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## Heritage Advisory Committee

**Date**

2018/06/05

**Time**

9:30 AM

**Location**

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

**Members**

Councillor George Carlson, Ward 11 (Chair)  
Rick Mateljan, Citizen Member (Vice-Chair)  
Councillor Carolyn Parrish, Ward 5  
Michael Battaglia, Citizen Member  
Elizabeth Bjarnason, Citizen Member  
Robert Cutmore, Citizen Member  
Lindsay Graves, Citizen Member  
James Holmes, Citizen Member  
Cameron McCuaig, Citizen Member  
Melissa Stolarz, Citizen Member  
Matthew N. Wilkinson, Citizen Member

**Contact**

Mumtaz Alikhan, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5425  
[mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

**NOTE:** To support corporate waste reduction efforts the large  
appendices in this agenda can be viewed at:  
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

**Find it Online**

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

- 
1. CALL TO ORDER
  2. APPROVAL OF AGENDA
  3. DECLARATION OF CONFLICT OF INTEREST
  4. MINUTES OF PREVIOUS MEETING
    - 4.1. Heritage Advisory Committee Minutes - May 8, 2018
  5. DEPUTATIONS – Nil.
  6. PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)  
Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:
    1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
    2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
    3. The total speaking time shall be five (5) minutes maximum per speaker.
  7. MATTERS TO BE CONSIDERED
    - 7.1. Request to Alter a Heritage Designated Property: 223 Queen Street South (Ward 11)
    - 7.2. Rezoning 1141 Clarkson Road North (Heritage Listed Property) Ward 2
    - 7.3. New Construction on Listed Property: 2208 Doulton Drive
  8. SUBCOMMITTEE UPDATES
    - 8.1. Heritage Designation Sub-Committee
    - 8.2. Public Awareness Sub-Committee
  9. INFORMATION ITEMS
  10. OTHER BUSINESS
  11. DATE OF NEXT MEETING – July 10, 2018
  12. ADJOURNMENT

City of Mississauga  
**Minutes**



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## Heritage Advisory Committee

### Date

2018/05/08

### Time

9:30 AM

### Location

Civic Centre, Council Chamber,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

### Members Present

Councillor George Carlson, Ward 11 **(Chair)**  
Rick Mateljan, Citizen Member **(Vice-Chair)**  
Councillor Carolyn Parrish, Ward 5  
Michael Battaglia, Citizen Member  
Elizabeth Bjarnason, Citizen Member  
Robert Cutmore, Citizen Member  
Lindsay Graves, Citizen Member  
James Holmes, Citizen Member  
Cameron McCuaig, Citizen Member  
Melissa Stolarz, Citizen Member

### Members Absent

Matthew N. Wilkinson, Citizen Member

### Staff Present

Paul Damaso, Director, Culture Division  
Joe Muller, Supervisor, Heritage Planning  
Paula Wubbenhorst, Heritage Planner, Culture Division  
Irena Jurakic, Heritage Analyst  
Mumtaz Alikhan, Legislative Coordinator

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<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. CALL TO ORDER – 9:34 am

2. APPROVAL OF AGENDA

The Chair suggested that Item 7.6 be considered first on today's Agenda. The Agenda was approved as amended.

**APPROVED** (R. Cutmore)

3. DECLARATION OF CONFLICT OF INTEREST – Nil.

4. MINUTES OF PREVIOUS MEETING

4.1. Heritage Advisory Committee Minutes dated April 10, 2018

**APPROVED** (R. Mateljan)

The Agenda was amended as follows:

7.6. Alterations to a Property adjacent to the Meadowvale Village Heritage Conservation District: 6985 Second Line West (Ward 11)

Michelle Charkow, Goldberg Group, and Alex Temporale, Heritage Architect, ATA Architects Inc., spoke to the revised plans that were acceptable to the Meadowvale Village Heritage Conservation District Advisory Sub-Committee (MVHCD).

Mr. Temporale said that the revised designs are more compatible with the neighbourhood in the heritage district.

The Chair congratulated Ms. Charkow and Mr. Temporale on their efforts to speedily resolve the concerns of the Meadowvale Village Heritage Conservation District residents.

Jim Holmes, on behalf of the residents, expressed appreciation to Ms. Charkow and Mr. Temporale for helping to achieve a workable solution. He spoke to the letter dated May 7, 2018 distributed to the Committee regarding MVHCD's support as well as requests for trees to be planted along the frontage to replace existing ones that will be removed, and that no iron fences be permitted along the front of either property now or in the future.

#### **RECOMMENDATION**

HAC-0057-2018

1. That the presentation from Michelle Charkow, Goldberg Group, and Alex



Temporale, Heritage Architect, ATA Architects Inc., to the Heritage Advisory Committee dated May 8, 2018, be received for information.

2. That the letter dated May 7, 2018 from the Meadowvale Village Heritage Conservation District Advisory Sub-Committee be received.
3. That the Memorandum dated April 30, 2018 from Paul Damaso, Director, Culture Division, entitled *Alterations to a Property adjacent to the Meadowvale Village Heritage Conservation District: 6985 Second Line West (Ward 11)*, be received for information.

**RECEIVED** (J. Holmes)

## 5. DEPUTATIONS

- 5.1. Item 7.1 - Old Port Credit Heritage Conservation District (OPCHCD) - Peter Stewart, George Robb Architect, and Nick Bogaert, MHBC

Peter Stewart, George Robb Architect and Nick Bogaert, MHBC, provided an overview of the completed update of the Old Port Heritage Conservation District Plan. They spoke to the project background, reviewed the key updates to the Plan including the revised Heritage Conservation District (HCD) boundary, the inventory of properties within the HCD contributing to the character of the neighbourhood, and a recommendation that an Advisory Sub-Committee of the Heritage Advisory Committee, similar to the MVHCD Advisory Sub-Committee be struck.

In response to members of the Committee's queries, Messrs. Stewart and Bogaert advised that elements of the MVHCD Plan were incorporated, however, the OPCHCD is different and much larger. The Committee agreed that there be a representative on the Heritage Advisory Committee from the proposed Sub-Committee as is the case currently with the Meadowvale Village HCD. Mr. Stewart also spoke to the properties adjacent to the proposed HCD boundary noting that the guidelines cannot directly influence those properties.

Joe Muller, Supervisor, Heritage Planning, spoke to the updates in 2005 of the *Ontario Heritage Act* which strengthened HCD guidelines and policies as well as broadened regulations to allow definition of landscapes and the categories of properties in an HCD. He said the updated inventory has more details on the description incorporating not only contributing structures but also the architecture and style, and how property owners could expand in a way that is sympathetic to the HCD. Mr. Muller said that the HCD Plan attached to the By-law will strengthen the policy on scale and massing so there will be more control as part of applications for any additions or new build.

The following persons addressed the Committee noting support for the Plan in general but that an advisory sub-committee be established before Council breaks for elections; that it is important to maintain scale and massing to lot sizes; that lots are not severed; that the properties in Old Port Credit are a different mix and it is important that there is flexibility in the guidelines to allow for expansion to accommodate families moving into the area; include streetscapes in the Plan and revive some of them to return to the 1960's characteristics; that streets be protected from traffic from new development; that the HCD by-law supersedes the Local Area Plan; concerns with respect to developments adjacent to the HCD boundary:

Tryna Christie;  
Chris Dohn;  
Sarah Reid;  
Antoine Musiol;  
Jack King;  
Dorothy Tomiuk

Mr. Muller responded that the streets within the HCD will be included and that the importance of not widening them for future developments is the optimal plan and this concern will be conveyed to the developers as part of the planning process.

Councillor Carlson noted that the Zoning By-law would supersede the HCD By-law.

Councillor Carlson thanked the residents for their input.

At this point, the Committee considered Item 7.1.

7.1. Old Port Credit Village Heritage Conservation District Plan Review (Ward 1)

**RECOMMENDATION**

HAC-0052-2018

1. That the presentation to the Heritage Advisory Committee on May 8, 2018, by Peter Stewart, George Robb Architect and Nick Bogaert, MHBC, be received.
2. That six oral submissions be received.
3. That the Heritage Advisory Committee endorses a by-law to be enacted for the Old Port Credit Village Heritage Conservation District Plan Update, and repeal of by-laws 0272-2004 and 0273-2004 as outlined in the Corporate Report dated April 12, 2018, from the Commissioner of Community Services.

**APPROVED** (R. Cutmore)

6. PUBLIC QUESTION PERIOD – Nil.

## 7. MATTERS TO BE CONSIDERED

7.2. Request to Alter a Heritage Designated Property: 1020 Old Derry Road (Ward 11)**RECOMMENDATION**

HAC-0053-2018

That the request to alter the fence at the heritage designated property at 1020 Old Derry Road as per the Corporate Report from the Commissioner of Community Services dated April 4th, 2018, be approved.

**APPROVED** (J. Holmes)7.3. Request to Alter a Heritage Designated Property: 295 Queen Street South (Ward 11)**RECOMMENDATION**

HAC-0054-2018

That the request to restore three bell tower windows at the heritage designated property at 295 Queen Street South, as per the Corporate Report from the Commissioner of Community Services dated April 11, 2018, be approved.

**APPROVED** (M. Stolarz)7.4. 2018 Designated Heritage Property Grants**RECOMMENDATION**

HAC-0055-2018

That the Heritage Property Grant Program requests as outlined in the corporate report dated April 11, 2018, from the Commissioner of Community Services entitled "2018 Designated Heritage Property Grants", be approved.

**APPROVED** (L. Graves)7.5. New Construction on Listed Property: 1785 Inner Circle (Ward 8)**RECOMMENDATION**

HAC-0056-2018

That the Memorandum dated April 18, 2018 from Paul Damaso, Director, Culture Division, entitled *New Construction on Listed Property: 1785 Inner Circle (Ward 8)*, be received for information.

**RECEIVED** (M. Battaglia)7.7. 29 Port Street West (Ward 11)

R. Cutmore expressed concern that the Owner of the property had not mentioned a

garage and asked if the original HAC approval could be reversed. Ms. Wubbenhorst advised that the original approval just pertained to the roof of the main house and the conditions were met. She said that this matter is before the Committee to provide clarity on the course of events.

### **RECOMMENDATION**

HAC-0058-2018

That the Memorandum dated April 11, 2018 from Paul Damaso, Director, Culture Division, regarding a review of the Heritage Advisory Committee Recommendation dated June 13, 2017, which was subsequently adopted by Council on July 5, 2017, with respect to a request to alter a Heritage Designated Property located at 29 Port Street West (Ward 1), be received for information.

**RECEIVED** (C. McCuaig)

#### 8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee – Nil.

8.2. Public Awareness Sub-Committee – Nil.

#### 9. INFORMATION ITEMS – Nil.

#### 10. OTHER BUSINESS

Mr. Mateljan noted that he had missed the April meeting of the Committee and expressed interest in attending the 2018 Ontario Heritage Conference in Sault Saint Marie. The Committee agreed to his request.

### **RECOMMENDATION**

HAC-0059-2018

That Rick Mateljan, Citizen Member, be authorized to attend the 2018 Ontario Heritage Conference in Sault Saint Marie from June 7 to 9, 2018, at an approximate cost of \$1225 (covering approximately \$300 for registration fees, approximately \$300 for travel costs, approximately \$400 for accommodation, and \$225 per diem costs (\$75 per day). (HAC-0059-2018)

**APPROVED** (Councillor C. Parrish)

11. DATE OF NEXT MEETING - June 5, 2018

12. ADJOURNMENT – 11:05 am

City of Mississauga  
**Corporate Report**



Date: 2018/05/10

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of  
 Community Services

Originator's files:

Meeting date:  
 2018/06/05

## Subject

**Request to Alter a Heritage Designated Property: 223 Queen Street South (Ward 11)**

## Recommendation

That the City approve the rebuilding, i.e. replication, of two of the chimneys at the heritage designated property at 223 Queen Street South, as per the Corporate Report dated May 10, 2018, from the Commissioner of Community Services.

## Background

The Robinson-Bray House, the subject property, is designated under Part IV of the Ontario Heritage Act. Section 33 of the Act requires permission from Council in order to make alterations to property designated under Part IV of the Act.

## Comments

The owner of the subject property has submitted an application to rebuild two of the three chimneys. Images and the proposal, including an engineer condition assessment, are attached as Appendices 1 and 2 respectively. The chimney bricks would be removed and replaced "matching the same types of bricks and design." Chimney one (marked in attached photos) requires tearing down and replication to roof level while only the top nine courses of chimney two requires this treatment. Concrete caps and rain caps would also be installed on both chimneys.

As per Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, it is recommended to replace in kind roof elements that are too deteriorated to repair "using the physical evidence as a model to reproduce the element." As such, the proposal should be approved as long as the work is "like for like," i.e. same material, same design.

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## Financial Impact

There is no financial impact.

## Conclusion

The owner of the property has applied for a heritage permit to rebuild deteriorating parts of two chimneys at the subject property in a “like for like” fashion. The proposal adheres to Parks Canada’s Standards and Guidelines and should be approved.

## Attachments

Appendix 1: Images

Appendix 2: Proposal, including Engineer Condition Assessment



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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Paula Wubbenhorst, Heritage Planner

# 1985-1990 Restoration<sup>1</sup> to Original Design<sup>3</sup>



7.1 - 4





# Historic Property Images



7.1 - 6





## A black and white photograph showing a wide, multi-tiered stone staircase. The steps are made of large, roughly-hewn stones. On either side of the stairs are low stone walls or retaining walls, also constructed from similar rough stones. At the top of the stairs, there is a building with a visible window featuring multiple small panes. The overall scene suggests a traditional or rustic architectural style.

- Stone, Bricks, Concrete Blocks, Flagstone, Interlocks
- Walls, Retaining Walls, Veneers, Piers
- Chimneys, Fireplaces
- Walkways, Patio, Steps, Driveways

Description		Amount
<p>-Tearing down the deteriorating chimney down to the roof, and rebuilding it by matching the same types of bricks, design, and same height as the previous one. On top of the chimney, a concrete cap will be installed. A chimney liner will be inserted and attached down to the boiler. Over the other flue tile, a rain cap will be installed.</p> <p>-At another chimney, there is a crack and nine courses of bricks are deteriorating. This part needs to be teared down and rebuilt, with the same types of bricks and same height. On top of the chimney, a concrete cap will be installed. Over the flue tiles, rain caps will be installed.</p>		<p>\$7,300.00</p> <p>\$4,500.00</p>
	Subtotal	\$11,800.00
	HST	\$1,534.00
	<b>TOTAL</b>	<b>\$13,334.00</b>
Make payable to <b>NI MASONRY INC.</b>		
Nedjat Imeri		

Make payable to NI MASONRY INC.

**Nedjat Imeri**  
4272 Gayling Gardens  
Mississauga, ON L5L 1Z9  
**Tel:** 416-801-3245  
**Email:** ynexh@yahoo.com

**Business No:** 82285 8536 RT0001



Joseph Wassef P.Eng  
2386 Millstone Dr., Oakville, L6M 0K6  
T: (647) 405-9917

### **Engineering condition assessment Report**

I was approached by Mr. Lorenzo Cacciaccaro, as the owner of the premise 223 Queen St. South, Mississauga Ontario L5M 1L6, to conduct engineering condition assessment for the chimneys of this premise, and to choose a contractor offer providing restoration and repairs.

Based on my inspection on April, 13<sup>th</sup>, 2018, I recommend the following (refer to below appendix):

- Chimney #1, facing east: Tearing down the deteriorated chimney bricks to the level of the roof, and rebuilding it using the same type of bricks and same height as before
- Chimney #2, facing south: Tearing down the top nine courses of cracked bricks, and rebuilding them using the same type of bricks and same height as before
- Chimney #3, facing east: does not require repairs

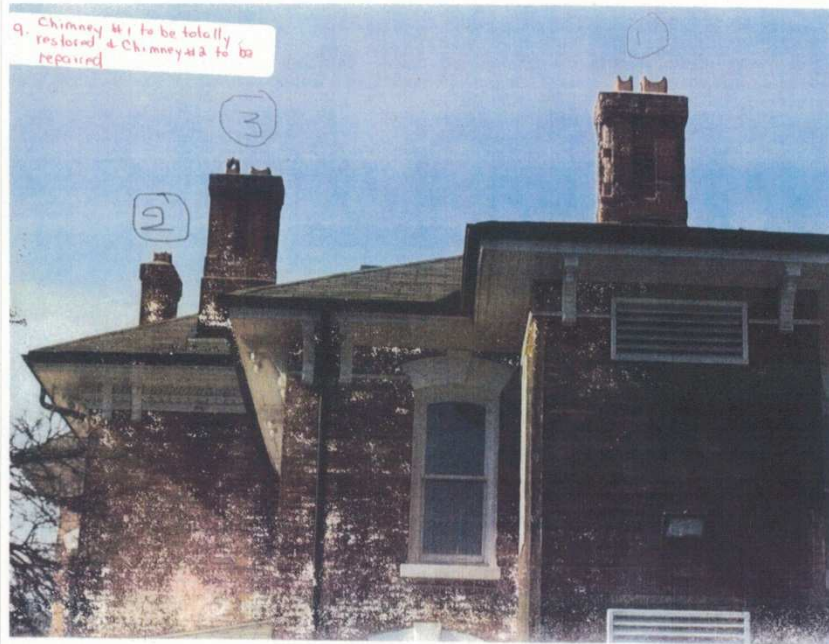
Based on verifying the available offers, "NI MASONRY INC." was the selected contractor for doing the above proposed work.

All proposed work must comply with all applicable building codes including but not limited to Ontario Building Code, Div. B, 9.21, "Masonry and Concrete Chimneys and Flues"

Please do not hesitate to contact me at 647-405-9917 if you have any questions.

Regards,  
Ashraf Michail, P.Eng





Appendix

City of Mississauga  
**Memorandum**



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Date: 2018/05/01  
To: Chair and Members of Heritage Advisory Committee  
From: Paul Damaso, Director, Culture Division  
Meeting Date: 2018/06/05  
Subject: Rezoning 1141 Clarkson Road North (Heritage Listed Property) Ward 2

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This memorandum and its attachment are presented for HAC's information.

The subject property is registered under Section 27 of the Ontario Heritage Act. The owner has applied to rezone the property for commercial and office uses under OZ 16/01. As per section 7.4.1.10 of the Mississauga Official Plan: "Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment (HIA) prepared to the satisfaction of the City and other appropriate authorities having jurisdiction."

As per the attached HIA by ASI Archaeological & Cultural Heritage Services, "no alterations are proposed for the heritage building." The report is attached for your reference.

## **Attachments**

Appendix 1: Heritage Impact Assessment 1141 Clarkson Road North Mississauga ON

A handwritten signature in black ink, appearing to read 'Paul Damaso', written over a horizontal line.

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Paul Damaso, Director, Culture Division

Prepared by: P. Wubbenhorst, Heritage Planner

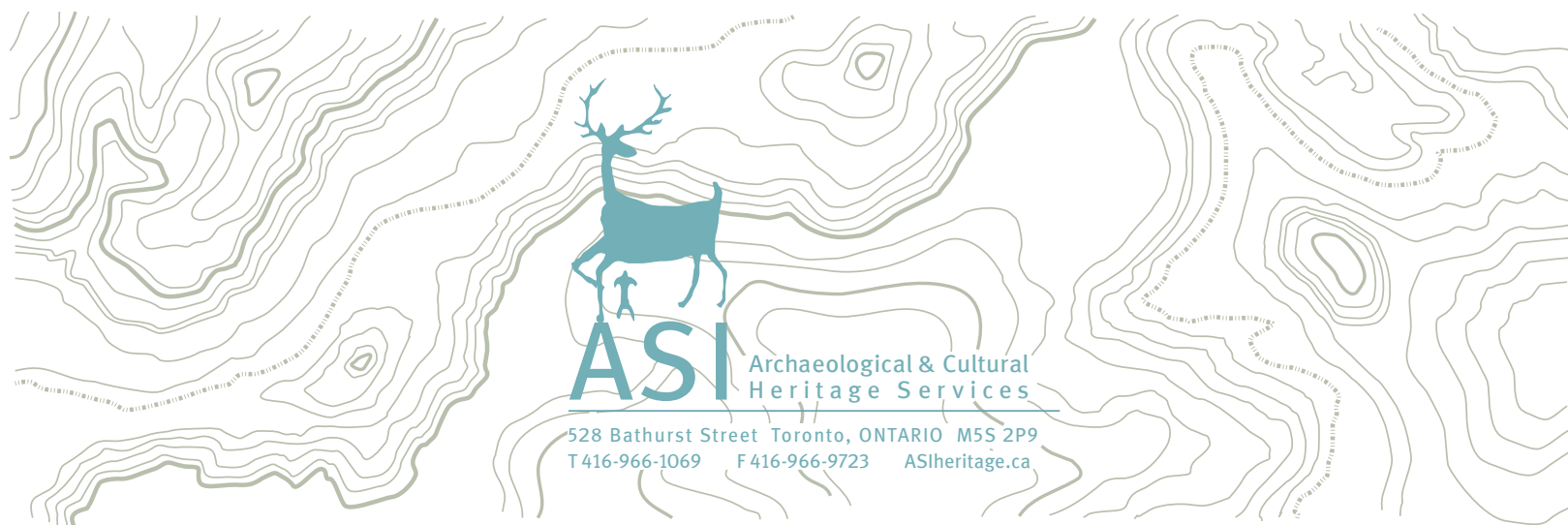
## HERITAGE IMPACT ASSESSMENT

**1141 CLARKSON ROAD NORTH  
MISSISSAUGA ON**

Prepared for:  
**GSAI**  
200 – 10 Kingsbridge Garden Circle  
Mississauga, ON L5R 3K6

ASI File: 17CH-060

June 2017



## HERITAGE IMPACT ASSESSMENT

**1141 CLARKSON ROAD NORTH  
MISSISSAUGA, ON**

### EXECUTIVE SUMMARY

ASI was contracted by GSAI to prepare a Heritage Impact Assessment (HIA) of the property at 1141 Clarkson Road North, in the City of Mississauga, Ontario. This HIA is structured to review the impact of the proposed development at 1137 Clarkson Road North on the adjacent building at 1141 Clarkson Road North, which is Listed on the City of Mississauga's Heritage Register. This HIA also provides an evaluation of the cultural heritage value of 1141 Clarkson Road North as determined by the criteria set in Ontario Regulation 9/06.

The proposed planning application involves the construction of two residential buildings on the adjacent vacant lot at 1137 Clarkson Road North and for an application to revise the City of Mississauga Official Plan and zoning to permit the addition of commercial and office uses within the listed building at 1141 Clarkson Road North. No alterations are proposed for the heritage building.

Based on the results of archival research, a field review and heritage evaluation, the property at 1141 Clarkson Road North was determined to contain cultural heritage value for historical and contextual reasons following application of Ontario Regulation 9/06 of the *Ontario Heritage Act*. The proposed adjacent development will have no impact on the cultural heritage value of the heritage property.



## PROJECT PERSONNEL

<i>Senior Project Manager:</i>	Annie Veilleux, MA, CAHP Cultural Heritage Specialist Manager, Cultural Heritage Division
<i>Cultural Heritage Specialist:</i>	James Neilson, MES Cultural Heritage Specialist
<i>Project Administrator</i>	Carol Bella, Hon. BA Research Archaeologist and Administrative Assistant
<i>Historical Research:</i>	James Neilson
<i>Field Review</i>	James Neilson
<i>Report Preparation:</i>	James Neilson
<i>Graphics Preparation:</i>	Blake Williams, MLitt Staff Archaeologist and Geomatics Specialist
<i>Report Reviewer:</i>	Annie Veilleux

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## 1.0 INTRODUCTION

ASI was contracted by GSAI to prepare a Heritage Impact Assessment (HIA) of the property at 1141 Clarkson Road North, on Part Lot 28, Concession 2 South of Dundas Street in the City of Mississauga, Ontario. This HIA is part of the proposed undertaking to construct two residential buildings on an adjacent vacant lot at 1137 Clarkson Road North and for an application to revise the City of Mississauga Official Plan and zoning to permit the addition of commercial and office uses within the listed building at 1141 Clarkson Road North. No alterations are proposed for the heritage building.

The subject property at 1141 Clarkson Road North is located on the northeast side of Clarkson Road North, northwest of Lakeshore Road West, and contains the Clarkson-Paisley House, a 1860s residential building that was altered and has had two phases of additions in 1936 and between 1936 and 1954 (Figure 1). The property has had both residential and commercial uses and at the time of the field review the structure was being used for residential purposes. The building is listed on the City of Mississauga's Heritage Register (see Appendix B). The adjacent property at 1137 Clarkson Road North is a vacant lot.

