

AMENDMENT NO. 211
TO THE OFFICIAL PLAN FOR
THE TOWN OF CALEDON PLANNING AREA

THE CORPORATION OF THE TOWN OF CALEDON

BY-LAW NO. 2006-XXXX

To enact Official Plan Amendment No. 211 regarding the
Rockside Cultural Heritage Landscape Policy Area.

The Council of the Corporation of the Town of Caledon in accordance with the provisions of Section 17 of the Planning act, R.S.O. 1990, as amended, HEREBY ENACTS AS FOLLOWS:

1. Amendment No. 211 to the Official Plan of the Town of Caledon Planning Area shall be and is hereby adopted.

Read three times and finally passed in open Council on the ___ day of ____, 2006.

Mayor

Clerk

THE CONSTITUTIONAL STATEMENT

- PART A – THE PREAMBLE – does not constitute part of this Amendment.
- PART B – THE AMENDMENT – consisting of the following text and schedule constitutes Amendment No. 211 to the Official Plan for the Town of Caledon.

AMENDMENT NO. 211

TO THE

OFFICIAL PLAN FOR THE TOWN OF CALEDON PLANNING AREA

PART A - THE PREAMBLE

Purpose of the Amendment:

The purpose of this Amendment is to provide detailed policies for the conservation of the Rockside Cultural Heritage Landscape Policy Area in the Town of Caledon.

Location:

The policies included in this Amendment apply to the area indicated on Schedule "A" to the Town of Caledon Official Plan as the Rockside Cultural Heritage Policy Area.

Basis:

The policies contained in this Amendment result from the cultural heritage policies adopted by Council in July 2002. These cultural heritage policies include Section 3.2.3.4.1 Cultural Heritage Landscape Inventory wherein the Town is to identify and conserve cultural heritage landscapes. In October of 2003 Council adopted the report, *Criteria for the Identification of Cultural Heritage Landscapes* (Andre Scheinman Heritage Preservation Consultant and ENVision The Hough Group, September 17, 2003), which established a methodology for identifying and evaluating candidate cultural heritage landscapes. In order to assist with the evaluation of a development proposal (Rockfort Quarry), the Town applied the assessment criteria to the southwest corner of the former Caledon Township, an area that had also been identified as a candidate cultural heritage landscape in the *Criteria* report. The resulting *Rockside Cultural Heritage Landscape Study* (Andre Scheinman Heritage Preservation Consultant and ENVision The Hough Group, June 1, 2006) confirmed the presence of a cultural heritage landscape in the area. In accordance with Section 3.2.3.4.1 of the Official Plan, this Amendment contains policies that are intended to ensure that the Rockside Cultural Heritage Landscape is conserved in such a way that its heritage values, attributes and integrity are retained.

PART B - THE AMENDMENT

This part of the document entitled "PART B - The Amendment" and consisting of the following text constitutes Amendment No. 211 to the Town of Caledon Official Plan.

Details of the Amendment:

The Town of Caledon Official Plan is amended as follows:

3.2.4 ROCKSIDE CULTURAL HERITAGE LANDSCAPE POLICY AREA

3.2.4.1 Introduction

The recognition and conservation of cultural heritage landscapes is required by Provincial Policy Statement, the Region of Peel Official Plan and the Caledon Official Plan. The *Rockside Cultural Heritage Landscape Study, June 1, 2006* (The Rockside Study) identified an area in the southwest corner of the former Caledon Township as being a Cultural Heritage Landscape. Some of the lands within the area identified are also within the Niagara Escarpment Plan Area.

The Rockside Cultural Heritage Landscape is significant because it is the earliest area of settlement in the former Caledon Township, and because of its historical association with a group of Scottish settlers who became known in local lore as the 'Rockside Pioneers'. This community, initially geographically isolated from the eastern section of the township by the spine of Niagara Escarpment, developed into an internally coherent and distinct entity, as manifested in the area's consistent building forms and materials and land use patterns. Key elements of this distinct rural cultural heritage character remain in place and continue to evoke the 'Rockside Pioneers', including early residential, farm and institutional buildings, extensive dry stone walls and cedar rail fencing demarcating roadsides and field boundaries, early small field patterns, roadside and lane vegetation, road character, and cultural heritage views and viewsheds. The interrelationship of these elements is an important aspect of the Rockside Cultural Heritage Landscape.

