

HERITAGE IMPACT ASSESSMENT

***7060 OLD MILL LANE
CITY OF MISSISSAUGA***

PREPARED FOR CREDIT VALLEY CONSERVATION

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SUMMARY

This Heritage Impact Assessment was prepared for Credit Valley Conservation as owner of 7060 Old Mill Lane. This property is within the Meadowvale Village Heritage Conservation District and, as such, is designated by bylaw under Part 5 of the Ontario Heritage Act.

Based on the findings of this HIA, it is concluded that there will be no loss of cultural heritage value or interest resulting from the removal of the c.1970 garage from this property. The integration of new construction into this mid 19th century streetscape should be possible with careful planning and by applying the design parameters of the *Meadowvale Village Heritage Conservation Plan*.

The site plan showing the building envelope proposed by CVC, and subsequently revised and reduced based on City comments, is compatible with the Old Mill Lane streetscape and the MHCD. The nine metre setback for the envelope is identical to that of the two adjacent properties. It is cognizant of the important viewscape looking north/northwest from Old Mill Lane at Old Derry Road, across 7050 Old Mill Lane and toward 7070 Old Mill Lane. The side yard allowances are generous enough to maintain the traditional sense of spaciousness at this location. The north side yard is enhanced by the proposed public pathway to the conservation area at the west.

It is recommended that any future development proposal be made aware of the reasoning for the placement of this building envelope. The finished height of the new construction also will need to be considered in the context of this important viewscape, and the proposed zoning by-law limiting height to 7.5m is consistent with the Village character.

Ideally, the new building design should be an interpretation of 1840 to 1860 architectural style traditions in Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival.; the related Urban Design Study illustrates local examples compatibility to site.

All new development on this property must adhere to the provisions and requirements of the MHCD Plan. As the proposal to develop evolves to its final form with a future owner at Site Plan, Building Permit and Heritage Permit stage, it needs to be monitored for any emerging short or long term negative impacts on the streetscape and the overall MHCD.

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HERITAGE IMPACT ASSESSMENT 7060 OLD MILL LANE

PART, EAST HALF, LOT 11, CONCESSION 3, WEST HURONTARIO STREET, TORONTO TOWNSHIP; NOW PART LOTS 40 AND 41, PLAN TOR-5, CITY OF MISSISSAUGA

1.0 REPORT OBJECTIVE AND TERMS OF REFERENCE

The property known municipally as 7060 Old Mill Lane (formerly Mill Street) is owned by Credit Valley Conservation (“CVC”). It is within the Meadowvale Village Heritage Conservation District (“MHCD”) which is an area designated by bylaw under Part 5 of the Ontario Heritage Act (“Act”). The only structure on the subject property is a frame garage erected about 1970 by CVC.

The City of Mississauga (“City”) requires a Heritage Impact Assessment (“HIA”) to accompany any application for demolition or removal, a Heritage Permit, Planning Act requirements, and/or other matters related to development or site alteration on or adjacent to a designated property. This includes all properties within the MHCD.

The objective of a HIA is to identify and evaluate the cultural heritage resources on a property; analyze the impact a proposed development or site alteration could have on those resources; and recommend how best to manage that impact. The HIA is to be compiled according to the *Mississauga Heritage Impact Assessment Terms of Reference, October 2014*. These Terms of Reference, in conjunction with the provisions of the MHCD Plan, are the basis of the analysis and recommendations of this HIA.

In this instance, CVC is proposing to demolish the c.1970 garage, relocate a pedestrian right of way, and apply for a severance and zoning bylaw amendment to permit a single-family residence. The land will be sold vacant. A draft site plan indicating a building envelope has been prepared by CVC (Figure 14). As the CVC will not be developing the land, the primary objectives of this HIA are to consider this draft site plan and to recommend a general direction for the future development of this MHCD property.

2.0 METHODOLOGY

2.1 SOURCES

The findings and recommendations of this HIA are based on documentary research, a property title search at the Land Registry Office, the MHCD Plan, and information extracted from studies compiled for CVC. A site visit by the heritage consultant and a CVC staff member on July 24, 2017, examined the exterior of the garage, the grounds, and the Old Mill Lane streetscape.

2.2 EVALUATION CRITERIA

The MHCD Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes (Appendix A) form the context for evaluating the property at 7060 Old Mill Lane. In addition, the evaluation criteria of Ontario Heritage Act Regulation 9/06: *Criteria for Determining Cultural Heritage Value or Interest* ("O. Reg. 9/06") were considered.

2.3.1 RELEVANT POLICIES AND REGULATORY OR MUNICIPAL REQUIREMENTS

In connection with the Zoning By-Law Amendment application for 7060 Old Mill Lane, CVC has prepared and comprehensive Planning Justification and Supplementary Planning Justification report which outlines all application legislation, regulation, policy and code requirements applicable to the application and property, including specific information on the Lot history and the status of historical lot line boundaries in the Meadowvale Village surrounding 7060 Old Mill Lane. Both Justification reports are attached to this HIA as Appendix E. Additional refinement of agency and municipal requirements are shown in the Planning ASR (Application Status Report) comment disposition table which is attached as Appendix F.

In summary, the following requirements apply to the CVC proposal for 7060 Old Mill Lane:

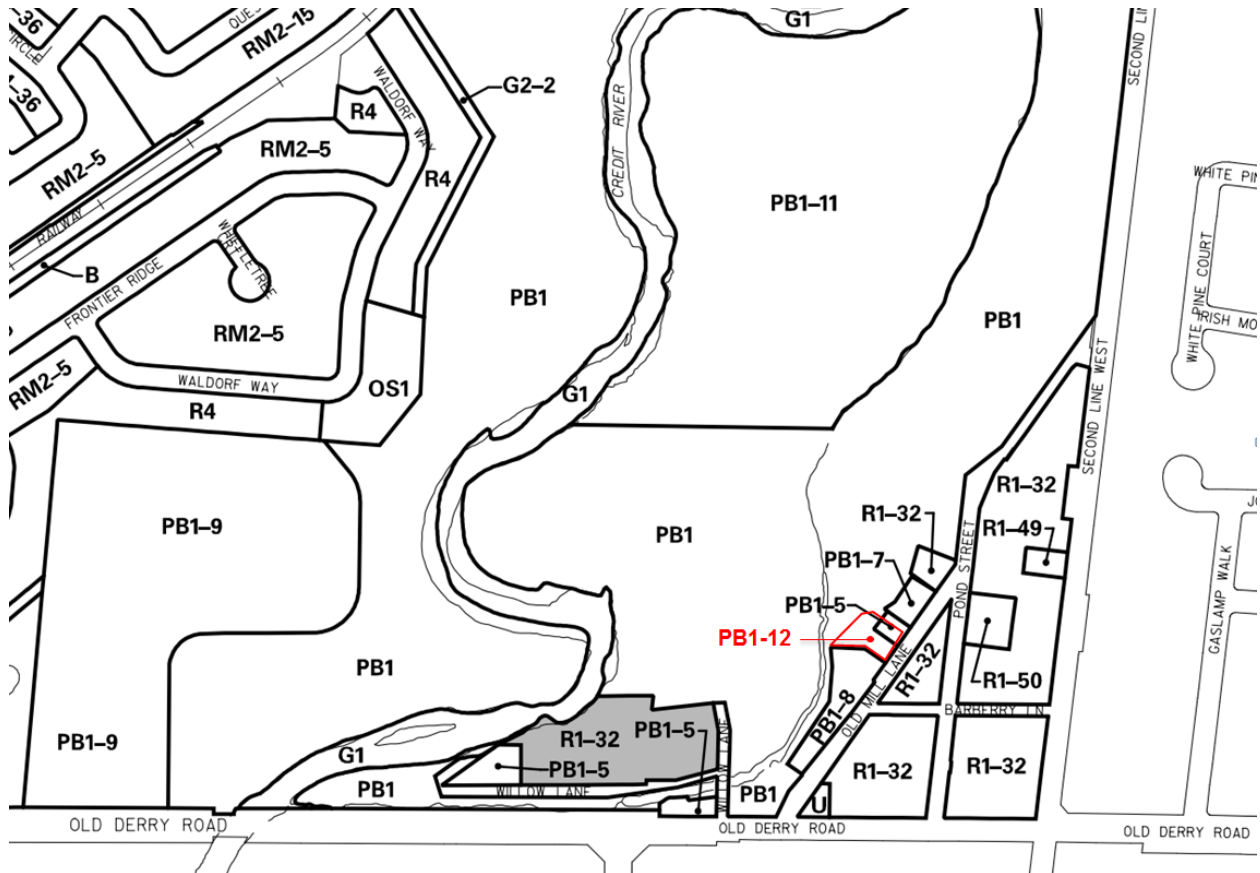
Zoning By-Law Amendment

Currently, zoning for the Shop lands is split between PB-1 (Parkway Belt West 1 – permitting Conservation and Passive Recreational uses) and PB1-5 (which allows for One (1) detached dwelling and accessory structures legally existing on the date of passing of the by-law). The City of Mississauga zoning office recognizes the dual zoning, which splits the Shop lands. This is the result of historical zoning attributed to the remnant village Lot 41, Plan TOR-5 which was partially sold off in 1988.

New exception zoning and a lot line adjustment is required update the lands to appropriate Village zoning to permit infill development of a single detached dwelling to return the site to the most appropriate land use within the historic village. The proposed lot zoning in relation to existing zoning is shown below Zoning By-Law Amendment

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Committee of Adjustment – Lot Creation and Lot Line Adjustment Consent

The creation of a newly configured lot based upon modern zoning would require the consent of the City of Mississauga Committee of Adjustment. The City has identified our Lot Creation application **as a prior existing lot** (remnant historical village Lot 41) which has been administratively merged on title with CVC's overall Meadowvale Lands (the main PIN) by Teranet. The title root to Lot 41 remains distinct however, and a Lot Creation process is the most appropriate method to re-establish the PIN with new lot lines that conform to overriding village zoning policy (i.e. R1-32 exceptions for Village Heritage character). Lot configuration is appropriate to village character and supports OP 16.17.2.21 for lots of varying sizes sympathetic to streetscape aesthetics and heritage settlement patterns demonstrated on Registered Plan TOR-5.

Greater Toronto Airport Authority (GTAA)

Meadowvale CA is located within the Airport Operating Area identified in the City of Mississauga Official Plan. The Shop lands are within the specific exemption area which allows for compatible residential development applications for zoning by-law amendments or committee of adjustment approvals below the 35 Noise Projection Contour of the Airport.

Parkway Belt West Amendment

In 2003, CVC staff sought and obtained a Parkway Belt West Amendment (amendment no. 172) with the Province to allow for General Complimentary Uses on the Shop lands in a 0.13ha area, based on the previously proposed lot configuration. General Complementary Uses allow for infilling of a single detached dwelling provided all Municipal approvals are obtained. We have included the Amendment (no. 172) and the City of Mississauga Staff report in the list of uploaded documents to the e-plans portal.

Site Plan Approval

The Shop lands are also under City of Mississauga Site Plan Control (OP 16.17.2.11), which requires that prior to any development on site a Site Plan is to be approved by the City which meets the requirements of the Meadowvale Heritage Conservation District Plan.

Heritage Conservation District Plan

The Meadowvale Heritage Conservation District Plan developed by the City of Mississauga with support from CVC, describes the heritage significance of the Shop lands at 7060 Old Mill Lane that is associated with the location of the building to the rear of the lot which provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village.

Demolition Permit

CVC would require a Demolition Permit to demolish and remove the Shop itself. It is anticipated that there will be no issues in obtaining this permit once other approvals are in place. A Phase 1 ESA is attached with this application and a Designated Substance Survey (DSS) is currently being undertaken.

Ontario Regulation No. 160/06

The subject property is located partially within the Credit Valley Conservation Regulated Area. As such, the property is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation 160/06).

Floodplain

The larger property is traversed by the Credit River and contains portions of the associated floodplain.

Environmentally Significant Area (ESA)

This area contains significant natural features within the Credit River Watershed. The designation of these areas is based on criteria related to terrain, flora and fauna hydrological significance, aesthetic qualities and educational values.

Peel Greenlands

The subject property is within an area designated as Core Greenlands by the Region of Peel.

2.3.2 TREE INVENTORY

A *Tree Inventory Plan* compiled by qualified CVC staff arborists on June 22, 2017, was submitted to the City as part of the Environmental Impact Study in support of the Zoning By-Law Amendment Application. The Tree Inventory and Assessment includes all trees above 15cm DBH within the proximity of the application area, with locations surveyed by an Ontario Land Surveyor (Cunningham McConnell Ltd), and species identification and health recorded for each. The Tree Inventory Plan is appended to this report for information. The Tree Inventory may be relied upon for an assessment of species and health within the study area and has been used by CVC and the City in the negotiation of a compatible 'building envelope' within the proposed lot which seeks to minimize potential tree loss and retain all mature sugar maple species which are of ecological, aesthetic and/or cultural value.

CVC staff consultation with the Meadowvale community, including the Meadowvale Village Community Association, has resulted in a proposed building envelope which protects the largest Sugar Maple (tree 31, 63cm DBH) which is of particular interest to the community.

A Tree Protection Plan based upon the building envelope and the proposal of the future owner for a single-family residence (within the envelope) must be prepared at the time of Site Plan Approval and Heritage Permit application for construction of the dwelling. It is assumed that provisions to mitigate any other negative impact on trees and/or plant species will be part of the development agreement and site plan approvals.

2.4 ARCHAEOLOGICAL RESOURCES

Stage I and II Archaeological Assessment was undertaken, and a report compiled on June 26, 2017, by the TRCA Archaeological Resource Management Services. The finding is that "no artifactual material or cultural features were located during the archaeological investigation. Accordingly, the project area as tested requires no further archaeological assessment."

CVC has submitted the Stage I and II Archaeological Assessment to the City separately as part of the zoning bylaw amendment application package – a copy of which can be provided to Heritage Staff as reference in the Heritage Permit process for Lot Line Adjustment and Demolition of the existing shop building.

3.0 SUBJECT PROPERTY

3.1 DESCRIPTION

The legal description of the property at 7060 Old Mill Lane is part Lot 40 and part Lot 41, Plan Tor-5, City of Mississauga. The root of Plan Tor-5 is the east half of Lot 11, Concession 3, West Hurontario Street, Toronto Township, County of Peel.

This property fronts on the west side of Old Mill Lane (formerly Mill Street). It contains a single storey, slab-on-grade, frame garage erected by CVC about 1970 for storage and other operational needs.

The west (rear) of the property flanks a wooded area that historically contained a mill pond associated with early water powered mills. Access to that area from Old Mill Lane, across the subject property, will be maintained by a right of way moved north to parallel the north boundary of the proposed building lot. CVC will retain ownership of this pedestrian access point and manage it as public land associated with the Meadowvale Conservation Area.

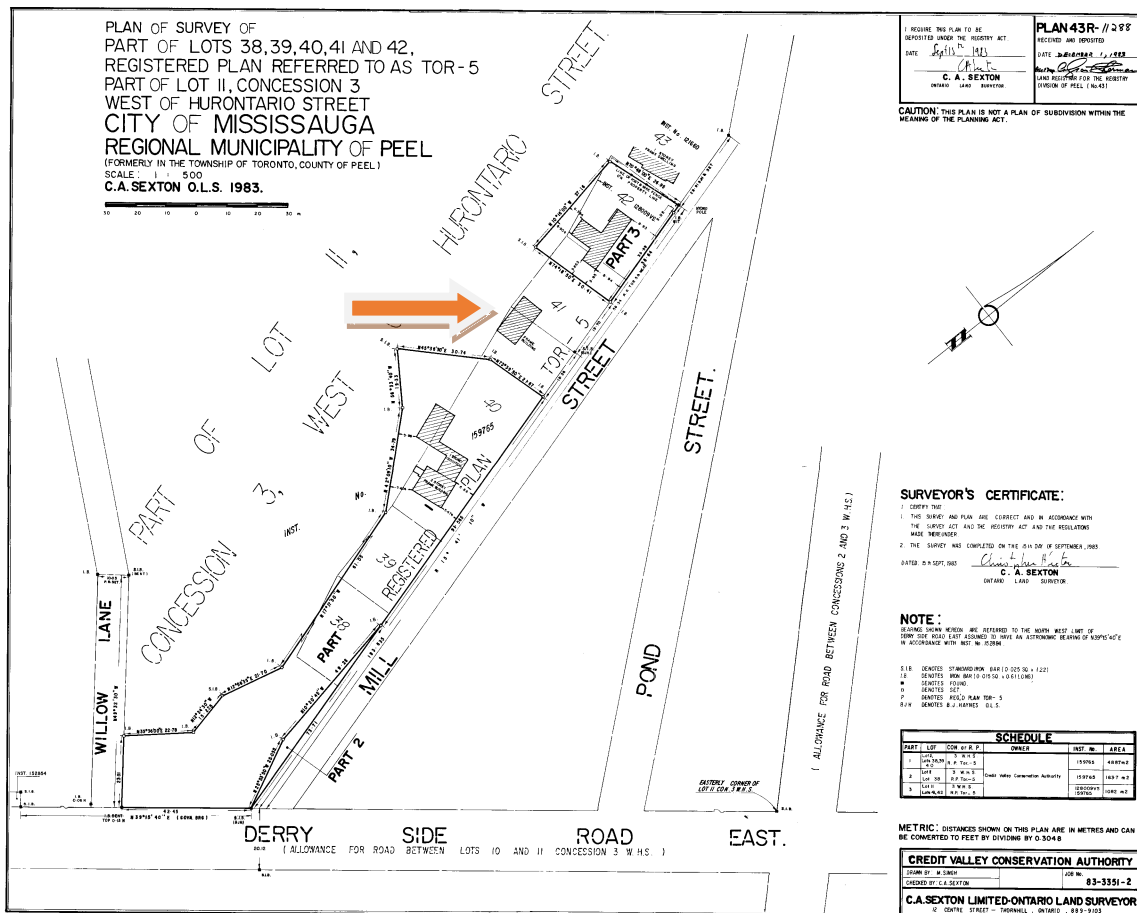


Figure 1: Survey dated 1983 indicating the c.1970 garage at 7060 Old Mill Lane



Figure 2: North and east (L) facades of garage, 2017



Figure 3: North and west (R) facades of garage, 2017



Figure 4: East façade of garage, 2017. Garage at 7050 Old Mill Lane is in centre.

3.2 MHCD DESCRIPTION

The MHCD Plan contains the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes that apply to the District overall (Appendix A). Each property within the MHCD has been evaluated for its individual contribution to this overall value or interest. The *Property Inventory: Schedule B.1* describes the contribution of 7060 Old Mill Lane:

Date of Construction: c. 1970

Historical Background: This is a very practical and utilitarian structure which was built to house equipment, tools and supplies for the CVC. The CVC acquired their current lands surrounding Meadowvale Village in 1963 from the last mill owners, Luther and Grace Emerson. The structure was erected in the early 1970s. Its simplicity and practicality allows the building to retain its usefulness while not drawing attention to itself or being out of place within the current building stock of the Village. The structure is well removed from the road edge and is surrounded by mature trees and an old pathway that leads into the CVC lands.

Description: This frame structure, one storey in height, is a garage, storage and work area owned and utilized by the CVC. It is a utility building finished in manufactured siding. The building is recessed deep onto the lot which provides for a large gravel area to the front of the building for CVC service vehicles. This open space contributes to the nineteenth century character of the Village with large open spaces. To the south of the property is a small watercourse that drains away from the road.

Heritage Attributes:

The location of the building to the rear of the lot provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village

Statement of Significance:

The historic association of this property is with the former mill operation and property owner Francis Silverthorn. The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.

4.0 HISTORICAL BACKGROUND

4.1 TORONTO TOWNSHIP

Toronto Township is intersected by the Etobicoke and Credit rivers and fronts on the shoreline of Lake Ontario at the south. By 1807, settlers were arriving via the lake and the early colonization roads. With good soil, the initial economy of the township was agriculturally based. Communities were established at crossroads to service the surrounding farm families. The

waterpower of the river systems allowed for a proliferation of saw and grist mills that supported the farming community and new settlement.

The 1846 Smith's Canadian Gazetteer describes Toronto Township as "one of the best settled townships in the Home District. . . . There are four grist and twenty-one saw mills in the township. Population in 1842, 5,377."

In 1905, the Toronto and York Radial Railway extended a line along the Lake Ontario shoreline to the St. Lawrence Starch Company in Port Credit. This opened the possibility of local residents commuting to employment in larger centres. In 1915, the Toronto Suburban Railway was built along the Credit River valley passing through Cooksville, Britannia, Meadowvale, and Churchville to Guelph. Both railways were phased out by the 1930s as automobiles, trucks, and buses became increasingly available and roadways were paved.

The Township settlements of Lakeview, Cooksville, Lorne Park, Clarkson, Erindale, Sheridan, Dixie, Meadowvale Village, and Malton were amalgamated in 1968 to form the Town, now City of Mississauga.

4.2 MEADOWVALE

Meadowvale was founded in the 1830s on a section of the Credit River with sufficient waterpower to operate several mills. The surrounding area was good farmland. The following is extracted from the description of the Village of Meadowvale contained in the 1877 *Historical Atlas for Peel County*:

Meadowvale, a very pretty village in the Township of Toronto is situated on the River Credit, having fine water privileges, which are to a certain extent utilized. Although the village is not quite so prosperous nor so populous as it was in days of yore, still, those who do business here are very enterprising, and run their businesses to their fullest capacities.

The first starting of the village was the building of a saw mill by Mr. John Crawford in 1831. He was followed by Mr. John Simpson, who built another one in 1836. By this time quite a number of settlers had gathered around, and for several years found it very difficult to obtain the necessities of life, being obliged to trudge to Toronto, and carry their provisions home on their backs. In 1847, however, James Ward started the first store and kept a general stock, suitable for the wants of the pioneers.

In 1856 Francis Silverthorn built a grist mill, which made it still better for the inhabitants. He carried on a large business, until the property was purchase by the firm of Gooderham & Worts in 1860, who have since greatly added to its proportions. . . .

Thomas Shaughnessy owns a lumber, lath and shingle factory. John Simpson also has a saw mill, both of which are kept constantly running. . . .

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 PROPERTY CHRONOLOGY

5.1.1 JOHN BEATTY

On July 23, 1821, John Beatty received the Crown Patent for the 200 acres of Lot 11, Concession 3, West Hurontario Street, North Division, Toronto Township. He also acquired other lands in Toronto and Albion townships.

According to the MHCD history of Meadowvale, John Beatty was born in Ireland but entered Upper Canada via New York City. He, his wife Sarah Sproule, and their six children: John, Jr., James, Joseph, Elizabeth, Margaret, and Mary, arrived in Meadowvale in April 1819. They were part of a group of United Empire Loyalist families, which included John's brothers David and James. John was a farmer and a Methodist preacher. In 1832, he was offered the stewardship post of the Upper Canada Methodist Academy. He left Meadowvale and settled permanently at Cobourg, where he died in 1864.

5.1.2 JAMES CRAWFORD

In October 1833, John Beatty sold 75 acres of Lot 11, Concession 3, to James Crawford for £400.¹ The 1837 Home District Directory entry for Toronto Township lists Crawford on "Lot 11, Concession 3, New Survey."

According to the MHCD history, Crawford attempted to establish a sawmill operation at Meadowvale:²

It is believed he built his sawmill on the banks of the Credit River on the north side of the present Old Derry Road iron bridge.³ This location, however, proved insufficient to provide the necessary water supply to make the sawmill function. Crawford abandoned his idea and went back to farming and cutting down the pine trees on his land by hand to sell these raw logs to regional lumber merchants.

In the MHCD Inventory, Crawford is attributed with erecting in 1844 the dwelling at 7050 Old Mill Lane, said to be the oldest frame house in Meadowvale. The same Inventory entry also attributes the construction of the dwelling to Francis Silverthorn. Further research may reveal which attribution is correct.

5.1.3 FRANCIS SILVERTHORN

In February 1845, James Crawford sold 7.5 acres of Lot 11, Concession 3, for £275 to Francis Silverthorn, the son of Aaron Silverthorn. In 1847, Crawford sold additional acreage (likely 60 acres) to Aaron Silverthorn for a substantial £2,125.

According to the MHCD history, the Silverthorns were among the earliest United Empire Loyalist families to arrive in Upper Canada in 1786. Aaron became a partner in a mill in the Niagara region around the time of the War of 1812. Francis was born in Etobicoke (near Toronto) in 1815. Francis is said to have arrived in Meadowvale about 1836. The 1837 Home District Directory lists several Silverthorns in Toronto Township but none on Lot 11, Concession 3.

According to the MHCD:

Francis Silverthorn's first venture was to create a saw mill in 1840 along the banks of the Credit River in what is now the Credit Valley Conservation lands, just north of the old mill ruins site on Old Derry Road. This saw mill location can be seen on the 1856 Bristow Survey of Meadowvale.

In 1845, Francis chose the location of 1095 Old Derry Road as the site to build a grist mill. This is within the land purchased from Crawford that year. According to the *Brampton Conservator* newspaper, the mill burned down shortly before midnight on November 21, 1849. He rebuilt the mill as a two storey, frame structure. This rebuilding may explain the need to mortgage the property with John Wilmot in February 1852.

After Britain entered the Crimean War in October 1853, the price for grain doubled. At the end of the War in 1856, it went below its original price. This swing in value caused both profit and financial hardship for Silverthorn and the grist mill.

In April 1854, Aaron Silverthorn sold his 60 acres ("less part sold") of Lot 11, Concession 3, to his son Francis. Francis immediately mortgaged the property (and other lands) with William Gooderham for £3,000.

Francis then commissioned Provincial Land Surveyor Arthur Bristow to subdivide part of the east halves of Lots 11 and 12, Concession 3, North Division, Toronto Township, into building and park lots. The resulting Plan Tor-5, also known as "Bristow's Plan or Survey," is dated July 1 and was registered on July 21, 1856. This is a "Plan of Building and Park Lots in Meadowvale Village" (Figure 5). In spite of the lot numbering created by Plan Tor-5, legal transactions for lots in this area continued for several decades to be described as subparcels of the Lot 11, Concession 3, WHS, Toronto Township acreage. The property at 7060 Old Mill Lane is parts of Lots 40 and 41, Plan Tor-5.

Figure 5: Extract, Plan Tor-5, 1856

Plan Tor-5 (Figure 5) plots a large building standing on Lot 40 when the survey was undertaken in 1856. This is the Crawford and/or Silverthorn dwelling at 7050 Old Mill Lane. Lot 41 is shown on Plan Tor-5 as vacant. The dwelling (said to be built as a workers' double cottage and later known as The Boathouse) at 7070 Old Mill Lane is not shown on the Plan as it was built about 1860 on Lot 42 and part of Lot 41. The garage now at 7060 Old Mill Lane was built about 1970 and straddles the boundary of Lots 40 and 41.

Francis secured another mortgage with William Gooderham in October 1857. The amount was £4,268 with the approximately 60 acres used as collateral. In 1858, the 1852 Wilmot mortgage was assigned to James Gooderham Worts. Francis is listed in the 1857-58 Canada Directory entry for Meadowvale as "postmaster, flour, saw and stave mill owner, dealer in dry goods, hardware, groceries, &c., cooper and barrel manufacturer."

5.1.4 GOODERHAM & WORTS

By 1861, Silverthorn must have defaulted on the mortgage, as his mill and associated holdings were soon transferred to the Gooderham & Worts firm of Toronto.⁴ According to the MHCD history, Silverthorn left Meadowvale in 1860 to reside on his family's property, known as Cherry Hill, in Etobicoke. He farmed there until his death in 1894.

In the early 1860s when William Gooderham acquired the Silverthorn grist mill due to the mortgage default, he sent his youngest sons, James and Charles Horace Gooderham, to Meadowvale. It was James who took possession of the grist mill property. Presumably he lived at 7050 Old Mill Lane. He made improvements to the mill, became postmaster in 1862, and helped the village in general. The decade of the 1860s was very prosperous for the village. In 1865, James resigned as postmaster and left Meadowvale to manage his father's milling and farm interests in Streetsville. Charles H. Gooderham became postmaster.

5.1.5 EDWARD WHELER

The Abstracts of Title for Lots 40, 41, and 42, Plan Tor-5, separate from the Abstract for Lot 11, Concession 3, beginning with Instrument (document) 13398 dated April 12, 1865. This is a sale of several lots valued at \$4,000 from John Wilmot and others to William Gooderham and others. Each Lot and Plan Abstract then has a gap in registrations until 1950. Filling this gap is Instrument 8906 for Lot 11, Concession 3, dated March 1, 1882, by which J.G. Worts and others sold their real property holdings to Edward Wheeler for \$12,000.

5.1.6 HENRY ALBERT BROWN AND GRACE (BROWN) EMERSON

On August 14, 1895, miller Edward Wheeler of Toronto Township and lumber merchant John Reesor Wheeler of Wilkesburg, Pennsylvania, sold 118.36 acres of land to a Meadowvale area

farmer, Henry Albert Brown, for \$7,800. This acreage was within Lots 11, 12, and 13, Concession 3, Toronto Township. It includes the subject property.

The MHCD entry for 7050 Old Mill Lane notes that Brown “settled his family at the Silverthorn House and made a number of significant changes to the property.” Brown died on March 10, 1911, by drowning in the mill pond. His wife Lillie and daughter Grace moved to the “Brown family homestead now located at 6970 Vicar Gate Drive in Mississauga.”

