

Heritage Advisory Committee  
SEP 20 2011



## **Heritage Impact Statement**

**1267 Mississauga Road  
Mississauga, Ontario**

**Submitted April 15, 2011  
Revised August 15, 2011**

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

## **INTRODUCTION**

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 Mississauga Road Scenic Route and the Credit River Corridor Cultural Landscapes.

The property owners are planning to construct a new dwelling situated significantly back on the lot such that the new dwelling will not be visible from the street.

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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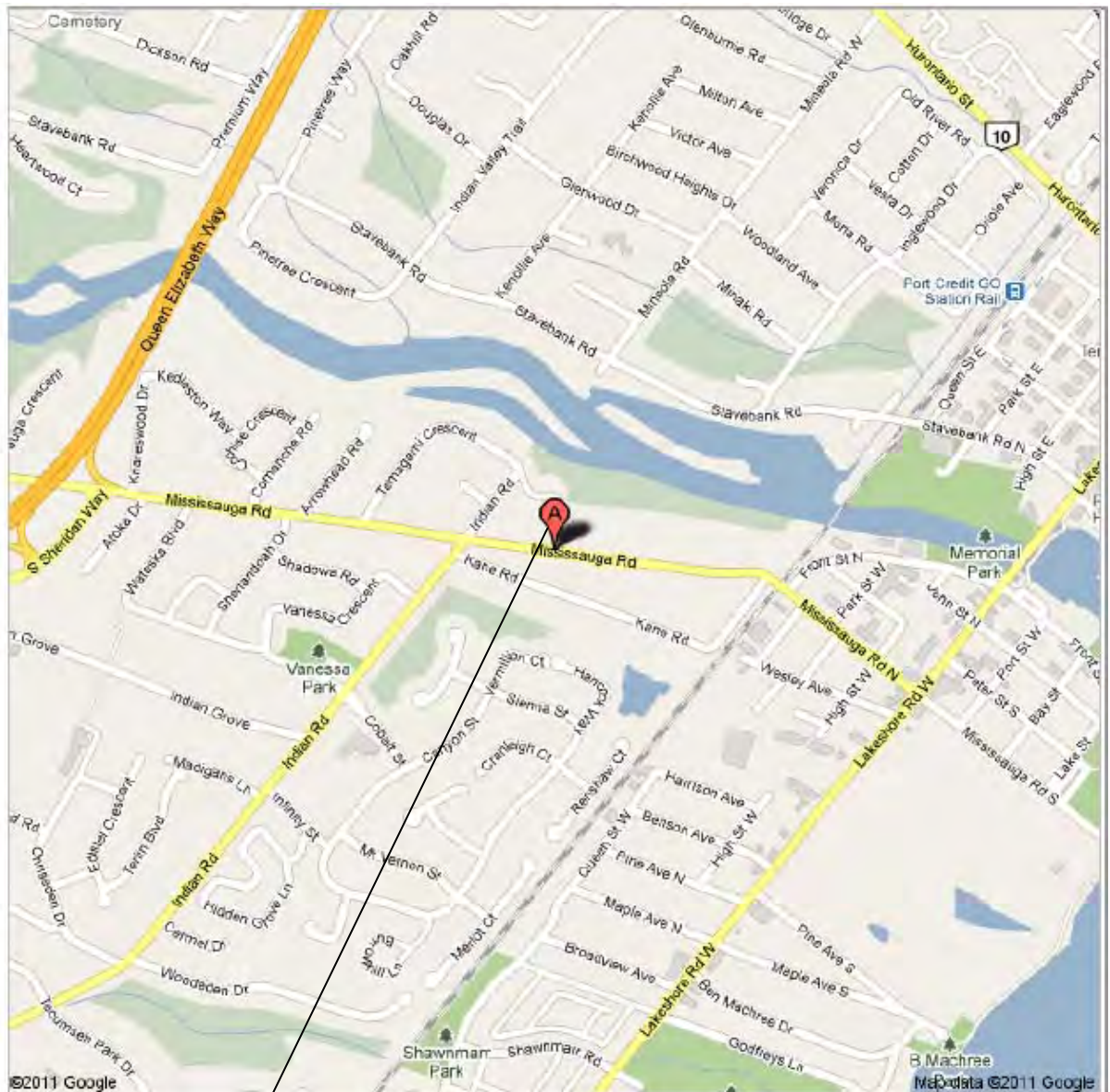
## 1. Context Map



**Subject Property**

The property is located on the east side of Mississauga Road backing onto the Credit River in the south central part of the City of Mississauga. It is south of the QEW and north of the CNR Tracks.

## 2. Location Map



**Subject Property**

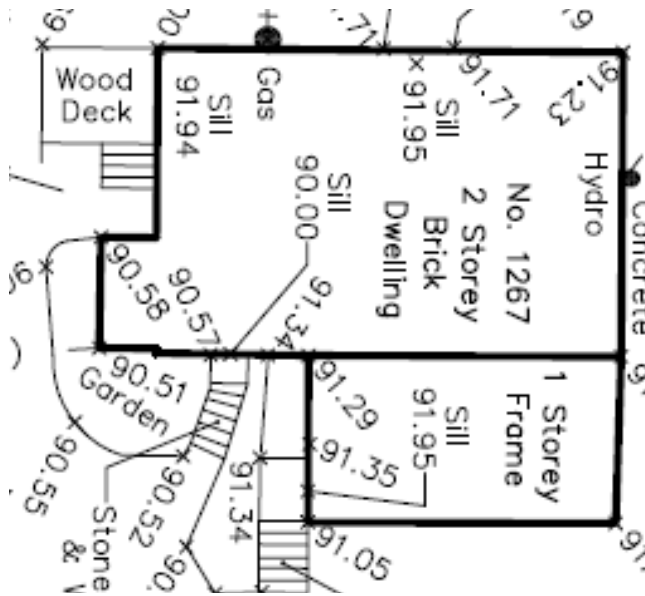
The subject property is located on the east side of Mississauga Road, South of Indian Road and north of the CNR tracks.

### **3. Owners Information**

The subject property is owned by:

Sonia Slawuta-Shulakewych and Bohdan A. Shulakewych  
2473 Sir Caradoc Lane  
Mississauga, ON L5K 2J1  
P: 416-601-1799



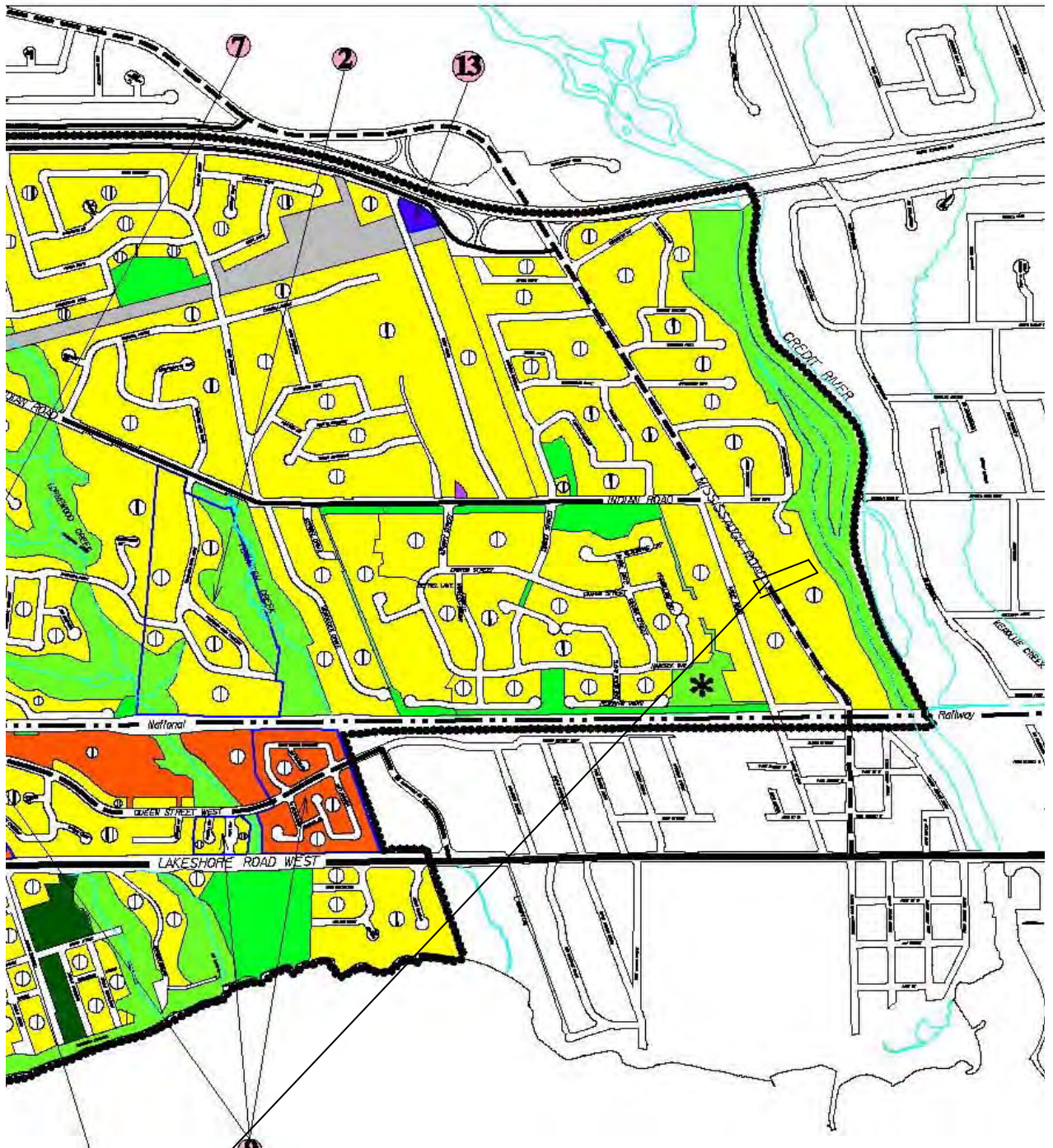


Enlargement of the existing dwelling on the subject property.

The property has an area of 4,883.54 m<sup>2</sup> and is occupied by a single family residential dwelling that is to be removed.

A full sized copy of the survey is attached in Appendix A.

## 5. Mississauga Plan (Official Plan)



**Subject Property**

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

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



## **7. Significant Cultural Landscape Designation**

Mississauga Road is designated as a scenic route within the Cultural Landscape Inventory (January 2005). Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighborhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.

\*City of Mississauga Cultural Landscape Inventory.

## **8. Property History (Title Chain)**

This lot is part of an Old Credit Indian Reserve lot so we can trace the property history back to 1910 when the plan was registered. A copy of the property abstract index going back to Day 1 is attached under Appendix B. Prior to 1910, the original land grant was in favour of the Peel Manufacturing Co. We have no information on ownership prior to 1910, with the exception that both the Peel Atlas and the Tremaine Map of Peel County, indicate ownership by the Peel Manufacturing Co.

1910 – Plan was Registered and the property owner was Enoch Thompson Ltd.  
1919 - Enoch Thompson Ltd to John & Elizabeth Greer  
1939 - John & Elizabeth Greer to Ettie P. Playle  
1953 - Ettie P. Playle to Charles and Grace Lloyd-Jones  
1974 – Grace Lloyd Jones to Bonita Sorokolit  
1978 - Bonita Sorokolit to The Bank of Nova Scotia  
1979 – The Bank of Nova Scotia to Granab Inc.  
1984 – Granab Inc to Andrew and Cynthia Waller  
2010 – Waller to Sonia Slawuta-Shulakewych and Bohdan A. Shulakewych

## 9. Peel Historical Atlas



Subject Property

Based on the scale of the map, we have approximately located the subject property on the section of the Peel Historical Atlas. The owner of the property is shown as the “Peel Manufacturing Co.”. The date of the survey is 1877.

The Tremaine Map of Peel County, dated 1859, also reflects the property ownership by the “Peel Manufacturing Co.”.

## 10. Existing Site Conditions – 1267 Mississauga Road

### A) Exterior Photographs



Front Elevation



**Rear Elevation**



**South Elevation**



### North Elevation

The subject property 1267 Mississauga Road, is built in the Georgian Style. *Georgian architecture in Britain and in Canada was a modification of the Renaissance style adapted throughout Europe during the 18<sup>th</sup> Century. It was a variation on the Palladian style which was known for balanced facades, muted ornament and minimal detailing. Simplicity, symmetry and solidity were the elements to be strived for. The Upper Canadian at this time wanted a sturdy house that reflected his simple dignity. These houses were very much more than the need for shelter, they were a “physical expression of the cultural mental climate of the first settlers of Upper Canada”. (Anne MacRae). Log houses were good shelters, but they were not architectural. The floor plans and details were constructed according to the English Georgian styles and were meant to give the same impression. The site was chosen with great care to afford the most pleasant view for the new occupants. (www.ontarioarchitecture.com)*

The subject property typifies this description of the Georgian Style. It is built of yellow brick over a concrete block foundation. It is not totally symmetrical and does not contain a centre staircase, but rather the stairs are on the front and side wall, turning as they go up to the second level. We assume that the house was constructed sometime in the 1920's based on the date of the registration of the reference plan and the change of ownership in 1919 and the style of the foundation. *“The 1930's brought a gradual decline in the use of ornamental block. Part of the reason was changing architectural taste. But also, the new, automatic machines, although they could make block faster and more economically, could produce only smooth-faced block, the bland kind we know today”. (The Old House Journal, October 1984).* While the home is solidly built and situated ideally on the lot for the time that it was built, it does not meet the needs of the current property owner.

Matthew Wilkinson from Heritage Mississauga stated that they do not have a *'direct reference to the house itself in our files, but a resident recalls that the property was purchased by the Waller Family in 1984'*. This is confirmed with the title abstract. He goes on to say that *'the properties on the east side of Mississauga Road, south of Indian Road, were surveyed into these narrow, deep lots backing onto the Credit River by Enoch Thompson circa 1905. It is believed that the present house at 1267 Mississauga Road is the original house on the property and likely dates to the 1925-30 time period.'*

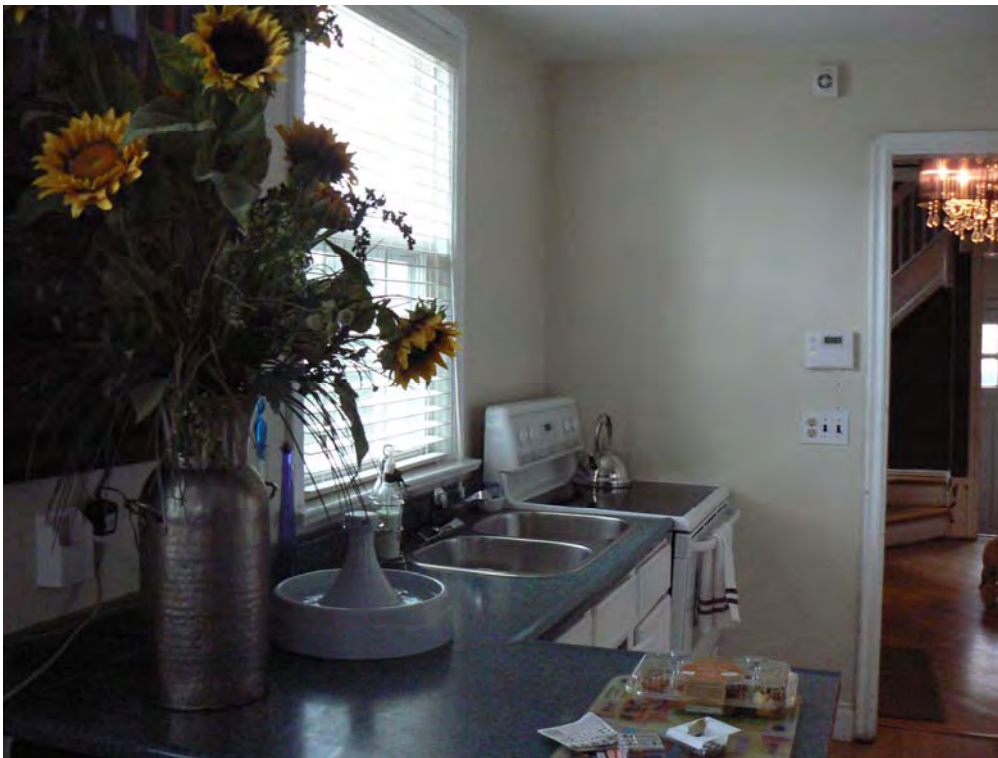
## B) Interior Photographs



Looking down the hall from the kitchen towards the side entrance.



The front entry



The kitchen from both directions. The bottom photo provides a glimpse into the hallway through to the side entrance on the north side of the dwelling.



The living and dining area.



The living room with fireplace and sitting 'nook'.



The living room fireplace



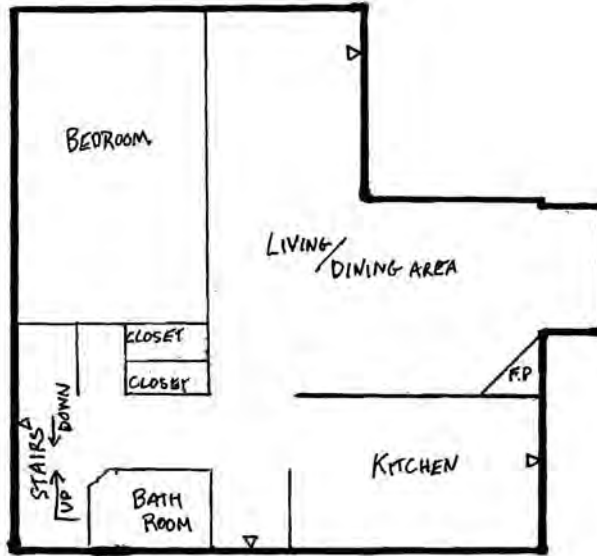
The bedroom on the main floor. The small door on the left of the photo is a closet.



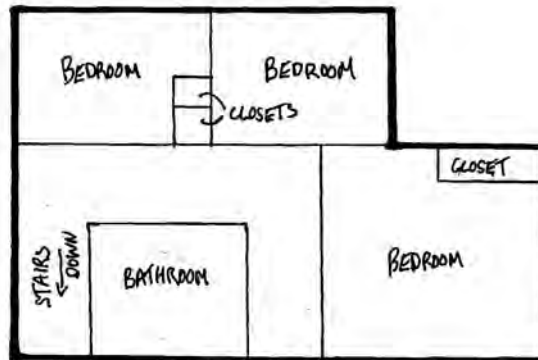
The other end of the bedroom looking into the backyard.

The house is a two storey, two bathroom, four bedroom dwelling with an unfinished basement. The house has a floor space of approximately 1,750 square feet. The house is well constructed and there have not been improvements to the interior finishes in many years. However, both the kitchen and bathrooms are not original to the home. Nor are the windows; at some point they have been replaced, the front windows retaining the style that reflects the Georgian style of the home. As per the survey plan, there has been one addition over the years, a one-storey rear addition of approximately 300 square feet. City of Mississauga records provide no information as to when the addition was constructed.

