

January 4, 2018



Corporation of Haldimand County
44 Munsee Street North
Cayuga Ontario N0A 1E0

To Haldimand County Council

RE: Caledonia Old Mill - Removal of Heritage Designation

Riverside Properties purchased the Caledonia Old Mill in late 2016, located at 146 Forfar Street in Caledonia, with the intention to convert to a Class A office building. The condition of the 160 year old mill is such that restoration is no longer feasible. The current configuration of the building is not conducive to creating good usable space. Additionally, the structure, given its age and limited activity in the last 50 years, is to a point where it is not salvageable.

As such, to accomplish our goal of creating this office centre, we believe that the building must be removed and completely rebuilt. To satisfy requirements of the Grand River Conservation Authority, the existing foundations will remain but our intention is to completely remove the building and re-construct with modern materials. So that the heritage of this landmark is not lost, we plan to create a close replica of the mill, with the outward appearance designed to be close to the current configuration.

We understand that the building is currently protected under the heritage act and with this submission request that Haldimand County Council grant approval to remove said designation. With our plan to replicate the building, we are not opposed to re-designating the site as historic. Our plans include retaining and exhibiting some of the heritage features and contents of the mill to further this historic memory.

We look forward receiving this endorsement for this clearance from Haldimand County Council and continuing our plans for this development.

Respectfully submitted,

Riverside Properties
2494134 Ontario Inc.

Per: Henry Schilthuis

Per: Hank A. P. Huitema, M. Eng., P. Eng.

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Per: Garrett Eggink

- c/c
- Craig Manley, General Manager, Planning and Economic Development
 - Mike Evers, Manager, Planning and Development, Haldimand County

Riverside Properties

23 Industrial Drive, Caledonia Ontario N3W 1H8