5.1.7 CREDIT VALLEY CONSERVATION AUTHORITY

Henry Brown’s daughter, Grace H., married Luther P. Emerson.

On October 23, 1963, Luther P. Emerson, a teacher at Meadowvale, and Grace sold property to the Credit Valley Conservation Authority. This was a 119.2 acre parcel within part of Lots 11, 12, and 13, Concession 3, WHS, Toronto Township. The sale included Lot 40, Plan Tor-5 (and other lots on this Plan).

The affidavit signed by Grace Emerson and attached to the deed explains that “the said land and premises have been occupied, possessed and used by myself and by my parents before me since about 1895.” Her father, Henry Brown, was conveyed the land and held “undisputed possession and occupation of the said lands and of the houses and other buildings” until his death on March 10, 1911. Her mother died September 8, 1949. The affidavit denies all claims of possession by others.

On July 7, 1952, Grace sold Lot 41 and other lands to Roy M. Robertson. He sold in February 1954 to Ruth Lomas MacKendrick. MacKendrick was living in Denwood, Alberta, on October 15, 1969, when she sold Lots 41 and 42 to the Credit Valley Conservation Authority.

Between 1963 and 1974, CVC acquired other lands to form the Meadowvale Conservation Area. From the 1960s until 1988, CVC’s Head Office was located in the former Silverthorn/Brown house at 7050 Old Mill Lane.

Between 1986 and 1988, CVC sold some of these lands, including most of Lot 40 (7050 Old Mill Lane) and part of Lot 41 and Lot 42 (7070 Old Mill Lane).

5.1.8 SUMMARY OF HISTORICAL OR ASSOCIATIVE VALUE

O. Reg. 9/06

The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

There is no archaeological evidence and there is a lack of documentary evidence to confirm that the subject property was other than a vacant buffer between the 1840s mill owner's dwelling at 7050 Old Mill Lane and the 1860s workers' cottage (later The Boathouse) at 7070 Old Mill Lane. Whether or not future evidence proves otherwise, there is no extant building or structure on the property that could be construed as contributing to the cultural heritage value or interest of the adjacent properties or the larger MHCD.

The c.1970 garage has a direct association with the Credit Valley Conservation Authority, but is incidental to the activity of that organization.

Considering these findings, it is concluded that the property does not hold any historical or associative value as prescribed by the MHCD Statement of Cultural Heritage Value or Interest or by O. Reg. 9/06.

6.0 DESIGN OR PHYSICAL VALUE

As described in the MHCD Inventory, the garage is a "very practical and utilitarian structure which was built to house equipment, tools and supplies for the CVC. . . . It is a utility building finished in manufactured siding." There is no evidence of it embodying any technological function or design unique to the work of CVC.

6.1 SUMMARY OF DESIGN OR PHYSICAL VALUE

O. Reg. 9/06

The property has design value or physical value because it,

- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

The c.1970 garage is strictly functional, made of common materials, and lacks any design or physical value or interest as prescribed by O. Reg. 9/06.



Figure 6: 7050 Old Mill Lane, mill owners' dwelling, 2017

Clockwise from top left:

South façade facing Old Derry Road and former location of the mill. When built, this façade may have faced east to Old Mill Lane (Mill Street), then was turned about 1907 to face south.



East façade fronting on Old Mill Lane

Full east façade fronting on Old Mill Lane

North façade (addition) facing north to 7060 Old Mill Lane. Frame garage of No. 7050 is on right.





Figure 7: South façade of 7070 Old Mill Lane, 2017



Figure 8: East façade of 7070 Old Mill Lane, 2017



Figure 9: East façade of No. 7070 garage on north side; south and east facades of Gothic Revival style dwelling to north at No. 7076, 2017

7.0 CONTEXTUAL VALUE

7.1 STREETScape CONTEXT

The subject property is classified as a “contributing property” to the MHCD. In the MHCD Inventory, its heritage attribute is not the garage structure, but its deep setback resulting in a large percentage of “open space” on the site:

The location of the building to the rear of the lot provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village.

The “Statement of Significance” for the property also references this contextual value:

The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.

7.2 ANALYSIS

The description in the MHCD Inventory of the “large open space” (resulting from the setback of the c.1970 garage) as “true to the nineteenth century character of the property and Village development contributing to the streetscape” may not be an accurate reflection of the historic pattern of setbacks in this area. It is suspected that this property may always have been the vacant buffer between the mill owner’s dwelling to the south and the workers’ cottage to the north. Its vacancy would have contributed to the sense of “open space” along the streetscape.

The 1856 Tor-5 Plan (Figure 5) plots the 1840s dwelling (7050 Old Mill Lane) and four outbuildings to the south of the dwelling. The outbuildings are identified in the MHCD Inventory as “barns, driveshed, piggery.” They were removed by Henry Brown (owner from 1895; died 1911) and the area was landscaped. As evident by the Plan and endorsed by local historians, the dwelling was built facing east to Mill Street (Old Mill Lane). Brown is attributed with turning the front orientation of the dwelling to the south toward the newly landscaped grounds, Old Derry Road, and the mill. This was about 1907. Knowing this chronology, the statement that “a large open space” “is representative of the historic open spaces within the nineteenth century character of the Village” seems misleading for this stretch of Mill Street.

No. 7070 Old Mill Lane is the location of a dwelling “believed to be the last building Francis Silverthorn constructed in Meadowvale before leaving the Village in 1861.” “It was originally a semi-detached structure built to house the local mill workers and converted in the early twentieth century to a boat house for Willow Lake in support of tourism in the Village.” According to the MHCD Inventory entry for 7070 Old Mill Lane:

The front portion of this structure is one of the original stacked plank buildings from the mid nineteenth century. In 2001, the original structure was removed from its stone foundation, a new concrete foundation built on the same site, and the stacked plank structure replaced [onto the concrete foundation] and finished in stucco. . . .

This structure has a shallow set-back from Old Mill Lane and is highly visible from the front façade and south façade which opens onto CVC lands that provide a walkway into the neighbouring parkland. The structure contributes to the historic streetscape with open landscaping at the front and side yards. A picket fence defines the front yard which is typical of the nineteenth century roadside.

Based on this MHCD Inventory description, it appears that the stacked plank structure at No. 7070 had a “shallow set-back.”

Several buildings with narrow setbacks are plotted on Plan Tor-5. Many structures with narrow setbacks are visible throughout the MHCD. The “open space” for some is a large rear yard.

7.3 SUMMARY OF CONTEXTUAL VALUE

O. Reg. 9/06

The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Based on the buildings plotted on the 1856 Tor-5 Plan; the known chronologies of 7050 and 7070 Old Mill Lane; and in viewing extant dwellings elsewhere in the MHCD, a deep setback providing for a large open space does not appear to be a consistent, historic pattern in this area.

This property may always have been the vacant buffer between the mill owner’s dwelling to the south and the workers’ cottage to the north, thereby contributing to the sense of “open space” along the streetscape. The deep setback of the garage, however, is the result of CVC choosing to place it at rear of the property, to allow for parking and an operational area, and not out of an awareness of historic context or patterning.

As such, this property is not found to hold any historically based, contextual value as prescribed by O. Reg. 9/06. There are other valid reasons for encouraging a deep setback in its redevelopment, but these are related to the protection of adjacent viewsapes, as analysed in section 8.0 of this HIA.



Figure 10: Above: From MHCD Inventory: "View from Old Mill Lane near the house [7050] toward Old Derry Road, c.1900. On the right is the mill begun by Francis Silverthorn and across the street the former Bell Hotel."

Figure 11: Below: From MHCD Inventory: "View of the house [7050] on the left, along Old Mill Lane, c.1910." The house is facing south to Old Derry Road. If the same fence is shown in both views, Figure 10 may be later than c.1900 as the house may have been turned south about 1907.





Figure 12: Old Mill Lane, west side streetscape, south (top left) to north (bottom right), 2017.



Figure 13: Old Mill Lane, 2017.

New development at No. 7060 should not be permitted to visually obtrude into the historic setting of No. 7050 (on left). As proposed by CVC, this could be achieved by aligning the setback of No. 7060 so the front façade of the new dwelling will not be within the viewscape of No. 7050 when looking north/northwest from Old Mill Lane at Old Derry Road. Height and roof type should also be evaluated for negative impact on this viewscape. Maintaining the linear alignment of the street, as defined by the fencing at No. 7050 and No. 7070, is another consideration.

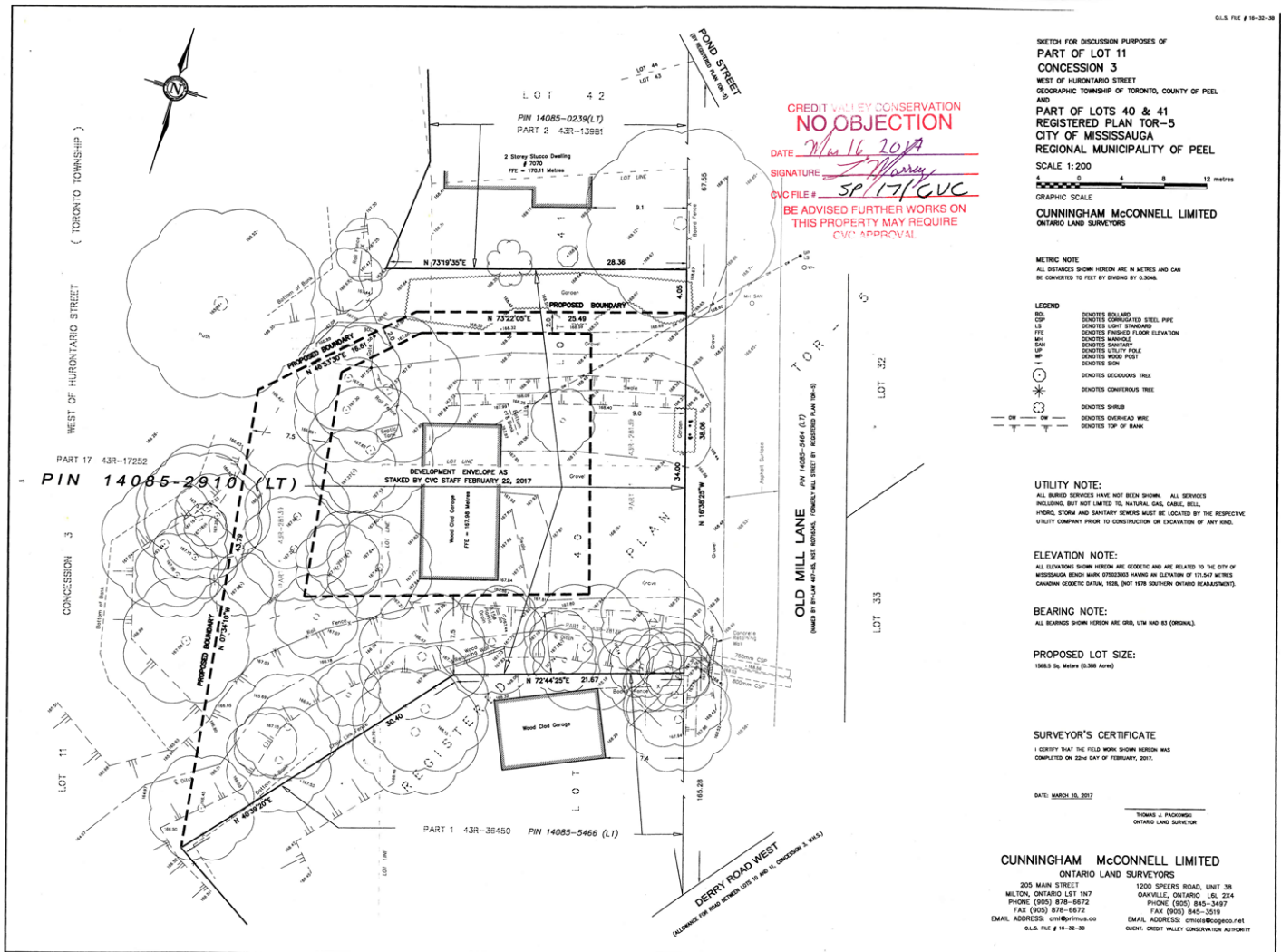


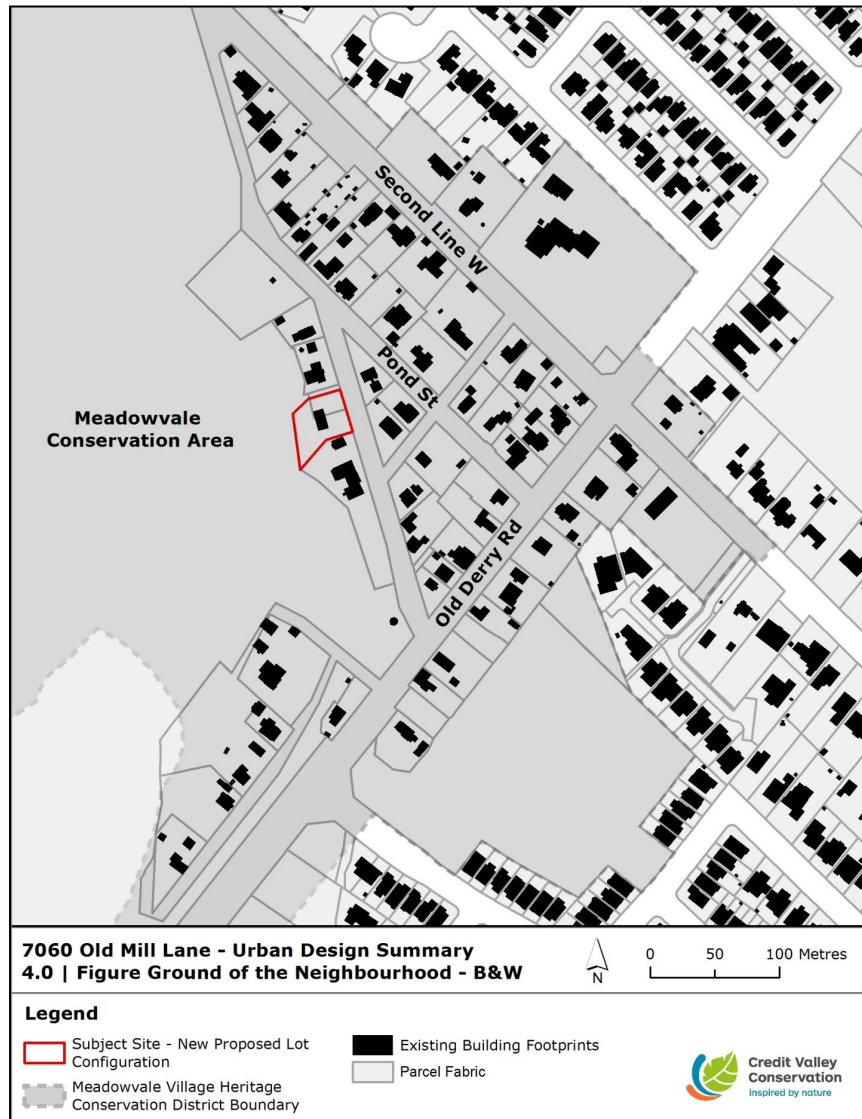
Figure 14: CVC proposed site plan with building envelope in dash line surrounding existing garage (1st Submission Zoning By-Law Amendment). The building envelope is calculated to avoid any obstruction into the viewscape of No. 7050 when looking north/northwest from Old Mill Lane at Old Derry Road.

8.0 DEVELOPMENT PROPOSAL

The intent of CVC is to demolish the c.1970 garage, relocate a pedestrian pathway (between the lot and the woodlot) to closer to the north boundary of the lot, and apply for a severance and zoning bylaw amendment to permit a single family residence within an appropriate development envelope that supports the village character and HCD. The land will be sold vacant.

CVC is partway through the City's planning processes for the proposal as outlined at DARC. They have submitted a Zoning By-Law Amendment and are on the third resubmission, which has followed the public meeting, and it is anticipated that a recommendation report will be forthcoming with an agreed Holding zoning which will be conditioned upon completing the Heritage Permit (Lot Line Adjustment and Demolition), Committee of Adjustment (consent) and registration of the Record or Site Condition (ESA) for the lands. Following the comments on the first and second resubmission of the Zoning By-Law Amendment, CVC has amended the development envelope shown on Figure 14 to a smaller envelope which addresses comments in the ASR (Appendix F).

Below is series of Images and Site Plan maps showing the configuration of the lot, the reduced development envelope, and the related zoning and policy features which demonstrate the proposal and the constraints.



Street View of 7060 Old Mill Lane

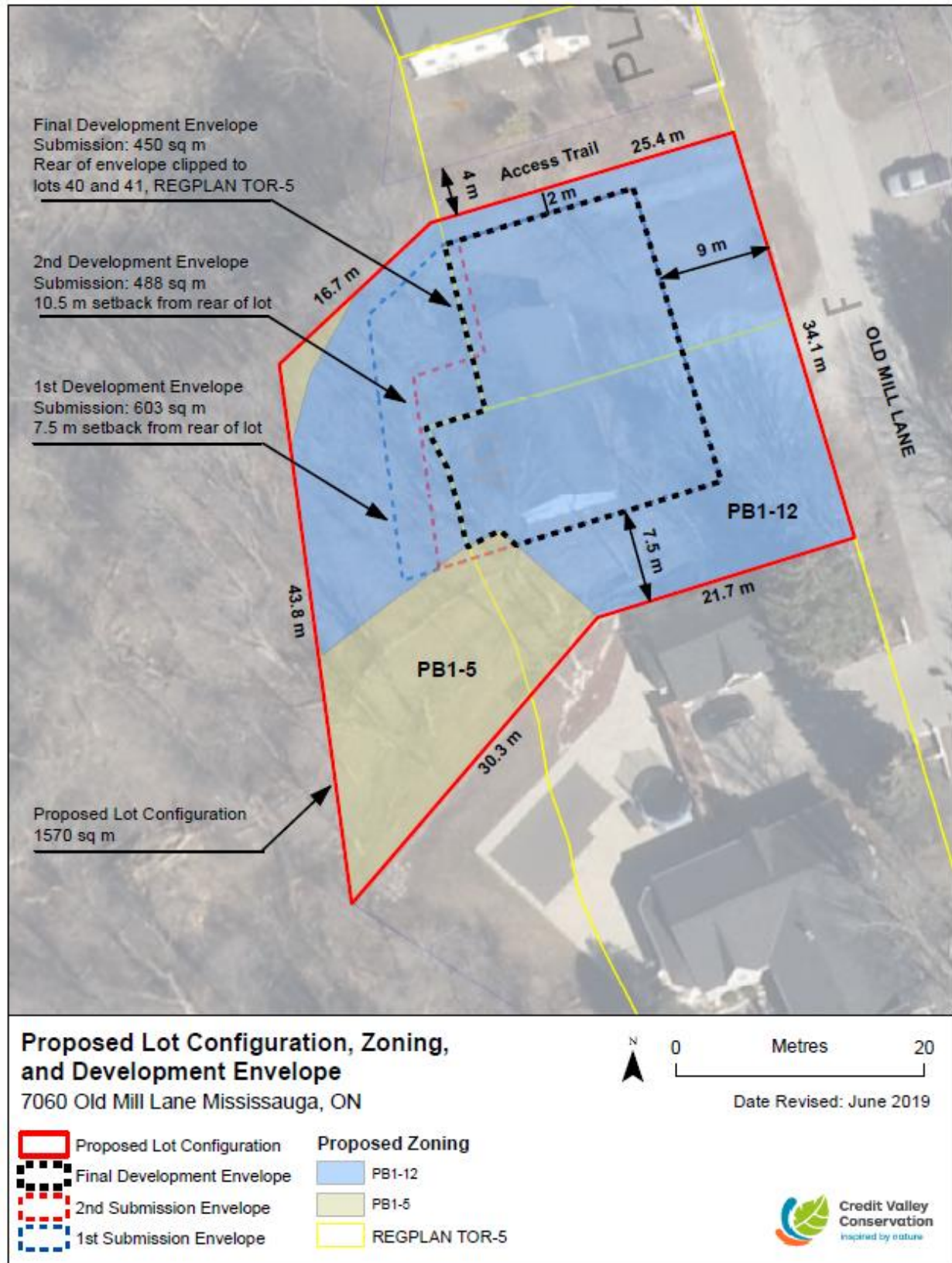
CVC Garage

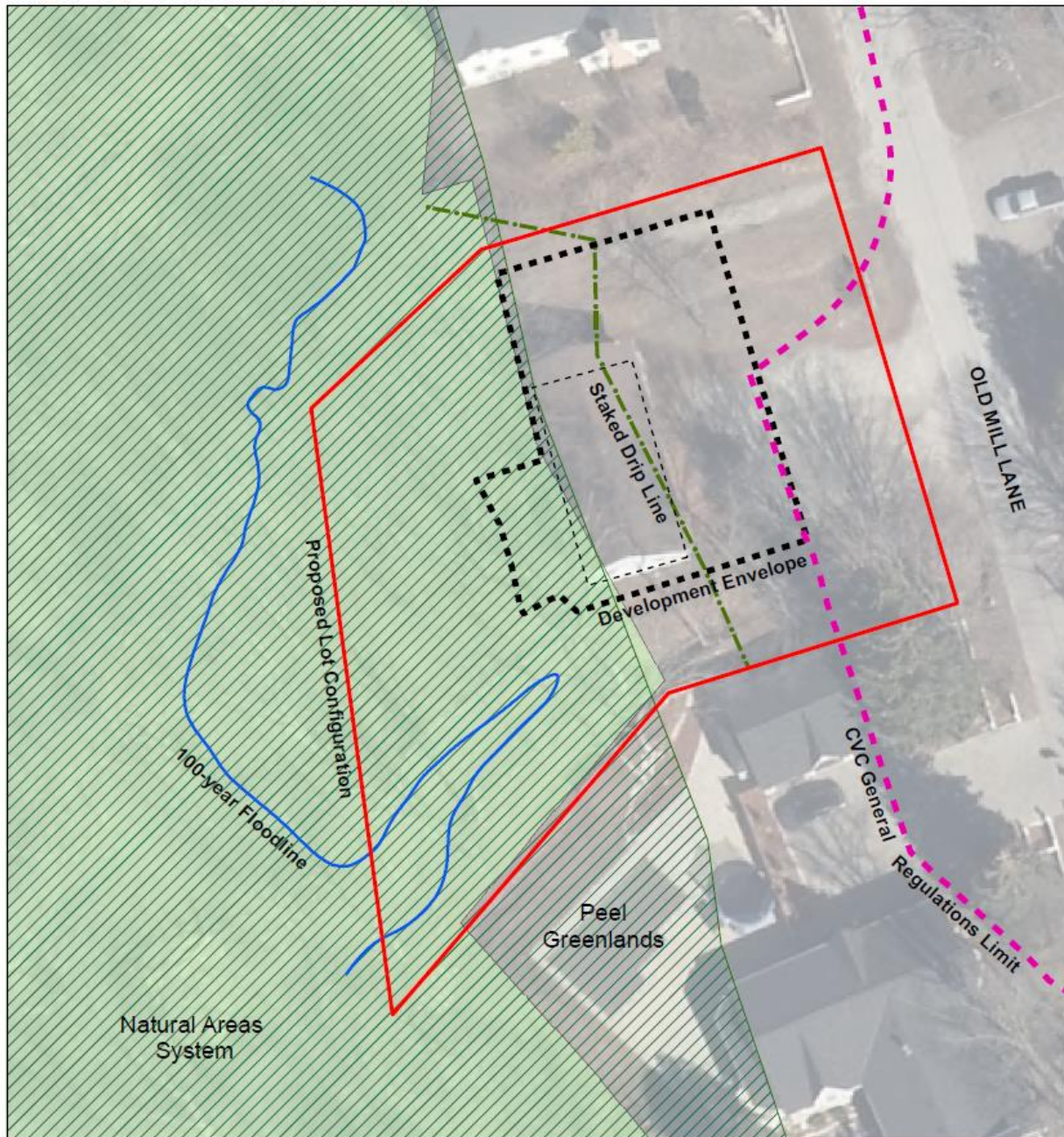


Public Pathway to Meadowvale Conservation Area

Rear View of 7060 Old Mill Lane







Feature Constraints Map Environmental Conditions

7060 Old Mill Lane Mississauga, ON



0 Metres 20

Date Revised: June 2019

- Proposed Lot Configuration
- Final Development Envelope
- ~ 100-year Floodline
- Tree Drip Line

- CVC General Regulations Limit
- Peel Greenlands
- City of Mississauga Natural Areas System



Given that the land will be developed by a future owner, not CVC, the intent of this HIA is to provide general direction toward achieving a site plan and new build design that are appropriate to this location within the MHCD. Once the actual redevelopment of the property unfolds, a second HIA review is advised.

8.1 BUILDING ENVELOPE AND SETTING – CONSERVATION PRINCIPLES

The MHCD Inventory entry for No. 7050 notes: “The house is highly visible from Old Mill Lane and Barberry Lane with open green space to the south, shallow setback to the east and open space to the north.” This value is also referenced in the description of heritage attributes: “The location of the house on the property and the open, green views and vistas of the house from both Old Derry Road and Old Mill Lane.”

A draft site plan by CVC indicating a proposed building envelope (Figure 14) has received tentative approval by CVC regulations and planning staff and is before the City through the application process. Further revisions to the development envelope as shown on page 32 above show a reduced development envelope which maintains a strict generous front yard setback. As drawn, the east boundary of the building envelope aligns with the northeast corner of the garage at No. 7050; and the southeast corner of the dwelling at No. 7070. CVC surveyors measured the setbacks for Nos. 7050 and 7070 to ensure that the proposed nine metre setback is identical. This setback also meets the requirements of R1-32 village zoning.

The objective of this building envelope is to not allow new construction to become the backdrop to the highly significant dwelling at No. 7050. One should be able to look north/northwest from Old Derry Road, across No. 7050, and have the illusion of the mid 19th century, when only the mill owner’s house and the workers’ cottage to the north formed the west side of this stretch of Mill Street. This building envelope may also give the illusion that the “open space” at No. 7060 is being maintained.

No building envelope will be able to avoid the “intrusion” of a dwelling on the view looking west from Barberry Lane. If the intent is to allow new construction at No. 7060, the impact could be minimized by side yard setbacks, landscaping, and not “overbuilding” in height and massing. The proposed zoning by-law further addresses these concerns by limiting height of the building to 7.5m, consistent with Village character and dominant zoning (R1-32), and further establishes minimum side yard as a combination of 27% of frontage – which, in this case, is 9.5m, which is reflected in the envelope. The rear yard setbacks further increase protection of trees and natural features, including special protection for the large Sugar Maple tree in the north west corner of the lot (refer to development envelop map and Tree Inventory and Assessment).

RECOMMENDATION

The MHCD Plan recommends that the setback for new construction be a “median of neighbouring properties.” This cannot be applied to this section of Old Mill Lane. To maintain the heritage character of this important streetscape, it is important to establish the setback of any new dwelling at the point where:

1. The front façade of the new dwelling is not in view when looking north/northwest from Old Mill Lane at Old Derry Road, across No. 7050.
2. The new dwelling does not obstruct the traditional (albeit post 1907) view corridor between the 1840s mill owner’s house (No. 7050) and the original front (west) section of the 1860s workers’ cottage (No. 7070).
3. The view west from Barberry Lane is of a dwelling within a spacious greenspace setting.

The building envelope proposed by CVC achieves these parameters. It is recommended that a future development proposal be reviewed by the City to ensure that the resulting sight lines continue to achieve these three considerations.

8.2 ARCHITECTURAL STYLE, FORM, AND MASSING

Section 4.2: Design Guidelines of the MHCD Plan outlines the built form objectives necessary to maintain the cultural heritage value of the District. Subsection 4.2.4 is specific to Substantive Alteration: New Structures. The emphasis is on spatial relationship, orientation, historic pattern of construction, etc. An important design principle is that “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.”

It is evident throughout the MHCD that the trend is to replace and/or infill with new, 1.5 and 2 storey, dichromatic (red and buff brick), late 19th century, Gothic Revival/Renaissance Revival/Italianate style influenced replica dwellings, referred to by many as “Victorian Gothic.” In considering the traditional built form in this stretch of Old Mill Lane, arguably the oldest and most significant part of the MHCD, this building type is not appropriate.

The 1840s dwelling at No. 7050 (Figure 6) has a broad, 1.5 storey massing. Its 1840s design is a blend of the founding style of Upper Canada, Georgian Revival, and an early Gothic Revival style as evident in the pointed gable and lancet window.

The original form of the 1860s dwelling at No. 7070 (Figure 8) is also influenced by Georgian Revival. Its 2001 makeover is a modern interpretation that has elements of 20th century Arts and Crafts or Craftsman styling.

The modest, Gothic Revival style dwelling at 7076 Old Mill Lane (Figure 9), near the intersection with Pond Street, is a c.1880 addition to the older west side of Mill Street.

RECOMMENDATION

To maintain the 1840s to 1860s integrity of this streetscape, the choice of style of any new dwelling at No. 7060 is best rooted in Georgian Revival, Regency, and early Gothic Revival. Each of these styles have the characteristics of balance, symmetry, low profile roofs, and deep eaves, in one to two storey forms. Multipaned double hung and/or casement style window sashes were standard. The focal point of the front façade is the doorcase, often with glazed and/or panelled sidelights and transom, side pilasters, moulded cornices. Verandahs or porticos were standard features. Roughcast plaster, horizontal clapboard, and monochromatic brick were common exterior finishes.

