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TOWN HALL

6311 Old Church Road, Caledon, ON L7C 1J6

905.584.2272 | 1.888.CALEDON | FAX 905.584.4325 | www.caledon.ca

January 3, 2011

Mr. Jim Leonard, Registrar

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

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JAN 07 2011
ONTARIO HERITAGE TRUST

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Dear Mr. Leonard:

RE: Heritage Alteration Request – 16024 Airport Road & 104 Maple Avenue

At the regular meeting of Council held on December 14, 2010, Council received Report PD-2010-068 regarding Recommendation for Heritage Alteration Requests at 16024 Airport Road and 104 Maple Avenue. The following was adopted:

That Report PD-2010-068 regarding Heritage Alteration Requests – 16024 Airport Road & 104 Maple Avenue, be received; and

That Council consent to the alterations to the designated heritage properties at 16024 Airport Road & 104 Maple Avenue as detailed in Schedules A and B to Report PD-2010-068; and

That Council direct staff to advise the Building Section, the property owners, and the Ontario Heritage Trust of Council's decision in regards to the proposed alterations.

Attached you will find a copy of Report PD-2010-068.

If you have any questions regarding the report, please contact Sally Drummond, sally.drummond@caledon.ca (905) 584-2272 ext: 4243 in the Planning Department.

Yours truly,

Heather Asling
Legislative Administrator
e-mail: heather.asling@caledon.ca

cc: Sally Drummond, Heritage Resource Officer
Maureen Baker, Administrative Assistant, Planning Department
Gillian Smillie, Building Permit Co-ordinator
George and Lynda Berney (property owners)
Dave Robertson

Administration Department

JAN 07 2011

RECEIVED

PLANNING AND DEVELOPMENT DEPARTMENT
Policy Section Report
Report PD-2010-068

To: Mayor and Members of Council

From: Mary Hall, Director of Planning & Development

Meeting: December 14, 2010

Subject: **HERITAGE ALTERATION REQUESTS – 16024 AIRPORT ROAD & 104 MAPLE AVENUE**

That Report PD-2010-068 regarding Heritage Alteration Requests – 16024 Airport Road & 104 Maple Avenue, be received;

That Council consent to the alterations to the designated heritage properties at 16024 Airport Road & 104 Maple Avenue as detailed in Schedules A and B to Report PD-2010-068; and,

That Council direct staff to advise the Building Section, the property owners, and the Ontario Heritage Trust of Council's decision in regards to the proposed alterations.

ORIGIN/BACKGROUND

The property at 104 Maple Avenue was designated under Part IV of the *Ontario Heritage Act* (Act) by By-law 00-13. The key heritage attributes of the property, known as the Riverdale Woollen Mill, comprise two stone industrial buildings dating from 1871 and 1884.

The property at 16024 Airport Road was designated under Part IV of the *Ontario Heritage Act* (Act) by By-law 87-239. The key heritage attribute of the property, known as the Cranston-Moses-Graham House, is a two-storey Gothic style brick house dating c.1880.

As stipulated in Section 33 of the Act, alterations to a designated heritage property require the consent of Council after consultation with its municipal heritage committee (Schedule A). Council approval of proposed alterations to a designated property is intended to ensure that alterations are not detrimental to the property's identified heritage attributes.

DISCUSSION

Cranston-Moses-Graham House

The proposed alteration to the Cranston-Moses-Graham House entails the replacement of the original slate roof with asphalt shingles resembling slate. Water damage, a bat infestation and lack of attic ventilation necessitated the removal of the original slate to enable extensive repairs to the roof system, trim, insulation and wiring (Schedules B and C). At the advice of the Heritage Resource Office, the property owners consulted with

two companies experienced in slate roofing. It was determined that re-installation of slate roofing was cost prohibitive in and of itself (over \$60,000), regardless of the additional costs to be incurred for critical structural and electrical repairs. Heritage Caledon reviewed the scope of work and costs provided by the property owner regarding the proposed alteration at its meeting on October 18, 2010.

It is the opinion of Heritage Caledon that the proposed alteration to the property should be supported as a sympathetic change in roofing material, allowing necessary structural repairs to the roof, trim, and restoration of the building's three brick chimneys. The committee's recommendation in support of the alteration was endorsed on October 18, 2010 (Motion HC-2010-037).

