

# Oil Heritage Conservation District Plan

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## County of Lambton

Planning and Development Services Department

789 Broadway Street

WYOMING ON N0N 1T0



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**October 2010**



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County of Lambton  
Planning and Development Services Department  
789 Broadway Street  
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Attn: Mr. D. Posliff, Manager

October 25, 2010

Dear Mr. Posliff:

On behalf of the consultant team (MHBC Planning, Golder Associates Ltd., and George Robb Architect), I am pleased to submit the Plan for the proposed Oil Heritage Conservation District. The Heritage Conservation District Plan is founded upon the Oil Heritage District Study, completed as Phase 1 of the project.

The proposed District encompasses some properties within the actual settlement area of Oil Springs, and properties to the south, within Lots 16-19, Concessions I and II within the Geographic Township of Enniskillen, and includes active oilfields southward from the Oil Springs settlement area to Aberfeldy Line. Amendments to the District boundaries have occurred in relation to public input given at the September 14, 2010 Public Meeting, with the residential properties along Victoria Street removed from the District.

The Plan will assist in conserving the numerous heritage attributes and values found in the area. We, along with the Steering Committee, recognize the practicality and ingenuity of present and past oil producers within the Oil Springs area and trust that this document will allow for the continued success and viability of their operations.

We trust this Plan will be well received by the Steering Committee, and by that of the Municipal and County Councils who will implement the Plan.

Yours truly,

Wendy Shearer, OALA, CSLA, ASLA, CAHP  
Managing Director

# OIL HERITAGE CONSERVATION DISTRICT PLAN

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# THE OIL HERITAGE CONSERVATION DISTRICT PLAN

## 1.0 BACKGROUND

The County of Lambton has an interest in the conservation and protection of its heritage resources. The County, through a Steering Committee, proposed that the oilfields surrounding the Village of Oil Springs be studied for heritage value. Formal initiation of the study was undertaken in 2008 with the retention of Wendy Shearer Landscape Architect (a division of MHBC Planning), in association with Golder Associates Ltd. and George Robb Architect. The study area is located south of the built-up area of Oil Springs, and extends southward to the boundary of the Township of Enniskillen and Township of Dawn-Euphemia.

Heritage Conservation Districts offer long term protection to areas that have important and/or identifiable historic and architectural resources. The ability to designate Heritage Conservation District is provided under Part V of the *Ontario Heritage Act, R.S.O., 1980, c.337 (as amended)* in the Province of Ontario, and further guidance regarding heritage district evaluation and designation is provided within both the Oil Springs and Enniskillen Official Plans. The Act also states that if a by-law designating a Heritage Conservation District has been passed, the municipality "shall adopt" a Heritage Conservation District plan for each district that is designated.

Specific contents of a Heritage Conservation District plan, as stated by the *Ontario Heritage Act*, are to include:

- (a) A statement of objectives to be achieved in designating the area as a Heritage Conservation District;
- (b) A statement explaining the cultural heritage value or interest of the Heritage Conservation District;
- (c) A description of the heritage attributes of the Heritage Conservation District and of properties in the district;
- (d) Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the Heritage Conservation District; and
- (e) A description of the alterations or classes of alterations that are minor in nature and that the owner of property in the Heritage Conservation District may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit.

The Oil Heritage Conservation District Plan is intended to assist in the protection and conservation of the unique heritage attributes and character of the area, as identified in the Heritage District Study. The provincial policies identify three values found in significant heritage properties: design, associative and contextual. The Oil Heritage District has features and attributes which present the full range of these three heritage values. The goal of the Heritage Conservation District Study is to identify and describe the resources, their importance, and to provide guidance for the future to ensure their conservation.

The Heritage Conservation District Plan is unique within the Province of Ontario, as its physical composition includes properties within two municipal jurisdictions: The Village of Oil Springs, and The Township of Enniskillen. For purposes of interpreting the Ontario Heritage Act, the provincial Ministry of Tourism and Culture has determined that the appropriate body for the lodging and maintaining of a

Heritage Conservation District Plan would lie with the appropriate upper-tier municipality that provides oversight to both municipalities (i.e., The County of Lambton).

However, it is County Council's preference for the local municipalities to administer the Heritage Conservation District Plan. Accordingly, the Village of Oil Springs and Township of Enniskillen, which had delegated their power to designate the future heritage district to the County of Lambton under section 46 of the *Ontario Heritage Act*, have agreed to exercise their authority under Section 42 of the *Act* for approval of permits for alterations to property and to erect, demolish or remove buildings and structures in the future HCD (without revoking their delegation to the County under section 46 of the OHA); and the County Council has agreed to refrain from exercising its authority to exercise its powers under section 42. This administrative arrangement, which accords with Section 80 of the Ontario Legislation Act, 2006 will be documented by a Memorandum of Understanding between the two lower tier municipalities and Lambton County.

On September 14, 2010, a Public Meeting was held in the Village of Oil Springs, pursuant to Section 41.1 (6) of the *Ontario Heritage Act*, a meeting was held with the interested public and the minutes of the meeting are listed within Appendix F of this Plan. In response to public input, the following changes have been made to the Plan:

- Clarification that dwellings within the district boundary but do not have a clear connection to the oil heritage are considered to be Level 3 resources and will not be subject to heritage review;
- Adjustment of the northerly district boundary to follow the rear lot lines of the homes along the south side of Victoria St rather than the street. This would exclude those dwellings from the District.
- A statement that the Plan would be reviewed for its continued appropriateness if there were any significant changes to the political structure of the area, if oil production declined significantly or any other similar factor occurred.

## **2.0 OBJECTIVES FOR DISTRICT**

- To protect and conserve the significant heritage resources in order to ensure that future generations will have an opportunity to observe this unique heritage site as a continuing and evolving cultural landscape.
- To allow the continued operation of the oilfield in an economical and efficient manner;
- To document and note historical activities that contributed to the development of the oilfield, as well as maintaining the field as a continuing working oilfield;
- To encourage the continuing care of equipment that has historical value within the Oil Heritage District;
- To maintain the existing pattern of lots, landscape features, topography and road alignments within the Oil Heritage District.

### 3.0 STATEMENT OF HERITAGE VALUE

The Cultural Heritage Value or Interest of the Oil Springs heritage conservation district arises from the original discovery of oil in 1858 in Lambton County and the historical development of the first oilfield in North America in the current Village of Oil Springs and Township of Enniskillen and other areas which were not originally suitable for agricultural production. The development of the local oil industry led to the building of a railroad to connect the County to southwestern Ontario and development of the Plank Road, made of hardwood to withstand high volumes of cart traffic hauling oil barrels, which connected the oilfield with the railway depot and later opened up Lambton County towards Sarnia.

The designation of much of this area by the Federal government as a National Historic Site provides the area with wide recognition as an area of scientific importance. Designation of the area as a Heritage Conservation District under the Ontario Heritage Act will provide the opportunity to document and record the special technology which has been modified over time.

It is important that the technology be recorded through documentation, and the operators be allowed to modify the operations to suit their ongoing needs, all the while respecting the heritage values of this National Historic Site.

#### 3.1 HERITAGE FEATURES AND ATTRIBUTES

The Heritage Conservation District contains a number of features and attributes that make the District important to conserve, including:

**A Preserved Comprehensive Production System.** The most important feature of the Heritage Conservation District is a complete collection of equipment and structures that reflect the entire process from drilling, extraction, power supply, storage, brine collection, shipping and the support activities that occur in barns, sheds and a limited number of residences. The completeness of the collection of equipment and structures is particularly important, as is the fact that it contains pieces from many different eras, as improvements and changes were integrated in the fields operations.

**Ownership.** The oil field is held by a small number of owners reflecting the nature of the industry which rewards initiative, ingenuity and hard work on the part of individuals. At one time when the fields were first being developed, many more people were involved speculating on a discovery that would result in their success. As the years progressed the number of owners has significantly decreased so that today there are a total of seven major owners that hold approximately 800 acres of active oil field. Many of the current owners speak of past generations of their families involved in the oil industry. This long involvement of several generations in the industry is a key feature of the area.

**Equipment.** The oil district is remarkable in that it contains a complete collection of all the key equipment and the support and accessory facilities that are needed for the operation of the oil fields.

**Transportation Network.** Within a very few years of the oil discovery at Oil Springs, a transportation network emerged to link the oil field with the refineries. Initially it consisted of the Great Western Rail line connecting to Hamilton and London through Wyoming, with a later spur line into Petrolia. The Plank

Road leads diagonally from Oil Springs towards Sarnia. There is also the surrounding grid of county and municipal roads that link the oil fields with the remainder of the County. The present Lambton County road system reflects the oil heritage of the area in numerous road names: Gum Bed Line, Gypsie Flats Road, Black Ash Road, Jerker Line, Plank Road, and Oil Heritage Road.

**Lot Patterns.** An additional attribute of the oil field is the lotting pattern evident in the fence rows and vegetation lines. This is a unique overlay of the oil lease lotting pattern from the late 19<sup>th</sup> century, contained within the 1830 grid from the initial survey of Lambton County. Oil leases were smaller divisions of land 10 acres in area, in contrast with the more typical 100 acre concession lot found elsewhere in the County.