### C). Floor Plans



MAIN FLOOR



SECOND FLOOR

## 11. Historical Images

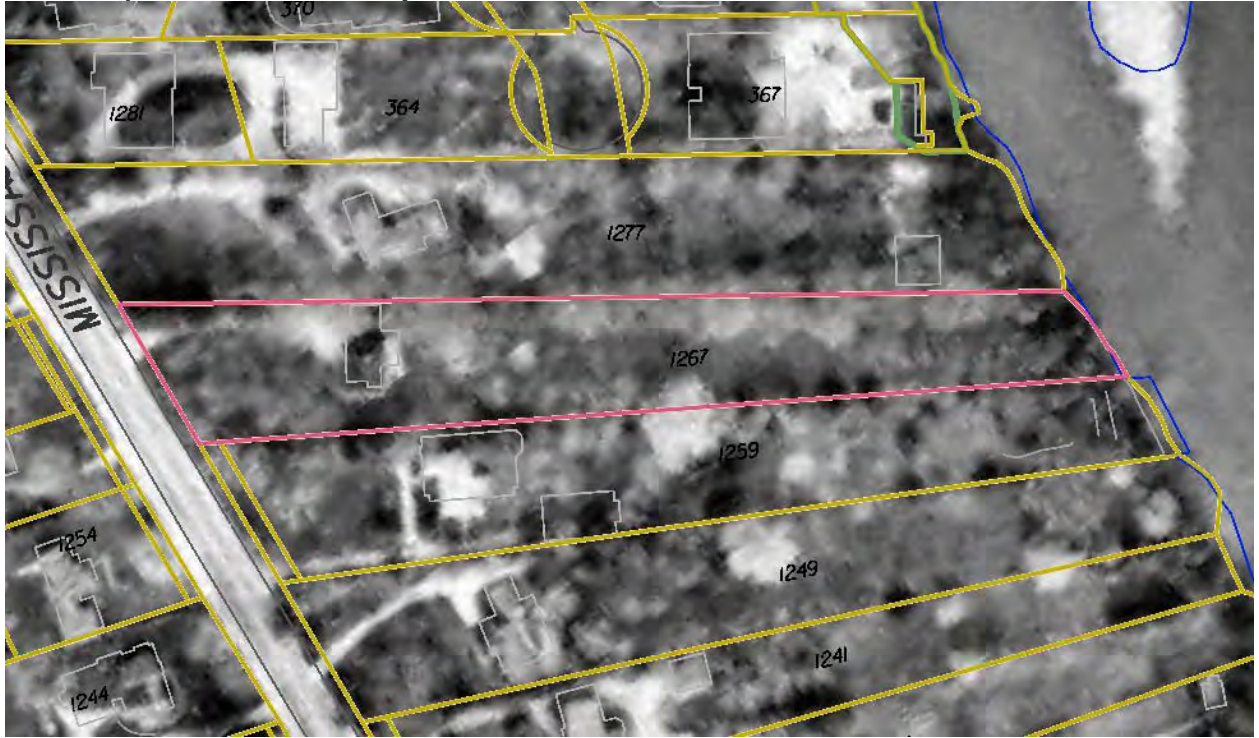
### A). Historical photograph



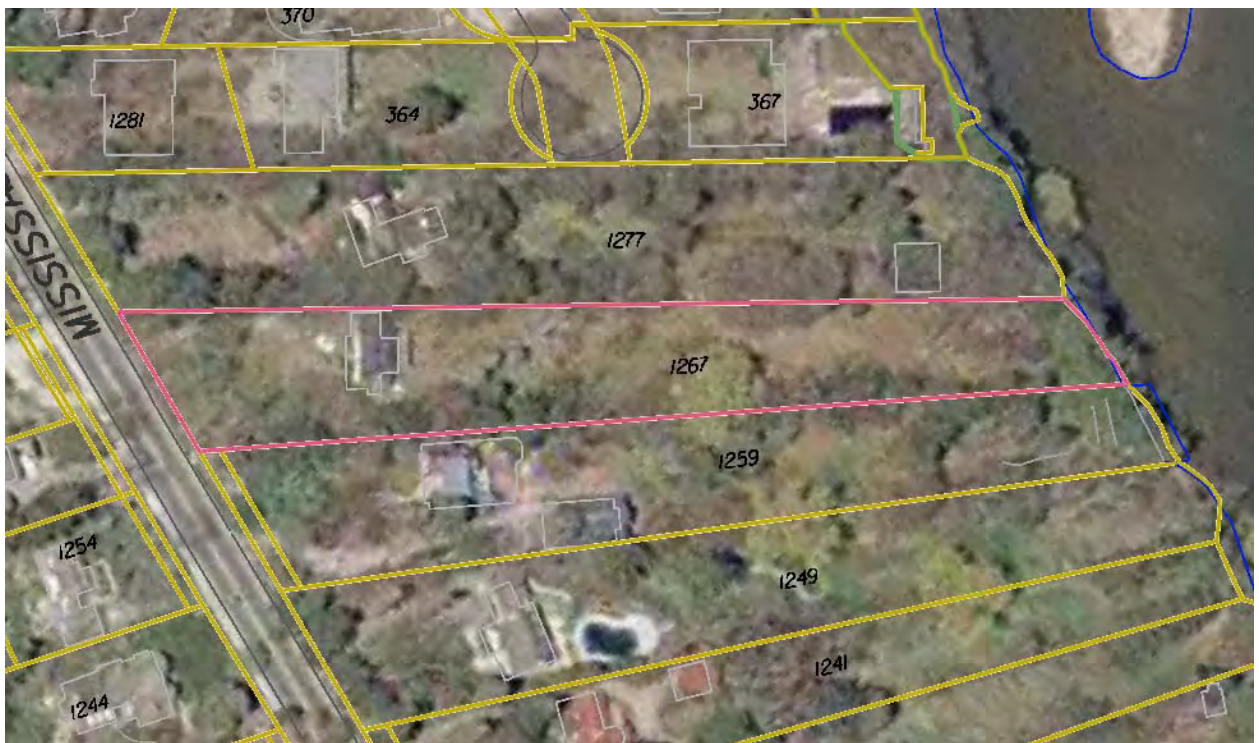
This photograph is provided by the Canadiana room from the Mississauga Central Library circa the 1980's. An impromptu inventory was conducted of some neighbourhoods in Mississauga, but not all areas were captured.

The garage shown had been demolished sometime in the last five years. There is no record of the demolition permit in City of Mississauga Files.

### B). Historical aerial photos



1954 Aerial Photo (City of Mississauga Website)



1994 Aerial Photo (City of Mississauga Website)



2010 Aerial Photo (City of Mississauga Website)

The historical aerial photos available for viewing at the Canadiana Room at the City of Mississauga Central Library are at a scale where no details are visible. As such, images from the City of Mississauga website have been provided. The photos prior to 1994 are very 'pixilated' as evidence by the photo from 1954.

## 12. Proposed House – 1267 Mississauga Road



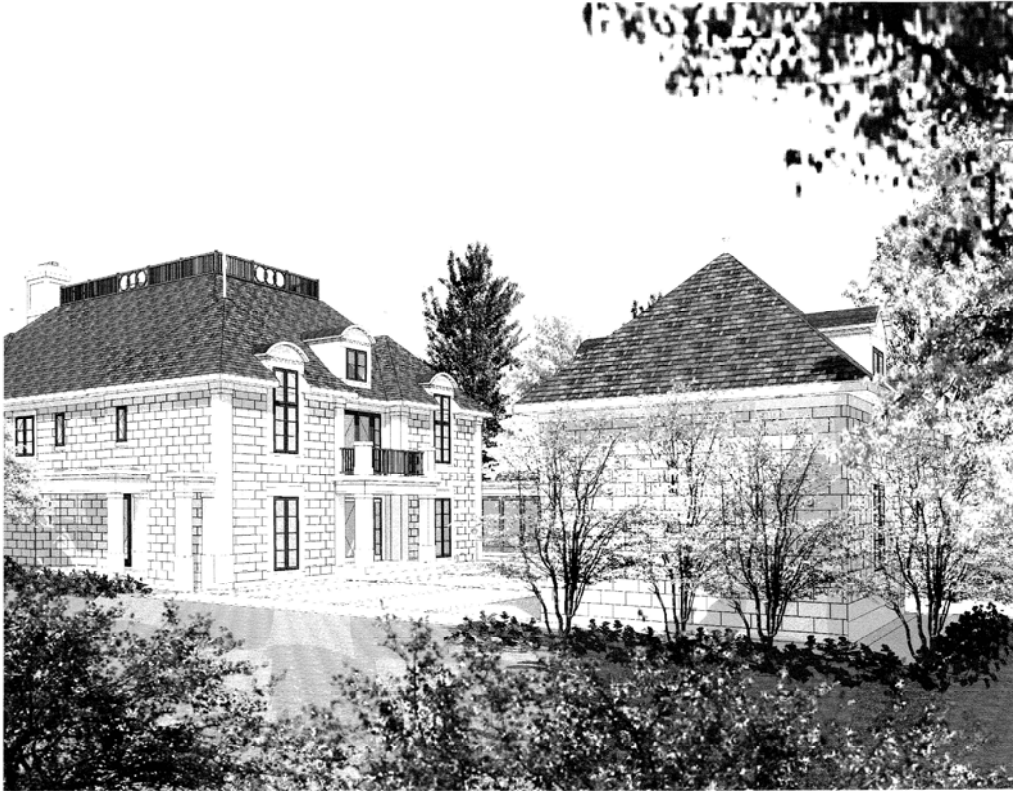
### Front Elevation - House

The house has a European feel to it in that the massing of the house creates a forecourt to the entry or in other words a courtyard. The house is symmetrical; garages are placed in front of the house with lower one-storey massing versus the two-storey massing of the house proper. The house has a French style which is somewhat formal but straight forward without too much embellishment.

Full size elevations of the proposed home are attached under Appendix C.

The proposed home will have a gross floor area of 320.20 m<sup>2</sup>; a combined width of side yards of 5.08m, a front yard setback of 79.72m to the garage and a rear yard setback of 51.59m. The exterior finish will be a light coloured architectural block.

Below is the architect's rendering of the proposed dwelling.



A Committee of Adjustment Application, "A" 192/11 approved numerous variances for the proposed dwelling including the reduced side yard setbacks as well as the garage projection. A copy of the Committee Decision and Final Notice is attached under Appendix D for your reference.

The subject property will be extensively landscaped to enhance and retain its natural features. All of the mature trees in front of the proposed dwelling are to be retained. The path of the proposed driveway is curvilinear to respect the location of the existing mature trees on the property.



**Front Elevation - Garages**

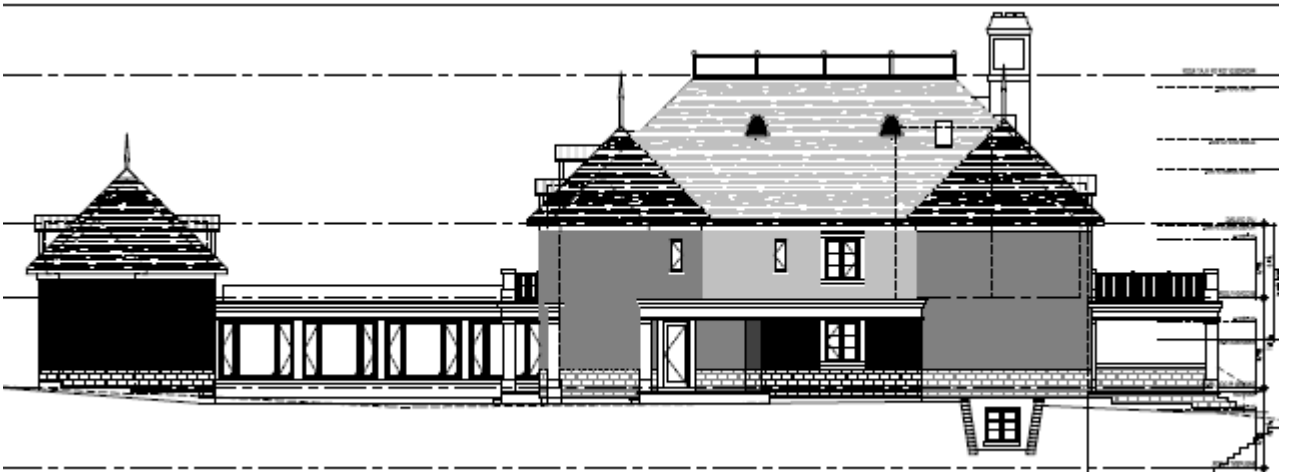


**Rear Elevation**

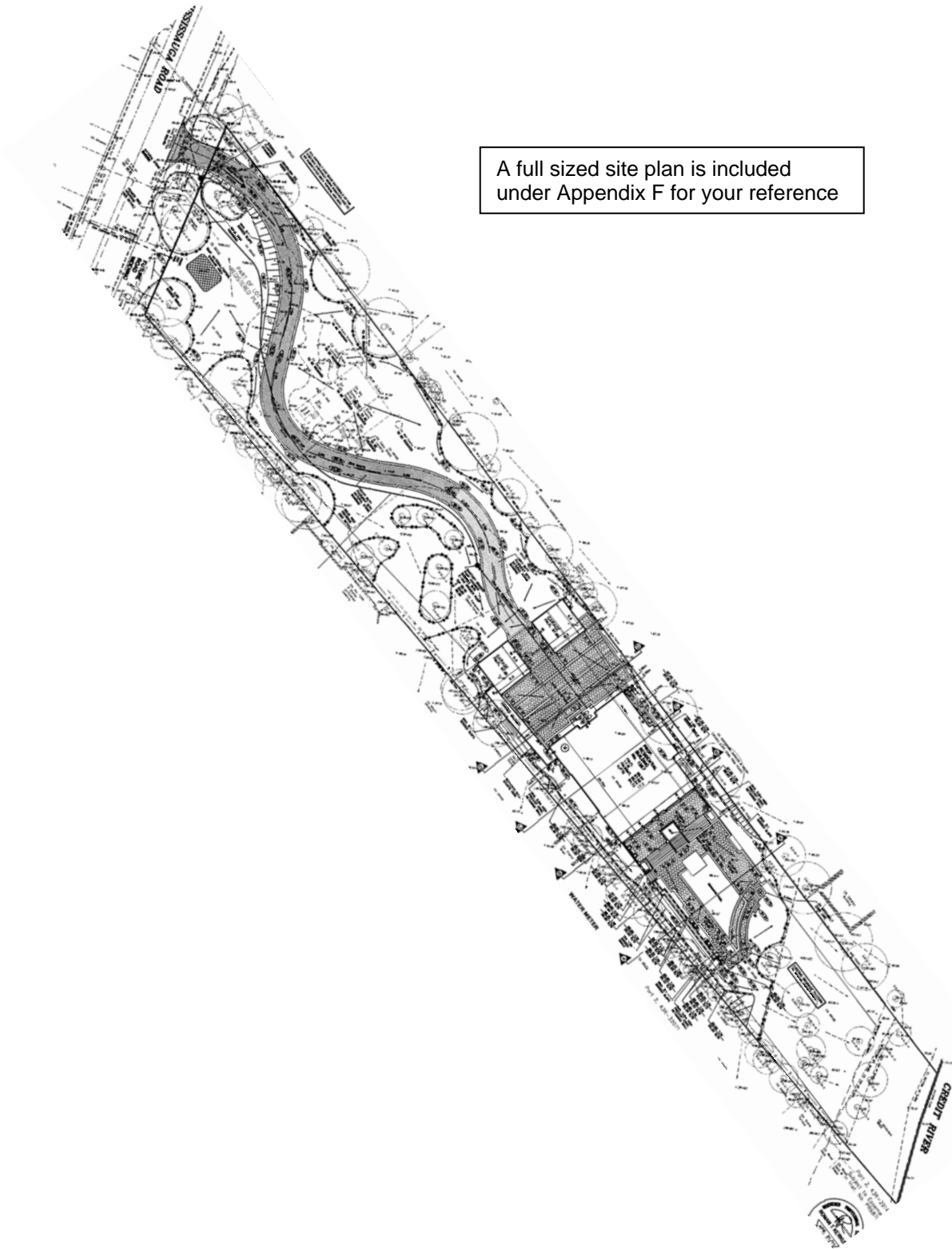
### South Side Elevation



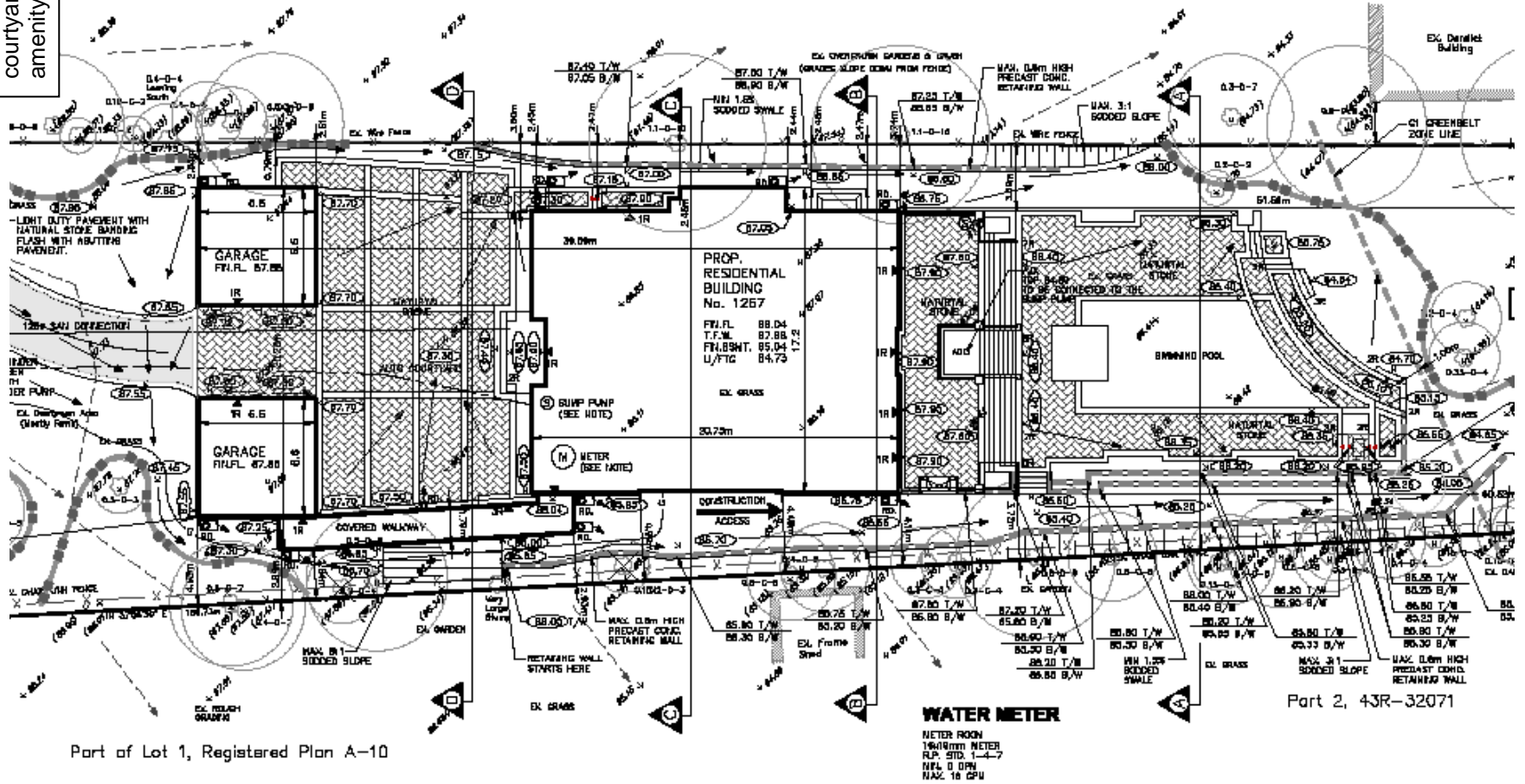
### North Side Elevation



### 13. Proposed Site Plan



An enlargement of the garages,  
 courtyard, house and rear yard  
 amenity area.



