

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 20, 2011 - 9:00 A.M.

COMMITTEE ROOM A

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Bernie Hu, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator
Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181
Julie.Lavertu@mississauga.ca

CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS

- A. Jane Darragh, Planner, Park Planning Section, with respect to the Tree Recognition Program and proposed amendments to the Tree Permit By-Law.

MATTERS TO BE CONSIDERED

- 1. Approval of Minutes of Previous Meeting

Minutes of the meeting held August 30, 2011.

Recommend Approval

- 2. Request to alter a Heritage Designated Property, The Brown - McCaugherty House, 1614 Wintergrove Gardens, Ward 6

Corporate Report dated August 31, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, The Brown - McCaugherty House, located at 1614 Wintergrove Gardens.

Recommendation

That the request to make alterations to the brick work of the drive shed of the Brown - McCaugherty House as described in the report from the Commissioner of Community Services, dated August 31, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Recommend Approval

- 3. Request to demolish a Heritage Listed Property, 1510 Stavebank Road, Ward 1

Corporate Report dated August 31, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1510 Stavebank Road.

** Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

Recommendation

That the property at 1510 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

Recommend Approval4. Request to demolish a Heritage Listed Property, 1267 Mississauga Road, Ward 2

Corporate Report dated August 24, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1267 Mississauga Road.

** Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

Recommendation

That the property at 1267 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

Recommend Approval5. Request to demolish a Heritage Listed Property, 1448 Stavebank Road, Ward 1

Corporate Report dated August 24, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1448 Stavebank Road.

** Appendices 1 and 2 have been distributed to Members of Council and Committee members. To obtain these Appendices, please contact the Office of the City Clerk.*

Recommendation

That the property at 1448 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received from the Ministry of Tourism and Culture.

Recommend Approval6. Request to demolish a Heritage Listed Property, 1362 Stavebank Road, Ward 1

Corporate Report dated August 19, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1362 Stavebank Road.

** Appendices 1 and 2 have been distributed to Members of Council and Committee members. To obtain these Appendices, please contact the Office of the City Clerk.*

Recommendation

That the property at 1362 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received from the Ministry of Tourism and Culture.

Recommend Approval

7. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated September 20, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Recommend Receipt

SUBCOMMITTEE UPDATES FROM CHAIRS

8. Designated Heritage Property Grant Subcommittee

9. Heritage Designation Subcommittee

10. Heritage Tree Subcommittee

11. Meadowvale Village Heritage Conservation District Review Committee

11.1 Fax, dated August 30, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding preliminary plans for an addition to a property located at 7085 Pond Street.

Direction Required

12. Public Awareness Subcommittee

INFORMATION ITEMS

13. Correspondence, dated August 2011, from Dr. Eric Hoskins, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario.

Recommend Receipt

14. Correspondence, dated August 15, 2011, from Michael Chan, Minister of Tourism and Culture, with respect to the publication of *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities*.

Recommend Receipt

DATE OF NEXT MEETING – Tuesday, October 25, 2011 at 9:00 a.m., Council Chambers

OTHER BUSINESS

ADJOURNMENT

IT IS RECOMMENDED THAT HERITAGE ADVISORY COMMITTEE MEMBERS VISIT THE PROPERTIES LISTED ON THE AGENDA PRIOR TO THE MEETING.



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, AUGUST 30, 2011 - 9:00 A.M.

COMMITTEE ROOM A

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

Members Present

Councillor George Carlson, Ward 11 (CHAIR)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
James Holmes, Citizen Member
Bernie Hu, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Deanna Natalizio, Citizen Member
Michael Spaziani, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Michelle Walmsley, Citizen Member

Staff Present

Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Darshana Sachania, Legal Counsel
Spencer Tomlin, Co-op Student
Darlene Utarid, Project Coordinator
Laura Waldie, Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

Julie.Lavertu@mississauga.ca

CALL TO ORDER – 9:06 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

PRESENTATIONS/DEPUTATIONS

- A. Doug Morrison, Senior Manager for Overhead Construction and Standards, and Karen Ras, Director, Corporate Relations, Enersource Hydro Mississauga, with respect to Enersource Hydro Mississauga's proposed rebuild of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District.

Mr. Morrison presented a PowerPoint presentation dated August 30, 2011. He said that Enersource sought a Heritage Permit for construction of an overhead electrical in 2012 in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of his PowerPoint presentation. Mr. Morrison noted that the current system was installed in 1957 and needed replacement to ensure a safe and reliable power system, that Enersource's policy was to replace overhead systems with similar systems, and that slightly taller poles would be used in order to meet new safety standards.

Mr. Morrison noted that residents have been consulted on the rebuild to minimize disruptions and impacts, particularly because of Meadowvale Village's heritage context. He said that the residents requested an underground system and heritage-style streetlights. Mr. Morrison stated that an underground system was technically possible, but costly.

The Chair gave the Committee an overview of this matter and stated that it had been ongoing for a year and that there may be funds at the City for the underground option. Committee members discussed overhead and underground systems, project area "B" on page 3 of Mr. Morrison's PowerPoint presentation, and the transformers for the underground option.

Mr. Morrison noted that new subdivisions have underground systems that are funded by developers and purchasers. He stated that the overhead system on Meadowvale Village's main street (identified as "B" on page 3 of his PowerPoint presentation) would need to be replaced in approximately 15-20 years. Mr. Morrison said that six transformers would be needed for an underground system and spaced evenly inside the project area.

Residents posed questions to Mr. Morrison about Bell's contribution to the underground system, how the area's heritage status affected the project, the height of the new poles, the appearance of the existing poles, the maintenance costs of overhead and underground systems, the feeder poles on Second Line, and the cost of replacing the overhead system with an underground system in a portion of the Meadowvale Village Heritage Conservation District identified as "B" on page 3 of Mr. Morrison's PowerPoint presentation.

Mr. Morrison stated that Bell's contributions would be minimal, that Enersource has worked closely with residents on the height and location of the poles for a year and a half, and that Enersource had been working behind the scenes to secure additional funding for the project.

In terms of maintenance costs, Mr. Morrison noted that overhead and underground systems cost about the same, but that most outages were from underground systems. He said that Enersource would not upgrade the feeder poles on Second Line and was unsure about the cost of replacing the overhead system with an underground system in a portion of the Meadowvale Village Heritage Conservation District identified as "B" on page 3 of his PowerPoint presentation but could undertake to do an estimate for this project.

Ms. Waldie asked about the installation of the underground system. Mr. Morrison said that lines would be trenched along the street and homes and done as non-invasively as possible.

- B. James Holmes, Mike Newmarch, Terry Wilson, Greg Young, and Brian Carmody, Meadowvale Village Residents' Association, with respect to Enersource Hydro Mississauga's proposed rebuild of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District.

Mr. Holmes discussed the underground option, the appearance of the current overhead system, and Enersource's public meetings with residents.

Mr. Newmarch noted that Meadowvale Village was Ontario's first heritage conservation district. He expressed concern about the height of the proposed poles and said that burying electrical lines underground was the best option. Mr. Newmarch added that Meadowvale Village would soon celebrate its 175th anniversary and that the City should protect the area.

Mr. Wilson distributed various photos of Meadowvale Village. He discussed the area's history and stated that the current appearance of the poles was detrimental to the Village's overall character. Mr. Wilson noted that residents are committed to preserving and restoring their properties and that installing an underground system fits into that context.

Mr. Young distributed and discussed photos of typical service poles, wires, and cables in Meadowvale Village. He outlined the importance of replacing the overhead system with an underground system in a portion of the Meadowvale Village Heritage Conservation District identified as "B" on page 3 of Mr. Morrison's PowerPoint presentation because this area contains significant heritage buildings and is currently highly unattractive.

Mr. Carmody said that he surveyed a large area of the City and found few overhead systems. He stated that Meadowvale Village's services were substandard in design, considering that it was Ontario's first heritage conservation district. Mr. Carmody discussed Enersource's public meetings and noted that Mr. Wilson's photos of the area did not show poles or wires and that an underground system and heritage-style lighting would enhance Meadowvale Village. Mr. Carmody said that property owners in the area abide by heritage rules for their homes and that the City should pursue the underground option and install heritage lighting.

The Chair said that Enersource's actions would be determined by the City and that Council needed to decide whether to fund the project. He supported the underground option because of Meadowvale Village's status as one of the City's two heritage conservation districts.

Residents posed questions to Enersource staff about its approach for the renewal of assets.

Mr. Morrison noted that Enersource had programs for replenishing underground and overhead areas. Dan Pastoric, Chief Operating Officer, Enersource Hydro Mississauga, elaborated on Enersource's approach for the renewal of assets which is system-wide, rather than on a neighbourhood or lot basis. Mr. Morrison noted that funds would be allocated to Meadowvale Village because the overhead system was due to be replaced.

Ms. Burt stated that the underground option was a decision for Council due to the funding. She noted that the Village was designated in 1980 and that the poles and wires were part of the designation. Ms. Burt said that Heritage staff could not comment further on Enersource's Heritage Permit request until Council had reviewed this matter. She added that a report on this issue would be considered at General Committee next week and that updating the Meadowvale Village Heritage Conservation Plan was part of her 2012-2013 Workplan.

Committee members discussed the heritage designation, the cost of overhead versus underground systems, the sources carried on the poles, the potential impacts of an underground system on the Village's heritage character, the appearance of the current overhead system, and replacing the overhead system with an underground system in a portion of the Meadowvale Village Heritage Conservation District identified as "B" on page 3 of Mr. Morrison's PowerPoint presentation.

Ms. Sachania said that the Committee would need to review the work proposed before construction began because it was occurring in a heritage conservation district.

Recommendation

HAC-0059-2011

1. That the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011 be received;
2. That the Heritage Advisory Committee supports in principle the replacement of an overhead electrical system with an underground electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011;
3. That the Heritage Advisory Committee supports that Council identify any sources of funding for the replacement of an overhead electrical system with an underground electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011;
4. That the Heritage Advisory Committee refers to the Budget Committee, as part of their 2012 discussions, the replacement of an overhead electrical system with an underground electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead

- Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011;
5. That the Meadowvale Village Heritage Conservation District Review Committee grant final approval of the plans and designs for the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011;
 6. That the Heritage Advisory Committee receive regular updates from City staff regarding the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011; and
 7. That the Heritage Advisory Committee supports the installation of decorative, heritage-style lighting fixtures in the Meadowvale Village Heritage Conservation District.

Approved (B. Hu)

14. Meadowvale Village Heritage Conservation District Review Committee

- 14.2 Fax, dated June 29, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding Meadowvale Village street signs.

Ms. Lavertu distributed a fax, dated August 29, 2011, from Mr. Holmes regarding Meadowvale Village street signs. Mr. Holmes provided a brief overview of his two faxes.

Recommendation

HAC-0060-2011

1. That the faxes, dated June 29, 2011 and August 29, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding Meadowvale Village street signs be received; and
2. That the Heritage Advisory Committee supports the Meadowvale Village street sign design, as indicated in the fax, dated August 29, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, and the installation of the new street signs prior to Meadowvale Village's 175th Anniversary Celebration on September 17, 2011.

Approved (J. Holmes)

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held July 19, 2011.

Mr. Wilkinson asked for an amendment in "Other Business, Doors Open Event" to clarify that the 2012 Doors Open Event would be linked with the War of 1812 and that, among other things, potential activities could include military reenactments, other municipalities involved in the activities, and partnerships with museums and Rogers Television.

Approved as Amended (M. Wilkinson)

2. Request to demolish a Heritage Listed Property, 1359 Milton Avenue, Ward 1

Corporate Report dated July 25, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1359 Milton Avenue.

The Vice-Chair discussed the loss of trees on the property and asked Heritage staff if this property met the design guidelines. He added that property owners in the Mineola West Cultural Landscape should have to submit a tree preservation plan with their Site Plans and asked that Heritage staff revise the guidelines for Heritage Impact Statements (HIS).

Ms. Waldie said that she would check if the property met the design guidelines. Ms. Burt noted that Planning and Building staff receives information from property owners regarding their plans for trees on their properties. Ms. Eigl stated that, as per the Tree Permit By-Law, property owners currently provide some tree information to the City.

Recommendation

HAC-0061-2011

That the property at 1359 Milton Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process.

Approved (J. Tovey)

8. Construction of Three Structures on Property Adjacent to a Heritage Designated Property within the Meadowvale Village Heritage Conservation District, 6970 Rayah Court (Lot 5), 6990 Rayah Court (Lot 4), and 6995 Rayah Court (Lot 3), Ward 11

Corporate Report dated August 8, 2011 from the Commissioner of Community Services with respect to the construction of three structures on property adjacent to a heritage designated property within the Meadowvale Village Heritage Conservation District located at 6970 Rayah Court (Lot 5), 6990 Rayah Court (Lot 4), and 6995 Rayah Court (Lot 3).

Mr. Holmes explained that the structures would abut the Meadowvale Village Heritage Conservation District and that the Meadowvale Village Heritage Conservation District Review Committee had spent more than two years working on the plans with the property owner. Mr. Spaziani spoke briefly about the challenges of this construction proposal.

Mr. Wilkinson asked Heritage staff about requiring a buffer zone between the three new structures and Meadowvale Village and changing the street name to fit the area's heritage.

Ms. Eigl noted that the buffer zone would be addressed via the Site Plan process and that Heritage staff would comment. Ash Yousefi, Architecture and Planning Manager, Hush Homes, stated that Rayah Court was named after the property owner's daughter.

Recommendation

HAC-0062-2011

That the request to construct three new structures, as described in the report from the Commissioner of Community Services, dated August 8, 2011, on vacant property with the addresses 6970 Rayah Court (Lot 5), 6990 Rayah Court (Lot 4), and 6995 Rayah Court (Lot 3), located adjacent to a Part V designated property within the Meadowvale Village Heritage Conservation District, be approved and proceed through the applicable process.

Approved (J. Holmes)

4. Request to alter a Heritage Designated Property, Benares Main House, 1503 Clarkson Road North, Ward 2

Corporate Report dated August 2, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Benares Main House, located at 1503 Clarkson Road North.

Ms. Burt advised the Committee that the Facilities and Property Management department has a \$200 million shortfall which means that funding is prioritized. She said that a full review of City-owned heritage properties was done and that Heritage and Facilities and Property Management staff meet on a quarterly basis to review heritage projects.

Committee members praised Ms. Utarid's work and discussed building material options.

Recommendation

HAC-0063-2011

That the request to make alterations to the Benares Main House as described in the report from the Commissioner of Community Services, dated August 2, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Holmes)

5. Request to alter a Heritage Designated Property, Chappell Estate, 4300 Riverwood Park Lane, Ward 6

Corporate Report dated August 2, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Chappell Estate, located at 4300 Riverwood Park Lane.

Recommendation

HAC-0064-2011

That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated August 2, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (M. Wilkinson)

6. Request to alter a Heritage Designated Property, Main House and Derry House, Adamson Estate, 850/875 Enola Avenue, Ward 1

Corporate Report dated August 2, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Main House and Derry House, Adamson Estate, located at 850/875 Enola Avenue.

Recommendation

HAC-0065-2011

That the request to make alterations to the entrance steps of the Derry House and Main House on the Adamson Estate as described in the report from the Commissioner of Community Services, dated August 2, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

7. Request to alter a Heritage Designated Property, Folly House and Derry House, Adamson Estate, 850/875 Enola Avenue, Ward 1

Corporate Report dated August 3, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, Folly House and Derry House, Adamson Estate, located at 850/875 Enola Avenue.

Committee members discussed the alterations, building material options, the property's uses, condition, rental options, and tenants, and the project's total costs. Ms. Utarid noted that stucco and eavestrough repairs would likely be done in 2012. She noted that she did not know information about the property's tenants and future uses and that the cost for the repairs at the Benares House, the Chappell Estate, and Adamson Estate was \$360,000.

Recommendation

HAC-0066-2011

That the request to make alterations to the Folly House and Derry House on the Adamson Estate as described in the report from the Commissioner of Community Services, dated August 3, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

3. Request to demolish a Heritage Listed Property, 1264 Woodland Avenue, Ward 1

Corporate Report dated July 27, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1264 Woodland Avenue.

Committee members discussed the removal of trees from the property, the faded Site Plan, the possibility of requesting tree-related information in HIS from property owners as per the Cultural Landscape Inventory, the specific kinds of tree-related information in HIS that should be required from property owners, the City's approach and enforcement of tree-related matters, and the Town of Oakville's tree-related processes.

Ms. Waldie distributed a large Site Plan to Committee members for their information and noted that landscaping matters were currently handled by Planning and Building staff.

Ms. Burt noted that Heritage staff had the authority to request tree-related information in HIS from property owners in the future. However, she said that Heritage staff did not have this direction when they accepted and approved the HIS for this property. She added that some tree-related information was provided by property owners at the Site Plan stage.

Ms. Eigl noted that the City provided enforcement on tree-related matters when complaints from the public were received. Ms. Burt indicated that she would ask Ms. Sachania for clarification regarding the City's enforcement of tree-related matters.

Recommendations

HAC-0067-2011

That the property at 1264 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation under the *Ontario Heritage Act*, but that approval for demolition be deferred until the Heritage Advisory Committee has reviewed the infill designs.

HAC-0068-2011

That Heritage staff update the guidelines for Heritage Impact Statements to require property owners to submit a tree preservation plan, as outlined in the Cultural Landscape Inventory, comprised of the following: (1) an arborist report; (2) information regarding the type, species, diameter, size, health, and age of all trees on their properties; (3) the plans for all current, future, and removed trees; (4) the cultural implications of removing any trees in the context of the Cultural Landscape Inventory; and (5) mitigation and enhancement plans for all trees.

Approved (J. Tovey)

9. Heritage Resources Centre Workshop

Correspondence with respect to the Heritage Resources Centre Workshop, entitled "Telling Stories About Heritage: Using Narrative to Build Public Support," on October 1-2, 2011 at Paris Old Town Hall in Paris, Ontario.

Ms. Lavertu distributed correspondence on the Heritage Resources Centre's Heritage Planning Workshop in Kingston, Ontario. Ms. Eigl and Mr. Mateljan said that they had attended similar Heritage Resources Centre Workshops in the past and found them useful.

Recommendation

HAC-0069-2011

1. That the correspondence with respect to the Heritage Resources Centre's Workshop, entitled "Telling Stories About Heritage: Using Narrative to Build Public Support," on October 1-2, 2011 at Paris Old Town Hall in Paris, Ontario be received; and
2. That the correspondence with respect to the Heritage Resources Centre's Heritage Planning Workshop on October 22-23, 2011 and November 5-6, 2011 in Kingston, Ontario be received.