The total height of the new dwelling should be such that no part of the structure becomes a looming backdrop to No. 7050.

A modern interpretation drawn from these design parameters should support the older form of this streetscape. A colour selection drawn from the 19th century would be appropriate.

We note that the Urban Design Study (Appendix G) contains a detailed analysis of the above mentioned home styles and their suitability to site, including potential massing and location within the development envelope which demonstrates compatibility to site.

9.0 CONCLUSION

Based on the findings of this HIA, it is concluded that there will be no loss of cultural heritage value or interest resulting from the removal of the c.1970 garage from this property. The integration of new construction into this mid 19th century streetscape should be possible with careful planning and by applying the design parameters of the *Meadowvale Village Heritage Conservation Plan*.

The site plan showing the building envelope proposed and amended by CVC is compatible with the Old Mill Lane streetscape and the MHCD. The nine metre setback for the envelope is identical to that of the two adjacent properties. It is cognizant of the important viewscape looking north/northwest from Old Mill Lane at Old Derry Road, across 7050 Old Mill Lane and toward 7070 Old Mill Lane. The side yard allowances are generous enough to maintain the traditional sense of spaciousness at this location. The north side yard is enhanced by the proposed public pathway to the conservation area at the west.

The related Urban Design Study for 7060 Old Mill Lane further concludes that appropriate development is achieved within the envelope and shows that village character is maintained and improved with the lotting, massing and architectural guidelines recommended in that study, which are consistent with and supportive of the Meadowvale Village Heritage Conservation District.

It is recommended that any future development proposal be made aware of the reasoning for the placement of this building envelope. The finished height of the new construction also will need to be considered in the context of this important viewscape. The proposed Zoning By-Law (PB1-12 under the Zoning By-Law Amendment) limits height to 7.5m which is conformity with the dominant Village R1-32 zoning which reflects height limitations in the HCD.

Ideally, the new building design should be an interpretation of 1840 to 1860 architectural style traditions in Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival. The related Urban Design Study references the local Village examples and shows how these could be achieved within the development envelope.

All new development on this property must adhere to the provisions and requirements of the MHCD Plan. As the proposal to develop evolves to its final form, it needs to be monitored for any emerging short or long term negative impacts on the streetscape and the overall MHCD.

Disclaimer: Overall professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.

APPENDIX A

MHCD PLAN, STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

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 Village plan with lotting and road pattern 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 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. First Nation populations, prior to contact with European settlement, inhabited the area for over 10,000 years. The Village'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.

Between 2012 and 2014, the original Meadowvale Village HCD Plan from 1980 was under review. This comprehensive review proposed a boundary study area enlarged from the original 1980 HCD Plan to include the Meadowvale Conservation Area to the west and Old Ridge Park to the south, both of which are significant to the development of the Village. Entry points to the Village from all directions were also considered in this review to ensure that the transition to the historic Village is conserved.

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 set-backs and consistency of building size. What was once a commercial core, along Old Derry Road supporting a mill-based Village, 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 mature trees. In general, there are modest design and scale homes set on larger lots within a soft naturalised landscape. Historic photographs indicate that much of the vegetation in the area was cleared in the mid to late nineteenth century.

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 random mature tree growth of both native and invasive species. Private residential lots also

retain many mature trees and open space that provide a generous spacing around buildings and frame residential lots. The character of the Village is defined by the narrow roads, mature trees, open space and lack of density in building form. Some of the traditional late nineteenth century landscaping, including simple picket fences, have begun to be reintroduced. 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 mature 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. 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.

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.

Description of Heritage Attributes

□□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;

□□an ecological feature and tradition of a floodplain meadow on the Credit River that has existed for hundreds of years;

□□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;

□□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;

- a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village;
- later twentieth century residential styles that are compatible with the district character from a scale, materiality and massing perspective;
- a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick;
- structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;
- 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;
- individual properties of particular character and significance are identified in The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory; and,
- 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

APPENDIX B

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

Founded in 1990, a variety of projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, public, and non profit clients across Ontario. Much of this work has involved the identification and evaluation of the cultural heritage value or interest of properties, heritage impact assessments/statements, designation reports, and advising on the framework for heritage conservation in Ontario.

Su Murdoch is a 2017 professional member of the Canadian Association of Heritage Professionals.

EDUCATION

- Bachelor of Arts (History)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Osgoode Hall Law School, Certificate in Adjudication for Administrative Agencies, Boards and Tribunals
- Archival Principles and Administration certification
- Related research skills training

AWARDS AND RECOGNITION

- City of Barrie Heritage Conservation Awards
- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Foundation Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit

FREQUENT CLIENTS AND RELATED EXPERIENCE

TOWN OF COLLINGWOOD: CONTACT: Town of Collingwood, Building Services, Kandas Bondarchuk, kbondarchuk@collingwood.ca

TOWN OF GEORGINA: CONTACT: Sarah Brislin, Committee Services Coordinator, Clerk's Division, Town of Georgina, sbrislin@georgina.ca

TOWN OF CALEDON: CONTACT: Town of Caledon, Sally Drummond, Heritage Resource Officer, sally.drummond@caledon.ca

A list of other projects and clients is available on request.

APPENDIX C: SOURCES

Abstracts of Title and related documents for Lot 11, Concession 3, Toronto Township, and Lots 40, 41, and 42, Plan Tor-5. Peel Region Land Registry Office.

Su Murdoch Historical Consulting. *Heritage Impact Assessment of 7085 Pond Street, Mississauga, February 2015.*

Peel County Directories. Online editions and private collection.

Walker & Miles, ed. *Historical Atlas of Peel County*. Toronto, 1877.

Meadowvale Village HCD Plan, 2014.

Meadowvale Village HCD Plan, 2014: Cultural Heritage Assessment of Meadowvale Village and Area.

Studies and reports provided by Credit Valley Conservation in 2017.

Meadowvale Village HCD Plan, 2014: Property Inventory.

APPENDIX D: TREE INVENTORY PLAN

Tree Inventory and Assessment Report

Prepared by: Credit Valley Conservation
Jake Burleigh- Forest Management Technician
ISA Certified Arborist # ON-1855A, Ontario Chapter Mem. # 233925
Jamie Wilton- Forestry Crew Leader

Date of Assessment: June 16th, 2017

Location: 7060 Old Mill Lane, Mississauga Ont.

INTRODUCTION

On June 16th, 2017 Credit Valley Conservation Forestry staff undertook an assessment of the existing trees throughout the property located at 7060 Old Mill Lane, Mississauga (Appendix A). CVC intends to sell this subject property as a residential lot. In doing so, CVC must provide a Tree Inventory and Assessment Report (Arborist Report) as part of the Environmental Impact Statement. There is currently a building on the property that serves as a workshop and storage facility (Appendix B). CVC does not intend to develop the lot. However, CVC recognizes the importance of maintaining the character and intent of the village and will work to ensure that the urban design guidelines are respected by the purchaser. The purpose of this report is to determine the composition, character and health of existing trees and assess opportunities for preservation in relation to a possible development.

TREE INVENTORY AND ASSESSMENT

The assessment presented in this report has been made using accepted standard arboriculture techniques as outlined in Council of Tree & Landscape Appraisers Guide for Plant Appraisal, 9th Edition (2000). These techniques include visual examination of above-ground parts of each tree. The trees observed were not climbed, probed, cored, or dissected, and excavation for detailed root crown inspection was not performed. Since some symptoms may only be present seasonally, the extent of observations that can be made may be limited by the time of year in which the inspection took place.

It must be realized that trees are living organisms, and their health and vigour continually change over time due to seasonal variations, changes in site conditions, and other factors. For this reason, the assessment presented in this report is valid at the time of inspection, and no guarantee is made about the continued health of trees that are deemed to be in good condition. It is recommended that the trees be re-assessed periodically. While every standing tree has the potential for failure and therefore poses some risk, a tree assessment is a good indication of present health and potential problems that could arise in the future.

Trees were identified, sized, and assessed for condition. Each tree was given a subjective condition rating of Excellent, Good, Fair, Poor, Very Poor, or Dead. Following is a summary of how the ratings were determined:

Excellent (E) no apparent health problems; good structural form

Good (G) minor problems with health and/or structural form

Fair (F) more serious problems with health and/or structural form


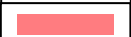

Poor (P) major problems with health and structural form

Very Poor (VP) extensive problems with health and structural form

Dead (D) no live growth

Tree size is expressed in Diameter at 1.3m above the base (DBH) and measured in cm.

Tree locations are shown on the topographical maps provided (Appendix C, Appendix D). The following chart summarizes the observations made concerning species, size and condition.

	-Consider protection and retention
	-Possible removal or pruning may be required
	-Removal

Tree ID #	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Condition	Comments
1	Sugar Maple	<i>Acer saccharum</i>	34	15	G	Larger corner-lot tree; consider protection & retention for property separation, privacy, and erosion control of ditch
2	Sugar Maple	<i>Acer saccharum</i>	15		G	Growing in ditch
3	Sugar Maple	<i>Acer saccharum</i>	26		F	Outside property-line
4	Sugar Maple	<i>Acer saccharum</i>	16		F	Outside property-line; co-dominant stems
5	Sugar Maple	<i>Acer saccharum</i>	45	20	G	Well-spaced, healthy crown; consider retention-privacy
6	Sugar Maple	<i>Acer saccharum</i>	20		F	Competing with adjacent tree (7); future stem inclusion; branches overhanging neighboring home; overcrowding of nearby stems; consider removal
7	Sugar Maple	<i>Acer saccharum</i>	26		F	Competing with adjacent tree (6); future stem inclusion; branches overhanging neighboring home; overcrowding of nearby stems; consider removal
8	Sugar Maple	<i>Acer saccharum</i>	24		G	
9	Sugar Maple	<i>Acer saccharum</i>	23		F	Some branches overhanging neighboring home
10	Manitoba Maple	<i>Acer Negundo</i>	18		P	Heavy lean towards driveway area, invasive species; Remove
11	Sugar Maple	<i>Acer saccharum</i>	30		F	Some deadwood in crown + overhanging current structure; consider pruning
12	Sugar Maple	<i>Acer saccharum</i>	45	30	G	Good shape and structure; consider retention for erosion control and privacy
13	Sugar Maple	<i>Acer saccharum</i>	44		G	Outside property-line

14	Sugar Maple	<i>Acer saccharum</i>	38		G	Outside property-line
15	Sugar Maple	<i>Acer saccharum</i>	54	30	G	Larger tree, some deadwood and hangers, overhanging current structure; removal may be required for future development
16	Sugar Maple	<i>Acer saccharum</i>	18	15	G	Prune to remove smaller competing stem for proper form; well-spaced; retain for erosion control and privacy
17	Sugar Maple	<i>Acer saccharum</i>	43	35	E	Good shape, form, condition; possible controlling further erosion to neighboring property
18	Sugar Maple	<i>Acer saccharum</i>	41		F	
19	Sugar Maple	<i>Acer saccharum</i>	19		G	
20	Sugar Maple	<i>Acer saccharum</i>	36		P	Vertical crack (healing), cavity, old pruning wounds, minor decay; corner property line
21	Sugar Maple	<i>Acer saccharum</i>	27	25	E	On embankment; may prevent future erosion of ditch; outside property-line
22	Sugar Maple	<i>Acer saccharum</i>	50	35	G	Few broken branches; some pruning may be required; well-spaced; healthy crown; outside property-line
23	Sugar Maple	<i>Acer saccharum</i>	32	25	G	Minor deadwood; may require protection from development
24	Sugar Maple	<i>Acer saccharum</i>	41		P	Broken branches + overhanging current structure: removal may be required for future development
25	Sugar Maple	<i>Acer saccharum</i>	32		F	Heavy lean towards current structure; recommend removal
26	Sugar Maple	<i>Acer saccharum</i>	33		F	Possible removal for future development
27	Sugar Maple	<i>Acer saccharum</i>	43		E	Good shape and form, but removal may be needed for future development; consider protecting if

						possible
28	Sugar Maple	<i>Acer saccharum</i>	36		F	Asymmetrical; removal may be required for future development
29	Sugar Maple	<i>Acer saccharum</i>	35		F	Co-dominant stems; removal may be required for future development
30	Sugar Maple	<i>Acer saccharum</i>	46	30	F	Overhanging current structure, split lower limb, deadwood + hangers + included bark; possible removal for future development
31	Sugar Maple	<i>Acer saccharum</i>	63		G	Larger tree, separates property from public pathway, large hanger, old pruning wounds; removal may be required for future development; consider protecting if possible
32	Sugar Maple	<i>Acer saccharum</i>	34		P	Deadwood+ decay; obstructing footpath; remove
33	Sugar Maple	<i>Acer saccharum</i>	43		F	Possible removal for future development
34	Manitoba Maple	<i>Acer Negundo</i>	25		P	Leaning, obstructing footpath, massive sucker growth, invasive species; Remove
35	Manitoba Maple	<i>Acer Negundo</i>	15		P	Leaning, obstructing footpath, massive sucker growth, invasive species; Remove
36	Manitoba Maple	<i>Acer Negundo</i>	40		P	Multi-stemmed, broken top, invasive species; Remove
37	Sugar Maple	<i>Acer saccharum</i>	35		P	Asymmetrical + deadwood, slight lean towards current structure; outside property line
38	Sugar Maple	<i>Acer saccharum</i>	46		P	Co-dominant stems, very included bark + decay, hazardous; outside property line
39	Sugar Maple	<i>Acer saccharum</i>	41		F	Some deadwood, included bark + girdling roots; outside property line
40	Sugar Maple	<i>Acer saccharum</i>	36	30	F	Large dead stem; outside property line

41	Sugar Maple	<i>Acer saccharum</i>	46		G	Good forest cover and canopy spread, minor deadwood; outside property line
42	Sugar Maple	<i>Acer saccharum</i>	38		F	
43	Sugar Maple	<i>Acer saccharum</i>	28	20	G	Well-spaced, Retain
44	Red Maple	<i>Acer Rubrum</i>	27		G	Small broken branch, conflicting with hydro service line; removal may be required for future development; consider protecting if possible
45	Sugar Maple	<i>Acer saccharum</i>	~95		VP	Large tree, 50% canopy, large dead stem, large cavity, bird and insect damage; habitat tree; outside of property line
46	Columnar English Oak	<i>Quercus robur</i> 'Fastigiata'	17	10	E	Good form and condition; Retain and protect during future development; outside of property line
47	Ivory Silk	<i>Syringa reticulata</i>	15		P	*Attention required* cage girdling stem- must be removed, minor deadwood, split bark, still flowering; pruning may be required; outside of property line

ASSESSMENT SUMMARY

Recommendations for trees to be retained or removed were determined based upon tree condition of growth, detailed site examination, and location in relation to the proposed lot boundary, and development envelope. The vast majority of the property is made up of mixed aged Sugar Maple. Special consideration has been given to the preservation of healthy, mature trees within the property boundary. Also, to those serving some purpose on the property; erosion control, aesthetics, privacy etc. No significant presence of fungus, disease, insects etc. was detected during the assessment and most trees appear to be in relatively good condition.

Trees to be retained and protected

It is recommended that the following trees be retained and/or protected from future development:

- 1) Sugar Maple
 - 5) Sugar Maple
 - 12) Sugar Maple
 - 16) Sugar Maple
 - 43) Sugar Maple
 - 46) Columnar English Oak
 - 47) Ivory Silk- *steel cage girdling lower stem must be removed*
- note:** *There are no significant Heritage trees within proposed lot area*

See Comments column on Tree Inventory for reasoning

Trees to be removed

While it is always positive to retain as many trees as possible on a site, some trees, because they are in poor condition/location or an undesirable species cannot be saved for safety, aesthetics, or silvicultural reasons. The following trees are recommended for removal:

- 10) Manitoba Maple- *Invasive*
- 25) Sugar Maple
- 32) Sugar Maple
- 34) Manitoba Maple- *Invasive*
- 35) Manitoba Maple- *Invasive*
- 36) Manitoba Maple- *Invasive*

See Comments column on Tree Inventory for reasoning

Trees recommended for removal should be felled carefully to minimize impact to the trees to be retained.

Potential impacts from future development may include:

- Physical damage to branches, trunk and roots of trees to be retained.
- Local moisture loss which may result from a decline in the water table during and after construction.

The successful survival of the trees to be retained is largely dependent on adhering to the recommendations as outlined in "RECOMMENDATIONS – TREE PRESERVATION AND PROTECTION MEASURES" section.

Possible removals or maintenance

In addition to trees recommended for removal, the following trees could be considered for removal or maintenance pruning due to associated risks/hazards, condition or location to development envelope:

- 6) Sugar Maple
- 7) Sugar Maple
- 15) Sugar Maple
- 24) Sugar Maple
- 26) Sugar Maple
- 27) Sugar Maple
- 28) Sugar Maple
- 29) Sugar Maple
- 30) Sugar Maple
- 31) Sugar Maple
- 33) Sugar Maple
- 44) Red Maple

See Comments column on Tree Inventory for reasoning

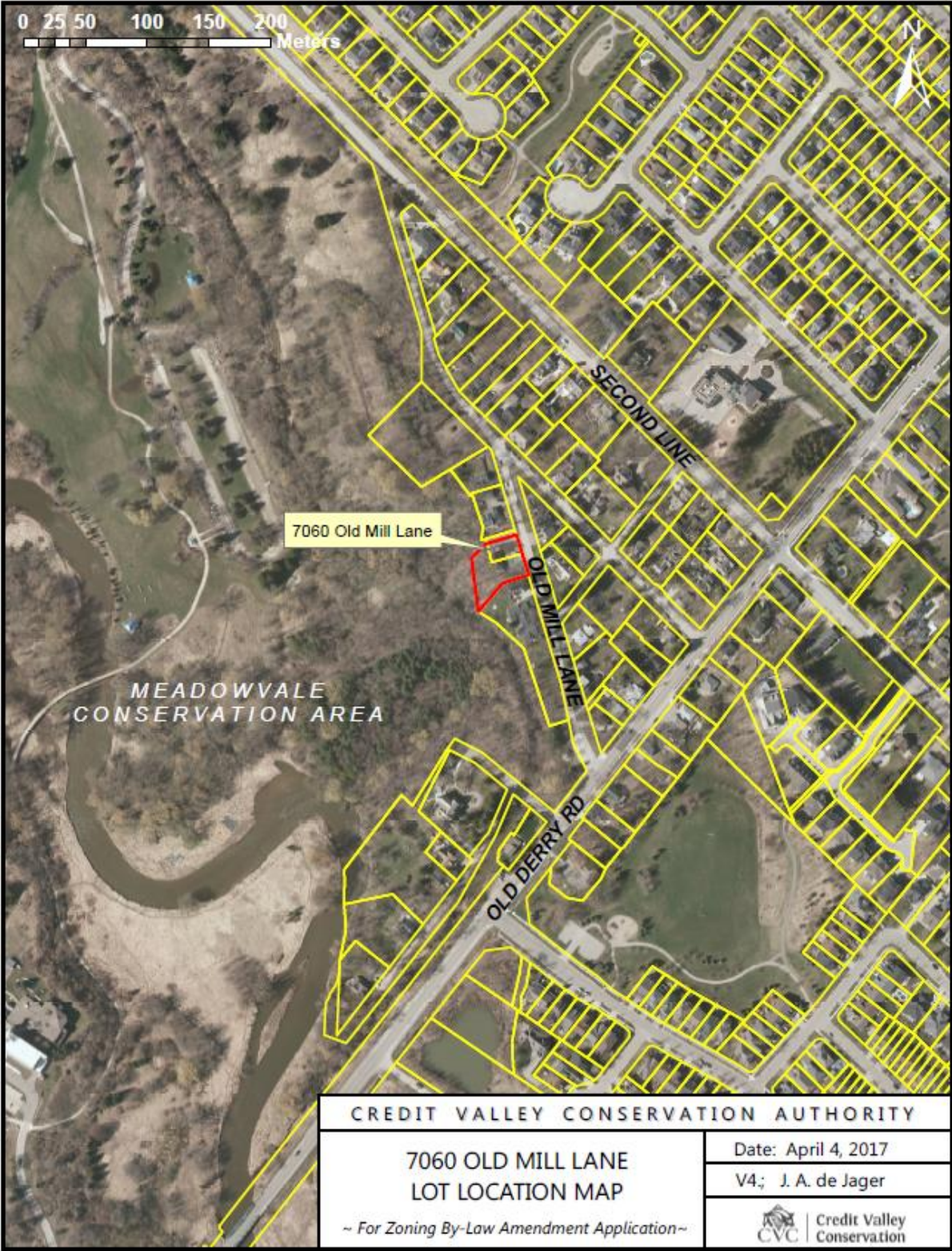
RECOMMENDATIONS – TREE PRESERVATION AND PROTECTION MEASURES

Pre-Construction

The following practical recommendations are made to enhance the survival potential of the trees to be retained on site.

1. Prior to tree removal operations, the limit of the removals will be clearly marked (i.e. all trees designated for removal to be marked with spray paint).
 2. Trees on the site that should be removed for silvicultural, safety and aesthetic reasons should also be marked for cutting. (i.e. spray paint) during the overall tree clearing operation. Any cutting should be encouraged to take place prior to the end of April or after September. All cutting will be done by chain saw.
 3. Care should be taken during the felling operation to avoid damaging the branches, stems and roots of the trees to be retained. Where possible all trees are to be felled towards construction to minimize impacts to adjacent vegetation.
 4. Stem damage to trees from skidding operations during the removal process should be avoided. Trunks of trees to be retained near the construction zone should be wrapped with three layers of snow fencing to provide protection.
 5. Heavy equipment should not be allowed under the drip line (limit of branches) of the trees to be retained.
 6. Broken branches on trees to be retained should be cleanly cut by a qualified arborist/horticulturalist as soon as possible after the damage occurred.
 7. Final site grading should ensure that surface water is discharged from the site and the existing soil moisture conditions are maintained.
 8. It is recommended that the existing ground layer vegetation remain intact as not to disturb the virgin soil around the base of the existing trees.
-
4. If grade changes are required in areas adjacent to trees to be retained, work should be done to minimize impacts to the trees. Tree wells, retaining walls or other site features should be used.
 5. Avoid running above ground wires and underground services near trees to be retained.
 1. After construction, a qualified arborist / horticulturalist should deep root feed and prune all trees that were retained.
 2. Avoid discharging rain water leaders adjacent to retained trees. This may cause an overly moist environment which will cause the tree roots to rot.
 3. After all work is completed, snow fences and other barriers should be removed.
 4. A final review must be undertaken by a qualified environmental consultant to ensure that all mitigation measures as described above have been met.

APPENDIX A



APPENDIX B



APPENDIX C



CERTIFICATION

I certify that all the statements of fact in this assessment are true, complete, and correct to the best of my knowledge and belief, and that they are made in good faith

Jake Burleigh
ISA Certified Arborist

Jamie Wilton
CVC Forestry, Crew Lead

APPENDIX D: PLANNING JUSTIFICATION AND SUPPLEMENTARY JUSTIFICATION REPORTS

Planning Justification

RE: Meadowvale Shop Lot Disposal	
TO: City of Mississauga Planning Staff	FROM: Jesse de Jager and Suzie Losiak
cc: Eric Baldin, Suzie Losiak	DATE: April 4, 2017

Background

CVC's Meadowvale Conservation Area is located in Mississauga on the Credit River, in the historic Village of Meadowvale and contains CVC's Administrative Office, a Shop structure, trails, washrooms and picnicking facilities. At 74 hectares (157 acres), it is one of CVC's Core -10 conservation areas, with 62 ha (153 ac) leased to the City of Mississauga for park management. CVC acquired the lands that form Meadowvale CA from 1963-1974 as one of the key recommendations coming out of the landmark 1956 Credit River Report, which called for the establishment of a key multi-use recreational area in this area of the Watershed. From the late 1960's until 1988, CVC's Head Office was located in the former Silverthorne House on the east side of the River in the old Meadowvale Village. In 1988, CVC sold off two village lots (including the former office site) to help fund the new office; however, CVC retained a portion of the remnant village lands containing a Shop structure to be used for storage and operational needs (7060 Old Mill Lane).

In 2003, CVC staff was directed to explore the sale of the last of the Meadowvale Village lands to similarly fund head office improvements and other CVC programs. Extensive work was undertaken, including a Parkway Belt West Amendment and new lot survey, but the plans were abruptly halted before completion of all necessary planning approvals were obtained, due to concerns about lack of suitable storage and ongoing CVC operational needs.

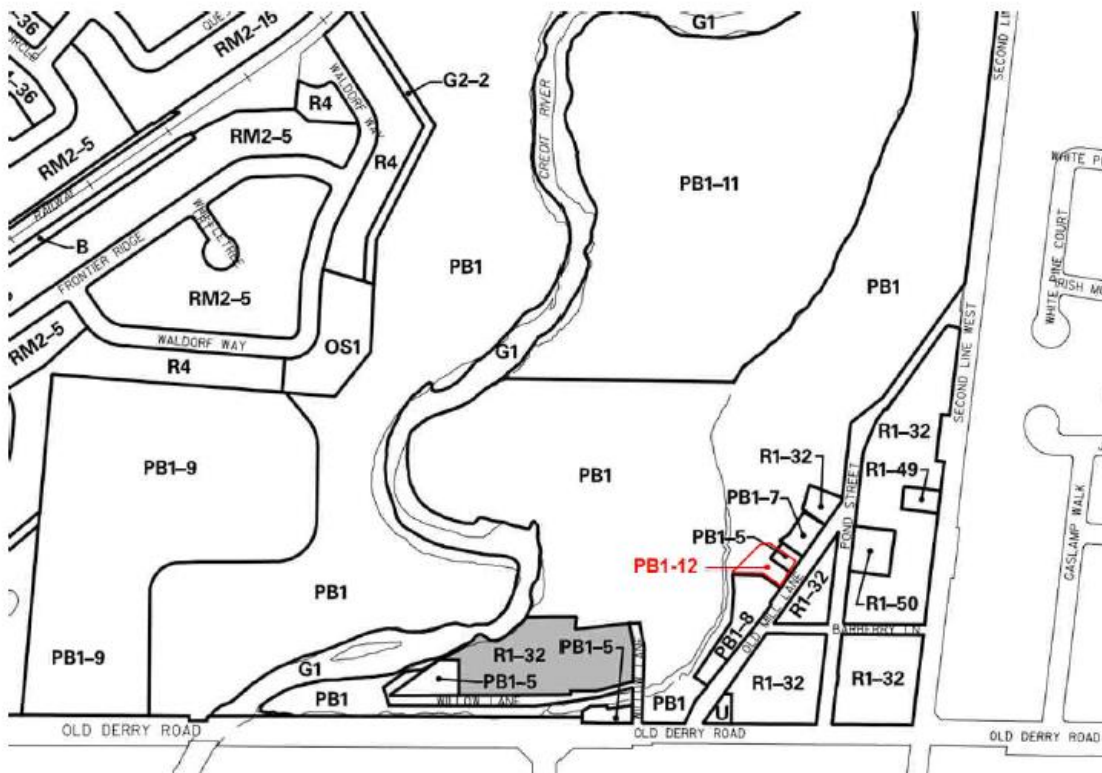
Currently, head office storage and operational requirements are not being met and Meadowvale Shop continues to be undersized and poorly located to serve CVC purposes. With the potential to create new storage on site at the Head Office, Meadowvale Shop will become surplus to CVC needs. Potential revenue associated with the sale of the Shop lands can help fund the building of a new storage facility as well as priority programs of CVC.

Required Approvals and Permits

Zoning By-Law Amendment

Currently, zoning for the Shop lands is split between PB-1 (Parkway Belt West 1 – permitting Conservation and Passive Recreational uses) and PB1-5 (which allows for One (1) detached dwelling and accessory structures legally existing on the date of passing of the by-law). The City of Mississauga zoning office recognizes the dual zoning, which splits the Shop lands. This is the result of historical zoning attributed to the remnant village Lot 41, Plan TOR-5 which was partially sold off in 1988.

New exception zoning and a lot line adjustment is required update the lands to appropriate Village zoning to permit infill development of a single detached dwelling to return the site to the most appropriate land use within the historic village. The proposed lot zoning in relation to existing zoning is shown below:



Credit Valley Conservation 1255 Old Derry Road, Mississauga, ON L5N 6R4
 Phone: 905-670-1615 Fax: 905-670-2210 creditvalleyca.ca

Committee of Adjustment – Lot Creation and Lot Line Adjustment Consent

The creation of a newly configured lot based upon modern zoning would require the consent of the City of Mississauga Committee of Adjustment. The City has identified our Lot Creation application **as a prior existing lot** (remnant historical village Lot 41) which has been administratively merged on title with CVC's overall Meadowvale Lands (the main PIN) by Teranet. The title root to Lot 41 remains distinct however, and a Lot Creation process is the most appropriate method to re-establish the PIN with new lot lines that conform to overriding village zoning policy (i.e. R1-32 exceptions for Village Heritage character). Lot configuration is appropriate to village character and supports OP 16.17.2.21 for lots of varying sizes sympathetic to streetscape aesthetics and heritage settlement patterns demonstrated on Registered Plan TOR-5.