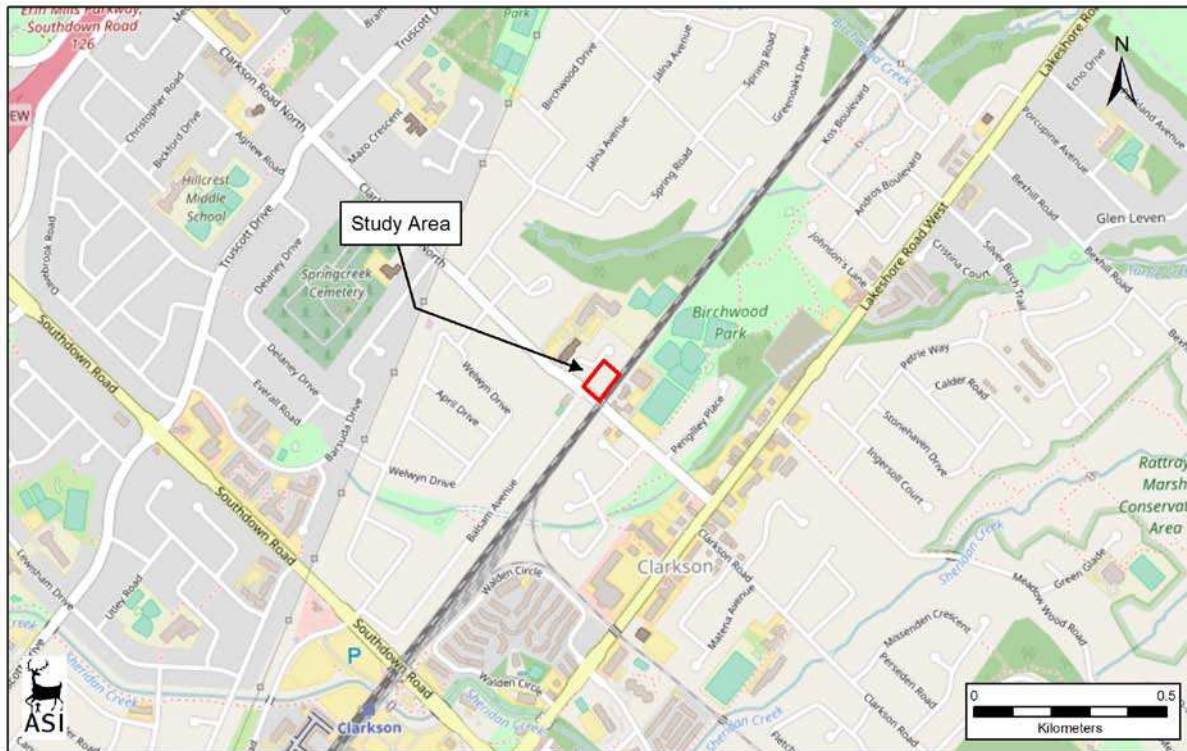


Figure 1: Location map of 1141 Clarkson Road North (Base Map: Open Street Maps)

The research, analysis, and site visit was conducted by James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports' *Ontario Heritage Toolkit* (2006), the City of Mississauga Terms of Reference for Heritage Impact Assessments (2014) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area.



This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance;
- assessment of impacts of the proposed undertaking;

### 1.1 Location and Study Area Description

The study area is bounded by a Clarkson Road North to the southwest, the Lakeshore West Rail Line to the southeast, Oak Tree Park to the northwest, and a residential subdivision at Hollow Oak Terrace to the northeast. The property at 1141 Clarkson Road North is listed on the City of Mississauga's Heritage Register (see Appendix B). The subject property consists of a two-storey residential structure.. The property is accessed from Clarkson Road North by a driveway extending from the road to behind the building (Figure 2).

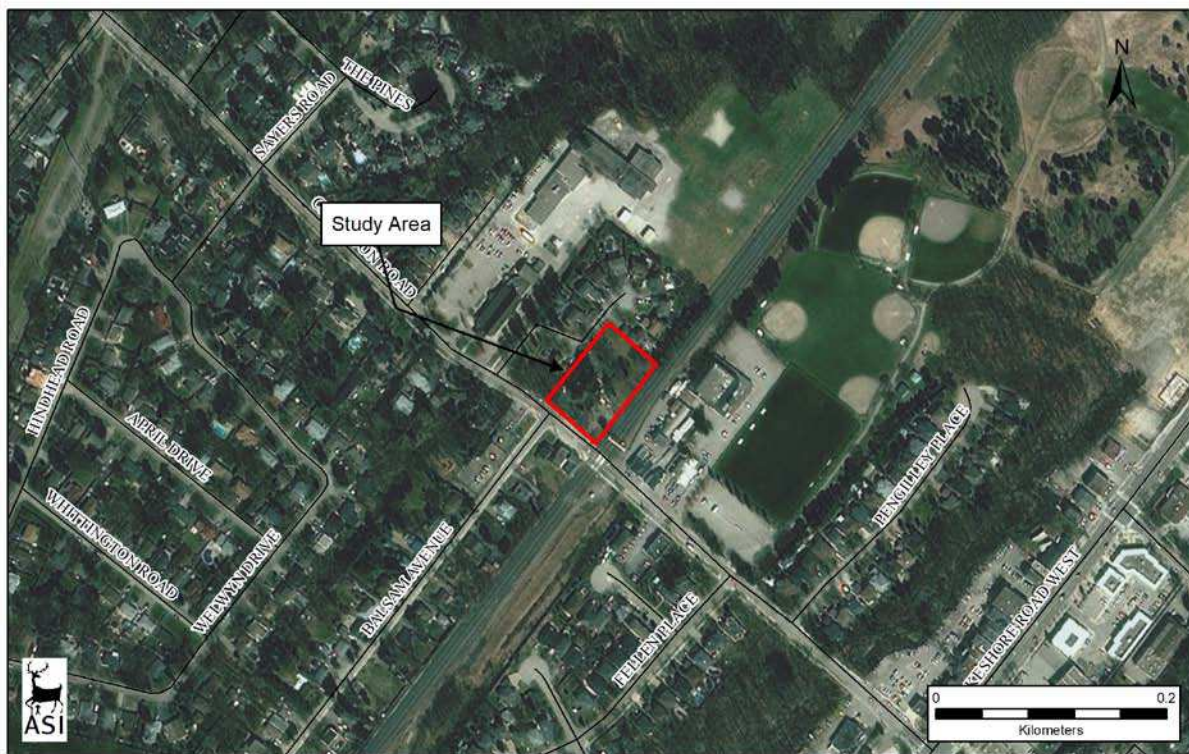


Figure 2: Aerial view of 1141 Clarkson Road North

## 1.2 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Mississauga's *Official Plan*.

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The PPS indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that "Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits."

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:



- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The following policies, outlined in the City of Mississauga's *Official Plan* (dated March 13, 2017), direct the undertaking of Heritage Impact Assessment within the City:

- 7.4.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

The City of Mississauga's *Official Plan* provides policy direction for development on or adjacent to cultural heritage resources. These policies include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources
- 7.4.1.3 Mississauga will require development to maintain location and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.
- 9.5.1.15 Development in proximity to landmark buildings or sites, to the Natural Areas System or cultural heritage resources, should be designed to:
  - a. respect the prominence, character, setting and connectivity of these buildings, sites and resources; and
  - b. ensure an effective transition in built form through appropriate height, massing, character, architectural design, siting, setbacks, parking, amenity and open spaces.

### 1.3 Project Consultation

The following organizations, websites, online heritage documents, and online heritage mapping tools were consulted to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Mississauga Heritage Property Search Interactive Map [Accessed 26 May, 2017] at <https://www.mississauga.ca/portal/services/property?DPSLogout=true>
- Canadian Register of Historic Places [Accessed 26 May, 2017] at <http://www.historicplaces.ca/en/pages/about-apropos.aspx>;
- Parks Canada website (national historic sites) [Accessed 26 May, 2017] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Plaque Guide*, an online, searchable database of Ontario Heritage Plaques [Accessed 26 May, 2017] at <http://www.heritagetrust.on.ca/Resources-and-Learning/Online-Plaque-Guide.aspx>;
- Federal Heritage Buildings Review Office (FHBRO) [these properties are recognized under the Treasury Board Policy on the Management of Real Property (TBPMRP)];
- Toronto Archives;
- Region of Peel Land Registry Office; and
- Historical and genealogical records at Ancestry.com

## 2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use, and the development of transportation infrastructure. The following section provides the results of this research.

The subject property is located in Part Lot 28, Concession 2 South of Dundas Street in the City of Mississauga, Ontario. The property features a two-storey residence fronting on Clarkson Road North with an entrance drive on the southwest leading to a parking area to the rear. The property is bounded by Clarkson Road North to the southwest, the Lakeshore West Rail Line to the southeast, Oak Tree Park to the northwest and a residential subdivision at Hollow Oak Terrace to the northeast. Clarkson Road North is a historical thoroughfare, central to the historical community of Clarkson.

### 2.1 Township and Settlement History

#### 2.1.1 Township of Clarkson

Settlement first began in this rural village in 1807 after the first survey and among the first settlers were the Bradley, Clarkson, Gable, Greeniaus, Hammond, Hendershott, Jarvis, Marlatt, Merigold, Monger, Oliphant, Shook, and Thompson families. The area was first referred to as "Merigold's Point" and later became known as "Clarkson's Corners" after early settler Warren Clarkson, who also operated the post office and general store. By 1850, the road bordering Warren Clarkson's property was known as Clarkson





Road North and a train station for the Great Western Railway was built in 1855 on part of Warren Clarkson's property (Heritage Mississauga 2009).

### 2.1.2 Clarkson Road North

According to Hicks (2003), Clarkson Road North consisted mainly of a wagon trail until 1845, when Captain James Harris and Warren Clarkson donated the land to enhance the road. Clarkson had a store on the west side of the road, north of Lake Shore Road. There is a short jog in the road, which starts in front of the subject property, which was created so that Clarkson's store could front the new road. The road was officially opened and named in 1850 by Toronto Township Council (Hicks 2003:52). This ensured that the road would be maintained by the Township.

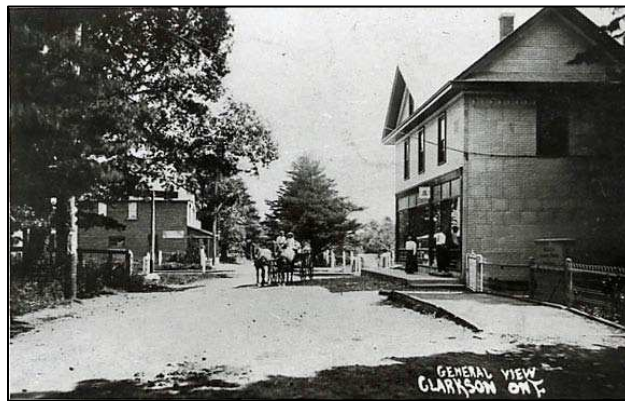


Figure 3: Clarkson Road North facing south in 1910  
(Mississauga Library, HA0039)

## 2.2 Land Use History

### 2.2.1 1141 Clarkson Road North

The subject property at 1141 Clarkson Road North is located in Part Lot 28, Concession 2 South of Dundas Street in the City of Mississauga, Ontario. According to the 1806 Wilmot Map, Part Lot 28 was originally granted as a Clergy Reserve (Hicks 2003). Edgar Neave purchased the lot from the Crown in 1834 (Peel Region Land Registry Office, Conc. 2SDS, Lot 28). Neave owned a number of lots in the area and is best known for being the original builder of "Benares" the house and present-day museum at 1503 Clarkson Road.

In 1835, Warren Clarkson bought 50 acres of the southern portion of Lot 28, from Edgar Neave for £162 (Peel Region Land Registry Office, Conc. 2SDS, Lot 28). In addition to the land in Lot 28, Clarkson owned the southern portions of Lots 29 and 30, which he bought in 1819 (Hicks 2003: XV, see Figure 6). In 1856, Clarkson put the 50 acres in Lot 28 in his son Henry's name (Figure 7). Henry went to the United States for a short time in the late-1850s to work as a railway surveyor-foreman, and according to the 1861 Census (District 1, Toronto Township), his brother George lived on the property and farmed potatoes. When Henry returned to Canada, he built a house (Figure 4 & Figure 5) and assisted his father with the farm's operations (Hicks 2003: XVI). The house does not appear on the 1860 Tremaine Map (Figure 6) or the 1877 County Atlas Map (Figure 7).



Figure 4: Henry Clarkson House  
(Mississauga Library, BA0064)

Warren Clarkson built a general store and post office along Clarkson Road North to the south of the subject property and Henry's brother William built a home across the road. In 1913, William's daughter Edith Clarkson (who would run the general store and post office) built her home to the north of William's house (see Figure 15). Apart from a short time in the early 1900s, ownership of Henry Clarkson's property stayed in the Clarkson Family until Walter Paisley purchased the property in 1936.

In the same year Paisley purchased the property, he hired Architect Eric W. Hounsom to alter the existing house and build an addition. Paisley was a Councillor in Toronto Township in the 1950s and involved in the federal Liberal Party (Toronto Star 1949). Paisley owned the property until 1960 and aerial photography shows that he maintained the farm behind his house (Figure 9). The farm was maintained on the property until at least 1966 (Figure 10). The property was subdivided numerous times from the time of Paisley's ownership to the early 1980s. The St Christopher's School was built in the early-1960s (Figure 10), while the Hollow Oak Terrace subdivision was built in the early 1980s (Figure 13). Following Paisley's ownership, the building had a variety of primarily commercial uses including a retail store, accounting office and a spa (Globe and Mail 1954, 1967, 1978). The house is currently used for residential purposes.



Figure 5: Henry Clarkson House  
c.1910 (Hicks 2003:64)

### Historical Mapping



Figure 6: Approximate location of the study area on the 1860 Tremaine Map (Tremaine 1860)

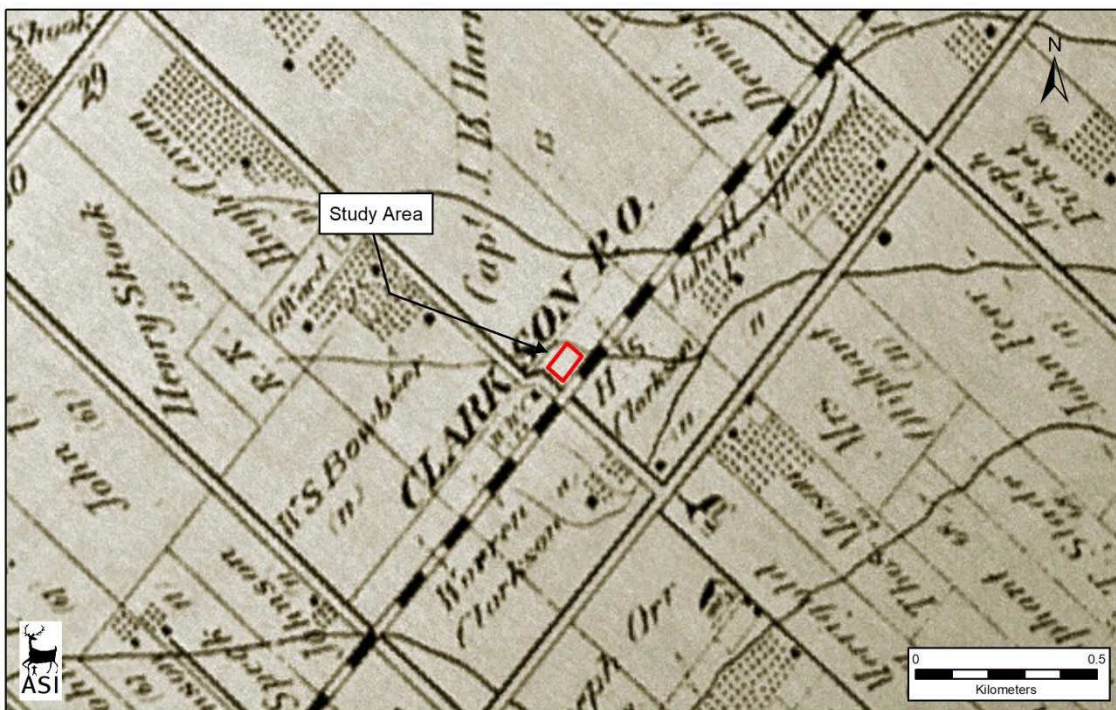


Figure 7: Approximate location of the study area on the 1877 Map of Ontario County (Beers 1877)





Figure 8: 1936 Clarkson Fire insurance Map (Underwriters' Insurance Bureau 1936)

### *Historical Aerial Photos*

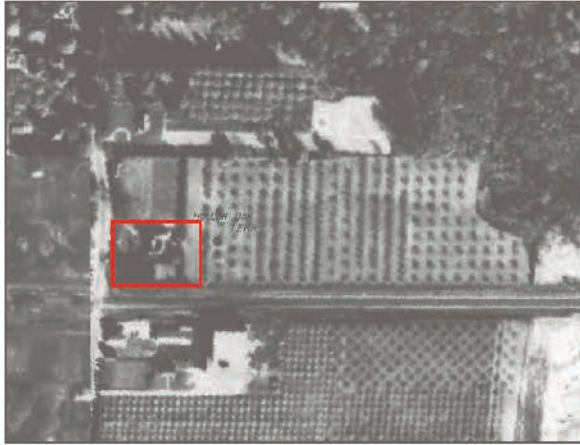


Figure 9: 1954 Aerial (City of Mississauga)



Figure 10: 1966 Aerial (City of Mississauga)



Figure 11: 1975 Aerial (City of Mississauga)



Figure 12: 1980 Aerial (City of Mississauga)



Figure 13: 1985 Aerial (City of Mississauga)



Figure 14: 2000 Aerial (City of Mississauga)



*Contextual Aerial Photo*

Figure 15: Contextual image of buildings associated with the Clarkson Family (Google, annotated by ASI)

### 2.3 1936 Alterations

In 1936, Walter Paisley hired Architect Eric W. Hounsom to alter the existing house from the 1860s and to build a small one-storey rear addition. The architectural drawings for the proposed alterations show a modest alteration to the 1860 house compared to what exists today (see Figure 18). The proposed alterations show very little intent to maintain the gothic revival style of the original building and hint at a much stronger intention to follow the Arts and Craft style, calling for the removal of all ornamental barge and fascia boards and the introduction of half-timber. The original drawings only show proposed changes on three elevations, excluding only the elevation where a large side addition would eventually be built. This suggests that the large addition, which essentially doubled the size of the house, may have been a planned later phase of development on the site.

The drawings called for a new sloped terrace on the first floor for future shrubs and rockery using fill from the old rear cellar entrance. This terrace has since become an enclosed porch. An ornate entrance with sidelights and a gable porch roof with asphalt shingles and half timber beneath the gable were proposed, though there is no evidence that it was built. An existing door (which was likely a French-style window) is removed and partially filled in and a new double hung window is proposed. A similar treatment is proposed for the second floor □door□ An existing window below the gable is maintained, though new half-timber planks are proposed beneath the gable in a style commonly found on Arts and

Crafts style buildings. In addition, the plans called for the removal of a central chimney, which no longer exists. On the side elevation, a new exterior brick chimney was proposed and completed and required the removal of part of the gable roof. There was no intention to alter the fenestration on the original portion of the building and this appears to have been maintained to this day.

This plan called for a small rear addition, which was built. The intention was to provide a utility room on the first floor, and a rear entrance that would provide access to a fruit cellar in the basement. From the exterior it is not possible to determine if these plans were followed as the proposed fenestration is different from what exists today apart from an entrance on the side of the rear addition. A hip roof was proposed, though this was either not built or removed to make room for the second-storey porch which exists today.

Between 1936 and 1954 a second addition was added to the northwest elevation of the 1860 building. The exact date of this addition is unknown, though the 1954 aerial photo (Figure 9) of the property does appear to show the footprint of the house as it appears today. The addition's Arts and Crafts style is consistent with the initial drawings by Hounsom and suggests that it was built in the late-1930s. The original drawings by Hounsom point to a rear basement entrance, which would have provided entry to a fruit cellar from the one-store rear addition. As discussed in the previous section, no evidence of this basement entry could be found. However, the existing building has a similar rear entrance built as part of the larger addition. As such, it is possible that the drawings described in this section were only an initial set designed before a more ambitious plan had come to fruition.

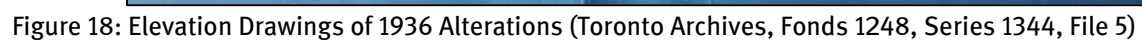


Figure 16: 1980 image of 1141 Clarkson Road North (Mississauga Library, J782)



Figure 17: 1141 Clarkson Road North after its renovation, date unknown. (Mississauga Library, BA0065)







## 2.4 Architect

The original house at 1141 Clarkson Road North was likely built by Henry Clarkson. In 1936, owner Walter Paisley hired Architect Eric W. Hounsom to alter the existing house and build an addition. Hounsom was an architect in Toronto, working with the Toronto firm Kaplan & Sprachman, who were well-known for designing dozens of cinemas in Toronto and across Canada. This provided Hounsom with the experience to form his own practice, where he designed upwards of sixty theatres throughout Ontario, including the University Theatre on Bloor Street. In Hounsom's later years, he formed a short partnership with Dutch Architect Jan Albarda from 1954-1957 and finished his career with the Province's Department of Public Works where he designed hospitals and administrative buildings (Toronto Archives).

## 2.5 Summary of Historical Research

The property at 1141 Clarkson Road North was built in 1860 and underwent a series of additions, likely in the late 1930s. The building was built by Henry Clarkson and the property was owned by the Clarkson family for most of its early history. The Clarksons were a prominent family and the namesake for the Village of Clarkson. They built a general store, post office and two houses across the street from the Clarkson-Paisley House. The property was bought by Walter Paisley in 1936. Upon buying the property Paisley hired Architect Eric W. Hounsom to alter the residence. A farm was maintained on the property until at least 1966. The property was subdivided numerous times from the time of Paisley's ownership to the early 1980s to create space for a school and a residential subdivision.

## 3.0 EXISTING CONDITIONS

### 3.1 Introduction

A field review was conducted by James Neilson, Cultural Heritage Specialist, ASI, on May 31, 2017 to survey and document the study area and environs. As there are no proposed alterations to the building at 1141 Clarkson Road North, this review did not include the interior of the structure.

### 3.2 1141 Clarkson Road North

#### 3.2.1 Exterior

The structure at 1141 Clarkson Road North is a two-storey residential building that was significantly altered in 1936 in the Arts and Crafts style (Figure 19). The building is clad in stucco and contains a cross-gable roof with asphalt shingles. The original structure was a two-storey gothic revival farm house with a small side addition. The existing building contains few remnants from the original house (Figure 24). A gable on the southeast elevation remains though it has been altered to allow for a new exterior chimney. The location of the original fenestration on the southeast elevation and above the first floor of the front elevation have been maintained, though their size and shapes have been altered. The two original chimneys and the bargeboard have been removed. The composition of the building's foundation could not be determined as it was largely obscured by a rubber membrane.



Figure 19: Front elevation of 1141 Clarkson Road North

The extensive alterations to the existing building give the building the appearance of a structure built in the Arts and Crafts style, which was popular in the early half of the twentieth century. A large side addition has been added to the northwest elevation, essentially doubling the size of the original home. An enclosed porch was added to the front elevation and incorporates the front entrance, which currently has a temporary accessibility ramp. The enclosed porch features three-over-twelve sash wood windows with wood sills and likely date to the time when the building was altered. The second floor features a single central six-over-six double hung window with a wood sill and shutters. A small circular window is located above the second-storey window, below the gable.



Figure 20: Rear elevation of 1141 Clarkson Road North

The first floor of the southeast elevation consists of two six-over-six double hung windows with wood sills. These appear to be in similar shape and size as the original windows. The roof featured a central gable typical of the gothic revival farmhouse style. Half of this gable has been removed to make room for an exterior chimney (Figure 21). The rear elevation (Figure 24) consists of a small one storey-addition containing a rear entrance and an eight-over-eight double hung arched wood window with a wood sill. The second floor consists of an enlarged opening that has been turned into an entry leading to a rooftop porch above the first-storey addition. This second-storey porch is a recent addition and is also accessed by a wood staircase from the rear yard. The second floor also contains an opening for an air conditioner unit

and a four-over-four double hung wood window with a wood sill. Beneath the gable is a single casement wood window with a wood sill.

The large northwest addition (Figure 23), which essentially doubled the size of the building consists of two nine-over-nine double hung windows flanked by window shutters. The second floor feature dormers with nine-over-nine double hung windows with wood sills painted black. The rear elevation contains a triple casement wood window and a single dormer that is identical to the two on the front elevation. A concrete staircase leads to a basement entrance. The side elevation consists of a featureless stucco wall with an exterior chimney (Figure 22).