PROJ. TO ANY CONSTRUCTION THROUGH  
 ADJACENCY TO EXISTING PROPERTIES

### 14. Streetscapes - Existing Streetscape







These three pictures provide a glimpse of what the existing homes look like. The home to the north of the subject property is not visible from the street. The front of the property is heavily treed and the home is screened from view by the street. From the second photo, you can see that all three houses currently provide a similar, within meters, front yard setback. The setback to the existing home is 33m ± and the setback to the garages of the proposed home is 83.22m. The house is setback approximately another 17m beyond the front face of the garages, so it is significantly setback from the street.

**Streetscapes – Proposed Streetscape**



## 15. 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

- Consistent Scale of built features

### Other

- Historical or Archaeological 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 along Mississauga Road are very desirable. The street 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 along Mississauga Road. The proposed new home has provided a very generous front yard setback and the mature trees on the lot will obscure the view of the dwelling from the street. No trees will be removed from the front yard of the property to facilitate the construction of the new dwelling.*
- 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. No trees will be removed from the front yard of the property to facilitate the construction of the new dwelling.*
- Landscape Design, Type and technological Interest
  - *Mississauga Road 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. The location of the new home on the subject property has been chosen so that the mature trees on the lot can be 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*
- Illustrates important phase in Mississauga's Social or physical development
  - *The homes along this section of Mississauga Road, just north of Port Credit Village and the railway tracks, south of Indian Road represent a rare feature of elongated lots, upwards of 700 ft (200m) backing onto the Credit River where a unique form of home can be created that cannot be duplicated elsewhere. The lots were created in 1905. There is no relevant trend or pattern anywhere else in Mississauga. This series of lots creates its own character and ambiance. By development of this particular lot into a new single family dwelling, it is thwarting any future attempts to extend Temagami Crescent further south, over and above the lot immediately adjacent to the cul-de-sac. The fact that this new home is being constructed where Temagami Crescent could be extended results in the historical lot pattern to the south to be retained.*

### **Built Environment**

- Consistent Scale of built features
  - *As this section of Mississauga Road is undergoing re-vitalization, there is a mix of scale of buildings, ranging from older bungalows to the south and newer two-storey homes to the north. The majority of homes in this area are being redeveloped into larger custom built homes.*

### **Other**

- Historical or Archaeological Interest
  - *The existing house does not have historical or associative value. Mississauga Road is undergoing intense redevelopment; many homes have been demolished in favour of new homes. Various architectural styles are still evident, including the Georgian Style this home was built to emulate. 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.*

## 16. Conclusions

The redevelopment of the subject property will have no negative impacts on the historic character or the scenic qualities of Mississauga road.

The Mississauga Road 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 1267 Mississauga Road reflects some qualities of homes built in the Georgian style but many of its features would exclude it from truly being considered a "Georgian" home.

Where the Georgian style of housing was a reflection of the changing priorities of society, the new homes being constructed in today's marketplace are also responding to the changing demands and expectations of society. Architectural style is equally as important as the interior amenities that are included in a new home. With the mass production of houses in large sprawling subdivisions across Mississauga, the opportunity for infilling is becoming a focus for those people who do not want the 'cookie cutter' house in the typical suburban subdivision.

Opportunities exist along Mississauga Road to acquire a property in this established and unique community to construct a new and modern home and enjoy the benefits of an older residential community. The new homes that have been built in recent years are varied in their architectural style perpetuating the eclectic character of the area.

All of the homes in the immediate vicinity of the subject property are uniquely individual. There is not necessarily any general 'style' of home, character flow or massing of homes along this stretch of Mississauga Road. As the lots are so deep, the house positioning varies significantly. Furthermore, the architectural style of home is diverse. The uniqueness of this stretch of lots provides the architect with the ability to design a distinctive home. In this case, a French Country design, well situated on the lot.

It is our position that the existing house at 1267 Mississauga 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.

Mississauga Road "is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality." These qualities will not change with the construction of the new dwelling.

## 17. 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 property has design value or physical value
  - a. The house at 1267 Mississauga Road is not rare or unique. The house style can be described as Georgian Style and 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.
  - a. It is lacking some of the qualities that would define it as a true “Georgian” style home. Those characteristics being a square symmetrical shape and a four over four plan. Due to the age of the structure, one can only speculate that the home was constructed with the owners input based on the irregular shape of the footprint. The house is in the range of 60 – 80 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 designs. The property does not have contextual value.
3. The property has contextual value.
  - a. 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.

## **18. 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.

W.E. Oughtred & Associates Inc. has completed numerous Heritage Impact Statements for properties in Mississauga. These include:

- 2701 Mississauga Road
- 123 Kenollie Avenue
- 1168 Mississauga Road
- 4077 Mississauga Road
- 1510 Stavebank Road

## **References**

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

City of Mississauga Website; <http://www.mississauga.ca>

Canadiana Reading Room, City of Mississauga Central Library

Matthew Wilkinson, Heritage Mississauga

## **APPENDIX A – Survey**



APPENDIX B - Property Abstract

OWNERS: Knoch Thompson Ltd.  
 TOWNHIP OF TORONTO  
 LOTS SUBDIVIDED Pts. 7 & 8, RL, C.I.R.  
 LOT NO. 1-10  
 STREET: St. Michaels  
 PLAN NO. 1-10

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
18937	B.&S.	7 Jan. 1919	15 Apr. 1919	Knoch Thompson Ltd.	John Greer & Elizabeth Greer, as Joint Tenants	2,613.00	All
38377	Grant	2 May 1938	3 May 1938	John Greer, Et ux	James Delworth	1,000.00	Part. From age 58'1" on Mississauga rd
39276	Grant	22 June 1939	3 July 1939	John Greer, Et ux	Ettie P. Playle	2,000.00	Part. 116'2" on Mississauga rd.
40271	<del>Grant</del>	24 July 1940	16 Sep. 1940	Ettie P. Playle, Et mar	Northern Life Assurance Company	3,000.00	Part. 116'2" on Mississauga rd.
366	BY-LAW	12 OCT. 49	3 JULY 50	RE SUBDIV. CONTROL			
75321	D.N.	2 Aug. 1945	15 July 1953	The Northern Life Assurance Company	Ettie P. Playle		discharg'g No. 43271
75322	Grant	15 July 1953	15 July 1953	Ettie P. Playle	Charles Lloyd-Jones & Grace Lloyd-Jones, as Joint Tenants	20,000.00	Part as in No. 39276
426	BY-LAW	1 JUNE/54	9 JUNE/54	RE SUBDIV. CONTROL			
					<i>Charles H. Jones</i>		<i>Part as in No. 39276</i>
					<i>James Delworth Est.</i>		<i>Part as in No. 39276</i>
					<i>Charles Lloyd-Jones Est.</i>		<i>Re 75322.</i>
					<i>Bonita Surokhit.</i>		<i>Part bon n 58'1" N.W. cor S.W. 1/4. Thence N 64° 6' 1" W by 50' x W by 76' x 8.11' 67' 6" x S. 2 116' 2" to hwy leg.</i>
3191515	MORTGAGE	12 June 1974	20 June 1974	Bonita Surokhit, et al	The Royal Trust Company	\$10,000.00	Part as in No. 39276
3191515	MORTGAGE	12 June 1974	20 June 1974	Bonita Surokhit, et al	Bilou Investments Limited	\$20,000.00	Part as in No. 39276
421446		8 Feb. 1999	18 Feb. 1999	Mississauga Real Land Consultants Limited	Canadian Imperial Bank of Commerce	\$1,000,000.00	Part as in No. 39276
4283458	MORTGAGE	24 Aug. 1978	13 Sept. 1978	Bonita Surokhit	The Bank of Nova Scotia	\$7,000.00	Part as in No. 39276
422967	D.N.	295, 1978	130, 1978	Canadian Imperial Bank of Commerce			

NUMBER	DATE	DESCRIPTION	DEBITOR	CREDITOR	AMOUNT	REMARKS
494142 Grant	4 Oct 14 18 26 Oct 18	David Delworth executor Keith O. Bryan & James of James Delworth Delworth estate	Delworth			1/2 Part lying SE of a line comm 58' 1" N of SE of line NE 615' x 663' x OS.
514378 Grant	1 May 17 15 May 17 17	Keith O. Bryan & James Delworth	James M. Jones & Marie L. Waldman as joint tenants			2/2 Part lying SE of a line as in No. 474 & 2 x OS.
514379	24 Apr 17 15 May 17 17	James M. Jones & Marie L. Waldman	National Trust Company Limited			2/2 Part lying SE of a line as in No. 474 & 2 x OS.
675,40			BANK OF NOVA SCOTIA			1st mortgage no. 4-25935-1 sub. no. 1, 2, 3, 9, 35 & 4
675,40			<del>BANK OF NOVA SCOTIA</del>			1st mortgage no. 4-25935-1 sub. no. 1, 2, 3, 9, 35 & 4
686336	04-07-84	GRANAB Inc. in trust	WALKER, Andrew B. WALKER, Cynthia R. as J.T.			Part as in 675,140.
686337	04-07-84	WALKER, Andrew B. WALKER, Cynthia R.	BANK Of Montreal		150,000	Part as in 686,336
794174	06-04-87	BANK of Montreal.	NATIONAL TRUST CO.			1st mortgage no. 405337 x 100 as above.
184309	09-11-87	NATIONAL Trust Co	THE South-Dominion Bank			1st mortgage no 686337 Part as in 72081336



PROPERTY DESCRIPTION: PT LT 1, PL A10 AS IN R0686336 ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) R0686336, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER:

RECENTLY:  
PARCELIZED

PIN CREATION DATE:  
1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18</p> <p>FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK</p> <p>NOTE: THIS PIN WAS ONCE REG PIN 13456-0123. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13456-0123.</p>						
R0686336	1984/07/04	TRANSFER	\$2		WALLER, ANDREW BRIAN WALLER, CYNTHIA ROOKMINIE	C

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

PROPERTY DESCRIPTION: PT LT 1, PL A10 , AS IN R0686336 ; DESCRIPTION MAY NOT BE ACCEPTABLE IN FUTURE AS IN R0686336 RE: COMMENCEMENT POINT ; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

THE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY:

RE-ENTRY FROM 13456-0721

PIN CREATION DATE:

1998/02/23

OWNERS' NAMES

SHULAKEWYCH, BOHDAN ALEXANDER  
SLAWUTA-SHULAKEWYCH, SONIA MARIAN

CAPACITY SHARE

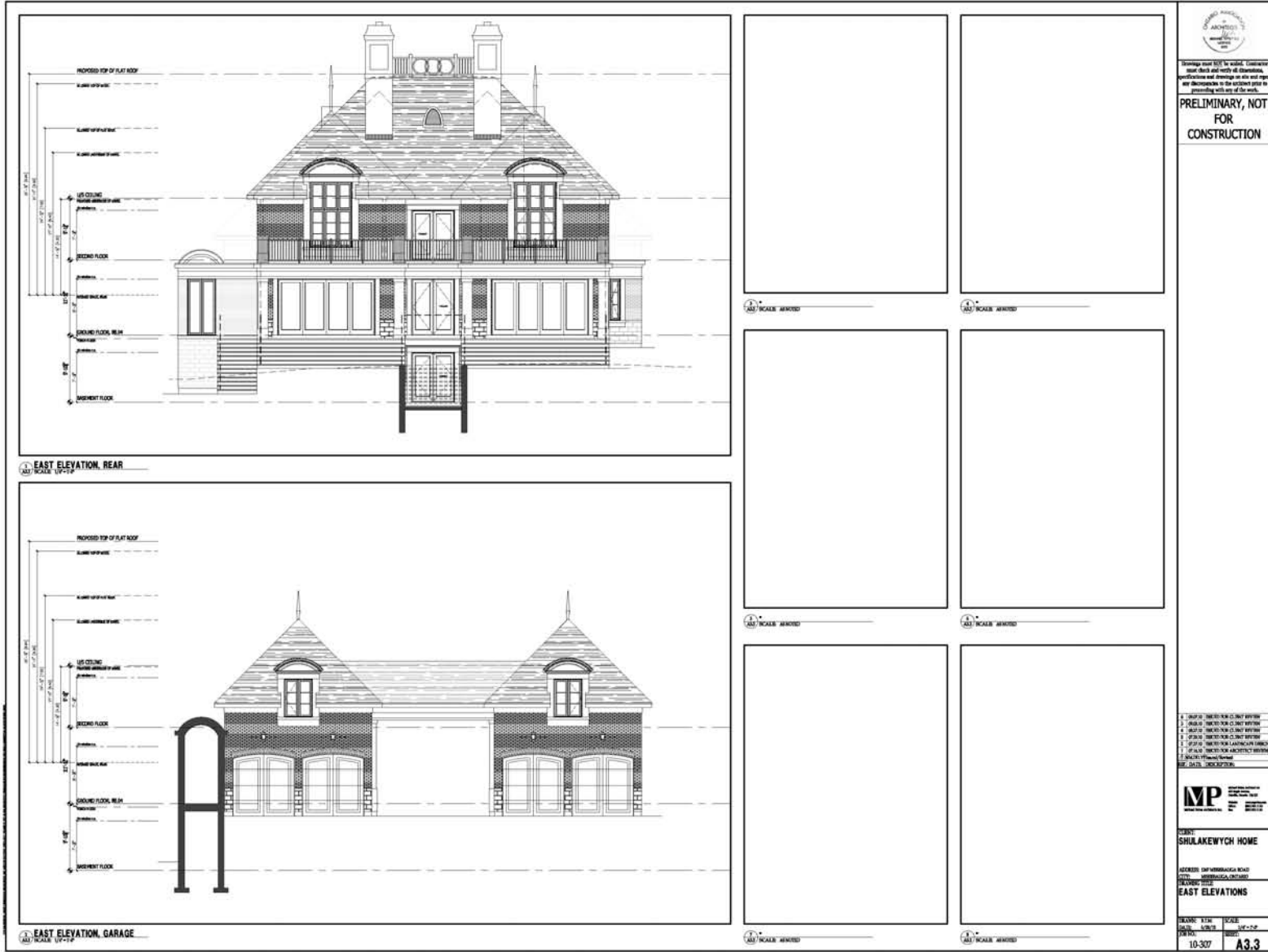
JTEN  
JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
<p>**EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN**</p> <p>**WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23**</p> <p>** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **</p> <p>**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:</p> <p>** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * AND ESCHEATS OR FORFEITURE TO THE CROWN.</p> <p>** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY CONVENTION.</p> <p>** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.</p> <p>**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **</p>						
PR1850587	2010/06/30	TRANSFER	\$1,600,000	WALLER, ANDREW BRIAN WALLER, CYNTHIA ROOKMINIE	SHULAKEWYCH, BOHDAN ALEXANDER SLAWUTA-SHULAKEWYCH, SONIA MARIAN	C
REMARKS: PLANNING ACT STATEMENTS						
PR1850588	2010/06/30	CHARGE	\$1,200,000	SHULAKEWYCH, BOHDAN ALEXANDER SLAWUTA-SHULAKEWYCH, SONIA MARIAN	BUDUCHNIST CREDIT UNION LIMITED	C
REMARKS: S/T SPOUSAL RIGHTS OF THE SPOUSE OF SHULAKEWYCH, BOHDAN ALEXANDER, IF ANY. S/T SPOUSAL RIGHTS OF THE SPOUSE OF SLAWUTA-SHULAKEWYCH, SONIA MARIAN, IF ANY.						
PR1905904	2010/10/15	NOTICE		SHULAKEWYCH, BOHDAN ALEXANDER SLAWUTA-SHULAKEWYCH, SONIA MARIAN	BUDUCHNIST CREDIT UNION LIMITED	C
REMARKS: PR1850588						

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







## **APPENDIX D – Committee of Adjustment Decision**



File: "A" 162/11  
WARD 2

## COMMITTEE OF ADJUSTMENT

IN THE MATTER OF SECTION 45(1) OR (2)  
of The Planning Act R.S.O. 1990, c.P.13, as amended  
- and -

IN THE MATTER OF ZONING BY-LAW 0225-2007  
as amended  
- and -

IN THE MATTER OF AN APPLICATION BY

BOHDAN SHULAKEWYCH

on Thursday, June 23, 2011

Bohdan Shulakewych is the owner of Part of Lot 1, Plan A-10, located and known as 1267 Mississauga Road, zoned G1, Greenbelt and R1-3, Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new detached dwelling on the subject property proposing:

1. two (2) accessory structures having a total floor area of 61.90 m<sup>2</sup> (666.30 sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure with a maximum floor area of 10.00 m<sup>2</sup> (107.64 sq.ft.) in this instance;
2. two (2) detached garages having a total floor area of 89.00 m<sup>2</sup> (958.01 sq.ft.); whereas By-law 0225-2007, as amended, permits only one detached garage per lot and permits a maximum floor area of 75.00 m<sup>2</sup> (807.31 sq.ft.) for all garages in this instance;
3. to permit attic storage area above the detached garages; whereas By-law 0225-2007, as amended, does not permit storage within an attic area and only allows the garage to be utilized for the parking of motor vehicles;
4. a height of 6.31 m (20.70 ft.) for the detached garages; whereas By-law 0225-2007, as amended, permits a maximum height of 4.80 m (15.09 ft.) in this instance;
5. a front yard to the detached garages of approximately 82.80 m (271.65 ft.); whereas By-law 0225-2007, as amended, does not permit the garages to extend beyond the front wall of the dwelling;
6. a 18.85 m (61.84 ft.) garage projection beyond the front face of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a 0.00 m (0.00 ft.) garage projection in this instance;
7. a maximum dwelling depth of 20.75 m (68.07 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (65.61 ft.) in this instance;
8. a maximum driveway width of 20.25 m (66.43 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50 m (27.88 ft.) in this instance;
9. an eave height of the detached garages from the established grade level of 5.00 m (16.40 ft.); whereas By-law 0225-2007, as amended, permits a maximum height of 3.00 m (9.84 ft.) in this instance; and,
10. a combined width of side yards of 5.00 m (16.40 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot width, being 9.39 m (30.80 ft.) in this instance.

File: "A" 192/11  
WARD 2

On June 2, 2011, Mr. W. E. Oughtred, authorized agent, attended and requested a deferral of the subject application. He indicated that he required additional time to resolve outstanding concerns with Zoning Staff.

The Committee reviewed the information and plans submitted with the application.

The City of Mississauga Planning and Building Department commented as follows (June 1, 2011):

1.0 RECOMMENDATION

The Planning and Building Department recommends that the application be deferred.

2.0 BACKGROUND

**Mississauga Plan**

Planning District: **Clarkson-Lorne Park**  
Designation: **Residential Low Density I and Greenbelt**

**Zoning By-law 0225-2007**

Zoning: **"R1-3", Residential and "G1", Greenbelt**

3.0 OTHER APPLICATIONS

**Site Plan** File: SP 10/174 W2 - Not Satisfactory

4.0 COMMENTS

Based on the review of the revised Site Plan submission, we recommend that variances #1, 2, 3, 5, 6, 9 and 10 be amended as follows:

1) two (2) accessory structures attached at the rear of the dwelling each having a floor area of 30.95 sq. m (333.14 sq. ft.) [for a total floor area of 61.90 sq. m (666.28 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure with a maximum floor area of 10.00 sq. m (107.64 sq. ft.) in this instance;

2) two (2) detached garages on the lot; whereas By-law 0225-2007, as amended, permits only one (1) detached garage or one (1) attached garage on a lot in this instance;

We note that the variance to permit two (2) detached garages having a total floor area of 89.00 sq. m (958.01 sq. ft.); whereas a maximum floor area of 75.00 sq. m (807.31 sq. ft.) is permitted, is not required. We advise that the maximum floor area of each detached garage, if permitted, would be 75.00 sq. m (807.31 sq. ft.) in this instance.