**Black Creek Corridor.** Another feature of the area is the interaction of the cultural landscape with the natural landscape. This occurs in the Black Creek corridor. Black Creek is a gently flowing stream which has a wide valley which crosses the northeast corner of the oil fields. In the 19<sup>th</sup> century, a gusher filled the creek corridor with oil, reportedly to a depth of one metre over an area of 50 acres, and flowed out of the valley.

This corridor provides an important outlet for the roadside drainage ditches which are a necessary component of the roadscape. The heavy clay land was initially very poorly drained, making agricultural activities and early road construction very difficult without the drainage system that is now associated with the area.

### **3.2 HERITAGE VALUES**

The collection of heritage features and attributes are physical resources that have heritage values to be conserved and presented to the public. Values that are evident within the Heritage Conservation District include:

**Natural Resource Utilization.** The oil fields tell the story of the frequent Canadian experience of an industry based on the use of natural resources. Like mining, forestry, fishing and farming, the oil industry has been built on the process of taking a natural resource and converting it into a product that is used in daily life. The oil field tells the story of a particular resource, the underground oil pool.

**Inventiveness.** The Oil Springs wells were able to produce oil that was sold as a commodity, making this the first commercial oil field in North America. Producers were able to create uses for the resource as high quality lubricants and lighting fuel, well before the advent of the automobile. Although there were other oil discoveries and technology advancements accomplished in subsequent years, the discovery of oil at Oil Springs in 1858 started the revolution that we see today.

**Continuous Operation.** The oil field within the Heritage Conservation District is distinctive in the fact that the field remains in continuous operation today while other early fields such as those in Pennsylvania are no longer in operation. This makes the oil fields in Lambton County extremely significant because of the longevity of the operation.

**Family Continuity.** Another value associated is the fact that many of the early families are still involved with the oil industry. Today there is limited ownership with six families involved in the fields. (One property is owned by a group of investors.)

**Traditional Extraction Methods.** Many historic methods of extraction remain in use at the present time. This is an unusual situation since most industries that remain in operation over a period of time tend to replace and phase out equipment considered obsolete. Traditional methods of pumping, and central supply of power to the wellheads, remain efficient, economical and affordably maintained by the current operators.

Historically, horses were used in the oil fields because of their ability to work in the clay fields. One report indicates that as late as the 1950's, 500 horses remained in use in the field. The evidence of the use of horses is now limited to a surviving stable barn, which is an important reminder of the technology and operation of the fields throughout its early days.

**Use of New Technology.** The oil field has also incorporated new technologies when available. For example, in the early 20th century the oilmen converted their powerhouses to take advantage of the availability of hydro electric power from Niagara Falls. This was one of the earliest industries to take advantage of this new source of power.

**Cyclical Nature of Industry.** The impact of cycles of boom and bust, typical of new areas dependent upon natural resource exploitation, is also evident within the Heritage Conservation District. The adoption of new technology, fluctuations in price and other market conditions created periods of prosperity, followed by periods of relatively quiet activity. One example of this boom and bust speculation is evident in the community of Oil City (part of the contributing heritage area). Oil City was founded in anticipation of nearby oil discovery. The speculation proved to be unfounded and the community has never grown to the size first envisioned.

As described within Chapter 2, the Village of Oil Springs had a quick boom and longer bust period as oil speculation created a village with a population of around 2000 in 1864 at its incorporation, but fell to approximately 300 in the 1870's. The village's population eventually stabilized to offer services to the local oilmen and surrounding farms.

**Sounds and Smells of the Oil Fields.** In many ways the oil fields are part of the rural landscape with typical rural sounds of wind whistling through grasses and vegetation with intermittent sounds of distant cars and trucks as they travel on the surrounding rural roads. The unique aspect of the soundscape in the oil fields is the soft creaking and rhythmic sounds caused by the movement of the jerker lines. It is a repetitive, constant and relaxing sound for the visitor as they take a moment to stop in the field and listen to the operating lines.

Within the power house, the electric motors quietly drive the fly wheels and the belts producing a constant whirling and clicking sound as the wheels rotate and the belts are driven to power the jerker lines.

In many parts of the oil fields, there is a rich smell of oil which has sulphuric overtones. This is overlying the rural smell of rich organic vegetation smell and frequently in some cases a whiff of the sheep on the breeze.

**The Hard Oilers.** An important part of the heritage value of the oil district in Oil Springs and Enniskillen Township is the story of the hard oilers. These were the men starting in 1874 who moved around the world to develop oil fields in many other countries, which is discussed in Section 3.3.3. The proof of the impact on Enniskillen and Oil Springs is in the collection found at the museum where artifacts were sent families or brought back to Canada by returning hard oilers. Today the museum has a very unusual collection of international artifacts from the early 20<sup>th</sup> century not found in any other community museum.

The hard oilers, and the spread of the technology around the world was part of the development of the Imperial Oil Company, one of Canada's leading international corporations.

**Contribution to the Physical Development of the County.** The oil fields resulted in considerable physical development and prosperity in central Lambton County. In the early years, refining took place in Hamilton necessitating the link between the oil fields and the railhead at Wyoming from where the oil was shipped to Hamilton, and later London, for processing. By the 1880s, a spur line was extended south from Wyoming to Petrolia and the oil shipped to Imperial Oil at Sarnia. The transportation network expanded with the Plank Road extending diagonally to Sarnia running across the Lambton grid in the most efficient and economical manner.

Remnants of the spur line and of the Plank Road are still evident. An example of the angled geometry of the Plank Road can be seen from the Oil Springs Cemetery. The gravestones, were aligned to the Plank Road, and now sit at a 45 degree angle to the present roadway.

Another example is the development of cultural facilities within Petrolia, where the initial prosperity encouraged the building of Victoria Hall, the Michigan Central Rail Station, and several new residential neighbourhoods.

### **3.3 LEVELS OF SIGNIFICANCE OF BUILDING STRUCTURES AND LANDSCAPE FEATURES IN THE OILFIELDS**

The cultural landscape of the oil fields is made up of a collection of individual details that together create a unique visual image of a working industrial landscape. The individual components have been inventoried on the Fairbank properties and on the public road allowances. The remainder of the oil properties has not been inventoried in detail except for a 'drive by' overview from public roads.

The resulting picture of the oil field cultural landscape is one of variety, integrity, and of rarity. The resources consist of a limited number of residences, small barns and sheds located in clusters, generally in the centre of the properties, in a pattern similar to the farmstead pattern found in the adjacent townships.

The evidence of the oil industry is dispersed from these concentrations of buildings to the remainder of the fields. The equipment and structures are located to perform specific functions related to the various activities involved in the oil industry. The activities range from the initial drilling and extraction by means

of a variety of methods but primarily the jerker lines system, through to collection, storage and ultimately transporting the oil out of the district for distant refining and marketing.

Each of the oil fields contains a variety of structures and equipment all set within the flat terrain typical of this part of Lambton County. The topographical relief found here is primarily the natural Black Creek corridor, which has a wide valley meandering through the northeast part of the district. Related relief includes the manmade ditches that parallel all roads, providing drainage to adjacent lands.

To assess the significance of the collection of equipment and other components in the fields, a ranking system has been developed to assist in the review process. It is the intention that the priority for review and discussion of planned changes to the heritage resources will focus on a conservation approach aimed at the key heritage resources.

**Level One Historic Resources** include unique resources built to develop and produce the oil field.

- Structures, such as power houses, sheds, stables, and the foreman's house at the James field.
- Any equipment used for drilling and production: all jerker lines, storage and transportation equipment distinctive to the Lambton oil fields.
- The municipal road system with its historical names, alignments and cross sections.
- The original driveway locations, lot pattern and perimeter property line fencerows, many of which include tree lines.
- Major woodlots.
- Archaeological features such as the gum beds, diggings, and other early extraction sites.
- Topographic features such as the Black Creek ravine
- The Fairbank boardwalk which crosses the valley of Black Creek to ensure the continuous working of the jerker lines during flood conditions.

**Level Two Historic Resources** have been added to the oil fields over the years to be used in day to day operation of the oil fields, but are not an integral part of this operation. These features include:

- laneways within the oil fields and outdoor work areas;
- parking areas for vehicles;
- fencing for work compounds;
- the folk metal sculptures created on the Fairbank property as pieces of public art to celebrate the Fairbank legacy, and to interpret key sites to the public.
- the brine disposal systems installed to satisfy more recent regulatory requirements; and
- equipment not distinctive to Lambton oil fields, typically of post-war vintage.