Figure 21: Side Elevation of 1141 Clarkson Road North



Figure 22: Side Elevation of 1141 Clarkson Road North



Figure 23: Late-1930s Addition



Figure 24: Late-1930s Alterations



### 3.2.3 Landscape Features

The subject property at 1141 Clarkson Road North features an established paved entrance drive off Clarkson Road North to the northwest of the structure that leads from Clarkson Road North to a parking area in the rear. This driveway was straightened between 1966 and 1975.

A row of Norway Spruce trees has been planted along the driveway, splitting the driveway in two (Figure 25 & Figure 26). These trees appear on the 1954 aerial map of the property. Another row of trees dating to 1954 can be found along the property line to the southeast (Figure 27 & Figure 28).

The adjacent Oak Tree Park features a significant oak tree (Figure 30). The Park was originally part of the Clarkson property and the oak tree was associated with the Clarkson house. A plaque commemorating the tree and the Clarkson settlement is located along Clarkson Road North outside the property boundary (Figure 29).



Figure 25: Front yard landscape.



Figure 26: Row of Spruce trees along the driveway.



Figure 27: Rear yard landscape



Figure 28: Rear yard landscape





Figure 29: Village of Clarkson plaque

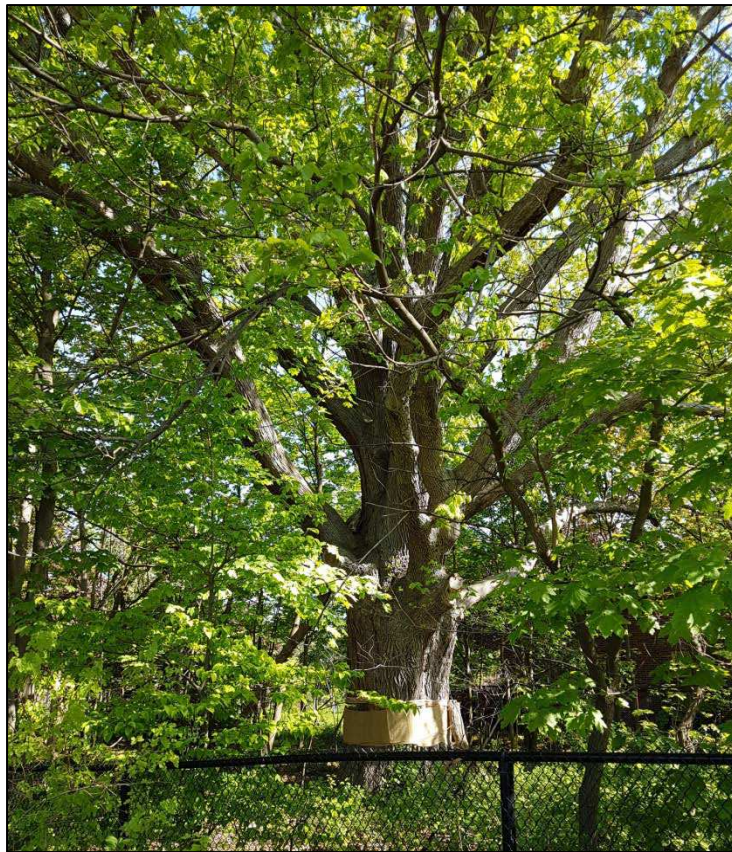


Figure 30: Oak Tree in the adjacent Oak Tree Park



**4.0 CULTURAL HERITAGE VALUE OF 1141 Clarkson Road North****4.1 Heritage Evaluation****4.1.1 Heritage Evaluation of 1141 Clarkson Road North**

The property located at 1141 Clarkson Road North is listed on the City of Mississauga's Heritage Register (see Appendix B).

The following provides an evaluation of the cultural heritage value of 1141 Clarkson Road North against criteria set out in Ontario Regulation 9/06 of the *Ontario Heritage Act*.

**Table 1: Evaluation of 1141 Clarkson Road North using Ontario Regulation 9/06**

1. The property has design value or physical value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is a rare, unique, representative or early example of a style, type, expression, material or construction method;	The property does not meet this criterion. The building at 1141 Clarkson Road North was originally a nineteenth century gothic revival farmhouse, altered in the 1930s in the Arts and Crafts style. The exterior of the building exhibits little evidence of its early history, and the building is not a unique or rare example of the Arts and Crafts style.
ii. displays a high degree of craftsmanship or artistic merit, or;	The structure does not display a high degree of craftsmanship or artistic merit.
iii. demonstrates a high degree of technical or scientific achievement.	The structure does not display a high degree of technical or scientific achievement.

2. The property has historical value or associative value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;	The property meets this criterion. The subject property was originally built in 1860 by Henry Clarkson. His father, Warren Clarkson is responsible for the creation of Clarkson Road North, where he built a general store and post office and is the namesake for the Village of Clarkson.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or;	The property does not have the potential to yield information that would contribute to a greater understanding of the Clarkson community.

**Table 1: Evaluation of 1141 Clarkson Road North using Ontario Regulation 9/06**

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	The property meets this criterion. Eric W. Hounsom designed the alterations and addition to the 1860 building built by Henry Clarkson. Hounsom worked with renowned Toronto architects Kaplan & Sprachman and designed dozens of cinemas in Toronto and across Canada. He is primarily known for his design of the University Theatre on Bloor Street In Toronto. While the building at 1141 Clarkson Road North is associated with Hounsom, the building does not reflect the type of work or design that made Hounsom significant to the community.
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3. The property has contextual value because it:

<i>Ontario Heritage Act</i> Criteria	Analysis
i. is important in defining, maintaining or supporting the character of an area;	The property does not meet this criterion. The character of Clarkson Road North consists of a mix of uses and building types from different eras. The subject property is not important in defining, maintaining or supporting a significant area as the area does not have a distinct or significant character.
ii. is physically, functionally, visually or historically linked to its surroundings, or;	The property meets this criterion. The building at 1411 Clarkson Road North is historically linked to its surroundings due to its association with the Village of Clarkson and its relationship with the buildings on Clarkson Road North associated with the Clarkson family, including the Clarkson General Store, William Clarkson House and Edith Clarkson House.
iii. is a landmark.	The building is not a landmark.

The property at 1141 Clarkson Road North meets the criteria contained within Ontario Regulation 9/06, and therefore may be considered for designation as a heritage property with local significance under the *Ontario Heritage Act*.

## **4.2 Draft Statement of Cultural Heritage Value or Interest for 1141 Clarkson Road North**

### **4.2.1 Description of Property**

The property at 1141 Clarkson Road North is located on the northeast side of Clarkson Road North, northwest of Lakeshore Road West, and contains the Clarkson-Paisley House, a residential building built in 1860, which was altered and added to in the late 1930s. The house was built by Henry Clarkson, the son of Warren Clarkson, the namesake for the Village of Clarkson and is located at the centre of the historic village. The 1936 alterations, designed by architect Eric W. Hounsom, significantly changed the appearance of the home from a gothic revival farmhouse to an Arts and Crafts style home.

### **4.2.2 Statement of Cultural Heritage Value**

The property at 1141 Clarkson Road North is significant for its historical and contextual value.

The property is significant for its historical association with the Clarkson family. The Clarkson-Paisley House was originally built in 1860 by Henry Clarkson, the son of Warren Clarkson, the namesake of the Village of Clarkson. The Clarksons were farmers who owned parts of Lot 28, 29 and 30 in Concession 2



South of Dundas Street. Warren Clarkson is a significant figure in the history of Mississauga and is responsible for the creation of Clarkson Road North, where he built a general store and post office.

Contextually, the Clarkson-Paisley House sits at the centre of the former Village of Clarkson and is associated with the nineteenth-century buildings on Clarkson Road North built by the Clarkson family including the William Clarkson House at 1140 Clarkson Road North, the Edith Clarkson House at 1160 Clarkson Road North and the general store built by Henry's father, Warren Clarkson at 1130-1132 Clarkson Road North.

#### ***4.2.3 List of Character Defining Attributes***

The subject property at 1141 Clarkson Road North retains the following character defining attributes:

- The size and massing of the Clarkson-Paisley House
- The location of the house on Clarkson Road North and its relationship to the William Clarkson House, the Edith Clarkson House, and the Clarkson General Store.
- The setback of the house from Clarkson Road North.

## **5.0 PROPOSED DEVELOPMENT**

### **5.1 Proposed Work**

ASI has evaluated the land use plan by VGA Architecture, dated June 16, 2016 (See Appendix C). The proposed development involves the construction of two two-storey detached residential buildings adjacent to the subject property at 1141 Clarkson Road North. The proposed residences will be built on an empty lot behind the subject property (Figure 31). The residences will face the existing Hollow Oak Terrace, which consists of detached residential buildings that were built in the 1980s.

The planning application includes proposed changes to the Official Plan and Zoning to provide for additional commercial uses within the subject property. No additions or alterations to the heritage building are proposed as part of this application.

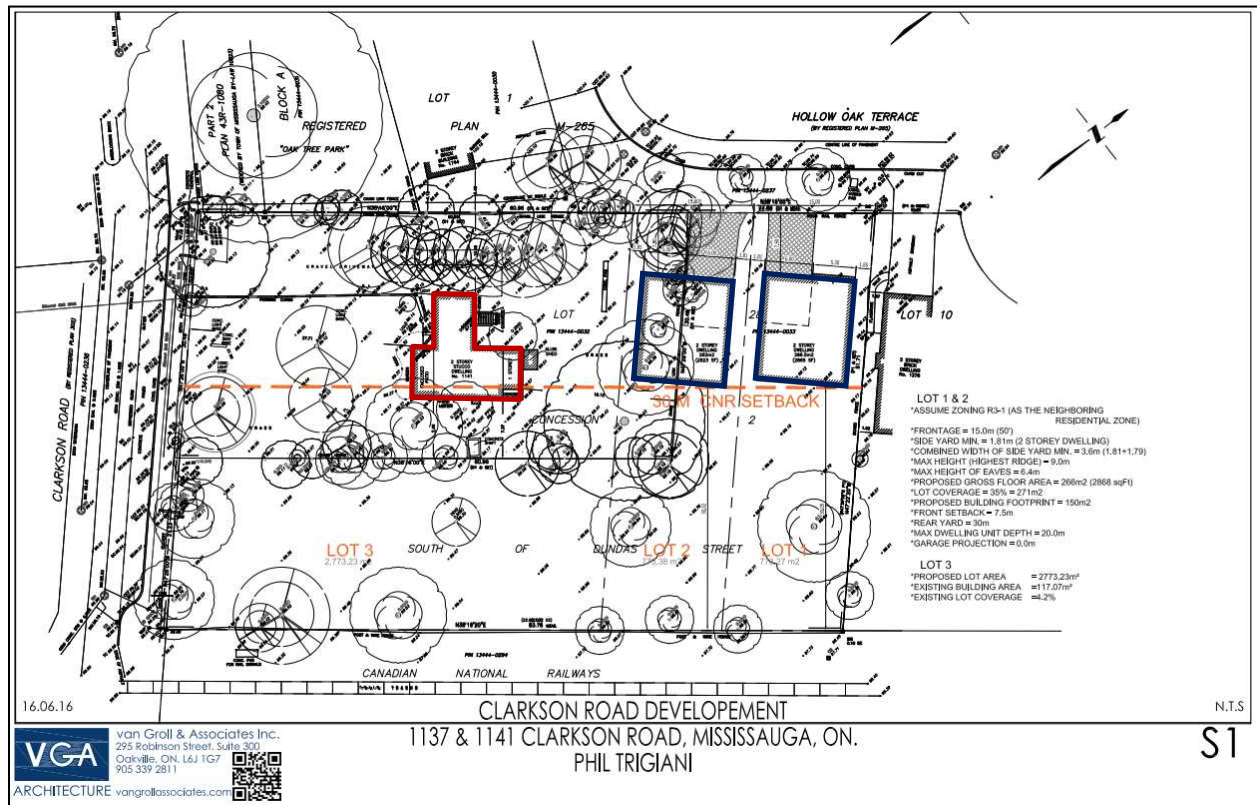


Figure 31: Proposed development at 1137 & 1141 Clarkson Road North. Heritage building outlined in red, proposed residential buildings outlined in blue. (VGA Architecture, annotated by ASI)

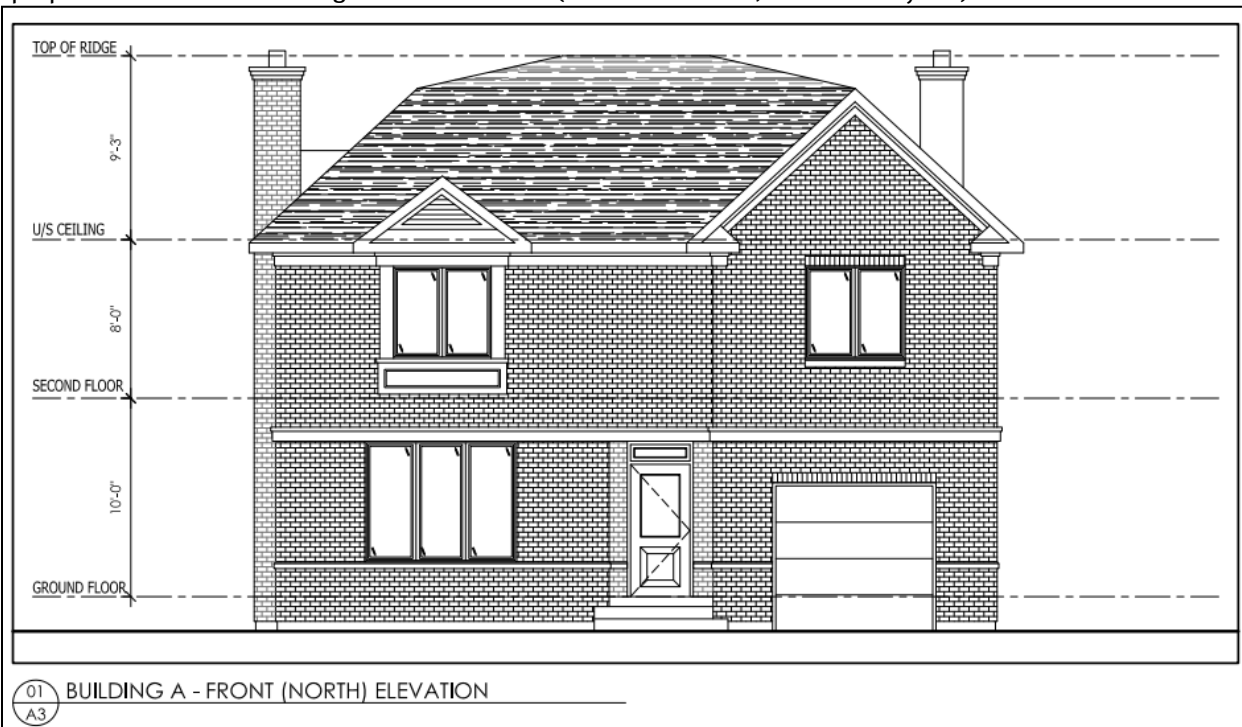


Figure 32: Front elevation, Proposed Building A (VGA Architecture)



Figure 33: Front elevation, Proposed Building B (VGA Architecture)

## 5.2 Impact Assessment

The proposed development involves the construction of two detached residential buildings adjacent to the subject property at 1141 Clarkson Road North. There are no alterations or additions to 1141 Clarkson Road North contemplated as part of the application. As such, the proposal will result in no direct physical impacts to the heritage building. Additionally, the proposed rezoning will have no impact on the building. A Heritage Impact Assessment will be required if any future alterations are required to accommodate the new uses.

The proposed adjacent residences will be located to the rear of the subject property (Figure 31). From Clarkson Road North, a portion of the proposed residences will be visible from the street along the existing driveway, though the significant setback from the rear of the building suggests that the proposed development will not have an impact on the cultural heritage value of the heritage building. In addition, the height of the proposed residences will not project above the roof line of the existing heritage building.

The proposed development consists of two two-storey detached residences with a prominence, character and scale that is consistent with the existing heritage building (Figure 32 & Figure 33). The historic landscape that existed behind the heritage building is no longer present as the Hollow Oak Terrace Subdivision replaced the agricultural landscape in the early 1980s. Given the extent of the alterations to the building, the cultural heritage value of the subject property primarily lies today in its relationship with Clarkson Road North and surrounding buildings built by the Clarkson Family. The significant setback from Clarkson Road North combined with the long driveway provides the only evidence of the property's early history. The proposed development will have no impact on the cultural heritage value of the property and as such, the proposed development is consistent with the heritage policies outlined in the City of Mississauga's Official Plan (see Section 1.2 above).

## 6.0 CONCLUSION

The proposed development, which involves the construction of two residential buildings adjacent to the Clarkson-Paisley House at 1141 Clarkson Road North, and the introduction of new uses to the heritage building, will have no impact on the cultural heritage value of the site. The proposed development will have no physical or visual impact on the heritage building and the proposed development is consistent with historical land use patterns around the property.

As part of this report, an evaluation of the cultural heritage value of the property was conducted using the criteria outlined in Ontario Regulation 9/06. It was determined that the property at 1141 Clarkson Road North is worthy of designation under Part IV of the *Ontario Heritage Act* due to its historical and contextual value.





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- Ministry of Environment, Ontario  
2006 *Environmental Assessment Act*
- Ministry of Municipal Affairs and Housing, Ontario  
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- Ministry of Tourism and Culture  
2006 *Ontario Heritage Toolkit*.
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Historic Images Gallery. Accessed June 1, 2017 from  
<<http://www.mississauga.ca/portal/residents/historicimagesgallery>>

Peel Region Land Registry Office  
Concession 2SDS, Lot 28

Toronto Archives  
Eric W. Hounsom fonds. Fonds 1248  
A Work in Progress: Eric Hounsom, accessed June 1, 2017 from  
<<http://bit.ly/2qOZN4g>>

Toronto Star  
1949 *Name S.G. Harmer, Farmer Peel Liberal Candidate*, May 9, 1949, 14.

Tremaine, George C.  
1860 *Tremaine's Map of Ontario County, Upper Canada*. Toronto, Ontario.

Underwriters' Survey Bureau  
1936 *Clarkson Ont. Township of Toronto, County of Peel: Fire Insurance Plan dated April 1936*.

### APPENDIX A: Land Use History

The following is a list of owners of the property at 1141 Clarkson Road North as determined by research conducted at the Peel Region Land Registry Office.

Year	Owner
1806	The Crown
1834	Edgar Neave
1835	Warren Clarkson
1855	Henry Clarkson
1901	Sarah, Henry and Mildred Clarkson
1907	William McPherson
1911	Archelaus Willis
1911	Mildred Clarkson
1936	Dorothy Crysler
1936	Walter Paisley
1960	Harold and Edith Danvidge
1966	Daniel Airth (La Casa de Las Americas Cafe)
1971	Hugh Newton, Jack Wilcox & John Marshall
1974	Witney and Addison Management Consultants
1986	Shawn & Karen Cameron
1988	Lanee Investment Ltd.

## APPENDIX B: 1141 Clarkson Road North – Listing Information


### PROPERTY HERITAGE DETAIL

[View Another Property](#)

#### Property Heritage Detail

Address: 1141 CLARKSON RD  
Type: RESIDENTIAL  
Style: VERNACULAR

Area: CLARKSON  
Reason: ARCHITECTURAL

 [Print Friendly Page](#)

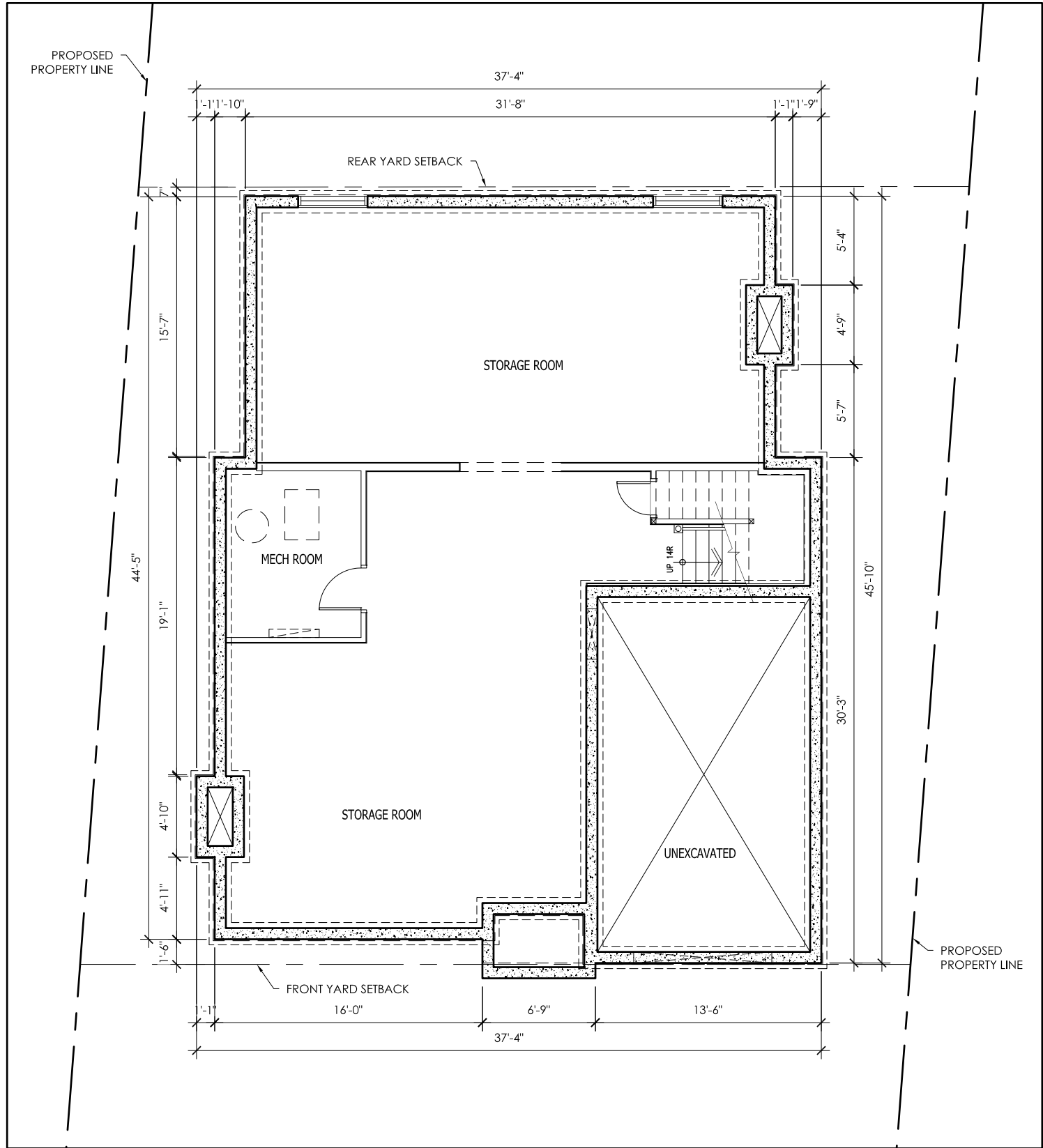
#### Images



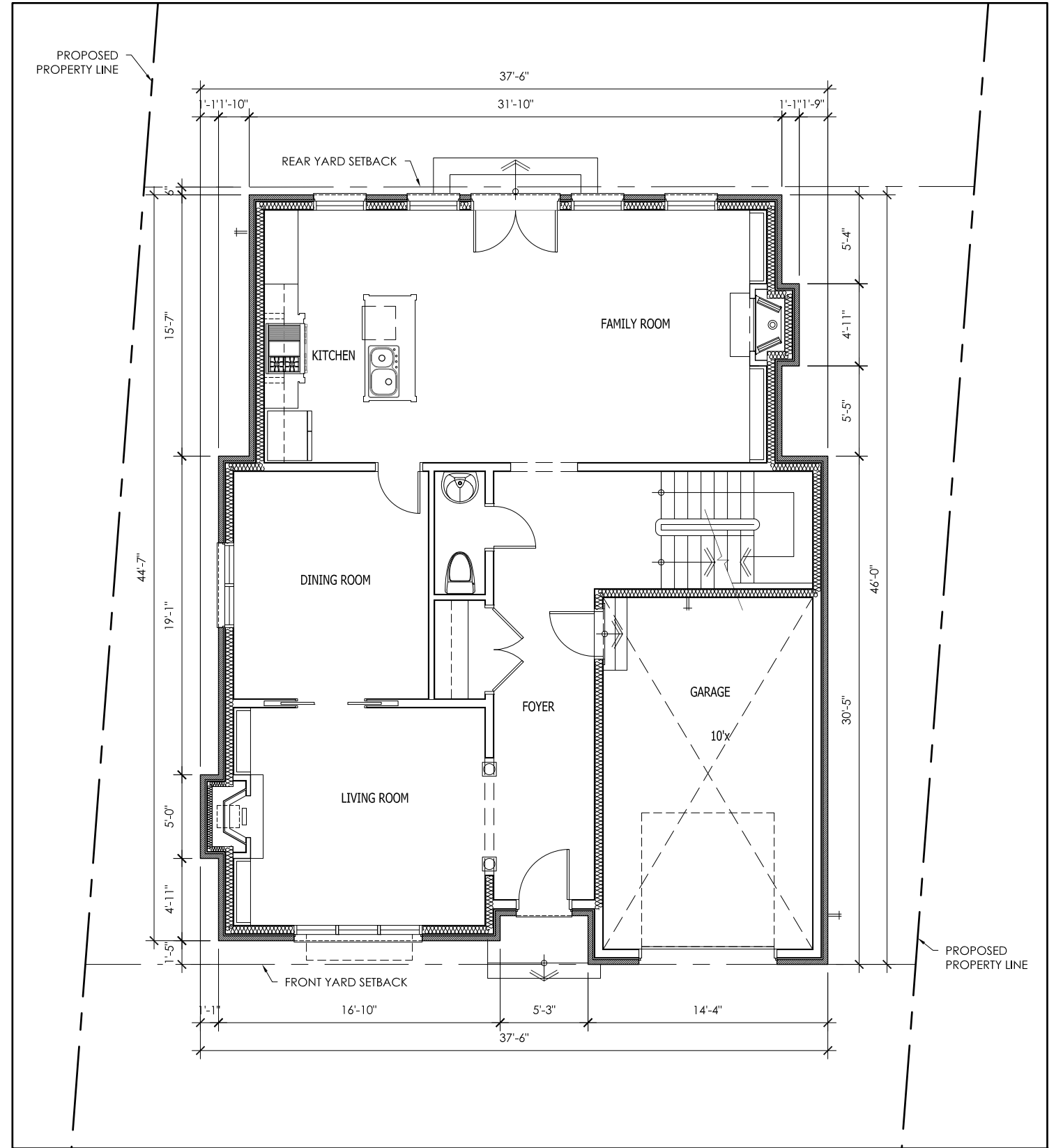
#### History

A small portion of this house is presumed to have been built by Henry Clarkson. In 1936 Walter Edwin Paisley commissioned a major alteration and expansion. His architect was Eric W. Hounson, known for the Art Deco University Theatre on Bloor Street, Toronto. Paisley was Toronto Township Ward 2 Councillor in 1953 and 1954. It is a two and a half storey structure that is today used as a commercial building. Architectural detailing includes stucco siding, a gable roof with asphalt shingles, a three bay west facing asymmetrical facade, double hung sash windows six over nine, six over one and six over six. The windows are fixed with twelve panes and a three pane transom. Other building features include an enclosed porch on the west, round top dormers, a round gable window, an exterior chimney on the north side of the structure and one modern plate glass window on the west side of the building. There is a two door detached garage located on the property.

