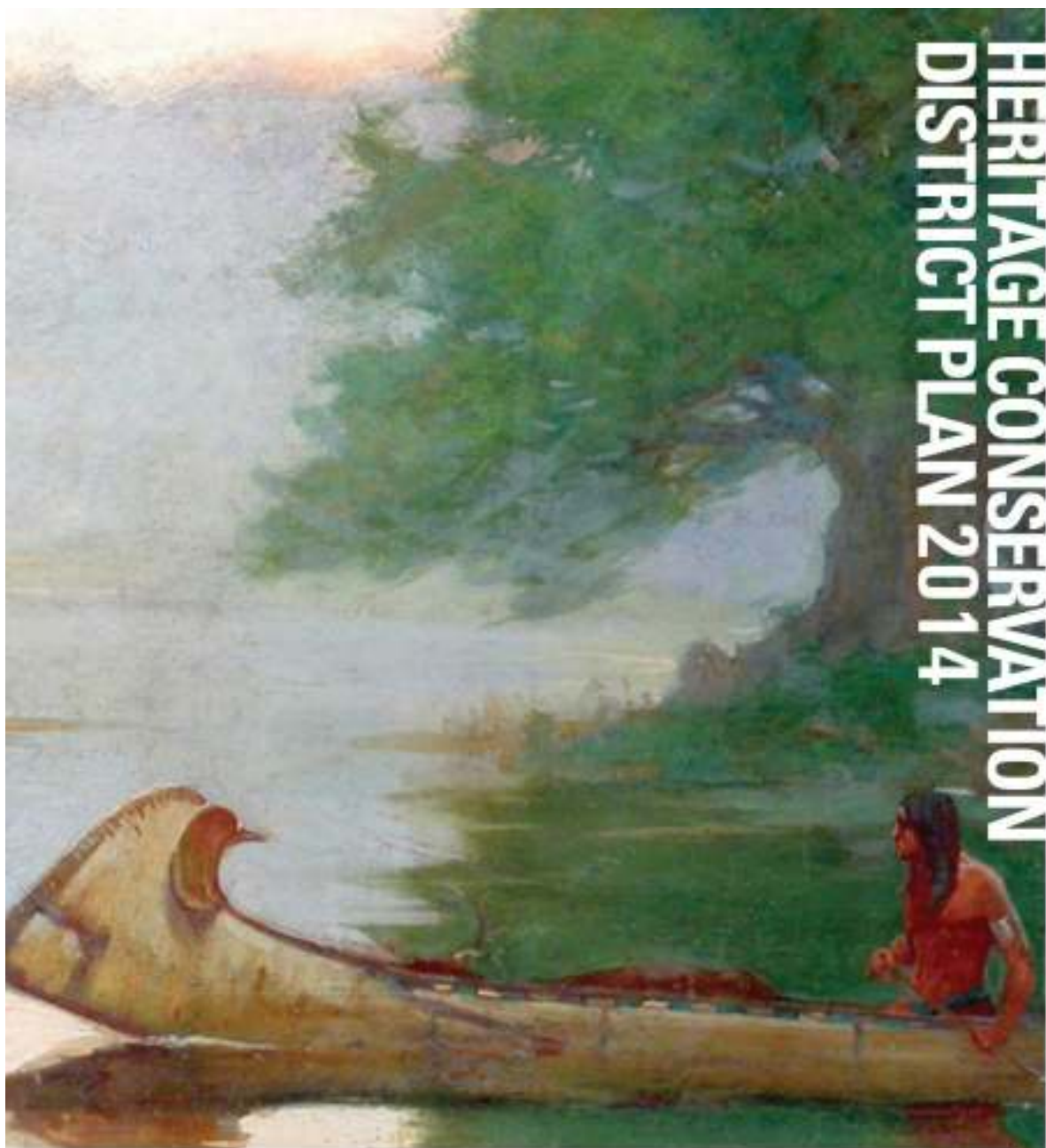


CULTURE DIVISION

PUBLIC ART • MONUMENTS AND HERITAGE • MEADOWVALE THEATRE • FILM • DANCE • PROGRAMS

HERITAGE CONSERVATION DISTRICT PLAN 2014



MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN, 2014



MEADOWVALE VILLAGE HERITAGE CONSERVATION DISTRICT PLAN, 2014

SCHEDULE B TO BY-LAW 0078-2014

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Schedules:

Schedule A	Meadowvale Village Heritage Conservation District Boundary Map, 2014
Schedule B.1	Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory
Schedule B.2	Meadowvale Village Heritage Conservation District Plan, 2014: Cultural Heritage Assessment of Meadowvale Village and Area



Heritage Conservation District Plan

Meadowvale Village Heritage Conservation District Plan, 2014



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0078-2014

A by-law to designate the Meadowvale Village Heritage Conservation District and adopt the Meadowvale Village Heritage Conservation District Plan and to repeal By-law 453-80.

WHEREAS pursuant to Section 41(1) of the *Ontario Heritage Act*, R.S.O 1990, Chapter O.18, the Council of a municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district;

AND WHEREAS on June 9, 1980 the Council of the Corporation of the City of Mississauga approved By-law 453-80 designating Meadowvale Village as a Heritage Conservation District;

AND WHEREAS the Meadowvale Village Heritage Conservation District Plan was approved in 1980 and has not been updated since its inception;

AND WHEREAS on November 28, 2012 the Council of the Corporation of the City of Mississauga adopted By-law 0238-2012, a by-law Designating a heritage conservation district study area, in order to permit a study of the boundary of the Meadowvale Heritage Conservation District;

AND WHEREAS it was determined that the boundary of the Meadowvale Village Heritage Conservation District should be amended;

AND WHEREAS pursuant to subsection 41.1 (1) of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, a municipality shall adopt a heritage conservation district plan for each district that is designated in the by-law;

AND WHEREAS a public meeting with respect to the Meadowvale Village Heritage Conservation District Plan was held on June 10, 2013 with the appropriate notice of the public meeting given in accordance with the Act;

NOW THEREFORE the Council of the Corporation of the City of Mississauga ENACTS as follows:

1. That the area outlined by heavy lines shown on the map attached as Schedule "A" hereto and forming part of this by-law is hereby designated as a Heritage Conservation District.
2. That the plan shown in Schedule "B" attached hereto and forming part of this by-law is hereby adopted as the Meadowvale Village Heritage Conservation District Plan which includes the Meadowvale Village Heritage Conservation District Plan: Property Inventory, and the Meadowvale Village Heritage Conservation District Plan: Cultural Heritage Assessment of Meadowvale Village and Area.



Heritage Conservation District Plan

Meadowvale Village Heritage Conservation District Plan, 2014

3. That upon coming into force and effect of this By-law, By-law No. 453-80 is repealed, save and except where any appeal is filed with respect to this By-law, in which event By-law 453-80 and the 1980 Meadowvale Village Heritage Conservation District Plan shall continue to remain in effect and apply in respect of those matters and those lands that are the subject of any appeal or appeals until their final disposition, and thereafter By-law 453-80 and the 1980 Meadowvale Village Heritage Conservation District Plan shall be deemed repealed.

ENACTED and PASSED this 2 day of April, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MIT			
Date	26	3	14