Riverdale Woollen Mill

The proposed alteration to the Riverdale Woollen Mill entails the installation of solar panels on the roofs of the modern additions to this historic industrial complex (Schedules D and E). Heritage Caledon reviewed the drawings and information provided by the property owner regarding the proposed alteration at its meeting on November 15, 2010.

It is the opinion of Heritage Caledon that the proposed alteration to the property should be supported as the placement of the solar panels on the roofs of the modern sections of the complex will not impact the two stone heritage buildings. Further, the generation of electricity on this site re-establishes an historic process, as the mill had produced electricity for Inglewood until 1956 as a by-product of the site's water power. The committee's recommendation in support of the alteration was endorsed on November 15, 2010 (Motion HC-2010-045). A building permit application for this project has been received by the Town.

FINANCIAL IMPLICATIONS

Not applicable.

LEGAL IMPLICATIONS

16024 Airport Road and 104 Maple Avenue are designated heritage properties pursuant to section 29 of the *Ontario Heritage Act, 1990* (the "Act"). In order to alter the properties, the requirements set out in section 33 of the Act must be followed.

Council shall consult with Heritage Caledon and then provide its decision within ninety (90) days of the notice of receipt of applications to alter the property. Confirmation of receipt of the applications was forwarded to the property owners of 16024 Airport Road and 104 Maple Avenue on October 12 and November 11, 2010, respectively.

Council may consent to the application, consent with conditions, or refuse the application. Notice of Council's decision shall be given to the owner of the property and the Ontario Heritage Trust. If a decision is not made within the ninety (90) day period (or any extension thereof as agreed to by the property owners and Council) then Council is deemed to have consented to the application.

If Council consents to the application with conditions or refuses the application, the property owners may, within thirty (30) days of receiving notice of Council's decision, apply for a hearing before the Review Board.

NEXT STEPS

Legislative Services shall:

1. Notify the property owners of Council's decision
2. Notify the Ontario Heritage Trust of Council's decision
3. Notify the Town's Building Permit Coordinator of Council's decision

COMMUNITY BASED STRATEGIC PLAN

The proposed alterations to the subject designated heritage properties reflect the Town's support of heritage stewardship and environmental sustainability, as noted in the CBSP vision statement, as well as Goal 4: Value and Promote Culture, Heritage and the Arts and Goal 1: Partner with Land Owners and Community to Preserve, Protect and Enhance our Environment and Agricultural Resources and Natural Capital.

POLICIES/LEGISLATION

Ontario Heritage Act

CONSULTATIONS

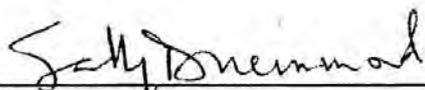
Consultation occurred with Heritage Caledon and Patricia De Sario, Legal Services Department.

ATTACHMENTS

- Schedule A: Section 33 of the *Ontario Heritage Act*
- Schedule B: Location map for 16024 Airport Road
- Schedule C: Summary of alterations at 16024 Airport Road
- Schedule D: Location map for 104 Maple Avenue
- Schedule E: Drawing showing proposed location of solar panels at 104 Maple Avenue

CONCLUSION

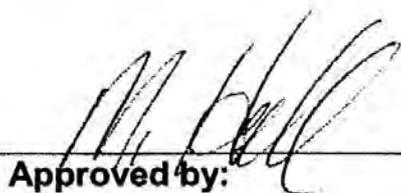
It is recommended that Council, on the advice of Heritage Caledon, consent to the proposed alterations to the designated heritage properties at 16024 Airport Road and 104 Maple Avenue, and advise the necessary parties.



