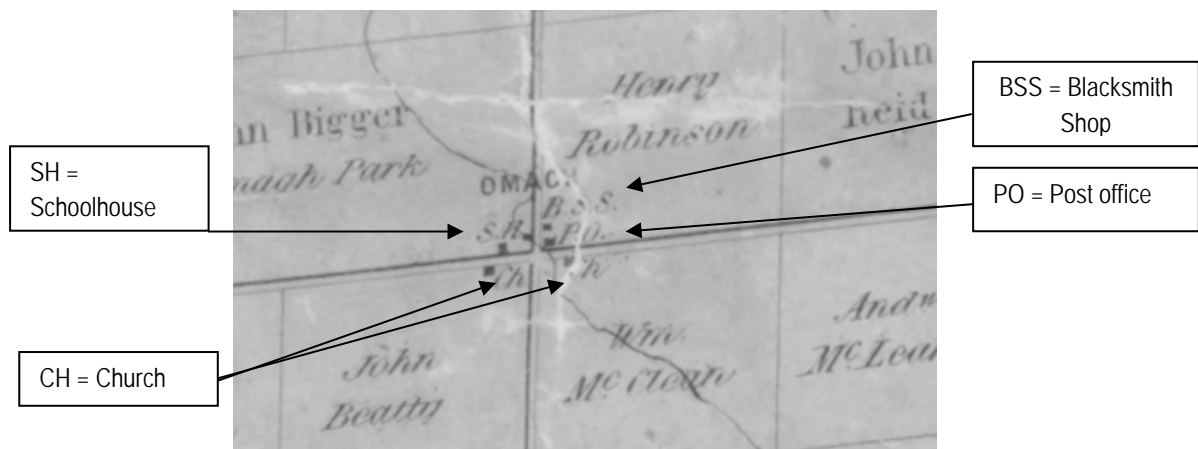


- Prior to European settlement the County of Halton was covered by dense woodland of hardwood and pine. Travelling through this was difficult so people generally travelled along the waterways and used trails to link one waterway to another.
- During the years 1770-1810 after the American War of Independence a considerable number of settlers, known as the United Empire Loyalists, moved to Canada from the United States. These new settlers initially settled in the Niagara area but later moved north and east. They were given free land grants in recognition of their service to the Crown during the war years. The amount of land each received was dependant on the rank and prominence of the individual involved. In August 1805 the Crown purchased land north of Lake Ontario from the indigenous Mississauga Indians. This purchase was, in part, to provide land for the United Empire Loyalist settlers. Deputy Provincial Surveyor Samuel S. Wilmot began to survey the land in 1806 and this resulted in the south of Halton County (Burlington and Oakville as well as the south of the Trafalgar Township) being opened for settlement in 1807. The survey used Dundas Street as the base line and is known as the Trafalgar Old Survey.