## **APPENDIX C: Proposed Development**

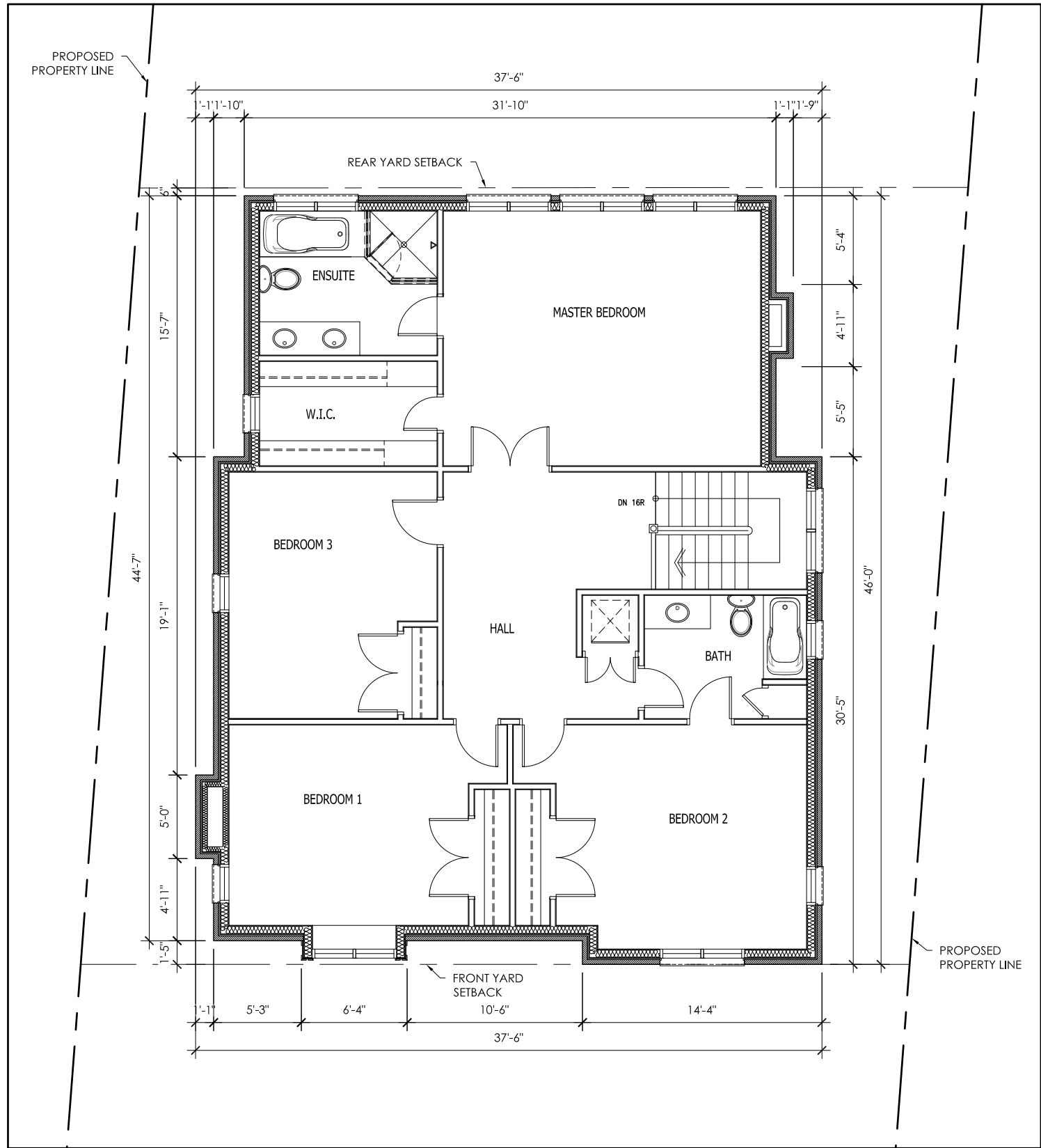


01 BUILDING A - FOUNDATION PLAN  
A1

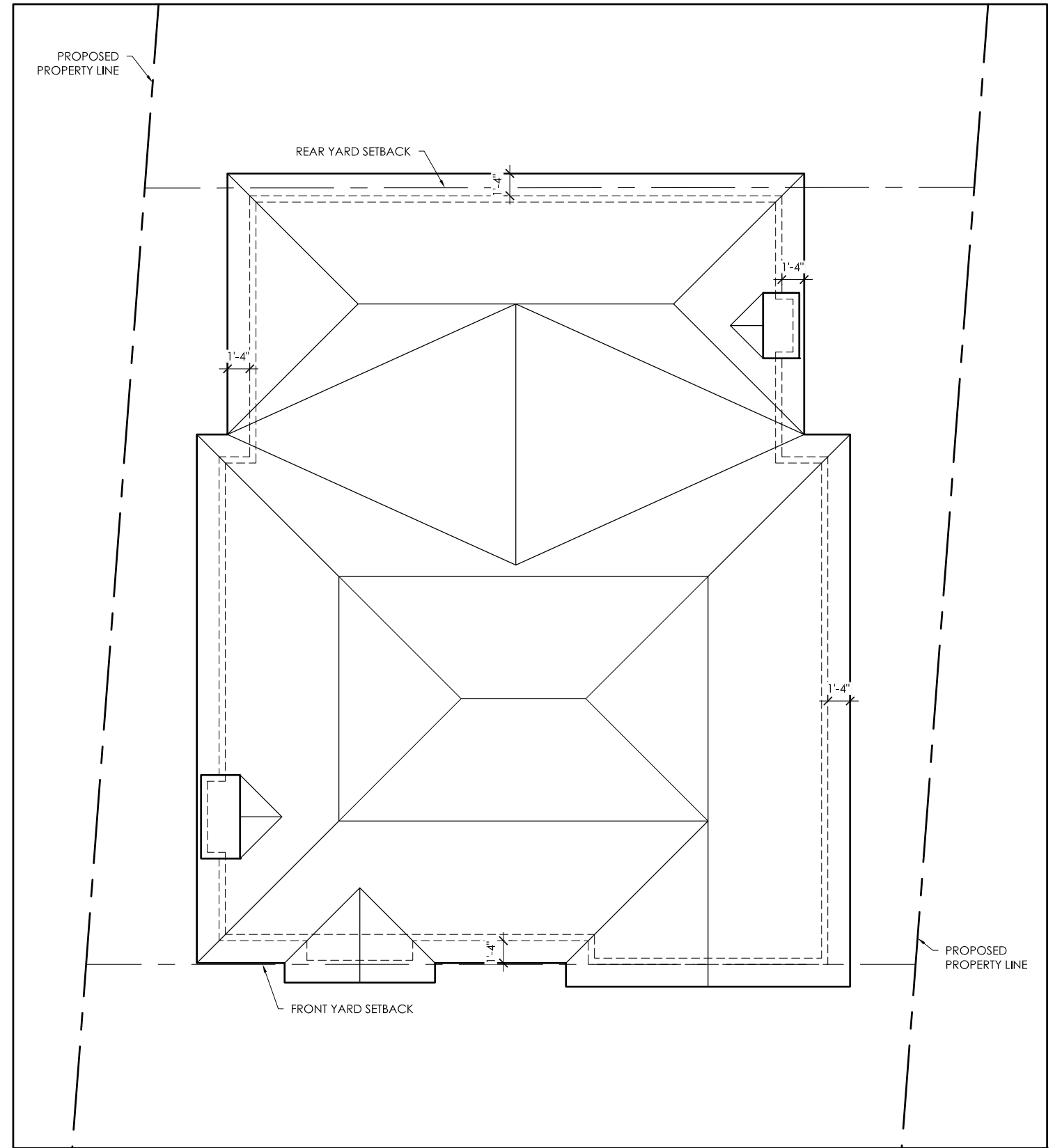


02 BUILDING A - GROUND FLOOR PLAN  
A1





01 BUILDING A - SECOND FLOOR PLAN  
A2



02 BUILDING A - ROOF PLAN  
A2



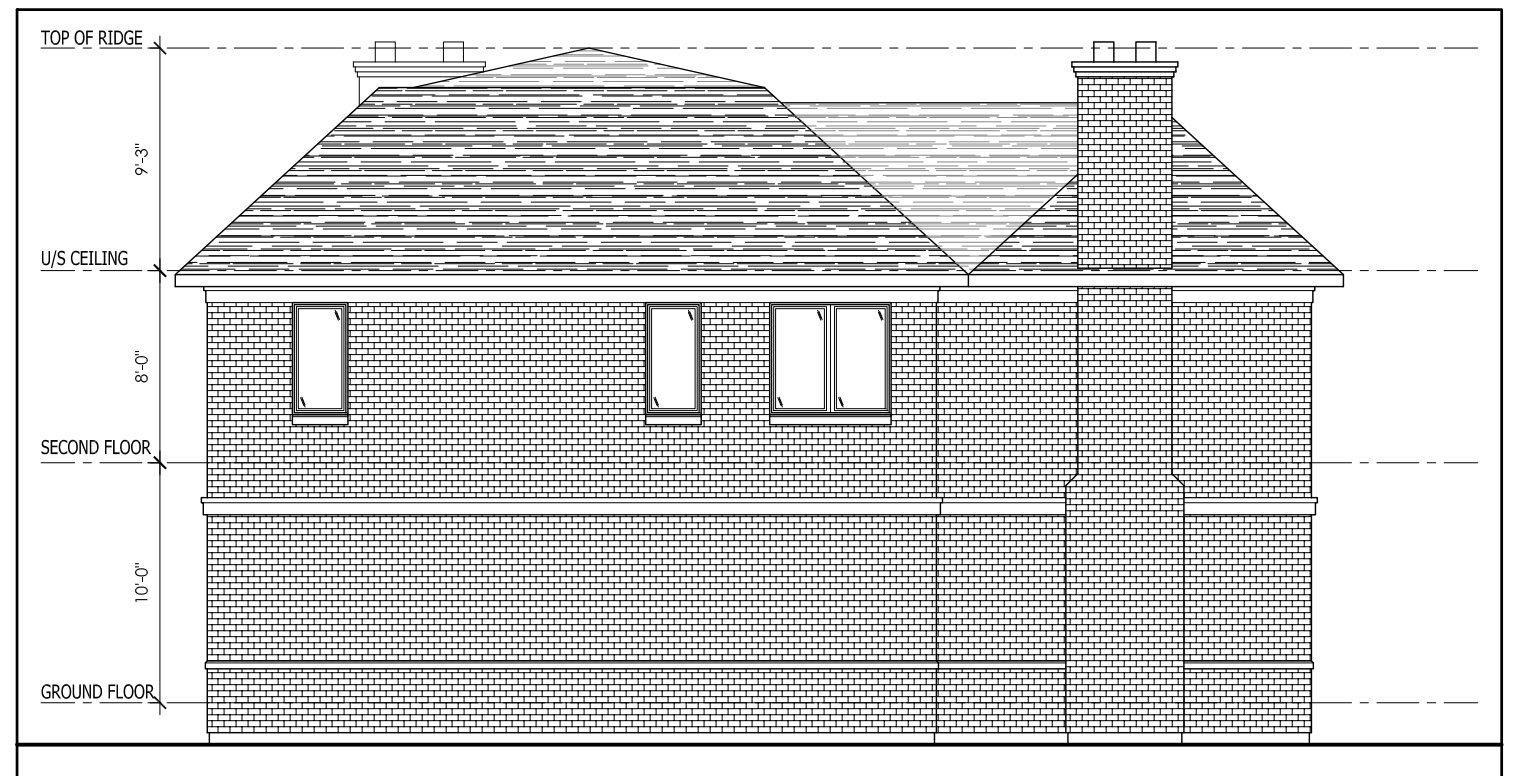
01 BUILDING A - FRONT (NORTH) ELEVATION  
A3



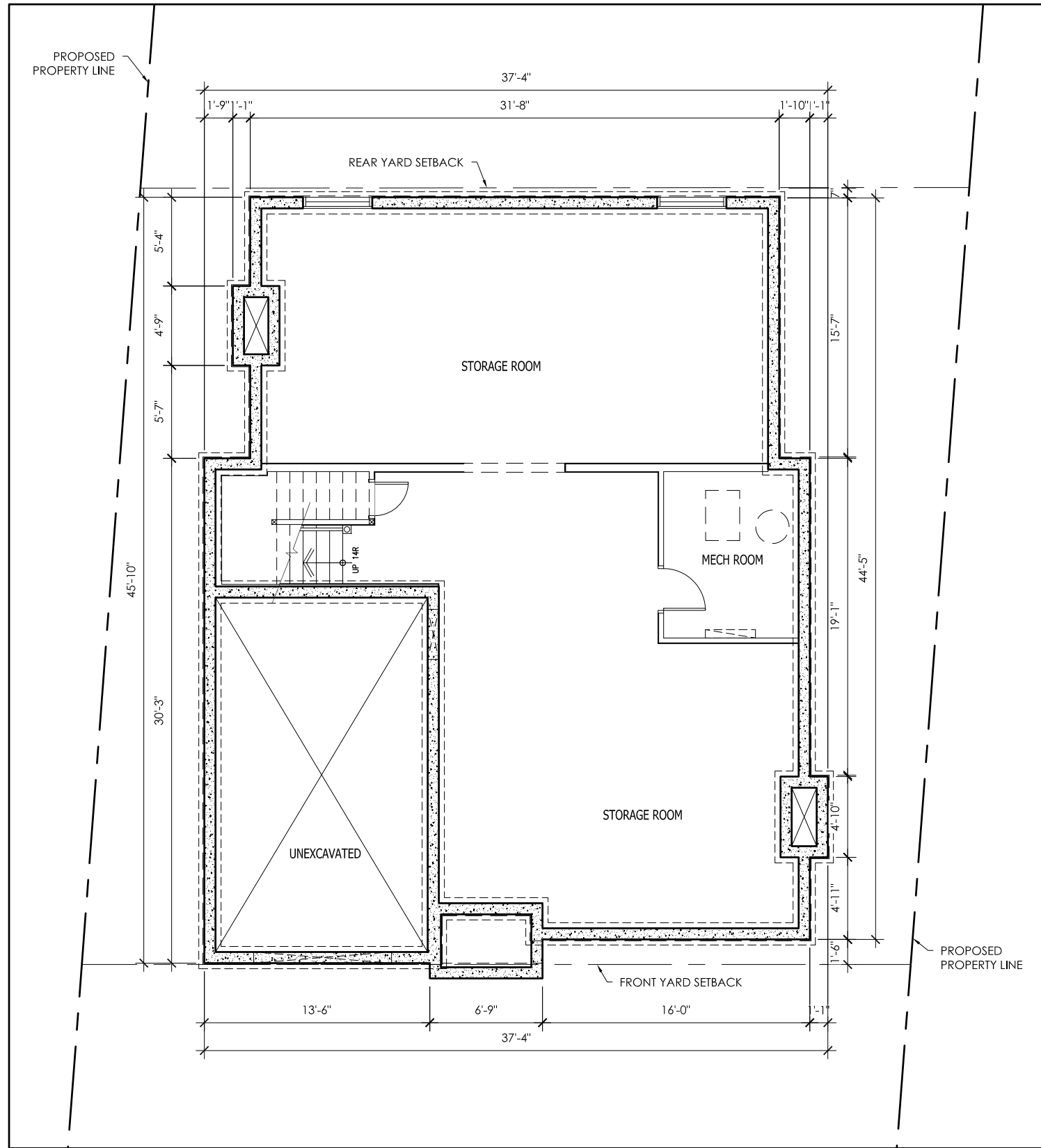
02 BUILDING A - SIDE (EAST) ELEVATION  
A3



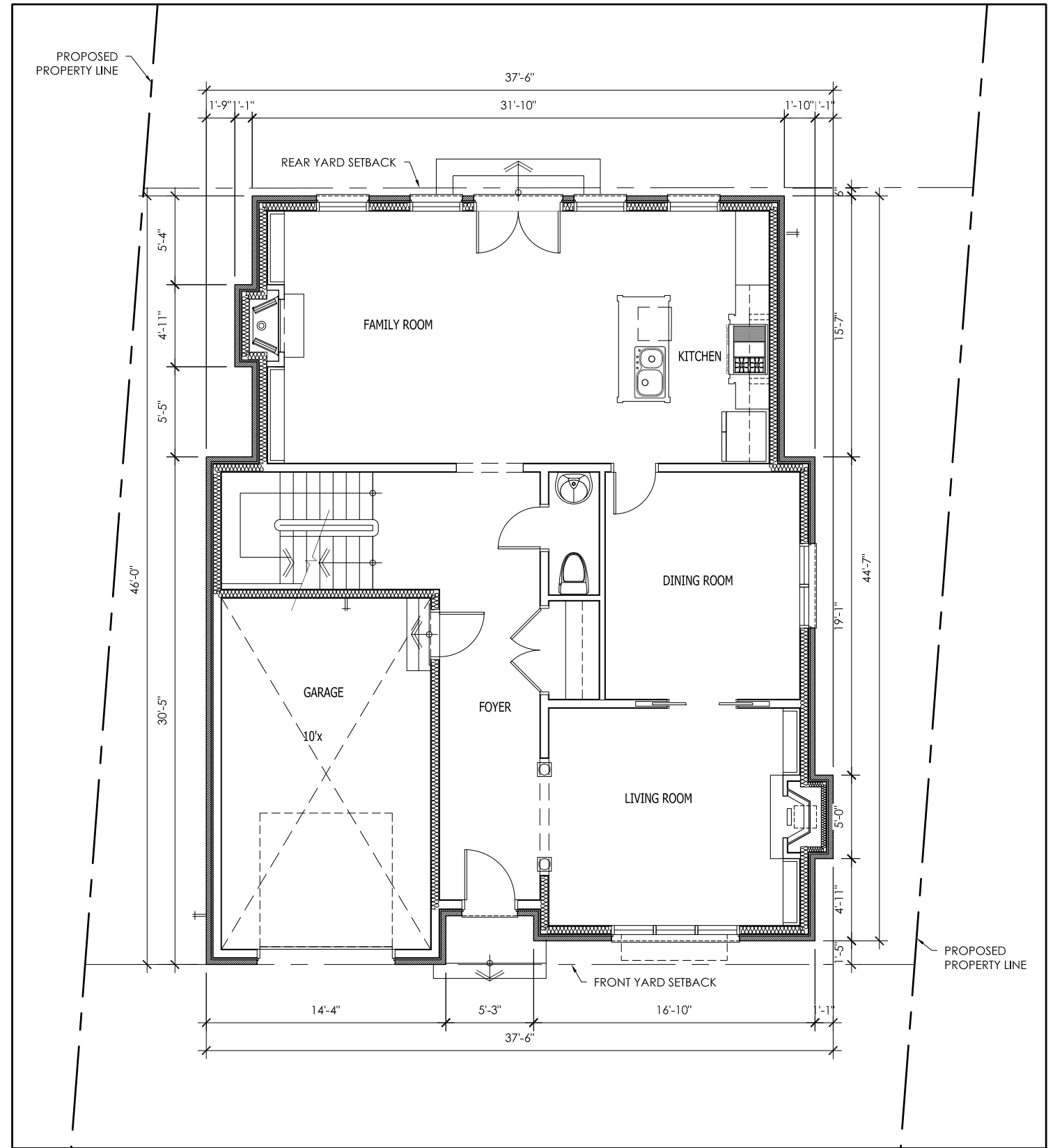
01 BUILDING A - REAR (SOUTH) ELEVATION  
A4



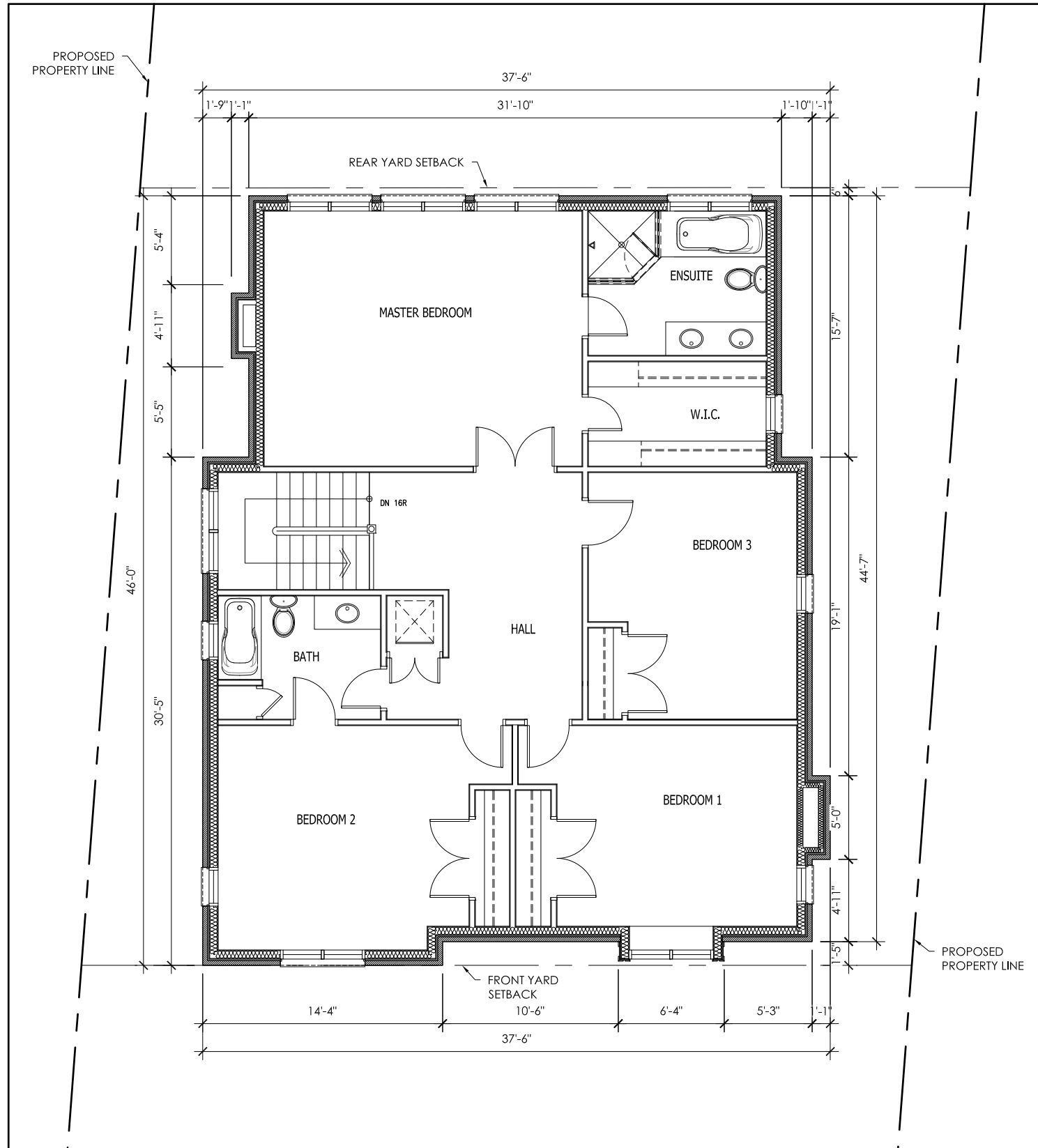
04 BUILDING A - SIDE (WEST) ELEVATION  
A4