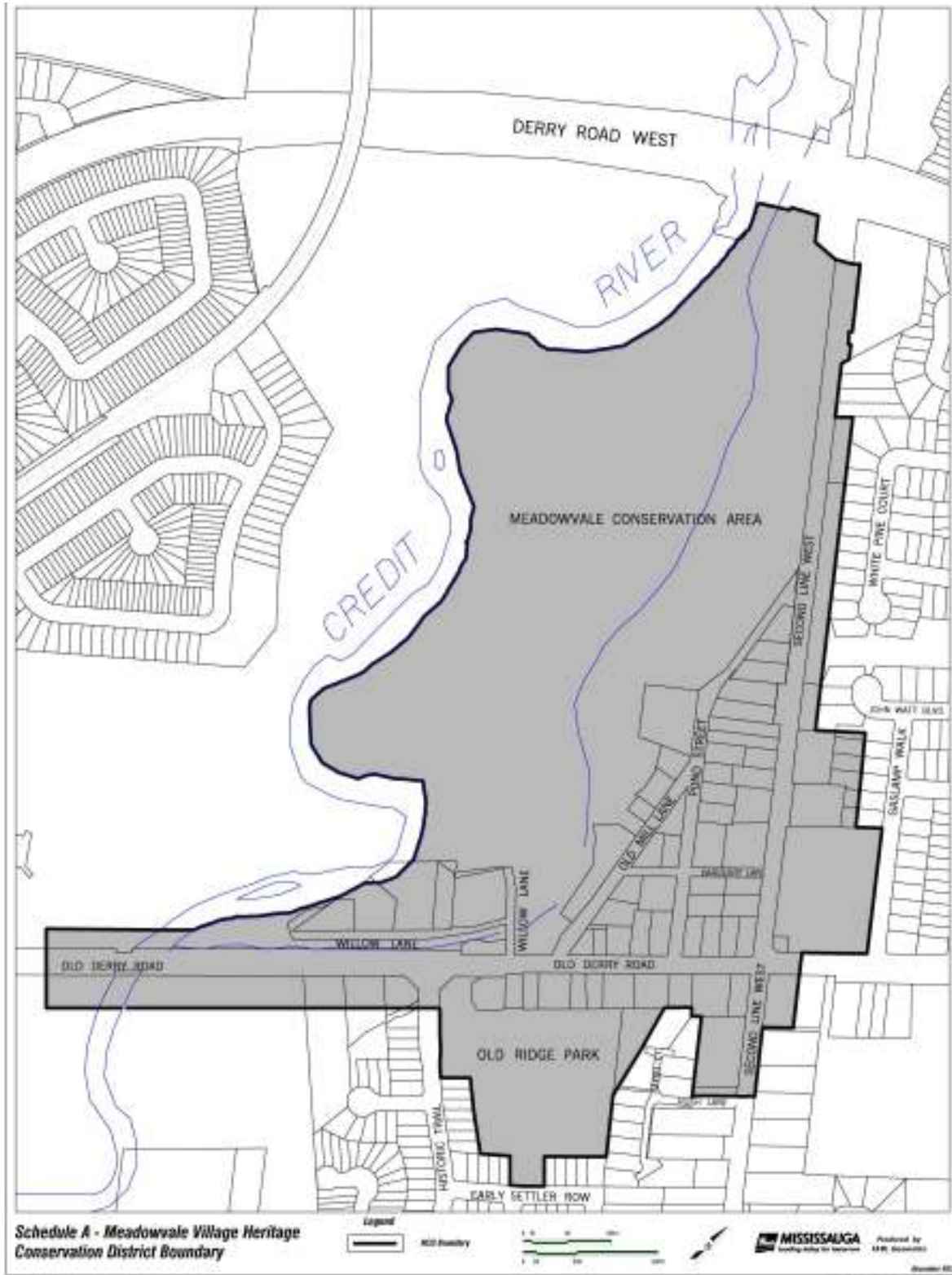
Pat Meehan
ACTING MAYOR

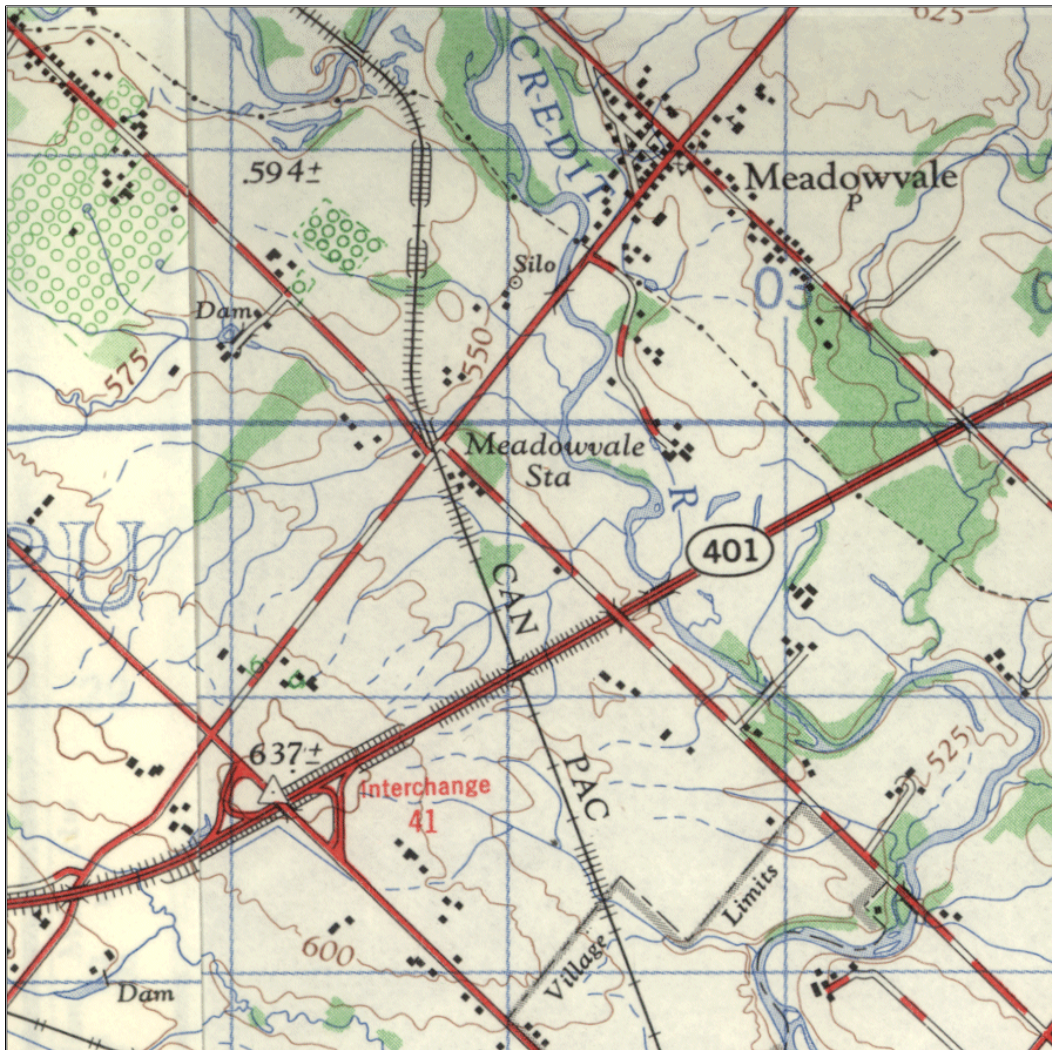
W. J. Rasmussen
DEPUTY CLERK



Heritage Conservation District Plan

Meadowvale Village Heritage Conservation District Plan, 2014





Meadowvale Village and area, 1964 (Old Derry Road and Second Line West)

National Topographic Systems Maps 30 M/12



PART ONE: BACKGROUND

1.1 Introduction

A Heritage Conservation District (HCD) is a defined area legally protected by a municipal by-law passed under Part V of the Ontario Heritage Act (OHA). HCDs are designated because the area is considered to be historically or culturally significant and requires special care and attention in the planning process to ensure the significant cultural heritage attributes are conserved. Every property within the boundary of a HCD is subject to the HCD By-law.

HCDs are an important and powerful part of the heritage planning framework serving to ensure culturally significant heritage neighbourhoods and areas are protected. Protecting the city's significant neighbourhoods enables residents to understand the importance of its cultural heritage and context within our growing city.

1.1.1 The HCD Plan Goals:

The purpose of a HCD Plan is to direct how change and conservation should be managed in the district. Specifically, the plan is intended to create a consistent, transparent and fair set of required procedures and policies within the HCD. The plan is intended to be used by professional consultants, Council and residents to guide decision making.

The policies and guidelines contained within respond to changes to the OHA in 2005 which established new requirements for heritage conservation districts. The 1980 Meadowvale Village HCD Plan had differing methodologies for the determination of what properties should be subject to demolition control and conservation. The original plan was broad in nature and, on occasion, has not met the expectations of residents and Council in providing clarity and transparency regarding development within their HCD.



This document aims to ensure all residents are subject to fair and uniform standards and expectations for residing within a HCD. The HCD Plan offers clear objectives, strong policies and an effective standard of conservation. This document, and its requirements, should be read and understood in its entirety.

1.2 Planning History:

1.2.1 The 1960s to 1980s:

In the late 1960s, the residents of Meadowvale, a small community located in the north end of the Town of Mississauga, recognized the cultural heritage value of their village and sought ways to protect it from unsympathetic urban development. The residents formed a Residents' Association and began the process of seeking methods of heritage conservation. They began to refer to their community as Meadowvale Village, to distinguish it from the new and emerging 1970s development of Meadowvale further to the west.

In March 1975, the Ontario Heritage Act was adopted as the first province wide legislation to protect and preserve cultural heritage properties. The Act provided municipalities with the authority to create heritage conservation districts. A HCD is defined as a cultural landscape with a defined geographical area, cohesive character comprising historic associations, road and lotting patterns, natural features, building types and styles, settings, open spaces and spatial relationships. Once a HCD has been established under by-law, all properties within a HCD are under the same heritage designation.

With the new legislative framework in place, by 1977, the City of Mississauga initiated a collaborative heritage planning process with the Meadowvale Village community to establish a HCD.

In 1980, the Meadowvale Village HCD Plan was approved and became the first heritage district of its type in Ontario under the City of Mississauga's municipal By-law 453-80. The 1980 HCD Plan was created without the benefit of models or examples to build upon. For a number of years, the Meadowvale Village HCD Plan became a model for



other Ontario municipalities to follow. As of 2013, the number of HCDs in Ontario has grown to 111.

1.2.2 The 2000s:

In 2002, the City of Mississauga initiated a process to improve and update the original set of Design Guidelines for the 1980 HCD Plan. The 1980 Plan did contain guidelines, however, they were rather limited in terms of addressing and responding to changes within the Village. The *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District*, was adopted by Mississauga City Council in 2003.

1.3 The Planning Framework

1.3.1 The Ontario Heritage Act (OHA)

The OHA enables a municipal government to designate an area as a HCD, and in so doing, requires Council to adopt a Plan for the district. Specifically, **Section 41.(1)** states "*where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate...any defined area...as a heritage conservation district.*" Whereas **Section 41.1(1)** states "*...a municipality shall adopt a heritage conservation district plan for each district...*"

1.3.2 Provincial Policy Statement (PPS)

In addition to satisfying the requirements of the OHA, the HCD Plan must comply with the PPS which "*provides policy direction on matters of provincial interest related to land use planning and development.*" Specifically policies 2.6.1 to 2.6.5 refer to conservation of cultural heritage resources.

1.3.3 Official Plan

Pursuant to **Section 41.(1)** of the OHA, the City of Mississauga's Official Plan addresses the designation of HCDs. Part 7, **Section 7.4.3.1** of the plan states "*Heritage Conservation Districts will be designated by the City in accordance with the Ontario Heritage Act and the following criteria: a. most of the structures or heritage elements, in a grouping, that have a unique character and reflect some aspect of the*



heritage of the community or are of historic, architectural, natural, or cultural significance; or b. an environment that should be preserved because of its cultural heritage, cultural landscape, or scenic significance.”

1.4 Conservation District Plan Review Process

While both the OHA and Official Plan are silent to HCD Plan reviews, the principle of “managing change” in a HCD implies periodic reviews of a plan and associated guidelines. In 2012, the City launched a review of both the Meadowvale Village Heritage Conservation District Plan (1980) and the corresponding *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District* (2003).

Section 40.(2) of the OHA establishes the scope of work required in support of establishing a HCD Plan, or in this case, a review, including:

- (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;*
- (b) examine and make recommendations as to the geographic boundaries of the area to be designated;*
- (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*
- (d) make recommendations as to any changes that will be required to the municipality’s official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.*

1.4.1 Background Studies:

Pursuant to **Section 40.(2)** of the OHA, the following studies are required as part of the review process:

a) **Study Area Boundary:**

Pursuant to **Section 40.1(1)** of the OHA, the study area boundary of the proposed district must be designated by by-law before the process of a HCD designation can begin. Furthermore, **Section 40.1(2)** provides Council the authority to set limitations



on development within the proposed district boundary for the period of one year during the review.

On November 28, 2012, By-law 0238-2012 was enacted by Council to define the study boundary. It refers to an expanded study area boundary, including lands to the northwest and south of the current boundary, to better reflect the planning context of today.