**Level Three Supporting Resources** have been added to the oil fields but were never part of the historical inventory of assets. These resources may, however, include character-contributing features:

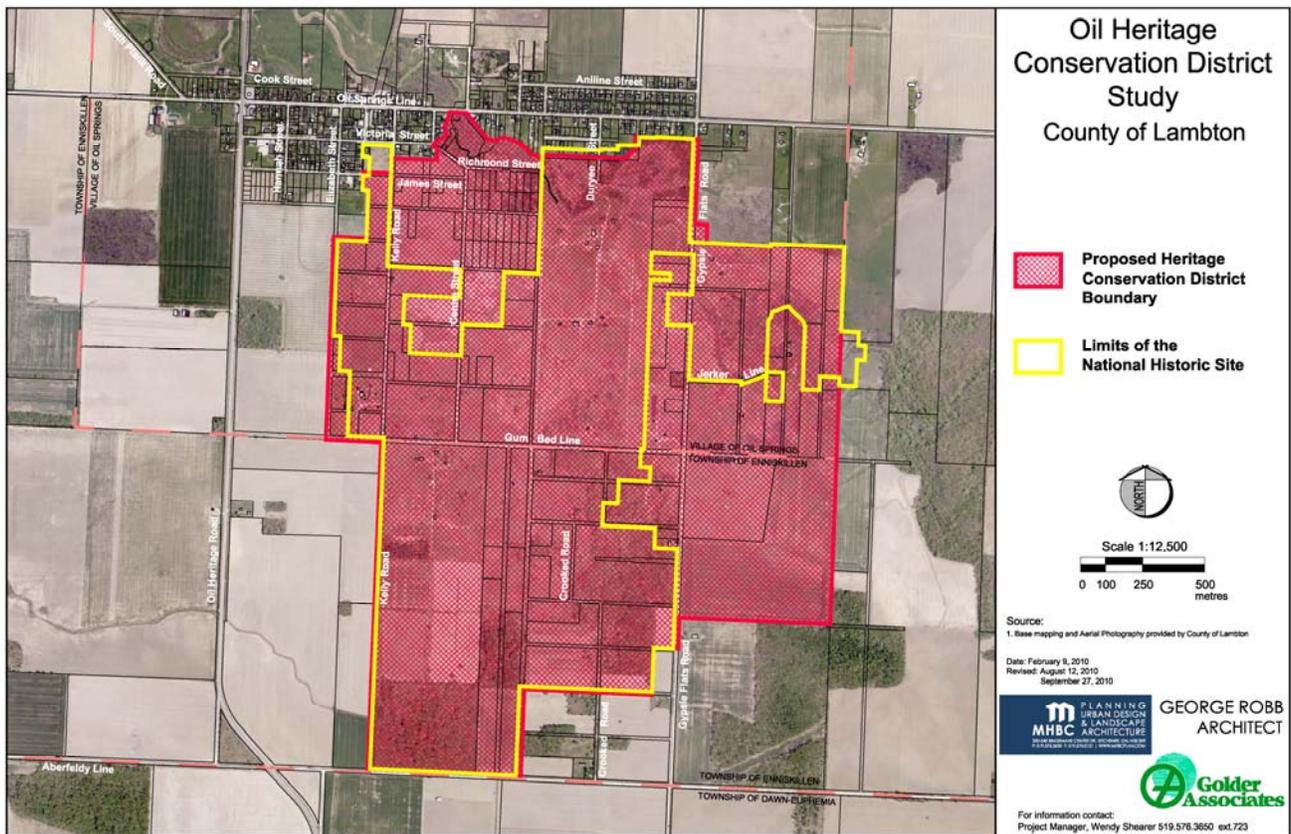
- the exterior exhibits at the museum which do not contain heritage fabric;
- the recent boardwalk and stairs in the river valley on the Fairbank property;
- the recent fencing operation of the barrel racing grounds.
- existing land uses (including residences and commercial enterprises) adjacent to and within the Heritage Conservation District that do not have any historical connection to the oil fields;
- Vacant properties that do not represent the original lotting pattern from the development of the oil fields.

## 4.0 PROPOSED DISTRICT BOUNDARY

The Study for the Oil Heritage Conservation District concluded that a logical Heritage Conservation District boundary would incorporate almost the whole of the oil pool to the south of the settlement area of Oil Springs, with the exception of the properties where no known oil extraction was undertaken. The District would be located within the municipalities of Oil Springs and Enniskillen. The boundary also incorporated additional properties within the settlement area of Oil Springs that have had some association with early oil production. Contained within the boundary are the properties of the 6 owners recognized in 2002 by the MNR as active historic oil fields.

The *Proposed Heritage Conservation District Boundary* is shown in Figure 1 on the following page, as was proposed in the Study. The rationale for this boundary is as follows:

- The area contains the majority of the oil fields that continue to be operated at the present time;
- The area contains a high concentration of the heritage features, attributes and values, noted within Section 4.0 of the Phase 1 Study.



## **5.0 OPERATIONAL GUIDELINES**

The purpose of the guidelines is to provide direction for the property owners, the municipalities and other public bodies and for the community at large to guide on-going operations and practices within the Heritage Conservation District (HCD). The intent of the guidelines is to encourage the continued operation of the oil industry within the rural environment and to allow necessary ongoing changes in terms of repair, equipment, and efficiency practices that will support the oil industry operations.

The resources found within the Oil Heritage Conservation District are particularly unique as they demonstrate industrial practices which include oil extraction and pumping equipment, power houses, brine collection berms, buildings for vehicles and machinery, along with a few residences.

Landscape resources are found within an area of rural agricultural lands generally consisting of open fields, a few woodlots, tree lined fence rows and areas of naturalized vegetation, particularly along the Black Creek Corridor. The public open space within the Oil Heritage District consists of the road allowances and the Oil Museum of Canada property.

The guidelines are also intended to provide assistance when major alterations are contemplated by the property owners and the municipalities so that these initiatives may be reviewed. The Heritage Review Committee will determine the impact of alterations or additions and will review with the proponents possible mitigation strategies that could be used to lessen the impacts on the heritage resources. Examples of strategies to lessen impacts could include screening and setbacks of the proposed development.

Major alterations including demolition and new construction may be allowed within the district subject to comment by the Heritage Review Committee. It will review the overall relationship of the proposed undertaking to the heritage resources and work with the proponent to develop possible mitigation measures. Attention will focus on that part of the oil field most visible from the public road system.

The removal of heritage resources is not recommended. For example, the current building collection and the oil industry equipment and as well, many landscape features such as the drainage swales or ditches along the road sides, the fence rows and woodlots are key contributors to the landscape character and are to be protected and remain.

## 6.0 ITEMS REQUIRING PERMITS

Section 28 of the *Ontario Heritage Act* allows municipalities to establish (through by-law) a committee to monitor and provide comment upon applications for modifications to building stock within a designated Heritage Conservation District. Typically, a Review Committee is struck to provide that authority, composed of municipal appointees interested in maintaining the character of the Study Area. Its purpose is to receive and review proposals to modify or demolish existing structures, or construct new ones.

It is recognized that the producers operating within the Heritage Conservation District are bound by provincial and federal regulations to ensure that activities within the oilfield are carried out in accordance with specific regulations for safety and efficiency. It is not the object of the Heritage Review Committee to regulate operations, but rather to document, monitor how structures and extraction technologies are evolving, and ensure that the originating technologies are preserved.

The Heritage Review Committee is not an approving body in itself, but rather an advisory body to the Municipal Council having jurisdiction over a property within the Heritage Conservation District (i.e., Oil Springs or Enniskillen). In considering an application, the Heritage Review Committee may recommend approval of an application (with or without conditions), request further information from the applicant or recommend refusal of the application. The Municipal Council having jurisdiction (Oil Springs or Enniskillen) would make the final decision, having regard for the Committee's recommendation. If the applicant did not agree with the Committee's recommendation, he would be allowed the opportunity to address Council in support of his application. An applicant not agreeing with the Council decision would also have the ability to refer the application to the Ontario Municipal Board for final review.

A chart of activities that may require Heritage Review Committee involvement is found within Appendix A (p. 16).

## **7.0 FORMATION OF REVIEW COMMITTEE**

Formation of a Review Committee is recommended, with formal representation as outlined below. The Committee will consider applications for 'Heritage Permits'. It is recommended that the Review Committee be circulated Building Permit applications received by the local municipalities within the District, and those issued by the County's Chief Building Official. Other applications made at the local municipality may require expedient review and comment from the Committee.

As noted within Section 1.0, the Village of Oil Springs and Township of Enniskillen have agreed to exercise their authority under Section 42 of the *Act* for approval of permits for alterations to property and to erect, demolish or remove buildings and structures in the future HCD (without revoking the their delegation to the County under section 46 of the OHA); and the County Council has agreed to refrain from exercising its authority to exercise its powers under section 42. This administrative arrangement, which accords with Section 80 of the Ontario Legislation Act, 2006 will be documented by a Memorandum of Understanding between the two lower tier municipalities and Lambton County.

### **7.1 COMMITTEE COMPOSITION**

A committee size of seven members is proposed. The composition of the committee would include:

- A representative of Fairbank Oil, along with two representatives of the remaining oil field operators, for a total of three).
- The Museum Director of the Oil Museum of Canada. This person's role within the Committee would be to ensure consideration of issues relating to public interest in the oil field as well as the Museum's role in interpreting and educating the public about this national historic site.
- One member appointed by each local municipal council (a total of two members).
- One member at large, appointed from the community.