Greater Toronto Airport Authority (GTAA)

Meadowvale CA is located within the Airport Operating Area identified in the City of Mississauga Official Plan. The Shop lands are within the specific exemption area which allows for compatible residential development applications for zoning by-law amendments or committee of adjustment approvals below the 35 Noise Projection Contour of the Airport.

Parkway Belt West Amendment

In 2003, CVC staff sought and obtained a Parkway Belt West Amendment (amendment no. 172) with the Province to allow for General Complimentary Uses on the Shop lands in a 0.13ha area, based on the previously proposed lot configuration. General Complimentary Uses allow for infilling of a single detached dwelling provided all Municipal approvals are obtained. We have included the Amendment (no. 172) and the City of Mississauga Staff report in the list of uploaded documents to the e-plans portal.

Site Plan Approval

The Shop lands are also under City of Mississauga Site Plan Control (OP 16.17.2.11), which requires that prior to any development on site a Site Plan is to be approved by the City which meets the requirements of the Meadowvale Heritage Conservation District Plan.

Heritage Conservation District Plan

The Meadowvale Heritage Conservation District Plan developed by the City of Mississauga with support from CVC, describes the heritage significance of the Shop lands at 7060 Old Mill Lane that is associated with the location of the building to the rear of the lot which provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village.

Demolition Permit

Credit Valley Conservation 1255 Old Derry Road, Mississauga, ON L5N 6R4
Phone: 905-670-1615 Fax: 905-670-2210 creditvalleyca.ca

CVC would require a Demolition Permit to demolish and remove the Shop itself. It is anticipated that there will be no issues in obtaining this permit once other approvals are in place. A Phase 1 ESA is attached with this application and a Designated Substance Survey (DSS) is currently being undertaken.

Ontario Regulation No. 160/06

The subject property is located partially within the Credit Valley Conservation Regulated Area. As such, the property is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation 160/06).

Floodplain

The larger property is traversed by the Credit River and contains portions of the associated floodplain.

Environmentally Significant Area (ESA)

This area contains significant natural features within the Credit River Watershed. The designation of these areas is based on criteria related to terrain, flora and fauna hydrological significance, aesthetic qualities and educational values.

Peel Greenlands

The subject property is within an area designated as Core Greenlands by the Region of Peel.

Proposal

The subject lands are located in the historic Village of Meadowvale in Mississauga. The parcel is presently a part of the CVC owned Meadowvale Conservation Area. The park portion is leased to the City of Mississauga. The remainder has been retained by CVC for our seasonal operations. There is garage building on the property that serves as a workshop and storage facility.

The portion of the CVC property proposed to be lot line adjusted (to recognize a previously existing lot) is located on Old Mill Lane (municipal address 7060 Old Mill Lane). There are existing residences on either side of the subject property as well as across the street. CVC intends to sell this land as a residential lot. The residential use would be consistent with the surrounding residential uses on Old Mill Lane. This property is proposed to be zoned PB1-12 which provides exceptions to the Parkway Belt West 1 zone that are consistent with residential uses set out in the neighbouring and complimentary R1-32 exception zoning. We have provided a drawing indicating the potential building envelope within our proposed PB1-12 zoning that complements the R1-32 zoning parameters, consistent with Meadowvale Village zoning.

Credit Valley Conservation 1255 Old Derry Road, Mississauga, ON L5N 6R4
Phone: 905-670-1615 Fax: 905-670-2210 creditvalleyca.ca

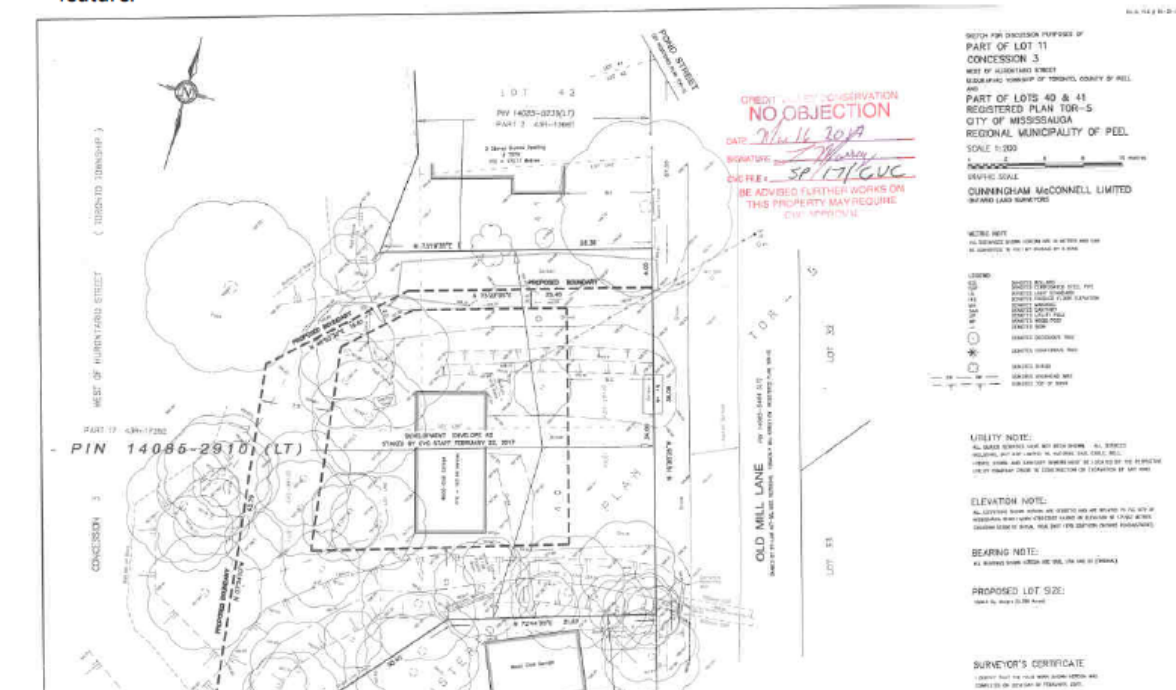
CVC recognizes this property falls within the Heritage Conservation District and as such the Meadowvale Village Policies of the Mississauga Plan apply. CVC does not intend to develop the lot. However, CVC recognizes the importance of maintaining the character and intent of the village and will work to ensure that the urban design guidelines are respected by the purchaser. The proposed PB1-12 zoning places restrictions on building height, gross floor area, front yard, side yard and rear yard setbacks that ensure future residential development respects the Heritage Conservation District values and design guidelines as well as Official Plan Neighbourhood policies for Meadowvale Village.

The Ministry of Municipal Affairs and Housing has granted CVC an amendment to the Parkway Belt West Plan July 13, 2004 to re-designate the 0.13 hectare subject lands from Public Open Space and Buffer Area to General Complimentary Use Area most appropriate for single family dwelling.

CVC, in consultation with City of Mississauga staff and in conformity to the completed studies (EIS, HIS, Archaeology, ESA, etc.) has determined the appropriate limits of development, as noted on the attached reference plan.

CVC-Identified Building Envelope

CVC has consulted appropriate CVC technical and regulatory staff and has staked a proposed building envelope (February 22nd, 2017, shown on attached survey plan) for the lot. The proposed building envelope is located within the Environmentally Significant Area and within the Peel Core Greenlands; conformity with these policy features has been confirmed (EIS Report). The envelope additionally respects appropriate setbacks from the regulated floodplain (Ontario Reg. 160/06). CVC technical staff have no objection to the proposed building envelope, as evidenced by 'No Objection' to the by authorized CVC staff on March 15, 2017 (CVC File no. SP 17/CVC). The building envelope further respects the requirements of the proposed PB1-12 zoning for the lot (which is based on the dominant R1-31 Meadowvale Village zoning), which specifies front yard, rear yard and side yard setbacks. In support of OP 16.17.2.16 the existing grades and ditches are maintained by setting development outside of the drainage feature.



CVC, as a public body, is retaining ownership of lands along the north side of the lot to maintain and improve the public access trail to its Meadowvale Conservation Area, for the benefit of the residents of Meadowvale Village. This continued and enhanced public access supports Meadowvale Village neighbourhood policy encouraging physical public access to open spaces as per OP 16.17.2.2.



December 14th, 2018

Caleigh McInnes, M.Pl., MCIP, RPP
Planner, Development North
T 905-615-3200 ext.5598
caleigh.mcinnis@mississauga.ca
Planning and Building Department | Development and Design Division
City of Mississauga

Re: Supplemental Planning Justification Report - 7060 Old Mill Lane - Historical Lot Summary

Summary:

- 7060 Old Mill Lane meets the Region of Peel definition as an *Existing Lot of Record*, as historical Lots 40 & 41 are part of distinct and separate conveyances of land in the registry office, as per Official Plan definitions.
- Mississauga and Peel staff, throughout the historical, pre-consultation and submission phases of the project, have confirmed the status and planning policy application of the lands as an existing and distinct lot.
- The proposed and subsequent Lot Line Adjustment conforms to the Village heritage character, urban fabric and dominant zoning, and is both minor in nature and supported by the Region of Peel Official Plan and the Provincial Policy Statement (PPS).

Comment Response Context

This letter is in response to comments provided by Region of Peel (Angelo Ambrico) dated May 18, 2018 via the City of Mississauga's Application Status Report (ASR) (Appendix 1A), and email correspondence from Angelo Ambrico dated August 23, 2018 related to the proposed lot line adjustment as identified through the OZ 18/004 for 7060 Old Mill Lane (Appendix 1B). Comments provided by the Region of Peel state the Region does not recognize the "lot line reconfiguration" as an existing lot of record; rather, the Region recognizes the existing lot of record being part of lots 40 & 41, registered plan TOR-5.

The process CVC is currently pursuing is a zoning by-law amendment (OZ18/004). In discussions with Caleigh McInnes (the planner assigned to this file) it was highlighted to CVC that the zoning (first step) is to be in place prior to a Committee of Adjustment application (second step) being submitted (email dated February 14/18 to CVC staff) (Appendix 2).

Although the Mississauga zoning by-law amendment application that is currently under review is not in absence of the entire submission (including the minor boundary adjustment) being provided for the fulsome technical review.

Existing Lot of Record

As noted in the Peel Regional staff comments, the Region of Peel Official Plan policy 2.3.2.6 i) permits a new single residential dwelling on an *existing lot of record* provided it would have been permissible prior to ROPA 21B coming into effect [May 13, 2010]. An *Existing Lot of Record* is defined in the Region of Peel official plan (pg. 218) as: “a lot held under distinct and separate ownership from all abutting lots as shown by a registered conveyance in the records of the Land Registry Office at the date Regional Official Plan Amendment 21B came into effect.”

As illustrated in the chronological lot history (below), remnant lots 40 & 41 are and were in separate and distinct title ownerships from abutting lots and evidenced by registered conveyances from 1963 and 1969 (i.e. prior to ROPA 21B, 2010) through instruments TT159765 (Emmerson Purchase) and 128009 (MacKendrick Purchase) (See Appendix 7 for Instruments). These separate and distinct conveyances, arising out of distinct title roots the Land Registry Office (43), meet the definition of the Region’s Official Plan as Existing Lots of Record.

The lands of Lots 40 & 41 TOR-5 are currently registered under the Land Titles Act and were subject to administrative conversion under the authority of the Land Registration Reform Act and were converted on March 9, 1999. That is, PIN (Property Identification Number) creation for the lands comprising Lots 40 & 41 occurred administratively and is not indicative of the title quality for the purposes of determining existing lot of record for planning purposes. Though we note that remnant Lot 41 is still a separate and distinct ARN (Assessment Roll Number) parcel for valuation, taxation and planning purposes evidence by its designation as ARN 210504009904000, and that it is likewise distinct in the City of Mississauga’s own Zoning by-law and parcel mapping system as shown on e-maps and on Zoning by-law map PB1-5, which forms part of the overall Zoning By-Law.

As the remnant Lots 40 & 41 meet the Region of Peel OP definition of Existing Lot of Record, therefore applicable policy to apply in for Zoning purposes is that of an existing lot – not a new lot – and that subsequent to the zoning amendment the Lot Line Adjustment process is likewise applicable and proper to adjust the boundary between two existing lots.

Title Chain and Lot Ownership of Credit Valley Conservation Authority

To assist the City of Mississauga and Peel Region staff in understanding the historical lot fabric and lots of record/remnant lots that are constituent of 7060 Old Mill Lane, we have undertaken a narrative and chronological mapping exercise to demonstrate the title and survey root of the Lot and its remnant core in comparison to the lot line adjustment that is shown on the current zoning by-law amendment application (Map 1-3).

Narrative

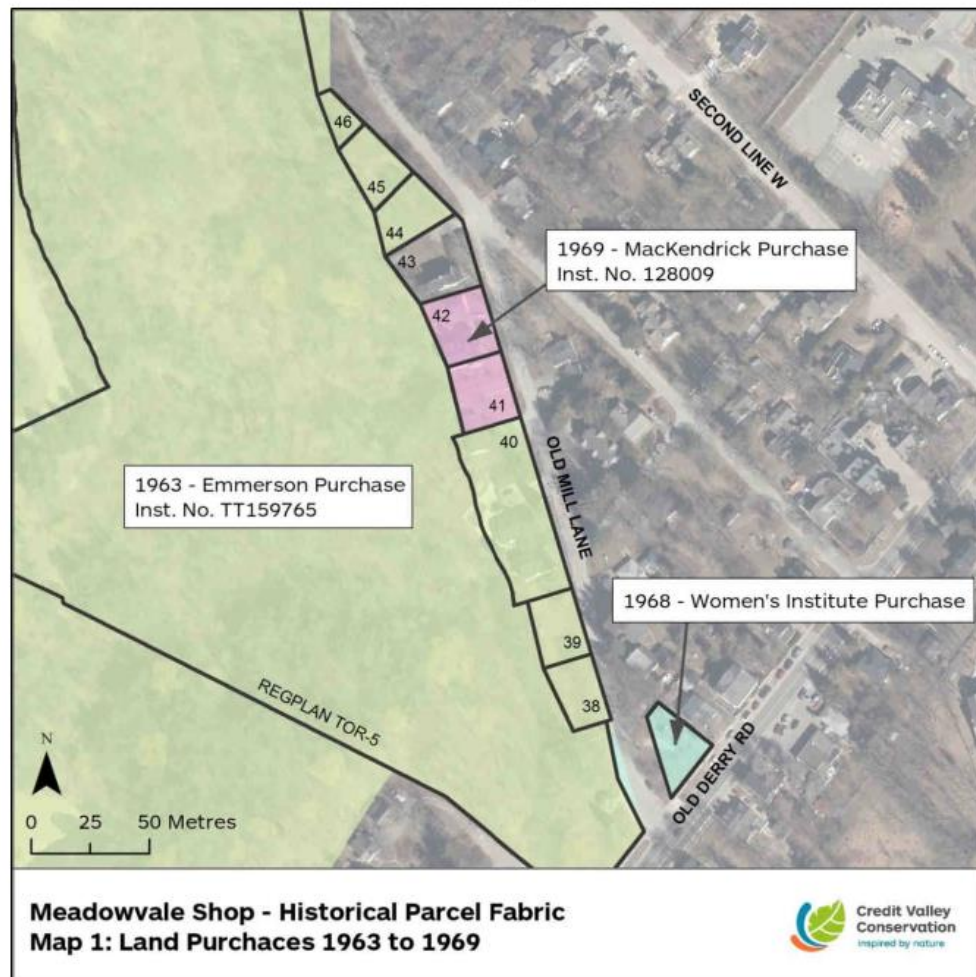
- On October 23, 1963, Luther P. Emerson, a teacher at Meadowvale, and Grace sold property to the Credit Valley Conservation Authority. This was a 119.2 acre parcel within part of Lots 11, 12, and 13, Concession 3, WHS, Toronto Township. The sale included Lot 40, Plan Tor-5 (and other lots on this Plan). The affidavit signed by Grace Emerson and attached to the deed explains that “the said land and premises have been occupied, possessed and used by myself and by my parents before me since about 1895.” Her father, Henry Brown, was conveyed the land and held “undisputed possession and occupation of the said lands and of the houses and other buildings” until his death on March 10, 1911. Her mother died September 8, 1949. The affidavit denies all claims of possession by others.

- On July 7, 1952, Grace sold Lot 41 and other lands to Roy M. Robertson. He sold in February 1954 to Ruth Lomas MacKendrick. MacKendrick was living in Denwood, Alberta, on October 15, 1969, when she sold Lots 41 and 42 to the Credit Valley Conservation Authority.
- Between 1963 and 1974, CVC acquired other lands to form the Meadowvale Conservation Area. From the 1960s until 1988, CVC's Head Office was located in the former Silverthorn/Brown house at 7050 Old Mill Lane.
- Between 1986 and 1988, CVC sold some of these lands, including most of Lot 40 (7050 Old Mill Lane) and part of Lot 41 and Lot 42 (7070 Old Mill Lane).
- CVC sold off two village lots (including the former office site) to help fund the new office. CVC retained a portion of the remnant village lands containing a shop structure to be used for storage and operational needs (7060 Old Mill Lane).

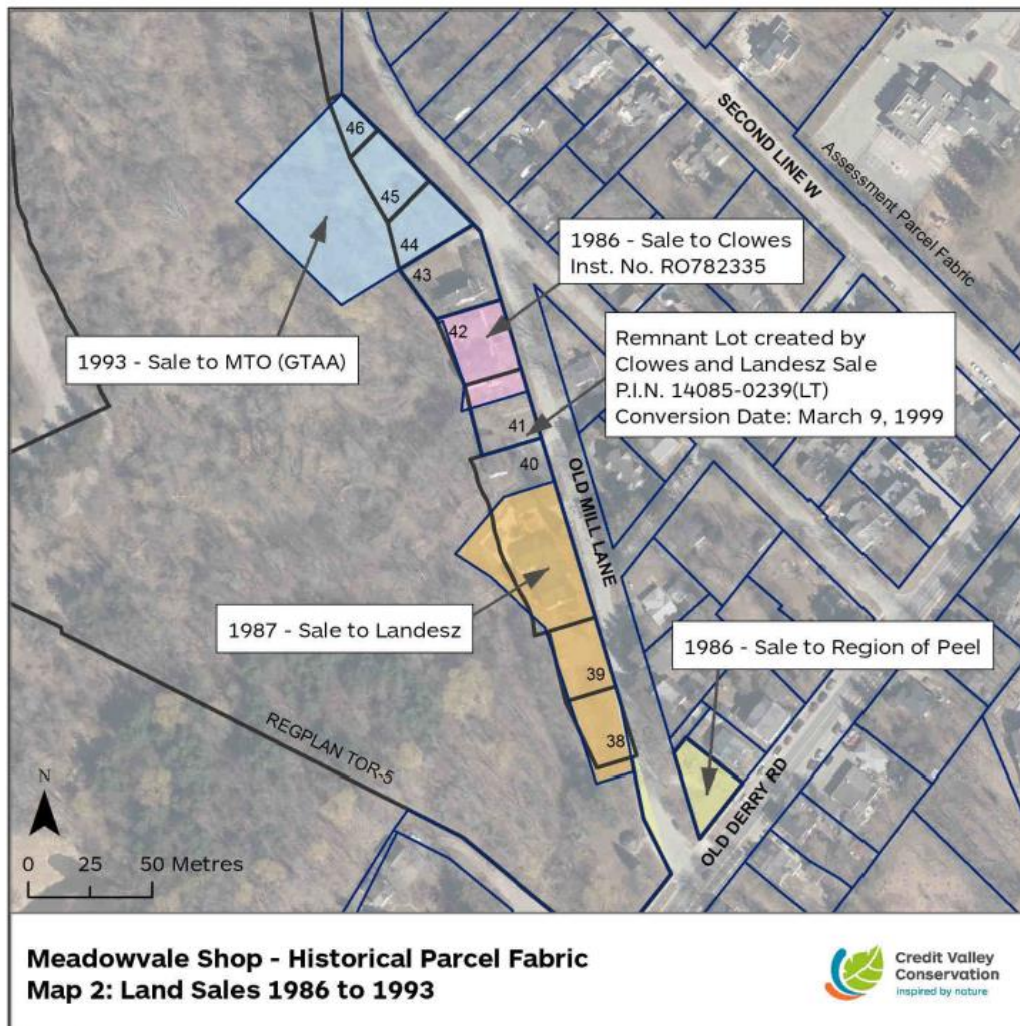
Visual Mapping Chronology

The first map demonstrates the purchases that took place from 1963 to 1969, highlighting the Emerson Purchase in 1963 (Instrument No. TT159765) and the MacKendrick Purchase in 1969 (Instrument No. 128009).

Map 1



Map 2 shows the sale in 1986 to the Clowes, which created remnant lot 41, and the sale to the Landesz in 1987 which created remnant lot 40.



Map 2

Map 3, below, demonstrates the existing lot (on which the "meadowvale shop" is currently located) and the proposed boundary adjustment to meet the residential zoning and Meadowvale Village district plan requirements.



Map 3

From this mapping of the property transactions by Registered Instrument from 1963 to present, we show that subject lands are comprised of two distinct Lots of Record according to the Region of Peel Official Plan's definition – Inst. No. TT159765 (Emmerson Purchase) for remnant Lot 40 and beyond, and Inst. No. 128009 (MacKendrick Purchase) for remnant Lot 41. This further helps to clarify the location of the existing building and the lot line adjustment in relation to the underlying lot fabric.

Chronology Specific to Meadowvale Shop Disposition

CVC's process of disposing of 7060 Old Mill Lane has had a long history starting as early as 2003 in a letter to MMAH requesting a Parkway Belt Amendment. It has included a DARC process in 2006 (Appendix 4) with all agency comments related to a lot configuration very similar to the one proposed today and has now resumed again in 2016. It is instructive here to review the file history which has also confirmed the planning approach to the zoning by-law and lot line adjustment, to ensure that the current file review is consistent with the recent history of comments and approaches that the City of Mississauga and Region of Peel have taken towards the subject lands:

- June 17, 2003: Letter to Ministry of Municipal Affairs and Housing for a Parkway Belt Amendment Request from CVC.
- July 13, 2004: Letter to CVC from MMAH. MMAH approved the amendment to the Parkway Belt West Plan to redesignate 0.13 hectares of land from Public Open Space and Buffer Area to Complementary Use Area (for 7060 Old Mill Lane) allowing for a single residence. (Appendix 3)
- January 31, 2006: Request for DARC for 7060 Old Mill Lane, Letter to City of Mississauga
- February 15, 2006: DARC: Haig Yegouchain comment notes not needing an OPA, also noise study through site plan process; amendment to official plan has already been handled (Appendix 4).
- February 17, 2006: Region of Peel's comments related to DARC DI-06-010 the Region has no objection to the proposed application and is in conformation to the OP (Appendix 5).
- May 24, 2016: City of Mississauga Zoning Manager recognizes 7060 Old Mill Lane as a separate Lot/A Lot (Appendix 6)

Lot Line Adjustment Process

Subsequent to a zoning by-law amendment, CVC proposes to make a minor adjustment to the existing lot boundaries (through the committee of adjustment process) to meet the Meadowvale Village Heritage Conservation District requirements. The minor boundary adjustment also fulfills the requirements for minimum residential distances and setbacks for the proposed zoning (R1-32).

CVC views lot line adjustment as changes in the boundary between two or more existing adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, and where a greater number of parcels than originally existed are not thereby created. The Ontario Provincial Policy statement references "minor boundary adjustments" as a process that "do[es] not result in the creation of a new lot" (Ontario 2014). CVC also understands "minor lot additions" as being synonymous with "lot line adjustment" and "minor boundary adjustments". Our proposal is therefore consistent with Provincial Policy and would not be the creation of a new lot, but the adjustment of a line between two existing lots, which is a supported and common practice.

We trust that this additional information about the history of the title of the subject lands, its legal registered status, and the associated applicability of planning policy addresses the current Region of Peel and City of Mississauga comments. This letter forms part of an overall re-submission for 7060 Old Mill Lane and should be read as part of the full package for the proposed Zoning By-Law Amendment for the subject property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse de Jager'.

Jesse de Jager
Conservation Lands Planner
905-670-1615 ext. 281
jesse.dejager@cvc.ca

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Appendix 1A

Application Detail Information

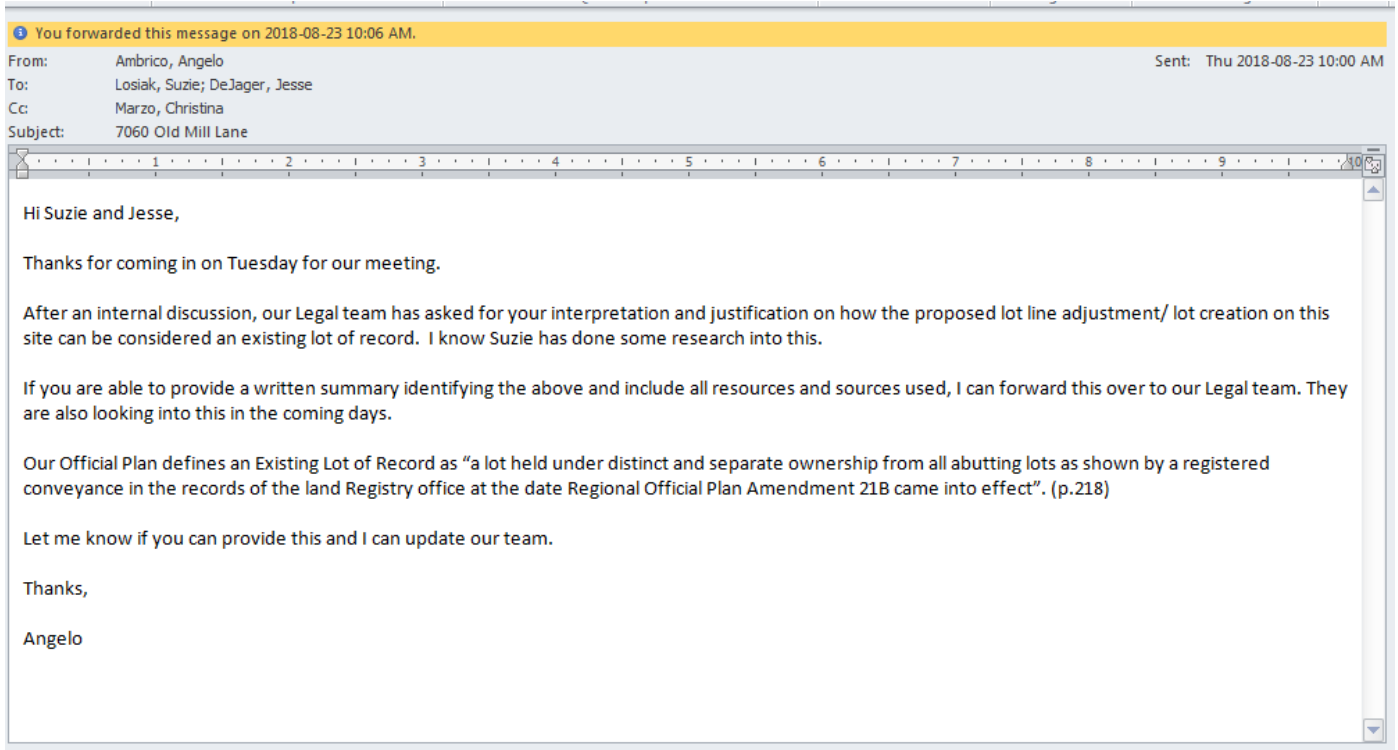
App Number:	OZ 18 4	App Date:	2018-02-27
App Type:	REZONING	Status:	APPLICATION IN PROCESS
Location:	NW OLD DERRY ROAD AND 2ND LINE W		
Description:	Rezone lands to permit one detached dwelling.		