3) to permit an attic storage area within the detached garages; whereas By-law 0225-2007, as amended, makes no provisions for an attic storage area within a garage and only permits a garage to be utilized for the parking of motor vehicles;

4) correct as requested;

5) a minimum front yard setback to the detached garages of 83.22 m (273.03 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard setback to be the same distance to the street as the front wall of the dwelling on the same lot, being approximately 102.00 m (334.64 ft.) in this instance;

6) a garage projection of 18.84 m (61.81 ft.) beyond the front wall of the first storey of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00 m (0.00 ft.) beyond the front wall of the first storey of the dwelling in this instance;

7) correct as requested;

8) unable to confirm at this time;

9) an eave height for the detached garages of 4.18 m (13.71 ft.); whereas By-law 0225-2007, as amended, permits a maximum eave height of 3.00 m (9.84 ft.) in this instance;  
and

File: "A" 192/11  
WARD 2

10) a combined width of side yards of 5.28 m (17.32 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage, being 9.39 m (30.80 ft.) in this instance.

We advise that an additional variance is required to permit a dock structure within the lands zoned G1, Greenbelt; whereas By-law 0225-2007, as amended, does not permit a dock structure within the lands zoned G1, Greenbelt in this instance.

Further, additional information has been requested regarding the driveway width measured at the widest point, the distance from the side lot line to the closest part of the driveway, detailed drawings of the proposed pergola structure(s) in the front yard, among other things. Until the additional information has been submitted in support of the Site Plan application for a detailed review, we are unable to verify the accuracy of variance #8 or determine whether additional variances will be required.

While we recognize that a unique front courtyard design may generate the need for some variances, this Department has a concern with the number of variances being requested. The variances for attic storage area, height, dwelling depth, eave height, combined side yard width and dock structure do not relate to the front courtyard design and can, therefore, be eliminated or reduced to more closely meet the intent of the By-law. It is more appropriate for infill development in mature, established areas to be designed in a manner that mitigates potential negative impacts on adjacent properties. We strongly recommend that the application be deferred to allow the applicant the opportunity to provide the requested information and to address this Department's concerns with some of the requested variances."

The City of Mississauga Transportation and Works Department commented as follows (May 26, 2011):

"We note for Committee's information that the City is currently processing a Site Plan Application for this property, Reference SP 10/174. Transportation and Works Department concerns/requirements for this property will be addressed through the Site Plan Process."

The City of Mississauga Community Services Department, Culture Division commented as follows (May 30, 2011):

"The subject property is listed on the City's Heritage Register because of its location within both the Credit River Corridor Cultural Landscape and the Mississauga Road Scenic Route Cultural Landscape.

The Credit River Corridor is recognized as a Cultural Landscape for a variety of reasons.

- It is a rare inner-city scenic natural landmark which contains remnant heavily treed and marshy areas;
- It is ecologically significant,
- It is an invaluable archaeological site that yields information about our native, pioneer and industrial history;
- It is a link to the historic community development along the river corridor.

Mississauga Road is recognized as a Cultural Landscape also for a variety of reasons:

- It is one of the City's oldest and most picturesque thoroughfares;
- Its alignment, at this location is a unique curvilinear alignment which follows the top of bank of the Credit River;
- The boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City;
- The road also includes some of the city's most interesting architecture and landscape features, including low stone walls;
- The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

Accordingly, Heritage Planning opposes the minor variance application, as it undermines many of the cultural landscape's identified criteria.

File: "A" 192/11  
WARD 2

The proponents have been informed, and still are required to submit a Heritage Impact Statement to Heritage Staff before demolition can occur on this property."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (May 24, 2011):

"Please be advised that currently this property has a ¾ inch water service. As per Region of Peel Water design standard 6.2, lots 500m<sup>2</sup> and greater require a 1 inch water service. Therefore a water service upgrade will be required. Site servicing approvals will be required prior to building permit. For more information, please call our Site Servicing Technicians at 905.791.7800 x7973.

The northern portion of the subject property is located within to the Core (Major Valley) area. This area is designated under the Regional Official Plan (ROP), as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the Credit Valley Conservation Authority (CVC) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately."

The Credit Valley Conservation commented as follows (May 11, 2011):

"Staff of Credit Valley Conservation (CVC) has had an opportunity to review the above-noted application and we provide the following for your consideration:

**SITE CHARACTERISTICS:**

The subject property is traversed by the Credit River Valley and the Credit River Environmentally Significant Area (ESA). It is the policy of CVC and the Province of Ontario to conserve and protect the significant physical, hydrological and biological features and functions of the above noted characteristics and to recommend that no development be permitted which would adversely affect the natural features or the ecological functions of these areas.

**ONTARIO REGULATION NO. 160/06:**

The subject property is partially within the Authority's Regulated Area. As such, the property is subject to CVC Regulation of Development Interference with Wetlands, and Alterations to Shorelines and Watercourses (Ontario Regulation No. 160/06). The property is regulated due it being traversed by the Credit River Valley and due to its vicinity to a provincially significant wetland.

**PROPOSED DEVELOPMENT**

CVC staff understand the purpose of this application is to permit:

1. two (2) accessory structures having a total floor area of 61.90sq m (666.30sq ft); whereas By-law 0225-2007, as amended, permits a maximum of one accessory structure with a maximum floor area of 10.00sq m (107.64sq ft) in this instance;
2. two (2) detached garages having a total floor area of 89.00 sq m (958.01sq ft); whereas By-law 0225-2007, as amended, permits only one detached garage per lot and permits a maximum floor area of 75sq m (807.31sq ft) for all garages in this instance;
3. to permit attic storage area above the detached garages; whereas By-law 0225-2007, as amended, does not permit storage and only allows the garage to be utilized for the parking of motor vehicles;
4. a height of 6.31m (20.70ft) for the detached garages; whereas By-law 0225-2007, as amended, permits a maximum height of 4.60m (15.09ft) in this instance;
5. a front yard to the detached garages of approximately 82.8m (271.65ft); whereas By-law 0225-2007, as amended, does not permit the garages to extend beyond the front wall of the dwelling;
6. a 18.85m (64.84ft) garage projection beyond the front face of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a 0.00m garage projection in this instance;

File: "A" 192/11  
WARD 2

7. a dwelling depth of 20.75m (68.07ft); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00m (65.61ft) in this instance;
8. a driveway width of 20.25m (66.43ft); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 8.50m (27.88ft) in this instance;
9. an eave height of the detached garages from the established grade level of approximately 5.00m (16.40ft); whereas By-law 00225-2007, as amended, permits a maximum height of 3.00m (9.84ft) in this instance; and,
10. a combined width of side yards of 5.08m (16.66ft); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot width, being 9.39m (30.80ft) in this instance.

**COMMENTS**

CVC is presently reviewing the proposed development through the City of Mississauga Site Plan process (SP 10/174). CVC has outstanding concerns due to the proposed developments encroachment into the ESA. Due to the outstanding Site Plan concerns CVC finds the approval of the minor variances premature. CVC encourages the City of Mississauga to defer approval of the minor variance until all other concerns for Site Plan approval have been addressed."

No other persons expressed any interest in the application.

The Committee consented to the request and deferred the application to June 23, 2011.

On June 23, 2011, Mr. W. Oughtred, of W.E. Oughtred & Associates Inc., attended and presented the application. Mr. Oughtred advised that the home had a unique design with two detached garages located in front of the dwelling together with a front courtyard. He indicated that the garages would contain a second storey and would be connected via an archway. Mr. Oughtred noted that the second storeys would be utilized for storage purposes. Mr. Oughtred advised the Committee that the Zoning By-law only permitted one garage on the subject property and did not allow for garages to be constructed in front of the dwelling or to contain a second floor for storage purposes. Mr. Oughtred presented an elevation plan and explained that the garage doors would face internally on the property and that the height of the garages has been increased to present an aesthetically pleasing design element complementary to the dwelling. He noted that the requested driveway width was required to accommodate the courtyard access area to the garages.

Mr. Oughtred presented a set of plans for the Committee's review and consideration. He advised that two accessory storage rooms were proposed to be located beneath the rear yard deck and that these areas would not be accessed through the dwelling. Mr. Oughtred indicated that the requested increase in dwelling depth was imperceptible in nature as the dwelling was located a considerable distance from the street. He noted that the lot tapered in width where the dwelling would be located and that the proposed combined side yard width would be reduced.

Mr. Oughtred noted that a dock and stairs were proposed to be constructed along the shoreline of the Credit River abutting the rear of the property. He noted that the dock and stairs would be located within the lands with a Greenbelt zoning designation. He advised that the Credit Valley Conservation had attended the site and did not have any concerns with the dock and stairs and noted that an encroachment agreement would be required for their construction. Mr. Oughtred advised that the boundary line for the Greenbelt zone designation had recently been changed resulting in an additional variance to allow the pool patio to be setback 1.00 m (3.28 ft.) from the Greenbelt zone.

Mr. Oughtred requested that the application be amended to allow the dock and stairs to be located within the Greenbelt zone.

The Committee reviewed the information and plans accompanying the application.

File: "A" 192/11  
WARD 2

The City of Mississauga Planning and Building Department commented as follows (June 22, 2011):

"1.0 RECOMMENDATION

The Planning and Building Department strongly recommends that the application be deferred to allow the applicant to redesign the proposal to better comply with the Zoning By-law.

2.0 BACKGROUND

**Mississauga Plan**

Planning District: **Clarkson-Lorne Park**  
Designation: **Residential Low Density I and Greenbelt**

**Zoning By-law 0225-2007**

Zoning: **"R1-3", Residential and "G1", Greenbelt**

3.0 OTHER APPLICATIONS

**Site Plan** File: SP 10/174 W2 - Not Satisfactory

4.0 COMMENTS

Based on the review of the revised Site Plan submission and the additional information provided, we recommend that all of the requested variances, except variance #7, be amended as follows:

1) two (2) accessory structures both attached at the rear of the dwelling and each having a floor area of 25.00 sq. m (269.09 sq. ft.) [for a total floor area of 50.00 sq. m (538.19 sq. ft.)]; whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure with a maximum floor area of 10.00 sq. m (107.63 sq. ft.) in this instance;

2) two (2) detached garages on the lot; whereas By-law 0225-2007, as amended, permits only one (1) detached garage or one (1) attached garage on a lot in this instance;

We note that the requested variance to permit two (2) detached garages having a total floor area of 89.00 sq. m (958.01 sq. ft.); whereas a maximum floor area of 75.00 sq. m (807.31 sq. ft.) is permitted, is not required. We advise that the maximum floor area of each detached garage, if permitted, would be 75.00 sq. m (807.31 sq. ft.) in this instance.

3) to permit an attic storage area within the detached garages; whereas By-law 0225-2007, as amended, makes no provisions for an attic storage area within a garage and only permits a garage to be utilized for the parking of motor vehicles;

4) a height of 8.63 m (28.31 ft.) for the detached garages; whereas By-law 0225-2007, as amended, permits a maximum height of 4.60 m (15.09 ft.) in this instance;

5) a minimum front yard setback to the detached garages of 83.22 m (273.03 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard setback to be the same distance to the street as the front wall of the dwelling on the same lot, being approximately 102.00 m (334.64 ft.) in this instance;

6) a garage projection of 18.84 m (61.81 ft.) beyond the front wall of the first storey of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00 m (0.00 ft.) beyond the front wall of the first storey of the dwelling in this instance;

7) correct as requested;

8) a maximum driveway width of 20.43 m (67.02 ft.); whereas By-law 0225-2007, as amended, a maximum driveway width of 8.50 m (27.88 ft.) in this instance;

9) an eave height for the detached garages of 4.65 m (15.25 ft.); whereas By-law 0225-2007, as amended, permits a maximum eave height of 3.00 m (9.84 ft.) in this instance; and

File: "A" 192/11  
WARD 2

10) a combined width of side yards of 5.28 m (17.32 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage, being 9.39 m (30.80 ft.) in this instance.

Further, we advise that an additional variance is required to permit a dock structure within the lands zoned G1, Greenbelt; whereas By-law 0225-2007, as amended, does not permit a dock structure within the lands zoned G1, Greenbelt in this instance. We advise that we do not support approval of the proposed dock structure, as it does not maintain the intent of the Official Plan or Zoning By-law and encroaches beyond the property limits into the river. The dock structure would, therefore, also require an encroachment agreement, which would not be supported by this Department.

Since the June 2, 2011 meeting, the applicant has provided additional information to confirm variances #1, 4, 8 and 9, as amended. We note that the two accessory structures proposed at the rear of the new dwelling have been reduced in size and will not be visible to the neighbouring properties given their location under the rear porch, therefore, we have no concerns with variance #1, as amended. However, while we recognize that a unique front courtyard design may generate the need for some variances, this Department has concerns with the number and type of variances being requested. This was expressed to the applicant at the preliminary Site Plan meeting, however, only minor changes were made prior to submission of the Site Plan application. The variances for attic storage area, height and eave height for the detached garages, dwelling depth, combined side yard width and dock structure do not relate to the front courtyard design and can, therefore, be eliminated or reduced to better comply with the Zoning By-law. No rationale has been provided for the requested variances and we are not satisfied as to why new construction requires a significant number of variances. It is more appropriate for infill development in mature, established areas to be designed in a manner that mitigates potential negative impacts on adjacent properties and maintains the intent of the By-law."

The City of Mississauga Transportation and Works Department commented as follows (June 16, 2011):

"Please refer to our comments submitted for the June 2, 2011 hearing of this application as those comments are still applicable."

The Region of Peel, Environment, Transportation and Planning Services, commented as follows (June 16, 2011 – Revised June 22, 2011):

"The northern portion of the subject property is located within to the Core (Major Valley) area. This area is designated under the Regional Official Plan (ROP), as a Core Area of the Greenlands System in Peel, under Policy 2.3.2.6. Within this designation, ROP policies seek to protect environmental resources. The Region relies on the environmental expertise of the Credit Valley Conservation Authority (CVC) staff for the review of development applications located within or adjacent to Core Areas of the Greenlands Systems in Peel and their potential impacts on the natural environment. Regional Planning staff therefore, request that City staff consider comments from the CVC and incorporate their conditions of approval appropriately."

No other persons expressed any interest in the application.

Mr. Oughtred, upon hearing the comments of the Committee and the Planning and Building Department requested that the application be further amended in accordance with their recommendations.

The Committee noted that the Credit Valley Conservation have requested that the application be deferred. Mr. Oughtred advised that they have been working with the Credit Valley Conservation with respect to the dock and stairs. He requested that the Committee consider the request, as amended.

The Committee consented to the request and, after considering the submissions put forward by Mr. Oughtred and having reviewed the plans, is satisfied that the amended request is desirable for the appropriate further development of the subject property.

File: "A" 192/11  
WARD 2

The Committee is satisfied that the general intent and purpose of the Zoning By-law and the Official Plan will be maintained in this instance.

The Committee is of the opinion that the requested amended request is minor in nature in this instance.

Accordingly, the Committee resolves to authorize and grant the amended request to permit the construction of a new detached dwelling on the subject property proposing:

1. two (2) accessory structures both attached at the rear of the dwelling and each having a floor area of 25.00 sq. m (269.09 sq. ft.) [for a total floor area of 50.00 sq. m (538.19 sq. ft.)]; whereas By-law 0225-2007, as amended, permits a maximum of one (1) accessory structure with a maximum floor area of 10.00 sq. m (107.63 sq. ft.) in this instance;
2. two (2) detached garages on the lot; whereas By-law 0225-2007, as amended, permits only one (1) detached garage or one (1) attached garage on a lot in this instance;
3. to permit an attic storage area within the detached garages; whereas By-law 0225-2007, as amended, makes no provisions for an attic storage area within a garage and only permits a garage to be utilized for the parking of motor vehicles;
4. a height of 8.63 m (28.31 ft.) for the detached garages; whereas By-law 0225-2007, as amended, permits a maximum height of 4.60 m (15.09 ft.) in this instance;
5. a minimum front yard setback to the detached garages of 83.22 m (273.03 ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard setback to be the same distance to the street as the front wall of the dwelling on the same lot, being approximately 102.00 m (334.64 ft.) in this instance;
6. a garage projection of 18.84 m (61.81 ft.) beyond the front wall of the first storey of the dwelling; whereas By-law 0225-2007, as amended, permits a maximum garage projection of 0.00 m (0.00 ft.) beyond the front wall of the first storey of the dwelling in this instance;
7. a maximum dwelling depth of 20.75 m (68.07 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling depth of 20.00 m (65.61 ft.) in this instance;
8. a maximum driveway width of 20.43 m (67.02 ft.); whereas By-law 0225-2007, as amended, a maximum driveway width of 8.50 m (27.88 ft.) in this instance;
9. an eave height for the detached garages of 4.65 m (15.25 ft.); whereas By-law 0225-2007, as amended, permits a maximum eave height of 3.00 m (9.84 ft.) in this instance;
10. a combined width of side yards of 5.28 m (17.32 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of side yards of 27% of the lot frontage, being 9.39 m (30.80 ft.) in this instance;
11. a dock and stairs to be located within the G, Greenbelt zone; whereas By-law 0225-2007, as amended, does not permit the use in this instance; and,
12. the pool patio to be located 1.00 m (3.28 ft.) from the G, Greenbelt zone, whereas By-law 0225-2007, as amended, requires a minimum setback of 5.00 m (16.40 ft.) in this instance.

This application is approved, subject to the following condition:

1. Prior to the issuance of Site Plan Approval, the Credit Valley Conservation shall approve the location of the dock and stairs.

MOVED BY: S. Patrizio      SECONDED BY: L. Dahonick      CARRIED

**Final Notice  
Minor Variance Application**



**Committee of Adjustment**  
**City of Mississauga**  
300 City Centre Drive  
Mississauga, Ontario L5B 3C1  
Telephone: (905) 896-5000

---

File: "A" 192/11 – Bohdan Shulakewych  
1267 Mississauga Road  
Mississauga, Ontario

In the matter of the above-noted application considered by the Committee of Adjustment pursuant to Section 45 of The Planning Act, R.S.O. 1990, c.P.13, as amended, wherein the applicant requested a minor variance to the provisions By-law 0225-2007.

The 20-day period of Appeal allowed by Section 45(12) of the Planning Act, R.S.O. 1990, c.P.13, as amended, has now terminated and no Notice of Appeal was received.

In accordance with Section 45(14) of The Planning Act, R.S.O. 1990, c.P.13, as amended, the decision of the Committee of Adjustment is now final and binding.

