

MEADOWVALE VILLAGE HCD PLAN REVIEW

BACKGROUND STUDY



Winter Mill Stream.

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INTRODUCTION

- Resident concerns spark formation of ratepayers group in late 1960s
- OHA 1974 – provides mechanism for a municipality to protect an HCD
- 1980 – Meadowvale Village HCD adopted (first in Ontario)
- 2005 – amendments to the OHA bring new provisions to an HCD
- Need to review the HCD Plan
- Review starts with a comprehensive history which has never been done
- **You have to know what you have before you can save and protect it**



PRE-CONTACT

- Archaeological evidence not far from the Village indicates there has been Aboriginal occupation of the area for thousands of years
- There are no registered Aboriginal sites within the HCD – but high potential
- Late Woodland Period – 1000 AD to 1650 AD – Iroquoian tradition – densely populated villages of longhouses, farming, with some hunting and gathering to add to subsistence
- Ontario Iroquoian were driven out of the area by warring Aboriginals about 1649 – it was immediately after this that the Mississauga moved into southern Ontario and this area in particular

CONTACT PERIOD TO SETTLEMENT

- Mississauga existed in small groups, mostly hunting and gathering subsistence
- French traders were active in the area from about 1630 (Credit and Humber Rivers were major French trading corridors)
- Mississauga had a close trading relationship with the French and fought with them against the British – the French lost control of the area in 1760 and withdrew
- British began to trade and form treaties with the Mississauga
- Treaty of 1805 – British Crown bought all lands along Lake Ontario south of what is today Eglinton Ave. – became known as the Old Survey
- Treaty of 1818 – the Crown buys lands north of Eglinton – New Survey
- 1819 – first influx of United Empire Loyalists arrives from the United States

AREA CONTEXT - MAP 1922



EARLY SETTLEMENT: JOHN BEATTY

- Early 1819, twenty-nine Irish families from New York City, led by **John Beatty**, arrived in York
- On April 22, 1819, Beatty petitioned the Crown Council for land. He was awarded 200 acres on Lot 11 of Concession 3 in 1821
- The settlers decided upon the name of Meadowvale for their new settlement because of the grassy meadows near the river – Beatty built his home at the present 1125 Willow Lane
- 1832, Beatty abandoned farming - he was offered the stewardship post of the Upper Canada Academy – settled permanently at Cobourg for the remainder of his life



EARLY SETTLEMENT: JAMES CRAWFORD

- Beatty sold his original 200 acre land grant to **James Crawford** in 1833. Crawford is believed to have built the Neo-Classical front addition
- Crawford built the first sawmill in the Meadowvale area
- It is generally believed that Crawford also built the house which would later be known as the Silverthorn House located at what is now 7050 Old Mill Lane in 1844



EARLY SETTLERS: JOHN SIMPSON

- 1837, **John Simpson** took up residence on 300 acres along the south side of the present day Old Derry Road
- He cleared forty acres of land and built a log cabin where they continued to reside until they built a grand brick house in 1860



- In 1838, Simpson built the first successful sawmill in Meadowvale
- Between 1838 and 1840 – residents able to purchase lumber boards to construct the earliest stacked plank on plank houses in the area
- Simpson leased some of his land to William Bellas at what is now 1090 Old Derry Road
- Land Registry records state that Bell did not acquire this property until 1856
- John Simpson was a fervent Wesleyan Methodist. Simpson donated land in 1860 to the local Methodist congregation to construct the current United Church (1863) located at 1010 Old Derry Road
- He sold the land behind the Church, located at what is now 6970 Second Line West, to the School Trustees in 1871 for \$200
- Simpson also gave land to his daughter, Mary Jane, upon her engagement to Thomas Graham in 1861
- Thomas Graham's father, Joseph, then built them an impressive brick house for their wedding gift in 1862. This property still exists and is located at 1020 Old Derry Road

