

Purpose and Effect of Official Plan Amendment No. 15

Black Bridge Cultural Heritage Landscape

The purpose and effect of this Official Plan Amendment is to amend the City of Cambridge Official Plan (2012), as amended, to include a site-specific policy concerning the lands in and around the Black Bridge area forming the Black Bridge Cultural Heritage Landscape (“Black Bridge CHL”). The Black Bridge CHL is located within the municipal boundaries of the City of Cambridge in the Region of Waterloo. The CHL is generally bound: to the east by Townline Road; to the south by River Road; the 4790 Townline Road property; the Speed River floodplain to the west bank of the Speed River, including the river and Black Ridge Road bridge. A map of the area forms part of this amendment.

Statement of Significance

It is the intent of this Section of the Official Plan to provide the basis for conserving the cultural heritage resources of the Black Bridge Cultural Heritage Landscape (“Black Bridge CHL”). In this regard, this Official Plan Amendment recognizes that the Black Bridge CHL, as shown on Schedule A – Figure 67, is significant as the landscape is connected to the industrial, agricultural, transportation, recreational and natural history of the community, and contributes to a strong sense of place.

The cultural and physical character of the Black Bridge area’s landscape has been influenced by its history of settlement and industrial development. Historically, the power of the Speed River and its tributaries was channeled by early settlers to clear the land and build infrastructure alongside it. These watercourses also served an important role in forging connections throughout the region. Local built form has been influenced by local agricultural and milling forms that are visible today, and serve as a unique, intact example of historical landscapes. Human activities along the shoreline of the Speed River at the Black Bridge crossing have served as valued recreational landscape for the community.

The natural heritage of the Speed River and Irish Creek corridors also contribute to the area’s landscape character, and are heritage features that are valued by the community. There are several provincially significant wetlands within the area, as well as a range of habitat including cultural meadow, upland coniferous and deciduous forest, swamp thicket and deciduous swamp forest.

Amendment No. 15 to the City of Cambridge Official Plan

1. Chapter 4, subsection 4.8 of the City of Cambridge Official Plan is hereby amended by adding a Site Specific Policy to conserve the Black Bridge CHL attached hereto;
2. Chapter 16, of the City of Cambridge Official Plan is hereby amended by adding Figure 67 as shown on Schedule 'A' attached hereto;

4.8.9 BLACK BRIDGE CULTURAL HERITAGE LANDSCAPE SITE SPECIFIC POLICY AREA

1. **Preamble:** The Black Bridge CHL is an area of cultural heritage significance in which the modifications resulting from human activities can be identified and are valued by the community. The Black Bridge CHL possesses cultural associations, as well as groupings of individual heritage features, such as the built structures, open spaces, archaeological sites and natural elements that together comprise a significant heritage form, distinctive from that of its constituent elements or parts. The CHL should be conserved in such a way that the area's heritage values, attributes and integrity are retained, and the awareness, appreciation and enjoyment of the Black Bridge CHL should be promoted.

- 1.1 The following heritage themes provide a foundation for the Black Bridge Cultural Heritage Landscape:

- a. Settlement: Aboriginal and Early European;
- b. Community Development: Grist Mills and Saw Mills;
- c. Transportation: Road, River and Rail; and
- d. The Rivers and the Land.

- 1.2 The following are the key Character Defining Attributes of the Black Bridge CHL, as identified through the Black Bridge CHL Technical Study (January, 2016):

- a. The Mill, 4860 Townline Road, City of Cambridge;
- b. The Mill Races, located in City of Cambridge and Township of Puslinch;
- c. The Irish Creek Pond and Dam, Township of Puslinch;
- d. The Speed River Dam, Township of Puslinch;
- e. The Mill Manager's House, 4880 Townline Road, City of Cambridge;
- f. The Mill Boarding House, 4790 Townline Road, City of Cambridge;

- g. The Black Bridge, Black Bridge Road at the Speed River, City of Cambridge;
- h. 537 River Road, City of Cambridge;
- i. The Roszell Farm, 6542 Roszell Road, Township of Puslinch;
- j. Crossroads Memorial Church and Brethren in Christ Cemetery, 4614 Wellington Road, Township of Puslinch;
- k. The Speed River, and the Irish Creek their valleys and floodplains, City of Cambridge and Township of Puslinch;
- l. Views of the Speed River valley, from Black Bridge Road, views of the Black Bridge along the road and across the valley, and views along Townline Road from Black Bridge Road to the hill top near River Road, City of Cambridge and Township of Puslinch; and
- m. Views and viewsheds associated with these Character Defining Attributes, City of Cambridge and Township of Puslinch

2. Policies: In addition to the policies and permitted uses in this Plan, the lands designated as the Black Bridge Cultural Heritage Landscape (Black Bridge CHL) as identified on Schedule 'A', Figure 67 of this Plan, are subject to the following policies:

2.1 Conservation

The Black Bridge Cultural Heritage Landscape shall be *conserved*.

2.2 Education and Awareness

The community is encouraged to promote continued education, awareness and interpretation of the Black Bridge CHL, as detailed in the Management Strategy contained within the Black Bridge CHL Technical Study, and through undertakings such as a coordinated signage program for the area that interprets the themes and significant features, walking or cycling tours, interpretive brochures, and digital media, as appropriate.

2.3 Cultural Heritage Impact Assessment (CHIA)

A *Cultural Heritage Impact Assessment* shall be required for a *development* proposal on all properties within, or directly adjacent to, the Black Bridge CHL in order to ensure that development is context sensitive and mitigates impacts to Character Defining Attributes.