Conditions

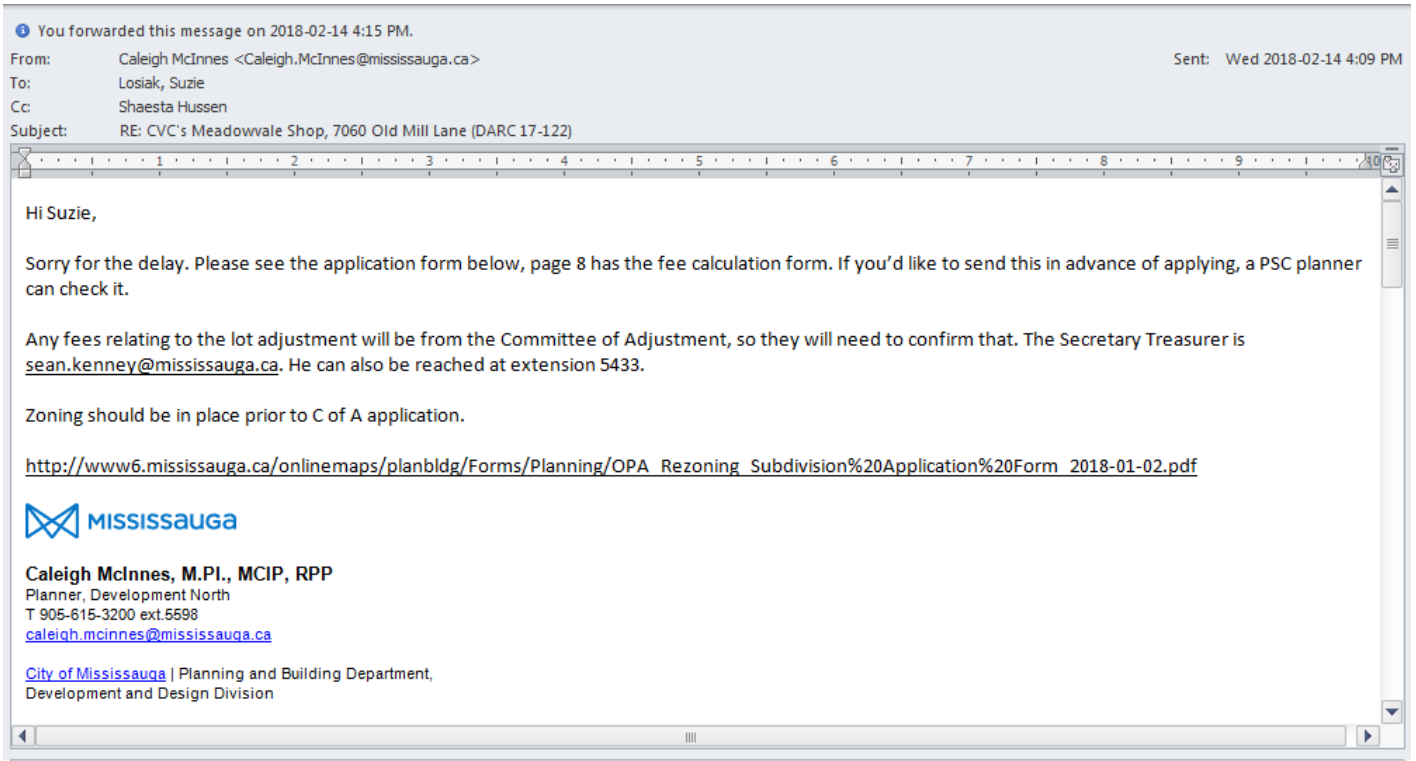
(REGION OF PEEL)

Role	No.	Milestone	Status
REGION OF PEEL	1	INFO REPORT	WITHHELD
Milestone Description			
Required prior to planner preparing Information Report to PDC			
Condition			
<p>The proposed lot line reconfiguration and proposed building envelope is located within a Core Woodland and Valley Area of the Greenlands System in Peel, under Policy 2.3.2 and Schedule A of the Region of Peel Official Plan. As per Section 2.3.2.6 of the Region of Peel Official Plan, development and site alteration is not permitted within the Core Areas of the Greenlands System in Peel. With regards to Section 2.3.2.6 (i) of the Region of Peel Official Plan ?Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for; A new single residential dwelling on an existing lot of record provided that the dwelling would have been permitted by the applicable the applicable planning legislation or zoning by-law on the date the Regional Official Plan Amendment 21B came into effect?. The Region of Peel does not recognize the new lot line reconfiguration as an existing lot of record and therefore will not permit development and/or site alterations within the Core Areas of the Greenland System. Regional staff recognizes the existing lot of record being Part of Lots 40 & 41, Registered Plan TOR-5, which does not include the portion of lands located within the limits of the Core Areas of the Greenlands System. The Region of Peel will work with the CVC to establish an appropriate building envelope that does not include development within the Core Areas of the Greendlands System.</p> <p>Created : 2018-05-18 10:54:22</p> <p>Last Modified : -</p>			

Appendix 1B



Appendix 2



Appendix 3

Mike

Ontario

Ministère des Affaires municipales et du Logement
Bureau des services aux municipalités
Centre de l'Ontario
777, rue Bay, 2^e étage
Toronto ON M5G 2E5
Téléphone: 416-595-6226
Télécopieur: 416-595-6882
Sans frais: 1-800-668-0230

Ministry of Municipal Affairs and Housing
Municipal Services Office
1st Floor
100 ON M5G 2E5
416-595-6226
416-595-6882
1-800-668-0230

Valley Conservation Authority
Old Derry Road
Mississauga, Ontario
L4R 4R4

Amendment to the Parkway Belt West Plan
City of Mississauga
Amendment No. 172
MMAH File: 21-PBA-005-172

Mr. Horst:

3, 2004

to inform you that the Ministry of Municipal Affairs has approved the above-noted amendment to the Parkway Belt West Plan in the City of Mississauga on July 5, 2004.

our information and the completion of your records, enclosed is a photocopy of the amendment to the Parkway Belt West Plan. A certificate page to that effect has also been added to the Regional Municipality of Peel and the City of Mississauga.

If you have any questions on the above, please do not hesitate to call me at 595-6048.

Sincerely,
Darryl Lyons
Darryl Lyons, M.P.I.
Municipal Planning Advisor

LEGEND

- SUBJECT LANDS
- GENERAL COMPLIMENTARY USE AREA
- PUBLIC OPEN SPACE & BUFFER AREA

SUBJECT: PROPOSED PARKWAY BELT AMENDMENT CREDIT VALLEY CONSERVATION

MISSISSAUGA Planning and Building

FILE NO: BL 09.PAR
DWG. NO: MEADVILL
SCALE: 1:5000
DATE: 2003 09 09
DRAWN BY: D. GREEN

EXHIBIT 1

Nick Tunnaciff, Commissioner of Planning, Peel Region (with attachments)
Edward Sajecki, Commissioner of Planning and Building, Mississauga
(with attachments)

Appendix 4

DARC AGENDA - FEB 15/06

KEN THASER, CUC
 HEATHER HEWITT, CUC
 RICHARD CLARK, CUC.
 MARY BRACKEN, ENV. PLANNER, CoM
 Jonathan Fumme, Planner
 Doreen Morita, T+W
 DAUER KAZIOL, T+W
 KATIE MALONEY, Comm. SERV.
 Sue Annalake, P+B.
 MARK WARRACK, Comm SERV.
 Paula Wubbenhost
 Diana Rusnov, P+B.
 HAIG YEGOUCHIAN, PLANNER

- MB. - no hazards; natural area.
- DM. - Phase I ESA. → submit with any app.
 - \$100 per → think about through SR
- DK. - No TIS (traffic impact study)
- MW. - HCD → request to council, have
 official request to have building removed.
 → pass on info
- KM. - any entrance to CA. → no Hlt.
 - CoM would like access; isn't set up that way.
 - not a site we want accessed.
- LF. - Miss Plan; Res. Plan Design Guidelines
 → urban design study
 → sec
 - if noise study, City would like to see LF.
 - concept plan
 - Urban Design Study → determine what would be appropriate
- P&SH. - tree inventory
 - identify existing driveway
 - energy conservation

HY. - no OPA required; lot to north took care of OPA.

Post history interest from public to purchase property
Neighbours - based on information received neighbours would
DARC Summary Sheet like to see lot in residential
use

Location: 7060 Old Mill Lane

Proposal: Detached Dwelling

Existing Official
Plan Designation
Meadowvale Village District: Parkway Belt West

Proposed Official
Plan Designation: Not applicable. Parkway Belt West Plan was amended on
July 13, 2004 redesignating the subject lands from "Public
Open Space and Buffer Area" to "General Complimentary
Use Area" which permits a detached dwelling.

Existing Zoning: "PB1" which generally permits public uses which implements
the Parkway Belt West Plan prior to the recent amendment to
the Plan by the Province.

Proposed Zoning: "R1 Special Section" to permit a detached dwelling.

Owner: Credit Valley Conservation

Applicant: subject to change - new floodline mapping
Credit Valley Conservation

Building Envelope - ask Brian about area
municipal serv
cl
1300m²
lot area
All zone
Front need 22.5m we have 33.44m
Side 3m
back 7.5m

urban design guidelines

minimum 5m setback from floodplain 166.135 38
contour
what was used 2003

K:\PLAN\DEV\CONTI\GROUP\WPDATA\CENTRAL\DARC\DARC7060OLDMILLFeb1506HY.docyc

Appendix 5

February 17, 2006

Mr. Haig Yeghouchian, Planner *at 5515*
Development and Design
City of Mississauga
Mississauga, Ontario
L5B 3C1

RE: DI-06-010
7060 Old Mill Lane
West side of Old Mill Lane / North of Old Derry Rd.
City of Mississauga
Credit Valley Conservation Authority

Dear Mr. Yeghouchian,

Region of Peel staff have completed its review and offers the following comments on this DARC item DI-06-010 for the construction of a detached dwelling.

Planning:

The Peel Region Official Plan designates the subject lands located within the Credit River Core Area of the Region's Greenlands System. Within the Credit River Core Area of the Region's Greenlands System, policy 2.3.2.5 of our Official Plan permits *minor development*. This application is considered to be in conformation to our Official Plan. We note that the Parkway Belt West "Public Open Space and Buffer Area" designation on the subject lands was apparently amending in July 2004 to "General Complimentary Use Area". The proposed single detached dwelling would be permitted in the General Complimentary Use Area.

Regional Roads:

The Region of Peel Traffic and Engineering staff has reviewed the above noted DARC item and advise that they have no comments or concerns with this application.

Waste Management:

Region of Peel Waste Management staff have reviewed the DARC item noted above and advise the following comments:

1. The subject land is not located within the vicinity of a landfill.
2. Curbside waste collection will be provided by the Region of Peel.

Regional Water and Sanitary Sewer Services:

Appendix 6

DeJager, Jesse

From: Tim Gallagher <Tim.Gallagher@mississauga.ca>
Sent: May 24, 2016 9:32 AM
To: DeJager, Jesse
Subject: RE: 7060 Old Mill Lane - Lot Recognition

Hello Jesse.

It may be difficult for you to tell but, it looks like the zone boundary line cuts through the building that is sitting on 7060 Old Mill Lane.

You are correct in saying that 7060 Old Mill Lane (OML) is zoned PB-5 and the rest of your land is PB1.

Yes, the City recognizes both of these zone designations and 7060 OML as a separate Lot/a Lot.

If your intention is to demolish the existing building at 7060 OML and not use the lot for anything that the existing PB1-5 would permit

you to do/have, then I would say you could rezone it to a straight PB1. That would keep things cleaner, at least.

I hope that answers your question.

Please do not hesitate to follow up with me if I have not been clear in my response or if there is anything else.

Regards

This message is intended for the addressees only. Any copying, retransmittal, taking of action in reliance on, or other use of the information in this communication by persons other than the addressees is prohibited. If you have received this message in error, please reply to the sender by e-mail and delete or destroy all copies of this message



Tim Gallagher

Manager, Zoning

Zoning Administrator

T 905-615-3200 ext.5579

tim.gallagher@mississauga.ca

[City of Mississauga](#) | Planning and Building Department,
Building Division

[Zoning Information now available on line!](#)

Losiak, Suzie

From: DeJager, Jesse
Sent: May 19, 2016 7:45 AM
To: 'Dave Martin'
Subject: RE: CVC Application for Meadowvale CA Lot Severance and Facility Enhancement

Thanks Dave, it is certainly a lot addition (increasing the overall size of the existing lot as the same parcel) – I can see why “flag” lots would represent bad planning.

- Jesse

Jesse de Jager

Conservation Lands Planner | Credit Valley Conservation
905.670.1615 ext 281 | 1.800.668.5557
jesse.dejager@creditvalleyca.ca | creditvalleyca.ca

From: Dave Martin [<mailto:dave.martin@mississauga.ca>]
Sent: May 18, 2016 3:18 PM
To: DeJager, Jesse
Subject: RE: CVC Application for Meadowvale CA Lot Severance and Facility Enhancement

Comments! Yikes!

Is this a lot addition to the existing lot or are you proposing a “flag” lot around the existing lot?

FYI – Planning has been dead opposed to “flag” lots. If it is a lot addition to the existing lot, looks good!

Let me know which one it is!!!

Regards,



David L. Martin, C.P.T., C.Tech, ACST

Manager of Vital Statistics & Secretary Treasurer, Committee of Adjustment
T 905-615-3200 ext.5433 | F 905-615-3950
dave.martin@mississauga.ca

City of Mississauga | Corporate Services Department,
Legislative Services Division



**Mississauga
2016**

Ontario
Summer Games
Jeux d'été
de l'Ontario

Please consider the environment before printing.

From: DeJager, Jesse [<mailto:jdejager@creditvalleyca.ca>]
Sent: 2016/05/18 1:31 PM
To: Dave Martin
Subject: RE: CVC Application for Meadowvale CA Lot Severance and Facility Enhancement

Hey Dave,

My apologies for the delayed response – but this is great feedback. I have started a request for DARC and will be uploading some information now.

But here's what we are thinking on the lot line adjustment, zoning amendment and sale:

There's an existing lot at 7060 Old Mill Lane which is recognized as PB-5 zoning and as a separate assessment parcel... but has disappeared as a PIN (administratively merged with adjacent CVC lands by Teranet, it seems). We need confirmation from the City that this lot is still recognized and the zoning as well.

We want to undertake a Lot Line Adjustment to a larger configuration as per Sketch v2 attached to better meet CVC policy, zoning by-law requirements and future Site Plan control requirements (Heritage district policies). We prefer to retain the drainage feature at the south of the property and relocated the public access trail to the conservation area in this area (consolidate public functions). As well, we will be demolishing the shop itself – the heritage value of the shop is in its citing, not the structure – hence a lot line configuration that will be better to accommodate the open neighbourhood views and set back from roads as identified as important in the Meadowvale HCD plan.

It's a question of what comes first I suppose, and your guidance on the Zoning by-law amendment as first step is appreciated.

Any other thoughts at this point?

Much appreciated,

- Jesse

Jesse de Jager

Conservation Lands Planner | Credit Valley Conservation

905.670.1615 ext 281 | 1.800.668.5557

jesse.dejager@creditvalleyca.ca | creditvalleyca.ca

Appendix 7

Instrument No. TT159765 (Emmerson Purchase)

Deed — Without Dower

This Indenture

made (in duplicate) the 23rd day of October
one thousand nine hundred and sixty-three.

In Pursuance of The Short Forms of Conveyances Act
Between

Dye & Durham
Limited
10 Adelaide St. W.
Toronto, Can.
Form 1 to 4

LUTHER P. EMERSON, of the Village of Meadowvale,
in the County of Peel, Teacher, and
GRACE H. EMERSON, his wife

hereinafter called the Grantors,

OF THE FIRST PART

-and-

CREDIT VALLEY CONSERVATION AUTHORITY

hereinafter called the Grantee,

OF THE SECOND PART

WHEREAS the Grantors own as joint tenants a portion of the
lands herein described.

AND WHEREAS the said Grantor, Grace H. Emerson, is the regis-
tered owner of the remainder of the said lands.

Witnesseth that in consideration of other valuable consideration

and the sum of - - - - TWO - - - - (\$2.00) - - - - - Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor^s (the receipt whereof is hereby by them acknowledged), they
the said Grantor^s Do Grant unto the said Grantee in fee simple
All and Singular th^{at} certain parcel or tract of land and premises
situate lying and being in the Township of Toronto, County of Peel
and Province of Ontario and being composed of part of Register-
ed Plan Toronto 5 known as the Village of Meadowvale Plan and
part of Lots 11, 12, and 13, Concession 3 West of Hurontario...
Street for the said Township, and containing by admeasurement
119.2 Acres be the same more or less, which said parcel of
land is more particularly described in Schedule "A" attached
hereto.

SCHEDULE "A"

Attached to Conveyance by Grace H. Emerson
to Credit Valley Conservation Authority dated
October 23, 1963.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Toronto, County of Peel and Province of Ontario and being composed of part of Registered Plan Toronto 5 known as the Village of Meadowvale Plan and part of Lots 11, 12, and 13, Concession 3 West of Hurontario Street for the said Township, and containing by ad-measurement 119.2 Acres be the same more or less, which said parcel of land is more particularly described as follows:

PREMISING that the road allowance between Lots 10 and 11 for the said Concession in front of the herein described parcel has a bearing of N 39° 15' 40" E and that all bearings used herein are related thereto;

FIRSTLY COMMENCING at the north east corner of the said Lot 12;

THENCE south westerly along the limit between Lots 12 and 13 on a general bearing of S 39° 40' 10" W, 243.52 feet;

THENCE N 81° 29' 30" W, 334.62 feet;

THENCE S 68° 53' 30" W, 409.15 feet;

THENCE S 6° 56' 20" E, 651.89 feet more or less to a point in the said limit between Lots 12 and 13;

THENCE continuing south westerly along the said limit on a general bearing of S 36° 28' 20" W, 644.66 feet more or less to a point in the easterly limit of the lands of the Canadian Pacific Railway;

THENCE S 50° 51' 10" E along the said easterly limit, 258.00 feet to an angle point therein;

THENCE S 36° 07' 30" W, 17.02 feet to an angle point therein;

THENCE continuing S 50° 51' 10" E, 129.58 feet to a point therein;

THENCE N 26° 32' 40" E, 518.66 more or less to an old iron bar described in Instrument No. 3613 dated March, 1882;

THENCE N 54° 19' 40" E, 223.08 feet;

THENCE N 35° 14' 40" E, 247.94 feet;

THENCE S 66° 37' 00" E, 460.89 feet;

THENCE S 30° 17' 20" E, 232.32 feet more or less to a point in the west bank of the west branch of the Credit River;

THENCE in a southerly direction with the stream following the westerly bank of the westerly branch of the said River to its intersection with the westerly bank of the main branch of the said River;

THENCE still in a southerly direction following the said bank of the said River to its intersection with a line drawn parallel to the westerly limit of the road allowance between the said Lots 10 and 11 and distant 17.00 feet measured north westerly therefrom;

(over)

(1a)

THENCE N 39° 10' E along the said parallel line, 192.98 feet;

THENCE N 30° 15' 40" E along the said parallel line, 1029.58 feet more or less to a point in the south westerly limit of Lot 67 as shown on the said plan of the Village of Meadowvale;

THENCE north westerly along the said south westerly limit, 17.95 feet more or less to the top of an old mill race;

THENCE northerly along the top of the said old mill race, 84 feet more or less to a point in the north easterly limit of the said Lot 67;

THENCE south easterly along the said north easterly limit, 10.00 feet more or less to the south west corner of Lot 66 as shown on the said Plan;

THENCE north easterly along the westerly limit of the said Lot 66, 83.36 feet more or less to a point in the southerly limit of Willow Lane as shown on the said Plan;

THENCE north westerly along the said southerly limit, 58.74 feet more or less to the intersection of the easterly limit of Water Street;

THENCE S 23° 32' 40" W along the said easterly limit of Water Street, 118.80 feet to an angle point therein;

THENCE S 30° 33' 40" W along the said easterly limit of Water Street, 203.94 feet;

THENCE S 39° 13' 40" W along the said easterly limit of Water Street, 476.97 feet;

THENCE continuing southerly, westerly and north westerly along the said limit of Water Street, 150 feet more or less to its intersection with the east bank of the Credit River;

THENCE northerly along the said east bank, 115 feet more or less to a point in the west limit of Lot 83 as shown on the said Village plan;

THENCE northerly along the west limit of Lots 83, 82, 81, 80 and 79, 262.72 feet more or less to a point in the west limit of the said Lot 79 distant 24.41 feet measured northerly therealong from the south west corner thereof;

THENCE N 38° 18' 40" E to and along an old post and wire fence, 250.30 feet to an angle point therein;

THENCE S 44° 48' 20" E along the said fence, 41.54 feet to an angle point therein;

THENCE N 32° 19' 20" E along the said fence, 177.12 feet more or less to a point in the south limit of Willow Lane as shown on the said Village Plan;

THENCE N 37° 38' 10" E, 33.49 feet more or less to a point in the north limit of the said Willow Lane;

THENCE S 62° 11' 10" E along the said limit, 80.52 feet to an angle point therein;

THENCE S 49° 32' 30" E along the said limit of Willow Lane, 248.29 feet more or less to a point in the west limit of the said road allowance between Lots 10 and 11;

THENCE north easterly along the said west limit, 139.26 feet more or less to a point of intersection with the west limit of Mill Street as shown on the said Village Plan;

(over)

(1-b)

THENCE northerly along the said limit of Mill Street 602.39 feet more or less to the north east corner of Lot 40 as shown on the said Village Plan;

THENCE westerly along the said north limit, 83.83 feet more or less to the south west corner of Lot 41 as shown on the said Village Plan;

THENCE northerly along the west limit of Lot 41 as shown on the said Village Plan, 95.56 feet more or less to the north west corner of the said Lot;

THENCE northerly along the west limit of Lot 42 as shown on the said Village Plan, 90.65 feet to a point therein;

THENCE N 37° 41' 40" W, 88.59 feet more or less to a point in a fence running easterly;

THENCE easterly along the said fence on a general bearing of N 59° 43' 20" E, 115.50 feet more or less to a point in the west limit of Pond Street as shown on the said Village Plan;

THENCE northerly along the said west limit, 246.25 feet to an angle point therein;

THENCE N 0° 49' 40" E, 133.25 feet to an angle point therein;

THENCE N 15° 22' 40" W along the westerly limit of a forced road, 463.27 feet more or less to a point in the south westerly limit of the road allowance between concessions 2 and 3;

THENCE north westerly along the said limit of road allowance, 2559.06 feet more or less to the POINT OF COMMENCEMENT.

SECONDLY BEGINNING at the north east corner of the said Lot 12

THENCE south westerly along the limit between Lots 12 and 13 on a general bearing of S 39° 40' 10" W, 243.52 feet;

THENCE N 81° 29' 30" W, 334.62 feet;

THENCE S 68° 53' 30" W, 409.15 feet;

THENCE S 6° 56' 20" E, 651.89 feet more or less to a point in the said limit between Lots 12 and 13;

THENCE continuing south westerly along the said limit on a general bearing of S 36° 28' 20" W, 644.66 feet more or less to a point in the easterly limit of the lands of the Canadian Pacific Railway;

THENCE continuing south westerly along the said limit between Lots 12 and 13 on a general bearing of S 36° 07' 30" W, 100.14 feet to a point in the westerly limit of the lands of the Canadian Pacific Railway being the Point of Commencement;

THENCE S 50° 51' 10" E along the said westerly limit of the railway 258.00 feet to an angle point therein;

THENCE N 36° 07' 30" E, 17.02 feet to an angle point therein;

THENCE continuing S 50° 51' 10" E, 125.89 feet to a point therein;

THENCE S 63° 33' 10" W, 370.41 feet more or less to the line between the east and west halves of the said Lot 12, Concession 3, West of Hurontario Street;

THENCE N 44° 43' 40" W, 237.93 feet more or less to the north limit of the said Lot;

(over)

Deed of Land
Page 2 — Dye & Durham

To have and to hold unto the said Grantee ^{successors} ~~its~~ / ~~heirs~~ and
assigns, to and for ~~its~~ and their sole and only use for ever. ~~Subject~~
~~Notwithstanding~~ to the reservations, limitations, provisoes and conditions,
expressed in the original grant thereof from the Crown.

2000

Deed — Without Dower
Page 3 — Dye & Durham

The said Grantor ~~s~~ ~~Covenant~~ ~~s~~ with the said Grantee That ~~the y~~
ha ~~ve~~ the right to convey the said lands to the said Grantee notwithstand-
ing any act of the said Grantor ~~s~~.

And that the said Grantee shall have quiet possession of the said lands,
free from all encumbrances.

And the said Grantor ~~s~~ ~~Covenant~~ ~~s~~ with the said Grantee that ~~the y~~
will execute such further assurances of the said lands as may be requisite.

And the said Grantor ~~s~~ ~~Covenant~~ ~~s~~ with the said Grantee that ~~the y~~
ha ~~ve~~ done no act to encumber the said lands.

And the said Grantor ~~s~~ Release ~~s~~ to the said Grantee All their
claims upon the said lands.

In Witness Whereof
their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF

Ruth Bradley

the said parties hereto have hereunto set

Luther P. Emerson
Luther P. Emerson
Grace H. Emerson
Grace H. Emerson

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

PROVINCE OF ONTARIO } ~~LXXX~~ Luther P. Emerson
COUNTY OF Ontario } of the Village of Meadowvale
To Wit: } in the County of Peel, Teacher

Strike out
words not
applicable
and initial.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

If Attorney
see footnote.

1. I was of the full age of twenty-one years;

2. And that Grace H. Emerson

who also executed the within instrument WAS of the full age of twenty-one years

3. I was legally married to the person named therein as my wife/~~husband~~

~~Not a usual case of the execution of a~~

SWORN before me at the City
of ~~Toronto~~ *Peel*
in the County of ~~York~~ *Peel*
this 29 day of October
A.D. 1963.

Luther P. Emerson

[Signature]
A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)....., one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
COUNTY OF

I,
of the
in the County of for the
To Wit: named in the within (or annexed) transfer make oath and say:

This affidavit may
be made by the
purchaser or ven-
dor or by any one
acting for them
under power of
attorney or by an
agent accredited
in writing by the
purchaser or ven-
dor or by the sol-
icitor of either of
them.

1. I am named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$	
(b) Property transferred in exchange; Equity value	\$	
Encumbrances	\$	
(c) Securities transferred to the value of	\$	
(d) Balances of existing encumbrances with interest owing at date of transfer	\$	
(e) Monies secured by mortgage under this transaction	\$	
(f) Liens, annuities and maintenance charges to which transfer is subject	\$	
Total consideration	\$	
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

all
monies
must
be filed
in.

Sworn before me at the
of
in the County of
this
day of

A.D. 19

A Commissioner, etc.

COUNTY OF YORK } I, Ruth Bradley of the City of Toronto in the
 TO WIT: } Secretary of York County make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by Luther P. Emerson and Grace H. Emerson,

2. THAT the said Instrument and duplicate were executed by the said part ies at the City of Toronto.

3. THAT I know the said part ies.

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the City of Toronto in the County of York this 29th day of October A.D. 19 63.

Ruth Bradley

[Signature]
 A Commissioner for taking Affidavits, etc.

OF } I, _____ of the _____ of _____ in the
 TO WIT: } _____ of _____ make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____

2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of _____

3. THAT I know the said part _____

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____ in the County of _____ this _____ day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

Dated October 23rd 19 63.

LUTHER P. EMERSON and
GRACE H. EMERSON

TO

CREDIT VALLEY CONSERVATION
 AUTHORITY

Address:

Deed of Land

SITUATE

IN the Tshp of Toronto, County of Peel, part reg'd Plan Toronto 5, Village of Meadowvale Plan, etc.

Dye & Durham Limited, 10 Adelaide Street West, Toronto, Canada
 Law and Commercial Stationers

RETURN TO

Davis, Davis, Wells
Burton

HAROLD M. SMITH
 Barrister & Solicitor
 80 Richmond St. W.,
 Toronto 1, Ontario.

I certify that the within Instrument is duly executed and registered in the Registry Office for the Registry Division of the County of Peel.

For TORONTO TWP. AT

425 o'clock P.M. on 1 NOV 1963

No. 159765

Seawall Beach Register

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

Instrument No. 128009 (MacKendrick Purchase)

Deed — Without Dower

This Indenture

made (in duplicate) the 15th day of October
one thousand nine hundred and sixty-nine.

In Pursuance of The Short Forms of Conveyances Act
Between

RUTH LOMAS MacKENDRICK, of the Town of
Denwood, in the Province of Alberta
(formerly of the Township of Toronto, in the
County of Peel), Married Woman,

hereinafter called the Grantor,
of the FIRST PART;

- and -

CREDIT VALLEY CONSERVATION AUTHORITY

hereinafter called the Grantee,
of the SECOND PART;

Witnesseth that in consideration of other good and valuable

consideration and the sum of TWO ----- (\$2.00) ----- Dollars
of lawful money of Canada now paid by the said Grantee to the said
Grantor (the receipt whereof is hereby by her acknowledged),
the said Grantor doth Grant unto the said Grantee in fee simple.
All and singular that certain parcel or tract of land and premises
situate lying and being in the Town of Mississauga (formerly
the Township of Toronto), in the County of Peel and being
composed of Village Lots 41 and 42 on the westerly side of
Mill Street according to the plan of the Village of
Meadowvale in the Town of Mississauga, registered in the
Registry Office for the County of Peel.

Dye & Durham
Limited
Toronto, Canada
Form 1 to 4

Deed of Land
Page 2 -- Dyr & Durham

To have and to hold unto the said Grantee ^{successors} ~~its~~ / ~~heirs~~ and
assigns, to and for ~~their~~ sole and only use for ever. ~~Subject~~
~~Nevertheless~~ to the reservations, limitations, provisoes and conditions,
expressed in the original grant thereof from the Crown.

Deed — Without Dower
Page 1 — Dye & Durham

The said Grantor **Covenants** with the said Grantee That she has the right to convey the said lands to the said Grantee notwithstanding any act of the said Grantor, **subject only to any rights which may be claimed by the Grantee.**

And that the said Grantee shall have quiet possession of the said lands, free from all encumbrances.

And the said Grantor **Covenants** with the said Grantee that she will execute such further assurances of the said lands as may be requisite.

And the said Grantor **Covenants** with the said Grantee that she has done no act to encumber the said lands.

And the said Grantor **Releases** to the said Grantee All her claims upon the said lands.

In Witness Whereof the said parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered
IN THE PRESENCE OF




Ruth Lomas MacKendrick

AFFIDAVIT AS TO LEGAL AGE AND MARITAL STATUS

~~NORTHWEST TERRITORIES~~
 PROVINCE OF ONTARIO } 1/1000 Ruth Lomas MacKendrick
 COUNTY OF ~~PEEL~~ } of the Town of Fort Smith,
 To Wit: } in the ~~County~~ Northwest Territories

Strike out
 words and
 parts not
 applicable
 and initial.