- The Trafalgar Township was named at a meeting on November 27<sup>th</sup> 1817 at the house of Daniel Munn, innkeeper. The name honoured Lord Horatio Nelson, the British naval commander who died in 1805 at the Battle of Trafalgar against the combined French and Spanish fleets. The township had previously been named Grant Township after Alexander Grant who was the administrator of Upper Canada.
- In 1817 the Trafalgar Township had no doctors, stores or churches, but there were 2 ministers, 4 taverns, a grist mill and 4 sawmills as well as a population of 548.
- After the end of the Napoleonic wars in 1815 there were economic difficulties in Britain and this resulted in an influx of immigration from Britain to Canada. Land was needed for the new settlers and so on October 28, 1818 the Crown purchased more land from the Mississauga people. This resulted in the New Survey of the northern part of the Trafalgar Township. This survey had wider 200 acre lots from those in the survey further south and it facilitated the settlement of the lands near Omagh. This difference in lot patterns between the Old and New Survey areas remains apparent today. The free land grants were stopped in 1826.
- The southern part of the Trafalgar Township (now the Town of Oakville) was therefore originally mostly settled by United Empire Loyalists whilst the New Survey area to the north was principally settled by British immigrants. These new British immigrants often settled in nationalist groupings, such as the Scotch Block. The area around the village of Omagh had a large number of immigrants from Ireland, in particular Protestants from the northern counties of Ireland (known as the Scots Irish).
- Omagh was founded in 1818. At this time the land around the village was flat and forested. The first houses that were built were log cabins which, by the mid nineteenth century, were beginning to be replaced by brick or frame houses. There is little building stone in the area and as a consequence no stone buildings exist in the Omagh area. The brick plants in Milton Heights did not start mass producing bricks until the arrival of the railway in the late nineteenth century, so the bricks used for early houses in the Omagh area would have been hand made at small brick plants on nearby farms. Brick houses would have been considerably more expensive to build and consequently were only commissioned by the more wealthy and prominent of the early pioneering families. There still remains a considerable number of brick heritage houses in the Omagh area that were constructed using these hand-made bricks. Their number and fine detailing is testament to the success and affluence of the many of the early settlers in the Omagh area.
- Omagh was originally going to be called Howellville after John Triller Howell who owned a store and hotel (now known as 10025 Britannia Road). The Howell family were originally from Wales and came to Trafalgar in 1805 via the United States when John was a boy. They were United Empire Loyalists. John was known as "Squire" and married Hannah Smith in 1828. He owned land in both Omagh and Palermo and had strong connections with other United Empire Loyalists in the Palermo area. His daughter married Dr. Anson Buck, the well-known doctor from Palermo. The local MP, John White however, did not want the village called Howellville because he considered Mr. Howell to be a "Yankee". He suggested the name Omagh after the county

town of Co. Tyrone in Ireland where he was born. Many of the locals were also from Ireland and Mr. White is reputed to have persuaded them to his cause by saying that he would also get permission for a post office to open if they chose the name Omagh – which they duly did. The nearby villages of Drumquin and Boyne are also named after places in Ireland.

- Post Office. The post office was opened in Omagh in 1853 with William C. Beatty serving as the first post master (1853-1859). Rural mail delivery was introduced in 1911 and this eventually resulted in the closure of the Omagh post office in 1914.



Omagh village 1858 (Extract from 1858 Tremaine's Map of Halton)

- By the 1850's the Trafalgar Township had developed from subsistence farming to wheat growing. The railway development in the 1870's boosted the local economy as it brought improved access to larger markets and urban areas. This resulted in farmers turning to higher cost cash crops and animal husbandry. The population was also becoming more prosperous. The 1858 Tremaine map shows Omagh containing a Post office, a schoolhouse, a blacksmiths shop & two churches (see above).
- School. Originally the Omagh children attended the Boyne school. There are conflicting accounts of when the first school was built in Omagh. The report from the Percy Merry School in 1993 says that the first school in the village was built in 1828 on the property on the south east of the Britannia Road / Fourth Line intersection although other sources suggest that the children from Omagh were still attending the Boyne school in 1835. In 1851 John Bigger sold some land from Con 4 Lot 6 to School Section #6. This school house is shown on the 1858 Tremaine Map (see above) and is mentioned in "A Sketch of the County of Halton, Canada West" by Robert Warnock, 1862. The first teacher was Samuel Clark who gave up teaching after 2 years and started farming nearby on First Line in the Trafalgar Township. In 1855 he began publishing Milton's first weekly paper "The Halton Journal". A later teacher, James Howden (1879-1890) eventually moved to Manitoba and became the Provincial Attorney-General.
- In 1874 Henry & Elizabeth Robinson sold 1 acre land on the other side of the road from the original school to public school trustees of Section No. 6 for a new schoolhouse. It is unclear why a new location for a school house was sought, however the marshy land and close proximity of the creek to the original school house location may have caused problems that

resulted in a new schoolhouse location being sought on drier land on the Robinson's farm on other side of Fourth Line. The new one room brick school building was erected in 1874 or 1876 just north of the Omagh general store. It was surrounded by spruce and maple trees and was heated by a pot-bellied stove; but it is reported to have been poorly insulated which resulted in the ink bottles freezing overnight in the winter. The school closed in 1956 when Percy Merry School was built. Mrs. Brownridge was the last teacher. The schoolhouse building was demolished in 1968 and the house at 10095 Britannia Road was built using some of the brick masonry, beams and the cupola of the schoolhouse. The original cupola remains in the front yard of this house. A replica of this cupola was recently installed in the Omagh Ball Park to house the old school bell.