Received (J. Holmes)

10. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated August 30, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Committee members requested updates on Credit Valley Conservation's (CVC) Resolution 33/11 and Cabin 3.

Ms. Burt stated that Brampton was not in favour of CVC's Resolution and that Heritage staff was waiting to hear back from CVC staff to determine next steps.

Mr. Wilkinson spoke about the Clarkson General Store and William Clarkson House.

Ms. Eigl said that Heritage staff visited and photographed Cabin 3. She hoped that Edward J. F. Bavington, who brought this property to the Committee's attention at their July 2011 meeting, would share information with Heritage staff about the property's heritage value. Ms. Eigl noted that she could contact the current property owner to advise them of the Committee's interest in their property, as it could be demolished. Ms. Burt added that Heritage staff did not have sufficient reasons to list or designate the property.

Committee members discussed Cabin 3's history and significance, individuals who could be contacted to ascertain the property's history and significance, possible future uses for the property, and the process for listing and designating heritage properties.

Ms. Burt gave an update on the use of cedar roofs on heritage designated properties in other municipalities. She noted that Ms. Waldie researched this matter and found that Meadowvale Village's design guidelines permit cedar or asphalt shingle roofs. Ms. Burt asked Committee members if a written report on this matter was still required. Committee members requested that Heritage staff provide them with a brief verbal update.

Ms. Waldie noted that Heritage staff contacted heritage planners in Ontario regarding the

use of cedar roofs on heritage designated properties. The consensus was that cedar should be accepted as the norm and that asphalt should not be substituted. Ms. Waldie noted that most heritage planners said that cedar could last longer if it was properly installed. Ms. Eigl noted that she had received complaints from citizens about the increasing use of asphalt in Meadowvale Village. She added that Heritage staff prefers replacing like materials with like materials and acknowledged the high cost of cedar roofs.

Committee members discussed the advantages and disadvantages of cedar roofs, the use of cedar roofs on various kinds of properties, and split shake roofs.

Recommendation

HAC-0070-2011

That the chart identifying the status of the outstanding issues from the Heritage Advisory Committee as at August 30, 2011, be received.

Received (J. Tovey)

SUBCOMMITTEE UPDATES FROM CHAIRS

11. Designated Heritage Property Grant Subcommittee – No update

12. Heritage Designation Subcommittee

Mr. Dodaro said that the Subcommittee met in July and that a draft Terms of Reference had been sent to staff for review. Ms. Eigl noted that she was reviewing the document.

13. Heritage Tree Subcommittee – No update

14. Meadowvale Village Heritage Conservation District Review Committee

14.1 Fax, dated June 23, 2011, from James P. Holmes, Vice Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding new home construction for a property located at 1090 Old Derry Road.

Mr. Wilkinson asked if the Committee would be receiving an HIS and if Heritage staff had any concerns about the finishes. Ms. Eigl said that this property would be subject to the usual heritage processes, that she did not have any concerns about the finishes, and that the property's address was incorrect, as it had been severed.

14.3 Fax, dated August 19, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding a proposed replacement shed for a property located at 1090 Old Derry Road.

Ms. Eigl said that she would be contacting the property owner with resources for heritage homes. The Vice-Chair discussed the advantages and disadvantages of building materials. Mr. Holmes thanked Mr. Spaziani for his work on the plans.

Recommendation

HAC-0071-2011

1. That the fax, dated June 23, 2011, from James P. Holmes, Vice Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding new home construction for a property located at 1090 Old Derry Road be referred to Heritage staff for follow-up and, once complete, returned to the Meadowvale Village Heritage Conservation District Review Committee for final approval.
2. That the fax, dated August 19, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding a proposed replacement shed for a property located at 1090 Old Derry Road be referred to Heritage staff for follow-up and, once finalized, returned to the Meadowvale Village Heritage Conservation District Review Committee for final approval.

Referred (J. Tovey)15. Public Awareness Subcommittee

15.1 Brochure entitled "Forster House" Heritage House Dental (Built c.1850).

Ms. Natalizio indicated that the Subcommittee would be meeting to discuss their Terms of Reference today. She spoke about 2011 Doors Open events and requested volunteers.

INFORMATION ITEMS

Ms. Eigl spoke about upcoming Doors Open events and a film on Mississauga's history titled Mississauga: From "The Cinderella Township" To "Canada's Sixth Largest City."

Mr. Holmes discussed Meadowvale Village's 175th Anniversary Celebration on September 17, 2011 and encouraged Committee members to attend.

The Chair discussed initiatives in Streetsville to commemorate Streetsville's contributions to the War of 1812 and Timothy Street's gravesite.

Ms. Burt noted that Paula Wubbenhorst, Senior Heritage Coordinator, would be returning from maternity leave in early September.

DATE OF NEXT MEETING – Tuesday, September 20, 2011 at 9:00 a.m., Committee Room A

OTHER BUSINESS – Nil

ADJOURNMENT – 11:46 a.m. (J. Holmes)



Corporate Report

Clerk's Files

Originator's
Files

DATE: August 31, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: September 20, 2011

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

SUBJECT: **Request to Alter a Heritage Designated Property**
The Brown - McCaugherty House
1614 Wintergrove Gardens
(Ward 6)

RECOMMENDATION: That the request to make alterations to the brick work of the drive shed of the Brown - McCaugherty House as described in the report from the Commissioner of Community Services, dated August 31, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

BACKGROUND: It is believed that prominent Streetsville farmer, George Brown, built this home c. 1866. Hugh McCaugherty purchased the property in 1885 where it remained in the family until the 1960s. The two storey hipped roof main structure is connected to the single-storey rear drive shed by a gable roofed section with shed accretions. The fascia is decorated with panels and brackets under the eaves. Yellow brick is used for quoining, decorative banding on the drive shed, and window lintels and surrounds. The attached, arched brick drive shed is located to the west of the house.

The City designated the Brown - McCaugherty property under the *Ontario Heritage Act* in 1983 for its physical, historical and contextual value.

COMMENTS:

In July 2011, during a landscaping project, the west arch of the attached drive shed was accidentally hit by a skid – steer loader, which caused some minor damage to the masonry and brick work. Mark Shoalts of Shoalts Engineering was retained by the property owner to assess the structural integrity of the drive shed as a result of this accident. The structural engineering report by Shoalts Engineering concluded that the west arch is not in danger of collapsing and the damage is not considered to be major (Appendix 1).

The report does conclude that the repair needs to be done and conducted by a qualified mason who has at least five years experience in dealing with masonry repairs on heritage buildings. A report outlining the masonry specifications for the repair work was also provided to the property owner by Shoalts Engineering (Appendix 2).

The property owner has obtained a quote for the services of Peter Devine Masonry to conduct the repairs (Appendix 3), as this company meets the requirements set out by Mark Shoalts and will ensure that in-kind materials will be utilized. A letter of confirmation was also provided to Heritage staff by the property owner that he has agreed to retain Peter Devine Masonry to conduct the repairs. (Appendix 4).

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The accidental damage to the brick arch of the drive shed is in need of repair by a qualified heritage mason and thus requires a Heritage Permit. As this property is Designated under the *Ontario Heritage Act*, it is important that the replacement masonry and brick materials be authentic in their design and materials. Heritage staff supports the request to alter this Designated heritage property as set out in the reports by Shoalts Engineering and Peter Devine Masonry.

ATTACHMENTS:

Appendix 1: Structural Engineering Reports provided by Mark Shoalts of Shoalts Engineering, dated August 26, 2011.

Appendix 2: Masonry Specifications Report provided by Mark Shoalts of Shoalts Engineering.

Appendix 3: Repair work quote provided by Peter Devine of Peter Devine Masonry, dated August 31, 2011.

Appendix 4: Letter of Authorisation provided by Andreas Mueller, property owner of 1614 Wintergrove Gardens, dated August 31, 2011.



for

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

Prepared By: Laura Waldie, Heritage Coordinator

August 26, 2011

Andreas Mueller
1614 Wintergrove Gardens
Mississauga, ON
L5M 3Z7
andreas@socratec.ca

Re: Assessment of damage and required repairs
Masonry driveshed, 1614 Wintergrove Gardens

The Brown/McCaugherty House, now known as 1614 Wintergrove Gardens in Mississauga, is a fine example of a polychromatic brick vernacular Ontario dwelling of eclectic architectural detailing dating from approximately the mid-1860s. The house was designated by the City of Mississauga in 1983 for its heritage value under Part IV of the Ontario Heritage Act (By-law 898-83). Attached to the west rear of the kitchen wing of the house is an unusual and very attractive open driveshed, approximately 9.5m X 7.3m, also of polychromatic brickwork, with a stone rear wall. The driveshed has two 2.75m wide openings in the front (south) wall with semi-circular arched heads separated by a pier approximately 0.9m wide; the openings have never had doors (Photo 1). The driveshed building is a loadbearing masonry structure with the front and both end walls of brick two wythes thick, and a rear wall of rubble stone, with a wood framed gable roof. The interior of the south and west brick walls are plastered with a lime plaster. During a landscaping project, the west arched opening was inadvertently struck with a skid-steer loader, and the masonry was damaged (Photo 2). The arch is not in any danger of collapsing, however the wall was displaced outward approximately 20mm at the location of impact and a crack extends upward from the location. The crack primarily follows a previous crack through the masonry joints, although it does cross one brick (Photo 3). The edges of the cracked brick exhibit some weathering and it does not appear to be freshly broken. One brick was dislodged from the arch, and the adjacent brick was loose and was removed by the undersigned. Two bricks adjacent to the missing brick have pieces freshly spalled from their faces (Photo 4).

The damage to the brick wall is not major, however it must be repaired and the work must be done by qualified workers using proper materials and methods. There must be a wood arch form constructed to match the masonry arch, which must be placed in the arch and raised with hydraulic jacks to relieve the stress on the damaged masonry. It must not be raised to the extent that other joints are affected. When the wood form is carrying the load from the wall, the mortar must be cut from the cracked joints. There has been an inappropriate repair done to this crack previously with Portland cement mortar (Photo 5) which must be very carefully cut out without damaging the masonry units. The original lime mortar must also be removed from the affected joints to a depth of approximately 40mm. Once the joints have been cut out, the face of the wall must be jacked horizontally to return it to a plumb condition.

When the wall is plumb, the two damaged red bricks must be removed and replaced with matching units, and the two buff arch bricks must be relaid. The open joints must then be back-pointed to full depth with lime mortar and the joints tooled to match the original joints. The lime plaster must be removed from the interior of the wall along the cracked joint, and the loose mortar cut out and replaced as on the exterior. Following full repointing of the damaged joint, the interior lime plaster must be repaired using new lime plaster. The arch support must remain in place for a minimum of 7 days following the repair. All materials used must conform to the attached specifications.

There are numerous other cracks in the masonry, both previously repaired and unrepaired, however they do not appear to be related to this incident. There are also numerous cracks in the interior plaster, and areas where it is debonded and/or missing. The plaster crack on the interior of the damaged area was clearly worsened and extended by the impact; there is a small section spalled from the wall by the compression of the interior faces of two header units in the brick course immediately above the impact location (Photo 6). This damage will be repaired by the actions described above.

As agreed in our proposal of August 12, we will recommend masons to you for the repair work and will review your final selection of contractor.

While the damage that was done to the driveway at 1614 Wintergrove was unfortunate, it could have been much worse. With a proper repair, the building will retain the heritage characteristics for which it is so highly valued and will continue to serve you and future owners as well as it has served past ones.

We trust that this is satisfactory, please do not hesitate to contact us should you have any questions or concerns.



Mark Shoalts, P.Eng., CAHP

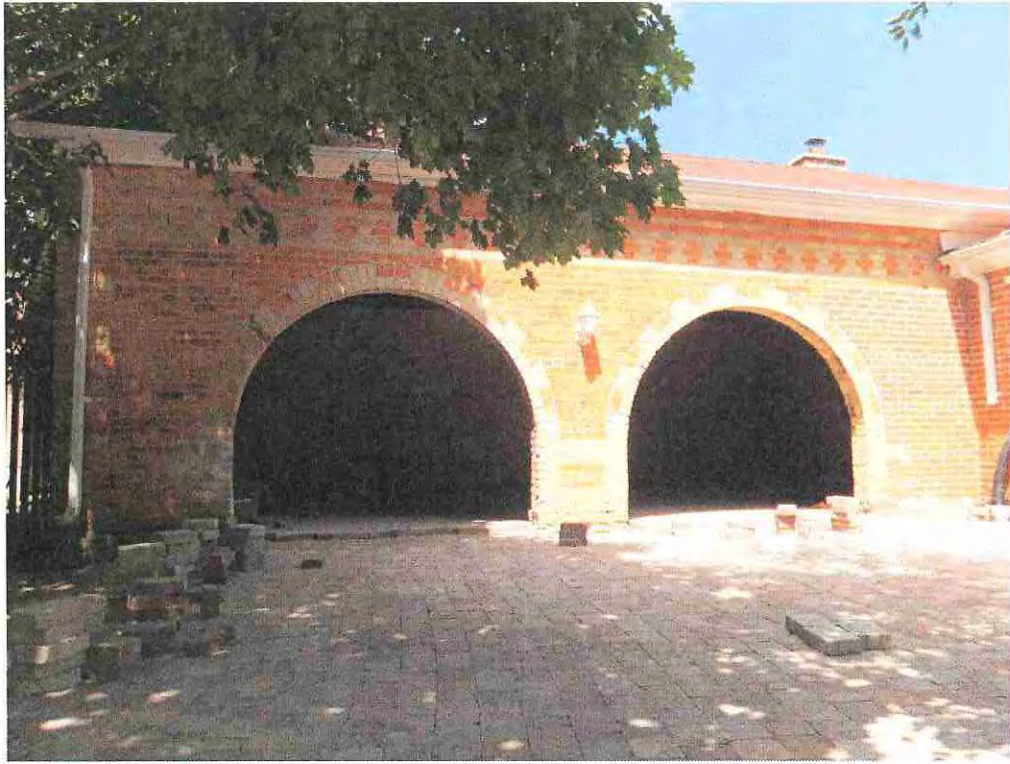


Photo 1, South Elevation of Driveshed

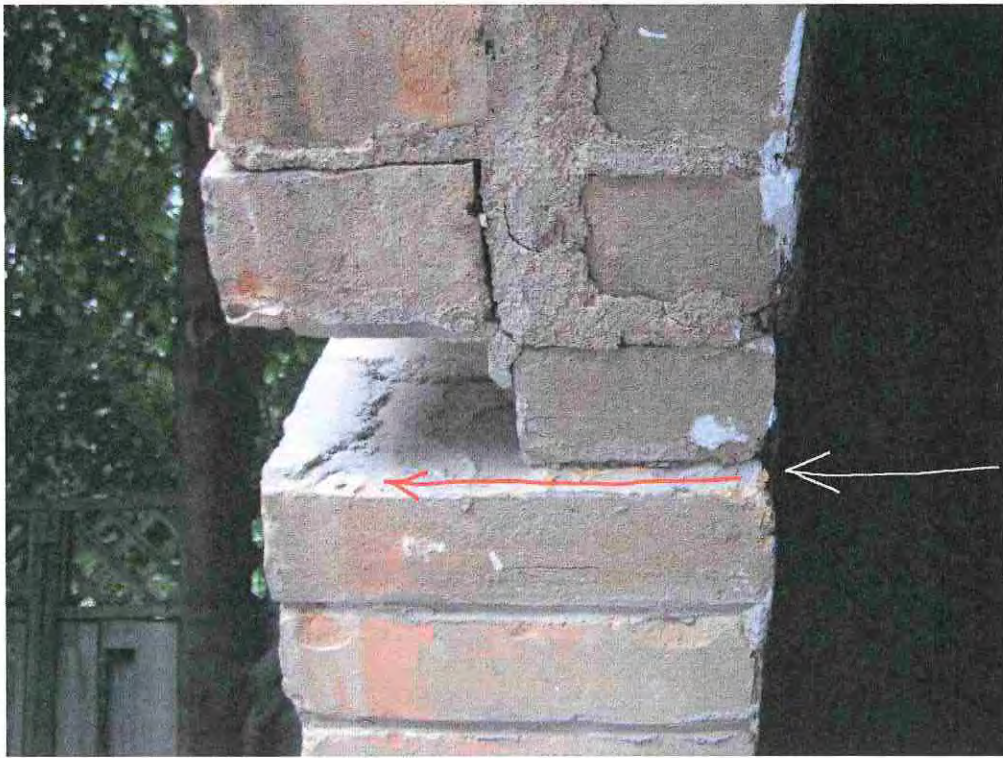


Photo 2, Location of Impact

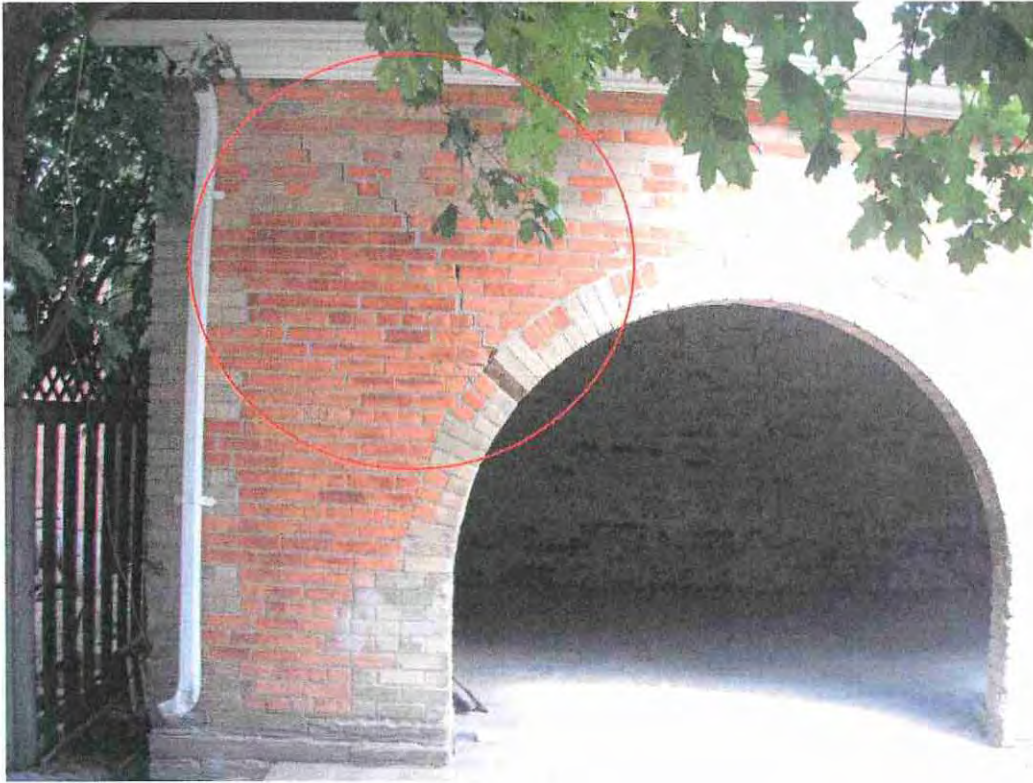


Photo 3, Stepped Crack



Photo 4, Damaged Brick Faces



Photo 5, Inappropriate Repair Material



Photo 6, Spalled Interior Brick

SPECIFICATIONS FOR THE MASONRY REPAIR OF 1614 WINTERGROVE GARDENS DRIVESHED

PART 1 – GENERAL

1.1 Qualification

1. Provide for all work to be done by skilled tradesmen with at least five years' experience specializing in the type of work specified.
2. The work of this section shall be executed under the continuous supervision and direction of a competent mason with at least ten years' experience in historical masonry restoration.