The study boundary was established in recognition of the change that has occurred since the original plan was adopted in 1980. The existing HCD boundary was originally defined close to the Village core. Thirty years later, the context of the HCD has changed dramatically. In 1980, Meadowvale Village was a small, rural community of several nineteenth and early twentieth century dwellings surrounded by agricultural lands. The manner in which the surrounding agricultural lands would develop over time was difficult to anticipate, as such the district boundary did not account for significant development.

b) Property Inventory

Pursuant to **Section 41.1 (5)** of the OHA, a description of the heritage attributes of the HCD and of properties in the district has been completed. Schedule B.1, contains a *Property Inventory* which identifies the background, history, current description, statement of significance and cultural heritage attributes for each property within the HCD. The document provides an overview of the cultural heritage significance of the property and specific heritage attributes to be conserved. A property's heritage attributes may change or alter and, therefore, Schedule B.1, *Property Inventory* may be updated from time to time.

c) Cultural Heritage Assessment

Schedule B.2 provides an assessment of the character defining elements within the Village and the manner by which they developed over time. This comprehensive research component was not completed for the 1980 Meadowvale Village HCD Plan, therefore, new information and data was uncovered on the Village and its cultural heritage complexities. This research will serve to inform the policies and guidelines.



d) **Stage 1 Archaeological Assessment**

A Stage 1 Archaeological Assessment was completed on the study area. Research concludes a high potential for archaeological resources within the boundary.

1.4.2 Drafting a District Plan:

Section 41.1(5) of the OHA sets out minimum requirements for the HCD Plan including:

- (a) a statement of the 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 under section 42. 2005, c. 6, s. 31.*

1.4.3 Review of the HCD Plan - Community Engagement

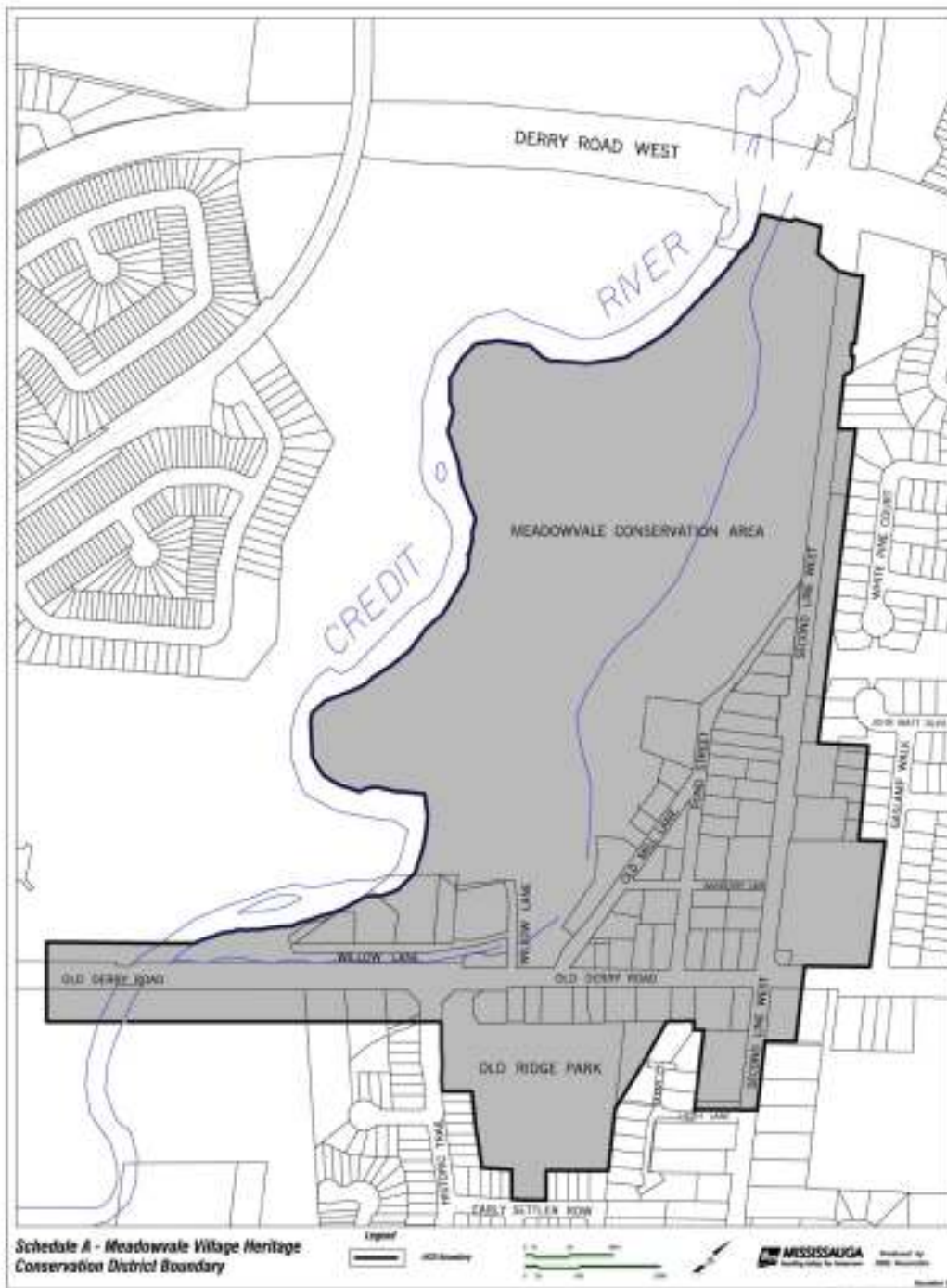
Engaging the community in the Plan review is an important component of the process. While **Section 41.1(6)** of the OHA establishes a minimum requirement of one public meeting and consultation with the Heritage Advisory Committee (HAC), this review process involved considerably more.

A total of five community meetings were conducted between May 2012 and May 2013. Beginning in January 2013, the local Meadowvale Village HCD Review Committee commented on the early and conceptual draft Design Guidelines and Policies. On March 7, 2013 the Design Guidelines and Policies extract of the HCD Plan, along with potential revisions to the City's Official Plan and Zoning By-law, were presented to Village residents. On April 23, 2012, the Meadowvale Village HCD Plan Review was presented to the HAC. On June 10, 2012, the "Proposed Amendments to Mississauga Official Plan



and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area, Public Meeting”, took place at the Planning and Development Committee.

At this point in the review process it was determined that further community input was required. A Focus Group, consisting of 14 Meadowvale Village HCD residents, held four meetings with Heritage Planning staff from October 3 to November 14, 2012. The Focus Group sought clarity and transparency in writing design guidelines and policies, including the relevant processes, to reach consensus on methods to conserve the HCD’s character.



Meadowvale Village HCD Boundary Map



PART TWO:

HERITAGE CONSERVATION CONTEXT

2.1 Heritage Conservation District Boundary

The Heritage Conservation District (HCD) boundary provides the legal bounds to which the policies and guidelines contained herein will apply. The official HCD boundary is shown on Schedule A.

Beyond the Village proper, the boundary comprises the lands located northwest of the Village known as the Meadowvale Conservation Area, owned by Credit Valley Conservation (CVC). These lands were excluded from the 1980 district boundary. They formed part of the original Bristow Survey of 1856. Mills and workers' houses once stood on these lots. Later development saw the creation of Willow Lake, minor wheat farming and the associated recreational area.

To the south of the Village is Old Ridge Park. As recently as the 1970s, agricultural buildings stood on this site, which is now a public park. Given the historical association with these lands, and the significance of the ridge's topographical features, they have been included in the HCD boundary. Additionally, from 7079 Second Line West north to the termination of this road, a rural character with a soft shoulder and naturalised areas has been retained. Consequently, the east side of the roadway has been included within the Boundary.

2.2 Heritage Character Statement

The following Heritage Character Statement describes the aspects of the HCD which define the distinct architectural, historical, contextual and landscape characteristics of the area. The Heritage Character Statement supports the establishment of a HCD boundary which delineates the area of special character. Moreover, the statement



provides important context for managing change within the HCD and should be considered when contemplating proposed substantive changes to any property, including public works, within the HCD plan.

CHARACTER

The Meadowvale Village HCD is characterized and defined by its inherent heritage value, size, shape, and form adjacent to the Credit River at the intersection of two roadways at Old Derry Road and Second Line West. The relationship of the historic Village to the Credit River has not altered since its founding in the early nineteenth century.

The character of the Village is defined by the narrow roads, large diameter trees, open vegetation areas and lack of density in building form. Some of the traditional late nineteenth century landscaping, including simple picket fences, have begun to be reintroduced.

Entry points into the Village from the west and north have maintained a rural character. To the west, there are farmlands on the south side of Old Derry Road; open green space to the north; and erected over the Credit River, is the metal Pratt (Parker, “camelback”) truss design bridge c. 1948, all of which contribute to the agricultural past that have surrounded the Village for over a century. To the north, along Second Line West, the west side of the road retains a natural environment, reminiscent of the rural past, which has been conserved as the Meadowvale Conservation Area. The late subdivision homes, of differing scale and form on the east side of Second Line West, are mostly positioned high on the table lands above, retaining a naturalised road right-of-way at the street level, enhancing the former rural character.

BUILT FORM

The Village survey plan with lotting and road patterns has been retained since the 1856 Bristow Survey. The grid road pattern, aligning with the early established concession road and the inter-relationship of the lotting pattern as it relates to the topography, the river valley and ridge, is distinct within Mississauga.

The variety of lot size changed very little since the mid nineteenth century, and generally smaller structures on large lots have been protected and conserved by the



Village's HCD status since 1980. Low volume lot coverage and retention of large diameter trees are significant characteristics to be conserved. The positioning of various modest sized structures on the lot differs throughout the Village. This is a characteristic of the development of this rural community over time, as opposed to a more urban, standardized and conventional setback. These varied building setbacks provide wide-ranging open vegetation areas and streetscapes and are an important aspect of the Village character.

STREETSCAPE

The Meadowvale Village HCD has maintained a pedestrian friendly scale, with the exception of Old Derry Road, whereby streets have a rural community lane-like appearance with soft shoulders, mature street trees, varied building setbacks and consistency of building size. What was once a commercial core supporting a mill-based village, Old Derry Road has now become mostly residential with a few reminiscent commercial buildings, creating a quieter version of an earlier era.