Omagh school cupola



Omagh School circa. 1930

- Railway. The Credit Valley railway from Toronto to Milton opened in 1877 and ran just north of the village of Omagh. It was extended two years later to run to Galt, then to Orangeville and Elora. It was originally a single track railway but in early 1900 a second track was built.
- By 1877 Omagh was a thriving village with three churches (Methodist, Disciples of Christ and Presbyterian), a school, a two storey drill shed, a temperance hall, a blacksmith shop and a general store / post office as well as 100 residents. The drill shed was built because of the fear of Fenian raids and threats from the United States and as a consequence regular drills of the county militia were held. The Land Registry records show that in 1873 John Biggar leased land for a Temperance Hall, although other records suggest there was a temperance hall in Omagh since 1853. The temperance movement was very popular in the mid to late nineteenth century and Omagh's branch was known as Temperance Central Division No. 377, Sons of Temperance. The Temperance Hall is later said to have been used as a funeral home. The drill shed & Temperance Hall burned around 1914.
- Churches. Omagh was served at one time by four churches. This large number of churches in such a small village must be a reflection of the significance of the village of Omagh in the wider Trafalgar Township area. The churches comprised of the following:
  - Presbyterian Church - Richard Moore gave land for a cemetery and lumber for the first frame Presbyterian Church in 1838. It was built by Andrew and John Ford. This was the first church to serve the Omagh community. It was situated outside the village, but was

(and still is) known as the Omagh Presbyterian Church. The present church is a replacement brick structure that was built on the same lot in 1909.

- Anglican Church - In 1868 John Biggar sold land to the Church Society of the Diocese of Toronto. He was an Anglican and so this may have been for an Anglican Church. If a church was built on John Biggar's land it was only for a short period as it is not shown on either the 1858 Tremaine Map or in the 1877 Halton Atlas. The reason that the south east corner of John Biggar's farm was not retained for a church use was possibly because the wetness of the land here and the proximity of the creek making this part of John Biggar's farm not a very good location for building. In 1910 the Omagh Anglican Church was built on the north side of Britannia east of Fourth Line, behind the house now known as 1599 Fourth Line. It had seating for 80 people and, like most country churches, it had a shed at the back for horses and buggies. The increase in car ownership during the mid-twentieth century resulted in the decline of small country churches such as this. The Omagh Anglican Church closed in 1946 and was demolished in 1947 by Hugh Beaty and Ernie Pell. Edna Featherstone bought the church land in 1947.



Omagh Anglican Church circa. 1920.

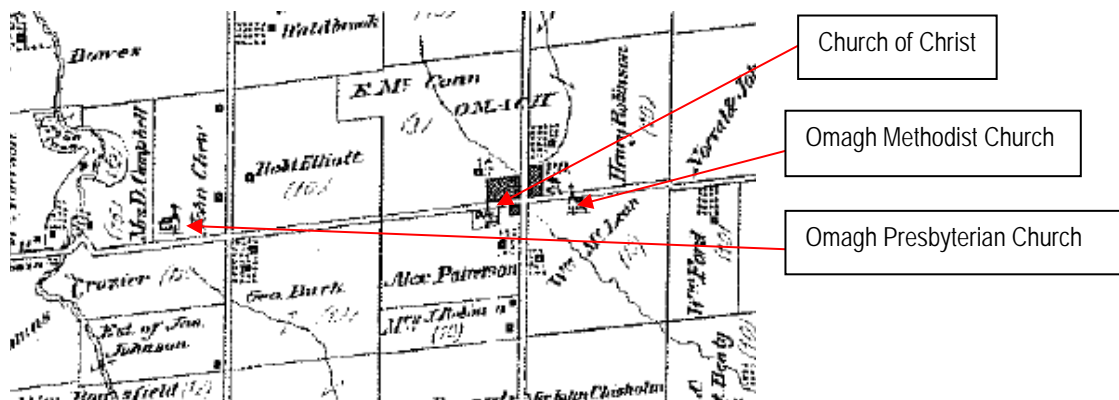
- Church of Christ – The Church of Christ was originally known as the Omagh Disciples of Christ but in 1930 it changed its name. The construction of the church building commenced in 1850 with the first service being held in 1851. The 1861 Census notes a wood frame Disciples Church in Omagh with seating for 250 people. This church is affiliated to the Omagh Bible School, which has run a summer camp on Lower Base Line and Fifth Line for many years. The camp has attracted young people from all over North America.