1.2 Inspection and Testing

1. Routine testing of materials, of proposed mortar mix, and of final work for compliance with the specification may be carried out.

1.3 Test Panel

1. Before commencement of work the contractor shall complete a test panel demonstrating the finished colour and texture of the mortar joints and interior plaster using the material specified. The panel shall be on an 18" square $\frac{3}{4}$ " plywood backer. The mortar formulae shall be adjusted as required to match the original masonry. Once the test panel is approved, the approved formulae shall be used for all work.

1.4 Environmental Requirements

1. All materials will be kept above 4 degrees C (40 degrees F).
2. No mortar may be placed when the temperature is below 5 degrees C (41F) or expected to fall below 5 within 24 hours.
3. Work shall conform to CSA A179-04 rev. 2000

1.5 Protection

1. All workmen will be protected from the effects of dusts during cutting-out operations. The contractor shall ensure that all workmen wear adequate, approved protective equipment during these operations and as required at other times.

PART 2 – PRODUCTS

2.1 Water

1. Water shall be potable and free from contamination.

2.2 Cement

1. Cement shall be white Portland cement, as manufactured by Federal Cement Ltd., Ingersoll, Ontario.

2.3 Lime

1. Lime for mortar to be hydrated masons lime conforming to CSA A82, as manufactured by Domtar Chemicals, Beechville, ON or Graymont Dolime (OH) Inc., Genoa, Ohio (USA).
2. If the mortar is made with hydraulic lime, lime is to be NHL 5 as manufactured by Daubois Inc. or HLM-500 as manufactured by King Materials.

2.4 Pigment

1. No colouring pigments are to be used in the mortar; colour is to be achieved with the aggregate.

2.5 Aggregate

1. The aggregate shall be a well-graded washed sand matching the colour, texture and range of sizes found in the mortar to be matched.

PART 3 – EXECUTION**3.1 Mix Formulae**

1. Option 1: Hydraulic Lime formula: 1 part Hydraulic Lime and 3 parts sand
2. Option 2: Type N to achieve 3 MPa in 7 days, 5 MPa in 28 days:
 - 6- Sand
 - 1- Lime
 - 1- Cement
3. All batching is to be done with wooden boxes or plastic pails of known volume to ensure standardization and conformity of measurement. Shovel measurement of materials will not be permitted. Boxes may be of such a size that a batch sufficient for one mixer load is measured out. Accurate portioning is a strict requirement.
4. Strict control will be exercised so that masons refrain from using too wet a mix. Mortars will be just damp enough to hang on a trowel.
5. Mortars will be mixed a total of at least 10 minutes before using to improve workability, increase air entrainment and plasticity, and ensure thorough mixing.
6. Lime plaster for the interior surface of the wall to be 1 part hydrated masons lime and 3 parts sand. Hydraulic lime is not to be used for plastering.

3.3 Colouring of Mortars

1. Match existing colour of mortar by using a sample of **freshly-broken mortar** from the original masonry.
2. A test patty of mortar will be prepared, accurately proportioned to represent the final mix formula.
3. The final colour of the patty will be determined only when it is dry.

3.4 Cutting-out of Deteriorated Jointing

1. All cracked and deteriorated joints are to be cut out to the full height of the joint and to a minimum depth of 40 mm.
2. Metal fittings such as nails, brackets, clips and the like are to be removed from wall areas as cutting-out proceeds.
3. Sound adjacent joints will not be cut out but left in their present state.
4. Fine joints (less than 3mm) need not be raked out more than 10mm, in order to reduce the danger of chipping of masonry edges.

3.5 Method of Cutting-out

1. All cutting-out is to be done by skilled workers under the direction of a competent mason experienced in this type of work.
2. All cutting-out of joints is to be done with hammer and chisel, unless otherwise specified herein.
3. Great care will be taken so as not to damage masonry units adjacent to joints.
4. When cutting-out is completed in each area all joints are to be brushed clean of debris and the joints blown clean with medium-pressure compressed air.
5. All cut out joints are to be reviewed prior to repointing.

3.6 Loose and Replacement Units

1. Loose masonry units are to be carefully removed and reset in a full bed of Type N mortar.
2. The unit cavity is to be cleaned out of all loose material and washed with water to remove dust and prewet the adjacent material.
3. Units are to be reset in a solidly and evenly filled bed of mortar.
4. All joint widths are to match existing work. Joints are to be squeezed tight; slushing of joints is not permitted.
5. All masonry repairs will be completed before commencing repointing the cracked joints.

3.7 Repointing

1. Immediately before repointing operations commence, the area to be pointed is to be thoroughly flushed with water to remove all dust and to wet the surface well until suction is controlled and the surface stays wet.
2. Pointing is to be done with Type N mortar built up in layers not exceeding 12 mm in depth; the bottom layers must set before subsequent layers are applied.
3. The joints are to be tooled lightly to give the final form, do not overwork the face of the joint. All masons are to use identical tools.
4. All excess mortar will be removed from the face of the masonry before it sets, and the jointing neatly finished.
5. The surface is to be kept damp for three days by covering with burlap and misting regularly.

3.8 Cleaning up

1. Excess mortar shall be immediately removed from adjacent surfaces.
2. As work proceeds clean all masonry with a fibre-bristle brush or plastic brush. Do not use a metal brush at any time.

Peter Devine Masonry

WWW.RUMFORDFIREPLACES.CA

**6548 Eastridge Rd.
Mississauga, Ont.
L5N-4L2
Ph.(905)-821-7513
E-Mail info@rumfordfireplaces.ca**

Dear Mr.Mueller

With regards to our meeting Aug.31 2011

I have estimated the restoration of the masonry that was recommended and set out in the damage assessment submitted by Shoalts engineering Aug.26 2011.

The cost of these recommendations would be \$6,000 + H.S.T.

If this is acceptable to you I will proceed to write up a contract for submission.

Regards

Peter Devine

Peter Devine Masonry



Andreas Mueller
1614 Wintergrove Gardens, Mississauga, ON
L5M 3Z7 Canada

Telephone: 416.858.9216
Fax : 905.567.9216
email : andreas@socratec.ca

August 31, 2011

The Corporation of the City of Mississauga
Community Services
Culture Division
201 City Centre Drive, Suite 900

Mississauga, ON L5B 2T4

Re: 1614 Wintergrove Gardens, Damage and required repairs

I, Andreas Mueller, property owner of 1614 Wintergrove Gardens, Mississauga, authorize

Peter Devine, Masonry
6548 Eastridge Road, Mississauga
Phone: 905 821 7513
WebSite: www.rumfordfireplaces.ca

to repair the drive through shed as it is outlined in the assessment and specifications for the masonry repair of 1614 Wintergrove Gardens Driveshed by the Engineering bureau of Mark Shoalts, Fenwick, Ontario, dated August 26, 2011.

Peter Devine, Masonry has done a lot of heritage masonry work in the City of Mississauga and he is well known by the City of Mississauga.

Yours sincerely,

Andreas Mueller



Corporate Report

Clerk's Files

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Files

Heritage Advisory Committee

SEP 20 2011

DATE: August 31, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: September 20, 2011

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1510 Stavebank Road
(Ward 1)

RECOMMENDATION: That the property at 1510 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.


The owner of the subject property submitted a Site Plan application under file SPI 11/039 W1, for the purpose of removing an existing single detached dwelling and replacing it with new construction of a single detached dwelling. The subject property is listed on the City's Heritage Register as it is located within the Mineola West Cultural Landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of the early twentieth century development.

COMMENTS: The owner of the subject property has requested permission to demolish the existing structure. On August 10, 2011 the applicant provided a Heritage Impact Statement, compiled by W.E. Oughtred & Associates Inc. (Appendix 1). It is the Consultant's conclusion that the house at 1510 Stavebank Road is not worthy of heritage designation. Staff concurs with this opinion. The landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 1510 Stavebank Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS: Appendix 1: Heritage Impact Statement, dated August, 2011 for 1510 Stavebank Road, completed by W.E. Oughtred & Associates Inc.


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

Prepared By: Elaine Eigl, Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files**Heritage Advisory Committee**
SEP 20 2011

DATE: August 24, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: September 20, 2010

FROM: Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Service

SUBJECT: **Request to Demolish a Heritage Listed Property**
1267 Mississauga Road
(Ward 2)

RECOMMENDATION: That the property at 1267 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property submitted a Site Plan application under file SPI 10/174 W2, for the purpose of removing an existing single detached dwelling and replacing it with new construction of a single detached dwelling. The subject property is listed on the City's Heritage Register as it is located within the Mississauga Road Scenic Route cultural landscape, noted for its historical origins and scenic quality as one of the oldest original roads within Mississauga.

COMMENTS: The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Statement compiled by William Oughtred of W. E. Oughtred & Associates Inc. (Appendix 1). It is the consultant's conclusion that the house at 1267 Mississauga Road is not worthy of heritage designation. Heritage staff concurs with this opinion. The landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the surrounding character.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 1267 Mississauga Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Statement that provides information which does not support the building's merit for designation under Regulation 9-06 of the *Ontario Heritage Act* for its historical, architectural or associative value.

ATTACHMENTS: Appendix 1: Heritage Impact Statement dated August 15, 2011 for 1267 Mississauga Road prepared by William Oughtred of W.E. Oughtred and Associated Inc.



for

Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Service

Prepared By: Laura Waldie, Heritage Coordinator



Corporate Report

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Heritage Advisory Committee SEP 20 2011

DATE: August 24, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: September 20, 2011

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1448 Stavebank Road
(Ward 1)

RECOMMENDATION: That the property at 1448 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received from the Ministry of Tourism and Culture.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property submitted a Site Plan application under file SPI 11/22 W1, for the purpose of removing an existing single detached dwelling and replacing it with new construction of a single detached dwelling. The subject property is listed on the City's Heritage Register as it is located within the Mineola West Cultural Landscape, noted for its original large lot pattern, mature trees, undulating topography and overall character of the early twentieth century development.

demolish the existing structure. The applicant has provided a Heritage Impact Statement (HIS) compiled by David Small of David W. Small Designs Inc. (Appendix 1). It is the consultant's conclusion that the house at 1448 Stavebank Road is not worthy of heritage designation. Heritage staff concurs with this conclusion. The landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community

COMMENTS:

As aforementioned, the proponent has submitted a HIS prepared by David W. Small Designs Inc, that provides a history of the site and photographic documentation. The HIS concludes that the house and out buildings are not significant and do not warrant designation. Given the fact that the subject property is within 300 metres of a watercourse known for its archaeological potential, a Stage I archaeological study was conducted by Archaeological Services Inc.(Appendix 2).

Based on the Stage I report, a Stage II survey was recommended and is being undertaken. The Stage I report was filed by Archaeological Services Inc with the Minister of Tourism and Culture in compliance with sec. 65 (1) of the Ontario Heritage Act. The ministry reviews reports to ensure that the licensee has met the terms and conditions of the licence and that the archaeological resources have been properly identified and documented according to the standards and guidelines set by the ministry, ensuring the conservation, protection and preservation of the heritage of Ontario.

In Archaeological Services Inc's Stage I report, they recommended development not proceed before receiving confirmation that the Ministry of Culture has entered the report into the provincial register of reports. To date, the clearance letter from the Ministry of Culture has not been received by Heritage Staff. Therefore, if confirmation is not received from the Ministry by the September 20 HAC meeting, staff will recommend the house be demolished on condition that an archaeologist, who meets the approval of Heritage staff, be provided by the proponent to attend and witness the demolition. In the event the archaeologist identifies any artefacts of archaeological interest they will be required to halt the demolition until further investigation can be completed.

FINANCIAL IMPACT: There is no financial impact.

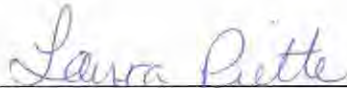
CONCLUSION: The property at 1448 Stavebank Road, is listed on the City's Heritage Register as part of the Mineola West Cultural Landscape. The property owner has applied for a demolition permit to remove the existing dwelling and build a new two storey dwelling.

A HIS prepared by David W. Small Designs Inc. concluded that the existing house is not of significant heritage value to support designation. Heritage staff concurs with this recommendation. However, confirmation of acceptance of the Stage II archaeological study submitted to the Ministry of Tourism and Culture was not received at the time of writing this report.

In the event this confirmation is not received prior to the demolition of the house, staff recommend the house be demolished on condition that an archaeologist who meets the approval of Heritage staff be provided by the proponent to attend and witness the demolition. In the event the archaeologist identifies any artefacts of archaeological interest, they will be required to halt the demolition until further investigation can be completed.

ATTACHMENTS: Appendix 1: Heritage Impact Statement dated July 21, 2011 for 1448 Stavebank Road, provided by David Small of David W. Small Designs Inc.

Appendix 2: Stage I Archaeological Study provided by Archaeological Services Inc.



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

Prepared By: Laura Waldie, Heritage Coordinator



Corporate Report

Clerk's Files

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Heritage Advisory Committee

SEP 20 2011

DATE: August 19, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: September 20, 2011

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1362 Stavebank Road
(Ward 1)

RECOMMENDATION: That the property at 1362 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received from the Ministry of Tourism and Culture.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property submitted a Site Plan application under file SPI 10/163 W1, for the purpose of removing an existing single detached dwelling and replacing it with new construction of a single detached dwelling. The subject property is listed on the City's Heritage Register as it is located within both the Mineola West

Cultural Landscape and in the Credit River Corridor Cultural Landscape. The Mineola West Cultural Landscape is noted for its original large lot pattern, mature trees, undulating topography and overall character of the early twentieth century development. The Credit River Corridor Cultural Landscape is noted as being a rare, scenic natural landmark in the city, with heavily treed and marshy areas, and benches and alluvial terraces which provide for a variety of recreational opportunities. Further, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history. As well, it is invaluable as a link to the historic community development along the river corridor.

COMMENTS:

The owner of the subject property has requested permission to demolish the existing structure. On August 4, 2011, the applicant submitted a Heritage Impact Statement which was compiled by David W. Small Designs Inc. (Appendix 1). The Consultant concludes the house at 1362 Stavebank Road is not worthy of heritage designation. Heritage staff concurs with this.

As a requirement of the City of Mississauga's Cultural Landscape Terms of Reference, the applicant also provided a Stage 1 archaeological assessment (Appendix 2) created by Archaeological Service Inc (ASI). This assessment indicates there is potential for the property to contain archaeological resources. Based on ASI's recommendation, a Stage 2 archaeological assessment was recently completed. However, at the time of writing, Heritage Planning staff have not received a copy of this document. Furthermore, letters of clearance for these studies are still pending from the Ministry of Tourism and Culture. Once Heritage Planning staff receive and accept these documents, it is recommended a heritage permit for demolition be issued.

Landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1362 Stavebank Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant submitted documentation that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*. As a result, approval of this request is recommended once all archaeological documentation and letters of clearance are received and accepted by staff.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement dated August 2011 for 1362 Stavebank Road, compiled by David W. Small Designs Inc.

Appendix 2: Stage 1 Archaeological Assessment created by Archaeological Service Inc (ASI)



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

Prepared By: Elaine Eigl, Acting Senior Heritage Coordinator

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
 Prepared by Julie Lavertu, Legislative Coordinator, for the September 20, 2011 Heritage Advisory Committee Agenda

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Heritage Tree Proposals	Feb/08 GC			Referred to staff with a report back to General Committee.
	Sept/08			Report tentatively scheduled to be considered at a future General Committee meeting.
	Feb/09			Report to be tabled at the General Committee meeting on February 18, 2009.
	Mar/09		GC-0044-2009	Tree recognition Program in place, Staff directed by Council to consult with the Heritage Tree Subcommittee.
	Apr/09		Information	Staff working with Heritage Tree Subcommittee.
	May/11		HAC-0041-2011	That Heritage and Clerk's staff contact Planning and Forestry staff regarding the current status of the Tree By-Law and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Heritage Advisory Committee as a whole and report back at a future Heritage Advisory Committee meeting.
	Jun/11		Information	Ms. Eigl indicated that she recently met with City staff regarding the current status of the Tree By-Law and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Committee as a whole. They advised her that they would bring forth a report on this issue at the Committee's September 2011 meeting.
Bell Tower Meadowvale Village Hall	Oct/09	6970 Second Line West	HAC-0076-2009	Staff to report back with costing.
	Dec/09		HAC-0083-2009	Deferred for further review of possible options for funding and management of the project.
Rooftop Solar Panels	Mar/10		HAC-0026-2010	Heritage staff to review and report back to HAC.



Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Feb/11		Information	Ms. Burt indicated that she plans to hire a student to do research on rooftop solar panels.
Dowling House	Jul/11		HAC-0054-2011	<p>That the request by the property owner to relocate the Dowling House located at 2285 Britannia Road West, which is designated under By-law 0249-2010, under Section 29 of the <i>Ontario Heritage Act</i>, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess, pending all required approvals from the City of Mississauga for any development applications filed on the lands on which this building is currently located; and compliance, to the satisfaction of the Director of Culture, with all conditions outlined in the report from the Commissioner of Community Service, dated June 29, 2011, including the de-designation of the Dowling House during relocation and re-designation following relocation.</p> <p>As a result of the above recommendation, Heritage staff must amend the Designation By-Law and de-designate the property during relocation and re-designate the property following relocation.</p>
McClure-Lafferty House	Dec/10	7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West)	HAC-0065-2010	<p>That the request to alter the McClure-Lafferty House, 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West), as described in the Heritage Permit application and materials prepared by AREA Architects Ltd. be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.</p> <p>As a result of the above recommendation, Heritage staff must amend the Designation By-Law upon the owner's completion of the restoration work.</p>
Mississaugua (sic.) Golf and Country Club	Jan/11	1725 Mississauga Road	Information	The Committee requested regular updates from Heritage staff and others regarding the archaeological investigations without jeopardizing the investigations.