If Attorney
 see footnote.

in the within instrument named, make oath and say that at the time of the execution of the within instrument,

1. I was of the full age of twenty-one years;

EXAMINING

~~WHEN THE AFFIDAVIT WAS TAKEN~~ of the full age of twenty-one years

3. I was legally married ~~to the person named therein as my wife/husband~~

~~I have never been married~~

SWORN before me at the Town
 of Port Smith
 in the Northwest Territories
 this 19th day of December
 A.D. 1969

Ruth Lomas MacKendrick

A Commissioner for taking Affidavits, etc.

NOTE: If Attorney, substitute in space provided "I am Attorney for.....(State name)..... one of the parties named therein and he/she was of the full age of twenty-one years."

Affidavit, Land Transfer Tax Act

IN THE MATTER OF THE LAND TRANSFER TAX ACT

PROVINCE OF ONTARIO
 COUNTY OF

I,
 of the
 in the County of for the
 named in the within (or annexed) transfer make oath and say:

To Wit:

This affidavit may
 be made by the
 purchaser or ven-
 dor or by any one
 acting for them
 under power of
 attorney or by an
 agent accredited
 in writing by the
 purchaser or ven-
 dor or by the sol-
 icitor of either of
 them.

1. I am named in the within (or annexed) transfer.
2. I have a personal knowledge of the facts stated in this affidavit.
3. The true amount of the monies in cash and the value of any property or security included in the consideration is as follows:

(a) Monies paid in cash	\$
(b) Property transferred in exchange; Equity value	\$
Encumbrances	\$
(c) Securities transferred to the value of	\$
(d) Balances of existing encumbrances with interest owing at date of transfer	\$
(e) Monies secured by mortgage under this transaction	\$
(f) Liens, annuities and maintenance charges to which transfer is subject	\$
Total consideration	\$
4. If consideration is nominal, is the transfer for natural love and affection?
5. If so, what is the relationship between Grantor and Grantee?
6. Other remarks and explanations, if necessary

all
 blanks
 must
 be filled
 in.

Sworn before me at the
 of
 in the County of
 this
 day of

A.D. 19

A Commissioner, etc.

NORTHWEST TERRITORIES
COUNTY OF PEEL

TO WIT: 1. Lathaniel May Emerson
of the Town of Fort Smith in the
District of MacKenzie
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by Ruth Lomas MacKendrick
of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part y at the Town of Fort Smith

3. THAT I know the said part y

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the Town District of Fort Smith in the District of MacKenzie this 19th day of November A.D. 19 69

R. J. Taylor
A Commissioner for taking Affidavits, etc.

OF 1. Lathaniel May Emerson
of the Town of Fort Smith in the
of District of MacKenzie
make oath and say:

1. THAT I was personally present and did see the within or annexed Instrument and a duplicate thereof duly signed, sealed and executed by _____
of the parties thereto.

2. THAT the said Instrument and duplicate were executed by the said part _____ at the _____ of _____

3. THAT I know the said part _____

4. THAT I am a subscribing witness to the said Instrument and duplicate.

SWORN before me at the _____ in the County of _____ this _____ day of _____ A.D. 19 _____

A Commissioner for taking Affidavits, etc.

Dated 15th October, 19 69

RUTH LOMAS MACKENDRICK

TO

CREDIT VALLEY CONSERVATION
AUTHORITY

Address:

Deed of Land
SITUATE
in the Town of Mississauga,
in the County of Peel.

By & Under Licensed - Toronto, Canada
Printers to the Legal Profession

RETURN TO
Doris Davis Webb
Hollinshead
LAWRENCE, LAWRENCE, STEVENSON & JACOB
SOLICITORS & NOTARIES
23 QUEEN STREET WEST
TORONTO - ONTARIO

Number 128009 VS
I certify that the within instrument
is registered in the Registry Office for
the Registry Division of the County
of Peel, MISSISSAUGA, at
For _____ at
3:32 o'clock P.M. of this
28 NOV 1969 A.D.
Registrar
Shaw

THIS SPACE TO BE RESERVED FOR REGISTRY OFFICE CERTIFICATES

APPENDIX F: ASR COMMENTS
Comprehensive Planning Application Status Report (ASR) Comments Response

Department	Role	Contact	Conditions	Response
CANADA POST CORPORATION	CANADA POST CORPORATION	Jenifer Giles: (905)206-1247 x2023	<ul style="list-style-type: none">Canada Post notes that mail delivery to the newly created lot would be to Community mailbox in the immediate area, existing mailboxes. No objections or other requirements	None required
COMMUNITY SERVICES	ARBORIST - CITY PROPERTY	Aaron Schmidt: (905)615-3200 x5870	<ul style="list-style-type: none">No concerns as no City trees are located within the municipal boulevard:	None required
COMMUNITY SERVICES	ARBORIST - PRIVATE PROPERTY	Aaron Schmidt	<ul style="list-style-type: none">The C.V.C is exempt from requiring a tree permit as per the Tree Protection By-Law 254-12.	None required
COMMUNITY SERVICES	HERITAGE PLANNER		<ul style="list-style-type: none">2018-04-26 City of Mississauga Heritage Planning comments OZ 18/004 7060 Old Mill Lane Meadowvale Village Heritage Conservation District The Meadowvale Village Heritage Conservation District Plan, 2014 ("the Plan") stipulates that lot boundary adjustments require a Heritage Permit, being a Substantive Alteration as specified by Section 4.2.2.j) of the Plan. A Heritage Permit application has not been received to date. The criteria for a Heritage Permit are defined in Section 4.2.2.1 of the Plan. The Plan specifies in Section 4.2.4.1 that, with respect to 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 facade - The level of a structure's foundation above grade should be kept to a minimum Required prior to planner preparing Recommendation Report to PDC	Acknowledged. All the recommendations that have been made in the Heritage Impact Study provided by Su Murdoc will be incorporated into the detail design at the Site Plan stage. Also the Urban Design Study, prepared by CVC for 7060 Old Mill Lane, date December 2018 which details the abutting existing homes their size and orientation within the Meadowvale Village District Plan. Please see Urban Design Study which addresses comments. Lot Line Adjustment to occur subsequent to zoning by-law amendment, as per City of Mississauga direction. CVC will continue to work with Heritage staff to pursue the discussed Heritage Permit required at the Lot Line Adjustment stage. It is note that Heritage staff have been supportive of the adjustment and redevelopment of the lot throughout the planning process and it was an agreed path forward stemming from the recent expansion of the Meadowvale Village HCD onto CVC conservation lands.
COMMUNITY SERVICES	LANDSCAPE ARCH - COMM SERVICES	Sandra Neal: (905)615-3200 x5373	<ul style="list-style-type: none">ENVIRONMENTAL IMPACT STATEMENT The Applicant has submitted an Environmental Impact Statement prepared by Credit Valley Conservation and North-South Environmental Inc. dated February 2018,. The EIS is deficient and does not meet City requirements. Community Services - Forestry and Park Planning, have provided the following comments: 1. Section 1.1 - This section references the cultural woodland (CUM), please clarify why the following is not listed as FOD (Deciduous Forest). 2. Section 1.1 - references cultural woodland (CUW), why is this not listed as FOD. The site does not appear to be as disturbed as this section references. At the time of the site visit on August 21, 2017, none of those materials specified were present. Existing disturbance does not justify further encroachment or disturbance to the area. 3. Confirmation that the approval by MMAH dated July 13, 2004 is still valid and in effect. 4. Section 2.2 - Given the size of the subject site, the inclusion of FOD5-1 needs to be included in the ELC mapping. Current NAS mapping identifies the CUW1 (CUW1-B is not a valid Lee at al 1998 ELC Code) area in the report as FOD4-2. Justification of why this is different from the NAS data should be provided. Figure 4 shows two CUW1-B communities adjacent to each other, however only one description was provided. Clarification on why the mapping shows two communities and the written description only has one should be provided. FOD7-A is not a valid Lee et al 1998 ELC code. Additionally, the description for CUW1-B and FOD7-A are lacking in detail (eg. dominant species in the various layers, percent canopy cover, etc.) 5. Section 3.4- 10 (7%) of species identified to genus seems high given that surveys were completed in June and September which would have provided suitable timing for identification. FQI of 3.46 would be considered medium (low is less than 3.3), please clarify. 6. Table 3- the location of the significant vascular plants found within the study area should be identified on a map to assess their location in relation to the	2. As per the 1998 ELC manual, a forest community is characterized by tree canopy cover > 60%, whereas a cultural woodland has a tree canopy cover between 35% and 65%. The community was classified as cultural woodland by qualified staff in 2014 as part of the Natural Areas Inventory program. In 2017 CVC staff identified a forest inclusion on the subject property within the greater cultural woodland community, however this inclusion did not meet the minimum size criteria (i.e..5ha) required for it to be classified and mapped as a separate community. 3. The Province of Ontario has provided confirmation that the approval by MMAH dated July 2004 continues to be valid and in effect (email dated June 29, 2016 from Aldo Ingraldi, Senior Planner (MMAH), to Caleigh McInnes). 4. The size of a subject site does not factor in to ELC mapping; as noted in CVC's Response to comment 2, the FOD 5-1 is an inclusion that did not meet the minimum size criteria (i.e. 0.5ha) required for it to be classified and mapped as a separate community. The NAS mapping appears to have lumped a contiguous block of land and identified it as a White Ash deciduous forest; it is not clear whether this was done at a large scale via air photo interpretation or at a fine scale through ground trothing. In 2014 CVC's NAI crew mapped the communities within the conservation area in the field, and based on professional expertise classified it as a cultural woodland with inclusions of deciduous forest. In 2017 CVC staff used both NAS and CVC's NAI mapping to verify the community type, and found the NAI data to be more accurate. The NAS data did not reflect the vegetation on the ground. The two CUW 1-B communities adjacent to one another in Figure 4 differ by the

			<p>proposed development. 7. Table 4- is it possible that the Blue Jay was the same individual, please clarify. 8. Section 3.7- 40 of the 47 trees inventoried were sugar maple, yet the ELC community listed was CUW1 with an inclusion of FOD5-1. With 85% of the species inventoried being sugar maple, this should be more accurately reflected in the ELC community and properly identified. 9. Page 24- Table (Not Annotated) This was not printed properly and could not be read. 10. Section 5.1- Conformity with the relevant policy pieces should be discussed after looking at impact analysis and mitigation measures to determine that no negative impacts will occur. Otherwise, discussing conformity before discussing this points seems to be biasing the result.</p> <p>■ ENVIRONMENTAL IMPACT STATEMENT CONT'D 11. Section 5.1.1- Proposed use being consistent with surrounding land uses does not justify intrusion into a significant woodland, under the PPS, Region of Peel OP, or City of Mississauga policies. It is based on a demonstration of no negative impacts. 12. Section 5.2.1 - We disagree that no negative impacts resulting from future developments proposed on the lands within or adjacent to the significant woodland are anticipated and therefore are not in conformance with City of Mississauga policies. 13. Section 5.4.1 - Given that new lot lines are proposed, we would not consider this as an existing lot of record. New lot lines are considered development under the PPS, and development is not allowed in Core Woodlands under Region of Peel OP policies. 14. Section 5.5 - justification on why the watercourse on the south side of the property is not considered a surface water feature through the PPS or regulated feature under the CA Act needs to be provided. It appears to have defined bed and banks and provide flow (possibly intermittently or ephemerally) which, to our understanding would be considered a watercourse. 15. Section 5.6.1- The addendum from MNRF will need to be submitted.</p> <p>■ ENVIRONMENTAL IMPACT STATEMENT CONT'D 16. Section 6.0 - the proposed preservation zone may not be sufficient to protect trees remaining. 17. Section 6.1 - Are the trees that are being proposed for removal related to the building envelope or health assessment/hazards, please clarify. More trees may be required to be removed if health/hazard was assessed (by a qualified ISA Certified Arborist). 18. Section 6.2 - Generally, compensation plantings need to occur elsewhere to compensate for loss of woodland. This does not include the buffer or understory plantings as this represents a net loss in woodland area. As well, the City requires a 10 metre buffer to a significant woodland, which is not provided in this EIS. Nor justification on a reduced buffer. 19. Section 7.0 - This section should be earlier in the report to assess impacts before discussing policy conformity. 20. Section 7.1- This section also includes some comments from above. In addition, a buffer should be based on the ecological principles of the site, and not the proposed building envelope. The lot lines extend beyond the building envelope, which does not protect the remaining trees left within the proposed lot and potential subject them to future removals and further impacts to the significant woodland. Additionally, we cannot control future use of this area which could be converted to lawn by a future owner. 21. Section 7.2.1- Tree hoarding should be placed at the dripline of the remaining woodland trees, not the perimeter of the woodland. 22. Section 7.2.2- How has the proposed envelope minimized loss of ground vegetation? 23. Section 7.2.3- Please clarify if the construction envelope the same as the building envelope. Often construction areas are outside of the building envelope and have additional impacts on the environmental features. 24. Section 7.2.4- The impacts here extend beyond just the removal of 14 trees, it's the impact to the significant woodland as a result of the development as well and future pressures on the significant woodland feature that are not being accounted for. 25. Section 7.2.4- discussion should be related to Comment #14 above. 26. Section 7.3.1- this mitigation measure is not enforceable. 27. Section 7.3.2- Edge effects have an impact on wildlife as well, and the edge is being moved further into the significant woodland which moves edge species in as well. There are documented area sensitive species in this location that could be impacted from this proposed development. 28. Section 7.3.3- how did CVC quantify a "small increase" in human occupation- this seems to bias the analysis here. Further encroachments into the woodland could happen, further tree removals are a possibility, and additional impacts on the woodland could</p>	<p>composition of the canopy, thereby warranting a separate delineation of the same community type. The description provided in the report is for the community within which the subject property lies.</p> <p>5. As indicated in the report, 10 species were recorded to genus as they were non-flowering or too young to allow identification. The FQI noted in the report was 29.33, and the Native Mean C was 3.46.</p> <p>6. Table 3: CVC see attached Map at end of this spreadsheet.</p> <p>7. Table 4: It is not possible to determine whether the Blue jay identified in the June survey was the same individual identified in the July survey as bird banding was outside of the scope of the surveys. The reporting of Blue Jay on 2 separate lines in the table was a clerical error. Blue Jay was observed in suitable habitat on 2 visits within the breeding bird window, elevating its status to a probable breeder, and subsequently increasing the number of species with probable breeding status to 7. There are no policy implications with the correction of this error.</p> <p>8. The results of the inventory on the subject property are consistent with the mapping of the Sugar Maple Forest inclusion. Please see CVC's response to Comment 2.</p> <p>9. Please see attached for a readable version of the table at the end of this spreadsheet.</p> <p>10. Although "Policy and Legislation Review" came before "Impact Assessment" in the report, the analysis was undertaken appropriately and the outcome of the EIS is unchanged.</p> <p>11. Addressed, please see the "Supplementary Planning Justification- Historical Lot Summary" (December 14th, 2018) in which CVC provides evidence that the current Meadowvale shop at 7060 Old Mill Lane is located on an Existing Lot of Record as per Region of Peel Official Plan definitions, and as such the development and the appropriate approach is to mitigate and avoid negative impacts to the greatest extent possible, consistent with policy application for such lands.</p> <p>12. See response for #11. It is an existing lot of record.</p> <p>13. See response for #11 it is an existing lot of record.</p> <p>14. The mill race and the ditch (on the east side of the property based on the mill race being to the south) were assessed by qualified CVC staff (Liam Marray, Senior Manager, Ecology, and Ken Thajer, Regulations Officer) on May 30, 2016 and was determined not to be a watercourse. The assessed feature flows into the old mill race (1200 m in length) which is a flat bottomed channel approximately 3-4 m wide, consisting of mud flats and small pockets of wet areas (cattails). CVC assessed the upper reaches of the mill race which starts upstream of the laneway to the parking into the Meadowvale CA. Upstream of the culvert there was wetland and below culvert the mill race was similar to the mill race behind the Meadowvale shop. CVC then looked at the feature as it enters the Credit River. In this area it was ½ metre wide channel that was fed by a wetland. The resulting analysis concluded that the mill race was not a watercourse due to:</p> <ol style="list-style-type: none"> 1) The channel was man-made; 2) The flows in the channel are not channel forming; and 3) The flows do not directly enter a higher order watercourse. <p>As a result, the small length (70 m) of the feature that runs along the south boundary of the property is not considered a watercourse. The CVC assessment included a review of other applications in the area to determine how these features had previously been assessed, in order to provide consistent direction. The CVC assessment for this application, as well as all other applications, was that they are not watercourses - they do not have a resultant hazard (notwithstanding, a portion of the property does fall within the Regulatory Storm floodplain associated with the Credit River). The mill race is dominated by upland species, further demonstrating the lack of water within the feature and associated lack of aquatic function.</p> <p>15. Acknowledged</p>
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			<p>occur, such as declining tree health due to increased human activity. The mitigation measures proposed here are not effective and would not necessarily be passed on to future homeowners to protect the feature. lot lines should be outside of the feature and a buffer should be provided to properly mitigate increased human presence. 29. Section 7.4.4- discussion of increased edge species into woodland should be included here. 30. Section 8.0- first mention of invasive species management (last bullet point)- this should have been discussed in more detail in the EIS. 31. Top of bank and dripline staking needs to be verified by City staff. Additional comments on the EIS may be made upon the review of this and any additional information including copies of the EIS and drawings for the proposed development.</p> <ul style="list-style-type: none"> NO DISTURBANCE ON PARKWAY BELT ZONE No grading, structures, retaining walls, or construction is permitted in lands with this designation. A 1.5 metre high black vinyl chain link fence will be required between the subject property and Meadowvale Conservation Area. The fencing is to be located entirely on Conservation Lands, however it is premature to comment any further until the property line is established for the development. <p>Required prior to planner preparing Recommendation Report to PDC</p>	<p>16. 4.0m was used as a minimum distance in order to assess which trees could be preserved and in an attempt to preserve as many trees as possible. The recommendations to maintain trees on site will be carried through the Site Plan, and the installation of tree protection fencing at the dripline will be required.</p> <p>17. As per the EIS, the trees proposed for potential removal are those within the proposed building envelope and represent the expected maximum number of trees that may require removal. The health of the trees was assessed by a qualified ISA Certified Arborist – the condition of the trees based on this assessment is provided in Table 12 of the EIS and the data is provided in Appendix 4 of the report.</p> <p>18. Acknowledged</p> <p>19. Although “policy and Legislation Review” came before “Impact Assessment” in the report, the analysis was undertaken appropriately and the outcome of the EIS is unchanged.</p> <p>20. Acknowledged</p> <p>21. Agreed – this detail will be carried forward to site plan</p> <p>22. The proposed development envelope overlaps an area of existing disturbance where the existing shop and manicured area are located. After further consultation on site with City of Mississauga staff (August 28th, 2018) CVC has reduced the development envelope by 114m² in order to reduce the rear envelope and potential impact of associated development (additional 3m rear yard setback and additional setback to mast Silver Maple). Ecological assessment of the revision of shifting the building envelope 3 metres to the east (inward reduction) would benefit the woodland by protecting the root zone and trunks of 2 sugar maple trees (approx. 10 and 40cm DBH), protecting the trunks of another 2 sugar maple trees (each approx. 40cm DBH), and increasing the root protection zone of an additional 2 sugar maple trees that were close to the edge of the previously staked building envelope. Further to this, increasing the setback at the northwest corner of the proposed building envelope to 3m protects the trunk and a significant portion of the root zone of 1 mature sugar maple (approx. 100cm DBH). See Revised Sketch Plan showing Development Envelope reductions.</p> <p>23. The terms “building envelope” and “construction envelope” are used interchangeably in the EIS.</p> <p>24. Acknowledged, however it is important to note that existing impacts from the current use of the area as an active storage area will also be removed.</p> <p>25. CVC does not recognize the spillway as providing wildlife habitat. Please see response to Comment # 14 above.</p> <p>26. The recommendation for downcast lighting will be carried through to Site Plan.</p> <p>27. The recommendations put forward in the EIS of edge and understory plantings will be carried through to Site Plan.</p> <p>28. The EIS was completed by North South Environmental, not CVC, however presumably the quantification of “small increase” was based on the future development being for a single family residence. According to the 2016 census data, the average household size in Ontario is 2.6 individuals.</p> <p>29. Acknowledged</p> <p>30. This statement is incorrect. The presence of non-native species was noted throughout the document, and invasive species management was brought forward as a mitigation measure in section 7.2.1.</p> <p>31. There is no top of bank on the subject property. The dripline staking was undertaken by qualified CVC staff (Liam Marray, Senior Manager, Ecology), CVC staff undertook a site visit with City staff in 2017 and on August 27, 2018 and identified the location of the drip line and no concerns with the drip line were identified.</p>
COMMUNITY SERVICES	PLANNER - COMM SERVICES	Ibrahim Dia: (905)615-3200 x3108	<ul style="list-style-type: none"> Note: PAYMENT OF CASH-IN-LIEU OF PARKLAND Prior to the issuance of building permits, for each lot or block cash-in-lieu for park or other public recreational purposes is required pursuant to Section 42 of the Planning Act (R.S.O.1990, c.P. 13, 	<p>Noted</p> <p>CVC staff met on-site August 27/18 with Mississauga Staff. No top of bank exists to stake. A tree inventory has been submitted along with a Tree inventory plan.</p>

			<p>as amended) and in accordance with the City's Policies and By-laws. (Note to CS Planner: To be attached to property screen.)</p> <ul style="list-style-type: none"> TOP-OF-BANK STAKING The top-of-bank and natural features field staking has not been established to the satisfaction of the City. SERVICING AND/OR DEV AGREEMENT CASH-IN-LIEU CLAUSES The following clause shall be entered into the Development/Servicing Agreement - Schedule C: 1. Community Services a) Prior to the issuance of building permits for all lots and blocks, satisfactory arrangements shall have been made with the Park Planning Section and the Realty Services Section of the Corporate Services Department with respect to the payment of cash-in-lieu for park or other public recreational purposes. The owner is advised that the City will require the payment of cash-in-lieu for park or other public recreational purposes as a condition of development prior to the issuance of building permits, and valued as of the day before the day of building permit issuance pursuant to Section 42(6) of the Planning Act and City of Mississauga by-laws and policies. SERVICING AND/OR DEV AGREEMENT WARNING CLAUSE - PARK FACILITIES A warning clause shall be entered into Schedule B of the Development Agreement and into all Offers of Purchase and Sale, as well as registered on the titles of (list all residential lots/blocks abutting parkland and greenbelt), advising potential purchasers that the adjacent greenbelt will contain active recreational facilities, including a bicycle/pedestrian pathway and picnic areas including parking lots. Note: STREET TREE CONTRIBUTIONS Cash or a certified cheque for street tree contributions (\$535.82 each, up to 60mm caliper) will be required for street tree planting on Old Mill Lane for every 10 metres of frontage as a condition of Site Plan approval. These calculations are subject to the Community Services Department - Park Planning's latest requirements prior to by-law enactment. PRELIMINARY TREE PRES. PLAN Arrangements shall be made for the preservation of as many of the existing trees on site as possible. A preliminary tree preservation plan for the affected lots shall be approved prior to the Public Meeting as stipulated under the Planning Act where the rezoning of the land is considered including any street trees that may be impacted. It is the landowner's responsibility to ensure that no trees are removed or damaged prior to By-law approval or during any phase of the servicing and construction of the site, if applicable, without prior approval from the Community Services Department - Park Planning Section. NO STOCKPILING OF TOPSOIL Stockpiling of topsoil other than that which will be used for the park is not permitted without the expressed written consent of the Commissioner of Community Services. Permitted stockpiled topsoil must be secured for under the Servicing Agreement Schedule D-2 or, prior to pre-servicing with a separate Letter of Credit with the Community Services Department. Please note additional comments may be made upon the review of this and any new information. WALKWAY ACCESS - PUBLIC PEDESTRIAN EASEMENT Access for pedestrian and/or vehicular purposes shall be required by means of a public pedestrian easement, registered in favour of the City. Upon receipt of confirmation of this requirement being provided, the details will be outlined in the associated site plan. FENCING REQUIRED Fencing is required across the rear or side flankage of all lots and/or blocks adjacent to all dedicated and/or existing greenbelt blocks. The fencing is to be installed in accordance with municipal standards. The developer is responsible for the supply and installation of the fencing. 	<p>Tree preservation plan and all mitigative measures will be provided at the site plan stage.</p> <p>Acknowledged. CVC will provide a clause that the existing lot abuts a conservation area (park facility). CVC will retain ownership of the lands to the north of the Lot and will continue to provide a pedestrian walkway for the abutting community. Acknowledged. The new development will be fenced.</p> <p>The public component of PDC has taken place and no concerns from the public were raised on June 18, 2018. Both an EIS (February 2018) and a Tree Inventory and Assessment (June 16th 2017) have been provided, both of which identify tree health and have demonstrated increased tree protection and preservation based on a revised development envelope. A tree preservation Plan will be provided at the Site Plan stage.</p>
COMMUNITY SERVICES	PUBLIC ART COORDINATOR	Chloe Catan	<ul style="list-style-type: none"> There are no comments or concerns from a public art perspective. 	
CREDIT VALLEY CONSERVATION	CREDIT VALLEY CONSERVATION	Maricris Marinas	<ul style="list-style-type: none"> The property is subject to the Development, Interference with Wetlands, and Alterations to Shorelines & Watercourses Regulation (Ontario Regulation 160/06). This regulation prohibits altering a watercourse, wetland or shoreline and prohibits development in area adjacent to Lake Ontario shoreline, river and stream valleys, hazardous lands and wetlands, without the prior written approval of Credit Valley Conservation (CVC) (i.e. the issuance of a permit). The subject property is located 	