The narrow side streets retain an open character with views and vistas both to and from residential properties, void of privacy fencing, united by large open yards of green space and large diameter trees. In general, there are homes of modest design and scale set on larger lots with soft naturalised vegetation. Historic photographs indicate that much of the vegetation in the area was cleared in the mid to late nineteenth century.

LANDSCAPE

The Village is situated in the low river valley, bordered to the south and east by a shallow ridge that establishes the table lands above the floodplain. The location of the Village, adjacent to the Credit River, illustrates the dependency of the early settlers on the river as a source of water and travel and its proximity to the natural open space of a meadow and vale. These same conditions are not found elsewhere in Mississauga. Native populations, prior to contact with European settlement, inhabited the area for over 10,000 years. The HCD's property plan, street pattern and physical layout have changed very little, although the once rural Village is now within an urban context of the larger City of Mississauga.



The Village and immediate area were farmed for both wood products (sawmill production) and mixed agrarian farming. Today, public lands have become naturalised with a good deal of mature tree growth of both native and non-native species. Private, residential lots also retain many large diameter trees and open vegetated areas that provide a generous spacing around buildings and frame residential lots.

Archaeological resources are a significant element of the cultural heritage resources within and around the Village. There is a high potential for pre-contact archaeological resources and known historical resources within the Village. The extant mill ruins, mill race and tail race, remnant mill pond, and other archaeological references, are to be conserved.

ARCHITECTURE

Meadowvale developed in the nineteenth century as a small milling community with an industrial and commercial base, displaying a distinct rural village character and using local building materials. For the most part, the architectural style found in the Village was of a modest construction known as local vernacular architecture, as described below.

Stacked plank construction is prevalent in the Village and has a significant cultural heritage value as a material resource with its direct link to the history of the Village as a lumber and milling centre. Due to the abundance of lumber found in Meadowvale in the nineteenth century, and because of the modest milling incomes, brick structures were not prevalent in the area. In addition, there may not have been an abundance of local clay to fabricate bricks. As a result, the majority of traditional building forms in the Village were wood frame structures or stacked plank construction. Because of the limited presence of brick structures in the Village, new residential and commercial brick construction would not be compatible with its heritage character and will not be supported. On public lands there may be the need to comply with health and safety issues, such as a washroom facility in the CVC lands and Old Ridge Park within the HCD boundary area, so long as the style, shape and form are compatible with the HCD's cultural heritage attributes.

The prevalence of wood construction materials meant exterior finishes were traditionally wood siding or rough cast stucco. The most common roofing material would have been wood shingles.



Building foundations were often shallow and constructed of local fieldstone. It is observed that the entry level of many structures within the Village is at grade. It is understood that existing foundations may require future maintenance and/or replacement. The relationship of the first floor living space to the ground level should, however, be maintained to retain the structure's historical context to its location. Therefore, the raising of a building will be discouraged as it places that building out of its historical context in terms of its elevation and relationship to the topography/streetscape of adjacent properties.

2.3 Heritage Attributes:

Heritage attributes are the character-defining elements of a cultural heritage property which, from a cultural heritage perspective, give meaning and definition to a property and are, therefore, worthy of conservation. For the purpose of this HCD Plan, the definition of heritage attributes is the same as used in *Standards and Guidelines for the Conservation of Historic Places in Canada*: "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value."

It is a common misconception that "heritage" equates to "old". Yet, despite the age, many of the HCD properties have heritage value simply due to a conforming style, shape, and form. These vernacular features typically may be compatible with traditional building style, shapes and forms present within the HCD, or with changes made to properties under the stewardship of the 1980 Plan and Design Guidelines.

There may also be structures within the HCD which have a compatible shape, size and form, although not of the nineteenth century, they are expressions of their time and contribute to the Village history, blending well into the overall context.

The HCD's general attributes have been identified and are provided below. Additionally, Schedule B.1 provides a brief description of how each property supports the character, values and integrity of the HCD. Collectively, the heritage attributes contribute to a cohesive sense of time and place and the significance of the district. These heritage attributes are:



- a) significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge;
- b) an ecological feature and tradition of a floodplain meadow on the Credit River that has existed for hundreds of years;
- c) a land pattern that retains the layout and plan of generous lots and pedestrian oriented narrow roadways of the 1856 Bristow Survey, spatial organization of narrow streets with soft vegetation and no shoulders, large diameter trees and a visual relationship which blends from public to private space among front and side yards void of privacy fencing;
- d) long term tradition of rural village-like streetscapes without curbs, with no formalized parking, sidewalks (except on Old Derry Road), modest signage and limited modest lighting;
- e) a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village;
- f) later twentieth century residential styles that are compatible with the district character from a scale, materiality and massing perspective;
- g) a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick;
- h) structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;
- i) visual identity of rural character roadway entry points to the Village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;
- j) individual properties of particular character and significance are identified in *The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory*, and,
- k) archaeological resources, including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill pond.





PART THREE:

POLICIES

The conservation of the cultural heritage values and character in a Heritage Conservation District (HCD) can be achieved only by carefully managing appropriate change at the individual property level as well as on the larger community scale. The policies contained within are intended to guide and manage change in the district. Specifically, the following articulates the manner by which proposed alterations and additions will be considered and accommodated on a variety of properties while ensuring that the character and conservation values of the district are maintained over time.

The policies contained have been developed to satisfy the direction provided by the Ontario Heritage Act (OHA), as well as The Ontario Planning Act, the Provincial Policy Statement 2014 (PPS), and The City of Mississauga's Official Plan. It also considers the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Ontario Heritage Toolkit: Heritage Conservation Districts (Toolkit)*.

3.1 General Policy Statements:

- Policy 1:** Council will provide cultural heritage recognition and protection of Meadowvale Village through the implementation of the Heritage Conservation District Plan (HCD Plan).
- Policy 2:** Council will adopt the boundary demarcating the HCD Plan as illustrated and defined in Schedule A.
- Policy 3:** Council will employ one or more of, but not limited to, the planning tools listed in (a) through (h) to implement the HCD Plan:
- a) Official Plan
 - b) Zoning By-Laws
 - c) Ontario Heritage Act
 - d) Heritage By-law
-



- e) Enforcement of the City's Private Tree Protection By-law
- f) Enforcement of the City's Property Standards By-law
- g) Heritage Grants & Incentive programs
- h) Endangered Species Act/Species at Risk Act

Policy 4: Council will apply all policies and guidelines contained within the HCD Plan to private and public properties and the HCD Plan will be read and interpreted in its entirety, including Schedules contained within.

Policy 5: Council will adopt the following objectives of the HCD Plan to guide the conservation and change within the district.

- a) maintain and enhance the distinct heritage character of the HCD with emphasis on the following characteristics:
 - i. Narrow rural-like roads;
 - ii. Any addition of new sidewalks may be installed where required to meet accessibility needs, as appropriate;
 - iii. Minimal street signage;
 - iv. Varied set-back of built form;
 - v. Varied lot size reflecting the retention of the established mid nineteenth century lotting pattern;
 - vi. Small buildings of a modest scale and design on large lots;
 - vii. Retention of all heritage attributes within the HCD and those listed for each individual property;
 - viii. Varied, open relationship from one property to another;
 - ix. Transparent, or open views, while retaining large diameter trees, from the streetscape to buildings;
 - x. Retention of the original topography;
 - xi. Mill remnants (foundations, earthworks, former water-ways);
 - xii. Modest residential landscaping of a rural character.
- b) preserve buildings of historic association and building features, and ensure new designs contribute to the HCD's heritage character;
- c) ensure changes enhance the HCD character;
- d) encourage ongoing maintenance and protection of properties; and



- e) involve area residents, property owners, and interested individuals in the ongoing evolution of the HCD .

Policy 6: Further to Policy 2, Council will consider Part IV property designation in accordance to the Ontario Heritage Act where such properties are considered to uniquely contribute and reinforce the HCD's overall cultural heritage value.

3.2 Property Alterations Policy Statements

Policy 7: Under Part V of the Ontario Heritage Act, Council will consider requests to alter a historically and contextually sensitive property in the Village.

Policy 8: Council will adopt a 'non-substantive' and 'substantive' class of alterations to distinguish alterations requiring a Heritage Property Permit from those which do not.

3.2.1 Non-substantive Property Alterations

Policy 9: Council will define a non-substantive alteration on a property designated under Part V of the Ontario Heritage Act as one which does not significantly alter the appearance of the property. Installing, renovating, repairing, and/or replacing (a) through (q) will be deemed non-substantive:

- a) Roofing materials
- b) Chimneys
- c) Exterior Cladding
- d) Skylights
- e) Solar Panels
- f) Windows and Storm Windows
- g) Shutters
- h) Doors
- i) Architectural Details
- j) Existing Porches and Verandahs



- k) Existing Outbuildings
- l) Driveways
- m) Fences
- n) Landscaping and Planting
- o) Wheelchair ramps
- p) Mechanical and Utilities
- q) Public works within the Village, including but not limited to:
 - Public roads and right of ways
 - Parkland
 - Signage
 - Structures

Policy 10: Council will not require a Heritage Property Permit for non-substantive alterations where the following are satisfied:

- a) Compliance to applicable Design Guidelines in Section 4.2.1;
- b) Compliance to applicable City by-laws;
- c) Retention and/or restoration of original materials, where possible;
- d) Use of like materials, where applicable; and
- e) Locating contemporary building components, such as solar panels, skylights, roof vents, and HVAC systems, so that they are not visible from the public realm.

Policy 11: Council will adopt the “Clearance to Alter” process as outlined in Part 4, which may be amended from time to time, in support of Policy 10.

Policy 12: Notwithstanding Policy 10, Council will require a Heritage Property Permit for a non-substantive alteration which cannot satisfy (a) through (e).