7-2

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Mar/11		Information	Ms. Burt advised that Heritage staff would explore the possibility of having an offsite tour and lunch for Committee members at the Mississauga (sic.) Golf and Country Club.
	May/11		Information	Ms. Burt indicated that the tour would likely occur in the fall.
Port Credit Post Office, Customs House and Armoury	Jan/11	31 Lakeshore Road East	HAC-0001-2011	That the proposed heritage designation of the Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, be deferred pending the owner's submission of a Heritage Impact Statement that is satisfactory to Culture Division staff.
	May/11		Information	Ms. Eigl noted that she would be meeting with the property owner's agents on May 24, 2011 about their plans for the property. The Vice-Chair requested a report from Ms. Eigl after her meeting.
	Jul/11		Information	Ms. Burt said that the property owner had met with his consultant, but that Heritage staff had not received the property's HIS.
Nunan/Halk Property	Feb/11	6136 Ninth Line	HAC-0004-2011	That Heritage staff work with the owner of the property located at 6136 Ninth Line to retain the barn's stone foundation until a complete assessment is performed and to salvage as many materials as possible from the property.
	Mar/11		Information	Ms. Eigl reported that some Committee members and staff did a site inspection at 6136 Ninth Line, a property that came before the Committee on February 22, 2011. The property owner is open to salvaging and donating various items to the Museums of Mississauga. Ms. Eigl advised that she would suggest demolition companies to the property owner and encourage them to salvage as many materials as much as possible.
Credit Valley Conservation Resolution	Feb/11	N/A	Information	Ms. Eigl and Ms. Burt advised that they would review CVC's Resolution 33/11 and report back to the Committee at a future meeting with a Corporate

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
33/11 to designate the Credit River as a Heritage River				Report and recommendation.
	Mar/11	N/A	Information	Ms. Burt noted that Heritage staff are working with Legal staff on this matter and will update the Committee soon.
	May/11		Information	Ms. Burt noted that Heritage staff continue to work with Legal staff and would contact Councillor Tovey's office to coordinate the passage of a Resolution with nearby municipalities. The Vice-Chair requested that Resolution 33/11 be emailed to Committee members.
	Aug/11		Information	Ms. Burt stated that Brampton was not in favour of CVC's Resolution and that Heritage staff was waiting to hear back from CVC staff to determine next steps.
Rifle Range	Mar/11	1300/1300A Lakeshore Road East	Information	Ms. Eigl advised that Park Planning staff are working on this matter, that she will look into this matter and update the Committee at a future meeting, and that she will organize a site visit with Councillor Tovey to clarify the location of the property.
			Information	Ms. Waldie gave an overview and stated that she is working with Region of Peel staff to designate the property.
Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2	Mar/11	N/A	Information	Committee members will discuss whether to advise the project team about the Committee's concerns vis-à-vis the project after the Public Information Centre #2 on March 31, 2011.
Heritage Advisory Committee's 2011 Budget	Apr/11	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history.
	May/11		Information	Ms. Lavertu said that she would outline the Committee's budget and spending history after the budgets for the City's Advisory Committees of Council were reviewed as part of the Office of the City Clerk's 2011 Workplan.
Samit-Linke House	Apr/11	60 Cumberland Drive	HAC-0026-2011	(1) That the email message, dated March 25, 2011, from Rick Mateljan, Heritage Advisory Committee Citizen Member, regarding the Samit-Linke House located at 60 Cumberland Drive be received. (2) That Heritage staff prepare a Memorandum regarding the history and the Heritage Advisory Committee's past consideration of the Samit-Linke House, located at 60 Cumberland Drive, for a future Heritage Advisory Committee meeting. (3) That Heritage staff provide Councillor Jim Tovey, Ward 1, with information regarding the history and the Heritage Advisory Committee's past consideration of the Samit-Linke House located at 60 Cumberland Drive so that he can approach the owners of the Samit-Linke House about possibly designating their property under the <i>Ontario Heritage Act</i> .
Clarkson General Store and William Clarkson House	Apr/11	1130-1132 and 1140 Clarkson Road North	Information	The Committee requested regular updates from Heritage staff.
	May/11		Information	Ms. Waldie provided an update and noted that the court hearing slated for May 9, 2011 did not occur and that the parties are currently seeking another court hearing date.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Port Credit Library Sign	May/11		HAC-0031-2011	<p>(1) That the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be received.</p> <p>(2) That the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be referred to Councillor Jim Tovey, Ward 1, for follow-up with Ms. Tomiuk, the Port Credit community, and City staff.</p> <p>(3) That Councillor Jim Tovey, Ward 1, update the Heritage Advisory Committee on future developments regarding the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign.</p> <p>(4) That future signage plans for public buildings located on the City of Mississauga's Cultural Landscapes Inventory be included as Information Items on the Heritage Advisory Committee's agendas.</p> <p>(5) That City staff obtain input from the Heritage Advisory Committee about amendments to the Sign By-Law prior to Council's review and adoption of these amendments.</p>
Cabin 3	Jul/11	756 Lakeshore Road West	HAC-0058-2011	<p>(1) That the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington to the Heritage Advisory Committee with respect to a Property located at 756 Lakeshore Road East be received.</p> <p>(2) That Heritage staff investigate the heritage status of the Property located at 756 Lakeshore Road East, as detailed in the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington and, if warranted, take the necessary steps to list the Property.</p>

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Aug/11		Information	Ms. Eigl said that Heritage staff visited and photographed Cabin 3. She hoped that Edward J. F. Bavington, who brought this property to the Committee's attention at their July 2011 meeting, would share information with Heritage staff about the property's heritage value. Ms. Eigl noted that she could contact the current property owner to advise them of the Committee's interest in the property, as it could be demolished. Ms. Burt added that Heritage staff did not have sufficient reasons to list or designate the property.
Proposed Rebuild of an Overhead Electrical System in a portion of the Meadowvale Village Heritage Conservation District	Aug/11	Meadowvale Village	HAC-0059-2011	(5) That the Meadowvale Village Heritage Conservation District Review Committee grant final approval of the plans and designs for the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011; and (6) That the Heritage Advisory Committee receive regular updates from City staff regarding the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011.
Tree-Related Information in Heritage Impact	Aug/11	N/A	HAC-0068-2011	That Heritage staff update the guidelines for Heritage Impact Statements to require property owners to submit a tree preservation plan, as outlined in the

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Statements				Cultural Landscape Inventory, comprised of the following: (1) an arborist report; (2) information regarding the type, species, diameter, size, health, and age of all trees on their properties; (3) the plans for all current, future, and removed trees; (4) the cultural implications of removing any trees in the context of the Cultural Landscape Inventory; and (5) mitigation and enhancement plans for all trees.

Heritage Advisory Committee
SEP 20 2011

Meadowvale Village Heritage Conservation District Review Committee



11.1

August 30, 2011.

BY FAX

Heritage Advisory Committee
City of Mississauga
300 City Centre Dr.
Mississauga, ON L5M 3C1

Attention: George Carlson, Chairman

Dear Councillor Carlson:

Re: Hiller Ruukholm,
7085 Pond St, Meadowvale Village

The Meadowvale Village Heritage Conservation District Review Committee has met to discuss preliminary plans for an addition to the residence at the above address.

This Committee is pleased to recommend approval in principle of the attached plans. Final approval will be determined after review of the site plan working drawings, which should indicate all exterior materials and window sizes.

Should further information or comment be required, please do not hesitate to contact the writer.

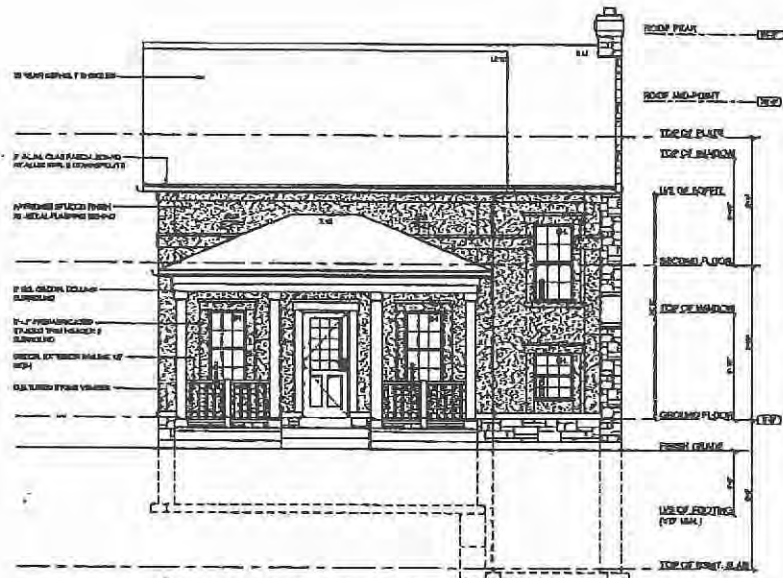
Yours truly,

MEADOWVALE VILLAGE H.C.D.R.C.

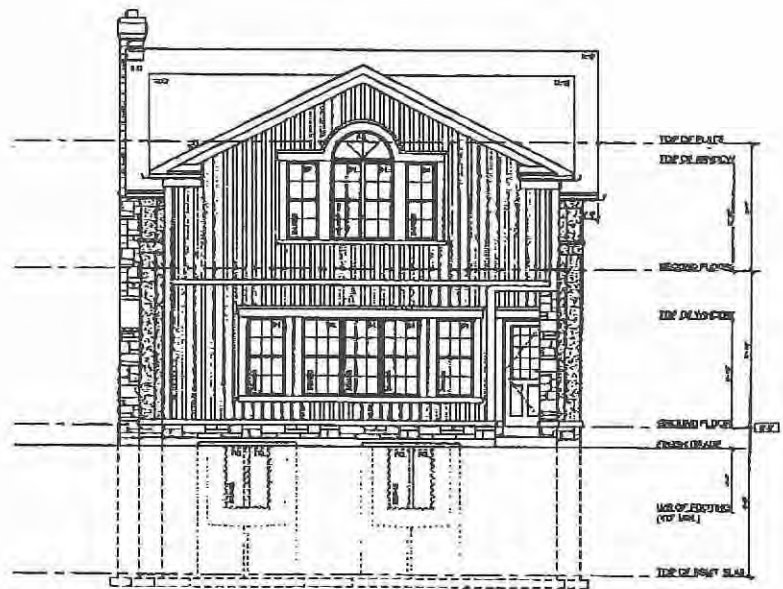
Jas. P. Holmes,
Chairman

Attachments 2 pages

c.c. Hiller Ruukholm
Elaine Eigl, Heritage Co-ordinator



PROPOSED FRONT ELEVATION
SCALE AS SHOWN ON PLAN



PROPOSED REAR ELEVATION
SCALE AS SHOWN ON PLAN

- ABBREVIATIONS:**
- DJ DOUBLE JOIST
 - TJ TRIPLE JOIST
 - GT GROSS TILES
 - DO DO OVER
 - FJ ROOF JOISTS
 - STL STEEL
 - SB SOLID BEARING BRICK OR CONCRETE
 - PL POINT LOAD
 - FL FLUSH
 - DR DROPPED
 - FG FIXED GLASS
 - FRYK. FOLDED
 - BL BLACK GLASS
 - JT JACK TILES
 - U/B UNDERSIDE
 - T/D TOP OF
 - FG FIXED GLASS
 - CLD CEILING

- LEVELS:**
- WALLS**
- W1 2'x8"
 - W2 2'x10"
 - W3 2'x12"
 - W4 3'x8"
 - W5 3'x10"
 - W6 3'x12"
- WINDOWS**
- W7 2-1/2" x 7-1/2"
 - W8 3-1/2" x 7-1/2"
 - W9 2-1/2" x 8-1/2"
 - W10 3-1/2" x 8-1/2"
 - W11 2-1/2" x 11-7/8"
 - W12 2-1/2" x 11-7/8"
- STEEL**
- S1 2-1/2" x 1/4" x 11'-0"
 - S2 2-1/2" x 1/4" x 11'-0"
 - S3 2-1/2" x 1/4" x 11'-0"
 - S4 2-1/2" x 1/4" x 11'-0"

NOTES:

DESIGN FOR: 7085 POND STREET, MISSISSAUGA, ON

DESIGN NO.: V100043

SCALE: 3/16" = 1'-0"

- LEGEND:**
- ROOF BEARING
 - CONCENTRATED POINT LOAD
 - FIRE ALARM VENT
 - DRYER VENT
 - STOVE VENT
 - CELLAR VENT
 - SMOKE ALARM
 - CAPED/UNCAPED CISTERN
 - W/INSPECT ELECTRICAL GAUZE
 - MECHANICAL VENT
 - DRYER VENT
 - BASE LINE
 - CABLE LINE
 - PHONE JACK
 - CEILING EXHAUST FAN
 - PULL CHAIN OLD LIGHT
 - CEILING LIGHT
 - 3 WAY SWITCH
 - LIGHT SWITCH
 - 1/2" x 1/2" RECESSED
 - ELECTRIC RECESSED CAP OFF-FINISH FLOOR
 - ROOF VENT
 - FLOOR DRAIN

REV.	WHY	DATE	BY	CHK
1	ISSUED FOR REVIEW	JULY 04, 11	AS	DS
2	REVISIONS	JULY 04, 11	AS	DS

RUIKHOLOM RESIDENCE

PROJECT: 7085 POND STREET, MISSISSAUGA, ON

DESIGN NO.: V100043

SCALE: 3/16" = 1'-0"

PAGE: A3

Ministry of Citizenship
and Immigration

Minister

6th Floor
400 University Avenue
Toronto ON M7A 2R9
Tel.: (416) 325-6200
Fax: (416) 325-6195

Ministère des Affaires civiques
et de l'Immigration

Ministre

6^e étage
400, avenue University
Toronto ON M7A 2R9
Tél. : (416) 325-6200
Télec. : (416) 325-6195



August 2011

Dear friends,

It is my pleasure to send out the call for nominations for the **June Callwood Outstanding Achievement Award for Voluntarism in Ontario**.

Volunteers play a significant role in leading and supporting services in their communities; they lay the foundation for a strong and dynamic province. This award recognizes exceptional leadership, innovation and creativity in voluntarism and community service. Recipients of this award can include individual volunteers, volunteer groups, businesses and other organizations which have made outstanding contributions to their communities and the province.

Do you know an individual or group that makes an outstanding contribution? You may wish to consider nominating them for this award. Nomination forms and additional information are available on the Ministry of Citizenship and Immigration website at www.ontario.ca/honoursandawards or by phone at 416-314-7526, toll free 1-877-832-8622, TTY 416-327-2391. Deadline for nominations is **December 5, 2011**.

I hope you will take this opportunity to ensure that volunteers receive the recognition they deserve.

Sincerely,

Dr. Eric Hoskins
Minister

Ministry of Tourism and Culture

Minister
9th Floor, Hearst Block
900 Bay Street
Toronto, ON M7A 2E1
Tel: (416) 326-9326
Fax: (416) 326-9338

Ministère du Tourisme et de la Culture

Ministre
9^e étage, Édifice Hearst
900, rue Bay
Toronto, ON M7A 2E1
Tél.: (416) 326-9326
Télééc.: (416) 326-9338



August 15, 2011

Dear Sir/Madam:

Ontario's places of worship have helped to build and define our communities; they are enduring landmarks that are celebrated and respected across the province as centres of spirituality and community service. The McGuinty government recognizes that the conservation of Ontario's places of worship may present unique challenges. This is why we are pleased to announce the publication of the *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities*.

The *Guide* is a resource to assist municipalities, property owners and heritage organizations when planning for and making decisions on heritage properties that are built or adapted as places of worship. It provides information on conservation, designation, alteration, disposal and demolition and highlights specific considerations that arise where heritage places of worship are involved.

The *Guide* is intended to be used to support discussions between municipalities and property owners. It encourages communication between municipal decision-makers and owners of heritage places of worship early in the process. Early engagement is key in balancing the religious needs of faith groups with the interests of the local community. This is what gives heritage places of worship a continuing role in the life of the community.

Ontario is committed to supporting local heritage conservation efforts. In 2005, the McGuinty government strengthened the Ontario Heritage Act to give municipalities stronger tools to protect heritage. The *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities* is a natural extension of this important initiative. The *Guide* is an addition to the ministry's Ontario Heritage Tool Kit and is another resource to support heritage conservation efforts in municipalities. It will also help to bring clarity and consistency to the efforts to conserve heritage places of worship across Ontario.

The *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities* is available on the [Ministry of Tourism and Culture's website](#) as part of the Ontario Heritage Tool Kit.

On behalf of the McGuinty government, I look forward to continuing our important work with our heritage partners to protect Ontario's heritage legacy. This guide is an important component in our shared undertaking to conserve heritage places of worship, helping them to continue as active centres of worship and contribute to building our strong, liveable communities.

Yours truly,

Michael Chan
Minister

c. Steven Davidson, Deputy Minister



Heritage Impact Statement

**1510 Stavebank Road
Mississauga, Ontario**

June, 2011

INTRODUCTION

W.E. Oughtred & Associates Inc.
1900 Dundas Street West, Suite 245
Mississauga, ON L5K 1P9

It is a requirement for the City of Mississauga to request “Heritage Impact Statements” for proposed demolitions of homes listed within the Cultural Landscape Inventory. This report will review the subject property as a part of the Mineola Neighborhood Cultural Landscape.

The property owners are planning to construct a new dwelling on the subject property.

As a result of the requirement for the demolition of the existing house on the subject property, a Heritage Impact Statement is being prepared.