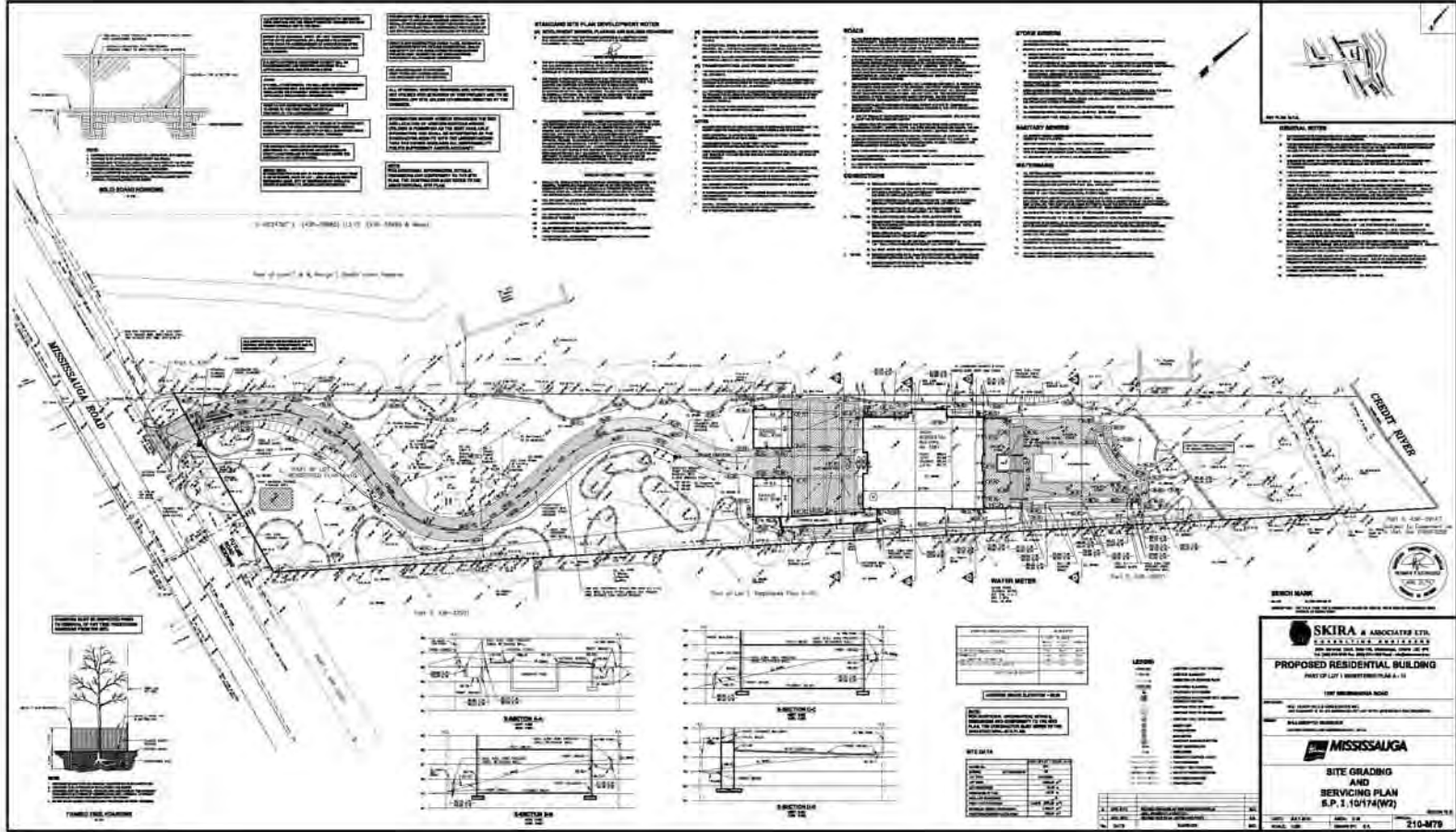
Dated this 21st day of July, 2011.

Yours very truly,

A handwritten signature in black ink, appearing to read "David L. Martin".

**David L. Martin**  
Secretary-Treasurer  
Committee of Adjustment

## **APPENDIX E – Site Plan**





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## Heritage Impact Statement

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1448 Stavebank Road  
Mississauga ON L5G 2V3

July 22, 2011

RECEIVED  
JUL 22 2011

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## Table of Contents

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## Section 1 | Introduction

---

### Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing. (i.e. redevelopment of properties in existing mature neighborhoods). David Small was born to design houses as he grew up watching and learning from his Father and Grandfather who were builders and developers. Growing up with such a 'heritage of housing' David's passion for the business was ignited and this passion led him to where he is today.

Over the past decade, David W. Small Designs Inc. recognizes what heritage is and what it means because as a firm we have our research and have been involved in the design of over 80 new homes or renovations in the Mineola West neighborhood. When designing these custom homes David takes into consideration the heritage and the Mineola west cultural landscape. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of existing natural and built surroundings.

The firm has successfully prepared heritage impact statements for the city of Mississauga for the properties listed in the Mineola west cultural landscape for the last 3 years. Through the preparation of over 10 "H.I.S" documents David W. Small Designs has acquired a clear understanding of the cultural landscape known as Mineola west.

David W. Small Designs Inc has successfully completed "H.I.S" documents for the following properties within this area:

1. 1285 Stavebank Road – May 2008
2. 1397 Birchwood Height Drive – July 2008
3. 1443 Aldo Drive – July 2008
4. 1524 Douglas Drive – September 2008
5. 142 Inglewood Drive – September 2008
6. 1379 Wendigo Trail – September 2008
7. 1570 Stavebank Road – October 2009
8. 224 Donnelly Drive – October 2009

9. 125 Veronica Drive – January 2010
10. 64 Veronica Drive – February 2010
11. 1248 Vista Drive – March 2010
12. 1380 Milton Avenue – April 2010

**Relevance of Heritage Impact Statement:**

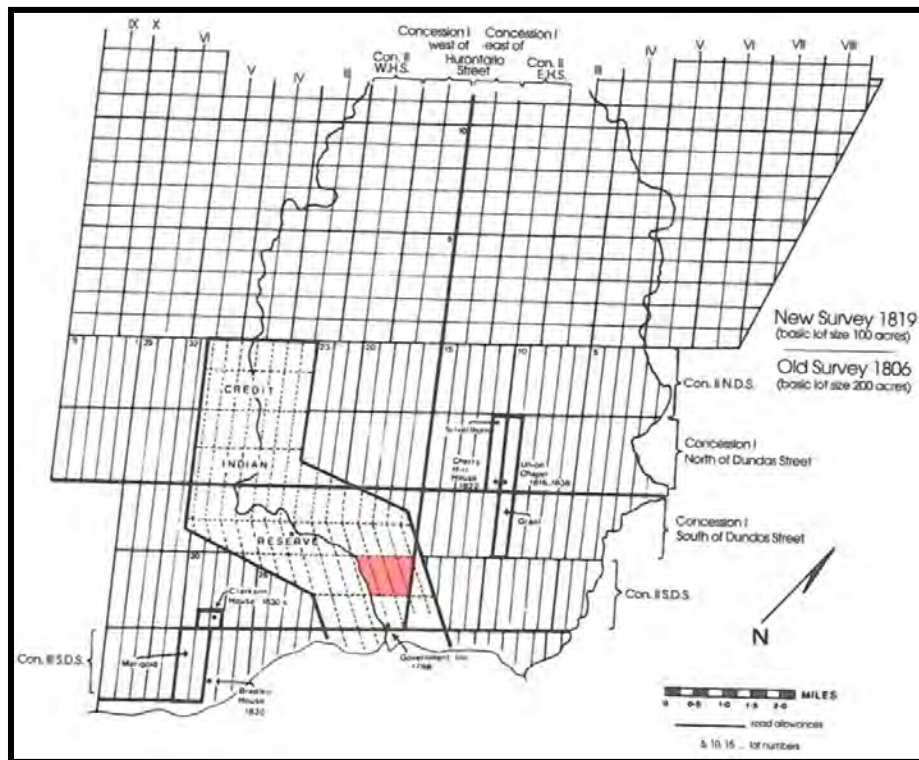
The subject property is located in the Mineola West neighbourhood otherwise known as the 'Mineola West cultural landscape'. As such, it is listed on the city's heritage register.

## Section 2 | Property Overview

### Mineola West Neighborhood:

The Mineola West Neighborhood is bordered on the West by the Credit River, the East by Hurontario Street (Hwy. 10), the North by the Queen Elizabeth Way and the South by the CN Rail line. It falls directly into what was previously known as the “Credit Indian Reserve” (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas. The graphic provided below indicates the area known as the Mineola West Neighborhood within the context of the Township of Toronto’s Lot Survey.

### A Plan of the Township of Toronto’s Lot Survey:

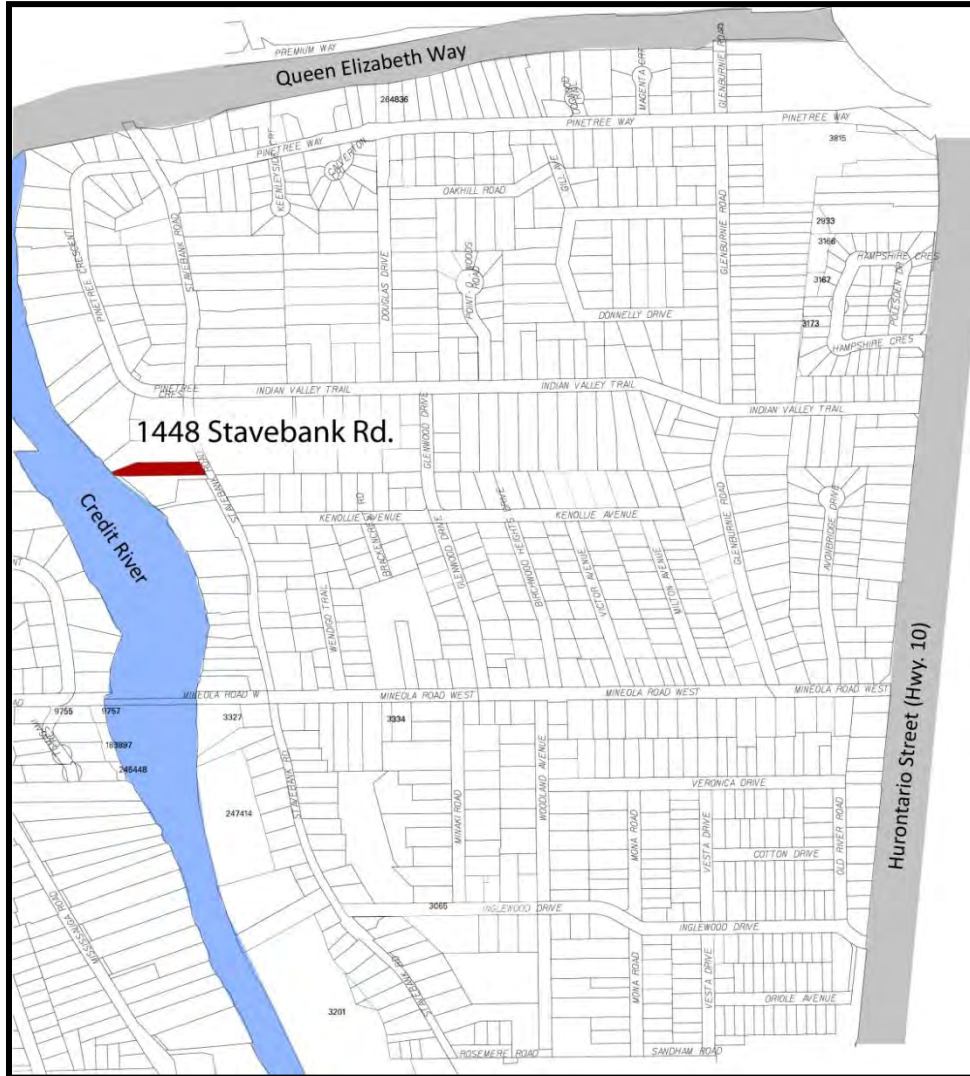


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

**Current City of Mississauga Map:**

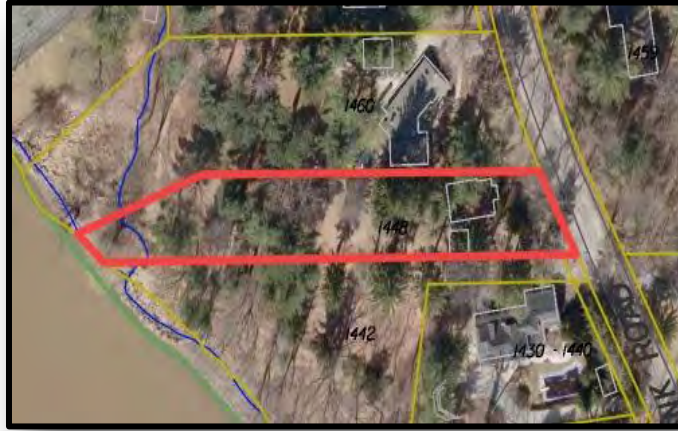


Mineola West Neighborhood Map:

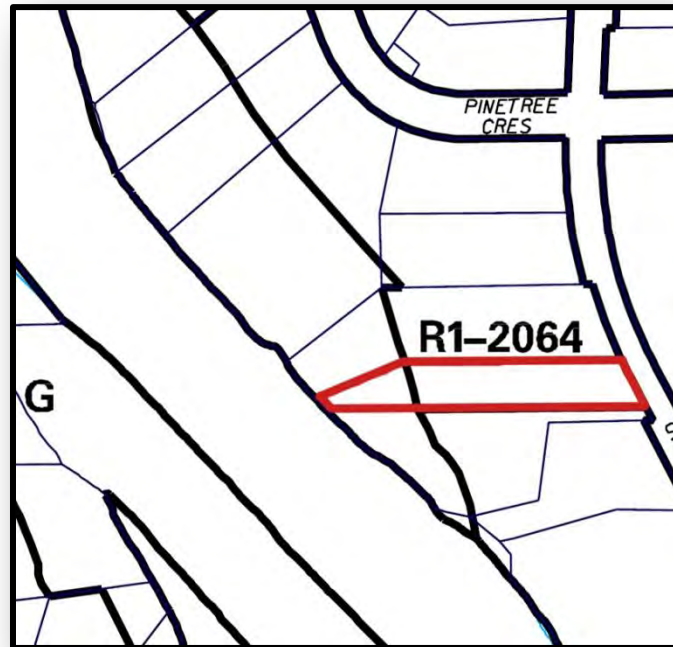


■ 1440 Hurontario Street, Suite 200, Mississauga, ON L5G 3H4 ■ PH 905-271-9100 ■ FX 905-271-9109 ■

**Aerial Map:**



**Zoning Map:**



## The Mineola West Cultural Landscape:

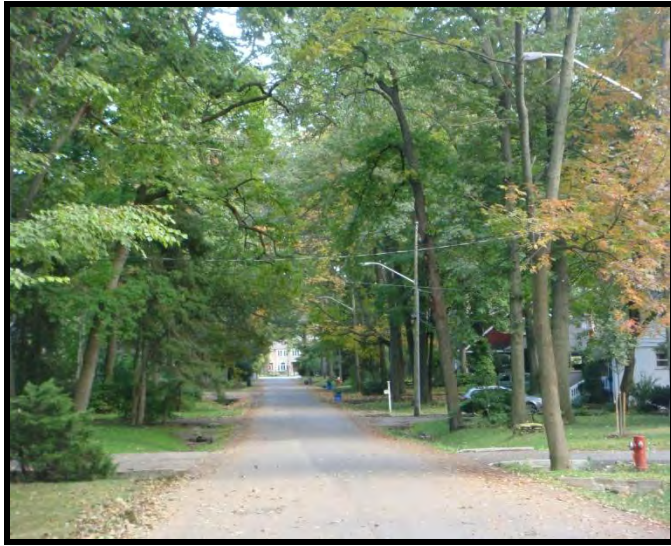
“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling 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.” – Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6

## The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

**Vegetation:** More than most neighbourhoods, Mineola West is dominated by the presence of mature trees. They are the number one physical feature that shapes ones impression as they travel through the area. Most of these trees are found along property boundaries and have been, therefore easily preserved through the years.



Narrow Roads, road side ditches and mature vegetation

**Engineering Infrastructure:** Unlike most neighbourhoods, Mineola West is composed of very few “Engineered Streets”. Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is dealt with via a network of road side ditches as opposed to the more intrusive storm sewer system found throughout the city. Large trees are often in very close proximity to roads which reinforce the ‘soft’ overall impression of the neighbourhood.



**Housing:** As previously stated Mineola West is home to a broad range of housing sizes, configurations and styles.



Examples of broad range of housing in the Mineola West Neighbourhood

The housing stock continues to evolve as many are attracted to the neighbourhood's aforementioned attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. One can see numerous examples of new and original homes, large and small homes or homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

## Historical Associations

The following is a brief history of the Port Credit area through a chronological overview of the people and events that shaped Mineola West neighbourhood.

In 1837 Robert Cotton emigrated from Ireland where he became a well known farmer and merchant in Toronto. Robert Cotton purchased land and had a house built in 1856 and only remnants of the log cabin still exists. The Cotton Homestead is located on 1234 Old River Rd part of range 1 of the C.I.R. Robert Cotton passed away in 1885 and before that time he had transferred the Cotton Homestead to James W. Cotton. Robert and James Cotton were brothers and to most are considered to be the “Fathers” of Port Credit. James Cotton worked along side Robert as a postmaster, storemaster and was owner of a Wharf. The Cotton Homestead remained in the family until it was sold by Cyril E. Cotton in 1943, and now the Cotton Homestead is designated under Part IV the Ontario Heritage Act in June 1984.

Throughout our research regarding our owner’s current property 1448 Stavebank Road, we were unable to find much information, but we do come across some possibilities that we believe could be true. In the land registry we discover that when Adelaide Gouinlock transferred land to John G. Cameron it states in the remarks that the lot John now owned is at the NE bank of Credit River to Stavebank Road parallel to lot line of the property to the edge of High Bank. This gives a very similar description to exactly where 1448 Stavebank road is located. Coming to know that John G. Cameron likely served this lot and, therefore, may also have been the home builder.

41800	Grant	9 Apr 1942	2 Jun 1942	Adelaide Gouinlock et al	John G. Cameron	1900 00	Part Cont. in Sly. limit of Lot 4 at the NE bank of Credit River Thence E. 447' 3" parallel to lot line 313' to edge of High Bank; Thence S. to River Credit; Thence SE along river 400 feet to slope of beginning.
-------	-------	------------	------------	--------------------------	-----------------	---------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



The lot of our current owner is shaded on orange.

The outline in red is the property that Kenneth Skinner owned and subdivided.

The outline in green is where the Angus estate is located and throughout our research the Angus family owned that 20 acres of land, and a construction company called Talka Construction is believed to have built quite a few homes in that area. Heritage Mississauga has just begun doing research on this part of land on Lot 4 and this is all that has been assumed.

The outline in brown shows the border line of were Lot 3 and 4 are separated, and notice that our current lot 1448 Stavebank rd is right at the edge of Lot 4.

Looking at this map our current owner's property is located between two different estates the Skinner family and the Angus Family. It is possible that this lot could have been owned to the Angus Family but we also believe that the 3 lots next to 1448 which are 1460, 1472 and 1470 could have been a small acre of land, and then it could have been subdivided by John Cameron.

## Section 3 | Property Details

---

<b>Municipal Address</b>	1448 Stavebank Road
<b>Legal description</b>	PART OF LOT 4, RANGE 2 CREDIT INDIAN RESERVE
<b>Municipal Ward</b>	1
<b>Zoning</b>	R 1-2 (0225-2007), G1 (0225-2007)
<b>Lot Frontage</b>	24.48 m (0325-2007)
<b>Lot Depth</b>	136.25 m
<b>Lot Area</b>	2685.57m <sup>2</sup> (0.268 ha)
<b>Orientation</b>	Front facing North-East
<b>Type</b>	Existing 1 storey single family dwelling
<b>Vegetation</b>	Several mature trees located throughout site.
<b>Access</b>	Existing linear asphalt drive w/ conc. curbing
<b>Current Property Owner</b>	Robert Di Stefano (416-425-9009)

### Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from July 11, 1854 to current. Information provided has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title.

