
HALDIMAND COUNTY

Memorandum PED-COM-M02-2018 Amend Designation By-law for the Old Caledonia Mill



For Consideration by Council in Committee on March 27, 2018

To: Mayor Hewitt and Members of Council
From: Anne Unyi, Supervisor of Heritage and Culture

In 2016, Council approved a planning application for the redevelopment of the Old Mill in Caledonia. These approvals were to facilitate the demolition of the current structure due to its deteriorated condition and the rebuilding of a replica building to be used for office space. As part of its considerations, Council was advised that this would require the removal of the heritage designation on the building while retaining the heritage designation on the property. Council's decision was appealed to the Ontario Municipal Board which approved the project in late 2017.

On February 8, 2018, Riverside Properties obtained the necessary demolition permit from the County to initiate the construction. In correspondence presented to Haldimand County Council, January 16, 2018, Riverside Properties, owners of the Old Caledonia Mill property requested that designation By-law #403/83 for the Old Caledonia Mill be amended to remove all reference to the Mill's physical structure following the building's demolition. This housekeeping measure is necessary to ensure clarity in terms of any legal restrictions on the property.

To align with the planning approvals for the redevelopment of the property, Heritage Haldimand re-evaluated the property in accordance with the 2005 amendments to the *Ontario Heritage Act* and Ontario Regulation 9/06, and determined that it is necessary to update the existing designating By-law under Section 30.1 (2) to (10) of the *Ontario Heritage Act* for the following reasons:

- a) to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes;
- b) to correct the legal description of the property; and
- c) to otherwise revise the language of the by-law to make it consistent with the requirements of this Act or the regulations. 2005, c. 6, s. 19.

Therefore, Heritage Haldimand supports the owner's application and recommends that Haldimand County Council amend The Corporation of the Town of Haldimand By-law No. #403/83 designating the Old Caledonia Mill, 146 Forfar Street West in order to (a) update the property's Legal Description due to a revised property configuration, and (b) revise the Reasons for Designation explaining the cultural heritage value or interest and describing the heritage attributes of the property. The revised documentation is provided in Attachments 1 and 2.

The amended Statement of Significance (Reasons for Designation) clarifies cultural heritage value or interest and describes the heritage attributes of the property. Heritage Haldimand has determined that the Old Caledonia Mill property meets the criteria for municipal designation for its associative and contextual values. The Old Caledonia Mill property is associated with two notable men, James Little and Ranald McKinnon, both inextricably connected to the founding of the village and early success of Caledonia; and, the site has historical linkages which include defining, maintaining and supporting the character of the area, and the fact that the property is physically, functionally, visually and historically linked to its surroundings. In particular, the property retains its relationship to the former Caledonia Mill—the last mill to be in operation along the Grand River using waterpower—which stood on the site

from 1850 to 2017; the site remains an important connection to the early commercial and industrial history of Caledonia.

In order to implement the change in heritage designation once Council passes a resolution indicating its intent to approve the recommended By-law, there are required notification processes set out under Section 29 of the *Ontario Heritage Act*. Notice of the proposed amendment is required to be served on the:

- (a) property owner (April 4th);
- (b) the Ontario Heritage Trust (April 4th); and
- (c) published in local media for a period of 30 days (April 4th - May 4th).

If no objection is received, the amending By-law would go before Council May 22, 2018 and the By-law registered on title May 23, 2018.

If an objection to the amendment is filed with the municipality within the 30-day period, Council must refer the objection to the Conservation Review Board (CRB) for a hearing. The *Ontario Heritage Act* mandates this tribunal to conduct hearings and make recommendations to Council regarding objections to proposals to designate. Following the hearing, the CRB writes a report to Council and Council has the final decision.

RECOMMENDATION:

THAT the changes recommended by Heritage Haldimand to By-law 403/83 and the Statement of Significance as set out in Memorandum PED-COM-M02-2018 be approved.