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 - 11. Proposed Site Plan**
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 - 13. Cultural Heritage Landscape Inventory**
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 - 15. Mandatory Recommendations**
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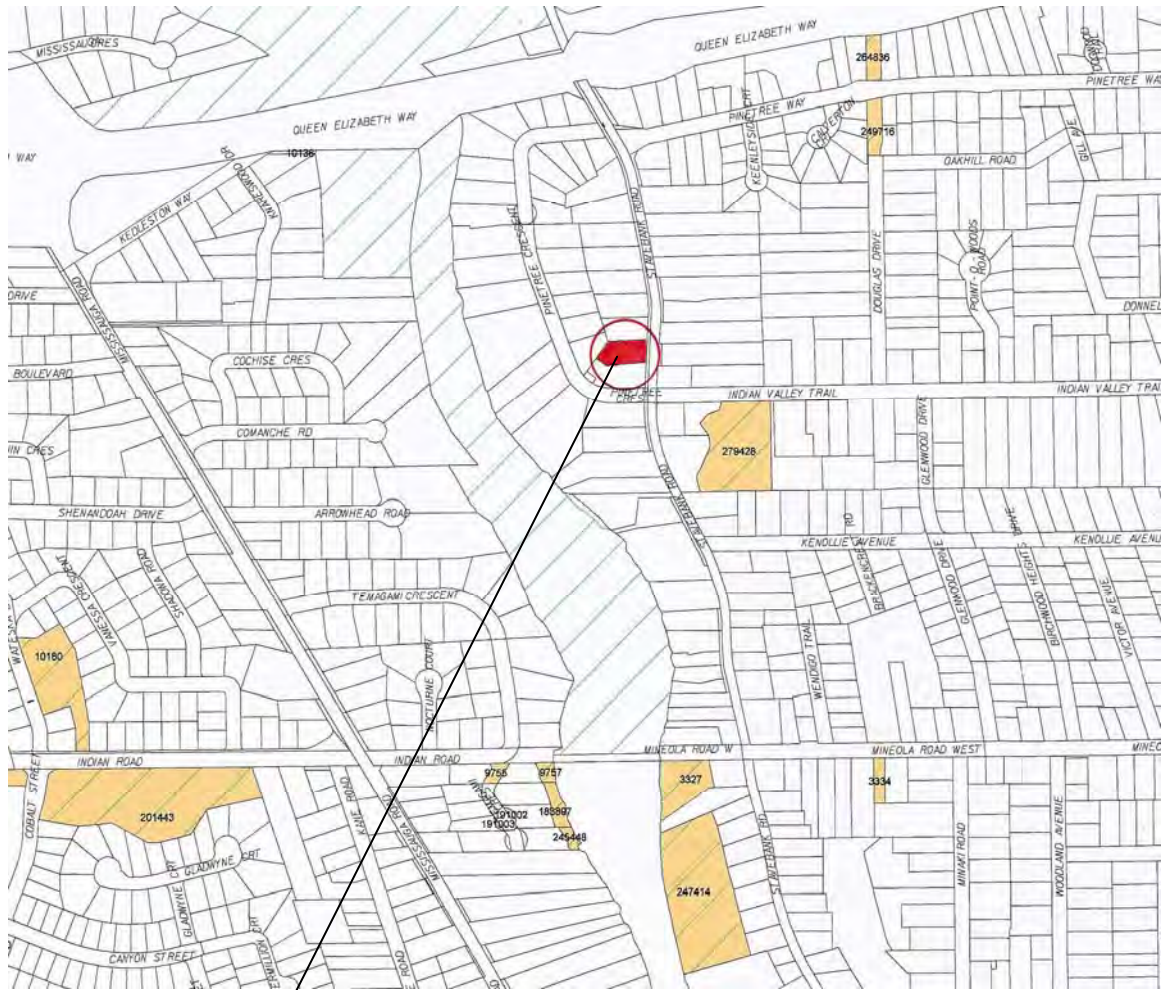
1. Context Map



Subject Property

The property is located on the west side of Stavebank Road just north of Indian Valley Trail in the Mineola Neighbourhood of the City of Mississauga. It is south of the QEW and west of Hurontario Street.

2. Location Map



Subject Property

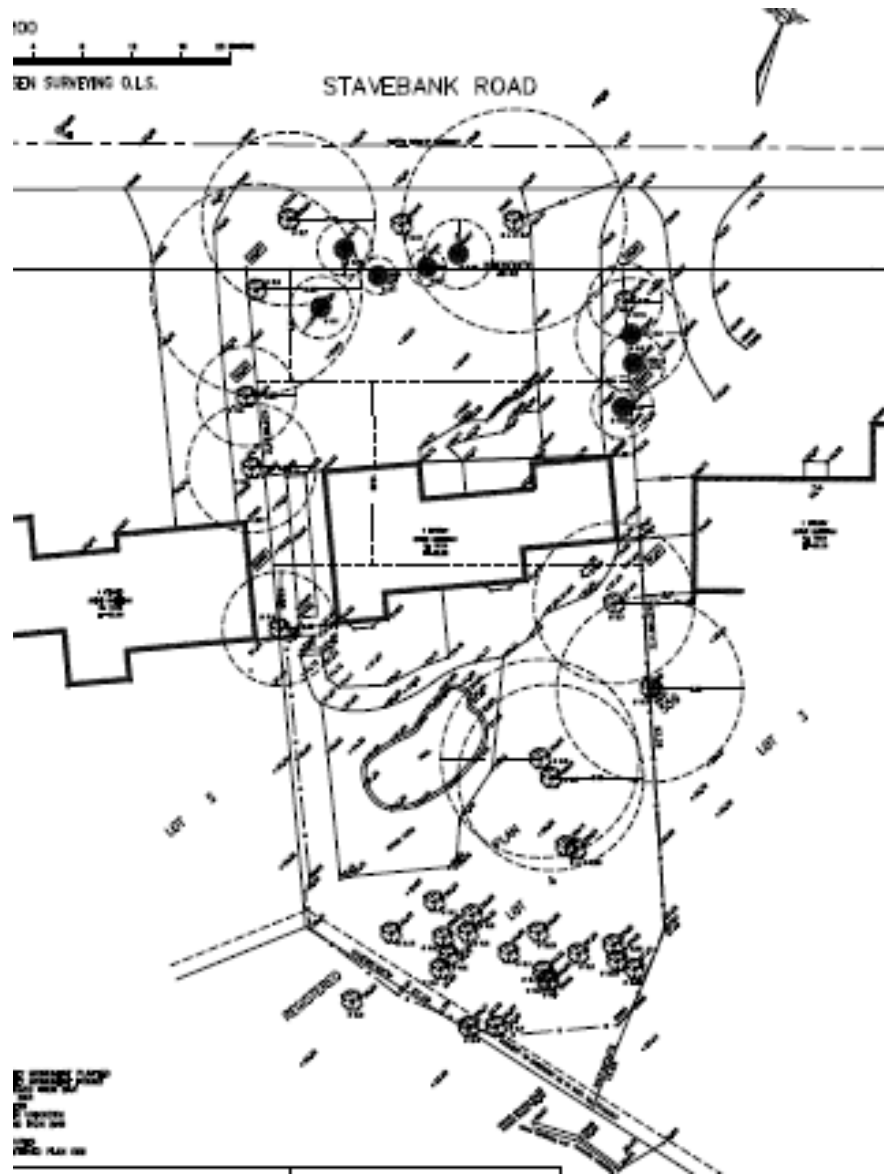
The subject property is located on the west side of Stavebank Road, just north of Indian Valley Trail.

3. Owners Information

The subject property is owned by:

John and Heather LaFontaine
1510 Stavebank Road
Mississauga, ON L5G 2V7
P: 905-278-9269

4. Plan of Survey



The property has an area of 1,881.83m² and is occupied by a single family residential dwelling that is to be removed.

5. Mississauga Plan (Official Plan)



Subject Property

The subject property is designated Residential Low Density 1 in the Mineola District Policies of the Mississauga Plan.

The Residential Low Density 1 policies provide for single detached residential dwellings.

6. Zoning Map



Subject Property

The subject properties are zoned R1-2, under the City of Mississauga Zoning By-law 225-2007, as amended.

The provisions of the R1-2, zoning permits single detached residential dwellings. The site specific exceptions require a minimum lot frontage of 30.0m.

7. Significant Cultural Landscape Designation

Mineola was developed before it became standard practice to re-grade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater drainage artificially. In Mineola, a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.

*City of Mississauga Cultural Landscape Inventory.

8. Property History (Title Chain)

Lot 4 and 5, Second Range, Credit Indian Reserve (C.I.R.) were originally deeded to James Cotton by the Crown in 1854. The property was severed many times and this is reflected in the abstract which is included under Appendix A.

July 1854 – The Crown to James Cotton

During 1869, there were transfers from the Bank of Upper Canada to John Crickmore, then to William Hunter.

November 25, 1868 Bank of Upper Canada transfers to Robert Cotton.

In 1885 Robert Cotton dies, and the remaining property transfers (104 acres) to Susan Cotton et al. In 1908 Susan Cotton and the Robert Cotton Estate transfers the property to Dixie C. Cotton at which point the subdivision of Lot 4 is noted on 14 January 1909. It also notes Subdivision of parts 4,5,7 & 8, registered on 6 May 1909 and owned by John E. Hall.

July 12 1909 Dixie Cotton transfers 1375 frontage lot to Charlotte Swift, Block "E" of Reg'd Plan

From here the property trail cannot clearly be followed. Part of the subdivided lot was transferred to either Herbert Bedford or Allen E. Taylor.

By going back from the 1988 transfer to John and Heather LaFontaine, the following land grants result in the ownership by James Gouinlock in 1918. Somewhere between 1909 and 1918, an error or omission results in an unclear transfer of ownership.

June 30, 1918 Walter Gouinlock et al. to James M. Gouinlock

June 30, 1918 James M. Gouinlock et al. to Adelaide Gouinlock

December 20 1924 Adelaide Gouinlock transferred to James and Edith Gouinlock

In January 1925 the property is transferred to Gladys I. Angus from James and Edith Gouinlock

February 1957 Gladys I Angus – Takla Construction Company Limited.

Part of Lot 4 was historically part of the Angus Estate from 1925 through to 1957. The Angus Estate property was surveyed for subdivision in approximately 1956 following the death of Charles Pierce Angus in 1955 (the date of subdivision is not yet confirmed with Heritage Mississauga)

June 1961 Takla Construction Company Ltd to Cornelius Foran

December 1965 Cornelius Foran to Ford Motor Company of Canada Limited

February 1966 Ford Motor Company of Canada Ltd. To Susan McIntyre

March 1969 Susan Crawford-Brown (previously McIntyre) to Edward & Alyne Futterer

August 1982 Alyne Futterer to Tamara Tyson

July 1986 Tamara Tyson to Edward Ayers

March 1998 Edward Ayers to John and Heather LaFontaine

John and Heather LaFontaine are the current owners

9. Existing Site Conditions

The subject property at 1510 Stavebank Road was built to address the significant grade changes on the lot. It is a one-storey Suburban Ranch from the front and a two-storey walkout from the back. It was most likely designed to respect the topography of the lot as does the new home proposed for the lot.

Heritage Mississauga states that *“the house at 1510 Stavebank was built following the subdivision, and likely has no individual direct connect to the Angus family, other than geography. This house was likely built circa 1958-60 (as were many of the homes in this immediate area). The house at 1510 Stavebank does not appear in the 1954 aerial image of the area, but does appear in the 1963 aerial, supporting the circa 1960 era of the building. The construction company, Talka Construction, was involved with building many of the homes in this area of Mineola West”*. We would place construction after 1961 when ownership was transferred from the Angus Family to Talka Construction Company Limited.

The many mature trees and landscaping on the lot will be retained with the construction of the new dwelling. The footprint of the proposed dwelling is very similar to the footprint of the existing dwelling.

A). Exterior Photos



Front Elevation



Front and North Elevation

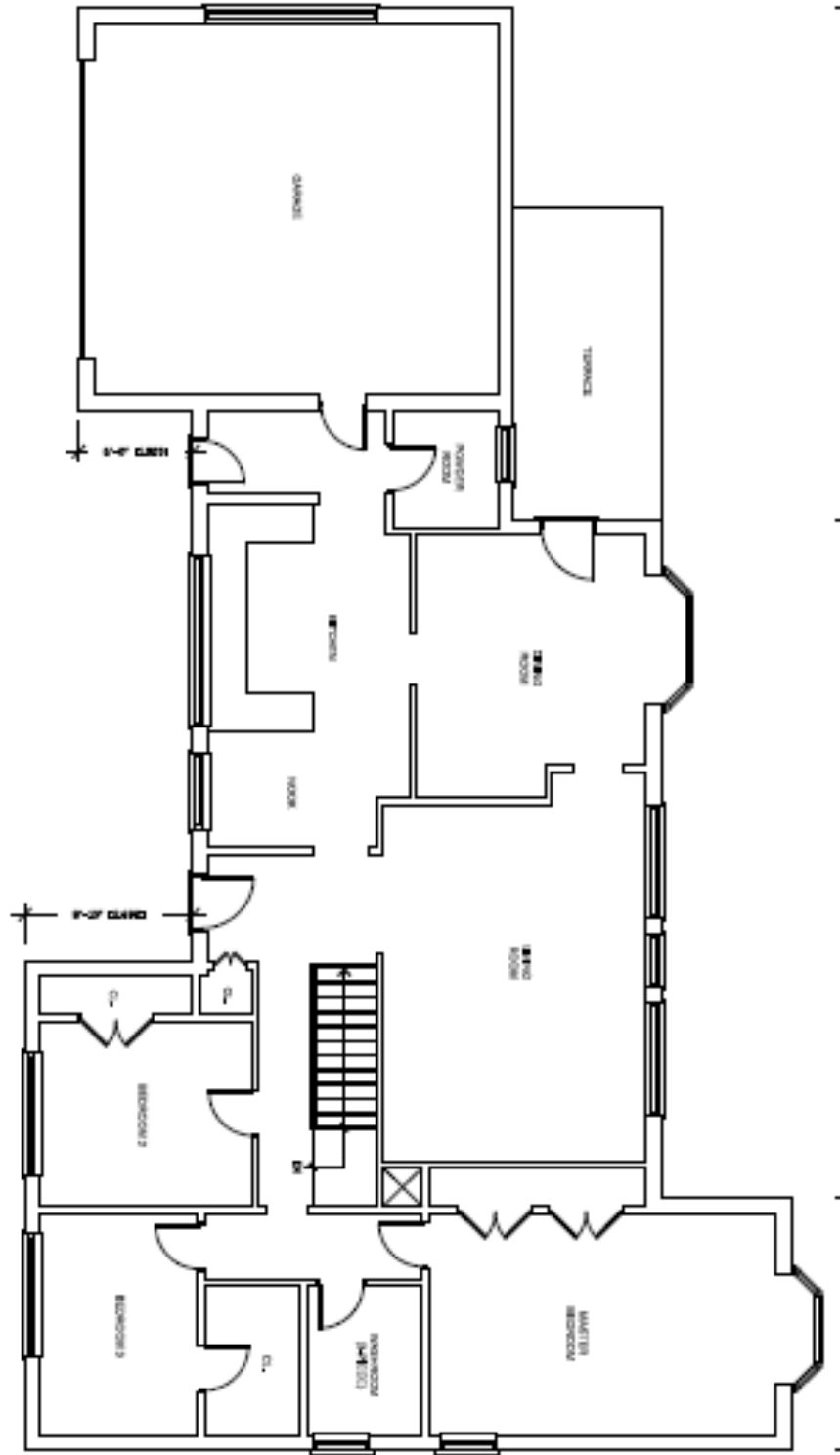


Rear Elevation

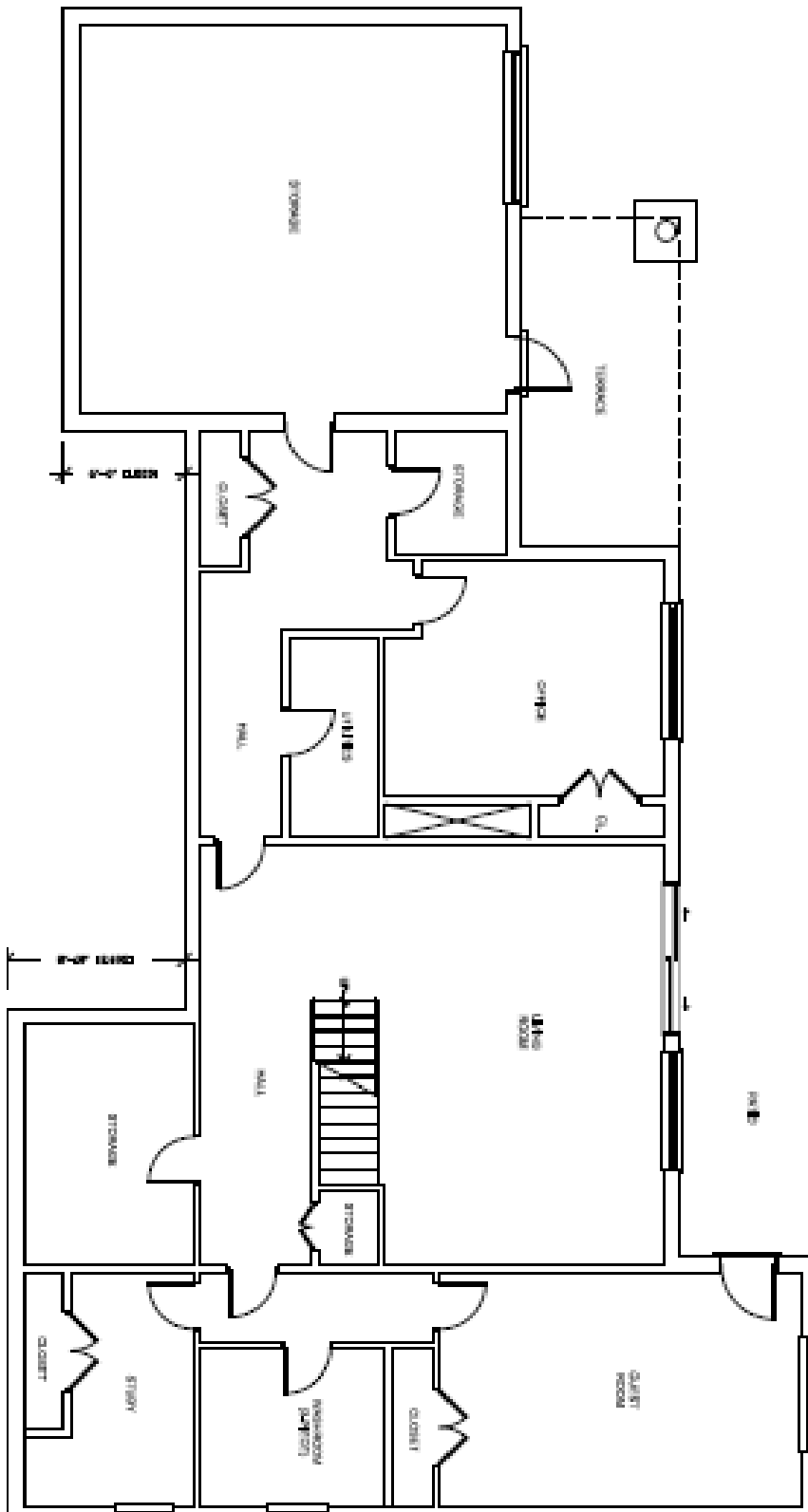


B) Floor Plans

Main Floor Layout



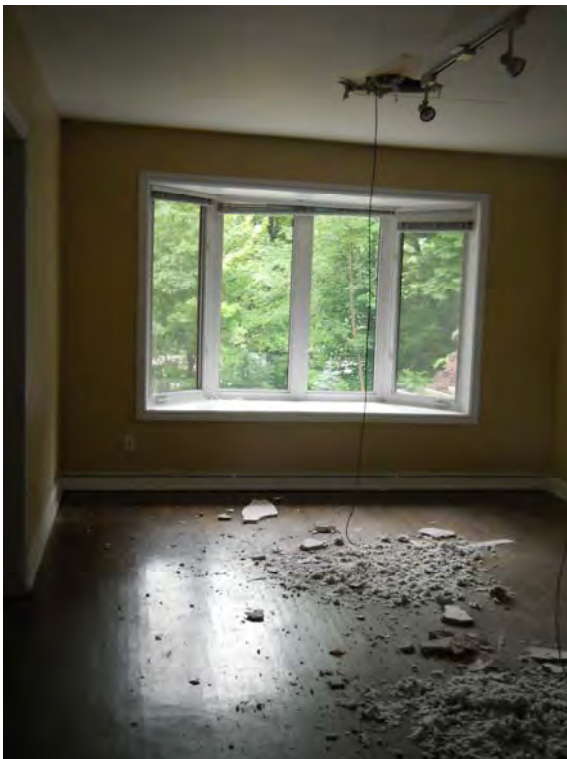
Basement Layout



C). Interior Photos



The master bedroom .