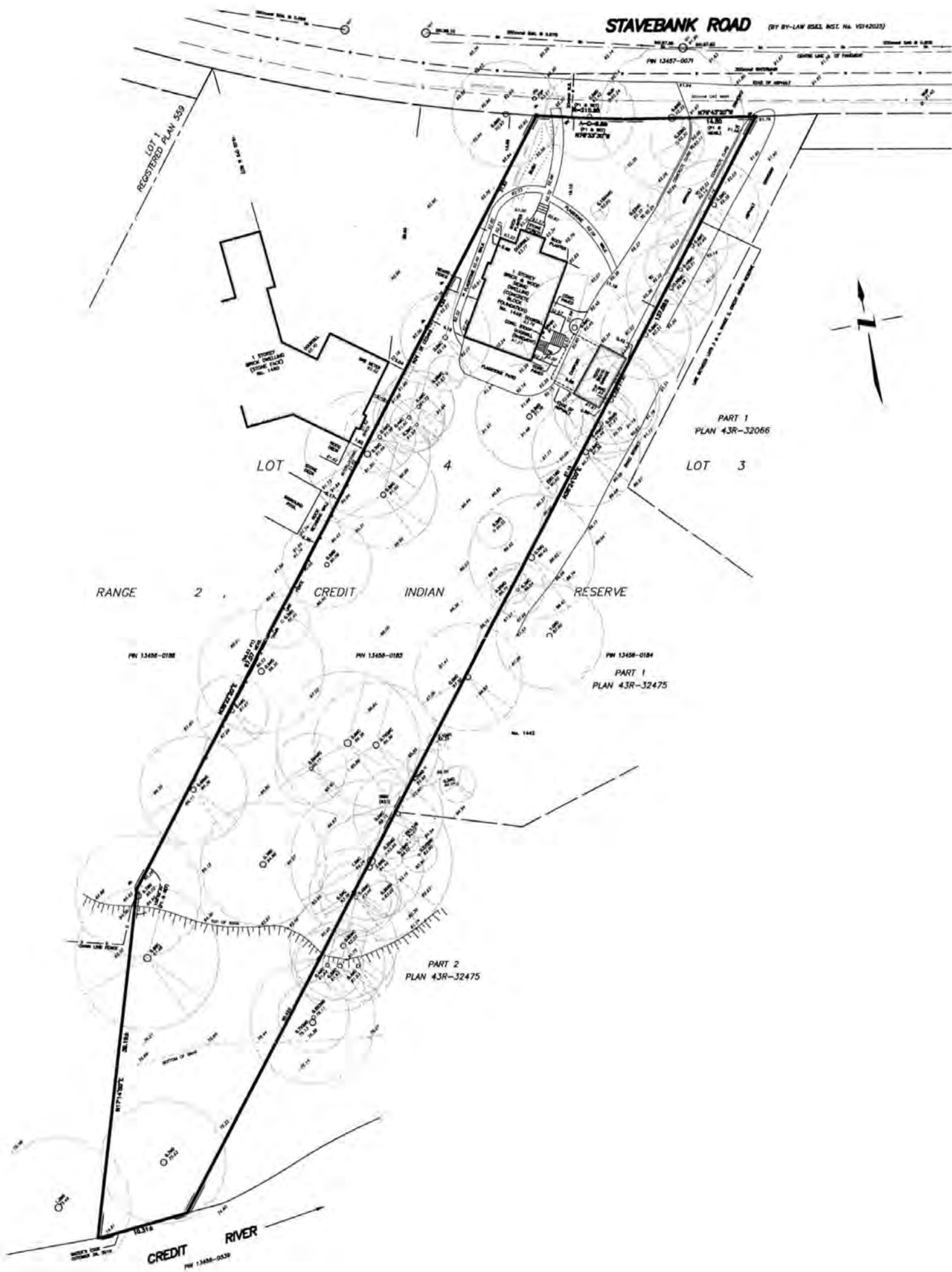
1. The Crown – Granted to James Cotton SW for Lot 4 Range 2 (July. 11/1854)  
Through our research we were unable to discover which parts of land were transferred over to different parties, but we believe that Ida M. Taylor may have been one of the first persons to purchase from James Cotton.
2. James Cotton transferred to Bank of Upper Canada.  
Through our research we were unable find a correct date of what Bank of Upper Canada took land from James Cotton, but it is believed that it was between 1854 – 1869.
3. Bank of Upper Canada transferred to John Crickmore (May.15/1869)
4. William B. Hunter transferred to Peel General Mfg. Co. (July.20/1869)
5. Peel General Mfg. Co. transferred to Thomas W. Hector (1.Oct/1888)
6. Thomas W. Hector and Edwin Crickmore transferred to John Gouinlock (10.Dec/1891)
7. James M. Gouinlock transferred to Adelaide Gouinlock (Apr.12/1938)
8. Adelaide Gouinlock transferred to John G. Cameron (Apr. 9/1942)  
Through our research we believe that when John G. Cameron purchased this land from the Gouinlock's that our current owner's property lot was developed and a possibility that the house was also built between this time and 1946.
9. John G. Cameron transferred to Annie M. Cameron and John G. Cameron as Joint Tenants (Mar. 24/1946)

10. John G. Cameron transferred to Magdalene M. Martin (Aug. 24/1953)

Our research suggests that John G. Cameron transferred the property to Magdelene M. Martin shortly before he passed away. It is believed that Magdalene was John's daughter

11. Magdalene M. Martin transferred to George and Mary Shute (May.1/1962)
12. George and Mary Shute transferred to Bernard and Joan Aylward (Nov.12/1965)
13. Transmission Land from Joan Aylward to what is believed her son Sean Aylward (Sept. 30/2010)
14. Sean Aylward transferred to our current owner Robert Di Stefano (Sept. 30/2010)

**Subject Property Topographical Survey:**



PLAN OF TOPOGRAPHY OF  
**PART OF LOT 4**  
**RANGE 2, CREDIT INDIAN RESERVE**  
 (GEOGRAPHIC TOWNSHIP OF TORONTO)  
**CITY OF MISSISSAUGA**  
 REGIONAL MUNICIPALITY OF PEELE

SCALE 1 : 200

TARASICK McMILLAN KUBICKI LIMITED  
 ONTARIO LAND SURVEYORS

© COPYRIGHT, 2010

**UNDERGROUND SERVICES**

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THE INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE OBTAINED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THE INFORMATION.

**ELEVATION NOTE**

ELEVATIONS ARE REFERRED TO CITY OF MISSISSAUGA DATUM AND HAVE BEEN DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 307, HAVING A PUBLISHED ELEVATION OF 86.37 METERS.

CAUTION: TO OBTAIN GEODETIC ELEVATIONS (1973 RE-ADJUSTMENT), SUBTRACT 0.12 M FROM THE VALUES SHOWN HEREON.

**BEARING NOTE**

BEARINGS ARE AZIMUTHIC AND ARE REFERRED TO THE SOUTHEASTELY LIMIT OF LOT 4, RANGE 2, CREDIT INDIAN RESERVE AS SHOWN ON PLAN 43R-32475, HAVING A BEARING OF NORTH 107°.

**LEGEND**

- S DENOTES SURVEY MONUMENT FOUND
- B DENOTES BENCH MARK
- SB DENOTES BENCH PILE
- SBM DENOTES STANDARD BENCH MARK
- SBM DENOTES SHORT STANDARD BENCH MARK
- TC DENOTES TOP OF CURB
- BC DENOTES BOTTOM OF CURB
- PI DENOTES FIRE HYDRANT
- MP DENOTES MANHOLE
- CB DENOTES CATCH BASIN
- WUP DENOTES WOOD UTILITY POLE
- WV DENOTES WATER VALVE
- TM DENOTES TOP OF TOWERING WALL
- TW DENOTES TOP OF WALL
- (D&D) DENOTES DRAINAGE MANHOLE KUBICKI LIMITED, O.L.S., DATED MAY 28, 1990
- PI DENOTES PLAN OF SURVEY BY W.A. EDWARDS, O.L.S., DATED MAY 28, 1990
- PE DENOTES PLAN OF SURVEY BY R. S. COOKE, O.L.S., DATED NOV. 20, 1970

- DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
- DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

THE DIMENSIONS ARE GIVEN TO SCALE.

BOTTOM OF BANK ADDED TO PLAN ON FEBRUARY 3, 2011

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:  
 1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON OCTOBER 26, 2010

NOVEMBER 16, 2010  
 DATE

TARASICK McMILLAN KUBICKI LIMITED  
 ONTARIO LAND SURVEYORS

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**TARASICK McMILLAN KUBICKI LIMITED**  
 ONTARIO LAND SURVEYORS

1181 SLACKVIEW CRESTWENT UNIT 42, MISSISSAUGA, ONTARIO L5L 5H3  
 TEL: (905) 889-6549 FAX: (905) 586-2180  
 E-MAIL: office@tksurveyors.com

## Section 4 | Building Details

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### Exterior Photos



Front Elevation



Rear Elevation

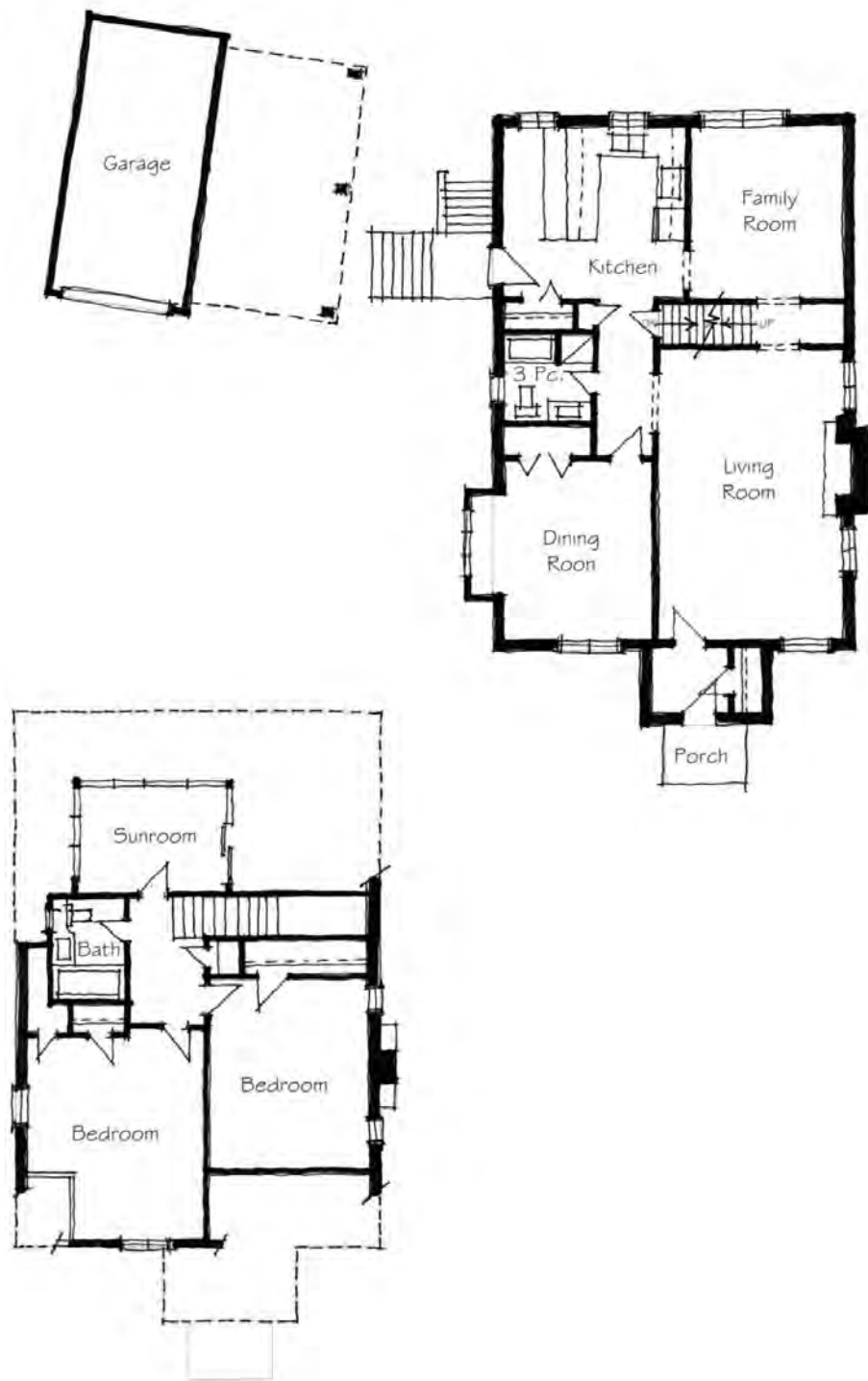


Right Side Elevation

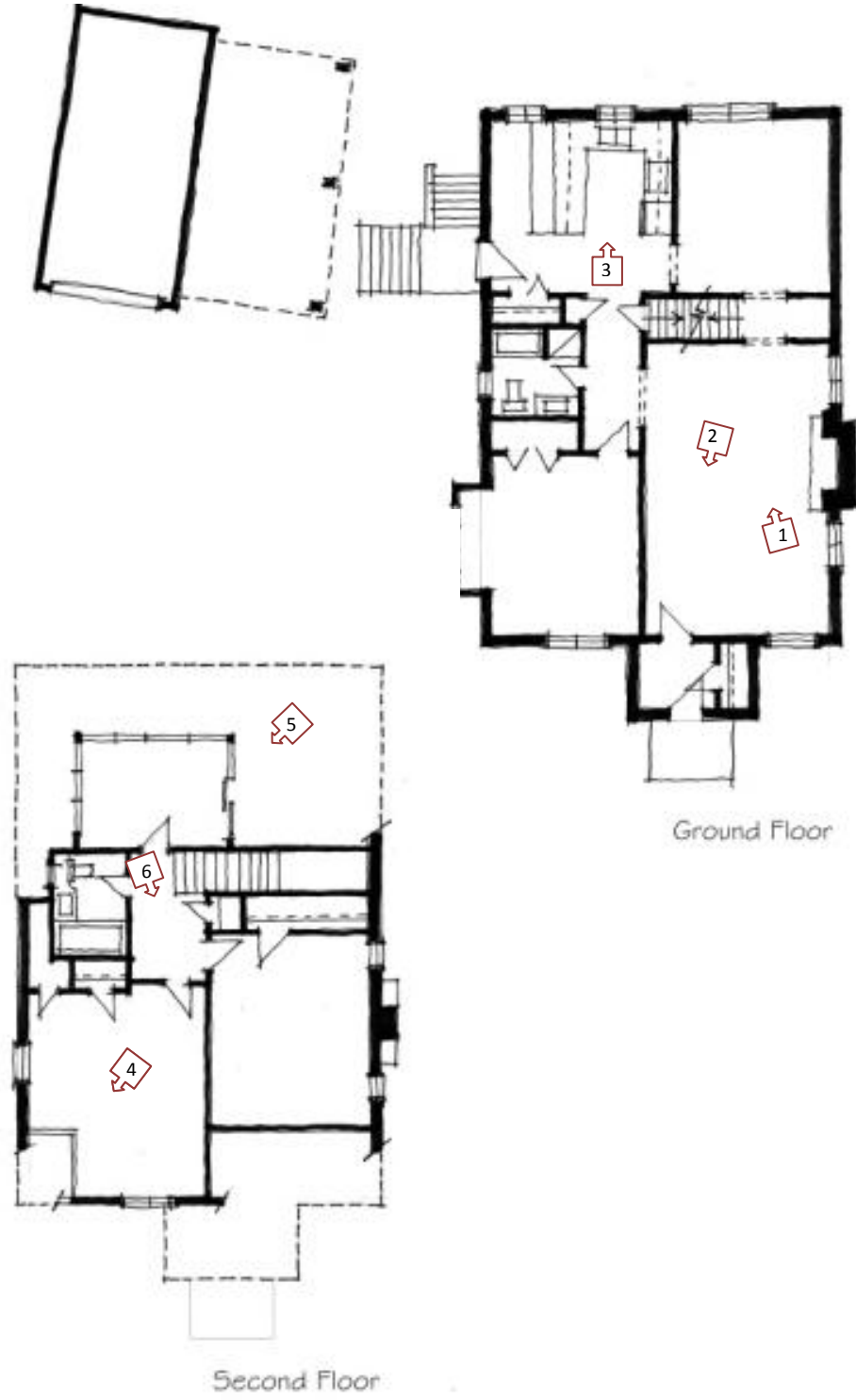


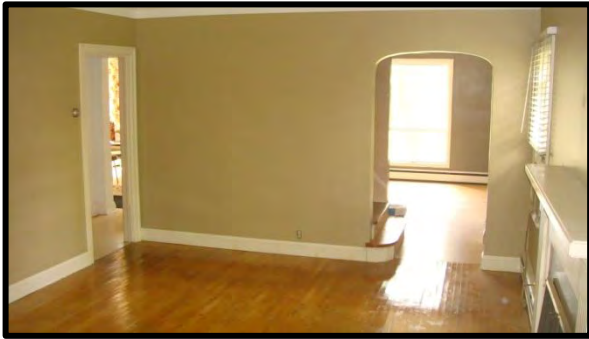
Left Side Elevation

Sketch – Existing Floor Plans (not to scale)



Sketch - Interior Photo reference Plan (not to scale)





Interior Photo 1



Interior Photo 2



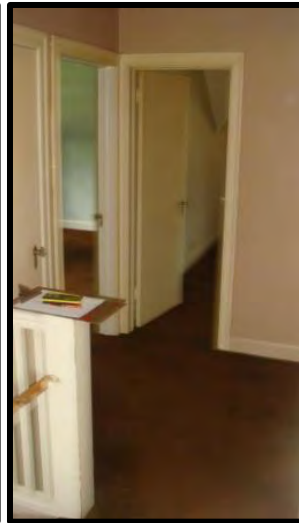
Interior Photo 3



Interior Photo 4



Interior Photo 5



Interior Photo 6

## House Description:

<b>Construction Date</b>		Assumed 1950's
<b>Size</b>		Approx.1700 sf + 200 sf detached garage
<b>Building Type</b>		1-1/2 storey + 1 storey detached garage
<b>Wall Construction</b>		Masonry and Frame + wood and stone cladding
<b>Exterior Cladding</b>		Natural Stone, Brick, Wood Siding
<b>Roofing Material</b>		Asphalt Shingles
<b>Setbacks</b>		Front Yard – 12.85 m
		Right Side – 2.69 m
		Left Side – 9.69 m
		Rear Yard – approximately 102.44 m

## Alterations to the Original House

The original home, built in the 1950's, is a 1-1/2storey dwelling. We have made reference to the City of Mississauga permitting records and the city has no record of any alterations to the existing dwelling. Upon visual inspection of the current dwelling it would appear that the second floor sunroom may have been an alteration added on after the initial construction of the house due to the rough connection details evident. This information cannot be substantiated due to lack of permit records from the City of Mississauga.

## **Analysis of Existing Structure**

The existing home is representative of circa 1950's vernacular 1-1/2 storey with a 1 storey detached garage. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value in as far as its support of the character of the area. It's physical, functional, visual or historic link to the surroundings and is not a landmark.