Prepared by:
Sally Drummond
Heritage Resource Officer



Recommended by:
Todd Salter
Manager of Policy



Approved by:
Mary Hall
Director of Planning & Development

Approved by:
Douglas Barnes
Chief Administrative Officer

Excerpt from Part IV of the Ontario Heritage Act

Section 33

- 1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

Application

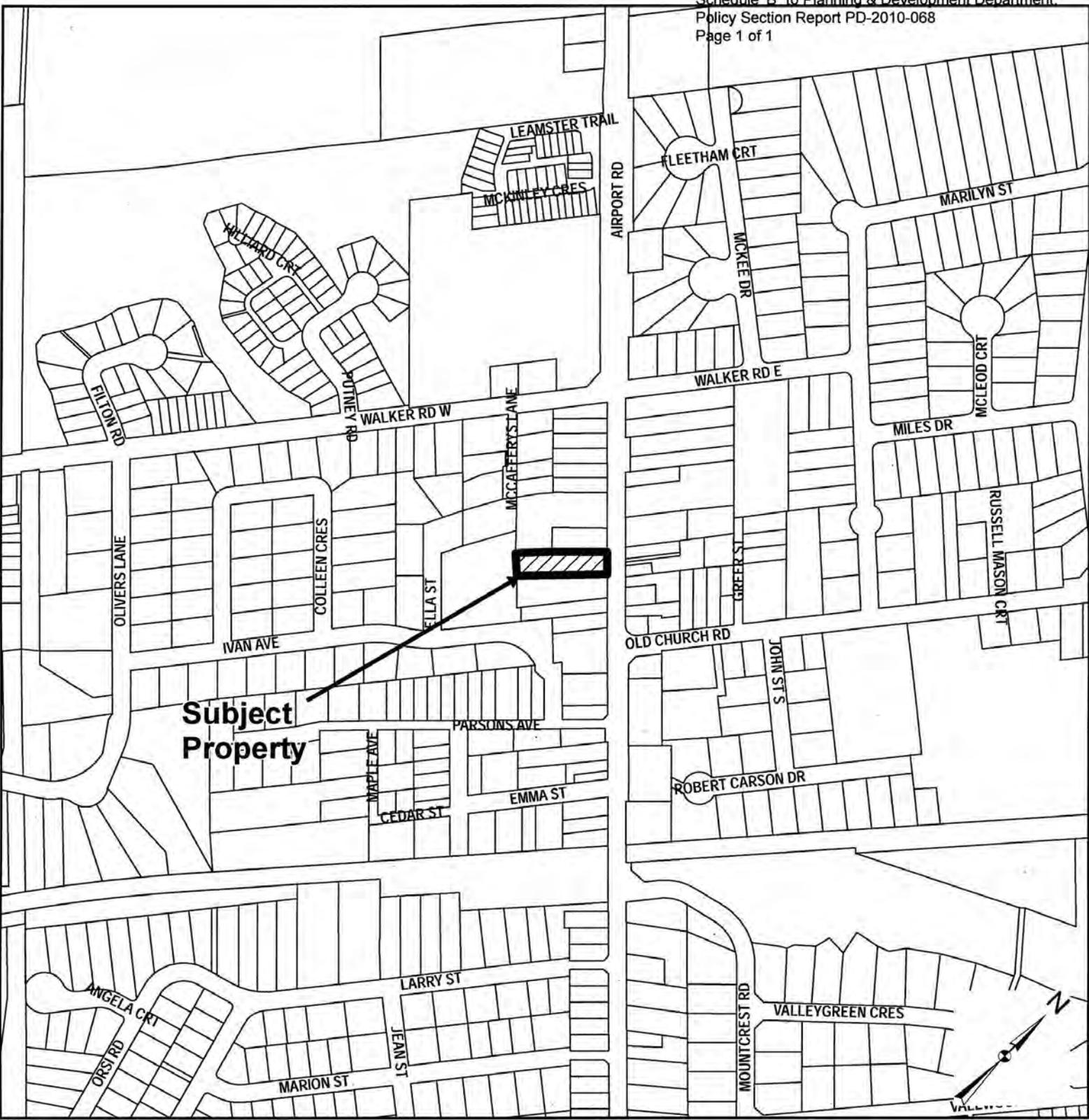
- 2) An application under subsection (1) shall be accompanied by a detailed plan and shall set out such information as the council may require.

Notice of receipt

- 3) The council, upon receipt of an application under subsection (1) together with such information as it may require under subsection (2), shall cause a notice of receipt to be served on the applicant.

Decision of council

- 4) Within 90 days after the notice of receipt is served on the applicant under subsection (3), the council, after consultation with its municipal heritage committee, if one is established,
 - (a) shall,
 - i) consent to the application,
 - ii) consent to the application on terms and conditions, or
 - iii) refuse the application; and
 - (b) shall give notice of its decision to the owner of the property and to the Trust.