3.2.2 Substantive Property Alterations

Policy 13: Council will define a substantive alteration to a property designated under Part V of the Ontario Heritage Act as one which irrevocably alters the appearance of the property. It involves one or more of the elements listed in (a) through (n):

- a) Increases to Gross Floor Area of the primary residence;
- b) Increases to the primary residence's building height, width and depth;
- c) Changes to primary residence's foundation structure;
- d) Changes to the primary residence's roof structure;
- e) Additions of a sunroom, solarium, porch and/or verandah to a primary residence;
- f) New windows, dormers, or doors where they did not originally exist on the primary residence;
- g) Enlarged window or door openings of the primary residence;
- h) Removal of an existing and/or replacement of a new primary residence;
- i) Addition of/to an accessory building, including pre-fabricated buildings, occupying an area greater than 10 square metres (108 square feet)
- j) Reconfigured lot boundary;
- k) Changes to lot grade, excavation and the placement of fill which alter a property's landform;
- l) Increases to driveway width, new and/or relocation of the property's access and egress;
- m) Installation of pools and water features; and
- n) Any proposal which does not satisfy Policy 8, nor is identified in Policy 12.

Policy 14: Council will consider (a) through (g) when evaluating substantive alterations to properties within the district boundary designated under Part V of the Ontario Heritage Act:

- a) impact to individual heritage property attributes as generally described in Part 2 and in Schedule B.1;



- b) impact to the HCD's form, scale, density and character as described in Part 2 and in Schedule B.1;
- c) impact to the immediate streetscapes;
- d) impact to abutting properties;
- e) visibility from the public realm;
- f) degree of change to existing lot grade; and
- g) quality of proposal, including but not limited to:
 - 1. compliance to Design Guidelines in Section 4.2.1;
 - 2. compliance to applicable City by-laws;
 - 3. retention, restoration and reuse of original materials;
 - 4. restoration of original features; and
 - 5. the use of materials as outlined in Part 4.

Policy 15: Council will adopt the Heritage Property Permit process as outlined in Part 4, which may be amended from time to time, in support of Policy 14. Further, Council will amend and adopt the Heritage By-law in support of the process, as defined.

Policy 16: Notwithstanding, any of the forgoing policies, Council will require a Heritage Property Permit for any alteration to properties designated under Part IV of the Ontario Heritage Act . Such proposals will be considered pursuant to the criteria outlined within Policy 14.

3.3 Property Demolition Policy Statements

Policy 17: Council is committed to the preservation of entire buildings and will encourage retention and reuse of properties within the district.

Policy 18: Notwithstanding Policy 16, Council will consider requests for demolition in accordance with Section 41.1 of the Ontario Heritage Act. Council will assess each application to demolish property based on one or more of the following:

- a) condition of property;
- b) the impact to the property's cultural heritage attributes;
- c) the impact to the HCD's heritage attributes;



- d) the replacement building(s) and compliance with the Design Guidelines Section 4.1.3; and
- e) compliance with applicable by-laws.

3.4 Adjacent Property to the HCD

Policy 19: Council will consider the impact of proposed changes to properties adjacent the HCD boundary and will ensure appropriate mitigative measures are in place to minimize adverse impacts to the HCD heritage character.

3.5 Heritage Advisory Committee

Policy 20: Council will amend the Terms of Reference for the Heritage Advisory Committee (HAC) to include a minimum of one property owner from the Meadowvale Village HCD.

3.6 Official Plan Amendments

Policy 21: Council will consider amending the Official Plan to include the following:

- a) replace term 'Heritage Impact Statement' with 'Heritage Impact Assessment';
- b) add the requirement for the City to request a letter from the Province with regard to clearance of archaeological assessment; and
- c) add an introduction to Section 16.17, Meadowvale Village

3.7 Zoning By-law Amendments

Policy 22: Council will amend the Mississauga Zoning By-law to include zoning regulations pertaining to minimum lot area, maximum lot coverage, maximum gross floor area, height restrictions and other requirements which support and implement the heritage conservation objectives of this Plan. Additionally the Zoning By-law will identify specific conditions and exceptions for certain properties where deemed appropriate.



- Policy 23:** Council will amend the Mississauga Zoning Bylaw to include:
- a) Three properties identified as exceptions for severance. These properties are:
 - i) 7079 Second Line West (PIN: 03927600)
 - ii) 6995 Second Line West (PIN: 04444700)
 - iii) 1101 Willow Lane (PIN: 04655900)
 - b) One building lot be exempt from the minimum lot area amendment:
7061 Pond Street (PIN: 21957100)

3.8 Conflict with Regulation & Authority

- Policy 24:** Where a conflict arises between one or more policies or regulations, the policies of a HCD Plan prevail over other legislation and municipal by-law.



PART FOUR: IMPLEMENTATION

The Ontario Heritage Act (OHA) empowers City Council to legally designate a defined area of the City as a Heritage Conservation District (HCD) under a municipal by-law. The designation of a HCD Plan comes with many benefits, most notably a predictable heritage planning process for the residents of the district. The success of a HCD may ultimately be measured by the amount of original property conserved, sympathetic alterations and monitored limits to development.

4.1 REGULATORY TOOLS & PROCEDURES:

Several regulatory tools and procedures will be adopted and applied by the City to ensure an overall comprehensive approach to the Plan's implementation including:

1. Heritage Permitting System
2. Heritage By-law
3. Property Standards By-law
4. Site Plan Approval
5. Zoning By-law
6. Private Tree Protection By-law

4.1.1 Heritage Alteration Permitting System

While a HCD is an excellent tool for managing how a district and neighbourhood changes over time, there are regulations and procedures which a property owner must be aware of and comply with. Specifically, once the designation by-law is in place, City Council will administer Heritage Property Permits under Section 42 of the Ontario Heritage Act. Moreover, the City may elect to provide a streamlined process, which does not involve permitting, to facilitate change in the district deemed to be of less impact.

A request to alter a property within the HCD will be considered in the context of the primary aim to conserve the cultural heritage attributes of a property and the general



character of the HCD. Heritage attributes are the elements of the property, buildings and structures that contribute to their cultural heritage value or interest.

Regulating alterations to public and private property within the district will be considered through the following two distinct avenues:

a) Non-substantive Alterations (Clearance to Alter Process):

Non-substantive alterations are those which do not significantly alter a property's appearance. In consideration of a non-substantial alteration, the following 'clearance to alteration process' will be adopted. In most instances a compliant "Clearance to Alter" notification will be issued within one to two business days. A "Clearance to Alter" form, signed by the Director, will provide the property owner with permission to proceed with the alteration as stated on the form. Prior to undertaking a non-substantive alteration to a property within the district boundary, a property owner will:

- i. consult with Heritage Planning staff (telephone call or email to outline intent and type of alteration);
- ii. submit a completed "Clearance to Alter" form (forms available on-line);
- iii. provide clarity on the proposal, where required by Heritage Planning staff.

Once Heritage Planning staff receive any clarity required, they will:

- iv. review request for clearance as to compliancy with relative policies and Design Guidelines (Sections 3 and 4 of this Plan);
- v. determine if the request is compliant;
- vi. issue a 'Clearance to Alter' notification, if compliant;
- vii. notify Planning and Building Department, as required (e.g. to accompany a building permit);
- viii. If the request to alter is not compliant with the HCD Plan policies and guidelines, staff will advise the applicant of the opportunity to adjust the request for clearance or to consider the proposal through a full review process as per a substantive alteration.



b) Substantive Alterations (Heritage Property Permit Process)

Substantive alterations are those which change the appearance of the property irrevocably, and typically involve the acquisition of building permits and/or other regulatory approvals. In consideration of a substantive alteration, the following process will be adopted.

Prior to undertaking a substantive alteration, a Heritage Property Permit is required. As such, the property owner will consult with Planning & Building staff to determine if a site plan approval process and application is required. Where a Site Plan Application is necessary, Heritage Planning staff will be advised through the internal review process and, once this occurs, the following steps will be implemented:

- i.** consult with Heritage Planning staff at a pre-application meeting (applicant will be advised of any studies or other requirements in addition to the application);
- ii.** submit a completed application (forms available on-line);
- iii.** retain heritage consultant and prepare a Heritage Impact Assessment (HIA);
- iv.** acquire an official letter of acknowledgement from Heritage Planning staff that the application is complete and will be advanced for the official assessment process in accordance with the OHA (a maximum of 90 days is permitted for evaluating the application and receiving Council's decision).

Once an application has been deemed complete by Heritage Planning staff, the following administrative steps will be completed:

- v.** Heritage Planning staff review proposed application pursuant to applicable policies and guidelines and provide comments to applicant regarding compliancy;
- vi.** Property Owner meets with Heritage Planning staff to review components of the application which are considered to be contrary to the Plan;
- vii.** Property Owner revises proposal and re-submits application to Heritage Planning staff;
- viii.** The Meadowvale Village HCD Subcommittee of Heritage Advisory Committee (HAC) will review the application and submit comments and a recommendation to Heritage Planning staff;
- ix.** Staff prepare report with a recommendation for consideration by the City's HAC;
- x.** HAC will provide a recommendation;



- xi.** Where the recommendation is positive, the Director of the Culture Division will issue a Heritage Permit;
- xii.** If the recommendation is negative, the property owner's application is referred to Council for a decision;
- xiii.** Notwithstanding **xii**, where the property owner is requesting to demolish attributes of a property, the HAC recommendation will be tabled before City Council's General Committee meeting for consideration;
- xiv.** The General Committee recommendation is tabled with City Council for final decision; and
- xv.** Council will either approve or deny the recommendation and, in some instances, may apply conditions as part of the approval.

At any stage of the process, the applicant has the opportunity to appear as a deputant before Council or any Committee of Council. Should Council refuse an application for a Heritage Property Permit or set conditions to which the property owner does not agree, the owner may appeal to the Ontario Municipal Board as stated in the OHA. A decision by the Ontario Municipal Board is final.

4.1.2 Heritage By-Law:

In order to facilitate the Heritage Property Permit process, City Council has adopted a Heritage By-law. By-law 215-07, approved in 2007, outlines the legal parameters through which a Heritage Property Permit may be issued by the City of Mississauga, and includes specific reference to HCDs. The By-law also delegates authority to the Director of the Culture Division, who may consent and approve alterations, other than demolition requests, within the HCD once considered and recommended for approval by the City's HAC. The Heritage By-law will be updated to be consistent with recommendations to the Meadowvale Village HCD Heritage Permit process.

4.1.3 Property Standards By-law

The City of Mississauga has adopted minimum heritage property requirements within its Property Standards By-law. The OHA provides a municipality, where a Building Standards By-law has been adopted by Council, with the authority to prescribe minimum standards for the maintenance of the heritage attributes of property situated in a HCD.