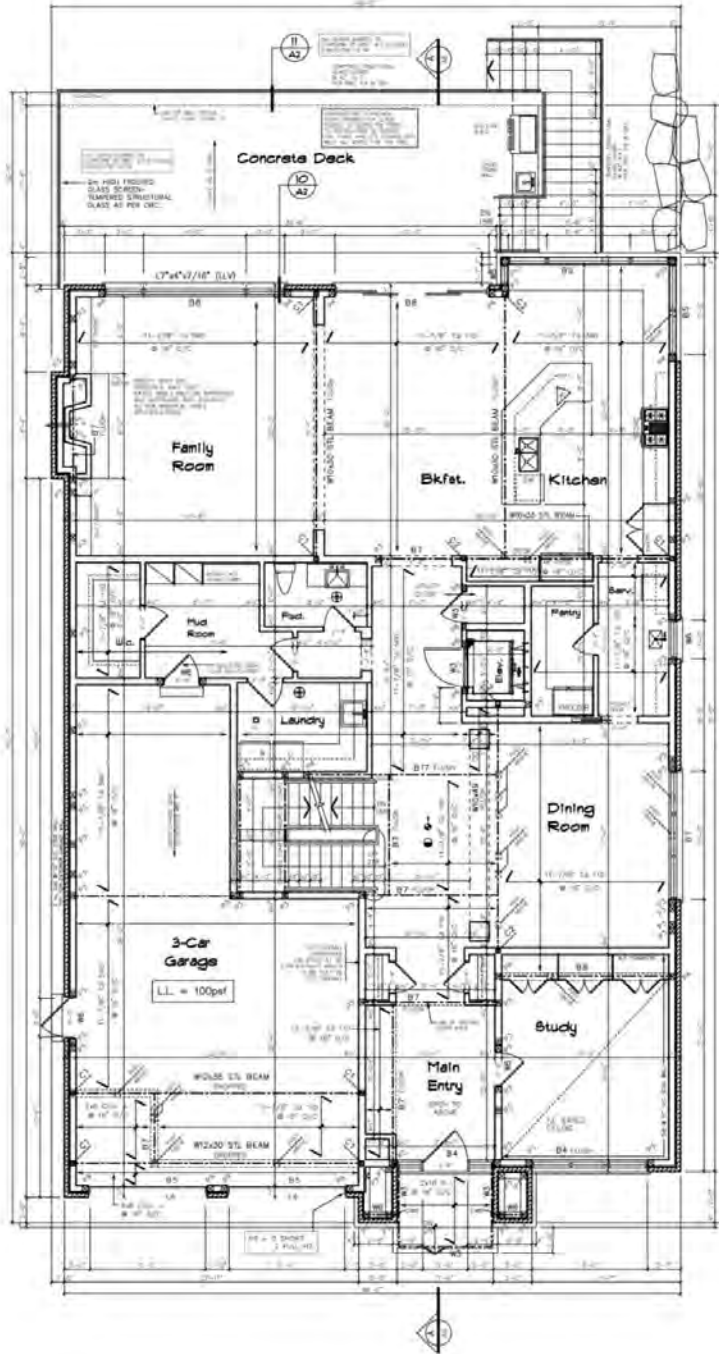
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Stavebank Road.

# Section 5 | Development Proposal

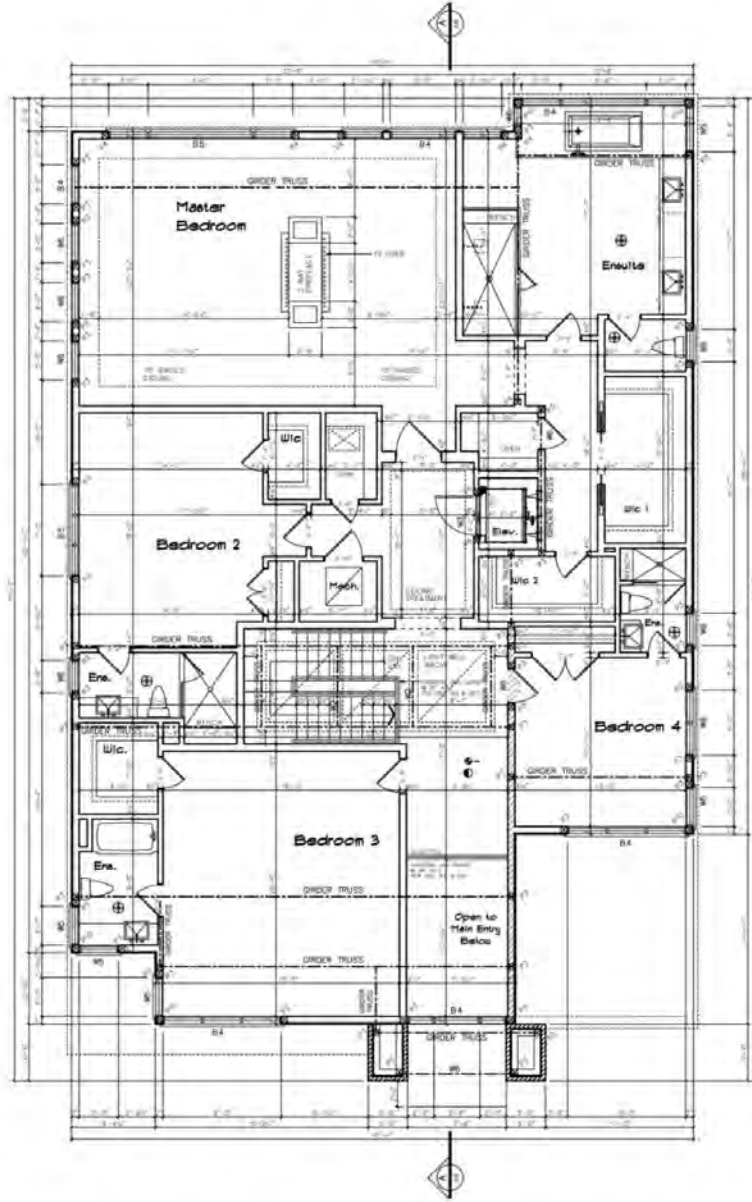
## Site Development Plan



**Proposed Ground Floor Plan:**



# Proposed Second Floor Plan



Proposed Elevations:



## Section 6 | Conclusion

---

The proposed home at 1448 Stavebank Road has been designed with similar massing characteristics of other homes on Stavebank Road and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the



View from existing garage towards front of lot

existing dwellings. The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage in the front yard. This provides some screening between the proposed dwelling and the immediate adjacent structures.



View from rear yard viewing NAS associated with the Credit River

The majority of existing mature trees have been preserved through the development with the exclusion of 6 trees which vary in size which are in conflict with the proposed dwelling. The home has been situated on the site to regularize the front yard setbacks along Stavebank Road as the existing dwelling has been set ahead of adjacent dwellings.

The driveway entry location and width has been maintained on Stavebank Road. The proposed house has also been relocated away from the existing top of bank as per Credit Valley Conservation request for this development.



Photo 1 – View from Street Looking South

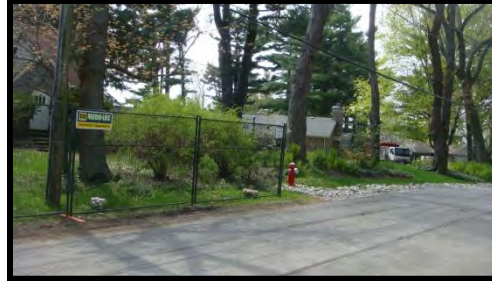


Photo 2 – View from Street Looking West



Photo 3 – View from Street Looking East

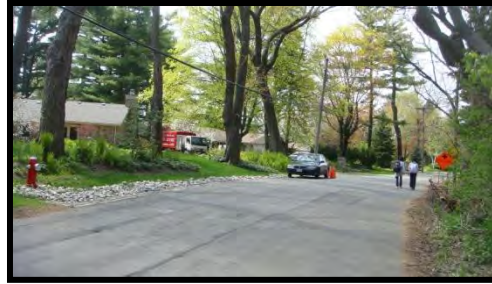


Photo 4 – View from Rear Yard looking North



Photo Reference Plan

Overall the proposed home respects the Mineola West Cultural Landscape’s characteristics and is consistent with all planned redevelopment efforts throughout the area.

### **Summary Statement and Conservation Recommendations:**

The existing 1-1/2 storey dwelling located at 1448 Stavebank Road has not been designated under the heritage register however the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to regularize the front yard setbacks of this lot with the adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 1-1/2 storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

### **Mandatory Recommendation:**

As per criteria set out in Regulation 9/06 of the Ontario Heritage Act the following reasons are why the subject property is not worthy of heritage designation and does not meet such criteria stated in Regulation 9/06.

1. *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?*

The property itself has been listed on the heritage register under the Mineola West Cultural Landscape; however the existing dwelling has not been designated. The existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act.

2. *If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not.*

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value in as far as its support of the character of the area. It's physical, functional, visual or historic link to the surroundings and is not a landmark.

3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

The property has been listed on the register and does warrant conservation as per the Mineola West Cultural landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

## Section 7 | Bibliography

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Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

City of Mississauga Cultural Landscape Inventory L-RES-6 Community Services Department January 2005

City of Mississauga Services Online – eMaps [http://www6.mississauga.ca/eMaps/\(lafipz55wrpwqa55adxyff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpwqa55adxyff55)/default.aspx)

Wilkinson, Matthew. Historian. Heritage Mississauga, 2011

Heritage Advisory Committee  
SEP 20 2011

**STAGE 1 ARCHAEOLOGICAL ASSESSMENT OF  
1448 STAVEBANK ROAD  
PART OF LOT 4, RANGE 2, CREDIT INDIAN RESERVE  
FORMER GEOGRAPHIC TOWNSHIP OF TORONTO  
NOW IN THE CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL**

**Original Report**

Prepared for

**David Small Designs**  
1440 Hurontario Street, Suite 200  
Mississauga, Ontario L5G 3H4  
Tel: 905-271-9100  
Fax: 905-271-9109

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Archaeological Licence #P347 (Andrew Riddle)  
Ministry of Tourism and Culture PIF# P347-048-2011  
ASI File: 11TS-072

July 14, 2011



**Archaeological Services Inc.**

528 Bathurst St. T 416-966-1069  
Toronto, Ontario F 416-966-9723  
Canada, M5S 2P9 info@IASI.to/www.IASI.to

**STAGE 1 ARCHAEOLOGICAL ASSESSMENT OF  
1448 STAVEBANK ROAD  
PART OF LOT 4, RANGE 2, CREDIT INDIAN RESERVE  
FORMER GEOGRAPHIC TOWNSHIP OF TORONTO  
NOW IN THE CITY OF MISSISSAUGA,  
REGIONAL MUNICIPALITY OF PEEL**

**EXECUTIVE SUMMARY**

Archaeological Services Inc. was retained by David Small Designs to undertake a Stage 1 Archaeological Assessment of 1448 Stavebank Road, part of Lot 4, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. The subject property encompasses approximately 0.3 ha.

A general review of the physiographic region indicated that the subject property is situated within the Iroquois Plain physiographic region of southern Ontario. The closest mapped watercourses include the Credit River, Kenollie Creek and Stavebank Creek. The background review of the subject property revealed that 14 registered archaeological sites have been documented within one kilometre of the subject property. Based on a review of the historic mapping of the area, the subject property is adjacent to a historical transportation corridor. Given these factors there is potential for encountering pre-contact archaeological deposits as well as historical archaeological deposits within the property.

The Stage 1 field review resulted in the identification of a portion of the subject property being disturbed, in addition to a portion being steeply sloped. A Stage 2 archaeological assessment is required on all undisturbed lands by means of a test pit survey in accordance with the Ministry of Tourism and Culture's 2011 *Standards and Guidelines for Consultant Archaeologists*.

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**ARCHAEOLOGICAL SERVICES INC.  
PLANNING DIVISION**

**PROJECT PERSONNEL**

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<i>Report Reviewer:</i>	<b>Beverly Garner</b>

## **1.0 PROJECT CONTEXT**

### **1.1 Development Context**

Archaeological Services Inc. was contracted by David Small Designs to conduct a Stage 1 Archaeological Assessment of the property located at 1448 Stavebank Road, part of Lot 4, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. The subject property is approximately 0.3 ha in size. An image of the subject property illustrated on the NTS sheet Brampton 30 M/12 and can be found in Section 9.0, Figure 1.

This assessment was conducted under the project management of Ms. Bev Garner and project direction of Mr. Andrew Riddle (MTC PIF P347-048-2011), as required by the Ontario Planning Act. All activities carried out during this assessment were completed as part of a site plan application for pre-development approval requirements in accordance with the terms of the Ontario Heritage Act and the Ministry of Tourism and Culture's 2011 *Standards and Guidelines for Consultant Archaeologists*.

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by David Small Designs on June 13, 2011.

### **1.2 Archaeological Context**

A Stage 1 archaeological assessment involves research to describe the known and potential archaeological resources within the vicinity of a subject property. The background research for such an assessment incorporates a review of previous archaeological research, physiography, and nineteenth and twentieth-century development for the subject property. Background research was completed to identify any archaeological sites in the subject property and to assess its archaeological potential.

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of Tourism and Culture, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) which is maintained by the Ministry of Tourism and Culture. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Dr. Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 km east-west by 18.5 km north-south. Each Borden block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The subject property under review is located within the AjGv Borden block.

While no sites have been registered within the subject property limits, 14 sites have previously been registered within a 1 kilometre radius (Table 1). Regional sites can be expected to relate to the cultural/temporal categories outlined in Table 2.

**Table 1: Registered Sites within a 1 km Radius of the Subject Property**

Borden No.	Name	Site Type	Temporal/ Cultural Affiliation	Researcher
AjGv-1	Hare	Campsite	Archaic, Middle Woodland	V. Konrad, 1972
AjGv-10	Stavebank	Campsite	Undetermined	V. Konrad, 1972
AjGv-11	Port Street	Campsite	Undetermined	V. Konrad, 1972
AjGv-13	Fort Toronto	Village	Historic, Mississauga	V. Konrad, 1972
AjGv-17	Nunan	Campsite	Undetermined	V. Konrad, 1972
AjGv-3	Hogsback	Burial	Undetermined	V. Konrad, 1972
AjGv-32	Scott-O'Brien	Campsite	Early, Middle, Late Woodland	MPP*, 1988, ASI**, 1991
AjGv-4	Stillmeadow	Campsite	Undetermined	V. Konrad, 1972
AjGv-5	Glenburny	Campsite	Aceramic	V. Konrad, 1972
AjGv-57	Rewa	Burial	Middle Woodland	ASI, 2003
AjGv-71	James Taylor	Harbour Storehouse	Euro-Canadian	ASI, 2010
AjGv-9	Avonbridge	Campsite	Archaic, Laurentian	V. Konrad, 1972
AjGv-46	Unknown	Findspot	Pre-contact	ASI, 1999
AjGv-47	Unnamed	Findspot	Pre-contact	ASI, 1999

MPP\* = Mayer, Pihl, Pouton & Associates Inc.

ASI\*\* = Archaeological Services Inc.

The Scott-O'Brien site (AjGv-32) was situated on a series of small level terraces immediately overlooking the west bank of the Credit River and adjacent to a small relict feeder creek that would have provided a convenient landing for watercraft. It was fully excavated in 1991. While the earliest and latest occupations of the site respectively date to the Middle Archaic (circa 3,000 B.C.) and post-contact Iroquoian periods, the site did not appear to have been used on an intensive or consistent basis prior to 800 B.C., nor from A.D. 800 onward. It would appear that people were attracted to the site because of the rich variety of food resources that would have been available from the Credit River and its associated floodplain, especially during the spring fishery. Repeated use of the site involved settlement over an area of approximately 0.5 hectare (ASI 1994).

The Rewa site (AjGv-57) was encountered during the construction of a tiered deck in the extreme northeastern portion of a residential property on Mississauga Road. ASI was asked to investigate this discovery of human remains (ASI 2003). The remains were found approximately three metres from the top of the southwest bank of the Lower Credit River. Three individual burials were found: an adult male aged 40-50 years, a child aged 2 years +/- 8 months, and a newborn (ASI 2005). Two concentrations of artifacts were associated with the adult burial. The artifacts included a sheet of silver, worked shell, shell beads, worked deer antler, bear teeth, a bear tooth pendant, chert flakes and a human ulna separate from the adult burial. Based on the mortuary assemblage, the caries-free condition of the adult's teeth and the close proximity to the Scott-O'Brien site (AjGv-32), the Rewa site (AjGv-57) was dated to the Middle Woodland period (400BC-AD 800) (ASI 2005). The burial located within the residential property on Mississauga Road likely represents a unique interment event perhaps associated with the settlement at the O'Brien site (AjGv-32).

**Table 2: Outline of Southern Ontario Prehistory**

Period	Archaeological/ Material Culture	Date Range	Lifeways/ Attributes
<b>PALEO-INDIAN</b>			
Early	Galney, Barnes, Crowfield	9000-8500 BC	Big game hunters
Late	Holcombe, HI-Lo, lanceolate	8500-7500 BC	Small nomadic groups
<b>ARCHAIC</b>			
Early	Nettling, Bifurcate-base	7800-6000 BC	Nomadic hunters and gatherers
Middle	Kirk, Stanly, Brewerton, Laurentian	6000-2000 BC	Transition to territorial settlements
Late	Lamoka, Genesee, Crawford Knoll, Innes	2500-500 BC	Polished/ground stone tools (small stemmed)
<b>WOODLAND</b>			
Early	Meadowood	800-400 BC	Introduction of pottery
Middle	Point Peninsula, Saugeen	400 BC-AD 800	Incipient horticulture
Late	Algonkian, Iroquoian	AD 800-1300	Transition to village life and agriculture
	Algonkian, Iroquoian	AD 1300-1400	Establishment of large palisaded villages
	Algonkian, Iroquoian	AD 1400-1600	Tribal differentiation and warfare
<b>HISTORIC</b>			
Early	Huron, Neutral, Petun, Odawa, Ojibwa	AD 1600-1850	Tribal displacements
Late	Six Nations Iroquois, Ojibwa	AD 1650-1800's	
	Euro/Canadian	AD 1800-present	European settlement

The subject property is situated just within the Iroquois Plain physiographic region of southern Ontario, which is the former bed of glacial Lake Iroquois (Chapman and Putnam 1966:324-336). In the Mississauga area, the Lake Iroquois strand is situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the quaternary sediments are dominated by outwash sands typical of near shore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of off-shore deposits of overlying till (Chapman and Putnam 1966:324-336).

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location. The Credit River flows directly to the rear of the property limits, Kenollie Creek is located approximately 140 metres to the northeast, and Stavebank Creek is found approximately 180 metres to the west.

The MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:17) stipulates that primary water sources (lakes, rivers, streams, creeks), secondary water sources (intermittent streams and creeks, springs, marshes, swamps), ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches), as well as accessible or inaccessible shorelines (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh) are characteristics that indicate archaeological potential.

Other geographic characteristics that can indicate archaeological potential include: elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings. Resource

areas, including; food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate archaeological potential (MTC 2011:18).

Therefore, given the proximity of the Credit River, Kenollie Creek and Stavebank Creek, in addition to the presence of the 14 registered sites within a 1 km radius which include the Scott-O-Brien site (AjGv-32) and the Rewa site (AjGv-57), there is the potential for the identification of pre-contact archaeological remains, depending on the degree of later developments or soil alterations.

The Stage 1 field review was completed on June 29, 2011 in order to assess the archaeological potential of the property. All field work was conducted by Mr. John Dunlop (R261). The weather conditions were appropriate for the completion of field work. Field observations have been compiled on project mapping for the subject property (Figure 2).