A representative from the County Planning staff would attend committee meetings, as a non-voting member and act in a support role. This person would be an important resource for the committee to provide legislative information regarding the Ontario Heritage Act, the Planning Act and local Official Plans and Zoning By-Laws.

A representative from one of the local municipalities should fill the role of Recording Secretary for the Committee. It is anticipated that this representative would be one of the Municipal Clerks, or his/her designate.

It is recommended that the quorum for the Committee be five members, with one member elected as Committee Chair. The Committee would meet a minimum of three times a year or as called by the Chair to deal with specific issues as they arise. The Committee once established will set term lengths for its members. A committee member who brings forward their own application would be bound by conflict of interest policies and therefore would not be able to participate in review of their own application.

It is further recommended that the members of the Committee serve for a term of four years, subject to confirmation and review by each municipal council following municipal elections. It is expected that

municipal representatives on the Heritage Review Committee will provide updates regarding Committee operations to their respective municipal councils at least once per year.

This committee of seven will act as the Heritage Review Committee and it is intended that it will have a balance of those knowledgeable with the day to day operations of the fields and those interested in heritage conservation practice.

## **7.2 REVIEW PROCESS**

The overall strategy for dealing with change within the oil field is one that clearly lays out a process for review and discussion by the local Heritage Review Committee on all elements that are vital to the conservation of the key heritage features of these sites. It is not the intention of the guidelines that day to day operations will require oversight or review. This includes the need for immediate emergency repairs that will inevitably occur; that was unpredicted and requires fast action on the part of the owner to ensure continued operation.

The Heritage Permit Application will be completed by the applicant and submitted to the appropriate Municipal Clerk. The Clerk will advise the Heritage Review Committee that an application had been made, which will then be convened to review the application. In the case of Oil Springs, if the application was for removal or demolition, the committee will inform the Municipal Heritage Committee of the requested change.

The recommendations of the Heritage Review Committee would be forwarded to the relevant Municipal Clerk who would prepare a report to the relevant municipal Council who would make the final decision on the application.

If the applicant does not agree with the decision of Council, there would be an opportunity for the applicant to refer the matter to the Ontario Municipal Board.

## **7.3 RESPONSIBILITY OF THE OWNER**

The responsibility of the owner in presenting their plans to the Heritage Review Committee is to lay out in sufficient detail the scope of the work so that the Committee can understand what is being proposed. Proposals may include removal of items, replacement of items or the addition of new items. In each case, the impact on the heritage resources is to be described, with sketches and/or photographs provided in order that the Committee has a full understanding of the intention of the owner.

The purpose of the ranking of the different physical resources is to assist the Heritage Review Committee in their deliberations. The potential impact of any alteration to a Level One resource is to be carefully evaluated. It will require the Committee to review the proposal to ensure that the overall integrity of the oil field and its heritage resources are integrated in the proposed change in a sympathetic way. The ranking system identifies Level Two and Level Three (as discussed in Section 3.0) resources that support the activities of the oil field, but are not a fundamental part of the heritage collection. Deliberation regarding proposed major changes to Level Two and Level Three resources will take into account the fact

that these items play a contributing role. The Committee will have an opportunity to take into consideration the secondary and tertiary levels of significance when evaluating any proposed change.

In terms of Third Level heritage resources, the Heritage Review Committee, when asked to review a proposal for a major change, will take into consideration that these are recent, non-heritage related resources. It will have less concern for removal or alteration to these resources and primarily focus on where new construction is planned. Strategies for selection of appropriate locations, setbacks, and screening and other new mitigation measures will be reviewed.

In summary, the proposed review process will primarily focus on minor and major alterations of Level One resources with the goal of conservation, retention and continuation of those resources. The Committee will review requests for minor and major alteration of Level Two resources with a view to retention, continuation and integration of any new works into existing Level Two resources. The Committee will review major alterations to Level Three resources with the view to mitigation of change impact. A permit for minor alteration of Level Three resources will not be required.

#### **7.4 MUNICIPAL HERITAGE FUND**

A primary recommendation for the responsibilities of the Heritage Review Committee is to assist in the establishment of a municipal heritage fund. Many municipalities that have Part IV and Part V designated properties have established similar funds. Monies are contributed by municipalities and other sources, and the funds set up in such a way that the Committee can make grants or loans to property owners who wish to undertake conservation activities on significant heritage features. The Committee would advise on the dispersal of the funds and assist owners in undertaking work in a way that protects and enhances heritage resources. In many municipalities, the opportunity for owners to draw on these funds has assisted them in ensuring that maintenance and repairs are undertaken in a timely manner, so that the heritage resources are conserved.

#### **7.5 REVIEW OF HERITAGE CONSERVATION DISTRICT PLAN**

It is recommended that the County of Lambton, in cooperation with the Village of Oil Springs and the Township of Enniskillen undertake a review of the provisions of the Heritage Conservation District Plan no later than ten years following implementation of the plan, and at ten year periods thereafter.

In response to input received at the Heritage Conservation District Plan's Public Meeting, held on September 14, 2010, it was suggested that other external factors trigger a review of the Heritage Conservation District Plan. These external factors would include a major change to the oil economy which would no longer make oil production within the District viable; or significant changes to the local and county government structure within Lambton County (e.g. municipal amalgamations similar to the current Municipality of Chatham-Kent).

## **8.0 SUGGESTED CHANGES TO OFFICIAL PLANS**

Both local municipalities, along with the County of Lambton, have language written into Official Plans to allow for the creation of a Heritage Conservation District within the local boundaries. As well, both local Official Plans contain policy documentation that will allow for the continued operation of the oilfields, as well as the existing historical fabric of lot lines and roadways. Oil Springs lists the majority of the properties within the Study Area as an Employment Area, as defined within the Provincial Policy Statement, and the properties generally have industrial zoning. Enniskillen, on the other hand, has merely designated the affected properties as a general rural area with agricultural zoning.

A recommendation of this report is to have language implementing the Heritage Conservation District inserted into both local Official Plans. Within Oil Springs, the lands should continue to be considered as 'employment lands', however should receive an Official Plan designation different from the current Mixed Commercial-Industrial. This is due to a number of uses (albeit subject to zoning provisions) that could be incorporated into the Study Area (e.g., large-scale poultry and livestock processing) without amendment to the Official Plan. It is the opinion of the Study Team that this type of use within the Heritage Conservation District would compromise the historical character of the lands.

Both proposed Official Plan Amendments (Appendices D and E) propose an additional schedule to the Official Plans, which would show the affected properties that form part of the Part V Heritage Conservation District. The properties within the defined boundary area would be subject to policies that govern the Heritage Conservation District, in addition to the current Official Plan Policies.

The Official Plan Amendments also include provisions to preserve the existing lot fabric by discouraging the approval of new severance applications. This would avoid the further fragmentation of the oilfields, but would allow for the granting of consents to implement long term leases.

Implementation of these recommendations would be carried out by the County of Lambton Planning Department through a process separate from the passage of the Heritage Conservation District Plan. It will be left to the Planning Department to finalize the language of the Official Plan Amendments.

## 9.0 PLAN IMPLEMENTATION

The Oil Heritage Conservation District Plan has been authored in ongoing consultation with the County's Steering Committee and meetings with stakeholders (i.e., the oil producers), as well as a community Open House held in Oil Springs on May 11, 2009.

To implement the Heritage Conservation District Plan, the following actions are suggested by the Study Team:

- Motions of support by the Councils of the Village of Oil Springs and Township of Enniskillen requesting that County of Lambton Council adopt the Heritage Conservation District Plan by By-Law;
- Amendment to the Village of Oil Springs Official Plan;
- Amendment to the Township of Enniskillen Official Plan;
- Approval by County Council to execute a Memorandum of Understanding between the County and the Village of Oil Springs and Township of Enniskillen clarifying the County's role as the designated Municipal Authority under Section 42 of the Ontario Heritage Act, but to transfer day-to-day administration of the Heritage Conservation District Plan to the local municipalities.

In accordance with the requirements of the Ontario Heritage Act and the Planning Act, the steps to implement a Heritage Conservation Plan include a formal public participation process. This requirement was conducted on September 14, 2010. The passing of the implementing By-Law for the Heritage Conservation District requires a notice period of 20 days, with an interested party having the right to appeal the decision to the Ontario Municipal Board.