4.1.4 Site Plan Application Process

Some projects may require a property owner to apply through the Site Plan Application process in seeking permission for alterations. These types of projects are usually larger in scale. These projects include new construction such as garages, additions to existing dwellings or, in rare cases, a new dwelling. It is the property owner's responsibility to discuss the project with the Planning and Building Department to determine if a Site Plan Application is necessary and to follow the process as outlined. A Heritage Property Permit will be required as a condition of Site Plan Application approval.

4.1.5 Zoning By-law

The City's Zoning By-law regulates the use of land, buildings and structures. The statutory authority to zone land is governed by the Ontario Planning Act. The Zoning By-law identifies the permitted land uses and zoning regulations for all lands in the district. The permitted land uses are those uses allowed on a subject property and the accompanying zoning regulations are the rules and/or standards governing the permitted land uses. For the purpose of this plan, the Zoning By-law will be amended to include new zoning regulations pertaining to minimum lot area, height restrictions, maximum lot coverage, and maximum gross floor area, in addition to other requirements. Additionally, the By-law will identify specific conditions for certain properties where exceptions are deemed appropriate.

4.1.6 Private Tree Protection By-law

The retention of trees within the Meadowvale Village HCD is essential to its heritage character and sense of place. The City of Mississauga has adopted the Private Tree Protection By-law 0254-2012. Through this By-law, the removal and replacement of trees on private property are regulated.



4.2 Design Guidelines

The designation of the Meadowvale Village HCD seeks to ensure a level of care, conservation and management of the heritage character. The following Design Guidelines will ensure a sensitive approach to the conservation of the heritage attributes, as well as the long term preservation of the district's physical and contextual landscape. The Guidelines provide an important reference for any proposed alterations, both non-substantive and substantive, as well as for new development and public works projects. Adoption of the Guidelines will ensure that change within the district is guided with an underlying intent to both protect and enhance the district's character. An important objective in the following guidelines is to encourage change that is in keeping with and respects the existing building form.

The Guidelines should be read in conjunction with information on building conservation found within the HCD Plan and, as a prerequisite for the consideration of permit applications under Part V, Section 42 of the Ontario Heritage Act.

The Guidelines are organized to respond to those who are directly responsible for change in the district, namely:

- Existing owners of heritage properties within the Village;
- Potential buyers of heritage properties within the Village;
- Land developers and property speculators; and
- Public officials undertaking public works projects.

The following section provides guidance for five different scenarios contemplated within the Plan:

1. Non-Substantive Alterations to properties;
2. Substantive Alterations (Additions) to properties;
3. Substantive Alterations (New Structures) to properties;
4. Substantive Alteration (Conversions to Commercial use) to properties; and



5. Non-Substantive and Substantive Alterations to public works within and abutting the Village boundary.

4.2.1 Design Guidelines Non-Substantive Alterations

4.2.1.1 Roofing

- Roofing materials and styles original to the property should be used for maintenance and restoration, however, where this is not feasible, one of the following materials will be permitted:
 - wood shingles
 - metal roofs
 - asphalt shingles

4.2.1.2 Chimneys

- Chimney numbers, size, location, and materials original to the property should be retained
- New chimneys designed to respect the existing scale and materials of the building, and that meet relevant City by-laws and requirements, are permitted
- Metal chimneys not original to the structure will be permitted if they are not visible from the public realm

4.2.1.3 Skylights

- Flat skylights not visible from the street are permitted

4.2.1.4 Solar Panels

- Solar panels not visible from the street are permitted



4.2.1.5 Exterior Cladding

- Every effort should be made to retain and conserve original wood construction, wherever feasible
- Every effort should be made to retain and conserve original stacked plank construction, with a rough cast stucco exterior, where feasible
- Every effort should be made to retain and conserve original enamelled panels, brick or concrete block, wherever feasible
- Notwithstanding the above, where it is not feasible, one of the following alternative materials will be permitted:
 - Stucco
 - Concrete block
 - Wood with the original board dimensions
 - Vinyl or aluminum siding, if an original material



A good example of rough cast stucco

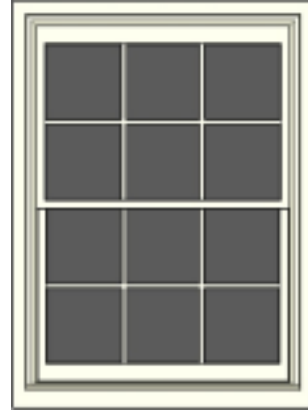
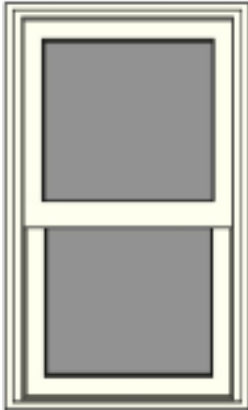


4.2.1.6 Windows and Storm Windows

- Original wood windows should be retained and conserved, wherever feasible. Where it is not feasible, new windows will be permitted where the following conditions are satisfied:
 - colourless glass is used
 - aperture or window opening is retained
 - wood faced muntins are incorporated if originals are being replaced
 - constructed from wood, although may be faced with metal and/or vinyl
- Original wood storm windows should be retained and conserved, wherever feasible. Where it is not feasible, new windows will be permitted where the following conditions are satisfied:
 - colourless glass is used
 - constructed from wood
 - same scale and design as the original
- Windows and storm windows, which cannot be viewed from the public realm, may be constructed of materials other than wood
- Replacement of original bay windows is permitted



Appropriate window design to be viewed from the public realm:



Windows of inappropriate design to be viewed from the public realm:



4.2.1.7 Shutters

- Original wood shutters should be retained and conserved, wherever feasible
- Restoration of original wood shutters will be permitted



- Shutters which are not original will be permitted where the following conditions are satisfied:
 - constructed from wood
 - size, shape and form is proportionate to the window and structure
- Window shutters constructed of materials other than wood will be permitted where they cannot be viewed from the public realm

4.2.1.8 Doors

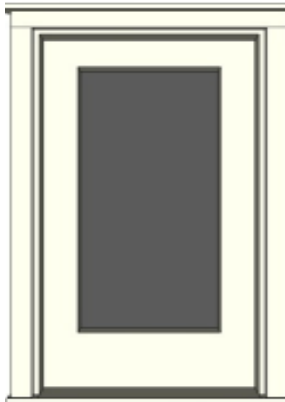
- Original doors should be retained and conserved, wherever feasible. Where it is not feasible, new doors will be permitted where the following conditions are satisfied:
 - original aperture is retained
 - original style and design is retained
- Original wood storm doors should be retained and conserved, wherever feasible. Where it is not feasible, new storm doors will be permitted where the following conditions are satisfied:
 - constructed from wood
 - same scale and design as the original
- French patio doors will be permitted where they cannot be viewed from the public realm



Doors appropriate as viewed from the public realm:



Door of inappropriate design if viewed from the public realm:



4.2.1.9 Architectural Detail

- Restoration of architectural details, original to the structure, will be permitted where these details can be supported by historical documentation and are appropriate in style and scale
- Lighting required for safety, security and civic identification is permitted



- Exterior ambient lighting will be permitted where it does not impact the view from the public realm
- Original architectural detail removed or damaged should be fully restored

4.2.1.10 Existing Porches and Verandahs

- Restoration of porch or verandah elements such as steps, flooring, balustrades and rails, original to the structure, will be permitted where they can be supported by historical documentation and are appropriate in style and scale
- Opening of previously closed porches and verandahs will be encouraged

The following historic photo from the Village is an example of appropriate verandah design:



Lambe Residence, c. 1900 (PAMA)

4.2.1.11 Existing Outbuildings (Garages and Garden Sheds)

- Sections 1-10 of the Guidelines apply to all existing outbuildings



4.2.1.12 Driveways

- The use and installation of permeable paving methods are permitted
- Driveway entrances will not be gated
- Circular driveways will be permitted only where they exist at the time of the passing of this By-law

4.2.1.13 Fences

- Original fences should be retained and conserved, wherever feasible. Where it is not feasible, new fences will be permitted where the following conditions are satisfied:
 - original location, materials, style and design is retained
 - complies with City by-laws
- Restoration of fencing, original to the property, will be permitted where it can be supported by historical documentation and is in keeping with the existing style and materials within the Village
- Fencing, in keeping with traditional fencing styles within the Village, when required for safety and security, will be permitted where the following conditions are satisfied:
 - sited within the boundary of the private property
 - constructed of fence materials which currently exist within the Village
 - complies with City by-laws
- Privacy fencing will be permitted in areas where it cannot be viewed from the public realm



4.2.1.14 Landscaping and Planting

- The replacement of mature trees is encouraged
- The use of native species known to the area is encouraged
- Retaining walls deemed necessary to preserve natural features are permitted
- The retention of existing open spaces is encouraged

4.2.1.15 Wheelchair Ramps and Wheelchair Sidewalks

- The installation of wheelchair ramps and wheelchair sidewalks which meet accessibility standards will be permitted

4.2.1.16 Mechanical and Utilities

- The addition or alteration of mechanical and utility elements to a property, not visible from the public realm, are permitted

4.2.1.17 Public Works

- Alterations within the public right-of-way, which do not change the materials or appearance, are permitted
- the addition of new sidewalks within the public right of way may be installed where required to meet accessibility needs, as appropriate
- The addition and/or replacement of street tree plantings will be encouraged
- Alterations to parkland which do not alter the appearance, materials, views or vistas of the property are permitted
- Signage related to the identification of streets within the Village are permitted
- Directional signage, bike route signs and traffic safety signs are permitted



- Signage to identify the area as a HCD is permitted
- Alterations to structures within the public realm are subject to the Design Guidelines as listed above
- The conservation and interpretation of the mill ruins located between Willow Lane and Old Mill Lane are encouraged

4.2.2 Design Guidelines Substantive Alterations:

A substantive alteration is one which irrevocably alters the general appearance of an existing structure (including dwelling and outbuildings) or to the appearance of the larger property. It involves installing, renovating, repairing, and/or replacing one or more of the elements listed in (a) through (n):

- a) Increases to Gross Floor Area of the primary residence;
- b) Increases to the existing structure's building height, width and depth;
- c) Changes to the existing structure's foundation structure;
- d) Changes to the existing structure's roof structure;
- e) Additions of a sunroom, solarium, porch and/or verandah to the existing structure;
- f) New windows, dormers, or doors where they did not originally exist;
- g) Enlarged window or door openings of the existing structure;
- h) Removal of an existing and/or replacement of a new primary structure;
- i) Addition of/to an accessory building, including pre-fabricated buildings, occupying an area greater than 10 square metres (108 square feet);
- j) Reconfigured lot boundary;
- k) Changes to lot grade, excavation and the placement of fill which alter a property's landform and natural vegetative characteristics;



- l) Increases to driveway width, new and/or relocation of the property's access and egress;
- m) Installation of pools and water features; and
- n) Any proposal which does not satisfy Policy 4, nor is identified in Policy 7.