The heritage nature and character of the Rockside Cultural Heritage Landscape is varied and some features exhibit a higher degree of integrity and are more sensitive to change and alteration than others. The most sensitive features are the 'Character Defining Elements' as identified in The Rockside Study.

Rockside is an evolved cultural heritage landscape. As such, some further change due to natural processes and human activities is considered

acceptable where it does not result in the loss of the heritage values, attributes and integrity of this Cultural Heritage Landscape.

As the Rockside Study was limited to roadside documentation of this Cultural Heritage Landscape, further investigation of its heritage attributes will be encouraged.

The policies noted below shall apply to the Rockside Cultural Heritage Landscape Policy Area and are intended to ensure that this Cultural Heritage Landscape is conserved in such a way that its heritage values, attributes and integrity are retained.

3.2.4.2 Objectives

3.2.4.2.1 To conserve the Rockside Cultural Heritage Landscape in such a way that its heritage values, attributes and integrity are retained.

3.2.4.2.2 To promote the awareness, appreciation and enjoyment of the Rockside Cultural Heritage Landscape.

3.2.4.3 Policies

3.2.4.3.1 Review of Development Applications

All development proposed within the Rockside Cultural Heritage Landscape Policy Area will be reviewed by the Town to determine whether the heritage values, attributes and integrity of the Rockside Cultural Heritage Landscape will be retained. To assist in making this determination the Town may require a proponent to provide a Cultural Heritage Landscape Impact Assessment (CHLIA).

3.2.4.3.2 Cultural Heritage Landscape Impact Assessments

a) where it is determined that a CHLIA should be prepared, the CHLIA shall be prepared by a qualified professional with expertise in cultural heritage landscape studies and contain the following:

- (i) a description of the proposed development;
- (ii) a description of the cultural heritage landscape attribute(s) to be affected by the development. In this regard reference should be had to, but not necessarily limited to, The Rockside Study and other heritage investigations undertaken by the Town. An applicant is encouraged to consult with the Town concerning available information;

- (iii) a description of the effects upon the cultural heritage landscape attribute(s) by the proposed development; and,
- (iv) a description of the extent to which mitigation may reduce the adverse effects the proposed development will have on the cultural heritage landscape attribute(s).

3.2.4.3.3 Definition of Development

For the purposes of Section 3.2.4 “development” shall mean the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

3.2.4.3.4 Lot Creation

Lot creation in the Rockside Cultural Heritage Landscape Policy Area shall ensure conservation of the Cultural Heritage Landscape and refusal of an application may be necessary in order to provide for this conservation. Lot size, configuration and location, building envelopes and building massing, setbacks, height restrictions and similar aspects will also be considered in order to ensure conservation of the Cultural Heritage Landscape.

3.2.4.3.5 Further Investigations

The Town will continue to investigate the Rockside Cultural Heritage Landscape to identify any additional attributes, including heritage views and viewsheds, that may exist in the Policy Area.

3.2.4.3.6 Property Designation

Since designation under the Ontario Heritage Act or heritage easement agreements provide the strongest tools for ensuring conservation of heritage properties, the Town will encourage the use of these tools in the Rockside Cultural Heritage Landscape Policy Area.

3.2.4.3.7 Portions of Rockside Cultural Heritage Landscape in Adjacent Municipalities

The Rockside Study indicates that the boundary of this Cultural Heritage Landscape extends into adjacent municipalities. The Town will, therefore, endeavour to have these other municipalities recognize and conserve the Rockside Cultural Heritage Landscape.

3.2.4.3.8 Awareness, Appreciation and Enjoyment

The Town will encourage awareness, appreciation and enjoyment of the Rockside Cultural Heritage Landscape through such activities as signage programs, tours and brochures, and will seek opportunities to partner with local community groups in these activities.

3.2.4.3.9 Private Stewardship

The Town will encourage private stewardship of attributes within the Rockside Cultural Heritage Landscape Policy Area through the provision of information concerning conservation practices and through the development of financial incentive programs.

3.2.4.3.10 Consideration of Reduction of Setbacks and Similar Regulations

Where significant Character Defining Elements or designated heritage properties must be replaced due to age, fire, or forces of nature, relief from building setbacks, height restrictions or other conditions that would otherwise change the new structure's location or historic form will be considered to allow reconstruction on the original building footprint and in the original building form.