			<p>within the regulatory floodplain of the Credit River and contains Environmentally Significant Areas. The property also contains Regional Core Greenlands.</p> <ul style="list-style-type: none"> ▫ CVC notes that the proposal seeks to recognize a previously existing lot through a lot line adjustment. ▫ APR 20/18- As identified in the Environmental Impact Study (EIS, prepared by North-South Environmental, February 2018), three of the trees proposed for removal are suitable for bat roosting - with potential implications to a species at risk (SAR). An information gathering form has been submitted to the Ministry of Natural Resources and Forestry (MNRF), and confirmation the proposed mitigation measures are adequate to meet requirements as identified under the Endangered Species Act (ESA) should be received prior to final Site Plan and/or permit approvals. ▫ APR 20/18- To minimize potential (future) negative impacts to the adjacent natural heritage features/areas, CVC staff recommend a gateless fence be required to be installed along the perimeter of the rear portion of the property as part of the site plan/permitting process. ▫ APR 20/18-CVC staff are satisfied with the evaluation and recommendations/conclusion of the EIS. It will be CVC staff's expectation the recommendations as outlined in the EIS are appropriately implemented through the subsequent site plan/permitting processes. 	
DUFFERIN-PEEL CATHOLIC SB	DUFFERIN PEEL CD SCHOOL BOARD	Joanne Rogers (905)890-0708 x4299:	<ul style="list-style-type: none"> ▫ With respect to the schools currently accommodating students from this area, the above noted application is located in the elementary catchment area of St Julia and proposes a total of 1 additional units, yielding approximately 1 Junior Kindergarten to Grade 8 separate school students. St Julia has a capacity of 579 pupil places with a current enrolment of 499 students and 0 portables on site. &#8195; The application will yield approximately 1 Grade 9 to 12 separate school students. This application is located in the secondary catchment area of St Marcellinus which has a capacity of 1509 pupil places with a current enrolment of 1806 students, and 6 portables on site. 	
ENDBRIDGE / CONSUMERS GAS	ENBRIDGE		<ul style="list-style-type: none"> ▫ Enbridge Gas Distribution does not object to the proposed application(s). Enbridge Gas Distribution reserves the right to amend or remove development conditions. CONTACT: Alice Coleman Municipal Planning Coordinator Long Range Distribution Planning ENBRIDGE GAS DISTRIBUTION 416-495-5386 MunicipalPlanning@enbridge.com 500 Consumers Rd, North York, ON, M2J 1P8 enbridgegas.com 	
ENERSOURCE HYDRO MISS	ENERSOURCE HYDRO MISS	Helena Turkiewicz : (905)283-4144	<ul style="list-style-type: none"> ▫ We have no objection to the rezoning of these lands. Our comments are as follows: <ul style="list-style-type: none"> - Initial supply could be made available subject to timing, prior use and coordination with adjacent lands. - Any electrical servicing/alterations shall be in accordance with Alectra's requirements. - The applicant is requested to contact Alectra well in advance to arrange for the design and installation of the electrical distribution system. - If applicable an "Offer to Connect" will be made for the above development that is consistent with the rules outlined in Chapter 3 of the Ontario Energy Board's Distribution System Code. - All on grade hydro equipment that will be located within the property will require vehicle access at all times (i.e. driveway minimum 3.0m wide) and cannot be located top of any other structure, such as underground parking garage. - "In-Gross" Blanket easement is required for the entire condominium development/property. - The applicant is to contact our Easement and Permit Coordinator, Ms. Helena Turkiewicz at helena.turkiewicz@alecrautilities.com, to provide information regarding the necessary easement. - For Alectra operational purposes, any proposed landscaping, retaining walls, and/or structure neat the pad-mounted hydro equipment location must meet required clearances for safe operation and maintenance by Alectra crews. - An Alectra Application Form for hydro supply will be required. We recommend establishing this at a very early stage to allow for proper procedures. Lead time for delivery of major equipment (i.e. transformer) is approximately 32 weeks from the date that the application and required deposit is received. - We recommend awareness and caution if working in the area where underground or overhead electrical cables exist. Before any excavations, please obtain 	

			hydro locates by calling Ontario One at 1-800-400-2255. - Any extraordinary issues that arise after rezoning approval, which may have not been a concern during the review stage, will supersede any of our rezoning comments.	
FIRE PREVENTION	FIRE PREV PLAN EXAMINATION	Greg Phelps: (905)615-3200 x5629	<ul style="list-style-type: none"> Fire has reviewed the rezoning application from an emergency response perspective and has no concerns; emergency response time to the site and watersupply available are acceptable. 	
GREATER TORONTO AIRPORT AUTH	GREATER TORONTO AIRPORT AUTH	Greg Straatsma: (416)776-3536	<ul style="list-style-type: none"> 2018-May-08; OZ 18-004; 7060 Old Mill Lane; We have reviewed the proposal to amend the City of Mississauga Zoning By-Law for the subject property from PB1-5 to PB1-Exception to permit one (1) detached dwelling. We offer the following comments: Airport Zoning Restrictions: According to the Airport Zoning Regulations for Toronto Pearson International Airport, development elevations on the subject property are affected by the Approach Surfaces for Runways 05 (future designation 05L) and proposed Runway 05R. The proposed detached dwelling, to be located at 7090 Old Mill Land in Mississauga would be within the allowable height limits associated with the Regulations. Noise Impacts: The subject property lies within the 30-35 NEF/NEP of the composite contour map for Toronto Pearson International Airport and within the Pearson Airport Operating Area (AOA). Noise contours depicting the Noise Exposure Forecast (NEF) and Noise Exposure Projection (NEP) are produced to encourage compatible land use planning in the vicinity of airports. The GTAA requests, as a condition of approval, the completion of a noise impact study from a qualified noise engineer certifying that the design drawings submitted for the proposed residential dwelling are in compliance with all applicable Ministry of the Environment (MOE) noise guidelines (Publication NPC-300). In addition, the GTAA requests an acoustical certification from a qualified noise engineer that the proposed dwelling is in compliance with all applicable MOE noise guidelines and the noise study referred to above, and a noise warning clause registered on title to the property. GTAA, 416-776-3635, Greg.Straatsma@GTAA.com NAV CANADA COMMENTS DATED MAY 27, 2018: FILE # 18-2066 We have evaluated the captioned proposal and NAV CANADA has no objection to the project as submitted. As the plan provided lacks specific development details, we cannot provide a comprehensive assessment at this time. For planning purposes and due to the proximity to NAV CANADA's Meadowvale (ZLP) navigation aid; we suggest adherence be given to Transport Canada's TP1247, Land Use in the Vicinity of Aerodromes ,which outlines the specific protection requirements and that a land use proposal be submitted for our review when more specific development plans become available . To assist us in ensuring that future development projects do not adversely affect Air Navigation and related facilities, we ask that a Land Use Submission Proposal be submitted to NAV CANADA for assessment, allowing at least 30 working days for evaluation. An explanation of the Land Use Process and submission forms can be obtained from the following website link: www.navcanada.ca NAV CANADA's land use evaluation is valid for a period of 12 months. Our assessment is limited to the impact of the proposed physical structure on the air navigation system and installations; it neither constitutes nor replaces any approvals or permits required by Transport Canada, other Federal Government departments, Provincial or Municipal land use authorities or any other agency from which approval is required. Innovation, Science and Economic Development Canada addresses any spectrum management issues that may arise from your proposal and consults with NAV CANADA Engineering as deemed necessary. CONTACT; Gheorghe Adamache NAV CANADA Manager - AIM IFP Service Delivery 	CVC Spoke with Wojtek (Manager Planning at GTAA) and he stated that this can be deferred to site plan.
PEEL DIST SCHOOL BOARD	PEEL DIST SCHOOL BOARD	Amar Singh: (905)890-1010 x2217	<ul style="list-style-type: none"> Since the application is only proposing one residential unit, the Board does not have any further comments on this application. 	
PLANNING AND BUILDING	LANDSCAPE ARCH - DEV DESIGN	Cameron Maybee:	<ul style="list-style-type: none"> Please note detailed comments will be provided as part of the Site Plan Application. Every effort should be made to preserve existing mature trees on-site, please 	Acknowledged. Every effort will be made to preserve the existing mature trees on-site. A tree preservation plan will be provided at site plan, once the detail design

		(905)615-3200 x4041	<p>provide a tree preservation plan to supplement the tree inventory plan provided in the submitted Environmental Impact Study prepared by Credit Valley Conservation and North-South Environmental Inc. The Development Agreement is to include a clause indicating that all tree preservation works as approved by the Planning & Building Department through OZ-18/004 are to be implemented throughout the duration of the construction of site works and services. Please also refer to Urban Designer comments #'s 2 & 3 regarding rear yard setback and the development envelope.</p> <ul style="list-style-type: none"> ▣ The Development Agreement is to include a clause indicating that the development will include low impact development techniques to address the Green Development Strategies and Guidelines approved by City Council. Additional details will be required as part of the Site Plan Application. ▣ Please note additional comments may be provided upon review of this and any new information. 	<p>has been selected. A detailed tree inventory has been provided to date which outlines the current tree health and that within the building envelope there is potential for 4 trees to be impacted. Mitigation will be provided for any potential impact to the trees.</p> <p>CVC has revised the development envelope to reduce the potential impacts on trees and tree health on the rear of the envelope area. Please see comment 22 on EIS.</p>
PLANNING AND BUILDING	PLANNER - DEV DESIGN	Caleigh McInnes		
PLANNING AND BUILDING	PROJECT COORDINATOR	Debbie Sheffield		
PLANNING AND BUILDING	URBAN DESIGNER	Michael Votruba : (905)615-3200 x5759	<ul style="list-style-type: none"> ▣ UD001 OP & OZ - The recommendation report is to note that site plan development applications for the property will be reviewed on the basis of the Meadowvale Village Official Plan Policies (Section 16.17 of the Official Plan) and the design criteria contained within the Meadowvale Village Heritage conservation District Plan, 2014; as well as the development regulations for the R1-32 Zone contained with Zoning By-law 0225-2007. ▣ UD002 Rear Yard Setback - To maintain the character of the existing neighbourhood context increased setbacks are recommended from the rear yard to match the rear setback of the residential lots to the north and south. Align the proposed building envelop to better match the depth of the adjacent lots to the north and south with a similar building footprint and larger rear yard setback of 15.0 meters. ▣ UD003 Development Envelope - The Meadowvale Conservation District Plan requires development that is modestly sized and has the characteristics of a rural community with low volume lot coverage retaining large diameter trees. According to R1-32 zoning maximum GFA is 160 square meters plus 0.10 times the lot area or 316.9 square meters. It is recommended that the proposed development envelop of 602 square meters be reduced to be consistent with the MCDP and R1-32 Zoning Requirements. Reduce the proposed development area to strategically retain large diameter trees located at the rear of the site. UD004 Side Yard Setback - Note proposed alternate public access is provided north of the property. It is recommended that a greater side yard setback be provided to maintain the natural characteristics of the site and experience of the public access to the Meadowvale Conservation Area. The adjacent lot to the north provides a greater setback to this lot line. Increasing the side yard setback to improve the character of the proposed development and relationship to the adjacent property is recommended. Provide a minimum 7.5 meter setback to the proposed public access. Note that the underlying R1 zoning requires a minimum exterior side yard setback of 7.5 meters. ▣ UD005 Urban Design Summary - As per the Heritage Impact Assessment provided by Su Murdoch Historical Consulting dated August 2017 it is recommended that the future development be designed in the 1840 to 1860 architectural style traditions of Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival. Urban design would to review a design summary with illustrations and photos that describe the design intent of the proposal. In the summary provide the proposed height of the development, slope of roofs, roof type, and proposed architectural features of development. Note that R1-32 does not permit flat roofs and the maximum permitted height is 7.5 meters to the highest roof ridge. 	<p>Acknowledged</p> <p>For full comment response on Urban Design, please refer to the "7060 Old Mill Land Urban Design Study, December 2018."</p> <p>See 7060 Old Mill Land Urban Design Study, December 2018. The proposed building will be in character with the neighbourhood. The development envelope includes ancillary structures and landscaping and is not reflective of the final GFA.</p> <p>See 7060 Old Mill Land Urban Design Study, December 2018. The development envelope includes garage structures. Comparable adjacent lots have garages within 2 metres of the lot line. Proposed development will be in character with neighbouring lots. CVC continues to provide a path access to the Conservation Area for the use of the local community which increases the setback to the adjacent property to the north.</p> <p>Acknowledged. See 7060 Old Mill Land Urban Design Study, December 2018. Proposal to come at site plan / architectural design.</p> <p>Acknowledged. See 7060 Old Mill Land Urban Design Study, December 2018.</p>

			<ul style="list-style-type: none"> UD006 Parking - Note R1-32 requires a maximum driveway width of 3.0 meters and a detached garage with a maximum floor area of 50 square meters. An attached garage is not permitted. Greater detail is required to review the proposed location of the detached garage. Provide the proposed location and all dimensions of the detached garage and driveway on the lot configuration plan and grading plan. 	
REGION OF PEEL	REGION OF PEEL	Angelo Ambrico: (905)791-7800 x4612	<ul style="list-style-type: none"> The proposed lot line reconfiguration and proposed building envelope is located within a Core Woodland and Valley Area of the Greenlands System in Peel, under Policy 2.3.2 and Schedule A of the Region of Peel Official Plan. As per Section 2.3.2.6 of the Region of Peel Official Plan, development and site alteration is not permitted within the Core Areas of the Greenlands System in Peel. With regards to Section 2.3.2.6 (i) of the Region of Peel Official Plan ?Prohibit development and site alteration within the Core Areas of the Greenlands System in Peel, except for; A new single residential dwelling on an existing lot of record provided that the dwelling would have been permitted by the applicable the applicable planning legislation or zoning by-law on the date the Regional Official Plan Amendment 21B came into effect?. The Region of Peel does not recognize the new lot line reconfiguration as an existing lot of record and therefore will not permit development and/or site alterations within the Core Areas of the Greenland System. Regional staff recognizes the existing lot of record being Part of Lots 40 & 41, Registered Plan TOR-5, which does not include the portion of lands located within the limits of the Core Areas of the Greenlands System. The Region of Peel will work with the CVC to establish an appropriate building envelope that does not include development within the Core Areas of the Greendlands System. There is an existing 150mm diameter water main and an existing 250mm diameter sanitary sewer located on Old Mill Lane. Regional site servicing approvals are required prior to the local municipality issuing building permit. Servicing of the proposed development must comply with the local municipality's requirements for the Ontario Building Code and most current Region of Peel standards. All works associated with servicing the site will be at the applicants expense. The applicant is required to provide to the Region with copies of the most current PINS prior to site servicing approvals. For location of existing water and sanitary sewer Infrastructure please contact Records at 905-791-7800 extension 7882 or by e-mail at PWServiceRequests@peelregion.ca; For Underground Locate Requests please go to the following link: https://www.peelregion.ca/pw/locaterequest/; Please refer to Section 3 of our Site Plan Process for Site Servicing Submission Requirements found on-line at http://www.peelregion.ca/pw/other/standards/linear/procedures/pdf/site-plan-process2009.pdf; Please refer to Water Service connection Fees and Latest User Fee Bylaw found on-line at http://www.peelregion.ca/pw/water/rates/connect-rates.htm; Please refer to our Standard Drawings to determine which standards are applicable to your project. The most current standard drawings are found on-line at http://www.peelregion.ca/pw/other/standards/linear/drawings/; If you have questions regarding the Site Servicing Application Submission Requirements, please contact Site Plan Servicing at 905-791-7800 extension 7973 or email siteplanservicing@peelregion.ca The Region of Peel will provide curbside collection of garbage, recyclable materials, household organics and yard waste. 	For full comment response on Region of Peel comments associated with Existing Lot of Record matters and associated policy application, please refer to the enclosed "Supplementary Planning Justification – Historical Lot Summary" December, 2018.
TRANSPORTATION AND WORKS	DEVELOPMENT ENGINEERING REVIEW	Tony Iacobucci		
TRANSPORTATION AND WORKS	ENVIRONMENTAL ENG REVIEWER	Trevor Swift		

TRANSPORTATION AND WORKS	ENVIRONMENTAL ENG REV STORM	Ghazwan Yousif		
TRANSPORTATION AND WORKS	TRAFFIC REVIEW (PPP)	Linda Wu: (905)615-3200 x3597	<ul style="list-style-type: none">▫ Notwithstanding the existing right-of-way for Old Mill Lane is 15.0m and the ultimate is prescribed between 17.0m to 20.0m, this department recognizes the Official Plan policies with regard to the Meadowvale Village Neighbourhood, specifically 16.17.2.13. This section therefore has no further comments.▫ The cost for any/all road improvements required in support of this development application will be borne by the owner. The applicant shall make satisfactory arrangements with the Transportation and Works Department for the design, construction and payment of all costs associated with works necessary in support access to this site.	
TRANSPORTATION AND WORKS	TRANSIT REVIEWER	Alana Tyers		

APPENDIX G: URBAN DESIGN STUDY & ADDENDUM 1



7060 Old Mill Lane Urban Design Study

Prepared by: Credit Valley Conservation

December 2018
Revised June 2019

1.0 | Introduction

Credit Valley Conservation (CVC) is currently pursuing a zoning by-law amendment (OZ 18/004) for 7060 Old Mill Lane. The proposed new zoning (PB1-12, modeled on R1-32) would permit the construction of one detached dwelling and accessory structures (eg. garage). The City of Mississauga has provided coordinated agency comments on the zoning application to CVC. This report addresses six (6) specific comments from Michael Votruba, Urban Designer for the Planning and Building department, City of Mississauga (See Table 1).

Furthermore, this report is in response to a request from the City of Mississauga to complete an urban design summary that outlines the parameters of a potential new dwelling that could be constructed on 7060 Old Mill Lane. This report is structured according to the Terms of Reference outlined by Mr. Votruba via email correspondence with CVC dated May 7, 2018.

The purpose of the 7060 Old Mill Lane Urban Design Study is to highlight potential architectural styles, massing, form and materials for a potential new dwelling at 7060 Old Mill Lane. The examples and recommendations in this study are not meant to be prescriptive of the final built form of the proposed dwelling; rather, it is intended that this document will be read as a guideline to inform future potential development.

Table 1: City of Mississauga Comments, Planning and Building, Urban Design

ID	Comment
UD001	OP & OZ - The recommendation report is to note that site plan development applications for the property will be reviewed on the basis of the Meadowvale Village Official Plan Policies (Section 16.17 of the Official Plan) and the design criteria contained within the Meadowvale Village Heritage conservation District Plan, 2014; as well as the development regulations for the R1-32 Zone contained with Zoning By-law 0225-2007.
	CVC Response: Acknowledged.
UD002	Rear Yard Setback - To maintain the character of the existing neighbourhood context increased setbacks are recommended from the rear yard to match the rear setback of the residential lots to the north and south. Align the proposed building envelope to better match the depth of the adjacent lots to the north and south with a similar building footprint and larger rear yard setback of 15.0 meters.
	CVC Response: Acknowledged. In Section 6 of this report, potential site layouts are presented showing a minimum setback of 15m from the rear of the proposed dwelling to the lot line. The proposed layouts show theoretical site plans that match and are compatible with adjacent residential lots. Note that the total proposed development envelope extends beyond the rear wall of the proposed dwelling to allow for the construction of other landscape features.

UD003	<p>Development Envelope - The Meadowvale Conservation District Plan requires development that is modestly sized and has the characteristics of a rural community with low volume lot coverage retaining large diameter trees. According to R1-32 zoning maximum GFA is 160 square meters plus 0.10 times the lot area or 316.9 square meters. It is recommended that the proposed development envelop of 602 square meters be reduced to be consistent with the MCDP and R1-32 Zoning Requirements. Reduce the proposed development area to strategically retain large diameter trees located at the rear of the site.</p> <p>CVC Response: Acknowledged. The development envelope has been reduced to 450 square metres, and has been adjusted to retain the large diameter trees located at the rear of the site. The development envelope is appropriately sized to contain a new dwelling with a maximum GFA of 316.9 square metres, an accessory garage structure with a maximum footprint of 50 square metres, and additional landscape features. See proposed site layout maps in Section 6 of this report.</p>
UD004	<p>Side Yard Setback - Note proposed alternate public access is provided north of the property. It is recommended that a greater side yard setback be provided to maintain the natural characteristics of the site and experience of the public access to the Meadowvale Conservation Area. The adjacent lot to the north provides a greater setback to this lot line. Increasing the side yard setback to improve the character of the proposed development and relationship to the adjacent property is recommended. Provide a minimum 7.5 meter setback to the proposed public access. Note that the underlying R1 zoning requires a minimum exterior side yard setback of 7.5 meters.</p> <p>CVC Response: The proposed site layouts presented in Section 6 of this report show that the potential new dwelling will have a side yard setback to the north of at least 7.5 metres. A modestly sized garage will have a side yard setback to the north of less than 7.5 metres, but will be appropriately sited on the lot to maintain open views on the lot. Note that the adjacent lot to the north (7070 Old Mill Lane) has a side yard setback of 5.4 metres to the south and 0.9 metres to the north, so the proposed side yard setbacks for a dwelling at 7060 are greater than at 7070.</p>
UD005	<p>Urban Design Summary - As per the Heritage Impact Assessment provided by Su Murdoch Historical Consulting dated August 2017 it is recommended that the future development be designed in the 1840 to 1860 architectural style traditions of Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival. Urban design would to review a design summary with illustrations and photos that describe the design intent of the proposal. In the summary provide the proposed height of the development, slope of roofs, roof type, and proposed architectural features of development. Note that R1-32 does not permit flat roofs and the maximum permitted height is 7.5 meters to the highest roof ridge.</p>

	<p>CVC Response: Acknowledged. The potential new dwelling at 7060 Old Mill Lane should be designed in an appropriate architectural style as outlined in the Heritage Impact Statement. Potential compatible design elements are presented in Section 3 of this report. Further detail on any proposed development on the site, including building height, slope off roof, roof type and architectural features will be presented by a consulting architect during a future site plan submission. At this time, CVC is intending only to confirm zoning amendment and lot line adjustment for 7060 Old Mill Lane in advance of the sale of the property.</p>
UD006	<p>Parking - Note R1-32 requires a maximum driveway width of 3.0 meters and a detached garage with a maximum floor area of 50 square meters. An attached garage is not permitted. Greater detail is required to review the proposed location of the detached garage. Provide the proposed location and all dimensions of the detached garage and driveway on the lot configuration plan and grading plan.</p> <p>CVC Response: Acknowledged. See Maps in Section 6 for potential locations of an accessory garage structure. Note that the garage will not extend beyond the front wall of any potential dwelling, and will be sited appropriately to balance the need to retain large diameter maple trees in the rear of the lot, and maintain open views to the east and north of the lot.</p>

2.0 | Meadowvale Village HCD Compatibility

The 2014 Meadowvale Village Heritage Conservation District Plan states that the “style, massing, form, and materials [of new structures] should be subject to the historic pattern of construction throughout the Village” (City of Mississauga, 2014b, p. 52). The style should be reflective of the vernacular style, but not mimic any particular style. Rather, the structure should be reflective of “its own era”. Garages are to be simple and utilitarian.

In the Heritage Impact Assessment prepared for CVC, Su Murdoch states that while the current trend for new structures in the Heritage Conservation District is to construct Victorian Gothic-style dwellings, this building style is not appropriate for 7060 Old Mill Lane considering the “traditional built form in this stretch, [...] arguably the oldest and most significant part of the MHCD.”

Ms. Murdoch points to three nearby dwellings as being built in appropriate and compatible architectural style. Note that these examples are not meant to be prescriptive about the proposed dwelling at 7060 Old Mill Lane, and that the new structure will not mimic these architectural styles, but rather be constructed in a reflective and appropriate style with compatible massing, form, and materials.

The three examples listed in the Heritage Impact Assessment are:

1. 7050 Old Mill Lane (Figure 1)
 - 1840s dwelling
 - broad, 1.5 storey massing
 - design is a blend of the founding style of Upper Canada, Georgian Revival, and an early Gothic Revival style as evident in the pointed gable and lancet window
2. 7070 Old Mill Lane (Figure 2)
 - 1860s dwelling
 - original form influenced by Georgian Revival
 - 2001 makeover is a modern interpretation that has elements of 20th century Arts and Crafts or Craftsman styling
3. 7076 Old Mill Lane (Figure 3)
 - modest, Gothic Revival style dwelling
 - circa 1880 addition to the older west side of Mill Street



Figure 1: 7050 Old Mill Lane



Figure 2: 7070 Old Mill Lane



Figure 3: 7076 Old Mill Lane

3.0 | Urban Design Guidelines for New Dwellings, Replacement Housing, and Additions Compatibility

In the Heritage Impact Statement for 7060 Old Mill Lane, Su Murdoch outlines recommended style, form and massing for a new dwelling. The recommendations are as follows:

"To maintain the 1840s to 1860s integrity of this streetscape, the choice of style of any new dwelling at No. 7060 is best rooted in Georgian Revival, Regency, and early Gothic Revival. Each of these styles has the characteristics of balance, symmetry, low profile roofs, and deep eaves, in one to two storey forms. Multi-paned double hung and/or casement style window sashes were standard. The focal point of the front façade is the door case, often with glazed and/or panelled sidelights and transom, side pilasters, moulded cornices. Verandahs or porticos were standard features. Roughcast plaster, horizontal clapboard, and monochromatic brick were common exterior finishes."

(Murdoch, 2017 p. 28-29)

Three photographic examples of potential design elements with short descriptions for the new dwelling are provided below. The design elements summarized are as listed in Section 2 (Design Guidelines) of the Urban Design Guidelines for New Dwellings, Replacement Housing, and Additions (City of Mississauga, 2018a).

A. Scale and Character

- House design to fit with scale and character of local area
- Repeat designs are discouraged
- New dwellings should fit with scale and character of site and context



Figures 4, 5, 6. Clockwise from top left: 7057 Pond Street, 7076 Old Mill Lane, 7070 Old Mill Lane

The above examples feature typical and compatible scale and character. 7057 Pond Street is a new dwelling (in-fill) built in 2003 using compatible scale form and materials. It is a 1.5 storey dwelling, and is set back from the roadway to maintain the open space character of the village. 7076 Old Mill Lane is a 1.5 storey dwelling, with appropriate setbacks and open space to the north of the house. 7070 Old Mill Lane is a 1.5 storey building with a slight setback to allow for open views.

B. Massing

- Preserve and enhance front, rear and side setbacks
- Massing should relate to adjacent lots
- New houses should not have detrimental impact on immediate neighbours



Figures 7, 8, 9. Clockwise from top left: 7053 Pond Street, 7091 Pond Street, 7050 Second Line West

The above massing examples show typical massing and built form representative of the open space character of Meadowvale Village. 7053 Pond Street is located on a corner lot and features significant open space to the south of the dwelling. 7091 Pond Street is a 1.5 storey dwelling, featuring a slight setback with mature trees and open space in the front of the lot. 7050 Second Line West has a more shallow setback, but still maintains an open space character through open green space to the north and south of the building.

C. Building Height

- Encourage buildings to be 1 to 2 storeys in height
- Design should de-emphasize height and include elements such as dormers and bay windows
- A single 2-storey wall, or other 2-storey design elements are to be avoided



Figures 10, 11, 12. Clockwise from top left: 7057 Pond Street, 7135 Pond Street, 7143 Pond Street

The above building height examples are all 1.5 to 2 storey new buildings that were designed with compatible scale and design features. Design elements such as bay windows and wall dormers, as well as open front porches act to de-emphasize the building height. The above examples are also comparable heights to their adjacent lots.

D. Materials

- Materials for new construction should be compatible with the existing community
- The following materials were identified in the Heritage Impact Assessment as being compatible with the Georgian Revival, Regency, and early Gothic Revival styles that characterize the village. Note, these examples are not meant to be prescriptive of the final building design:
 - Multi-paned double hung and/or casement style window sashes
 - Focal point at door case, including glazed or panelled sidelights and transom, side pilasters, and moulded cornices

- Verandahs or porticos
- Exterior finishes of roughcast plaster, horizontal clapboard, or monochromatic brick



Figures 13, 14, 15. Clockwise from top left: 7070 Old Mill Lane, 7076 Old Mill Lane, 7025 Pond Street

The above examples illustrate typical building materials and style that may be incorporated in the proposed new dwelling at 7060 Old Mill Lane. 7070 Old Mill Lane features a stucco / plaster over a stacked plank structure. 7076 Old Mill Lane features an enclosed verandah. 7025 Pond Street is clad in horizontal wood siding, and features an open porch. The porch was recreated, but was recreated in a style that is compatible with the existing house.

E. Grades

- Grading should be compatible with the finished grades of neighbouring properties
- Existing grades should be maintained if possible, especially adjacent to tree preservation areas



Figures 16, 17, 18. Clockwise from top left: 7050 Old Mill Lane (c.1976), Intersection of Old Mill Lane and Pond Street, rear yard of 7060 Old Mill Lane, 7070 Old Mill Lane.

The above examples show examples of typical grades in Meadowvale Village. The top left photo shows 7050 Old Mill Lane in 1976, with a gently sloping grade, mature trees and large open views. The photo of the intersection of Old Mill Lane and Pond Street, near 7060 Old Mill Lane, shows the open space character and gradual grades that characterize the area. 7070 Old Mill Lane show to the open front yard and rural character of the neighbourhood. The bottom right photo shows the current rear yard of 7060 Old Mill Lane, showing the gently sloping grade and sugar maple trees on the lot.

F. Garages

- Garages should be recessed or located in the rear of the property



Figures 19, 20, 21. Clockwise from top left: 1045 Old Derry Road, 7053 Pond Street (Original Drive Shed c. 1990), 7057 Pond Street.

The above dwellings feature detached and recessed garages that are typical of Meadowvale Village. The top right photo shows the original drive shed at 7053 Pond Street, which is located in the rear of the lot and incorporated into the existing landscape.

G. Driveways

- The amount of paved surfaces should be limited
- Paved surfaces should not result in additional parking spaces in front of a dwelling



Figures 22, 23, 24. Clockwise from top left: 7135 Pond Street, 7143 Pond Street, 1115 Willow Lane.

The above dwelling examples are all recent infill dwellings, but feature appropriate and in-character recessed garages and unobtrusive driveways that meet the width requirements of the heritage district.

H. Natural Environmental Preservations

- Existing trees and landscape features (stone walls, fences, hedgerows) should be preserved and protected



Figures 25, 26, 27. Clockwise from top left: 7057 Pond Street, 7040 Second Line West, 7050 Second Line West (addition).

The above new dwellings and additions illustrate successful tree and landscape feature preservation. Trees on the existing lot at 7057 Pond Street were preserved. A mature conifer tree and stone landscape feature were preserved at 7040 Second Line West. An addition at 7050 Second Line West was completed in a compatible style and did not adversely impact the natural environment.

4.0 | Figure Ground of the Neighbourhood

7060 Old Mill Lane is located within the Meadowvale Village Heritage Conservation District Boundary. The property abuts Meadowvale Conservation Area to the west (See Map 1, 2, and 3). There are 3 other dwellings on the west side of Old Mill Lane, each featuring large irregular lots. A one storey frame structure garage current exists on the property, which is used by Credit Valley Conservation (CVC) to house equipment, tools and supplies. The building is recessed deep onto the lot, and there is a large gravel area in front of the structure for CVC service vehicles. The rear of the garage has had previous disturbance associated with maintenance/staging for various CVC programs, including a rear access driveway and garage door with outdoor storage.