4.2.2.1 Criteria for a Heritage Permit

A Heritage Permit will be required for a substantive alteration and evaluated under considerations "a" through "g" below:

- a) impact to individual heritage property attributes;
- b) impact to the HCD's form, scale, density and character;
- c) impact to the immediate streetscapes;
- d) impact to abutting properties;
- e) visibility from the public realm;
- f) degree of change to existing lot grade; and
- g) quality of proposal, including but not limited to:
 - compliance to Design Guidelines
 - compliance to applicable City by-laws
 - retention, restoration and reuse of original materials

4.2.3 GUIDELINES For Substantive Alteration: ADDITIONS

The following Guidelines provide advice on how best to add desired space to an existing structure. The Guidelines for a non-substantive alteration also apply to additions.

4.2.3.1 Scale

- Width to length ratio of principle structure or additions should be consistent with designs found within the Village



4.2.3.2 Location

- Exterior additions should be located at the rear, or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties
- Outbuildings, including garages and greenhouses, should be detached and located at the rear, or on an inconspicuous side of the building, and be limited in size and scale to complement the main structure and neighbouring properties
- Additions at the rear should always be slightly lower than the existing roof line and stepped in at the sides in order not to overpower or dominate the existing building and the view from the street. Additions so constructed will also tend to be more compatible with adjoining properties
- Additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive to the streetscape and differentiate the addition from the older structure
- The existing building shall maintain a dominant street presence with opportunities for landscaping in the addition's setback area
- A primary pedestrian and accessible access from the street shall be encouraged
- Corner properties should have an equal proportion of architectural details, such as traditional windows and doors, on both street fronting façades

4.2.3.3 Roofline

- The style and pitch of an existing roofline will be retained
- New roof dormers should be located at the side or rear rather than the principal façades, and their size, shape and form should be similar to any original dormer(s) to the structure or within the Village

4.2.3.4 Roofing

- Roofing materials should be of a style traditionally found within the Village, including wood shingles, metal and asphalt shingles



4.2.3.5 Windows

- Windows important to the architectural character of the building, or in view of the public realm, will be retained and not blocked or removed as part of an addition
- New window design will be compatible with the original in terms of proportions, rhythm and scale
- Modern materials may be used, however, they should have the visual appearance of traditional materials
- The style of new windows on an addition should be consistent with the windows of the original structure in form, size and alignment, unless they cannot be viewed from the public realm
- Windows should be vertically oriented with a minimum width to height ratio of 1:1 3/4

4.2.3.6 Doors

- Doors on an addition should be of a traditional design which is typical to that style of building
- Modern materials may be used, however, they should have the visual appearance of traditional materials

4.2.3.7 Cladding

- Cladding should be of a traditional design that is typical to the style of building
- Cladding materials on an addition should be different from the existing building
- Modern materials may be used, however, they should have the visual appearance of traditional materials.



4.2.3.8 Trim

- The removal of original trim on an existing structure should be minimal when constructing an addition
- Modern materials may be used, however, they should have the visual appearance of traditional materials.

4.2.3.9 Shutters

- Shutters added to an addition should be of a design which is typical to the style of the original building and to the Village
- Modern materials may be used, however, they should have the visual appearance of traditional materials.

4.2.3.10 Stairs, Verandahs, Porches and Balconies

- The replacement (whole or partial) of existing porches, verandahs, stairs or balconies should be discouraged except in the case of substantial deterioration, in which case the replacement should be designed and constructed in the original style
- New railings and staircases should be constructed in a design that is consistent with the style of the building and in the Village

4.2.3.11 Scale

- The design of an addition which does not alter the structure's original orientation and main entrance will be permitted
- The design should be of an appropriate scale to the existing structure and kept to areas away from the main façades
- Additions are to be complementary in design, scale, mass and form, but distinguishable from the original building
- Additions should allow for the retention of as much of the original structure as possible



4.2.4 GUIDELINES For Substantive Alteration: NEW STRUCTURES

The construction of new structures is a substantive alteration to a property and will require a full review process and an approved Heritage Permit prior to construction. New structures will be subject to a Site Plan Application review and all applicable zoning by-laws.

The Design Guidelines and policies in the previous sections apply to all new structures unless stated otherwise.

4.2.4.1 Scale and Location

- New construction should be sited on the lot to retain spatial relationships and a sense of open space between structures and neighbouring properties
- Residential structures should be oriented to the street in a traditional manner
- The setback from the street should be a median of neighbouring properties
- New built garages, or garage replacements, should be fully detached and set back from the front façade
- The level of a structure's foundation above grade should be kept to a minimum

4.2.4.2 Style

- Style, massing, form, and materials should be subject to the historic pattern of construction throughout the Village
- New construction should be reflective of the HCD's simplicity of the vernacular style, but not mimic an architectural style, remaining an expression of its own era
- Garages should be designed in a style that reflects the simplicity and utilitarian use of a secondary outbuilding

4.2.4.3 Roofline

- The angle of a roof over 15% will be permitted



4.2.4.4 Windows and Shutters

- Windows should be of wood construction and consistent with the design and style of the structure
- Double pane windows with muntin dividers are permitted
- Wood shutters, functional in their design, will be permitted
- Windows and shutters not in view from the public realm may be constructed of materials other than wood

4.2.4.5 Cladding

- Exterior cladding of rough cast stucco and/or wood siding will be permitted

4.2.4.6 Topography

- Existing topography, natural drainage, mature vegetation and large diameter trees should be retained
- The alteration to a site's topography or landscape of up to 7% slope, in keeping with the City's Accessibility Standards Regulation, is permitted



Barberry Lane looking east from Old Mill Lane, 2012.



4.3 District Stewardship

The City is actively involved in heritage management, and plays an important role in the context of heritage resources, legislated mandates and regulations, programs and services. Nonetheless, a significant responsibility for heritage conservation falls to property owners and the community organizations which work to support the city's heritage. Ultimately, heritage is a shared responsibility with collective stewardship.

4.3.1 Heritage Advisory Committee (HAC)

Pursuant to the OHA, the City has established a HAC to advise Council on heritage property related matters. The Mississauga HAC is an advisory committee of Council established by by-law, to make recommendations to the Council of the City of Mississauga on the identification, conservation and preservation of Mississauga's cultural heritage property, which includes the legal designation. The Committee shall operate according to the Council Procedural By-law regulating the operation of meetings of Council and its Committees and within the policies and guidelines of the OHA.

The membership on the Mississauga HAC shall consist of two Councillors and a minimum of five (5) Citizen members and a maximum of twelve (12) Citizen members appointed by Resolution of Council and in accordance with the City's Corporate Policy and Procedure for Citizen Appointments.

4.3.2 HCD Incentives

In recognition of the care and management of a heritage property, the City of Mississauga provides incentives. The City may, from time to time, offer educational seminars and/or workshops for property owners to learn and understand how to care for cultural heritage property. Heritage Planning staff maintain a database of useful information which is available upon request.

A property owner may request an individual plaque for their property to recognize its particular historic value. Please consult with Heritage Planning staff to determine the availability, naming, text, design and installation of a plaque.



The City of Mississauga may, from time to time, offer matching grants for the conservation, repair and/or restoration of a property designated under the OHA. Grants may be available for eligible work pertaining to general conservation and/or structural work.

4.3.3 Standards & Guidelines for the Conservation of Historic Places in Canada

The City of Mississauga adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada* in 2009. The document serves as a guide to appropriate heritage conservation. The Standards and Guidelines provide a foundation for general heritage conservation principles, integrating all aspects of cultural heritage from cultural heritage landscapes, buildings, engineering works and archaeology.

4.3.4 Ontario Heritage Trust – Resources

The Ontario Heritage Trust is an agency of the Ministry of Culture, Tourism and Sport, mandated through the OHA to conserve and interpret natural and cultural heritage of provincial interest and to maintain a Register of all designated properties (both HCDs and individual property designations) within Ontario. The Ontario Heritage Act Register contains a great deal of information related to heritage designations. From this database, the Trust has compiled statistics and examples of best practice related to HCDs from across Ontario.



4.4 Recommendations

The following items are not policies or guidelines but may add to the future development and appreciation of Meadowvale Village as a HCD.

a) Conservation of the Mill Ruins

The history and development of Meadowvale is largely defined by the saw and grist mills that once existed in this small rural Village. The mill ruins, which exist today, have been researched and identified. In order to maintain the ruins, it is necessary to conserve and stabilize these important cultural heritage resources. A plan is required to conserve the mill ruins and ensure the long term stabilization of the features, along with a terms of reference to record, plan and implement this conservation plan, plus monitor the site. This conservation and stabilization project is an opportunity for Credit Valley Conservation (CVC), Parks and Forestry, and Heritage Planning to partner in order to maintain and preserve this important cultural heritage resource.

b) Interpretive Opportunities

A program to introduce interpretive signage and other methods of historic interpretation throughout the Village is recommended in order to convey the rich pre-history and history of the HCD area. Interpretive materials will be in keeping with the character of the Village in their design, scale and materials. A maintenance and review program will be established to care for the interpretive resources.

The mill ruins located on the CVC lands are an excellent example of a remnant from the past which could tell a significant story about the history and development of the Village. There are many interpretive opportunities associated with the mill ruins including stabilization of the ruins, interpretive panels with a history of the site, and historical photos and relevant public art. Other areas of the Village may also be appropriate for interpretation and, therefore, these opportunities should be explored.