## APPENDIX A: HERITAGE REVIEW PROCESS CHART

Proposed Activity	Building/ Demolition Permit Required?	Heritage Permit Required?	Commentary for Heritage Committee Guidance
Building Maintenance	No	No	
Equipment Maintenance	No	No	
Building Demolition (Agricultural Buildings)	No	Yes, if related to historical inventory, such as stables or barns	
Building Demolition (Non-agricultural Buildings)	Yes	Yes	
New Building Construction	Yes	Yes	Add building to the inventory of structures, if building is to be actively involved with oil production
Building Addition	Yes	Yes, if building is part of oil production	The building should complement existing building form and materials and be secondary in size and scale. Make note within inventory if changes are substantial.
Construction or Alteration to a residence within the District	Yes	No	Existing residences not historically connected to the District and new residences considered to be Level III Resources and not subject to Committee review
New Equipment	No	Yes	Encourage documentation if replacing existing historic processes
Equipment Alteration	No	Yes if changing major elements of historic equipment	The committee should work with the owner to document the changes and alterations to historic equipment. Photograph existing equipment prior to change (e.g. material change to jerker line construction, or installation of solar panels for electrical generation)

## APPENDIX B: SAMPLE HERITAGE PERMIT APPLICATION

### HERITAGE PERMIT APPLICATION ALTERATION, DEMOLITION, OR CONSTRUCTION OF PROPERTY DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT

Name of Owner: \_\_\_\_\_

Address of Owner: \_\_\_\_\_

\_\_\_\_\_

Contact:      Tel: \_\_\_\_\_      Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Location of Designated Property:      Lot:    \_\_\_      Conc.:    \_\_\_

Address of Designated Property:      \_\_\_\_\_

Municipality: \_\_\_\_\_

Description of proposed alterations to designated property (attach plot plan, photographs of existing conditions and information helpful to show the nature and purpose of the requested change):

I, \_\_\_\_\_ of the Village/Township of \_\_\_\_\_, solemnly swear that I am the Owner \_\_\_ or the Authorized Agent \_\_\_ of the above named designated property and that all of the information and statements provided in this application are to the best of my knowledge and belief true and I make this Solemn Declaration conscientiously believing it to be true, and knowing it is of the same force and effect as if made underneath, and by virtue of *The Canada Evidence Act*.

Signature of Applicant: \_\_\_\_\_      Date: \_\_\_\_\_

## **APPENDIX C: FREQUENTLY ASKED QUESTIONS REGARDING HERITAGE PERMIT REVIEW**

- Q. Do I need a permit for repairs or maintenance?  
A. No, the committee is not concerned with repair work that is required for the ongoing operation of the oilfield.
- Q. Can I relocate equipment when other equipment is being repaired?  
A. Yes. The goal of the Heritage Conservation District is to promote the continued operation of the oilfield. If the equipment being moved is listed as a historic resource, the Committee would prefer that the historic piece of equipment be moved to its original location when the first piece of equipment is repaired.
- Q. Can a Heritage Conservation District Plan be reviewed?  
A. A Heritage Conservation District Plan is reviewable by the municipality following passage. It is recommended that District Plans be reviewed at least every 10 years.
- Q. Can new technology be added to the District?  
A. New technology can be introduced to the oilfield, however the Committee would recommend that any historic equipment that would be phased out of production be retained and not demolished,
5. Is the decision of the Heritage Permit Review Committee final?  
A. The Heritage Permit Review Committee is an advisory committee that provides recommendations to its Municipal Council. Council would review and have regard for the Committee's recommendations but would not be bound to them.
- Q. If an applicant for a Heritage Permit doesn't agree with the Council decision, is Council's decision final?  
A. Applicants who do not agree with either Council issuing/not issuing a Heritage Permit; or do not agree with conditions attached to the issuing of a permit have the right to appeal the Council decision to the Ontario Municipal Board. The applicant would have 20 days from the Municipal Clerk issuing a formal notice of Council's decision to make the appeal.
- Q. Can an owner build on a lot that has been severed?  
A. A lot within the Heritage Conservation District that has been created by severance is eligible for a building permit provided the proposed building meets with the Village/Township Zoning By-Law requirements.
- Q. My property borders the Heritage Conservation District. Will the alteration of my home be subject to the regulations of the District Plan?  
A. No, only properties within the Heritage Conservation District Plan are subject to the provisions of the Plan.

- Q. Can an existing building be converted to a new purpose?  
A. A change in use to a building does not normally require a Heritage Permit, provided no physical alterations are proposed. If the applicant proposed changes to a building that was involved with oilfield operations, then a Heritage Permit would be required.
- Q. Will I need a permit to fix/add/remove fencing?  
A. Heritage Permits are not required to repair or add fencing. A Heritage Permit would be required for the removal of fencing along road allowances, as this fencing gives evidence of the unique physical lot layout within the District.
- Q. What if I want to remove a portion of my woodlot?  
A. The owner would have to comply with the provisions of the County Woodlands Conservation By-Law.

## APPENDIX D: CONSERVATION ASSESSMENT OF FAIRBANK FIELD

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### INTRODUCTION

The conservation of the oil field artifacts will be influenced by four issues. For the purposes of this conservation assessment historic objects and operational equipment are collectively referred to as artifacts. The term artifact is used to indicate a material object rather than specifically imply historic significance.

**Preponderance of Wood Artifacts:** In terms of both visual presence and volume, the oil field is dominated by operating wooden jerker lines, pump jacks, abandoned frame buildings and jerker lines. Wood is not permanent and requires constant maintenance and replacement.

**Environmental Impact on Artifacts:** Most of the historic oil field equipment is outdoors. Motors powering the large jerker line fields are the only equipment contained in buildings. Therefore virtually everything is exposed to the weather. Open-air artifacts are far more difficult to conserve than objects housed in a building.

**Operational Impact on Artifacts:** As private operations, Oil Springs producers operate their fields as economically as possible. This requires a trade-off between maintaining the historic and economic operation of the field. At the present time, the historic method of working the field with jerker lines is also the most economic. In the future, the balance between historic operation and economic operation may change.

**Abandoned-in-place Artifacts:** A characteristic of the field's operation is that equipment is often abandoned-in-place. The benefit of this action is that historic components are not sold as scrap and can thus be documented in the future. The disadvantage is that once abandoned, an otherwise intact artifact may begin to deteriorate rapidly.

### CONSERVATION APPROACHES

This report provides an overview of conservation needs and range of materials found in the field, without specifying any individual method of treatment. The Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* provides general guidance for engineering works. A conservator with experience in industrial equipment will be required to provide the knowledge to develop a regimen of treatment for specific artifact types.

Visual evidence in this field suggests that regular exposure to crude oil has served as an effective wood preservative. The value of using crude oil as an acceptable conservation method should be investigated.

### PRIORITY OF CONSERVATION ACTIVITIES

The Fairbank Oil Properties contains an immense collection of material objects pertaining to the history and operation of the oil field. The inventory conducted for the proposed HCD identified over 700 features. This conservation assessment focuses on fixed items and not movable objects. A comprehensive inventory would include thousands of items.

Given the immense number of artifacts and structures located within the proposed HCD, conservation should be undertaken on a priority basis as resources become available. The three tiered ranking system prepared for the HCD (See Section 5.0) should be used as a method for allocating resources:

### **Level 1: Primary Historic Resources**

- Canadian Jerker Line System of pumping
- Historic Wells
- Maintenance (Three Pole Derrick; Horse barn/Stable)
- Transportation

### **Level 2: Secondary Historic Resources**

- Historic technology that was essential to oil industry but not specific to the Lambton County oil industry:
- Pennsylvania 'waterflood' system
- Modern modifications to jerker line system
- Maintenance (well-puller vehicles)
- Steel Sculptures: local folk-art created and installed to animate and interpret the industry
- Brine disposal system of 1990s

### **Level 3: Supporting Resources**

Features inventoried on the Fairbank Oil property may have cultural significance not directly associated with historic oil production:

- Farming
- Abandoned steel tanks within the fields

## **MATERIAL TYPES:**

### **WOOD**

**OPERATING EQUIPMENT:** The primary wooden operating equipment includes jerker lines and pump jacks. These are replaced as necessary either because they have reached the end of their useful life or because of environmental decay. This rebuilding of wood equipment has been an ongoing historic process.

**Conservation Issues:** Replacement timber should attempt to maintain historic proportions and materials. A record of dimensions should be maintained for items that are replaced on a regular basis – such as jerker rods. Large dimension timbers, such as used in pump beams may be too expensive to replace in-kind and a record of the historic sizes should be maintained. Ideally, the original timber species should be used; however this may not always be possible.

### **ABANDONED-IN-PLACE**

Artifacts that have been abandoned in-place account for the largest amount of wood features in the oil field. These items cannot be put under cover because the cover such a large area of the field. Any kind of roofing would destroy the historic context of the field. For conservation purposes, these artifacts can be categorized as:

- *Classes of Equipment* (tanks, jerker lines, wells, etc)
- *Unique equipment*

## Classes of Equipment

*Day-storage tanks* appear to constitute the largest class of abandoned-in-place artifacts. They are found beside operating wells and alone in open fields where wells have been abandoned. The tanks were built of wood staves. Some are almost completely buried while some are almost completely out of the ground. Metal hoops are used to hold the above ground portion of the tanks together. The condition of these wooden tanks varies from almost completely intact to vestiges of wood staves in the bottom of a pit typically partially filled with water.