The master bedroom facing Stavebank Road. (above). The main staircase leading down to the lower level and the view from the hallway.





The upstairs hallway.



The kitchen; all fixtures have been removed.



The kitchen; all fixtures have been removed.

The downstairs bathroom (below).



The downstairs family room.



The downstairs area.





The downstairs hallway.

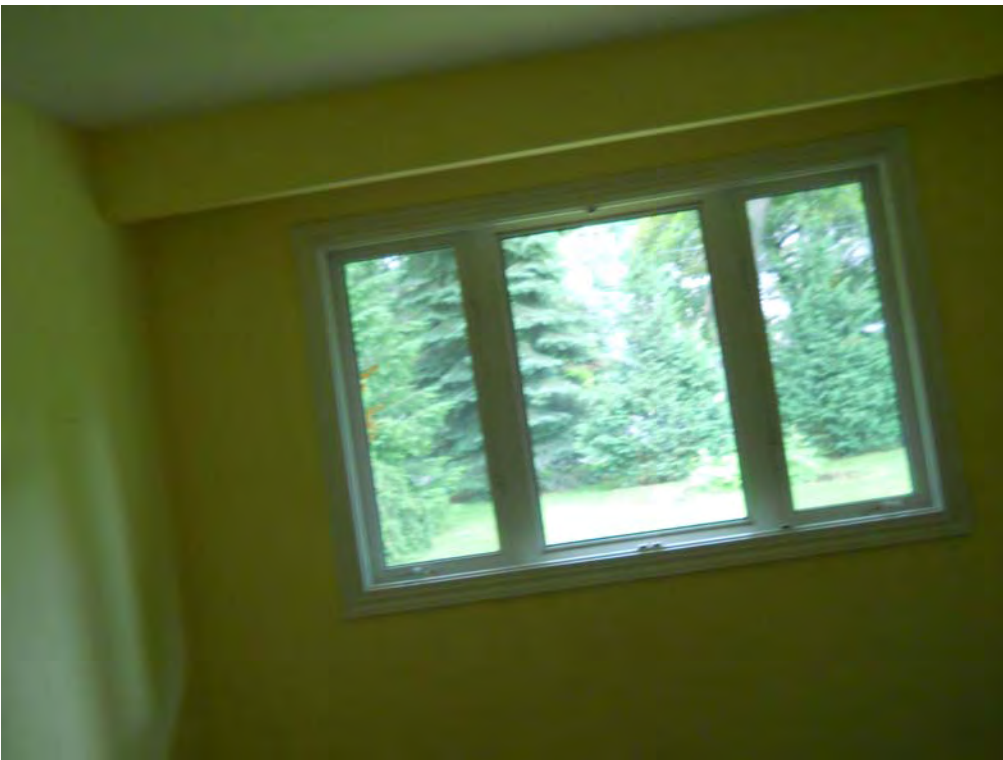


The living room and main floor fireplace





The second bedroom on the main floor.



The interior of the existing dwelling has been readied for demolition. As such, the interior photos included show very little of the home. However, the floor plans provide a sense of the dwelling. It is a four bedroom, two and a half bath home. The house design remains unchanged from its date of construction and no major renovations have been undertaken aside from bathroom and kitchen upgrades to provide new fixtures. The interior of the home is quite non-descript; there are no significant architectural features or design elements that stand out as memorable.

Its architectural style can be defined as Suburban Ranch. *Like the Bungalow style of residences, the Ranch House originated both in Southern California and with home builders, only later to be embraced by architects and designers. The Ranch House is a post World War II design that was aimed at middle income people with cars. After taking hold in south western United States, it slowly moved north and east and became a staple suburban style by the 1960s, reversing the trend for cultural styles that went for centuries from the east coast to the west. OntarioArchitecture.com*

Ranch-house layouts were informal and asymmetrical. Function definitely trumped style, as the L or U shaped homes were easily expandable. Ranch characteristics included: one –storey massing; horizontal lines; low pitched gable or hip roof with overhanging eaves; a long, shallow front porch or, alternatively, a recessed entrance porch; a picture window in the living room and sliding-glass patio doors at the rear. (Massey and Maxwell)

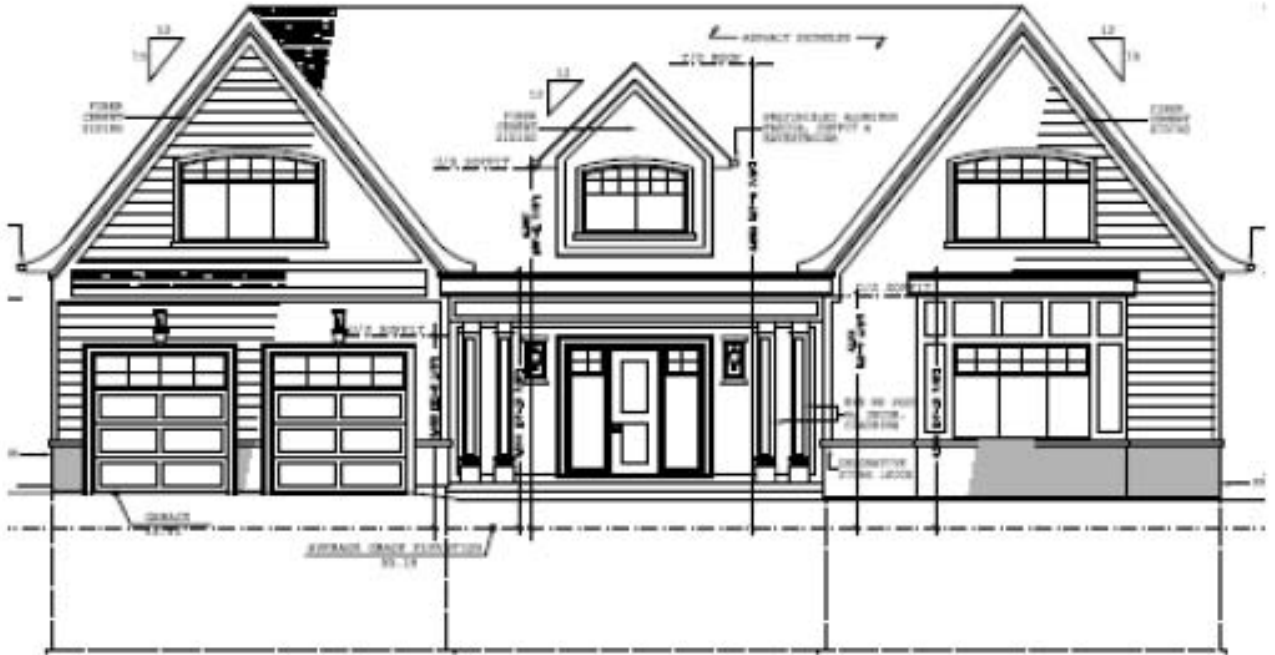
Both of these descriptions typify what exists at 1510 Stavebank Road. However, this does not quantify the home for preservation or designation under the Heritage Act. Many ranch style homes "will be judged for their role as part of a historic district – as contributing resources, in official preservation parlance. Each district might contain scores, hundreds, even thousands of houses that are no more imposing than – well, than the 1,000 square-foot "ranchurger" you grew up in, or the one your next-door neighbor tore down to build his 6,000 square-foot dream palace" (Massey and Maxwell)

Historical Photo

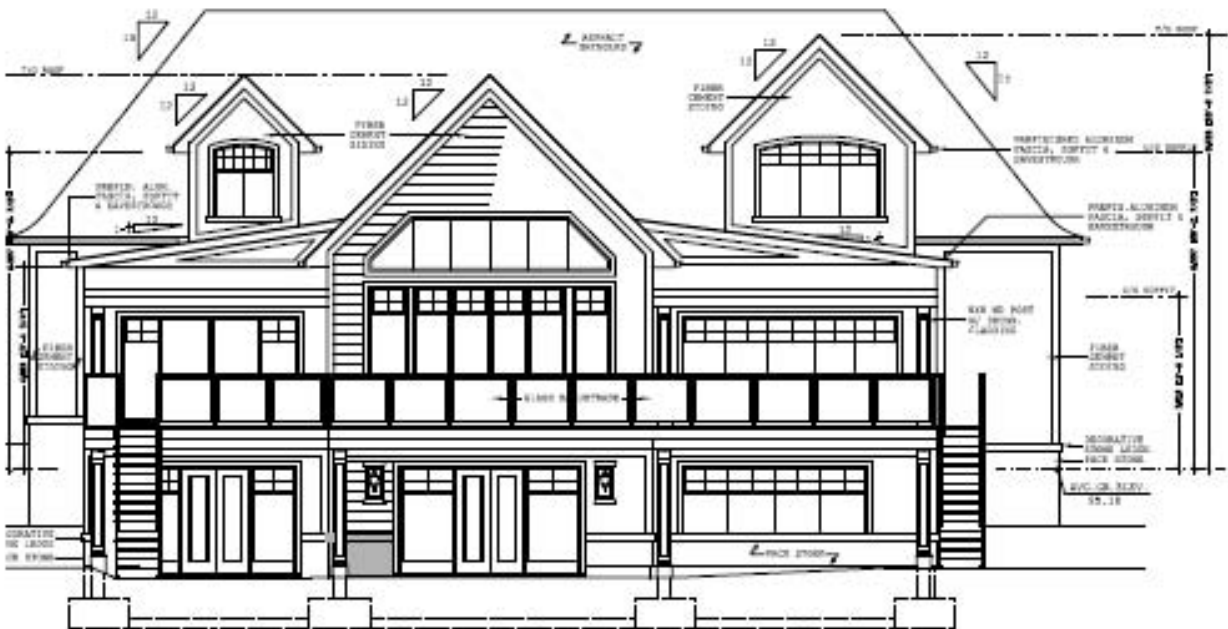


This photo is provided by the Canadian Room at the Mississauga Central Library, circa 1980. The photos were taken as an impromptu inventory of houses in character neighborhoods, not all of Mississauga was done. Neither heritage Mississauga nor Peel Heritage has any information on the existing dwelling.