Preliminary research has found that the number of stacked plank constructed buildings within Meadowvale Village HCD may be the highest concentration of this construction type in Ontario. There may be provincial significance to this possible fact in that it not only provides a distinct building type, but also reflects the industrial development of the



Village. Further research will be required as to the truly distinct nature of the stacked plank construction frequency and typology.

Limited research has been done on the artists who lived and worked in Meadowvale at the turn of the twentieth century (See Schedule B.2). Further research and interpretive opportunities that would explore this interesting time in the HCD's history could provide another cultural layer of history.

It is recommended that the painting entitled, "Indians on the Credit" by former Meadowvale Village resident Frederick Haines, which currently hangs in the Mississauga Civic Centre, be copied and placed above the blackboard in the Meadowvale Village Hall where it originated. The return of this art piece would be a reminder and acknowledgment of Haines' life in the Village and his extensive career as an artist and educator. Another example of an interpretive opportunity would be a plaque to acknowledge Group of Seven artist A.J. Casson's association with Mill Cottage (1101 Old Derry Road) in the Village.

c) City of Mississauga Heritage Advisory Committee (HAC)

At the writing of this document, the City of Mississauga has two Heritage Conservation Districts: Meadowvale Village HCD and Old Port Credit HCD. It is recommended that one property owner be appointed as a representative from each HCD to the HAC. Should the City increase the number of HCDs within the municipality, each should have a representative. This provision would provide the HAC with the insight and local area of expertise related to each HCD represented.

d) Heritage Property Grant Allocations

Currently, the Heritage Property Grant program allows heritage property owners to apply for a 50/50 matching grant for the conservation of heritage attributes. A nominal amount is currently allowed for professional studies, such as a structural engineering report. It is recommended that this amount be increased to allow for more flexibility and availability of funds to assist with studies such as a Heritage Conservation Plan or an Archaeological Assessment.



e) Old Derry Road Study

At a community meeting held on March 7, 2013, there was an expression of interest from the residents in attendance for the City to undertake a community revitalization review of Old Derry Road. The once thriving commercial core of the Village has been lost for many years. A study to revitalize the commercial core with the potential to attract small businesses, a pedestrian friendly scale, and improved parking and landscaping features is recommended.

f) Street Parking

HCD residents have expressed an ongoing concern and long term need for street parking. Consideration should be given to street parking being restricted to the side of the street which contains the least number of driveways in order to maximise parking availability. Maintaining parking on one side also alleviates the concern about access for emergency vehicles throughout the HCD.

g) HCD Plan Review

The Ministry of Culture, Tourism and Sport recommends that a HCD Plan be reviewed and revised every five years in order to keep the document current and relevant to the community's needs. The review may also consider the potential to revisit additions to the boundary of the HCD.



PART FIVE: GLOSSARY OF TERMS

The definition of the terms used in this document correspond to and share the same meaning as those in the original source.

A) The following terms are defined in the **Ontario Heritage Act**:

Alter: means to change in any manner and includes to restore, renovate, repair or disturb and “alteration” has a corresponding meaning; (“transformer”, “transformation”).

Building Permit: means a building permit issued under section 8 of the *Building Code Act, 1992*.

Heritage Attributes: means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

Owner: means the person registered on title in the proper land registry office as owner.

Property: means real property and includes all buildings and structures thereon.

B) The following are defined in the **City of Mississauga Official Plan**:

Conform to: means to comply with or be in agreement with a policy or requirement of the [HCD] Plan.

Conserve: means the identification, protection, use and/or management of cultural, heritage and archaeological resources in such a way that their heritage values, attributes, and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Discourage: means not permitted unless it can be demonstrated that compliance with the policy is not possible.



Heritage Impact Assessment: means a report that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or re-use, including, where possible, measures to mitigate deleterious consequences.

Heritage Easement: means a legal agreement between the property owner and the City or the property owner and the Ontario Heritage Trust whereby a set of regulations regarding the heritage conservation of the property are established in perpetuity.

May: means a discretionary, but not a mandatory policy or requirement of the [HCD] Plan.

Should: means to carefully consider or take into account.

Streetscape: means the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.

Watercourse: means an identifiable depression in the ground in which water flows regularly or continuously.

Will: denotes a mandatory requirement of the [HCD] Plan.

C) The following terms are defined in the **Parks Canada: Standards and Guidelines for the Conservation of Historic Places in Canada**

Conservation: All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes.



Cultural Heritage Value: An area or place that is of historic, architectural, archaeological, spiritual or other cultural significance.

Cultural Heritage Landscape: Any geographical area that has been modified, influenced, or given special cultural meaning by people. Designed cultural landscapes were intentionally created by human beings; Organically evolved cultural landscapes developed in response to social, economic, administrative or religious forces interacting with the natural environment. They fall into two sub-categories: Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form. Continuing landscapes in which the evolutionary process is still in progress. They exhibit significant material evidence of their evolution over time. Associative cultural landscapes are distinguished by the power of their spiritual, artistic or cultural associations, rather than their surviving material evidence.

Heritage value: The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Maintenance: Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Preservation: The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.



Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Sustainability: A group of objectives (economic, social and environmental) that must be coordinated and addressed to ensure the long term viability of communities and the planet.

Vegetation: Refers to trees, shrubs, herbaceous plants, grasses, vines, aquatic and wetland plants, and other living plant material.

Vernacular: Indigenous, made locally by inhabitants; made using local materials and traditional methods of construction and ornament; specific to a region or location.

D) General Terms:

Archaeological Assessment: Before approving a land development project regulated by legislation, the City requires an archaeological assessment of all lands that are part of the project. Assessments are required when the land is known to have an archaeological site on it, or has the potential to have archaeological resources. Archaeological assessments must be carried out by consultant archaeologists. It is important to contact Heritage Planning staff and/or consult the following website for further information:

http://www.mtc.gov.on.ca/en/archaeology/archaeology_assessments.shtml

Clearance to Alter: Is a form, signed by the Director, which will provide the property owner with permission to proceed with a non-substantive alteration as stated on the form.

Heritage Conservation Management Plan: A Heritage Conservation Management Plan serves to identify the cultural heritage significance of a property and to set out a plan to manage, protect, and preserve the heritage attributes and integrity of cultural heritage resources. The Heritage Conservation Management Plan is a long-term plan



that takes into consideration future use, possible alterations or development, while protecting and conserving the heritage attributes.

Immediate Streetscape: An immediate streetscape is the view from the street of the subject property, and all adjacent properties including the property directly across the street. The development of the subject property should take the immediate streetscape into consideration in terms of maintaining a consistent transition of heritage attributes from property to property.

Stewardship: A response to the needs and perceptions of people today and seeks to have regard for the needs of those in the future. Stewardship includes undertaking conservation management tasks, communicating the public value of heritage conservation, promoting community awareness of the historic environment and encouraging active engagement in its protection and enhancement.



Suggested Readings:

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Charalambous, Nadia. "Social and Spatial Patterns of Cultural Heritage" XXI International CIPA Symposium, October 1-6, 2007, Athens, Greece.
<http://www.isprs.org/proceedings/XXXVI/5-C53/papers/FP042.pdf>

Forrest, Craig. "Cultural Heritage as the Common Heritage of Humankind : a Critical Re-Evaluation" in: *The Comparative and International Law Journal of Southern Africa*, 2007, vol. 40, issue 1, p. 124-151.

International Charters:

ICOMOS AUSTRALIA, *The Charter for Places of Cultural Significance, 1999* (The Burra Charter). Adopted by the ICOMOS General Assembly in 1974 and updated in 1999.
http://australia.icomos.org/wp-content/uploads/BURRA_CHARTER.pdf

ICOMOS Canada, *The Appleton Charter for the Protection and Enhancement of the Built Environment*. Published by ICOMOS Canada in August 1983.
<http://www.international.icomos.org/charters/appleton.pdf>

ICOMOS, *The Charter for the Conservation of Historic Towns and Urban Areas, 1987* (The Washington Charter). Adopted by the ICOMOS General Assembly, 1987.
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ICOMOS, *The Charter for the Interpretation and Presentation of Cultural Heritage Sites*. Adopted by the ICOMOS General Assembly, October 2008.
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ICOMOS, *The International Charter for the Conservation and Restoration of Monuments and Sites (The Venice Charter)*, 1964. Adopted by the ICOMOS General Assembly in 1965

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Architecture and Conservation:

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Keefer, Alec (ed). *Eric Ross Arthur: Conservation in Context*. (Toronto: Toronto Regional Architectural Conservancy, 2001).

McIlwraith, Thomas F. *Looking for Old Ontario: Two Centuries of Landscape Change*. (Toronto: University of Toronto Press, 1997).

Rempel, John I. *Building with Wood: and other aspects of nineteenth-century building in Central Ontario*. (Toronto: University of Toronto Press, 1980).

Fram, Mark. *Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation*. (Boston Mills Press, 1988) Available on-line at: <http://www.heritagetrust.on.ca/Resources-and-Learning/Free-publications/Well-Preserved.aspx>

Owning a Heritage Property (City of Mississauga)

http://www.mississauga.ca/file/COM/Heritage_Property_Guide.pdf



Heritage Consultants

For information on how to hire a qualified professional with demonstrated experience in the field of heritage conservation, including archaeologists, researchers, trades persons and structural engineers, please consult the following websites:

Canadian Association of Heritage Professionals (CAHP)

<http://www.cahp-acecp.ca/>

Ontario Association of Professional Archaeologists

<http://www.apaontario.ca/job-postings>

Ontario Ministry of Culture, Tourism and Sport

<http://www.mtc.gov.on.ca/en/archaeology/archaeology.shtml>

Ontario Association of Architects

<http://www.oaa.on.ca/>



Schedule A Map of the Meadowvale Village HCD Boundary

Schedule B.1 Meadowvale Village HCD: Property Inventory

Please visit the Heritage Conservation Districts section of the Heritage Planning website at www.mississauga.ca/heritageplanning to access the *Property Inventory*.

Schedule B.2 Meadowvale Village HCD: Cultural Heritage Assessment of Meadowvale Village and Area

Please visit the Heritage Conservation Districts section of the Heritage Planning website at www.mississauga.ca/heritageplanning to access the *Cultural Heritage Assessment of Meadowvale Village and Area*.



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