**Subject
Property**

16024 Airport Rd
Town of Caledon
Region of Peel

LOCATION MAP

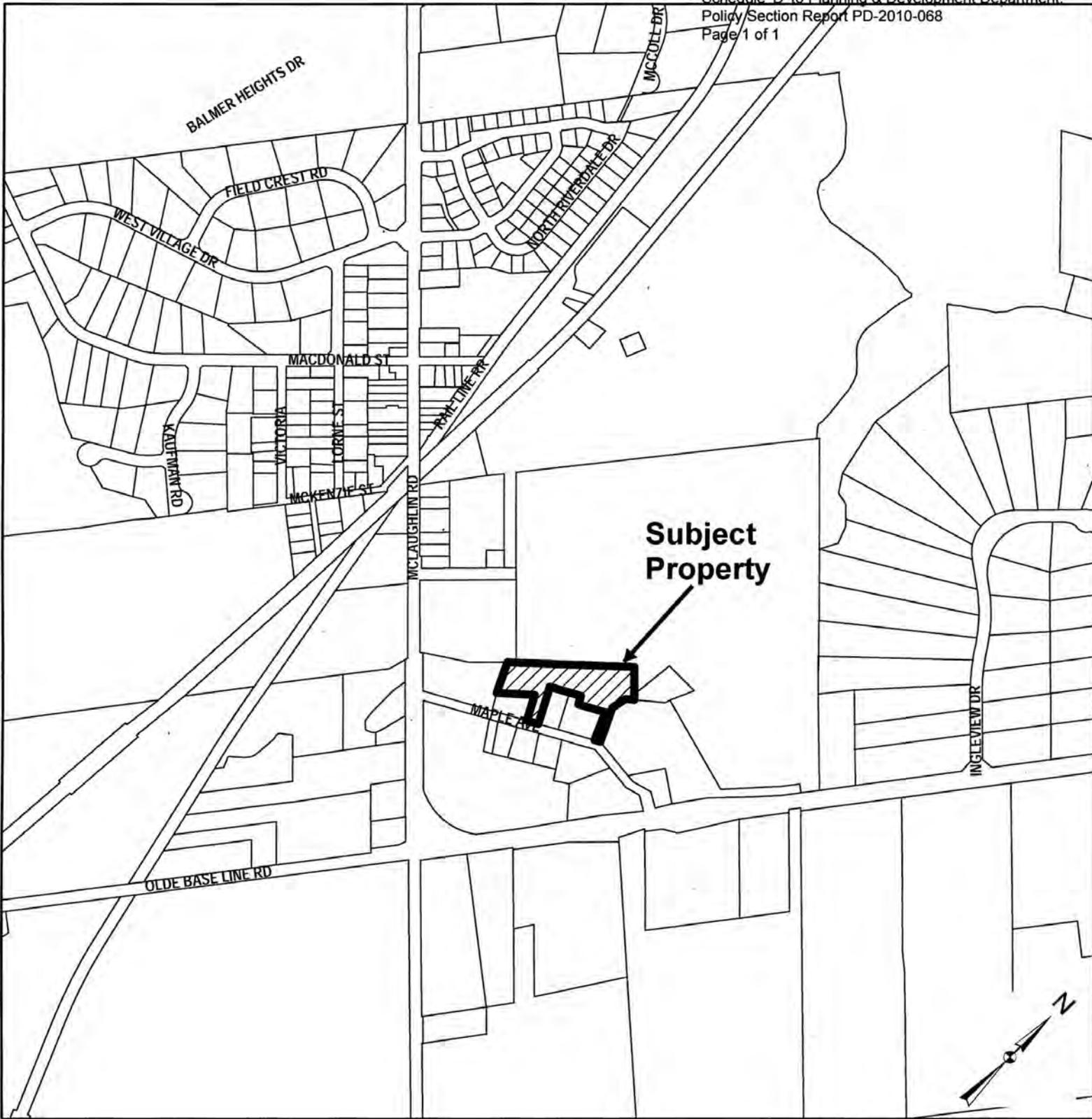


Date: November 2010

File No.: Location Map 16024 Airport Rd

Summary of Alterations to 16024 Airport Road

- Removal and replacement of slate shingles with asphalt shingles
- Restoration of 3 end chimneys
- Restoration of fascia and other trim



104 Maple Ave

Town of Caledon
Region of Peel

LOCATION MAP



Date: November 2010

File No.: Location Map 104 Maple Ave