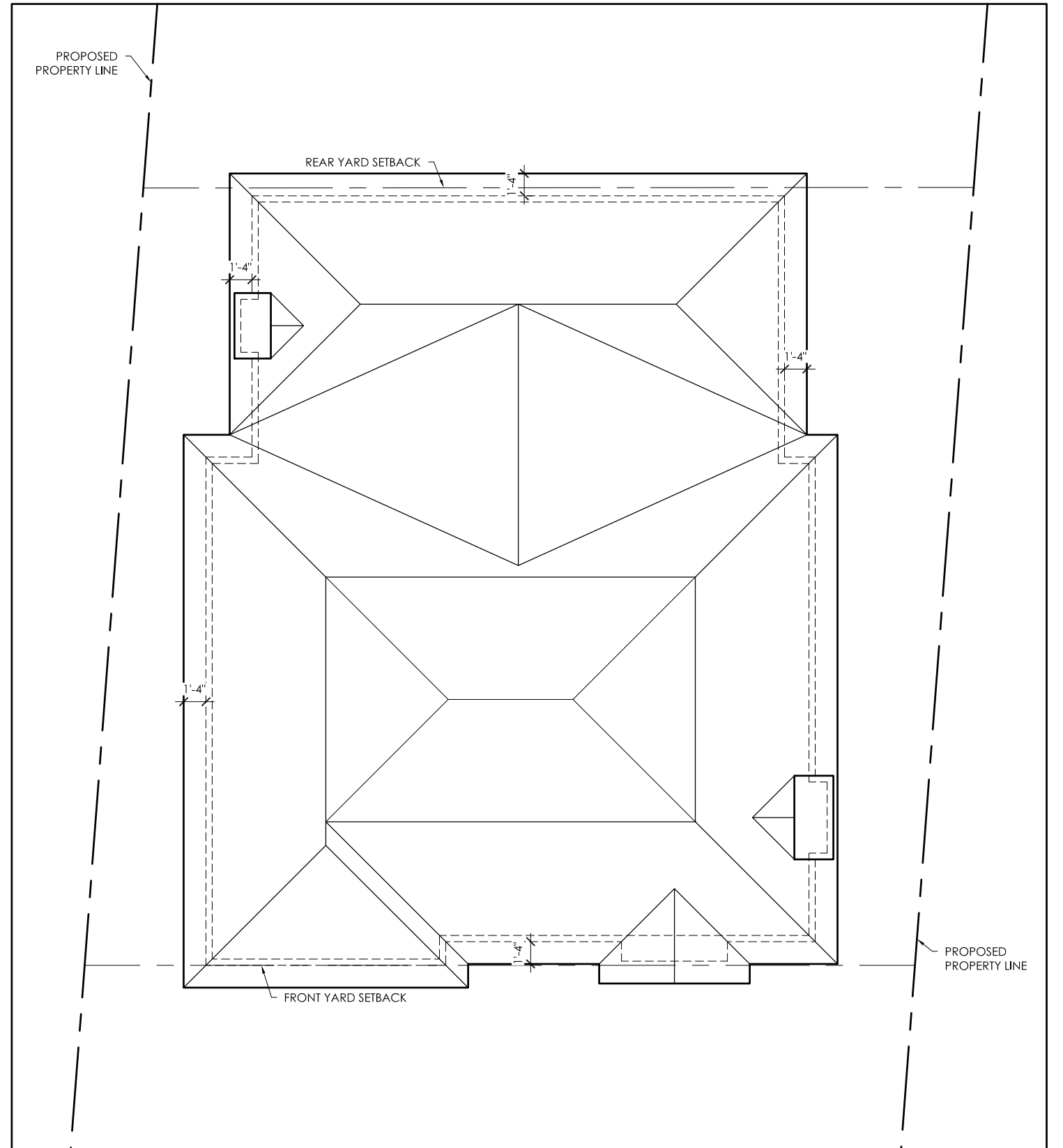
01 BUILDING B - FOUNDATION PLAN  
B1



02 BUILDING B - GROUND FLOOR PLAN  
B1



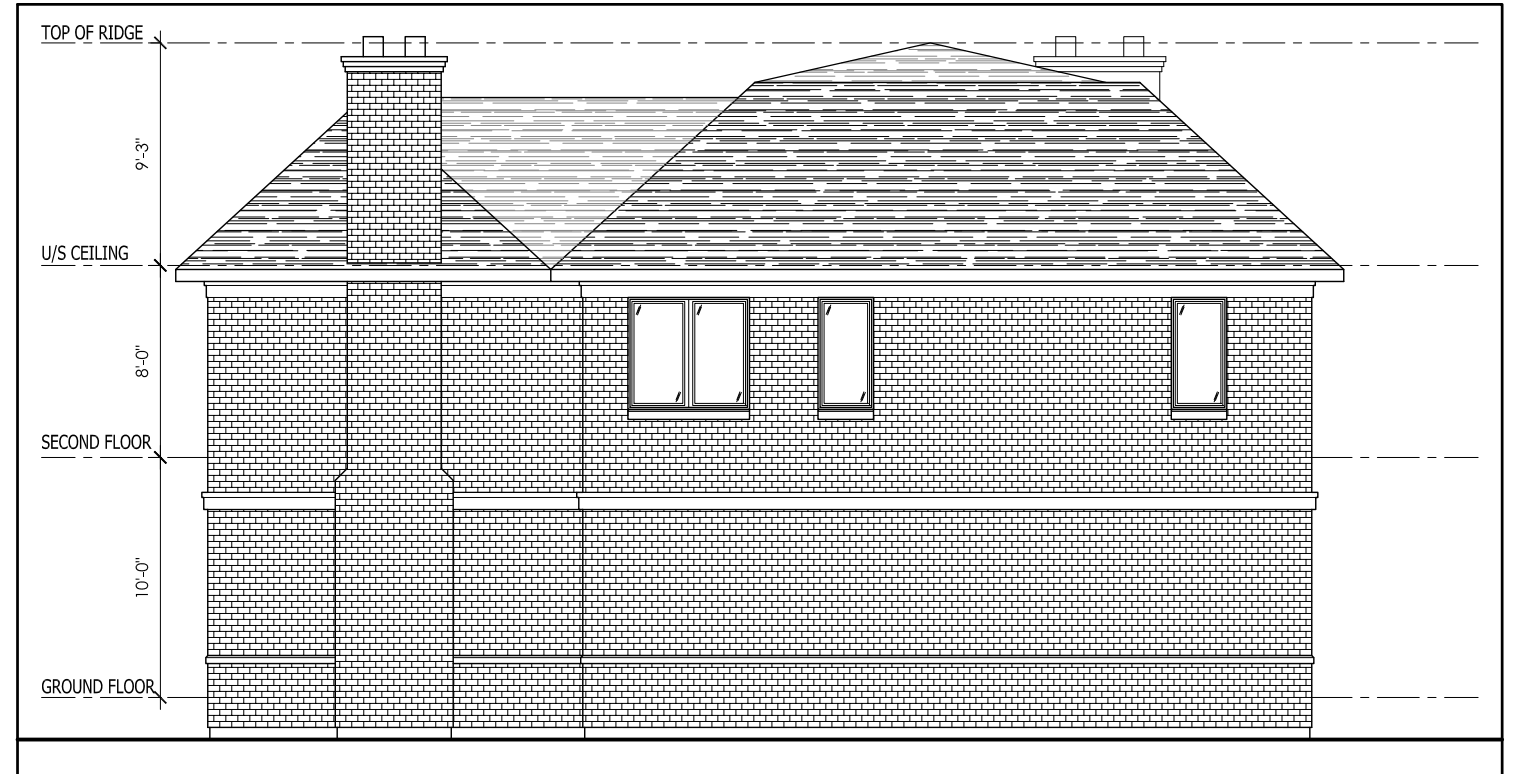
01  
B2 BUILDING B - SECOND FLOOR PLAN



02  
B2 BUILDING B - ROOF PLAN



01  
B3 BUILDING B - FRONT (NORTH) ELEVATION



02  
B3 BUILDING B - SIDE (EAST) ELEVATION



01  
B3 BUILDING B - REAR (SOUTH) ELEVATION



04  
B3 BUILDING B - SIDE (WEST) ELEVATION



City of Mississauga  
**Memorandum**



---

Date: 2018/05/01  
To: Chair and Members of Heritage Advisory Committee  
From: Paul Damaso, Director, Culture Division  
Meeting Date: 2018/06/05  
Subject: New Construction on Listed Property: 2208 Doulton Drive (Ward 8)

---

This memorandum and its attachment are presented for HAC's information.

The subject property is registered under Section 27 of the Ontario Heritage Act as part of the Mississauga Road Scenic Route Cultural Landscape. As per section 7.4.1.10 of the Mississauga Official Plan, "Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." As such, the report is attached for your reference.

## **Attachments**

Appendix 1: 2208 Doulton Drive Mississauga Road Scenic Route Cultural Landscape

A handwritten signature in black ink, appearing to read 'Paul Damaso', written in a cursive style.

---

Paul Damaso, Director, Culture Division

Prepared by: P. Wubbenhorst, Heritage Planner

# HERITAGE IMPACT ASSESSMENT



2208 Doulton Drive  
Mississauga Road Scenic Route Cultural Landscape

29 March 2018

**MEGAN HOBSON**  
M.A. DIPL. HERITAGE CONSERVATION  
**Built Heritage Consultant**  
45 James Street, Dundas, ON L9H 2J5  
(905) 975-7080  
mhobson@bell.net

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APPENDIX B: LAND RECORDS	ATTACHED
APPENDIX C: DRAWINGS	ATTACHED

## 1.0 BACKGROUND & METHODOLOGY

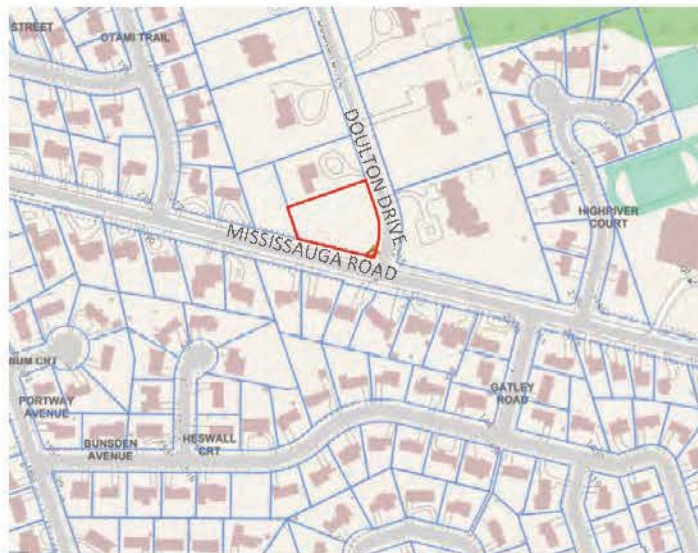
The subject property is located within the Mississauga Road Scenic Route Cultural Landscape. This report was prepared by heritage consultant Megan Hobson for the property owner of 2208 Doulton Drive as a requirement for a planning application to construct a 2-storey detached dwelling (Site Plan #17-171). This report was prepared in accordance with the City of Mississauga's *Terms of Reference for Cultural Landscape Heritage Impact Assessments* (2016).

A site visit was undertaken by Megan Hobson on January 26th, 2018 to assess and document the current condition of the property and its relationship to Mississauga Road. Historical research was carried out, including a title search to determine past ownership of the property, and all relevant planning policies were reviewed.

## 2.0 LOCATION AND SURROUNDINGS

See Appendix A: Site Photos

The subject property is a vacant lot on the northwest corner of Mississauga Road and Doulton Drive. It is located north of the Queen Elizabeth Way and east of Erin Mills Parkway. This lot was recently created through subdivision of 2222 Doulton Drive into 3 lots, one fronting onto Mississauga Road and two onto Doulton Drive. The dwelling associated with the lot prior to subdivision, originally built in 1957/58, has been demolished. There are no structures located on the property.



Location Map: 2208 Doulton Drive is a vacant lot on the northwest corner of Mississauga Road and Doulton Drive

Mississauga Road is a major arterial road lined with residential development. The lots on Mississauga Road contain moderately sized 1.5 to 2-storey detached houses on large lots. Doulton Drive is a cul-de-sac with large mansions on very large estate lots, approximately 3-5 times larger than lots on Mississauga Road. These have been recently constructed and some are currently under construction.



### 3.0 SITE DESCRIPTION

#### See Appendix A: Site Photos

The subject property is a vacant wedge shaped lot that does not contain any structures. There is no access to the site from Mississauga Road. The Mississauga Road frontage is heavily screened by vegetation. There is a sidewalk with a boulevard along the Mississauga Road and that includes mature trees.



Aerial view



Mississauga Road frontage – sidewalk boulevard that contains mature trees

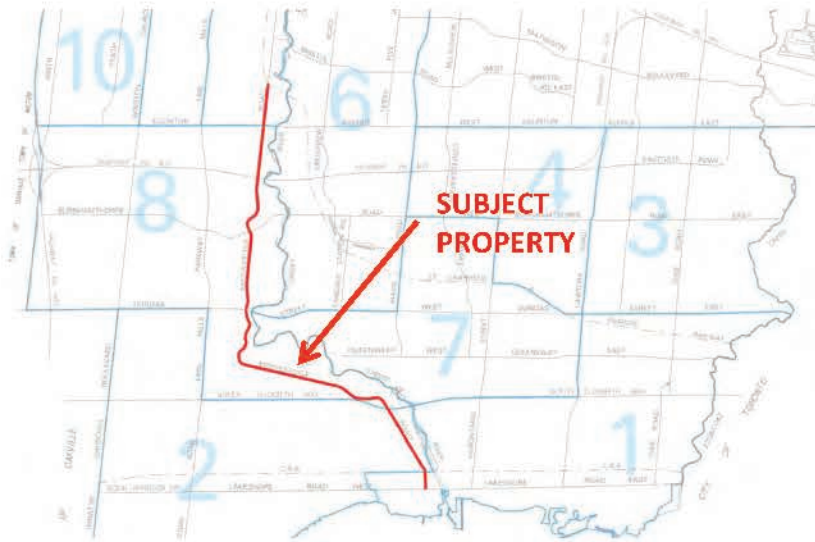


Doulton Drive frontage – no sidewalks or curbs – open level lot with no structures or landscape features

#### 4.0 PLANNING CONTEXT

The subject property is zoned R1-5 under the Mississauga Zoning By-law 225-2007, as amended. The provisions of the R1-5 zoning permits single family detached residential dwellings.

The City of Mississauga adopted a *Cultural Landscape Inventory* in 2005. All of the properties listed on the *Cultural Heritage Inventory* are listed on the *City's Heritage Register*. Under City policy 7.4.1.12, the City of Mississauga seeks to conserve, record and protect its heritage resources and a *Heritage Impact Assessment* is required for any "construction, development, or property alterations that might adversely affect" those resources. The *Heritage Impact Assessment* must be prepared by a qualified heritage consultant and must satisfy the *Terms of Reference for Cultural Landscape Impact Assessments* (2016).



Mississauga Road Scenic Route Cultural Landscape

The subject property is identified in the *Cultural Heritage Inventory* as being part of the *Mississauga Road Scenic Route Cultural Landscape (F-TC-4)*. The *Inventory* provides a general description of the character of this resource and includes a checklist of natural and cultural values associated with it. The Mississauga Road Scenic Route Cultural Landscape is described as follows:

#### SITE DESCRIPTION

Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality

Values associated with the Mississauga Road Scenic Route identified in the *Inventory* are grouped under 4 headings and are:

- Landscape Environment
  - Scenic and visual quality
  - Horticultural interest
  - Landscape Design, Type and Technological Interest
- Historical Associations
  - Illustrates Style, Trend or Pattern
  - Illustrates Important Phase in Mississauga's Social or Physical Development
- Built Environment
  - Consistent Scale of Built Features
- Other
  - Historical and Archaeological Interest

## **5.0 HISTORICAL CONTEXT**

### **See Appendix B: Land Records**

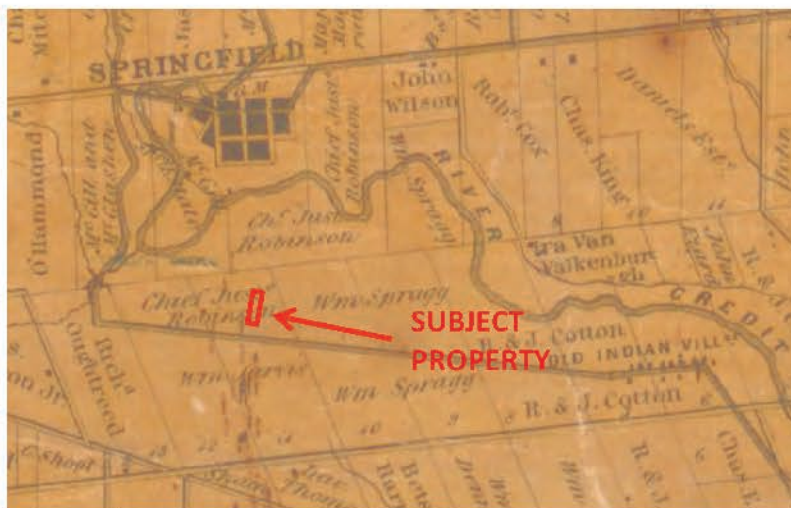
Historically this area was part of land reserved on either side of the Credit River for the Mississauga. In 1805 the Crown negotiated a large purchase of these lands from the Mississauga and it was surveyed into 200-acre lots. This area was divided into three 'ranges' and identified as the Credit Indian Reserve (CIR) in land documents. Lots located in the lower portion of the New Survey (1806) were aligned with the Credit River rather than the shoreline of Lake Ontario so the lots are slightly skewed in relation to other lots in Toronto Township. By 1847, the Mississauga had relocated elsewhere and the land was re-distributed by the Crown

The subject property is located in Lot 11, Range III of the Credit Indian Reserve. The history of the ownership of the subject property is as follows:

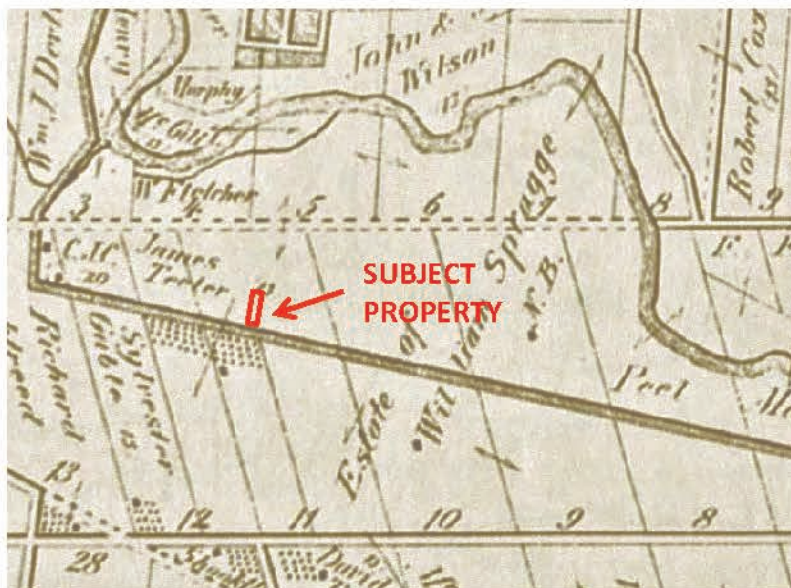


May 1856	Crown to Christopher Robinson
Jan 1871	Christopher Robinson to James Teeter
Apr 1887	James Teeter to John Urquhart
Dec 1944	John Urquhart Estate to Howard Parsons
1946	Plan of Subdivision (Plan 331)
Oct 1946	Howard Parsons to Everette & Benjamin Smith
Oct 1953	Everette & Benjamin Smith to Cathryne & Gordon Armstrong
Apr 1958	Cathryn & Gordon Armstrong to John Wardrop & John Hunter
May 1958	John Wardrop & John Hunter to Robert Hurley
Mar 2016	Estate of Robert Hurley

#### HISTORIC MAPPING:

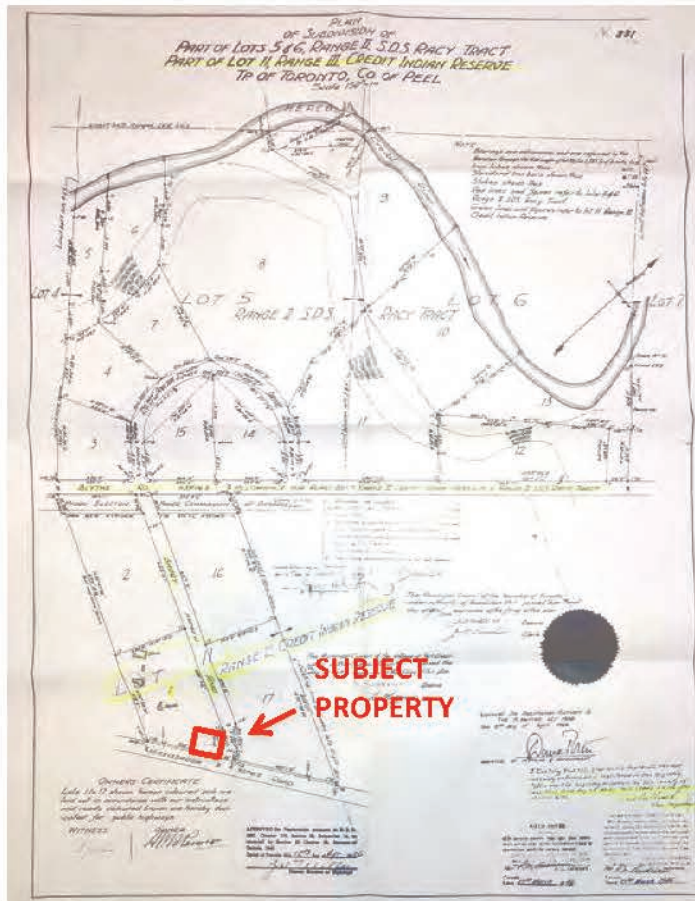


Location of the subject property on the 1859 Tremaine Map [Detail 1859 Tremaine Map]



Location of the subject property on the 1877 Peel County Atlas [Detail 1877 Peel County Atlas]





Plan 331 (1946)

## 6.0 HERITAGE VALUE

The subject property has very limited cultural heritage value because it is a vacant lot that was created through a recent sub-division. It does not contain any built heritage resources. There are mature trees along the Mississauga Road frontage that contribute to the 'scenic and visual quality' of the Mississauga Road Scenic Route.

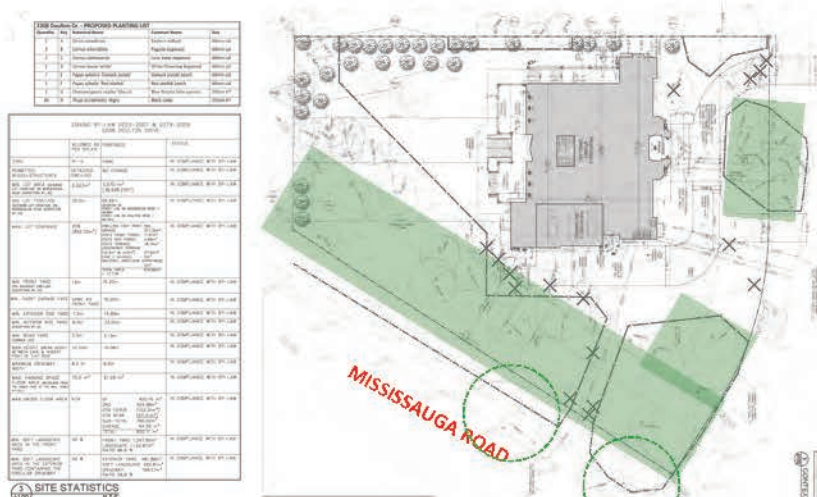
### 6.1 EVALUATION ACCORDING TO ONT. REG. 09/06

This is a vacant level lot. It does not contain built heritage resources and does not contain landscape elements or components. It therefore does not meet any of the Criteria under Ontario Regulation 09/06 to determine heritage value. This property does not have significant heritage value to warrant designation under Part IV of the *Ontario Heritage Act*.