The *Cultural Heritage Impact Assessment* shall be undertaken in accordance with the requirements under Section 4.10 of this Plan.

Where a *Cultural Heritage Impact Assessment* has been undertaken in respect to a *development* proposal and where the *development* proposal has been reviewed by the *Municipal Heritage Advisory Committee* and approved by Council, a further *Cultural Heritage Impact Assessment* will not be required.

2.4 Infrastructure

“Infrastructure” development, upgrades and / or improvements shall be planned and designed in such a way as to minimize impacts and be sympathetic to the Black Bridge CHL’s Character Defining Attributes and to the broader context of the area.

2.5 Property Listing and Designation

Character Defining Attributes of the Black Bridge CHL located within the City of Cambridge shall be listed in the Municipal Register and property owners shall be encouraged to seek designation under the Part IV of the Ontario Heritage Act.

2.6 Amendments to Black Bridge CHL

The Black Bridge CHL policies, Character Defining Attributes and/or boundary may need to be amended from time to time. Amendments shall be prepared by the City of Cambridge’s Planner – Heritage and brought forward to *MHAC* for review. *MHAC* shall provide a recommendation in regards to the amendment for consideration and approval by Council. All amendments will be pursuant to the Planning Act.

Schedule A to OPA #15

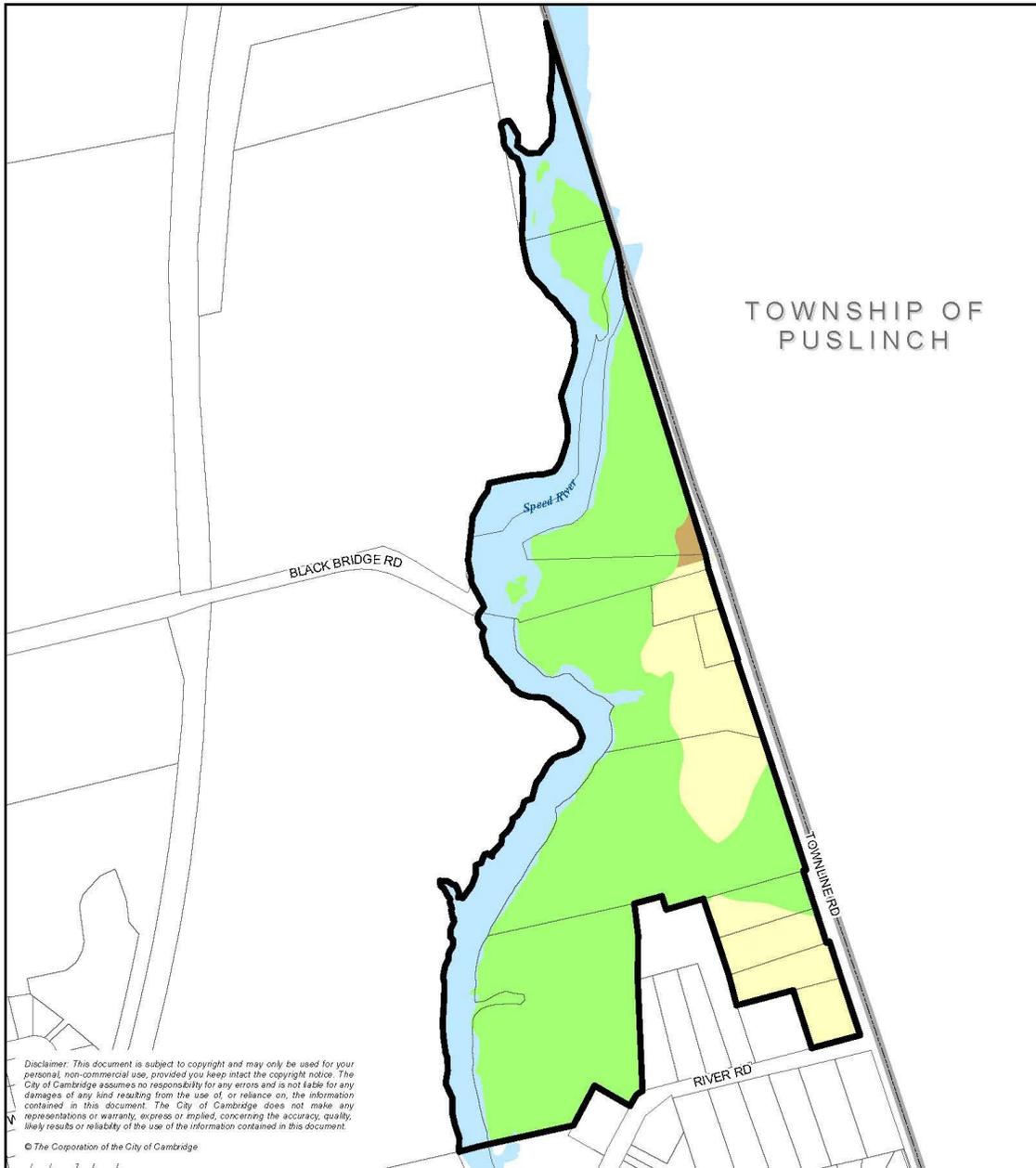




Figure 67
Black Bridge Cultural
Heritage Landscape

N



1:5,000

Legend

 Low / Medium Density Residential	 Rivers and Lakes
 Prime Agricultural	 Municipal Boundary
 Natural Open Space System	 Subject Lands

© 2015 City of Cambridge Planning Department. All rights reserved. W:\GIS\Map_11_2015_10_13_2015.dwg