Figure 28: Rear yard of 7060 Old Mill Lane



**7060 Old Mill Lane - Urban Design Summary
4.0 | Figure Ground of the Neighbourhood**



0 100 200 Metres

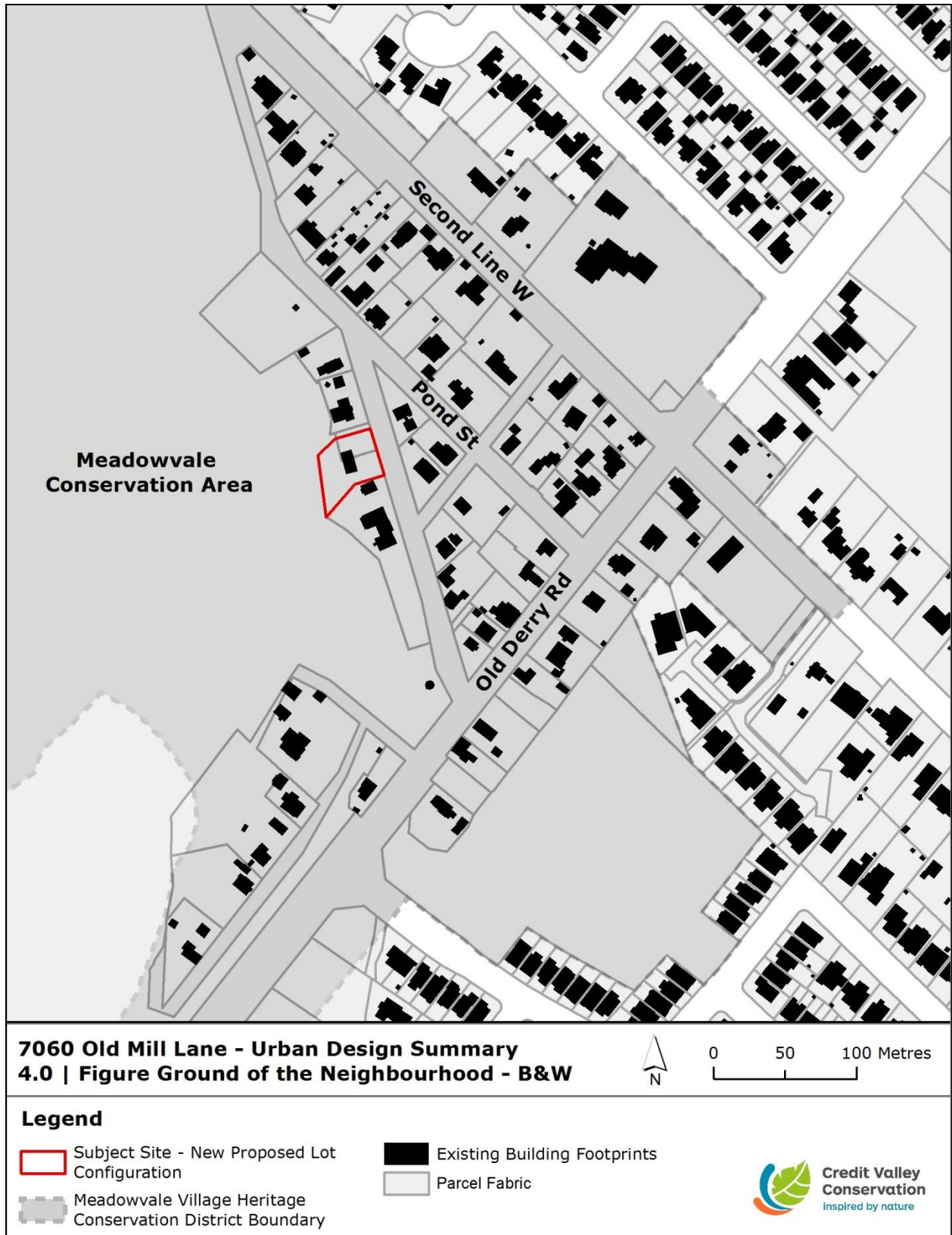
Legend

- Subject Site - New Proposed Lot Configuration
- Existing Building Footprints

- Meadowvale Village Heritage Conservation District Boundary
- Parcel Fabric



Map 1: Figure Ground of the Neighbourhood



Map 2: Figure Ground of the Neighbourhood Massing Model



Map 3: Figure Ground of the Neighbourhood - Detail

5.0 | Figure Ground Analysis of Adjacent Houses

A figure ground analysis of 3 adjacent houses was completed for the following properties:

- Building A: 7070 Old Mill Lane
- Building B: 7057 Pond Street
- Building C: 1033 Barberry Lane

An additional 5 properties were also summarized to provide greater neighbourhood context. There properties are:

- D: 7050 Old Mill Lane
- E: 1045 Barberry Lane
- F: 7076 Old Mill Lane
- G: 7053 Pond Street
- H: 7040 Second Line West

The results of the figure ground analysis are summarized below. Full analysis results are presented in Table 2 and Table 3.

5.1 | House Foot Print Areas

The house foot print areas of the adjacent houses range between 130 square metres and 400 square metres, with most dwellings in the range of 200 to 250 square metres. This represents between 10% and 30% of the total lot area, depending on the size of the lot.

The foot print area calculation represents a rough approximation of the first floor area, and is not the same as the Gross Floor Area (GFA). GFA as defined by the City of Mississauga is:

“the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the mid-point of common walls” (City of Mississauga, 2018).

Most heritage dwellings in the Meadowvale Heritage District are 1.5 storeys, which would imply that the GFA would be 400 to 500 square metres or greater if there is a furnished basement.

5.2 | Lot Open Areas

A review of adjacent properties show that open lot areas, excluding dwellings and accessory structures such as garages range between 600 to 2500 square metres. Open lot area accounts for 65% to 90% of the adjacent lots. Three adjacent lots are above 1500 square metres, allowing for ample open area on the lot.

5.3 | Building Depth and Width

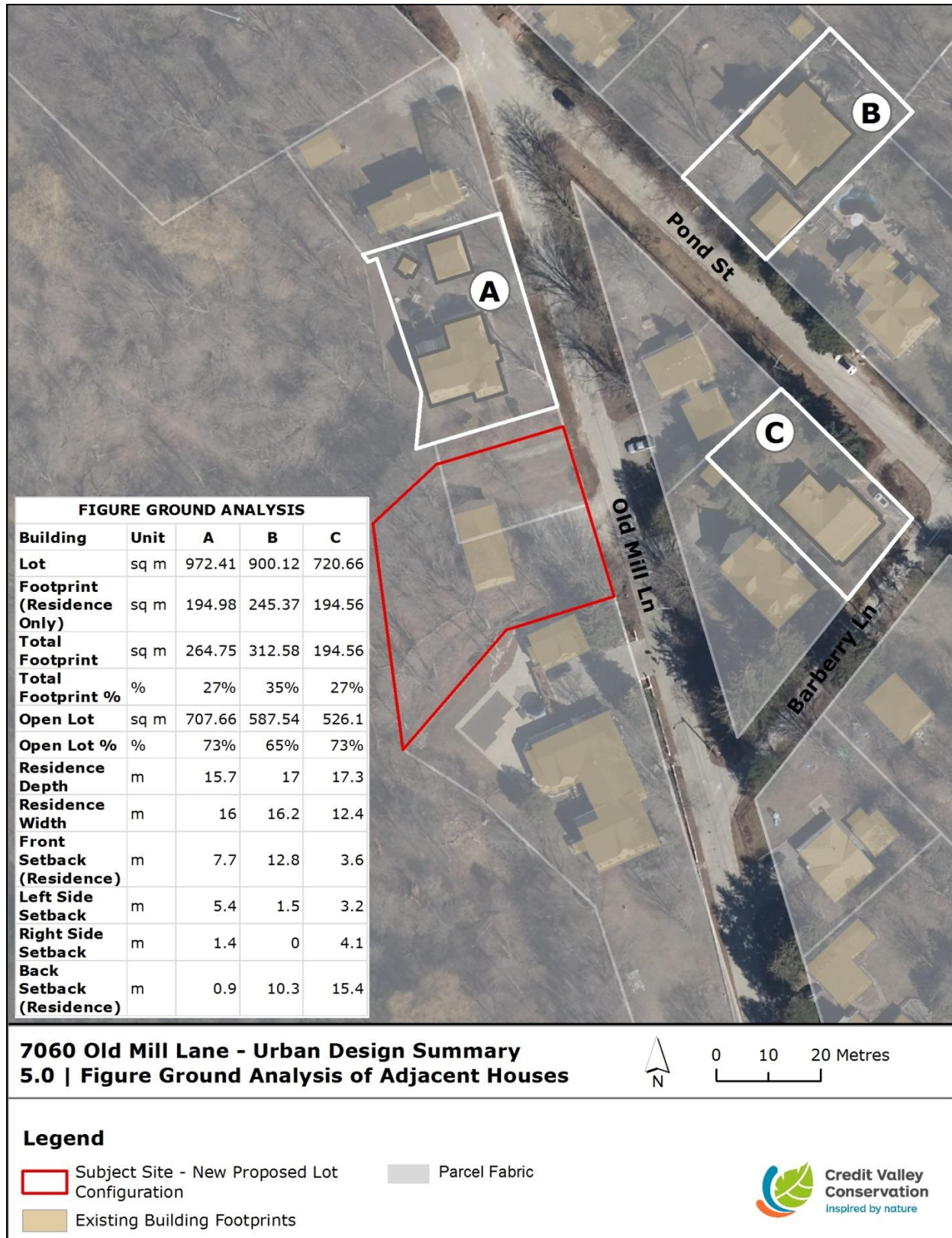
Building depths are around 18 metres, and building widths are variable depending on the lot configuration. Widths are typically around 16 metres, but some dwellings are very narrow (8 metres) or wide (24 metres).

5.4 | Setbacks Front, Rear, and Sides

The front, rear and side setbacks of adjacent properties are highly variable. Front setbacks from the lot line are typically between 4 and 7 metres.

Rear setbacks are highly variable; on larger lots, setbacks are up to 15 metres, but smaller lots can have very shallow setbacks (5 metres to less than 1 metre).

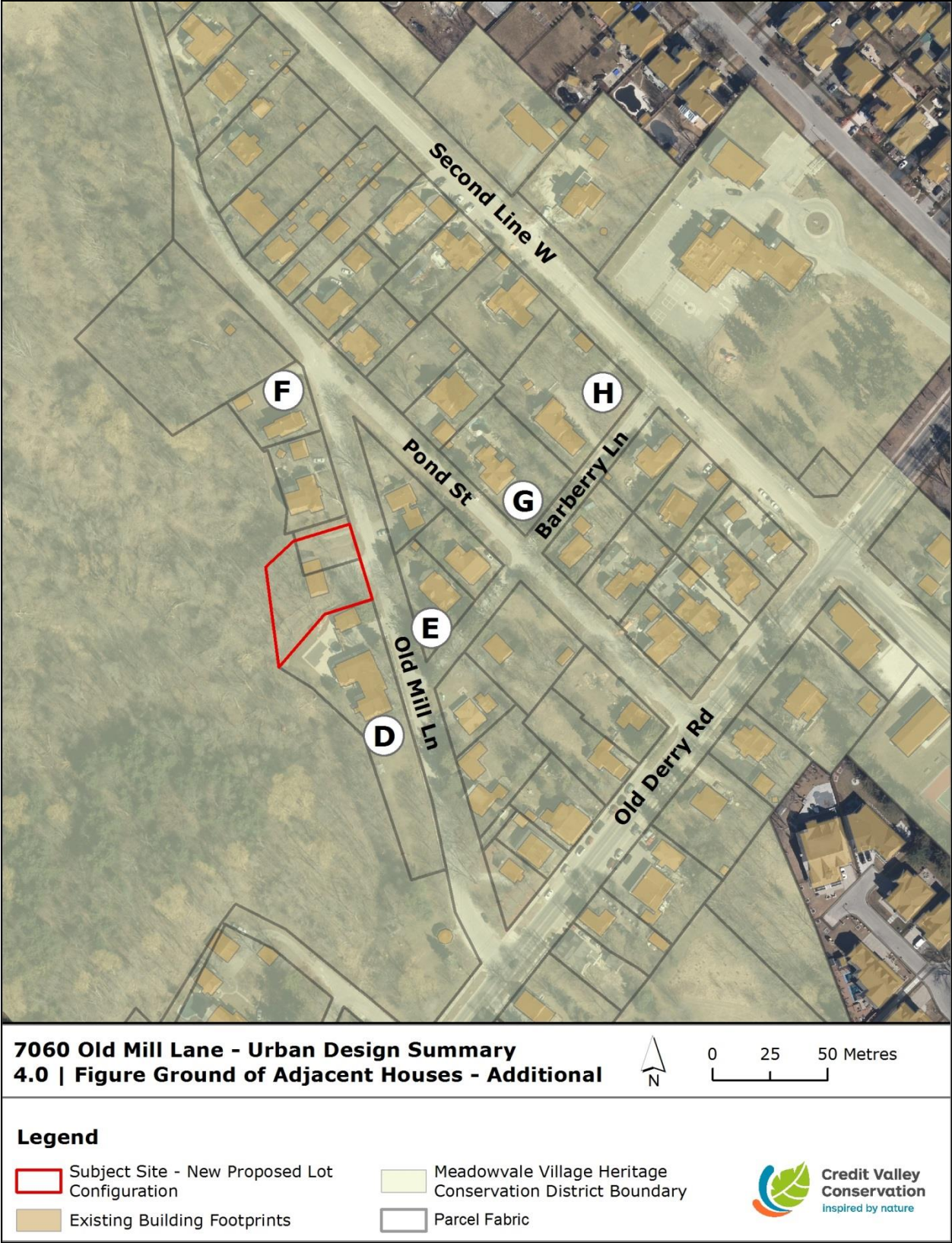
Side setbacks are also highly variable depending on the size of the lot. Some site setbacks are very large (over 20 metres). On smaller lots, side setbacks are very small, typically less than 5 metres, with some lots having minimal or negligible setbacks on either the left or right side.



Map 4: Figure Ground Analysis of Adjacent Houses – Buildings A - C

Table 2: Figure Ground Analysis of Adjacent Houses (See Map 4)

Address	Description and Heritage Features	Relative to Proposed Lot	Lot Area (sq m)	Open Lot Area (sq m)	Building Footprint (sq m)	Building Depth and Width (m)	Min. Setbacks (m)	Additional Structures (sq m)
Analysis of 3 Adjacent Houses								
Building A: 7070 Old Mill Lane	The Boathouse, c. 1860. Structure, size, shape, massing, form, stack plank construction. Slight setback with open views.	Directly north of proposed lot	972	708 (72.8%)	195 (20.1%)	16 w 15.7 d	Front (7.7) Right (1.4) Left (5.4) Rear (0.9)	57 (5.9%) 12 (1.2%)
Building B: 7057 Pond Street	New lot from Apple Tree Inn, c. 2003. Compatible scale, form and materials. Setback and open space.	One street east of proposed lot	900 <i>(1805 sq m including 7061 Pond)</i>	588 (65.3%)	245 (27.2%)	16.2 w 17 d	Front (12.8) Right (0) Left (1.5) Rear (10.3)	67 (10.8%)
Building C: 1033 Barberry Lane	1832 farmhouse relocated from Richmond Hill. Prior mid-century bungalow demolished in 1998. Typical of 1830 period, stucco finish, window pattern.	One street east of proposed lot	721	526 (73%)	195 (27%)	12.4 w 17.3 d	Front (3.6) Right (4.1) Left (3.2) Rear (15.4)	None



Map 5: Figure Ground of Adjacent Houses – Additional Buildings D - H

Table 3: Figure Ground Analysis of Additional Lots (See Map 5)

Address	Description and Heritage Features	Relative to Proposed Lot	Lot Area (sq m)	Open Lot Area (sq m)	Building Footprint (sq m)	Building Depth and Width (m)	Min. Setbacks (m)	Additional Structures (sq m)
Additional Adjacent Houses								
D: 7050 Old Mill Lane	Silverthorn House, c. 1844. Materials, style, shape, windows, form. Location on property and open vistas	Directly south of proposed lot	3098	2603 (84.0%)	405 (13.1%)	28 w 18 d	Front (4.6) Right (20.5) Left (71.5) Rear (5.5)	81 (2.6%)
E: 1045 Barberry Lane	Former "three corners" open space, c. 1992. Overall size and location is compatible	Directly to south east of proposed lot	886	696 (78.6%)	177 (20.0%)	16.5 w 11 d	Front (5.8) Right (5.6) Left (16.5) Rear (2.5)	13 (1.4%)
F: 7076 Old Mill Lane	Post Office c. 1880. Size, shape, form, massing, materials. Open space to north and clear view of side façade.	Two properties north of proposed lot	909	738 (81.2%)	131 (14.4%)	8 w 18 d	Front (5.4) Right (17.2) Left (2) Rear (5)	40 (4.4%)
G: 7053 Pond Street	Cheyne / Apple Tree Inn, c. 1858. Shape, form, style, materials, stacked plank construction. Open space to south.	One street east of proposed lot	1728	1511 (87.4%)	208 (12.0%)	19 w 14.5 d	Front (4) Right (20) Left (12) Rear (15)	9 (0.5%)
H: 7040 Second Line West	Former school, c. 1990. Location near original structure, cobble gates, open space to east and north, size, shape, form, materials in vernacular style	Two streets east of proposed lot	2373	2067 (87.1%)	249 (10.5%)	24 w 13 d	Front (28.8) Right (22) Left (5.5) Rear (4.8)	45 (1.9%) 12 (0.5%)

6.0 | Figure Grounds of Potential Buildings on 7060 Old Mill Lane

Three potential site layouts of new dwellings at 7060 Old Mill Lane are presented below. These site layouts are conceptual only and meant to illustrate how potential development may be compatible with new dwelling guidelines and the Heritage Conservation District Plan.

6.1 | Site Layout

To create the potential site layouts, the building footprints of 7070 Old Mill Lane, 7057 Pond Street, and 1033 Barberry Lane were placed on the site (Maps 6, 7, and 8). A modest garage of 41 square metres was also sited on the. The proposed layouts show the dwelling and garage within a 450 square metre development envelope. The development envelope has been modified (i.e. reduced from original submission) to accommodate the retention of a mature sugar maple tree at the rear of the lot. All proposed grading and landscape work would be constrained within the development envelope.

6.2 | Maximum Footprint

According to R1-32 zoning maximum GFA is 160 square meters plus 0.10 times the lot area or 316.9 square meters. Additionally, the maximum floor area of a separate accessory garage structure would be 50 square metres.

In comparison to adjacent dwellings, a gross floor area of 316.9 square metres is very restrictive when accounting for a finished basement and second building storey. To meet these restrictions, a new 1.5 storey dwelling would be confined to a 200 square metre footprint with a minimal basement area.

6.3 | Open Areas

The total adjusted lot area of 7060 Old Mill Lane is 1570 square metres. Open areas (excluding dwelling and garage footprint) are between 1330 square metres and 1300 square metres in the proposed layout. This accounts for 83% to 85% of the total lot area, which is representative of the adjacent lots.

6.4 | Setbacks

The dwelling is setback 9 metres from the front lot line, and at least 15m from the rear lot line. Additionally the dwelling is set back at a minimum of 7.5 metres from the side lot line. The potential garage would have a setback of less than 7.5 metres; however, it is typical of almost all adjacent properties to have a reduced setback for accessory structures. The garage would have a footprint under 50 metres square, and would not extend beyond the front wall of the building, allowing for open views onto the property from either side.



7060 Old Mill Lane - Urban Design Summary
6.0 | Figure Ground of Potential Buildings - Option 1



0 5 10 Metres

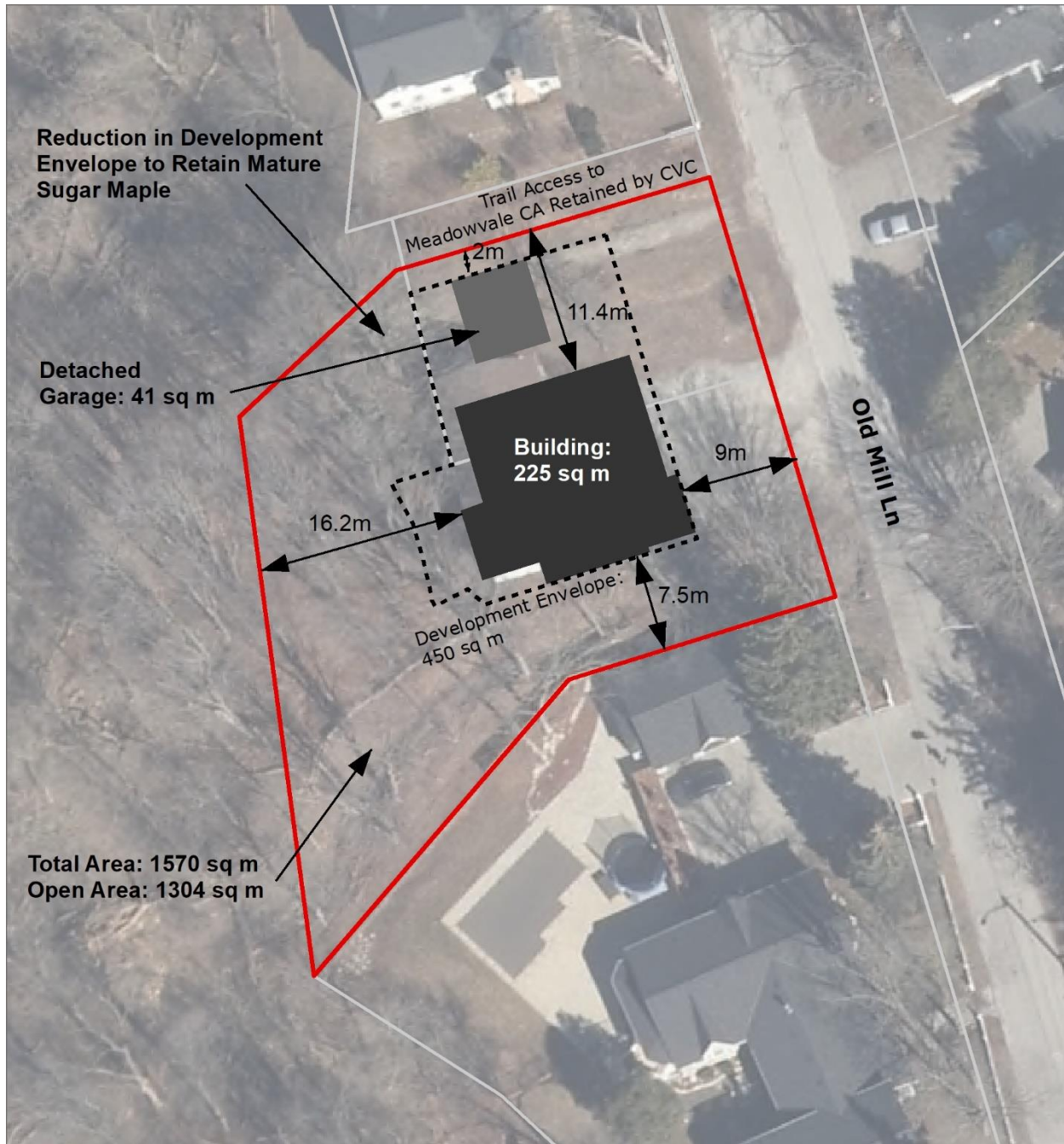
Date Revised: June 2019

- Subject Site - New Proposed Lot Configuration
- Development Envelope

Parcel Fabric



Map 6: Figure Ground Option 1 (Footprint of Building A: 7070 Old Mill Lane)



7060 Old Mill Lane - Urban Design Summary
6.0 | Figure Ground of Potential Buildings - Option 2



0 5 10 Metres

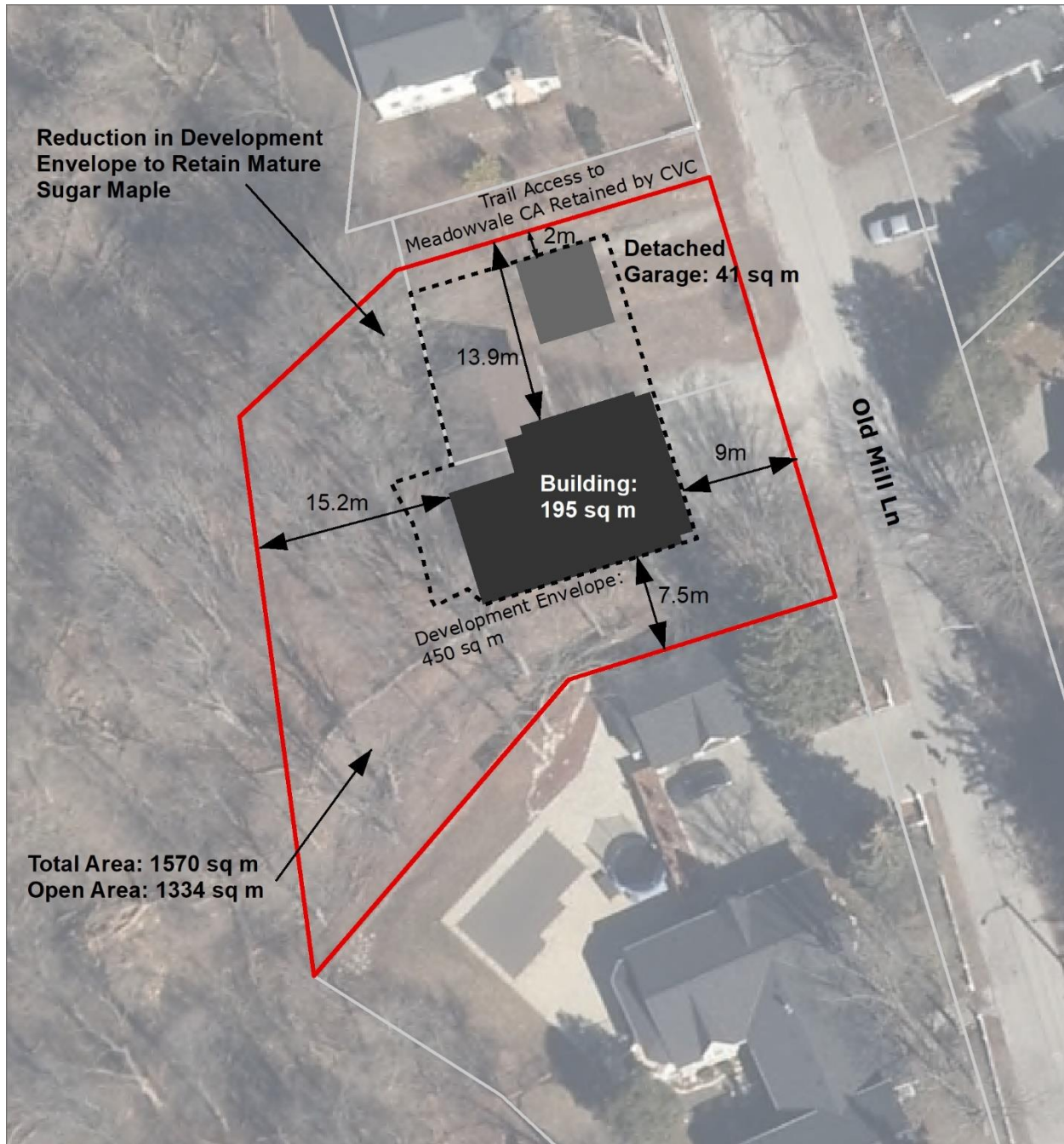
Date Revised: June 2019

Subject Site - New Proposed Lot Configuration
 Development Envelope

Parcel Fabric



Map 7: Figure Ground Option 2 (Footprint of Building B: 7057 Pond Street)



7060 Old Mill Lane - Urban Design Summary
6.0 | Figure Ground of Potential Buildings - Option 3



0 5 10 Metres

Legend

- Subject Site - New Proposed Lot Configuration
- Development Envelope

Parcel Fabric

Date Revised: June 2019



Map 8: Figure Ground Option 3 (Footprint of Building C: 1033 Barberry Lane)

7.0 | Recommendations

This report presents the following recommendations for compliance with the Meadowvale Village HCD, and Replacement housing Urban Design Guidelines:

- A potential new dwelling will have a minimum front setback of 9 metres, rear setback of 15 metres, and side yard setback of 7.5 metres.
- A potential new dwelling will have a GFA of 316.9 square metres.
- A potential new dwelling will be designed in the 1840 to 1860 architectural style traditions of Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival, and will feature style, form, and material that are compatible with other buildings in Meadowvale Village as outlined in Section 3 of this report.
- A potential garage will have a total footprint of less than 50 square metres and will be sited appropriately to maintain open views of the lot, and to reduce impact on large diameter maple trees in the rear of the lot.
- All development will be within the 450 square metre development envelope, and existing large diameter trees and heritage landscape features will be preserved.

References

- City of Mississauga (2014a). Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions
- City of Mississauga (2014b). Meadowvale Village Heritage Conservation District Plan, 2014.
- City of Mississauga (2014c). Property Inventory, Schedule B.1
- City of Mississauga (2014d). Cultural Heritage Assessment of Meadowvale Village and Area, Schedule B.2
- City of Mississauga (2018). Definition: Gross Floor Area.
<http://www.mississauga.ca/portal/pb/grossfloorarea>
- Su Murdoch (2017). Heritage Impact Assessment: 7060 Old Mill Lane, City of Mississauga.

APPENDIX H: ENDNOTES

¹ In July 1845, Beatty sold 120 acres to William Neelands for £500.

² The MHCD history also notes that Crawford was not the only settler interested in milling at Meadowvale: “In 1836, John Simpson arrived in southern Ontario from Yorkshire, England and bought 300 acres of land on what is now the south side of Old Derry Road from Second Line West to Creditview Road. In 1837, Simpson succeeded in damming the Credit River sufficiently to operate Meadowvale’s first commercial saw mill. Simpson built it on Lot 10, Concession 3, all of which Simpson owned. . . . Simpson also operated a carding mill on his property at about the same time. There is no mention of this carding mill in any source after 1840, so it appears he ceased operations to focus on the saw mill. . . .”

³ The 1877 atlas gives 1831 as the date Crawford built his sawmill.

⁴ In 1832, William Gooderham co-founded with his brother-in-law James Worts, the Gooderham & Worts milling business along the Don River in Toronto. James committed suicide in 1834, leaving William as the sole proprietor. James’ son, James Gooderham Worts, joined as a partner in 1845. In 1859, the company founded a large distillery on Toronto’s waterfront.