## 7.0 DEVELOPMENT PROPOSAL

### See Appendix C: Drawings

The applicant proposed to build a large 2.5-storey residence in a French Renaissance style that has an attached three-car garage fronting on Mississauga Road. The proposed design is compliant with all zoning by-laws including the building height, lot coverage and all setbacks. Access to the site will be from Doulton Drive and there will be no access from Mississauga Road. Mature trees on Mississauga Road will be retained and all structures will be set well back from the road and well screened with new plantings.



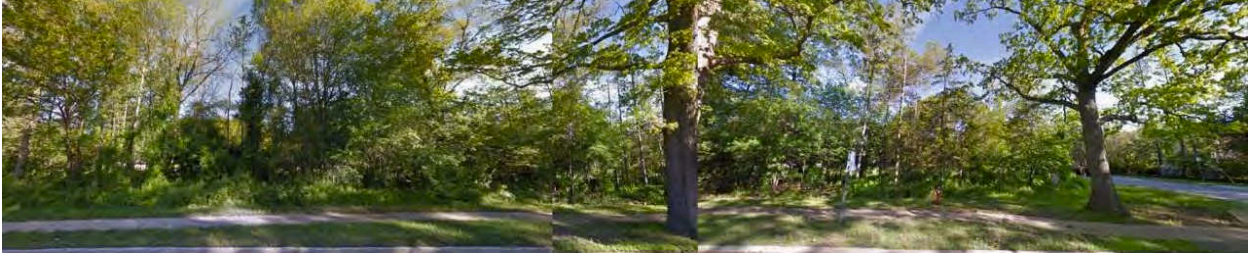
Site statistics (left) - compliant with zoning by-laws (left)

Site plan (right) - 2 large trees on Mississauga Road will be retained. New plantings will provide continuous screening from Mississauga Road.

The style and scale of the proposed residence is significantly larger than the existing housing stock fronting on Mississauga Road in this location, but it is similar to the large houses on Doulton Drive that have been constructed recently or are currently under construction.



Side Elevation that will face Mississauga Road – this will be screened by new plantings and existing trees



Existing green edge will be maintained – the two large trees in the boulevard will be retained and new plantings in the side yard will screen the new house from view.

## 8.0 IMPACT ON HERITAGE VALUES

The proposed development will have no significant impact on heritage values associated with the Mississauga Road Scenic Route.

Construction of a large new dwelling on a newly created lot on Mississauga Road will have some impact on the 'consistent scale of built features' identified as a heritage attribute of the *Mississauga Road Scenic Route Cultural Landscape*. Potential impacts have been mitigated by reducing visibility of the house from Mississauga Road through continuous plantings along the Mississauga frontage that will screen the house and garage from view. In addition, due to the large lot size, the proposed dwelling is situated far enough from Mississauga Road so as not to be visually intrusive.

## 9.0 MITIGATION MEASURES

Recommended mitigation 1: Protect 2 existing trees on Mississauga Road during construction.

Recommended mitigation 2: Provide continuous landscape buffering to screen views of the new dwelling from Mississauga Road.

- These measures have been adequately outlined in the proposal. No further mitigation is required.

It is recommended that heritage staff review the final site plan to ensure that it is consistent with this Heritage Permit Application.

## 10.0 CONCLUSIONS & RECOMMENDATIONS

The proposed development is similar to other new developments in the area and along Mississauga Road. The proposed development will allow retention of existing trees and will include an adequate landscape buffer along Mississauga Road. It will therefore maintain the existing scenic and visual qualities that this property contributes to the Mississauga Scenic Route Cultural Landscape.

- Approval of this heritage permit application is recommended.

## **11.0 QUALIFICATIONS OF THE AUTHOR**

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society of Architectural Historians* and the *Canadian Historical Review*.

## **12.0 BIBLIOGRAPHY**

City of Mississauga, *Cultural Landscape Inventory* (January 2005). Accessed online 15 July 2017  
[http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)

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[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_Heritage\\_PPS\\_infoSheet.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf)



## APPENDIX A: SITE PHOTOS



EMPTY LOT AT 2208 DOULTON DRIVE (THE SUBJECT PROPERTY) – ACCESS FROM DOULTON DRIVE



ADJACENT PROPERTY – NEW HOUSE UNDER CONSTRUCTION





NO SIDEWALK OR CURB ON DOULTON DRIVE



MAIL BOXES ON DOULTON DRIVE





MISSISSAUGA ROAD FRONTAGE - VIEW OF THE SUBJECT PROPERTY FROM THE SOUTH SIDE OF MISSISSAUGA ROAD



OBLIQUE VIEW OF THE SUBJECT PROPERTY SHOWING THE MISSISSAUGA FRONTAGE (LEFT) AND THE DOULTON DRIVE FRONTAGE (RIGHT)





MISSISSAUGA ROAD LOOKING WEST – SUBJECT PROPERTY ON RIGHT



RAISED DRAIN ON MISSISSAUGA ROAD





NORTH SIDE OF MISSISSAUGA ROAD – SIDEWALK, BOULEVARD AND MATURE TREES  
ALONG THE MISSISSAUGA ROAD FRONTAGE



VIEW ALONG MISSISSAUGA ROAD LOOKING EAST





NEIGHBOURING PROPERTY ON THE NORTH EAST CORNER OF MISSISSAUGA ROAD & DOULTON DRIVE – ACCESS FROM DOULTON DRIVE



NEIGHBOURING PROPERTY ON THE NORTH EAST CORNER OF MISSISSAUGA ROAD & DOULTON DRIVE – ACCESS FROM DOULTON DRIVE





NEIGHBOURING PROPERTY ON DOULTON DRIVE



NEIGHBOURING PROPERTY ON DOULTON DRIVE



NEIGHBOURING PROEPRTY ON DOULTON DRIVE



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Lot No. 11

In the THIRD RANGE

X~~C~~oncession C.I.R.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
15622	Ind.	3 Jun1867	8 Jun1867	Matthew C. Cameron et al	Richard S. Wood	5/	Part and O.L.
<del>294</del>	<del>D.M.</del>	<del>23Jan1869</del>	<del>5 May1869</del>	<del>Rev. Thos. Staniforth</del>	<del>Christopher Robinson</del>		<del>Discharging No. 13596</del> <i>Bale</i>
554	B.&S.	10May1870	4 Jun1870	R. S. WOOD et ux	James Teeter	\$2000.00	Part and O.L.
703	B.&S.	21Jun1870	21Jan1871	Christopher Robinson	James Teeter	2320.00	N. part and O.L.
762	B.&S.	5 Dec1870	15Apr1871	Corporation of Peel	James Fleming	8.12	36 ac.
763	Q.C.	13Apr1871	15Apr1871	James Fleming et ux	Christopher Robinson	15.00	36 ac.
2380	B.&S.	18Dec1877	14Feb1878	M. A. Spragge et al	Allan Cassels	1.00	Part and O.L.
<del>2526</del>	<del>B.&amp;S.</del> <small>MORTGAGE Not Recorded in Full</small>	<del>6 Sep1878</del>	<del>2 Oct1878</del>	<del>Enoch Patchett et ux</del>	<del>A. G. M. Spragge</del>	<del>4000.00</del>	<del>Part and O.L.</del> <i>Bale</i>
2530	ABST OF MORT. <small>Not Recorded in Full</small>	9 Oct1878	14Oct1878	A. G. M. Spragge	Wm. M. Clark	800.00	
2531	B.&S.	6 Sep1878	15Oct1878	A. G. M. Spragge	Enoch Patchett	5012.50	Part and O.L.
2712	ABST OF MORT. <small>Not Recorded in Full</small>	15Mar1879	17Mar1879	A. G. M. Spragge	Wm. Cawthra	2000.00	
2721	ABST OF MORT. <small>Not Recorded in Full</small>	16Mar1879	21Mar1879	W. M. Clark	Arthur G. M. Spragge	800.00	
2998	ABST OF MORT. <small>Not Recorded in Full</small>	13Feb1880	19Feb1880	A. G. M. Spragge	Wm. Cawthra	1000.00	
3615	ABST OF MORT. <small>Not Recorded in Full</small>	10Feb1882	25Mar1882	A. G. M. Spragge	J. H. Ferguson	4000.00	
3616	ABST OF MORT. <small>Not Recorded in Full</small>	15Mar1882	25Mar1882	Jas. Crowther et al Admrs. Wm. Cawthra	J. H. Ferguson	1.00	
5813	Will	2 Nov1885	22Oct1886	James Teeter	Helen Teeter et al		Part and O.L.
6086	B.&S.	20Dec1878	18Apr1887	James Teeter et ux	John Urquhart	4500.00	Part and O.L.
6109	ABST OF MORT. <small>Not Recorded in Full</small>	16Apr1887	5 May1887	Jas. H. Ferguson	Jas. J. Foy	1700.00	
6278	Will	8 Dec1866	26Nov1887	William Spragge			Part and O.L.
6281	B.&S.	30Nov1887	2 Dec1887	Helen Teeter et al	John McMillan	7000.00	N. parts and other parts.
6282	ABST OF MORT. <small>Not Recorded in Full</small>	30Nov1887	2 Dec1887	John McMillan et ux	Helen Teeter et al	5000.00	N. parts & Other parts.
<del>6328</del>	<del>D.M.</del>	<del>31Dec1887</del>	<del>9 Jan1888</del>	<del>Jas. J. Foy</del>	<del>Enoch Patchett</del>		<del>Discharging No. 2526</del> <i>Bale</i>
6329	B.&S.	12Sep1878	9 Jan1888	Allan Cassels	A. G. M. Spragge	5/	Part and O.L.
6893	MORTGAGE <small>Not Recorded in Full</small>	6 Apr1888	10Jul1889	John McMillan et ux	Geo. M. Ross	\$1.00	Part and O.L.

cont  
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73-23

cont ③  
pg 562

2998	13Feb1880	19Feb1880	A. G. M. Spragge	Wm. Cawthra	1000.00	
3615	10Feb1882	25Mar1882	A. G. M. Spragge	J. H. Ferguson	4000.00	
3616	15Mar1882	25Mar1882	Jas. Crowther et al Admrs.	J. H. Ferguson	1.00	
			Wm. Cawthra			
5813	Will	2 Nov1885	22Oct1886	James Teeter	Helen Teeter et al	Part and O.L.
6086	B.S.	20Dec1878	18Apr1887	James Teeter et ux	John Urquhart	4500.00 Part and O.L.
6109		16Apr1887	5 May1887	Jas. H. Ferguson	Jas. J. Foy	1700.00
6278	Will	8 Dec1866	26Nov1887	William Spragge		Part and O.L.
6281	B.&S.	30Nov1887	2 Dec1887	Helen Teeter et al	John McMillan	7000.00 N. parts and other parts.
6282		30Nov1887	2 Dec1887	John McMillan et ux	Helen Teeter et al	5000.00 N. parts & Other parts.
<del>6328</del>	<del>B.M.</del>	<del>31Dec1887</del>	<del>9 Jan1888</del>	<del>Jas. J. Foy</del>	<del>Enoch Patchett</del>	<del>Discharging No. 2526</del>
6329	B.&S.	12Sep1878	9 Jan1888	Allan Cassels	A. G. M. Spragge	5/ Part and O.L.
6893		6 Apr1888	10Jul1889	John McMillan et ux	Geo. M. Ross	\$1.00 Part and O.L.
6172		28Apr1890	6 May1890	John McMillan et ux	George W. Keys	2500.00 Parts and O.L.
7509		1 Feb1891	24Mar1891	John McMillan et ux	Ann Smith et al	1.00&C. Parts and O.L.
7935	B.&S.	21May1892	15Jul1892	John McMillan	Elizabeth McMillan	1350.00 Part and O.L.
8694	P.ofS.	13Nov1894	22Jan1895	Helen Teeter et al	Thaddens Ghent	5810.00 N. parts and O.L. Sold under Mortgage No. 6893.
8864	Notice	1 Sep1894	19Jun1895	Helen Teeter et al	John McMillan et al	Notice & Declarations.
8873	Q.C.	13May1895	28Jun1895	Helen Teeter et al	Thaddens Ghent	1.00 Part and O.L. 24 ac.
8874	B.&S.	16May1895	28Jun1895	Thaddens Ghent et ux	Wm. J. Hare	2000.00 Part and O.L. 24 ac.
9837	B.&S.	14Jan1899	19Jan1899	Thaddens Ghent et ux	Wm. G. Horne	4700.00 Part and O.L.
11048	B.&S.	18Mar1903	20Mar1903	Enoch Patchett Sr. et ux	Enoch Patchett Jr.	7000.00 Part and O.L. 85½ ac.
11904	B.&S.	7 Apr1905	11Apr1905	Enoch Patchett Jr. et ux	Enoch Patchett Sr.	500.00 5.42 ac.
12100	B.&S.	2 Dec1905	5 Dec1905	William G. Horne et ux	Thompson Patchett	2000.00 Part and O.L. Reserving to the party of the first part a right-of-way.
13510	B.&S.	15May1909	24Jun1909	Enoch Patchett et ux	Reginald Thompson	9800.00 Parts 22&9.83 & 3.95 ac.

Lot No. 11

In the

THIRD RANGE

~~Commission~~ C.I.B.

No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
CONTINUED FROM PRECEDING PAGE							
13507	B.S.	1 Jun1909	24Jun1909	Wm. G. Horne et ux	Enoch Patchett	\$1500.00	3.95 ac.
13517	Grant	29Jun1909	29Jun1909	John Urquhart	Hydro-Electric Power Co.		Grant of Easement, Right to maintain towers etc.
13620	Grant	25Sep1909	25Sep1909	Wm. J. Hare	Hydro-Electric Power Co.	120.00	Part. Grant of Easement.

TO BOOK "C"



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Date Plan Registered 2 May 1946  
 Owners H. M. S. Parsons  
 Lots subdivided Part II R3 C.I.R. & O.L.

Abstract Index  
 Répertoire par lot

Lot 1

Plan/Concession 331

Page 1



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement 12/22/51	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Consignations
47502	Agree't	16 May 1946	Howard M. S. Parsons	William Wallace Robinson		re: restrictions - 30 year
48719	Grant	19 Oct 1946	Howard M. S. Parsons et ux	Everette E. Smith & Benjamin L. Smith, as joint tenants	\$1.00 & C	part. restrictions & rights re: lowlands etc. Comm. in SW limit 253' S. of W L Thence S 165' 8" to S L x NE 354' 10" to E L x N to pt 253' S of N L x W 344' 6" to p of b
48732	Agree't for Sale	22 Oct 1946	Howard M. S. Parsons	Everette E. Smith & Benjamin L. Smith	\$1.00	agree t to purchase balance of Lot 1
32R	By Law	5 May 1947	Munic Corp Twp Toronto	re: Building restrictions		
366	BY-LAW	3 JULY/50	RE SUBDIV. CONTROL			
59387	Q.C.	21 July 1950	Everette E. Smith & Benjamin L. Smith	Howard M. S. Parson	\$1.00 & C	All except part in No. 48719
77443	Grant	28 Oct 1953	Everette E. Smith	Cathryne H. Armstrong & Gordon B. Armstrong as joint tenants	\$2.00 & C	Part & rights as in No. 48719 Treas Consent attached for Benjamin L. Smith Est.
8625 GR	Cert.	17 Nov 1953	Howard M. S. Parsons Est. - Treas. Consent			Part & O.L.
426	BY-LAW	9 JUNE/54	RE SUBDIV. CONTROL			
See Deposit No. 2973						
109832	Grant	3 Apr 1958	Gordon B. Armstrong & Cathryne H. Armstrong	John A. Wardrop & John L. Hunter as tenants in common	2.00 & C	Part & rights as in No. 48719
See Deposit No. 3360						



Abstract Index  
Répertoire par lot

Lot 1

Plan/Concession

331

Page 2



Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement 12/11/1970	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Bien-fonds/Observations
110746	Grant	28 May 1958	John A. Wardrop et ux John L. Hunter et ux	Robert P. Hurley	\$2.00 & C	Part & rights as in No. 48719
137020	Deed of Election & Release of Dower	23 May 1961	Lillian Parsons re: Howard M. S. Parsons Est.			W & O.L.
4843 VS	Grant	15 Mar 1966	Lillian Parsons et al as Extrs. of Howard M. S. Parsons Est. et al	Edward R. Kinsley & Julia D. Kinsley as joint tenants	\$100.00 & C	Part Comm 253' SE of N L Thence NW 253' x SW 344'6" x SE 253' x NE 344'6" to p of c. Tog. with r of w over lot 13
73921 VS	Agreet	30 May 1968	Lillian Parsons & Grey Hamilton Extrs. of Howard M. S. Parsons Est.	John M. Easson & Dorothy A. Easson as joint tenants	\$10.00 & C	All & O.L. re: Restrictions in No. 47502
GR 138276 VS	Cert.	22 Apr 1970	Treasurer's Consent	Edward R. Kinsley Est. re: No. 4843		
139887 VS GR 4843 VS	Cert.	13 May 1970	Treasurer's Consent	Edward R. Kinsley Estate re: No. 4843 VS		
140217 VS	Grant	19 May 1970	Julia D. Kinsley	Carmela M. Vassallo	2.00 & C	Part as in No. 4843 VS Tog with r of w over Part Int 13 Dom. Consent attached for Edward R. Kinsley Est.
See Deposit No. 140218 VS (re: No. 4843 VS)						
154276 VS	Grant	5 Nov 1970	Carmela M. Vassallo	Albert Franceschini	2.00 & C	Part as in No. 4843 VS Tog with r of w over lot 13

LAND  
REGISTRY  
OFFICE #43

13359-0182 (LT)

PAGE 1 OF 3  
PREPARED FOR CA  
ON 2018/01/23 AT 13:31:26

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 1 PL 331 TORONTO AS IN TT110746; CITY OF MISSISSAUGA

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT PR3094925. PLANNING ACT CONSENT IN DOCUMENT PR3094926.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
RE-ENTRY FROM 13359-1590

PIN CREATION DATE:  
1999/03/25

OWNERS' NAMES  
FINELLI, MARIA

CAPACITY SHARE  
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/06/24 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1999/03/25**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1999/03/25 **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *</p> <p>** AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF</p> <p>** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY</p> <p>** CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **</p> <p>NOTE: THIS PROPERTY WAS RETIRED ON 2017/03/27. THIS PROPERTY IS NOW DIVIDED INTO THE FOLLOWING PROPERTIES: 13359-2547 TO 13359-2549</p>						
TT110746	1958/05/28	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	HURLEY, ROBERT PATRICK	
VS73921	1968/05/30	ASSIGNMENT GENERAL		*** DELETED AGAINST THIS PROPERTY ***		
REMARKS: DELETED FROM 13359-0045 BY L.OTTEN ON 2003/10/31. DELETED BY C. DERUITER ON 2012/12/19						
PR105943	2002/01/03	CHARGE		*** COMPLETELY DELETED *** HURLEY, ROBERT PATRICK	THE TORONTO-DOMINION BANK	
PR1289974	2007/07/06	CHARGE		*** COMPLETELY DELETED *** HURLEY, ROBERT PATRICK	MANULIFE BANK OF CANADA	
PR1302243	2007/07/26	DISCH OF CHARGE		*** COMPLETELY DELETED ***		

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
REMARKS: RE: PR185943				THE TORONTO-DOMINION BANK		
PR1414285	2008/02/12	CHARGE		*** COMPLETELY DELETED *** HURLEY, ROBERT PATRICK	THE TORONTO-DOMINION BANK	
PR1521290	2008/08/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** MANULIFE BANK OF CANADA		
REMARKS: RE: PR1289974						
PR2104851	2011/11/08	TRANSMISSION-LAND		*** COMPLETELY DELETED *** HURLEY, ROBERT PATRICK	HURLEY, ANNE-MARIE HURLEY, PATRICK JAMES HURLEY, SEAN ANTHONY	
PR2312207	2012/12/19	CHARGE		*** COMPLETELY DELETED *** HURLEY, ANNE-MARIE HURLEY, PATRICK JAMES HURLEY, SEAN ANTHONY	EVEREST FINANCE CORPORATION	
PR2313822	2012/12/21	DISCH OF CHARGE		*** COMPLETELY DELETED *** EVEREST FINANCE CORPORATION		
REMARKS: PR2312207.						
PR2877846	2016/03/03	TRANS PERSONAL REP	\$4,401,000	HURLEY, ANNE-MARIE HURLEY, PATRICK JAMES HURLEY, SEAN ANTHONY	FINELLI, MARIA	C
PR2877847	2016/03/03	CHARGE	\$3,300,000	FINELLI, MARIA	HOME TRUST COMPANY	C
PR2877848	2016/03/03	NO ASSGN RENT GEN		FINELLI, MARIA	HOME TRUST COMPANY	C
REMARKS: PR2877847.						
PR2877849	2016/03/03	TRANSFER REL4ABAND		*** DELETED AGAINST THIS PROPERTY *** FINELLI, MARIA	BURCHELL, ANNE PATRICIA BURCHELL, CYRIL JOSEPH CHARLES	
REMARKS: RO1105323.						
PR2887776	2016/03/24	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
REMARKS: PR1414285.						
43R37194	2016/06/23	PLAN REFERENCE				C



REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT / CHKD
43R37295	2016/08/25	PLAN REFERENCE				C
43R37387	2016/10/26	PLAN REFERENCE				C
	REMARKS: CHECKED BY CDR					
PR3094925	2017/03/16	TRANSFER	\$2	FINELLI, MARIA	FINELLI, MARIA	C
PR3094926	2017/03/16	TRANSFER	\$2	FINELLI, MARIA	FINELLI, MARIA	C

LAND  
REGISTRY  
OFFICE #43

13359-2548 (LT)

PAGE 1 OF 2  
PREPARED FOR CA  
ON 2018/01/23 AT 13:31:28

\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PART LOT 1 PLAN 331, PARTS 2 AND 4 PLAN 43R37387; SUBJECT TO AN EASEMENT OVER PART 4 PLAN 43R37387 IN FAVOUR OF PART LOT 1 PLAN 331, PART 3 PLAN 43R37387 AS IN PR3094926; CITY OF MISSISSAUGA

PROPERTY REMARKS: PLANNING ACT CONSENT IN DOCUMENT PR3094926.