Remnants of *former jerker line corridors* are another large “class” of equipment. This consists of wood posts that supported the hangers and jerker lines. These abandoned corridors also contribute to the visual character. However, they are particularly important in tracing out former patterns of power corridors. Because the posts are rotting, the location of the corridor is becoming less distinct over time.

**Conservation Issues:** Survey patterns of location of tanks and jerker lines so that a record is maintained if these resources disappear.

Undertake *in situ* preservation of tanks, perhaps using crude oil as a preservative.

## Unique Equipment

Some types of equipment were once very common in the oil field but now only rare survivors remain. The best example is the three pole derrick. Although hundreds were once found in Oil Springs, only one remains at present. In recent years, new derricks have been erected to mark important wells and re-establish this visually prominent aspect of the historic landscape.

Wood was also once used for well casings. Although vestiges are still evident, these have largely disappeared on the surface but may remain as archaeological resources.

**Conservation Issues:** Undertake *in situ* preservation using best available practice.

## METAL

Ferrous metals at Oil Springs include steel (structural shapes, sheet, cable), wrought iron and cast iron. Throughout the 20<sup>th</sup> century steel has been available in standard shapes and quality. It is not known to what extent the quality of steel or available shapes has changed over the last 100 years.

Iron castings were once commonly used. Today it is often cheaper to build up a shape through welded components or to machine the piece. Castings can only be made if the original pattern still exists.

Wrought iron is no longer manufactured and the supply at Oil Springs consists of recycled historic supplies. The last major use was to individually forge metal hangers for jerker lines.

Other metals used at Oil Springs include brass for well pump fittings. Babbitt is still used as a bearing material in a few machines.

**Conservation Issues:** Unless there is a special reason, worn or corroded steel should be replaced with modern steel of the same dimensions. Castings and wrought iron from abandoned field equipment should be stock-piled for selective reuse in the field.

## **CONCRETE**

Concrete is found at Oil Springs as mass, reinforced and pre-cast types. The Big Rig enginehouse is an early example of concrete building construction. It appears likely, but not confirmed that it was built without reinforcement. It is also assumed that most of the engine mounts were mass concrete. Reinforced concrete seems to have been used in some experimental jerker line posts.

**Conservation Issues:** From a conservation perspective, it is unlikely that the block moulds still exist. Unused concrete blocks should be stock piled for repairs in future years.

The conservation of historic concrete can be technically difficult. Concrete artifacts should be monitored for spalling or crumbling concrete and the appropriate specialist retained.

## **LEATHER**

Leather is used in some of the operating equipment. Leather belts connect electric motors and the reduction gears in the powerhouses. Leather cups are used in the pump valves in the wells. No historic leather items were noted.

**Conservation Issues:** At the present time both belting and cups are still commercially available. This may not always be the case in the future.

## **PLASTIC**

Plastic is not yet a "historic" material at Oil Springs but is increasingly part of the operation and landscape. The most extensive, although invisible, use of plastic is for the buried network of PVC pipe that transports oil from the wells to storage tanks. Nylon rope is widely used in place of metal hangers to support jerker rods. Much of the brine separation equipment is made of plastic.

**Conservation Issues:** If (when?) future planners consider plastic to be historic, it may be difficult to find methods to repair, replicate, or conserve these complexes.

## **ARTIFACTS WITH MULTIPLE MATERIALS**

Much of the oil field equipment contains multiple materials. The timber jerker lines are connected together with metal plates. Steel barrel hoops hold the wooden staves together.

**Conservation Issues:** In most cases, best-practice conservation methods can be followed in dealing with the materials.

In some cases, such as field wheels, the original choice of materials may accelerate decay. When abandoned, the weight of the field wheel will cause the frame to collapse. In situations such as this, the weaker material must be braced when the component is abandoned.

## **EARTHWORKS**

Possibly the most historic earthworks at Oil Springs are the East Gumbed pits. Elsewhere, especially along the valley wall of Black Creek, the landscape is dotted with 19<sup>th</sup> century earthworks of pits and mounds from old oil workings. A portion of the railway right-of-way embankment survives on the Oil Museum Property.

**Conservation Issues:** Earthworks are an often overlooked material on industrial sites. Identification of the feature and description of its historical significance is a critical first step to avoid casually or inadvertent destruction. Erosion inevitably causes slumping of the earthwork slopes and overtime the feature becomes less distinct. Ploughing and trees growth should be avoided. Foot traffic impacts should be monitored and appropriate action taken.

## **MOVABLE EQUIPMENT**

Heritage Conservation District guidelines are applicable only to fixed, real property. Therefore conservation of wagons and other portable equipment is not strictly part of Conservation District studies.

The former tanker wagons are the most visible, and possibly the most historic, moveable equipment on the field. The bodies are made entirely of wood with some metal fittings; some have wooden wheels while others were cut down to rubber tires or converted to steel wheels.

**Conservation Issues:** Tanker wagons should be moved out of the weather. For interpretative purposes they could be replaced in the field with steel sculptures. If necessary use appropriate wood preservative and leave out doors.

## **BUILDINGS**

Buildings are a special case at Oil Springs. The largest class of buildings is powerhouses. Some are in use; others have been abandoned-in-place. Other building types include a horse barn, blacksmith shop in the remnant of the Big Rig building, and the pump room of the Receiving Station at the intersection of Kelly Road and Gum Bed Line. In addition there is a farm house and barns which are not considered in this conservation assessment.

The operating powerhouses are well maintained. Two former powerhouses have been mothballed in stable condition. The Receiving Station pump room, although abandoned, is designated as a historic structure and has been conserved. The remaining powerhouses have been abandoned in place and are at risk.

**Conservation Issues:** The immediate, short-term conservation issue is maintaining the roof. Once that fails, the rest of the building can deteriorate quickly. At the present time the horse barn is in stable condition but the roof condition should be monitored.

**APPENDIX E: PROPOSED OFFICIAL PLAN AMENDMENT, VILLAGE OF OIL SPRINGS**

**AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN  
FOR THE  
VILLAGE OF OIL SPRINGS**

AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN FOR THE VILLAGE OF OIL SPRINGS  
INDEX PAGE

County Approval \_\_\_\_  
Adoption and Certification \_\_\_\_

**PART A - THE PREAMBLE**

1.0 Title \_\_\_\_  
2.0 Relevant Parts \_\_\_\_  
3.0 Purpose \_\_\_\_  
4.0 Location \_\_\_\_  
5.0 Basis \_\_\_\_

**PART B - THE AMENDMENT**

1.0 Details of the Amendment \_\_\_\_  
2.0 Implementation and Interpretation \_\_\_\_  
3.0 Effect \_\_\_\_  
4.0 Schedule "A" \_\_\_\_

**PART C - THE APPENDICES**

I. Planning Report to Council  
II. Excerpt from Council Meeting Minutes  
III. Public Notification

**AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN  
FOR THE  
VILLAGE OF OIL SPRINGS**

This Amendment No. \_\_\_\_ to the Official Plan for the VILLAGE OF OIL SPRINGS, which has been adopted by the Council of The Corporation of the VILLAGE OF OIL SPRINGS, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, as Amendment No. \_\_\_\_ to the Official Plan for the Village of Oil Springs.

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Date

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Dave Posliff  
Manager of Planning and Development  
County of Lambton

**ADOPTION**

The attached explanatory text, constituting Amendment No. \_\_\_\_ to the Official Plan for the Village of Oil Springs, was adopted by the Council of The Corporation of the Village of Oil Springs by By-law Number \_\_\_\_\_ in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I hereby certify that this document is the Duplicate Original of Amendment No. \_\_\_\_ to the Official Plan for the Village of Oil Springs, as adopted by By-law Number \_\_\_\_\_ of The Corporation of the Village of Oil Springs on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
CLERK

## **PART A – THE PREAMBLE**

### **A1.0 TITLE**

The title of this amendment is “Amendment No. \_\_\_\_ to the Official Plan for the Village of Oil Springs”, hereinafter called “Amendment No. \_\_\_\_\_”.

### **A2.0 RELEVANT PARTS**

PART A – THE PREAMBLE does not constitute part of this amendment.

PART B – THE AMENDMENT constitutes Amendment \_\_\_\_ to the Official Plan for the VILLAGE OF OIL SPRINGS

PART C – THE APPENDICES does not constitute part of this amendment and is comprised of the following:

Appendix I – Planning Report to Council

Appendix II – Excerpt from Council Meeting Minutes

Appendix III – Public Notification

### **A3.0 PURPOSE**

Amendment \_\_\_\_ is a site-specific amendment to the Village of Oil Springs Official Plan. The amendment applies to the subject lands, which are located within the Council-approved Oil Springs Heritage Conservation District. The amendment will permit the properties to be used in their present state, but will now be subject to the policies of the Oil Heritage Conservation District Plan. Schedule “A” shows the subject lands.

### **A4.0 LOCATION**

The lands affected by this amendment are located within Lots 16 -19, Concession II (Enniskillen). The subject lands are shown on Schedule “A”, which total approximately 225 hectares in area.