Omagh Church of Christ

- Methodist church – Records suggest that Andrew Ford built the Wesleyan Methodist Church in 1854. It is shown on the 1858 Tremaine’s Map of Halton on the south east side of the intersection of Britannia Road and Fourth Line. The land on Con 5 lot 4 on which it is situated was only however sold to the church in 1862. Andrew Ford, who built the church, was one of the sons of the pioneers John and Elizabeth Ford. He and his brother John were carpenters and built many of the buildings in the Omagh area. The church was a wood frame building with seating for 300 people. It was destroyed by fire sometime after 1877. Some of its chairs were rescued and given to the Presbyterian Church.



Extract from 1877 Halton Atlas

- Omagh General Store – 10025 Britannia Road. This was originally a hotel and general store. The book “Historic Homes and Buildings of Milton Volume II” by Marsha Waldie and Jack Charlton (1997) say it was built c. 1860. When built it was clad in white washed clapboard and it may have had some gingerbread detailing. It originally had smaller windows and a porch fronting Britannia Road (see photographs below). This modest building has been altered considerably but retains a significant heritage value. It is a landmark in the heart of Omagh. The shop, at one time sold everything including gasoline and kerosene. There was a sidewalk

outside the store that ran from Fourth Line to the school and there were two tie ups for horses. The store use ceased in the 1980's and the building is now used as a residence.



Robinson Brothers' store, Omagh c. 1920's



10025 Britannia Road c. 2000

- A Creek originally ran across 4<sup>th</sup> Line from west to east just above Britannia Road. This made the area here very muddy and resulted in W.C. Beaty building a side walk. The creek was diverted and moved in 1921 or 1922.
- Electricity was brought to Omagh in 1931. By 1935 Omagh contained 6 houses, 4 farms, 3 churches, a general store and a ball park.
- Omagh Ball Park - In 1930's Ed Devlin's farm south of Britannia was used for ball games and later Cecil McCann offered the use of his field on the north side of Britannia for games. There were a number of male and female teams in the village that were very competitive. The idea for the ball park came from Robert R. Ford, Alfred Ford and Ernie Henderson (who was a Trafalgar Township councillor). It was located on William Devlin's farm on the south side of Britannia Road (he may have donated the land for the park). Circa 1960 two more acres were added to the park and the driveway was changed to the other side of the church.
- In the 1970's, when Omagh was within the Town of Oakville, and the municipality received an application to re-zone land on the south east corner of the Britannia Road and Fourth Line for the construction of an airport. Following considerable local opposition the proposals were not pursued.
- The village of Omagh is centred at the intersection of Britannia Road and Fourth Line. It has traditionally served as the focus for a wide surrounding area. The families of the nearby farms shopped, went to school, attended church services, visited the ball park and socialised in Omagh. The fact that, at one time it included four churches demonstrates the importance of the village to the surrounding agricultural society. Some of the owners of the surrounding farms became prominent community leaders with a few being of regional, provincial and occasionally, national significance.



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Figure 1: Schedule C.10.C – Boyne Survey Secondary Plan Land Use Plan