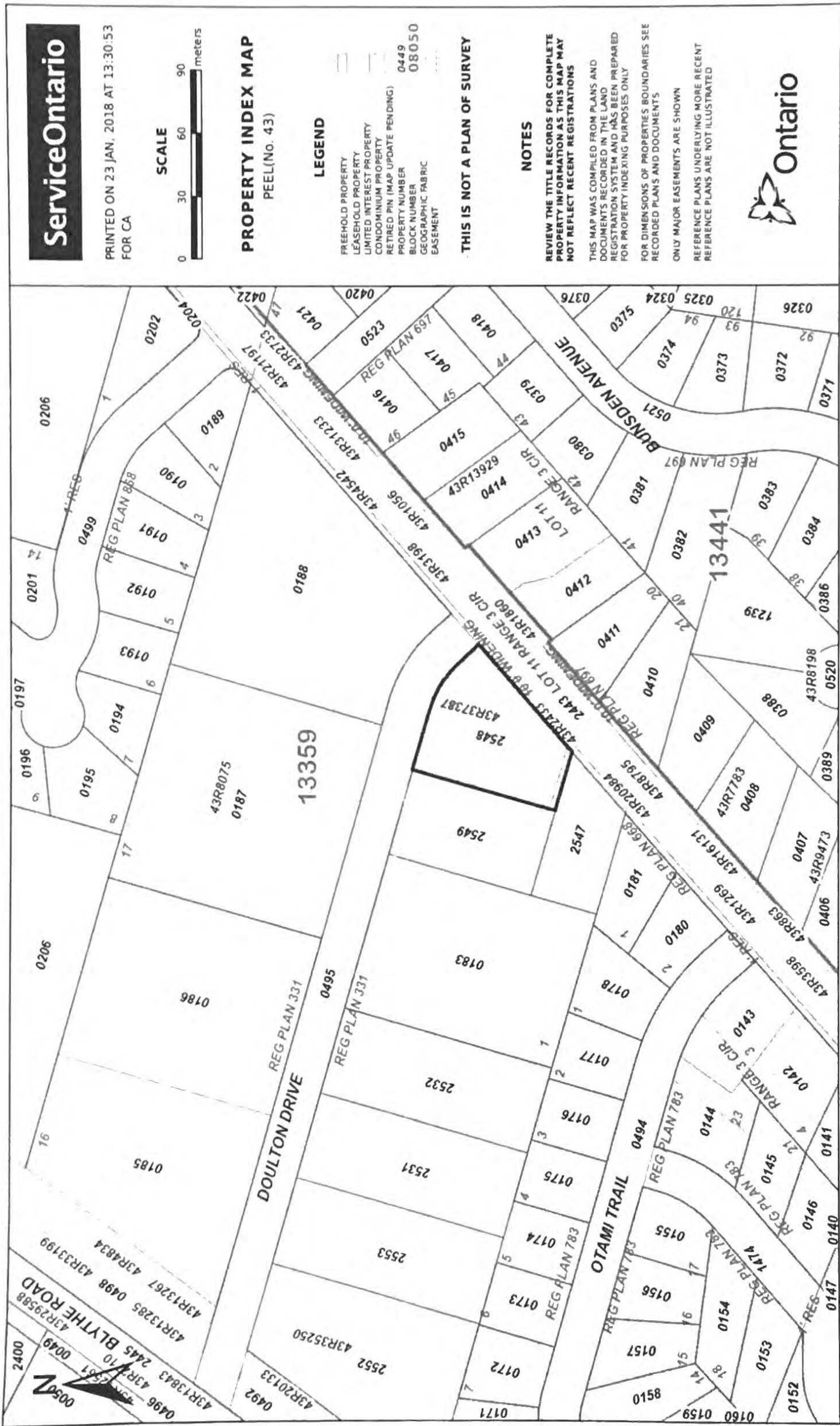
ESTATE/QUALIFIER: RECENTLY:  
FEE SIMPLE DIVISION FROM 13359-0182  
LT CONVERSION QUALIFIED

FIN CREATION DATE:  
2017/03/27

OWNERS' NAMES CAPACITY SHARE  
KALUTI, SUZY

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 2017/03/27 **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 1999/03/26 **						
PR2877847	2016/03/03	CHARGE		*** DELETED AGAINST THIS PROPERTY *** FINELLI, MARIA	HOME TRUST COMPANY	
PR2877848	2016/03/03	NO ASSGN RENT GEN		*** DELETED AGAINST THIS PROPERTY *** FINELLI, MARIA	HOME TRUST COMPANY	
REMARKS: PR2877847.						
43R37387	2016/10/26	PLAN REFERENCE				C
REMARKS: CHECKED BY CDR						
PR3094926	2017/03/16	TRANSFER		*** DELETED AGAINST THIS PROPERTY *** FINELLI, MARIA	FINELLI, MARIA	
PR3149243	2017/06/20	TRANSFER	\$1,950,000	FINELLI, MARIA		C
PR3149244	2017/06/20	CHARGE	\$1,460,000			C

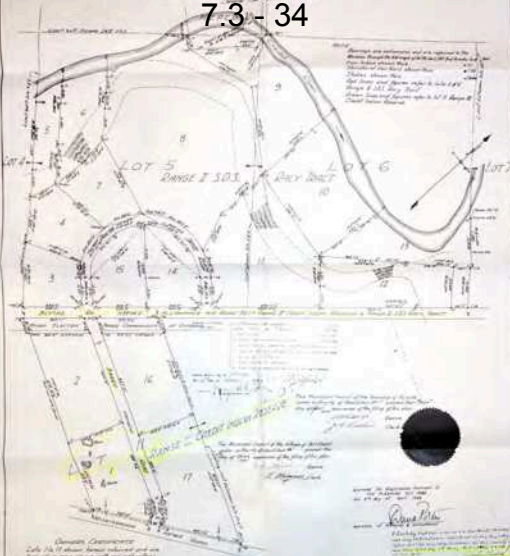
NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.





PLAN OF SUBDIVISION OF  
 PART OF LOTS 5 & 6, RANGE II, S.D.S. RACEY TRACT  
 PART OF LOT 11, RANGE III, CREDIT INDIAN RESERVE  
 TP OF TORONTO, CO. OF P.E.E.L.

7.3 - 34



Resurvey and alterations and are referred to the  
 Division of Lands and Forests of the Province of Ontario  
 and the Department of Lands and Forests of the  
 Dominion of Canada.

**General Comments:**  
 Lots 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

APPROVED BY THE COMMISSIONER OF THE LANDS AND FORESTS OF THE PROVINCE OF ONTARIO  
 AND BY THE COMMISSIONER OF THE LANDS AND FORESTS OF THE DOMINION OF CANADA  
 IN WITNESS WHEREOF, they have hereunto set their hands and seals at Ottawa, Ontario, this 1st day of April, 1900.

Witness the signatures of the  
 Surveyor General of the Province of Ontario  
 and the Commissioner of the Lands and Forests of the Dominion of Canada  
 at Ottawa, Ontario, this 1st day of April, 1900.

*James R. R. R.*  
 Surveyor General of the Province of Ontario

Having reviewed the plan of the subdivision of the lands of the Province of Ontario and the Dominion of Canada, and finding that the same are in accordance with the provisions of the Act in that behalf made, I have hereunto set my hand and seal at Ottawa, Ontario, this 1st day of April, 1900.

Witness the signatures of the  
 Surveyor General of the Province of Ontario  
 and the Commissioner of the Lands and Forests of the Dominion of Canada  
 at Ottawa, Ontario, this 1st day of April, 1900.

PLAN OF SURVEY OF  
Part of Lot 1,  
Registered Plan 331  
City of Mississauga  
Regional Municipality of Peel

Date: 11-09-2010  
Surveyor: Roger G. Thompson  
Survey: 100-00000000

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the foregoing is a true and correct copy of the original plan as filed in my office, and that the same is a true and correct copy of the original plan as filed in my office, and that the same is a true and correct copy of the original plan as filed in my office.

Witness my hand and seal this 11th day of September, 2010.

*Roger G. Thompson*  
Surveyor

LEGEND

- 1. Boundary (Surveyed)
- 2. Boundary (Assumed)
- 3. Boundary (Surveyed)
- 4. Boundary (Assumed)
- 5. Boundary (Surveyed)
- 6. Boundary (Assumed)
- 7. Boundary (Surveyed)
- 8. Boundary (Assumed)
- 9. Boundary (Surveyed)
- 10. Boundary (Assumed)

Scale: 1" = 100' (Horizontal)  
Scale: 1" = 100' (Vertical)

PLAN 43R-1115

Surveyor: Roger G. Thompson

Date: 11-09-2010

Project: 100-00000000

Sheet: 1 of 1

Scale: 1" = 100' (Horizontal)

Scale: 1" = 100' (Vertical)

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11-09-2010	Survey	RGT	
2	11-09-2010	Check		RGT
3	11-09-2010	Check		RGT
4	11-09-2010	Check		RGT
5	11-09-2010	Check		RGT

Boundary lines are shown as surveyed lines, unless otherwise indicated. The boundary lines are shown as surveyed lines, unless otherwise indicated.

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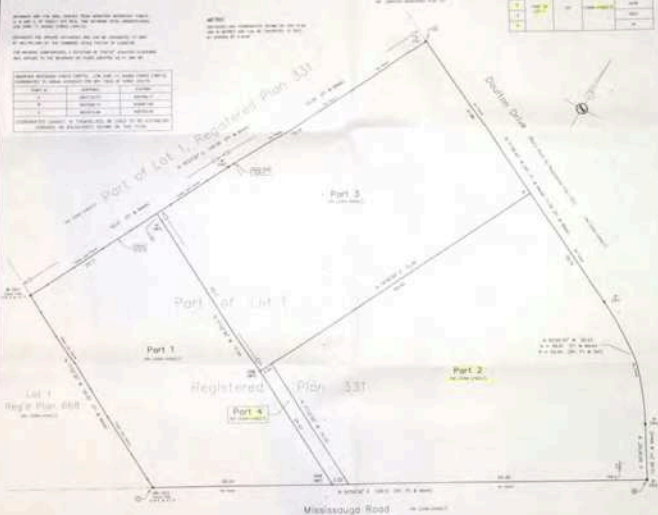
Boundary lines are shown as surveyed lines, unless otherwise indicated. The boundary lines are shown as surveyed lines, unless otherwise indicated.

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7.3 - 35





2208 Doulton Dr. – Trees to be preserved.





Context Plan



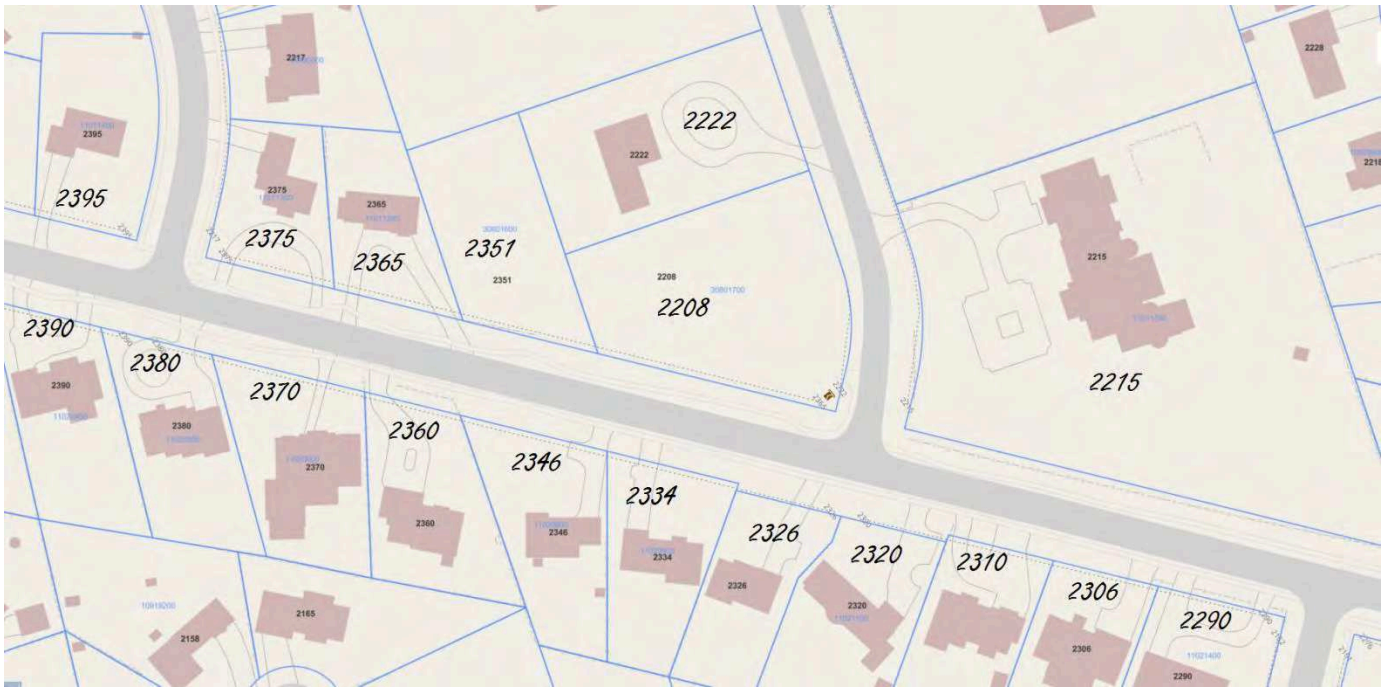
2375 Mississauga Rd

2365 Mississauga Rd

2208 Doulton Dr.

Doulton Drive

2215 Doulton Dr.



Context Plan



2310 Mississauga Rd

2320 Mississauga Rd

2326 Mississauga Rd

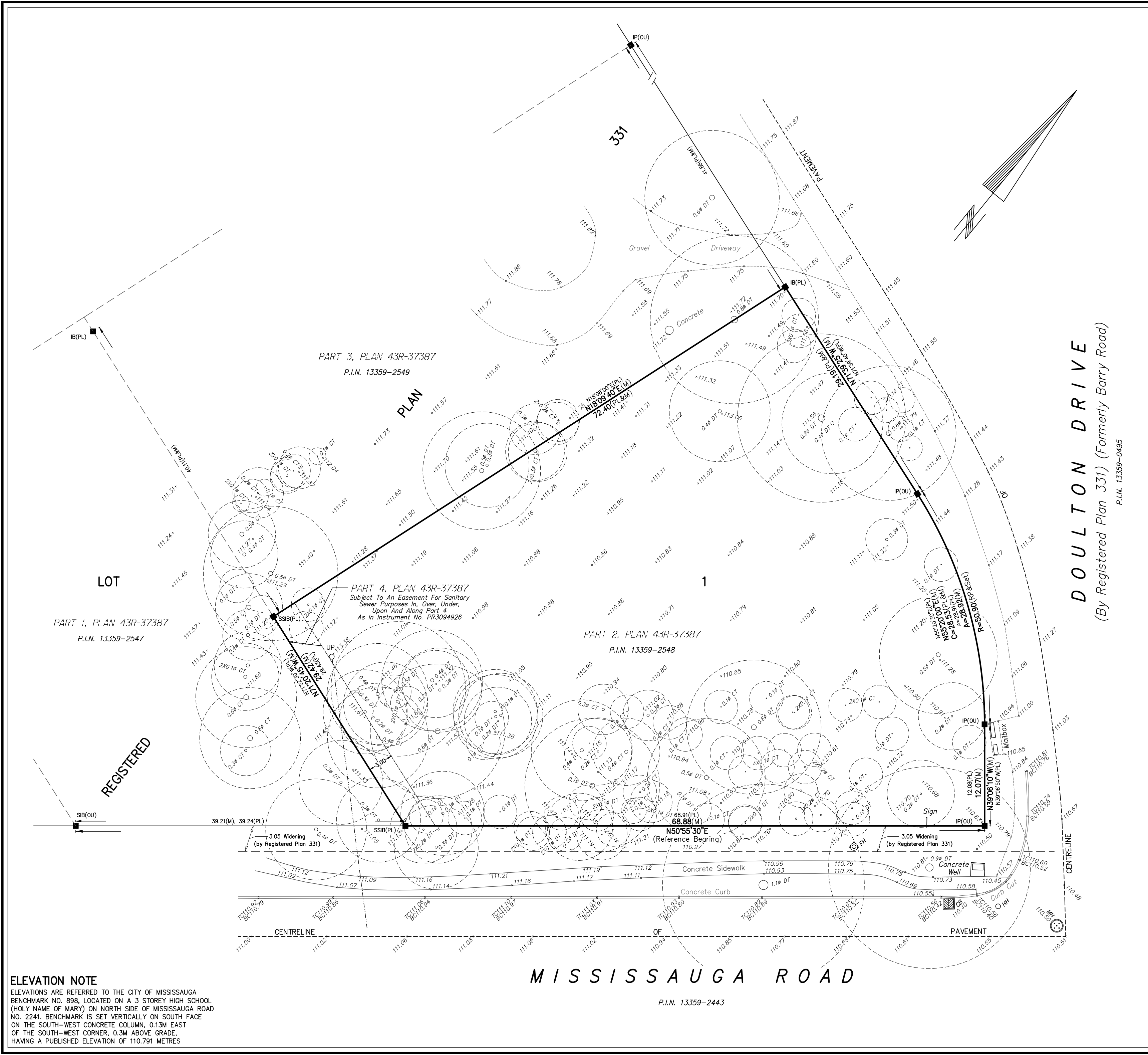
2334 Mississauga Rd

MISSISSAUGA RD. STREETSCAPE ELEVATION

				CUSTOM RESIDENCE	STREETSCAPE ELEVATION
					SK-1







SURVEYOR'S REAL PROPERTY REPORT - PART 1  
PLAN OF  
**Part of LOT 1**  
**REGISTERED PLAN 331**  
**CITY of MISSISSAUGA**  
Regional Municipality of Peel  
SCALE 1 : 300  
GTA SURVEYING INC.  
© COPYRIGHT 2017

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND  
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**BEARING NOTE**  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE  
NORTH WEST LIMIT OF MISSISSAUGA ROAD, HAVING A BEARING  
OF N50°55'30"E ACCORDING TO PLAN 43R-37387

LEGEND	
□	DENOTES SURVEY MONUMENT SET
■	SURVEY MONUMENT FOUND
RP	REGISTERED PLAN 331
N,S,E,W	NORTH,SOUTH,EAST,WEST
M	MEASURED
SIB	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR
IB	IRON BAR
OU	ORIGIN UNKNOWN
IP	IRON PIPE
PL	PLAN 43R-37387
P.I.N.	PROPERTY IDENTIFIER NUMBER
---	OVERHEAD WIRES
UP	UTILITY POLE
BC	BOTTOM OF CURB
TC	TOP OF CURB
CB	CATCH BASIN
HH	HAND HOLE
MH	MANHOLE
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
FH	FIRE HYDRANT
T.R.E.	TOP OF ROOF ELEVATION

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
**2021485**

THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY  
ISSUED BY THE SURVEYOR  
In accordance with  
Regulation 1026, Section 29(3).

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
WITH THE SURVEYS ACT, THE SURVEYORS ACT, AND THE  
REGULATIONS MADE UNDER THEM.  
2. THE SURVEY WAS COMPLETED ON THE 9TH DAY OF  
JUNE, 2017.

JUNE 19, 2017  
DATE

JACEK WALCZAK  
ONTARIO LAND SURVEYOR

THIS PLAN WAS PREPARED FOR AMR ARCHITECTS INC.

**PART 2 - SURVEY REPORT**  
1) PLEASE NOTE LOCATION OF OVERHEAD WIRES  
2) REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY: SUBJECT  
TO AN EASEMENT FOR SANITARY SEWER PURPOSES IN, OVER,  
UNDER UPON AND ALONG PART 4, PLAN 43R-373887,  
AS IN INSTRUMENT NO. PR3094926  
3) THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING-BY-LAWS

**GTA**  
Greater Toronto Acres  
SURVEYING Inc.

7003 Steeles Ave. West, Unit 12, Toronto ON M9W 0A2  
Tel: (416) 679-0572  
E-MAIL: jw@gtaurveying.ca

DRAWN: B.D. CHECKED: P.W. PROJECT 17220

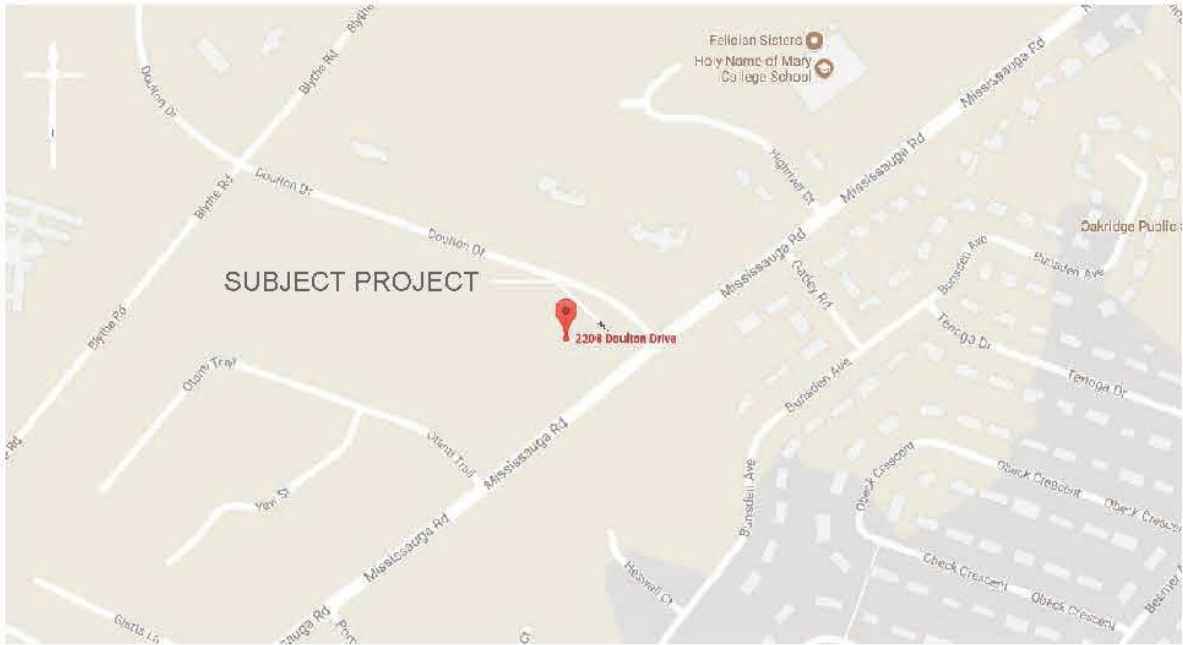


GENERAL NOTES:



(By Registered Plan 331) (Formerly Barry Road)

P.I.N. 13359-0495



CONTEXT PLAN

LEGEND



7

D

SPA 17-171 W8

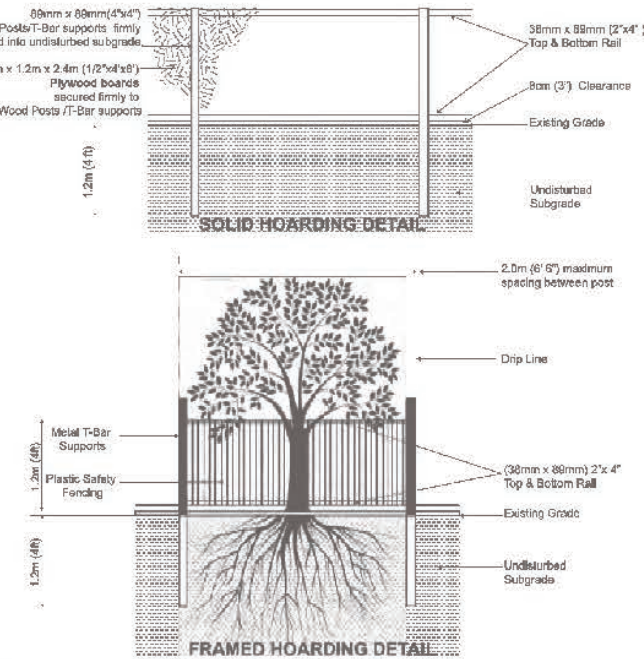


AMR architects inc.

CUSTOM RESIDENCE

SITE PLAN

A100



NOTES:  
1. Hoarding details to be submitted following initial site inspection.  
2. Plants and trees to be approved by the City of Mississauga.  
3. City of Mississauga requires a permit for any excavation or construction work.  
4. All excavation work must be completed prior to installing any hoarding.  
5. All plants and trees must be approved by the City of Mississauga.  
6. All plants and trees must be approved by the City of Mississauga.  
7. All plants and trees must be approved by the City of Mississauga.