### **A5.0 BASIS**

The Oil Springs Official Plan currently designates the lands affected by this amendment as “Mixed Commercial/Industrial” and “Residential”. The area of the subject site is 3.9 hectares. The lands are currently used for the extraction of oil, or were used in the past as supporting elements to the development of the oil industry within Oil Springs.

The Municipal Council of the Village of Oil Springs wishes for the affected properties to be designated as heritage properties, designated under Part V of the *Ontario Heritage Act*. As a result, the affected properties will retain their current Official Plan Designation, noted within Schedule ‘A’, Land Use, but will also be subject to the policies and procedures contained within the Oil Springs Heritage District Conservation Plan. An additional Schedule showing the properties would be appended to the Village Official Plan.

## **PART B – THE AMENDMENT**

All of this part of the document entitled “Part B – The Amendment”, consisting of the following text and Schedule "A", constitutes Amendment No. \_\_\_ to the Official Plan for the Village of Oil Springs.

### **B1.0 DETAILS OF THE AMENDMENT**

1. Schedule “\_\_\_” of the Village of Oil Springs Official Plan shall be created, which shows the affected properties of the Oil Heritage District Conservation Plan.
2. Section B-5 (Mixed Commercial/Industrial) of the Village Official Plan is amended with the addition of the following subsection:
  - 5.5 Oil Heritage Conservation District Properties
    - a) Properties shown within Schedule \_\_\_ of the Village of Oil Springs Official Plan shall be subject to the policies of the Oil Heritage District Conservation Plan, as amended from time to time.
    - b) For properties designated Mixed Commercial/Industrial Area within Schedule ‘A’ of the Official Plan: Notwithstanding the policies of Sections 5.1 and 5.2, new large scale commercial and industrial uses which are not related to the extraction of oil are discouraged. Uses discouraged include, but are not limited to: factory outlets, farm related commercial uses, farm implement sales and service dealers, livestock and poultry processing establishments, grain and seed storage facilities, feed mills, and grain drying facilities.
    - c) The development and use of buildings and structures required to house pumping equipment and storage facilities for pumped material, related to the petroleum industry, awaiting shipment to other locations for storage, refining or processing may be permitted. Compressor and regulator stations associated with natural gas pipelines and underground natural gas storage will also be permitted.

Additional buildings or structures, or the placing of machinery used to refine, blend, or otherwise process petrochemicals is not permitted. New development will not normally be permitted within 75 metres of active petroleum resource operations.

Consents granted for the purposes of long-term lease agreements for petroleum works. Consents that result in the creation of additional separate and distinct lots are to be discouraged.
    - d) Specific uses for the designated properties may be established within the Village’s Zoning By-Law.

3. Section D-1 of the Village of Oil Springs Official Plan shall be amended with the addition of the following subsection:

1.2 Oil Heritage Conservation District

In accordance with the requirements of Part V of the Ontario Heritage Act, and of Section D-1 of this Plan, the Municipality shall implement a Heritage Conservation District Plan that affects properties defined within Schedule ‘\_\_\_’ to the Official Plan. The properties shown within Schedule ‘\_\_\_’ shall be subject to the policies of the Heritage Conservation District Plan, as amended from time to time, as well as the land use designation shown within Schedule ‘A’ to this Plan.

4. Section E-6 of the Village of Oil Springs Official Plan shall be amended with the addition of the following subsection:

1.2 Oil Heritage Conservation District

Notwithstanding the policies of this Section, the continued preservation of the historic lot fabric identified within the Oil Heritage District Plan is encouraged to remain intact. creation of new lots for properties identified within Schedule ‘\_\_\_’ is discouraged to preserve the historic lot fabric identified within the Oil Heritage Conservation District Plan.

Consents may be granted for the purposes of long-term lease agreements for petroleum works.

## **B2.0 IMPLEMENTATION AND INTERPRETATION**

Amendment No. \_\_\_\_ will be implemented and interpreted in accordance with the provisions contained in Part E, Section 1 of the Official Plan.

## **B3.0 EFFECT**

Upon approval by the County of Lambton, Amendment No. \_\_\_\_ will result the policies of Part B to be in force and effect for the subject lands.

**B4.0 SCHEDULE "A"**

**SCHEDULE "A"**

AREA AFFECTED BY O.P.A. No. \_\_\_\_\_

**PART C - THE APPENDICES**

APPENDIX I – Planning Report to Council

APPENDIX II – Excerpt from Council Meeting Minutes

APPENDIX III – Public Notification

**APPENDIX F: PROPOSED OFFICIAL PLAN AMENDMENT, TOWNSHIP OF ENNISKILLEN**

**AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN  
FOR THE  
TOWNSHIP OF ENNISKILLEN**

AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN FOR THE TOWNSHIP OF ENNISKILLEN  
INDEX PAGE

County Approval \_\_\_\_  
Adoption and Certification \_\_\_\_

**PART A - THE PREAMBLE**

1.0 Title \_\_\_\_  
2.0 Relevant Parts \_\_\_\_  
3.0 Purpose \_\_\_\_  
4.0 Location \_\_\_\_  
5.0 Basis \_\_\_\_

**PART B - THE AMENDMENT**

1.0 Details of the Amendment \_\_\_\_  
2.0 Implementation and Interpretation \_\_\_\_  
3.0 Effect \_\_\_\_  
4.0 Schedule "A" \_\_\_\_

**PART C - THE APPENDICES**

I. Planning Report to Council  
II. Excerpt from Council Meeting Minutes  
III. Public Notification

**AMENDMENT NO. \_\_\_\_  
TO THE OFFICIAL PLAN  
FOR THE  
TOWNSHIP OF ENNISKILLEN**

This Amendment No. \_\_\_\_ to the Official Plan for the Township of Enniskillen, which has been adopted by the Council of The Corporation of the Township of Enniskillen, is hereby approved in accordance with Sections 17 and 21 of the Planning Act, R.S.O. 1990, as Amendment No. \_\_\_\_ to the Official Plan for the Township of Enniskillen.

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Date

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Dave Posliff  
Manager of Planning and Development  
County of Lambton

**ADOPTION**

The attached explanatory text, constituting Amendment No. \_\_\_\_ to the Official Plan for the Township of Enniskillen, was adopted by the Council of The Corporation of the Township of Enniskillen by By-law Number \_\_\_\_\_ in accordance with the provisions of Sections 17 and 21 of the Planning Act, R.S.O. 1990, as amended, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

I hereby certify that this document is the Duplicate Original of Amendment No. \_\_\_\_ to the Official Plan for the Township of Enniskillen, as adopted by By-law Number \_\_\_\_\_ of The Corporation of the Township of Enniskillen on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
CLERK

## **PART A – THE PREAMBLE**

### **A1.0 TITLE**

The title of this amendment is “Amendment No. \_\_\_ to the Official Plan for the Township of Enniskillen”, hereinafter called “Amendment No. \_\_\_\_\_”.

### **A2.0 RELEVANT PARTS**

PART A – THE PREAMBLE does not constitute part of this amendment.

PART B – THE AMENDMENT constitutes Amendment \_\_\_ to the Official Plan for the Township of Enniskillen.

PART C – THE APPENDICES does not constitute part of this amendment and is comprised of the following:

Appendix I – Planning Report to Council

Appendix II – Excerpt from Council Meeting Minutes

Appendix III – Public Notification

### **A3.0 PURPOSE**

Amendment \_\_\_ is a site-specific amendment to the Township of Enniskillen Official Plan. The amendment applies to the subject lands, which are located within the Council-approved Oil Springs Heritage Conservation District. The amendment will permit the continued operation of oil extraction and production within establish oilfields.

The current Plan designates the subject lands for Rural development. The amendment is needed to implement the policies of the Oil Heritage Conservation District Plan, approved by Township Council on \_\_\_\_\_, 20\_\_.

Schedule “A” shows the subject lands, which total approximately 182 hectares in area.

### **A4.0 LOCATION**

The lands affected by this amendment are located within Lots 16 -19, Concession I (Enniskillen). The subject lands are shown on Schedule “A”.

### **A5.0 BASIS**

The Oil Springs Official Plan currently designates the lands affected by this amendment as “Mixed Commercial/Industrial” and “Residential”. The area of the subject site is \_\_\_ hectares. The lands are currently used for the extraction of oil within Enniskillen.

The Municipal Council of the Township of Enniskillen wishes for the affected properties to be designated as heritage properties, designated under Part V of the *Ontario Heritage Act*. As a result, the affected properties will retain their current Official Plan Designation, noted within Schedule ‘A’, Land Use, but will also be subject to the policies and procedures contained within the Oil Springs Heritage District Conservation Plan. An additional Schedule showing the properties would be appended to the Township Official Plan.

## **PART B – THE AMENDMENT**

All of this part of the document entitled “Part B – The Amendment”, consisting of the following text and Schedule "A", constitutes Amendment No. \_\_\_ to the Official Plan for the Township of Enniskillen.