The subject property is approximately 0.3 ha in size, and is comprised of one residential lot located at 1448 Stavebank Road. The rear of the property includes a portion of land directly adjacent to the edge of the Credit River. The front of the property consists of level terrain, however, the majority of the rear yard of the property consists primarily of gently sloping terrain towards the river (Plates 1-2). Areas of manicured and overgrown grasses as well as clusters of coniferous and deciduous trees are found throughout the subject property. The far end of the rear yard slopes quite steeply downwards toward the Credit River.

### 1.3 Historical Context

The MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18) stipulates that areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

The subject property is located within part of Lot 4, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. A review of the 1859 *Tremaine Map* and 1877 *Illustrated Historical Atlas of the County of Peel* were completed in order to determine if this source depicts any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites on the property.

The 1859 *Tremaine Map* depicts the landowners as R & S Cotton. No structures are visible within the property limits. The subject property fronts the historically important transportation corridor of present-day Stavebank Road. The Credit River is depicted directly to the southwest, or the rear of the property. Kenollie Creek is depicted to the northwest and Stavebank Creek is found to the northwest (Figure 3).

The 1877 *Illustrated Historical Atlas of the County of Peel* depicts the Peel Manufacturing Company as the owner at this time. Once again no structures are visible within the property limits (Figure 4).

It should be noted that not all features of interest were mapped systematically on the Ontario series of historical maps and atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Given that the property fronts the historically important transportation corridor of present-day Stavebank Road there is the potential of encountering nineteenth-century historical sites within the subject property, depending on the degree of recent land disturbances.

## 2.0 FIELD METHODS

The Stage 1 archaeological assessment was conducted by means of a visual review of the property walked at five metre intervals. This resulted in some areas being deemed as disturbed and having no archaeological potential. These areas consisted of a paved driveway, a two storey dwelling and garage (Plates 3-4). In addition to this, a steep slope was encountered at the rear of the property toward the river valley edge (Plates 5-6). These areas do not warrant any further archaeological assessment. The remainder of the property is considered to have archaeological potential.

## 3.0 ANALYSIS AND CONCLUSION

Archaeological Services Inc. was contracted by David Small Designs to conduct a Stage 1 Archaeological Assessment of the property located at 1448 Stavebank Road, part of Lot 4, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel (Figure 1). The subject property is comprised of approximately 0.3 ha.

The Stage 1 background assessment determined that no sites had been registered within the limits, however, 14 sites had previously been registered within a one kilometre radius of the subject property. A review of the general physiography of the subject property and historic mapping suggested that the subject property encompasses an area that exhibits potential for the presence of pre-contact Aboriginal and Euro-Canadian archaeological resources.

The Stage 1 visual inspection of the subject property found that areas encompassing the front yard and back yard consist of natural landscape, and therefore have the potential of containing archaeological resources.

#### 4.0 RECOMMENDATIONS

In light of these results, the following recommendations are made:

1. Prior to any land-disturbing activities within the subject property, a Stage 2 Archaeological Assessment must be conducted in accordance with the Ministry of Tourism and Culture's *Standards and Guidelines for Consultant Archaeologists* within the subject property.
  - a. The Stage 2 Archaeological Assessment must be carried out on all lands within the subject property by means of a test pit survey. All test pits should be excavated at least five cm into subsoil with the soil being screened through six mm mesh screens to facilitate artifact recovery. All test pits should be at least 30 cm in diameter and backfilled upon completion. Test pits should be excavated at five metre transect interval as outlined in the *Standards and Guidelines for Consultant Archaeologists*.
2. NOTWITHSTANDING the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism Culture should be immediately notified.

#### 5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

- This report is submitted to the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The

proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.

- The Cemeteries Act, R.S.O 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002. c.33 (when proclaimed in force) require that any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Consumer Services.

The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism and Culture, and any other legitimate interest group

## 6.0 BIBLIOGRAPHY AND WORKS CITED

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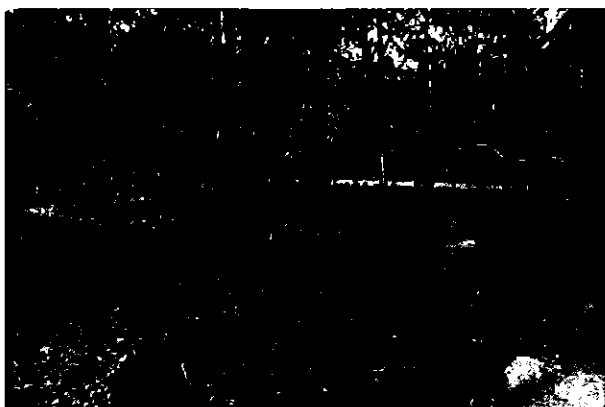
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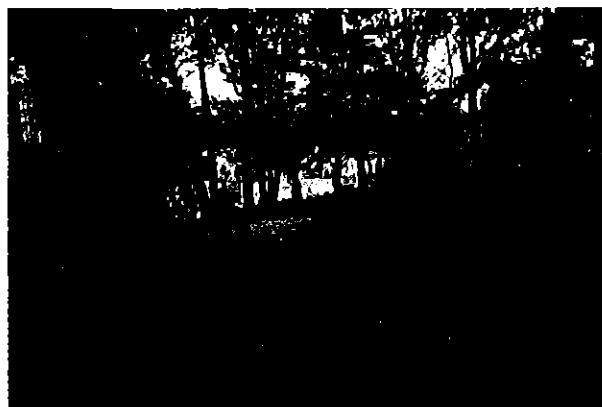
### Tremaine, George C.

- 1859 *Tremaine's Map of the County of Peel, Canada West*, Tremaine Map Establishment, Toronto.

**7.0 PLATES**



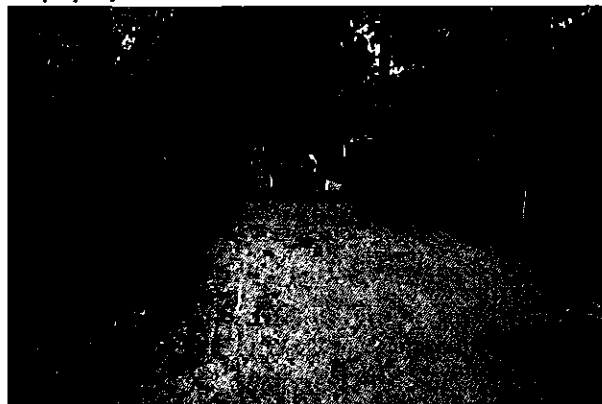
**Plate 1: Looking north at front of the property toward Stavebank Road.**



**Plate 2: Looking southwest at gentle slope found at the back of the property.**



**Plate 3: Looking northeast at the rear of the two storey dwelling.**



**Plate 4: Looking northeast down paved driveway.**

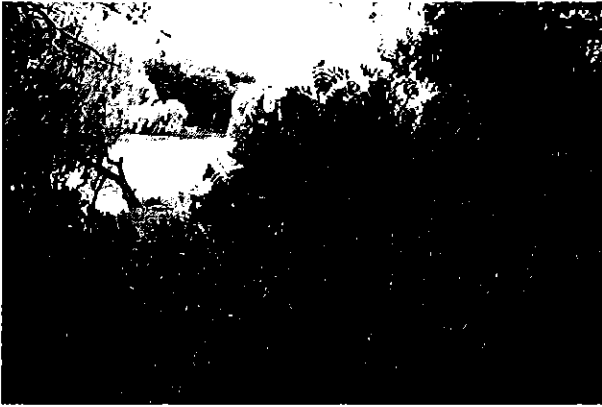


Plate 5: Looking southwest at top of river bank.



Plate 6: Looking east at steep slope toward the Credit River.

8.0 MAPS

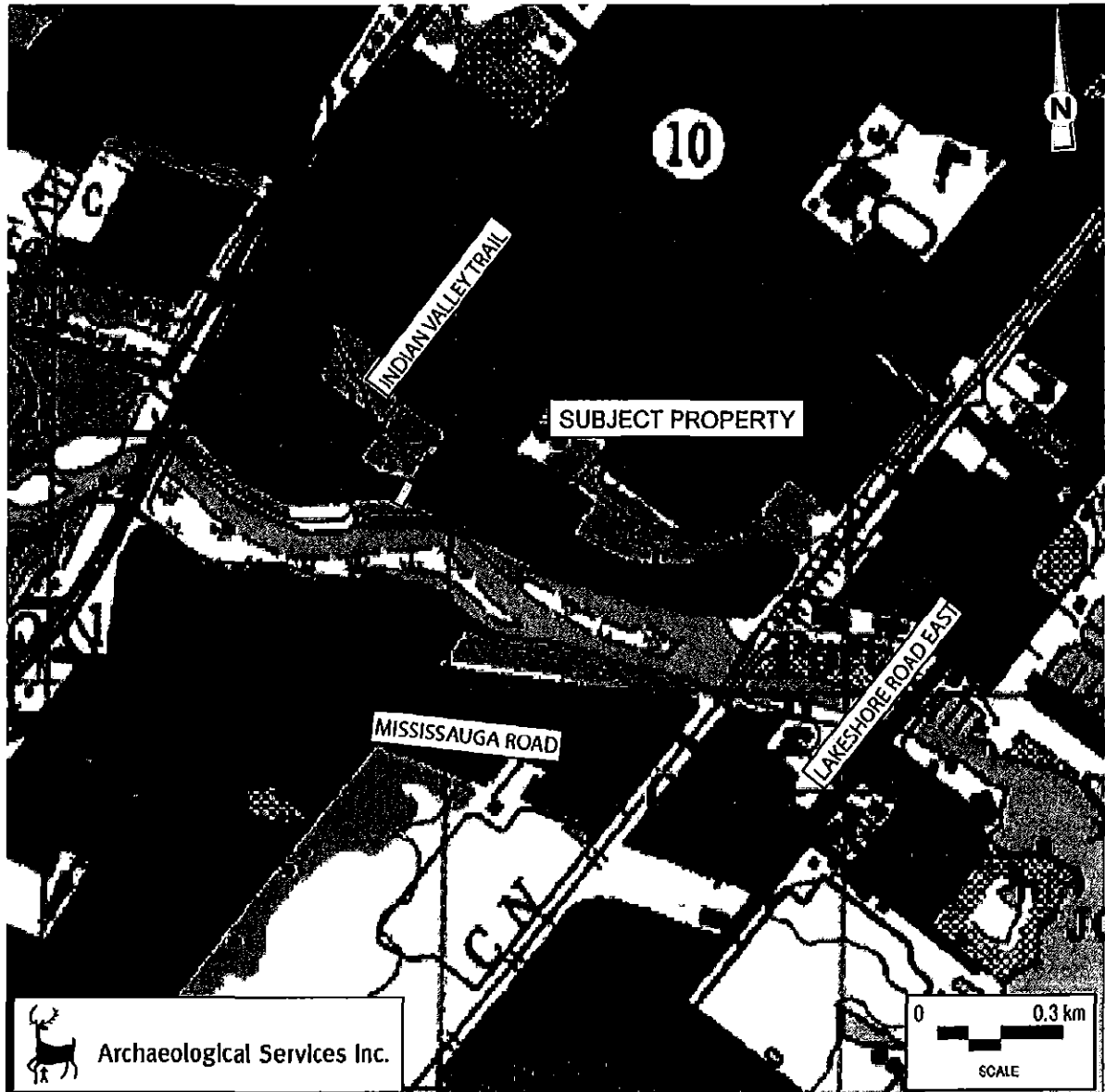


Figure 1: The subject property illustrated on the NTS map Brampton 30 M/12, 7<sup>th</sup> Edition, 1994.

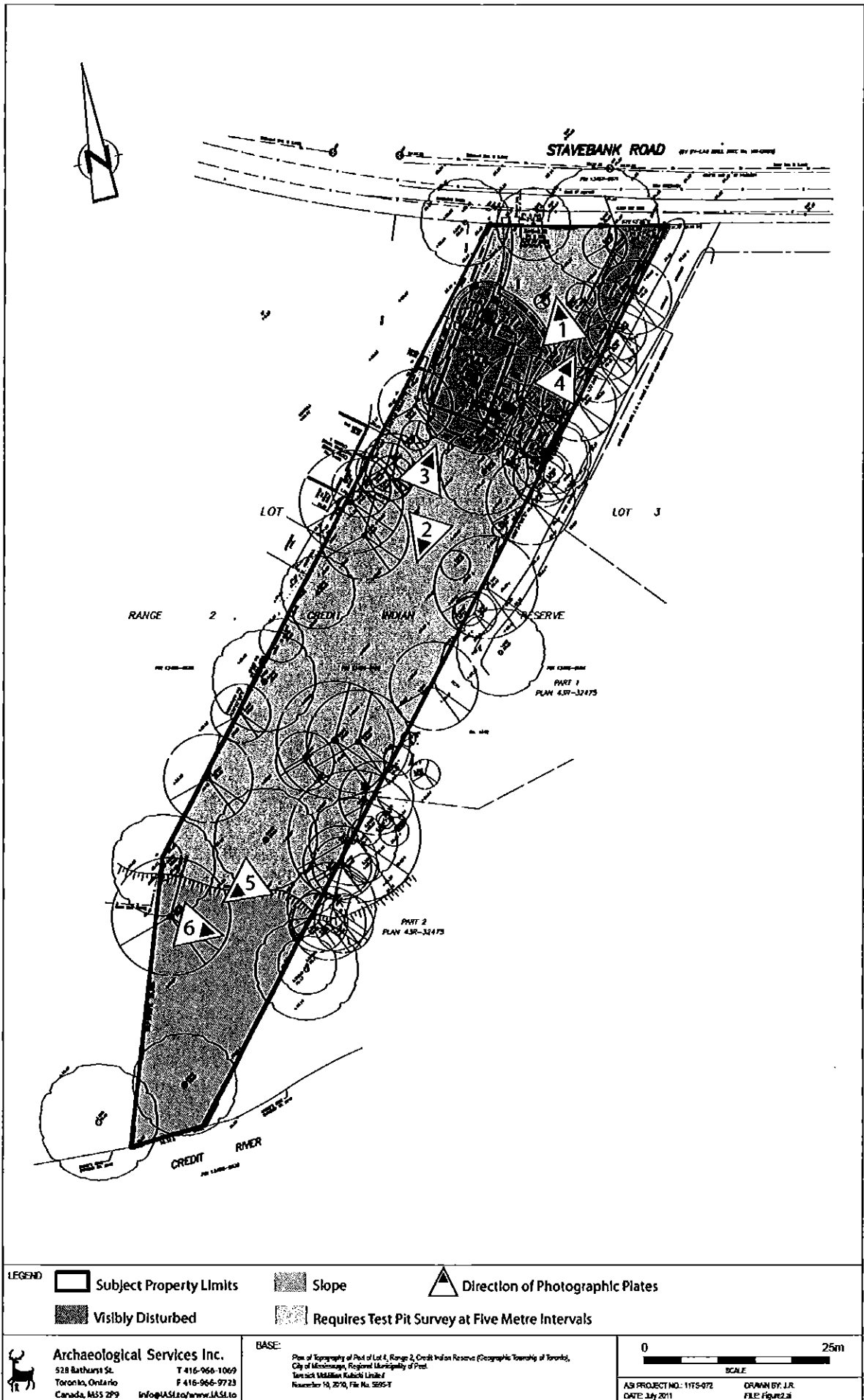


Figure 2: Stage 1 Archaeological Assessment Results of 1448 Stavebank Road, City of Mississauga, Regional Municipality of Peel.

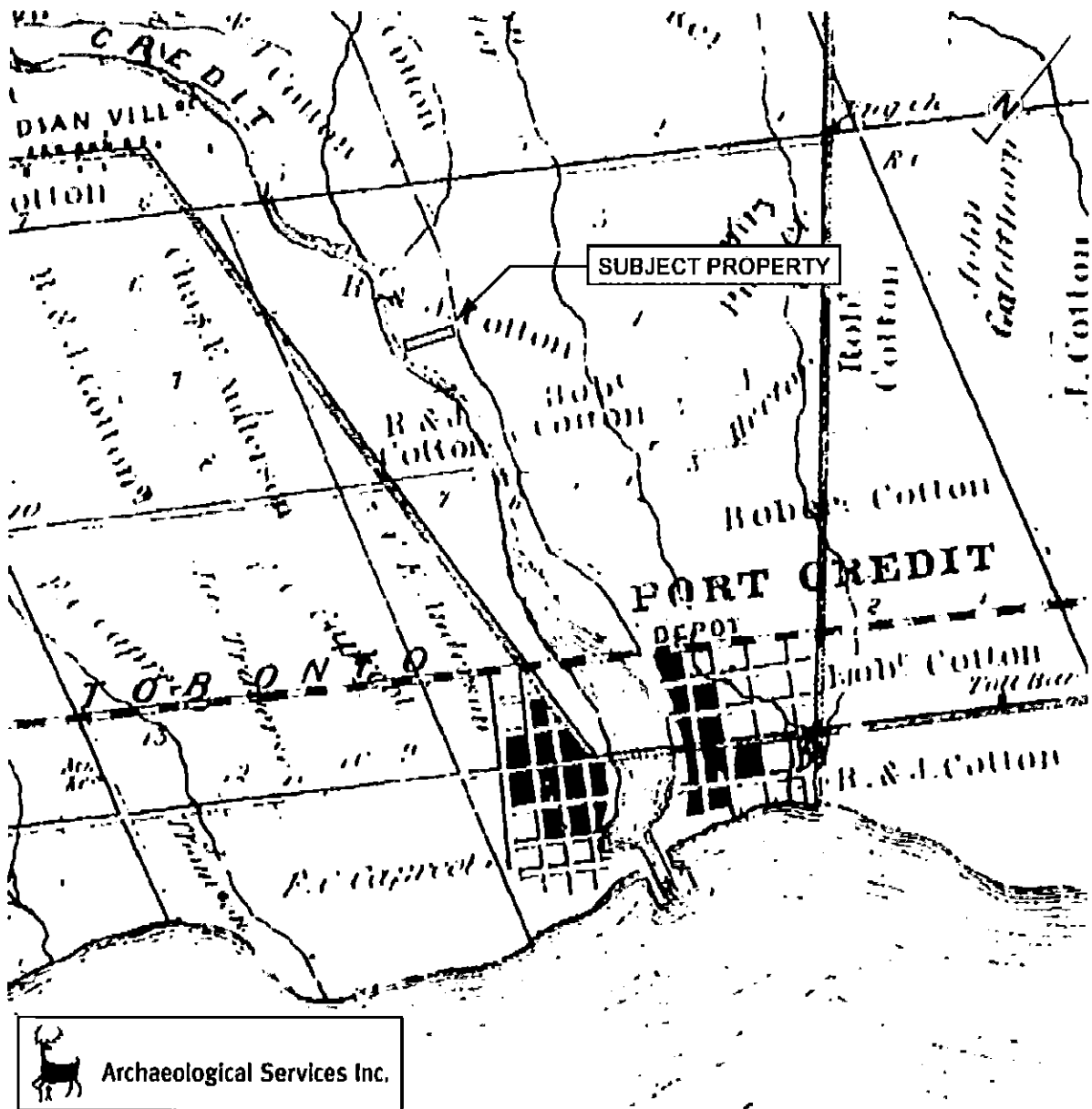


Figure 3: Subject property located on the 1859 *Tremaine Map*.



Figure 4: Subject property located on the 1877 *Illustrated Historical Atlas of the County of Peel*.