TREE PRESERVATION HOARDING  
P.1002-1003 1002-1003

TREE HOARDING DETAIL

AVERAGE GRADE CALCULATION

POINT 1 POINT 2 POINT 3 POINT 4

SURVEY INFORMATION TAKEN FROM:



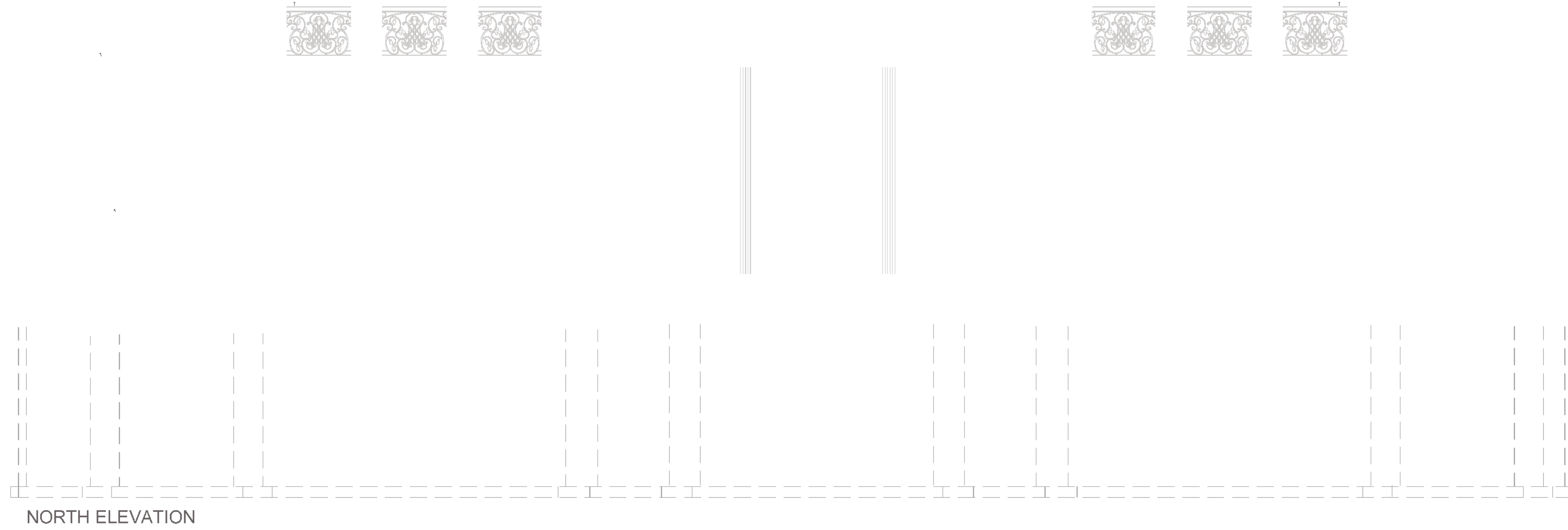
2208 Daulton Dr. - PROPOSED PLANTING LIST

Quantity	Key	Botanical Name	Common Name	Size
1	A	Cornus canadensis	Eastern redstart	60mm cal
3	B	Cornus alternifolia	Pagoda dogwood	60mm cal
2	C	Cornus controversa	June snow dogwood	60mm cal
1	D	Cornus kousa 'white'	White flowering dogwood	60mm cal
7	E	Fagus sylvatica 'Dawson's purple'	Dawson's purple beech	60mm cal
1	F	Fagus sylvatica 'Red obelisk'	Red obelisk beech	60mm cal
2	G	Chamaecyparis nootkensis 'Glaucia'	Blue Nothofagus cypress	360cm HT
10	H	Thuja occidentalis 'Nigra'	Black cedar	250cm HT

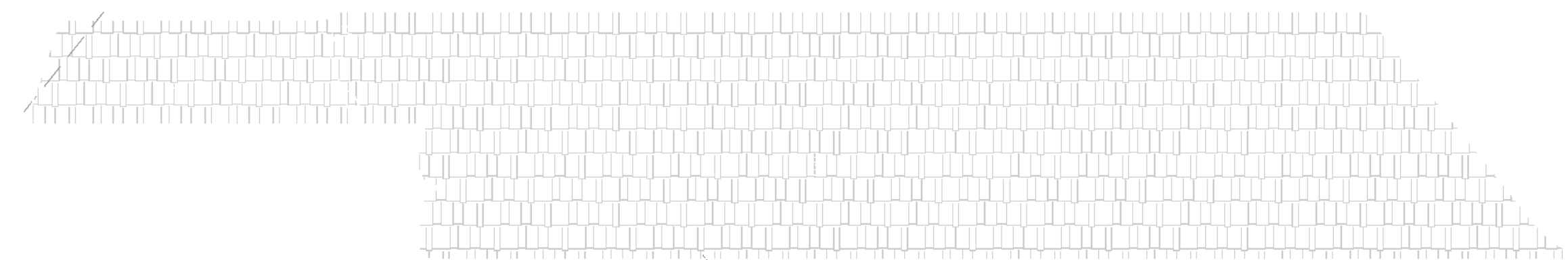
PERMEABLE PAVING DETAIL

SITE STATISTICS





NORTH ELEVATION



WEST ELEVATION

LEGEND

SPA 17-171 W8

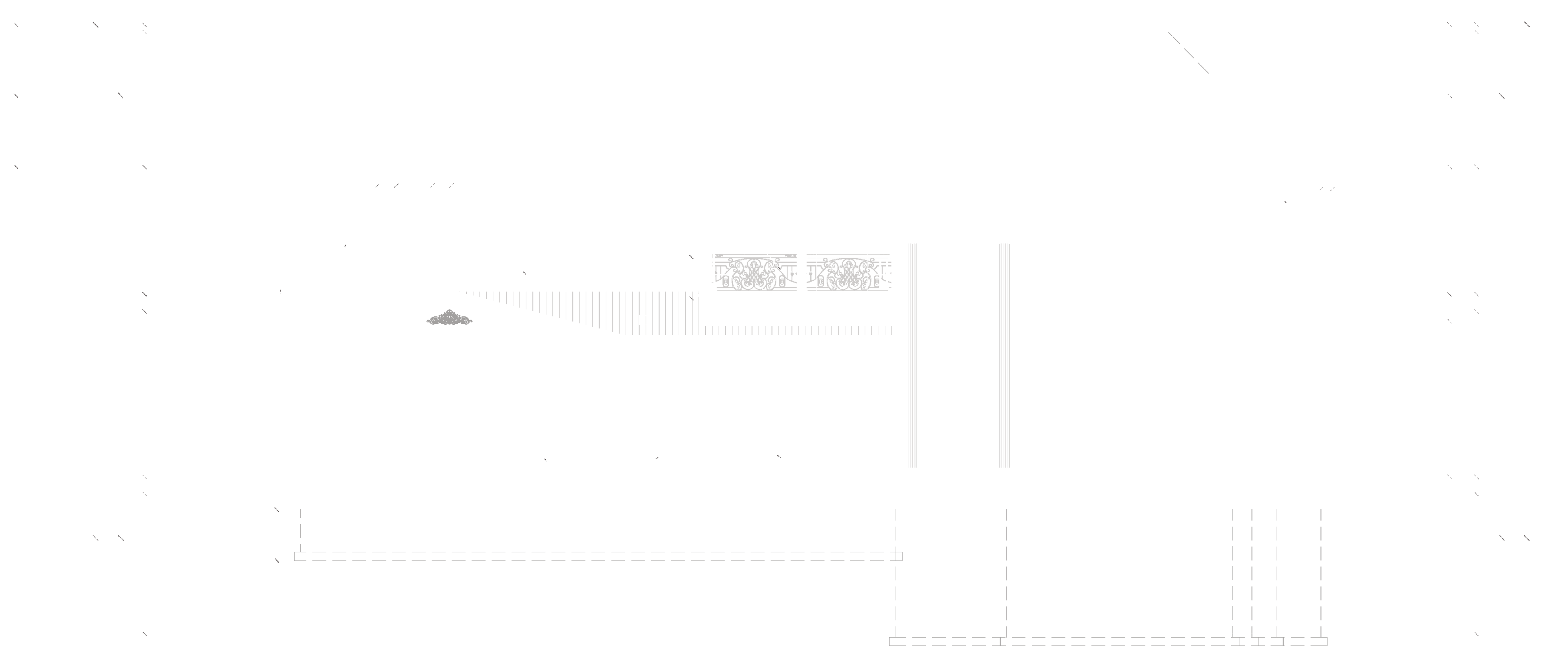


**AMR** architects inc.

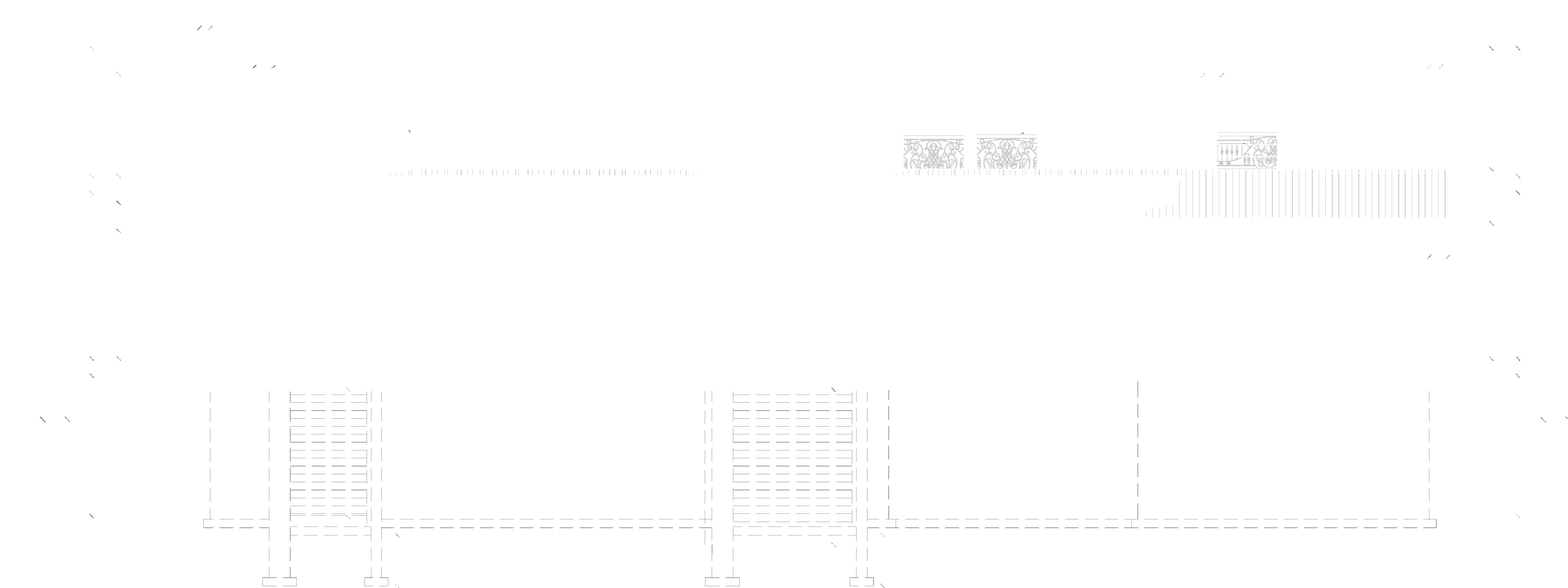
CUSTOM RESIDENCE

NORTH & WEST ELEVATIONS

A200



EAST ELEVATION



SOUTH ELEVATION

LEGEND

SPA 17-171 W8

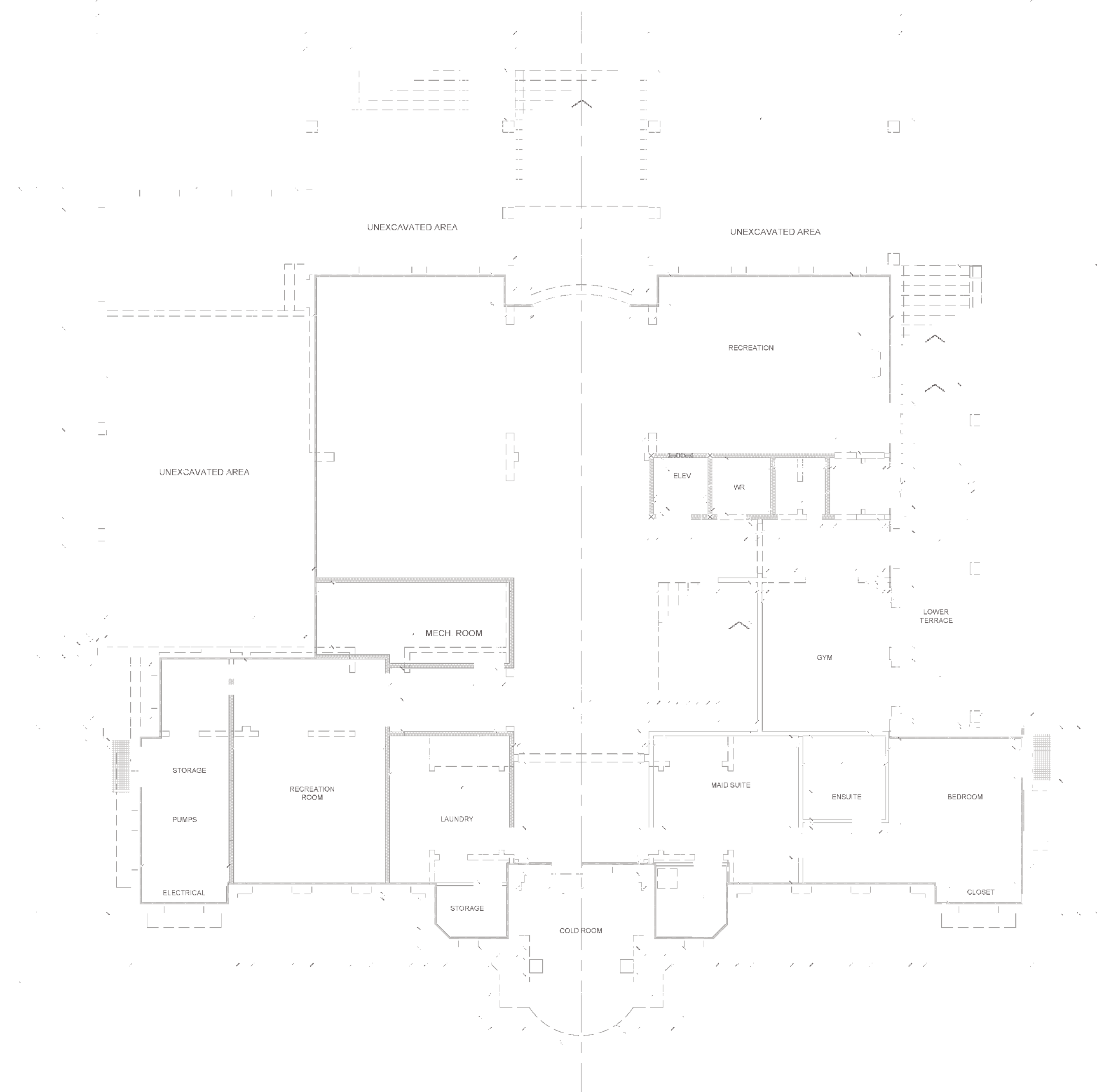


**AMR** architects inc.

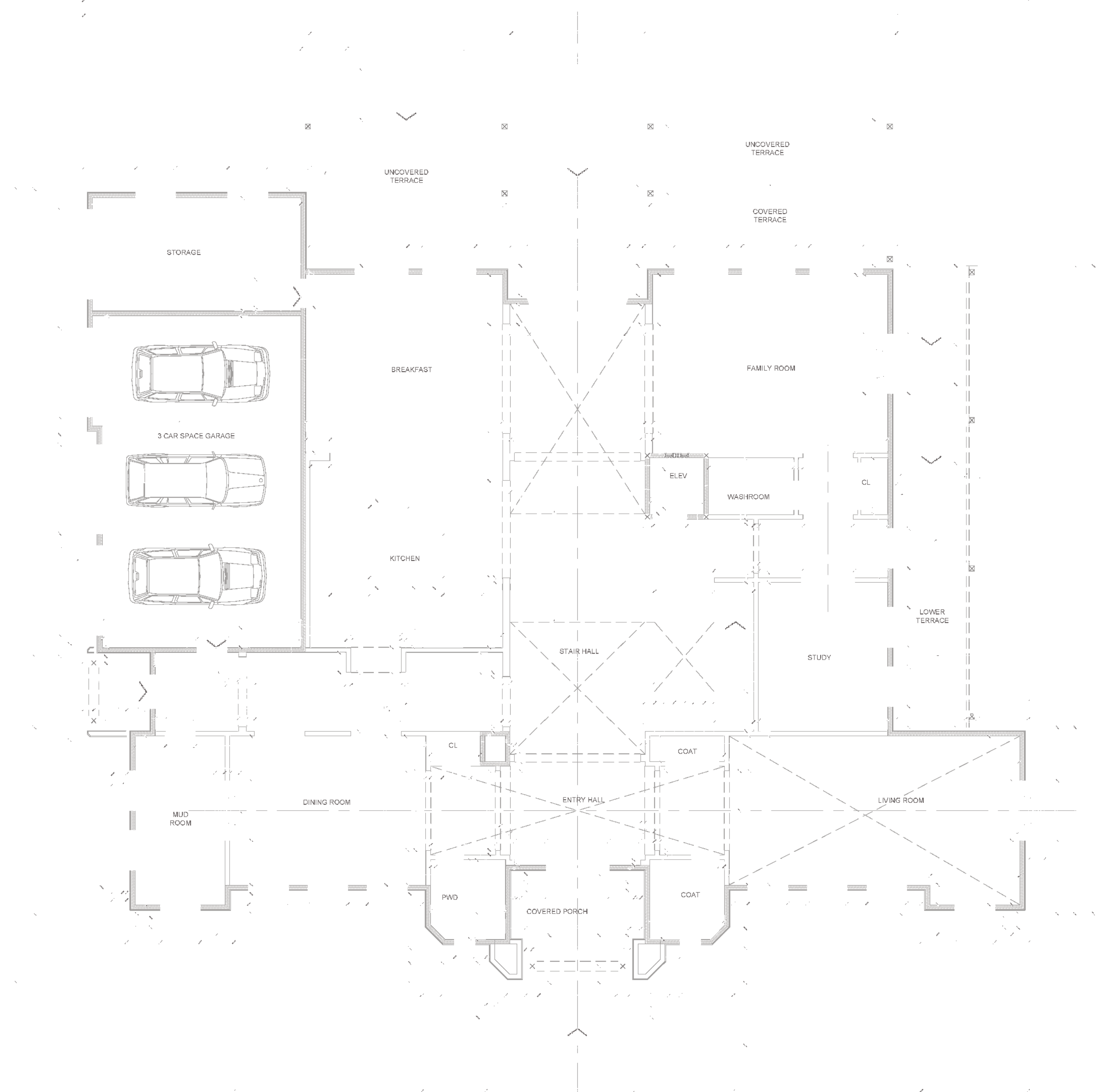
CUSTOM RESIDENCE

SOUTH & EAST ELEVATIONS

A201



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



**AMR** architects inc.

CUSTOM RESIDENCE

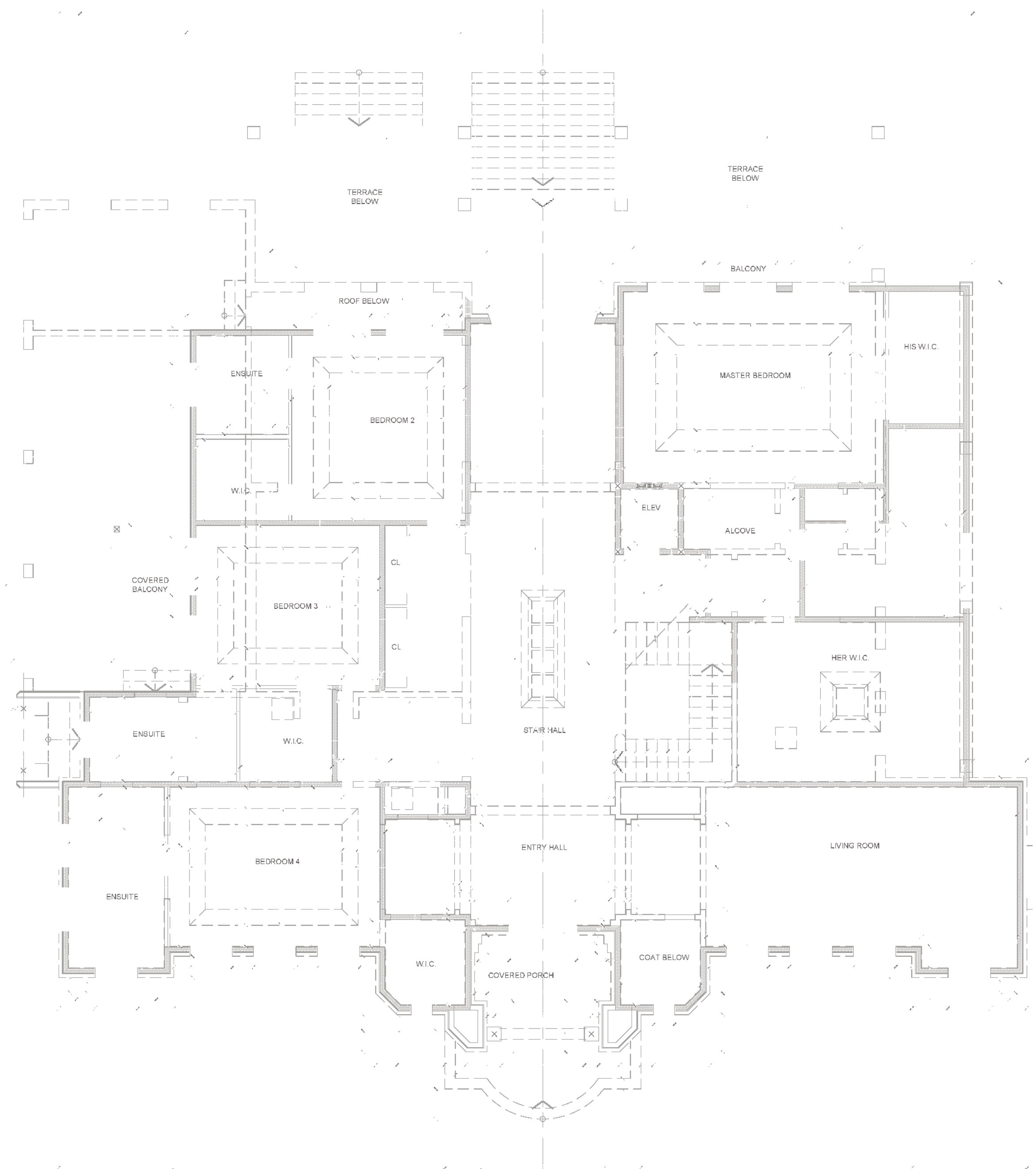
BASEMENT & GF PLANS

**A300**

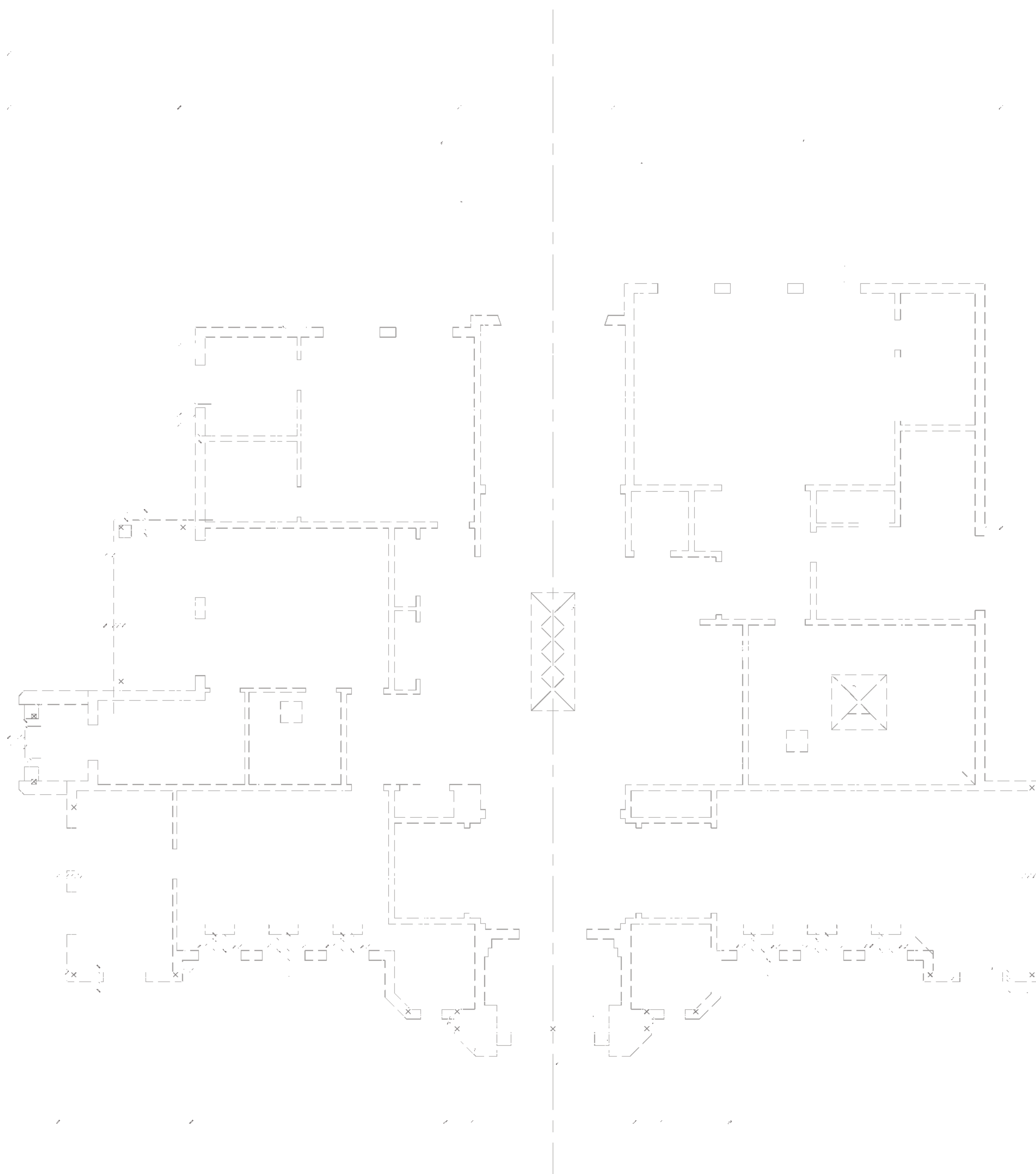
SPA 17-171 W8



FLAT ROOF RATIO



SECOND FLOOR PLAN



ROOF PLAN

SPA 17-171 W8


**AMR** architects inc.

CUSTOM RESIDENCE

SECOND &amp; ROOF PLANS

A301