### **B1.0 DETAILS OF THE AMENDMENT**

1. Schedule “\_\_\_” of the Township of Enniskillen Official Plan shall be created, which shows the affected properties of the Oil Heritage District Conservation Plan.
2. Section B-1 (Rural Atea) of the Township Official Plan is amended with the addition of the following subsection:

#### 1.19 Oil Heritage Conservation District Properties

- a) As well as the policies contained within this Plan, properties shown within Schedule \_\_\_ of the Village of Oil Springs Official Plan shall be subject to the policies of the Oil Heritage District Conservation Plan, as amended from time to time.

3. Section D-1 of the Township of Enniskillen Official Plan shall be amended with the addition of the following subsection:

#### 1.2 Oil Heritage Conservation District

In accordance with the requirements of Part V of the Ontario Heritage Act, and of Section D-1 of this Plan, the Municipality shall implement a Heritage Conservation District Plan that affects properties defined within Schedule ‘\_\_\_’ to the Official Plan. The properties shown within Schedule ‘\_\_\_’ shall be subject to the policies of the District Plan, as amended from time to time, as well as the land use designation shown within Schedule ‘A’ to this Plan.

4. Section E-6 of the Township of Enniskillen Official Plan shall be amended with the addition of the following subsection:

#### 1.2 Oil Heritage Conservation District

Notwithstanding the policies of this Section, the creation of new lots for properties identified within Schedule ‘\_\_\_’ is discouraged to preserve the historic lot fabric identified within the Oil Heritage Conservation District Plan.

Consents may be granted for the purposes of long-term lease agreements for petroleum works.

### **B2.0 IMPLEMENTATION AND INTERPRETATION**

Amendment No. \_\_\_\_ will be implemented and interpreted in accordance with the provisions contained in Part E, Section 1 of the Official Plan.

### **B3.0 EFFECT**

Upon approval by the County of Lambton, Amendment No. \_\_\_\_ will result the policies of Part B to be in force and effect for the subject lands.

**B4.0 SCHEDULE "A"**

**SCHEDULE "A"**

AREA AFFECTED BY O.P.A. No. \_\_\_\_\_

**PART C - THE APPENDICES**

APPENDIX I – Planning Report to Council

APPENDIX II – Excerpt from Council Meeting Minutes

APPENDIX III – Public Notification

## **APPENDIX F: PUBLIC MEETING MINUTES, SEPTEMBER 14, 2010 OIL SPRINGS YOUTH CENTRE**

A public meeting was held pursuant to Section 41.1(6) of the Ontario Heritage Act on September 14, 2010, at 7 p.m. at the Oil Springs Youth Centre to receive comments and questions regarding the proposed Oil Springs Heritage Conservation District Plan. Forty-three (43) persons were in attendance.

Dave Posliff (DP), Manager of Planning and Development Services, County of Lambton, provided an introduction to the process and reviewed how the community came to pursue a Heritage Conservation District Plan for the Oil Heritage area. He recognized members of the Steering Committee in attendance as well as Paul King, Ministry of Culture. He then introduced Wendy Shearer, MHBC Planning.

Wendy Shearer (WS) introduced the consulting team and provided further background on the study and plan.

The overall approach has always been to blend the need to preserve these valuable heritage resources with the need for the oil producers to carry on their businesses in a timely and effective manner. The proposed plan clearly recognizes this as a working oil field.

She reviewed the objectives of the plan and noted that the first step is to set up the boundaries of the proposed district.

The heritage attributes of the area were reviewed:

- A comprehensive production system
- A small number of property owners
- An extensive collection of historical equipment
- The development of the oil field shaped transportation systems in the area
- Interaction with natural landscapes in the area, such as the Black Creek corridor

WS explained that there are relatively few property owners in the district - only 6 main oil producers compared to a typical residential district.

Resources within the proposed district have been divided into 3 main levels in the plan, with Level 1 resources having the highest priority for preservation and Level 3 having the lowest priority.

There are also archaeological sites, which are important, especially if they are "pre-technology" era.

WS reviewed the discussion held at the steering committee level regarding options for setting the boundary of the proposed district. These included following the boundaries of the oil pool/resource, including areas of the Village such as the downtown area that were part of the oil boom development, and the approach that was settled upon, including noting areas such as Plank Road and Petrolia that "contributed" to the area and its oil history but will not form part of the legally designated district at this time.

She then reviewed the proposed Heritage Review Committee composition and structure and the chart which outlines what types of activities require permits and heritage reviews, along with a typical application form.

She reviewed the general approval process. An application for changes to a heritage resource would be made by the property owner to the appropriate municipal clerk. The proposal would be reviewed by the Heritage Review Committee, which would make a recommendation to the appropriate municipal council. Council can approve as applied for, approve with conditions or refuse to approve. Applicants would have the right to appeal any decision to the Ontario Municipal Board.

Day to day maintenance operations and emergency repairs would not require heritage reviews and permits.

WS finished her presentation by outlining the County/Local memorandum of understanding in general terms, which sets out the responsibilities of each level of government.

Finally, she outlined the next steps of the process - comments will be received tonight and until September 30 either verbally or using the comment sheets at the rear of the room. All comments will be considered and changes made to the plan as considered appropriate. The final draft plan with changes incorporated and noted will be posted on the County website for a final period, and then recommended to County Council for approval.

The floor was opened to questions and comments.

Ian Veen asked how taxpayers bordering on the district would be protected, i.e. what if they wanted to change the siding on their homes?

WS noted that homes not having direct connection to the oil district and heritage would be classified as Level 3 resources and not subject to heritage review.

DP noted that homes which border the proposed district but are not within its boundary would not be affected by the plan in any way.

Don Kersey felt the plan should say that clearly.

WS noted that this will be made clear in the plan.

Gordon Perry asked if the boundary could be adjusted so that some of the homes, especially along the south side of Victoria Street, could be excluded from the proposed district.

WS felt that would be appropriate, and the boundary could be moved so that it runs along the rear lot lines instead of along the street in front.

Al Byers disagreed with statements made earlier in the meeting that the development of the plan has been an open and consultative process. No one had contacted him directly.

WS reviewed the process to date, including an optional public open house held earlier, as well as continual dialogue with all major producers within the proposed district.

Ross Mitchell asked if individual property sales or transactions will have to be reviewed by the Committee.

WS replied no.

Len McDonald felt that this was an important process and that the area needed to be preserved. However, he noted that there are concerns that should be addressed. In particular, he asked what would happen if the County decided that it wanted to take over the local approval process. He felt it would not work well that way.

WS noted that if there are major organizational or other changes, the plan would need to be reviewed and decisions made at that time as to whether amendments were required. Those would be subject to another public review process.

DP explained that the County was only directly involved in this process as a means of facilitating it, because there were two separate local municipalities involved in the proposed conservation district. County Council has indicated clearly that it has no interest in being involved in the local approval process.

Gordon Perry agreed based on his discussions with County Council, and again noted the need for periodic reviews of the plan to ensure it is working well for the local community.

John Mavity supports the plan, and noted that it would have the most impact on the oil producers. He felt it was important and appropriate to have the committee set up to include 3 members of that group.

Dennis Smith asked what additional regulations would be imposed on property owners if additional designations such as UNESCO were added to the area.

WS noted that the heritage conservation district plan is the regulatory designation. Others, including UNESCO, are "honorary" and do not impose additional restrictions.

Ian Veen asked who will pay the Heritage Review Committee members.

WS said they will all be volunteer appointments. Wendy noted that some municipalities have put a heritage fund in place to assist with renovations or other improvements within districts.

Christine Poland asked for clarification that this fund is voluntary on the part of the local councils and not mandatory.

WS said it will be recommended in the plan, but implementation is voluntary.

Al Byers asked if properties could be removed from the district, or if owners could choose whether they wanted to be in or out. He asked that this question be reflected specifically in the minutes.

DP agreed to note it.

The question was asked as to whether there are any funds available to buy out properties within the district.

WS answered that there were no such funds available.

Jim Piggott said he initially supported the idea of the plan but was reconsidering given the taxpayer expense that may be involved. He was unsure as to whether the taxpayers of the Village should be contributing to a heritage fund that would be used by private owners in the district.

Christine Poland noted that the Town of Petrolia has a similar fund for downtown business/property owners.

Len McDonald asked if there will be application fees for the heritage reviews.

WS said it is not a common practice, and Gordon Perry said there is no intent to charge fees at this time.

A question was asked regarding how a home with a capped well on the property would be treated in the plan.

WS felt it would likely be a Level 2 resource.

A question was asked requesting more detail on the County/Local agreement.

WS outlined the general responsibility under the agreement for the County would be to maintain the plan, and for the local municipalities to undertake the permit approval process.

A question was asked with regards to what would happen if the oil production dried up - would the heritage resources have to be maintained even if they were not pumping oil?

Don Kersey felt that should be a situation that would trigger a major review of the Plan.

WS agreed.

Ian Veen asked why this proposed boundary does not match the National Historic Site boundary.

Charles Fairbank briefly noted the history regarding that designation.

WS summarized the meeting, and thanked everyone for their participation.

The meeting ended at 8:30 p.m.