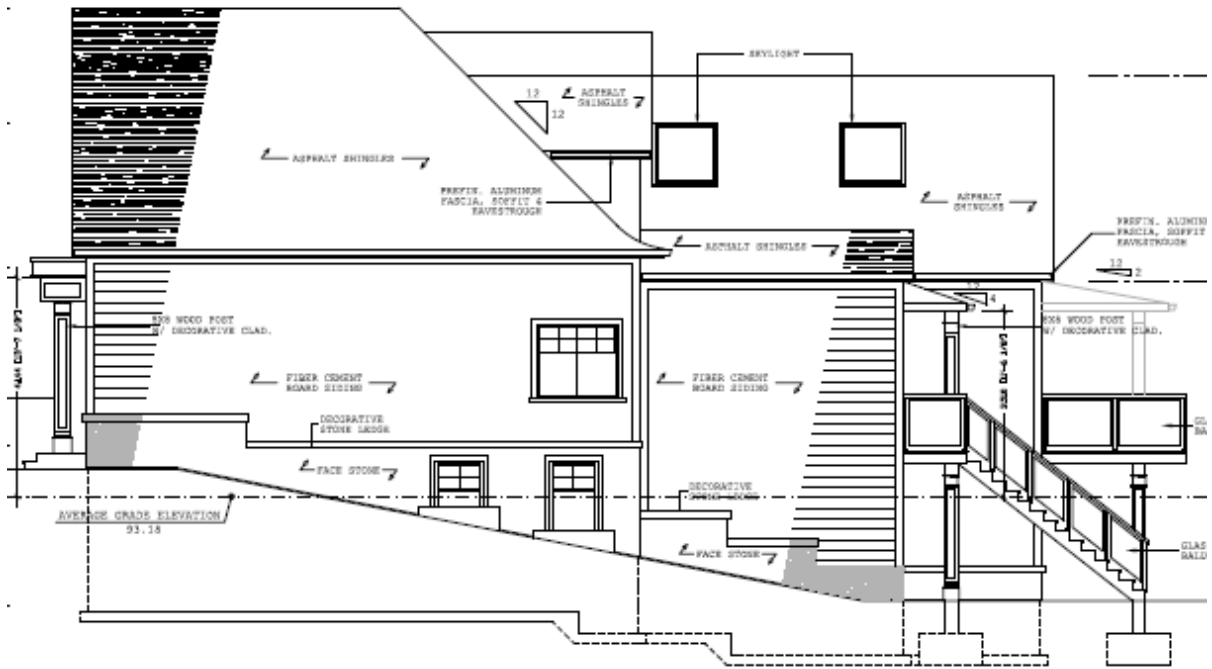
10. Proposed House –



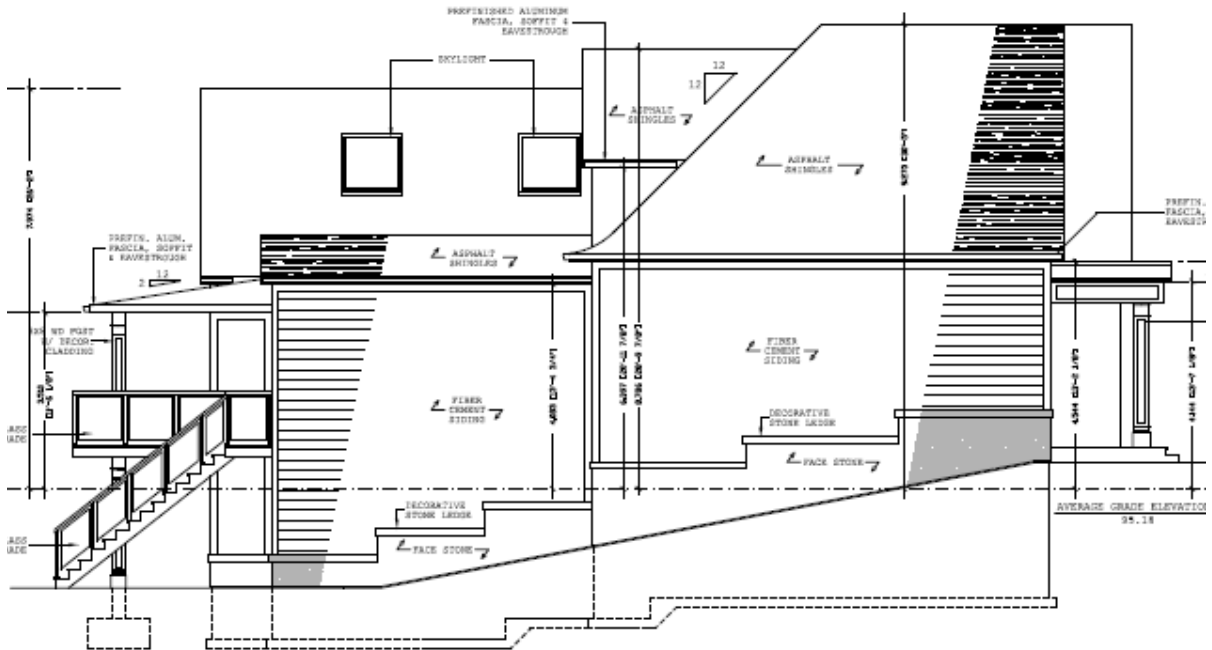
Front Elevation



Rear Elevation



West Side Elevation



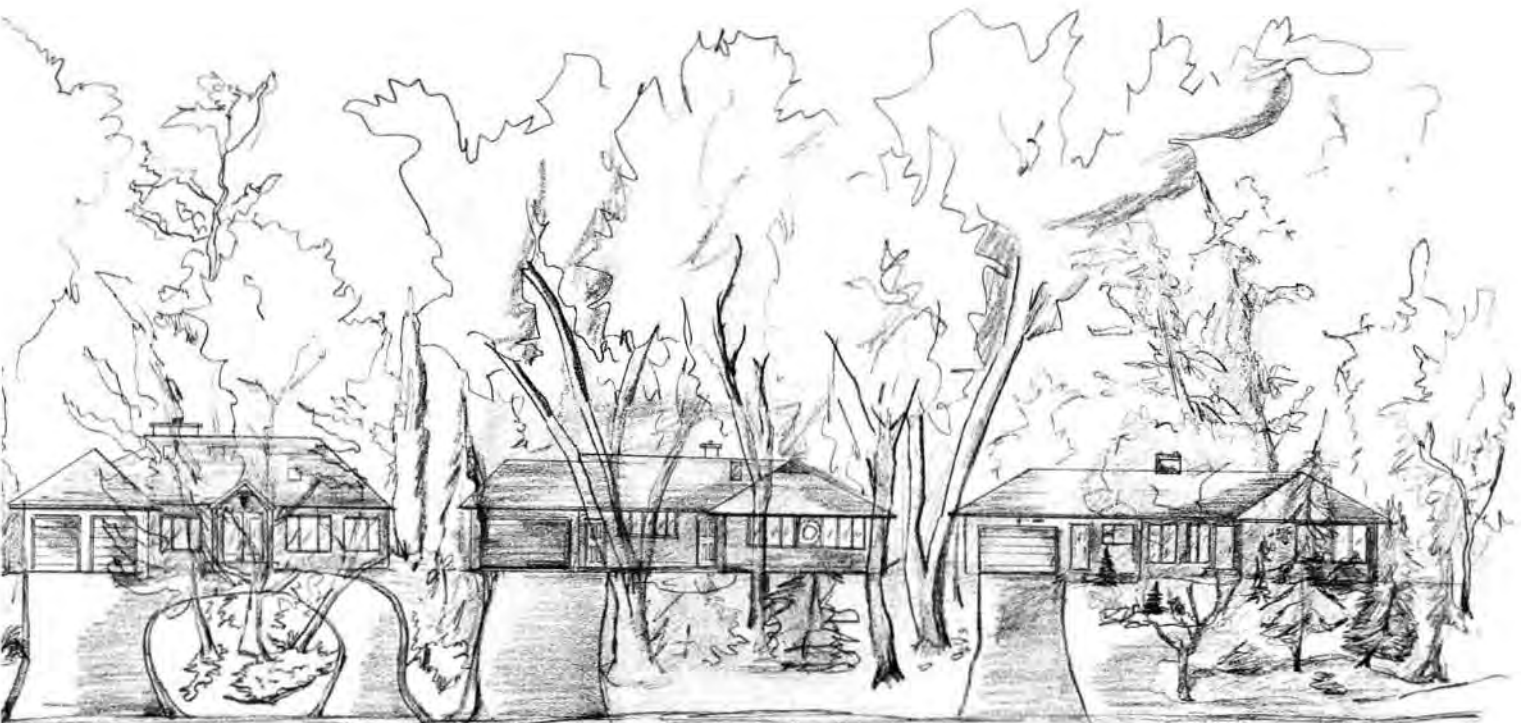
East Side Elevation

The proposed home is consistent with other custom built homes in the neighbourhood. Its placement on the lot respects the topography and the existing mature trees that will be retained. It is a two-storey dwelling with dormers. It conforms to all requirements of the City of Mississauga Zoning By-law in terms of setbacks, coverage and height requirements. The proposed exterior finishes are natural stone veneer and quality fiber cement siding. The current property owners have owned the property since 1998 and had originally planned on renovating the existing dwelling. However, further cost analysis revealed that it was economically more feasible to build from new instead of renovate.

The owners have put a lot of effort into the design of the home so that it will meet the needs of their family as well as respect the qualities of the existing neighbourhood. Its scale and massing will complement other homes in the neighbourhood.

A full size site plan is attached under Appendix B for your reference. All existing trees on site are to remain. From the site plan you can easily make out the tree canopies and infer the tree sizes. The exterior photos of the dwelling also provide a glimpse of the size and magnitude of the trees. No trees are being removed from the site to facilitate the construction of the new dwelling.

12. Streetscapes - Existing Streetscape



Existing Streetscape

Streetscapes – Proposed Streetscape



Proposed Streetscape

13. Cultural Heritage Landscape Inventory

The subject property is located within an area of Mississauga Road that has the following features identified under the "Cultural Landscape Inventory":

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design, Type and technological Interest

Historical Association

- Illustrates style, trend or pattern
- Illustrates important phase in Mississauga's Social or physical development

Built Environment

- Aesthetic/visual quality
- Consistent Scale of built features

Other

- Significant ecological interest

The proposed demolition of the existing house will not have any negative impacts on its status within the cultural landscape.

We offer the following information to expand on each of the areas identified;

Landscape Environment

- Scenic and Visual Quality
 - *Properties in Mineola are very desirable. The neighbourhood is undergoing intense redevelopment. Older, typically smaller homes are being replaced with larger homes. The proposed dwelling is in keeping with the size and scale of the existing newer homes constructed in the neighbourhood. The proposed new home will be situated similarly to the existing dwelling and as such the mature trees on the lot will be retained.*
- Horticultural Interest
 - *The subject property is heavily treed and will be extensively landscaped. The existing mature trees will be maintained to provide privacy as well as to maintain the existing streetscape.*
- Landscape Design, Type and technological Interest
 - *The Mineola Neighbourhood was developed in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The proposed home will maintain the generous setbacks required by the City of Mississauga Zoning By-law. Further, all of the mature trees within the property are being retained.*

Historical Association

- Illustrates style, trend or pattern
 - *Based on the date of construction of the existing dwelling, there is no associative value with a social or physical development. The home was built after subdivision control in the 1960's by the Talka Construction Company who built many of the homes in Mineola West*

- Illustrates important phase in Mississauga's Social or physical development
 - *The home was constructed at the beginning of the subdivision era and proliferation of the automobile. However, there is no associative value with a social or physical development. It is simply a 1960's built subdivision home in a desirable Mississauga neighbourhood.*

Built Environment

- Consistent Scale of built features
 - *The Mineola neighbourhood is seeing intense redevelopment. The neighbourhood is characterized by older design styles including Victory, Mid-century Modern and Suburban Ranch Style homes. Peppered in amongst these homes are custom built homes by owners who want to live on large, older lots with mature trees that characterize the neighbourhood.*

Other

- Significant Ecological Interest
 - *The existing house does not have significant ecological value. It does not reflect a style that was built for diversity or educational interest. Many homes in the neighborhood were mass produced during the 1960's. Various architectural styles are still evident, including the Suburban Ranch, Victory and Mid-century modern. The homes do not reflect the work or ideas of an architect who is significant to the community. The homes were built economically. There is, in our opinion, little significant value in the design. The homes that are different were built by homeowners who wanted to be different and not be a part of a 'cookie cutter neighbourhood'. This is the case with the area today. Modest custom built homes are replacing the original homes without any archaeological interest.*

14 Conclusions

The redevelopment of the subject will have no negative impacts on the historic character or the scenic qualities of the Mineola Neighbourhood.

The Mineola Neighbourhood is a desirable community for people looking for larger lots, centrally located in Mississauga which can accommodate a new custom built home. The older homes of this area are nearing the end of their life cycle and the market has recognized this area as being a suitable area for renewal. This has been supported with the demolition of the older homes in the area being replaced with larger, more modern homes that meet the needs of a changing society.

The house to be removed at 1510 Stavebank Road reflects some qualities of homes built in the Suburban Ranch style.

It is our position that the existing house at 1510 Stavebank Road does not have any heritage features or qualities that should be considered for preservation. The replacement of the existing house with a new structure will be in keeping with the evolution of the community and at the same time will not impact on the heritage character of the area that resulted in the Significant Cultural Landscape designation of the area.

15. Mandatory Recommendation

The subject property does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

Subsection (2) sets out the criteria by which consideration is given in determining whether a property is of cultural heritage value or interest. It is our opinion that the property does not have cultural heritage value or interest as supported by the following points:

1. The properties have limited design or physical value.

The house at 1510 Stavebank Road is not rare or unique, but rather typical of the 1960's era. The house style is referred to Suburban Ranch and is similar to many houses that were being built during this time throughout southern Ontario. Although the home was well constructed, the materials used were of no significance. There was little to no technical or scientific achievement in the construction of the existing house.

2. The existing house does not have historical or associative value. The house is approximately 50 years old and was not constructed with any vision of unique architectural character. The houses were constructed with a utilitarian purpose of providing residential housing that was appropriate to the era of their construction. The homes were built economically and there is, in our opinion, little significant value in the design. The property does not have contextual value.
3. The defining character of the neighbourhood is a mix of housing including homes that are between 30 and 50 years of age that are predominantly clean, simple and modest designs of one and two storey's. The newer homes in the community (15 years old and younger) are larger custom designed homes with more intricate architectural features. Generally speaking, the 30, 40 and 50 year old homes have little aesthetic, heritage or architectural value however they do dominate the character of the street. As these homes approach the end of their life cycle, the market will force their replacement with larger homes which will include the modern amenities and design features that are demanded and expected by the marketplace today. The proposed removal of the subject houses is part of this renewal.

16. About the Author

William Oughtred of W.E. Oughtred & Associates Inc. is a development and land use consultant who has been practicing in the Mississauga and GTA area for over twenty years. Mr. Oughtred has worked in the land use planning field for over 20 years, specializing in the City of Mississauga. He is well versed in both Planning and Building procedures and the City of Mississauga Zoning By-law and The City of Mississauga Official Plan.

William was born, raised and attended school in Mississauga. He is a lifelong resident and has been very active in the Mississauga community through his other interests and pursuits including volunteering on the Spring Creek Cemetery Board.

William specializes in infill type development projects which typically require attendance before the Committee of Adjustment in connection with Applications for Consent or Minor Variance. His twenty years of experience has afforded him the opportunity to see the City evolve and be at the forefront of evolving trends and patterns in land development in Mississauga. William has been involved in the City of Mississauga's challenge in dealing with the pressures created by the infill housing that has occurred in the south part of Mississauga. His experience in shepherding development applications through the approval process and dealing with the community, City staff and the Members of Council provides an insight into the market for redevelopment that has focused its attention on this community.

Heritage Impact Statements have been completed for the following properties located in Mississauga:

- 1267 Mississauga Road
- 2701 Mississauga Road
- 123 Kenollie Avenue
- 1168 Mississauga Road
- 4077 Mississauga Road

17. References

<http://www.ontarioarchitecture.com/>

<http://www.mississauga.ca>

Matthew Wilkinson, Heritage Mississauga

Canadiana Room, Mississauga Central Library

Region of Peel Archives

Ranch Days, James C. Massey and Shirley Maxwell

APPENDIX A

1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	Bank of Upper Canada	All	1856
		Lot No 2		2 Range		
1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	Bank of Upper Canada	All	1856
		S.W. pt Lot No 3		2 Range		
1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	James Colton Bank of Upper Canada	All	1856
		N.E. pt Lot No 3		2 Range		
1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	James Colton Bank of Upper Canada	All	1856
		N.E. pt Lot No 3		2 Range		
1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	James Colton Bank of Upper Canada	All	1856
		Lot No 4		2 Range		
1856	Patent S.P.	12. August 17. for the	The Crown Richard & Lewis	James Colton Bank of Upper Canada	All	1856

TOWNSHIP OF TORONTO

Lot No. _____ In the _____ SECTION RANGE _____ TOWNSHIP C.T.S.

No. of Registers	Transferor	To Date	Date of Registration	GRANTOR	GRANTEE	Consideration in Amount of Monies	REMARKS
940	E.L.D.	10May1869	6 Sep1869	Bank of Upper Canada	John Crickmore	17000.00	All and O.L.
951	E.L.D.	10Jul1869	20Sep1869	John Crickmore et al	Wm. B. Hunter	25000.00	All and O.L.
952	E.L.D.	20Jul1869	20Sep1869	Wm. B. Hunter et ux	General Mfg. Co.	14000 shares.	All and O.L.
959	E.L.D.	25Nov1868	29Apr1870	Bank of Upper Canada	Robert Cotton	747.00	Part and O.L.
1794		1 Sep1874	23Sep1874	Peel General Mfg. Co.	E. H. Lee et al	20000.00	Part and O.L.
2158		18Nov1874	4 Apr1877	E. H. Lee et al	Canada Life Assoc. Co.	5,000.00	Part and O.L.
3154		1 Apr1880	24Jul1880	Peel General Mfg. Co.	Canada Life Assoc. Co.	5000.00	Part and O.L.
3501	W.L.L.	20Oct1885	30Dec1885	Robert Cotton	Susan Cotton et al		Parts and O.L.
3671	Release	25Mar1886	14May1886	Canada Life Assoc. Co. et al	Peel General Mfg. Co.	5000.00	All and O.L.
3948	E.L.D.	1 Dec1888	18Oct1889	Peel General Mfg. Co.	Thos. W. Hector et al	9100.00	Part and O.L.
4610	E.L.D.	19Jul1891	24Jul1891	Thos. W. Hector et al	Wm. Andrew	2000.00	Part and O.L.
5763	E.L.D.	10Dec1891	6 Jan1892	Thos. W. Hector et al	John Schmallock	2464.90	Part and O.L.
6446	E.L.D.	7 Feb1894	13Feb1894	William Andrew et ux	James Ringfield	1275.00	Part and O.L.
6862	E.L.D.	19May1896	30Oct1896	Edwin Crickmore et ux	Thos. W. Hector	1,000.00	Undivided 1/2 & O.L.
7383	E.L.D.	18Nov1896	28Dec1896	Thos. W. Hector et ux	Catherine Bedford	1500.00	Part and O.L.
7317	E.L.D.	11Nov1896	4 Dec1896	Thos. W. Hector et ux	Fred. T. D. Hector	1,000.00	Part and O.L.
7963	E.L.D.	13May1899	18May1899	Fred. T. D. Hector	David A. Boyd	931.00	Part and O.L. 21.8 ac
8758	E.L.D.	24Jul1907	27Jul1907	David A. Boyd et ux	John E. Hall	5075.00	Part and O.L. 21.8 ac
8993	E.L.D.	4 Feb1908	7 Feb1908	Susan A. Cotton sur.Extr. Robert Cotton Estate.	Edie E. Cotton	1.00	Part and O.L. 104 ac.
9153	Deed	19Oct1908	21Oct1908	Susan A. Cotton sur.Extr. Robert Cotton Est.	Edie Cotton	1.00	To correct error in ac land described in

TO REG. "C"

Lot No.	Area	Year	Owner	Grantor	Concession	Credit	Indian Reserve
100	Plan	28Aug1909	14Jan1909	L.C. Section	subdivision of part of lot 4		
1009	Plan	27Jan1909	28Aug1909	subdivision of parts 4, 5, 7, 8	John E. Hall owner		
18848	Grant	18Jan1909	28Aug1909	Edna Cox Giffen exec	Charlotte L.M. Swift	at Plan B'09 1215.00	pt Block "E" plan
2047	M.	18Jan1909	28Aug1909	Charlotte L.M. Swift	Edna Cox Giffen	same lands 1080.00	not reg. in full
14020	Grant	10Jan1910	18Jan1910	John J. Bedford exec of Catherine Bedford	Herbert A. Bedford	28.1/10 2000.00	pts lots 4 & 7 and the plan of Mortgage for 4000.00
4038	Grant	18Jan1910	18Jan1910	Herbert A. Bedford deceased	Allen E. Taylor	5.4	2500.00 pts lots 4 & 7 Block
14038	M.	18Jan1910	18Jan1910	Allen E. Taylor deceased	Herbert A. Bedford	at 4	1700.00 "" ""
2047	M.	18Jan1910	28Aug1909	Edna Cox Giffen exec	Charlotte L.M. Swift	1080.00	not reg. in full
10680	Grant	27Jan1910	28Aug1910	Walter J. Goodlock exec James M. Goodlock et al 190	James M. Goodlock et al 190	1. etc	pt 4 C.L.
1718	Grant	27Jan1910	28Aug1910	James M. Goodlock et al Adelaide Goodlock	Adelaide Goodlock	1.	pt
17084	Grant	30Apr1910	14Apr1910	Yorvick General Trust Corporation exec of John H. Iyer	Alfred J. Morrow	pt	14000.00 pt 4 C.L.
1602	Grant	10Dec1910	14Apr1911	Allen E. Taylor exec	Wm. E. Taylor	1.	pt 4 C.L.
4170	M.	28Aug1910	14Apr1911	Allen E. Taylor exec	Margaret Ford	200.00	pt
418	Grant	28Aug1910	14Apr1911	Alfred J. Morrow exec	Wm. C. Brown	17000.00	pt 4 C.L.
440	M.	28Aug1910	14Apr1911	Alfred J. Morrow exec	Wm. C. Brown	2000.00	pt 4 C.L.
See Deposit 147							
440	M.	28Aug1910	14Apr1911	Wm. C. Brown exec	Wm. A. Yelland	1.	see deposit 147
20577	Grant	20Dec1910	21Nov1910	Adelaide Goodlock	James M. Goodlock et Edith E. Goodlock	at	10.000 pt
474	M.	20Dec1910	21Nov1910	Margaret Ford	Adelaide Goodlock et al	at	10.000 pt
20201	Grant	18Nov1910	14Apr1911	James M. Goodlock et al Edith E. Goodlock	Wladys I. Angus	27.00/100	10000 pt 4 C.L.
488	M.	18Nov1910	14Apr1911	James M. Goodlock et al Edith E. Goodlock	Wm. A. Yelland	at	10000 (10000) 10000
27409	G.O.	4Jan1911	28Aug1911	James E. Christie	Wladys I. Angus	1. etc	pt 4 C.L.
418	M.	28Aug1911	28Aug1911	James E. Christie	John E. Brown	at	10000 (10000) 10000
14480	M.L.	12Nov1911	12Nov1911	Moore Brothers	Wladys I. Angus et al	pt	1000.00 4 C.L.
221	Grant	7Jan1912	12Nov1911	Moore Brothers exec	Wladys I. Angus et al	at	4 C.L. in the matter of
100	M.	12Nov1911	12Nov1911	Wm. C. Brown	Alfred J. Morrow	10	2000.00
20201	M.	12Nov1911	12Nov1911	Alfred J. Morrow	Wm. C. Brown	10	2000.00
241	M.	12Nov1911	12Nov1911	James M. Brown	Wladys I. Angus et al	at	10.000 (10000) 10000

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Item No.	Description	Location	Notes
7765	Gravel
8627	Gravel
8628	Gravel
8629	Gravel
9127	Gravel
✓ 1128	Gravel
✓ 1129	Gravel
✓ 1130	Gravel
✓ 1131	Gravel
✓ 1132	Gravel
✓ 1133	Gravel
✓ 1134	Gravel
✓ 1135	Gravel
✓ 1136	Gravel
✓ 1137	Gravel
✓ 1138	Gravel
✓ 1139	Gravel
✓ 1140	Gravel
✓ 1141	Gravel
✓ 1142	Gravel
✓ 1143	Gravel
✓ 1144	Gravel
✓ 1145	Gravel
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✓ 1150	Gravel
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✓ 1172	Gravel
✓ 1173	Gravel
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✓ 1175	Gravel
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✓ 1191	Gravel
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✓ 1194	Gravel
✓ 1195	Gravel
✓ 1196	Gravel
✓ 1197	Gravel
✓ 1198	Gravel
✓ 1199	Gravel
✓ 1200	Gravel

NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
10201	1957	Bladys J. Royal	2000	Bladys J. Royal
10202	1957	Bladys J. Royal	2000	Bladys J. Royal
10203	1957	Bladys J. Royal	2000	Bladys J. Royal
10204	1957	Bladys J. Royal	2000	Bladys J. Royal
10205	1957	Bladys J. Royal	2000	Bladys J. Royal
10206	1957	Bladys J. Royal	2000	Bladys J. Royal
10207	1957	Bladys J. Royal	2000	Bladys J. Royal
10208	1957	Bladys J. Royal	2000	Bladys J. Royal
10209	1957	Bladys J. Royal	2000	Bladys J. Royal
10210	1957	Bladys J. Royal	2000	Bladys J. Royal
10211	1957	Bladys J. Royal	2000	Bladys J. Royal
10212	1957	Bladys J. Royal	2000	Bladys J. Royal
10213	1957	Bladys J. Royal	2000	Bladys J. Royal
10214	1957	Bladys J. Royal	2000	Bladys J. Royal
10215	1957	Bladys J. Royal	2000	Bladys J. Royal
10216	1957	Bladys J. Royal	2000	Bladys J. Royal
10217	1957	Bladys J. Royal	2000	Bladys J. Royal
10218	1957	Bladys J. Royal	2000	Bladys J. Royal
10219	1957	Bladys J. Royal	2000	Bladys J. Royal
10220	1957	Bladys J. Royal	2000	Bladys J. Royal

ACCOUNT	DESCRIPTION	DATE	AMOUNT	DEBIT	CREDIT	REMARKS
470000	Bank	1944	1000			Balance forward
		1944	1000			
		1944	1000			
10000	Bank	1945	1000			Balance forward
		1945	1000			
20000	Bank	1946	1000			Balance forward
		1946	1000			
30000	Bank	1947	1000			Balance forward
		1947	1000			
40000	Bank	1948	1000			Balance forward
		1948	1000			
50000	Bank	1949	1000			Balance forward
		1949	1000			
60000	Bank	1950	1000			Balance forward
		1950	1000			
70000	Bank	1951	1000			Balance forward
		1951	1000			
80000	Bank	1952	1000			Balance forward
		1952	1000			
90000	Bank	1953	1000			Balance forward
		1953	1000			
100000	Bank	1954	1000			Balance forward
		1954	1000			
110000	Bank	1955	1000			Balance forward
		1955	1000			
120000	Bank	1956	1000			Balance forward
		1956	1000			
130000	Bank	1957	1000			Balance forward
		1957	1000			
140000	Bank	1958	1000			Balance forward
		1958	1000			
150000	Bank	1959	1000			Balance forward
		1959	1000			
160000	Bank	1960	1000			Balance forward
		1960	1000			
170000	Bank	1961	1000			Balance forward
		1961	1000			
180000	Bank	1962	1000			Balance forward
		1962	1000			
190000	Bank	1963	1000			Balance forward
		1963	1000			
200000	Bank	1964	1000			Balance forward
		1964	1000			
210000	Bank	1965	1000			Balance forward
		1965	1000			
220000	Bank	1966	1000			Balance forward
		1966	1000			
230000	Bank	1967	1000			Balance forward
		1967	1000			
240000	Bank	1968	1000			Balance forward
		1968	1000			
250000	Bank	1969	1000			Balance forward
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		1970	1000			
270000	Bank	1971	1000			Balance forward
		1971	1000			
280000	Bank	1972	1000			Balance forward
		1972	1000			
290000	Bank	1973	1000			Balance forward
		1973	1000			
300000	Bank	1974	1000			Balance forward
		1974	1000			
310000	Bank	1975	1000			Balance forward
		1975	1000			
320000	Bank	1976	1000			Balance forward
		1976	1000			
330000	Bank	1977	1000			Balance forward
		1977	1000			
340000	Bank	1978	1000			Balance forward
		1978	1000			
350000	Bank	1979	1000			Balance forward
		1979	1000			
360000	Bank	1980	1000			Balance forward
		1980	1000			
370000	Bank	1981	1000			Balance forward
		1981	1000			
380000	Bank	1982	1000			Balance forward
		1982	1000			
390000	Bank	1983	1000			Balance forward
		1983	1000			
400000	Bank	1984	1000			Balance forward
		1984	1000			
410000	Bank	1985	1000			Balance forward
		1985	1000			
420000	Bank	1986	1000			Balance forward
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430000	Bank	1987	1000			Balance forward
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440000	Bank	1988	1000			Balance forward
		1988	1000			
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		1989	1000			
460000	Bank	1990	1000			Balance forward
		1990	1000			
470000	Bank	1991	1000			Balance forward
		1991	1000			
480000	Bank	1992	1000			Balance forward
		1992	1000			
490000	Bank	1993	1000			Balance forward
		1993	1000			
500000	Bank	1994	1000			Balance forward
		1994	1000			
510000	Bank	1995	1000			Balance forward
		1995	1000			
520000	Bank	1996	1000			Balance forward
		1996	1000			
530000	Bank	1997	1000			Balance forward
		1997	1000			
540000	Bank	1998	1000			Balance forward
		1998	1000			
550000	Bank	1999	1000			Balance forward
		1999	1000			
560000	Bank	2000	1000			Balance forward
		2000	1000			
570000	Bank	2001	1000			Balance forward
		2001	1000			
580000	Bank	2002	1000			Balance forward
		2002	1000			
590000	Bank	2003	1000			Balance forward
		2003	1000			
600000	Bank	2004	1000			Balance forward
		2004	1000			
610000	Bank	2005	1000			Balance forward
		2005	1000			
620000	Bank	2006	1000			Balance forward
		2006	1000			
630000	Bank	2007	1000			Balance forward
		2007	1000			
640000	Bank	2008	1000			Balance forward
		2008	1000			
650000	Bank	2009	1000			Balance forward
		2009	1000			
660000	Bank	2010	1000			Balance forward
		2010	1000			
670000	Bank	2011	1000			Balance forward
		2011	1000			
680000	Bank	2012	1000			Balance forward
		2012	1000			
690000	Bank	2013	1000			Balance forward
		2013	1000			
700000	Bank	2014	1000			Balance forward
		2014	1000			
710000	Bank	2015	1000			Balance forward
		2015	1000			
720000	Bank	2016	1000			Balance forward
		2016	1000			
730000	Bank	2017	1000			Balance forward
		2017	1000			
740000	Bank	2018	1000			Balance forward
		2018	1000			
750000	Bank	2019	1000			Balance forward
		2019	1000			
760000	Bank	2020	1000			Balance forward
		2020	1000			
770000	Bank	2021	1000			Balance forward
		2021	1000			
780000	Bank	2022	1000			Balance forward
		2022	1000			
790000	Bank	2023	1000			Balance forward
		2023	1000			
800000	Bank	2024	1000			Balance forward
		2024	1000			

RE: 2000

LOT

4

PLAN

PROPERTY NUMBER	ADDRESS	SUBJECT	REGISTERED DATE	DEBTEE	CREDITOR	AMOUNT	DATE
761087	Grant		21 07 86	TYSON, Janora G	AT&T, Edward G		all
761088	Grant		21 07 86	AT&T, Edward G	The Royal Bank of Canada		all
761089	Grant		21 07 86	AT&T, Edward G	The Royal Bank of Canada		all
809002	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809003	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809004	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809005	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809006	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809007	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809008	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809009	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809010	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809011	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809012	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809013	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809014	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809015	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809016	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809017	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809018	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809019	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809020	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809021	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809022	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809023	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809024	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809025	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809026	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809027	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809028	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809029	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809030	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809031	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809032	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809033	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809034	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809035	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809036	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809037	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809038	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809039	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809040	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809041	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809042	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809043	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809044	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809045	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809046	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809047	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809048	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809049	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all
809050	Grant		03 12 87	AT&T, Edward G	The Royal Bank of Canada		all

REGISTRATION INFORMATION: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (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)

PROPERTY ADDRESS
REGISTRATION INFORMATION
DATE OF REGISTRATION
TYPE OF REGISTRATION
REGISTRATION FEE
REGISTRATION TAX
REGISTRATION SERVICE FEE

REGISTRATION INFORMATION
DATE OF REGISTRATION
TYPE OF REGISTRATION
REGISTRATION FEE
REGISTRATION TAX
REGISTRATION SERVICE FEE

REGISTRATION INFORMATION
DATE OF REGISTRATION
TYPE OF REGISTRATION
REGISTRATION FEE
REGISTRATION TAX
REGISTRATION SERVICE FEE

REG. NO.	TYPE	REGISTRATION FEE	TAX	REGISTRATION SERVICE FEE	REGISTRATION INFORMATION	REGISTRATION DATE	REGISTRATION TYPE	REGISTRATION FEE	TAX	REGISTRATION SERVICE FEE
1234567890	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567891	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567892	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567893	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567894	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567895	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567896	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567897	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567898	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567899	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00
1234567900	REGULAR	100.00	10.00	5.00	REGISTRATION INFORMATION	01/01/00	REGULAR	100.00	10.00	5.00

REGISTRATION INFORMATION: (1) (2) (3) (4) (5) (6) (7) (8) (9) (10) (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)

APPENDIX B

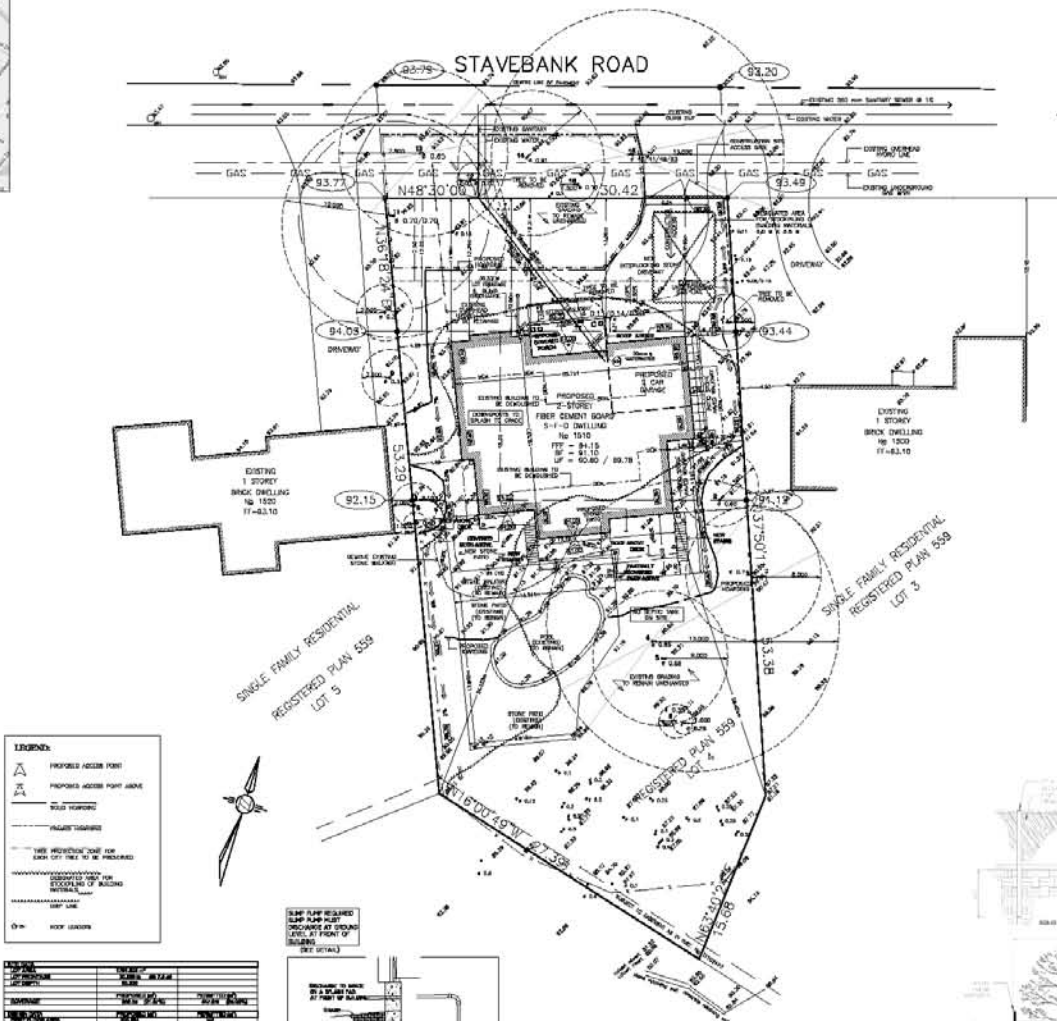


KEY PLAN

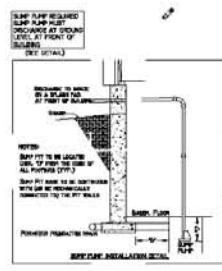
NOTES:

- I hereby certify that this drawing conforms to all requests to the site developer shown as approved by the City of Mississauga under the number SP 11/039 W1.

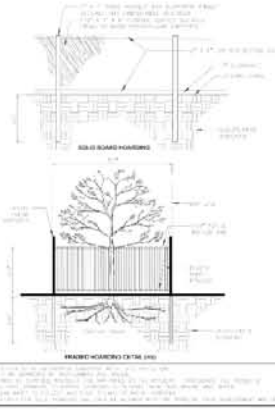
- The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be in accordance with the site development plan as approved by the City of Mississauga, Development and Design Services.
- The Owner is responsible for ensuring that any protection handling is maintained throughout all phases of excavation and construction in the location and condition as approved by the Planning and Building Department. No material building materials will be stored or stockpiled within the area of handling. Failure to maintain the handling as originally approved or the storage of materials within the handling will be cause for the City of Mississauga to be held for two (2) years following completion of all site work.
- Excavation of below ground services requiring to be removed, Planning and Building staff are to be contacted prior to the commencement of such work. Should an alternative service route not be possible, site will impact and document the condition of the vegetation and retaining structures in order to minimize damage to the vegetation.
- The structural design of any retaining wall over 0.60 m (2.00 ft) in height or any retaining wall located on a property line in excess on the Site Plan and Grading Plan and to be approved by the Consulting Engineer for the project.
- Grades must be maintained within 5% maximum slope at the property lines and within the site.
- The portions of the driveway within the municipal boulevard will be paved by the applicant.
- At the entrance to the site, the municipal curb and sidewalk will be constructed through the driveway and a curb depression will be provided for such entrance.
- All proposed curbing at the entrance to the site is to stop at the property line or at the municipal sidewalk.
- The existing drainage pattern will be maintained.
- All utility companies will be notified for the license prior to the installation of the handling that lies within the limits of the City boulevard area.
- The applicant will be responsible for the cost of any utility relocation necessitated by the Site Plan.
- Construction materials are not to be put out for collection.
- All damaged landscape items will be replaced with equal and not prior to release of construction materials will be removed from the site.
- There are to be no proposed encumbrances on the property.
- Over all other requirements, the applicant is to contact the Planning and Building Department, Development and Design Division, at (905) 896-5511 for application PRICR to handling being removed.
- All vehicle lifts will be directed onto the site and will not interfere upon the adjacent properties.
- The applicant is required to contact all Utility Companies to obtain all required licenses for the installation of handling within the Municipal right of way.
- Prior to any excavation taking place, handling adjacent to existing properties to provide from excavation activity and all required handling to accommodate the City of Mississauga Health and Safety Act and regulations for excavation projects must be erected and then maintained throughout all phases of construction.
- If a well is disturbed, it will be decommissioned by a Licensed Well Contractor or Technician in accordance with the Ontario Water Resources Act, Regulation 624/04 (January 6/2004) and any other applicable regulations and regulations.
- Excavation must be completed prior to removal of any new protection handling from the site.
- All trees are to be protected otherwise on the site plan.
- Open excavations to be permitted within the tree preservation area.



NO.	DESCRIPTION	DATE	BY	CHECKED BY
1	PREPARED	2011.03.10	V. COZZI	
2	CHECKED	2011.03.10	V. COZZI	
3	APPROVED	2011.03.10	V. COZZI	
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			



SURVEYOR'S CERTIFICATE
I HAVE REVIEWED THE SITE PLAN AND THE EXISTING AND PROPOSED HANDLING AND I BELIEVE THAT THE SAME AS SHOWN ARE PROPERLY LOCATED AND SHOWN AS SHOWN IN THE CITY OF MISSISSAUGA RECORDS AND I HEREBY CERTIFY THAT THE SAME ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
DATE: MARCH 10, 2011
V. COZZI, P. ENG.
V. COZZI ENGINEERING INC.



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on attached documents.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code
Name: Branko Mirkovic
Signature: [Signature]
22352 BCIN

REGISTRATION INFORMATION
Required unless design is exempt under 2.17.4.1. of the building code
Firm Name: Praxis Design Group
30348 BCIN



LEGAL DESCRIPTION	
REGISTERED PLAN #	558
LOT #	4
OWNER INFORMATION	
NAME	JOHN & HEATHER LAVENTURE
ADDRESS	1810 STEVENAGE ROAD, MISSISSAUGA, ON, L4C 2V7
TELEPHONE NUMBER	905-278-0269
APPLICANT INFORMATION	
NAME	BRANKO MIRKOVIC
ADDRESS	71 PINE CREEK ROAD, TORONTO, ON, M8P 3G8
TELEPHONE NUMBER	416-769-0333

REVISION	DATE
0 ORIGINAL APPLICATION	MARCH 10 2011
1 S.P.A. SECOND ROUND OF COMMENTS	MAY 13 2011
2 S.P.A. THIRD ROUND OF COMMENTS	JUNE 20 2011
3 S.P.A. FOURTH ROUND OF COMMENTS	AUGUST 1 2011
4 TRANS. & WORKS - MINOR REVISIONS	AUGUST 18 2011

PROJECT
NEW TWO-STORY DWELLING
1510 STAVEBANK ROAD
MISSISSAUGA

SITE PLAN
SP1 11/039 W1

SCALE: 1:200
DATE: AUGUST 19, 2011

DRAWN BY: S. WICKIOWICZ
CHECKED BY: BRANKO MIRKOVIC

PRAXIS DESIGN GROUP
71 PINE CREEK RD TORONTO ON M8P 3G8
(416) 769-0333 praxisdesign.com

SHEET
A-01