

Heritage Advisory Committee
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Ecoplans Limited | October 2011

Cultural Landscape Heritage Impact Statement

550, 680, 699 Bexhill Road | Mississauga ON

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Cultural Landscape Heritage Impact Statement

550, 680, 699 Bexhill Road, Mississauga ON

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Executive Summary

Ecoplans Limited Landscape Architecture and Heritage Consulting Group was retained by the Region of Peel, as a subconsultant through AECOM in September 2011 to complete a Heritage Impact Statement (HIS) for the Bexhill Sewage Pumping Station in Mississauga, Ontario. A proposal has been made to demolish the Bexhill Sewage Pumping Station (SPS) that has been deemed obsolete. The pumping station is located within the Rattray Marsh, a Provincially Significant Wetland and a cultural heritage landscape (CHL) as identified by the City of Mississauga.

An inventory and analysis of the pumping station and the surrounding property was conducted to ascertain the existing conditions of the site. Historical research was completed to further distinguish the heritage significance of the landscape and to determine what, if any, significance the pumping station had in terms of its built heritage value and its association with the cultural heritage landscape identified by the City. This information was then compared with the proposed demolition and an assessment of the impacts to the existing heritage resources conducted.

The landscape in which the SPS is located has a number of significant associations with and connections to people and events that influenced both local and national history. The Rattray Marsh landscape is also one of ecological and environmental importance, containing diverse wildlife and plant species as well as unique natural features including the baymouth bar beach/shoreline. The pumping station itself is likely associated with the development of the Rattray Estate subdivision; however, the structure is not significant in terms of its built heritage value and does not contribute to the heritage value of the surrounding landscape.

The proposed demolition plan is respectful of the heritage features of the site and does not adversely affect the cultural heritage landscape of the property. The demolition plans indicate that all efforts shall be made to reduce the footprint of the construction activities; paired with the recommendations provided within this report, the demolition of the Bexhill Sewage Pumping Station will have a limited impact on the cultural heritage landscape resources on the site.

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1 INTRODUCTION

Ecoplans Limited Landscape Architecture and Heritage Consulting Group was retained by the Region of Peel, as a subconsultant through AECOM in September 2011 to complete a Heritage Impact Statement (HIS) for the Bexhill Sewage Pumping Station in Mississauga, Ontario. As part of the Schedule "C" Class Environmental Assessment (EA) completed in 2006 by the Region of Peel, the existing pumping station has been deemed obsolete and subsequently, a proposal has been made that it be demolished. The pumping station is located within the Rattray Marsh Conservation Area (RMCA) (550, 680, 699 Bexhill Road); the marsh is identified on the City's Cultural Landscape Inventory which the City defines as *a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place*. The Rattray Marsh is recorded in the inventory as a Natural Area (NA) and fulfills a number of criteria developed to characterize a cultural landscape, including Scenic and Visual Quality; Natural Environment; Direct Association with an Important Person or Event; Historical or Archaeological Interest; Outstanding Features/Interest; and Significant Ecological Interest. This Heritage Impact Statement assesses the heritage significance of the property, the implications of demolition of the pumping station and provides heritage guidelines for the future use of the property.

2 METHODOLOGY

Ecoplans Limited completed an on-site inventory and analysis of the pumping station and the surrounding landscape at 550, 680, and 699 Bexhill Road. An assessment of the visual environment was also completed to determine impacts to the adjacent landscape.

In addition to the inventory and analysis, research regarding the history of the Rattray Marsh Conservation Area was completed to further our understanding of the property and the structures within it and to provide better rationale regarding the significance of the cultural landscape that exists on the site.

A review of the proposed demolition was conducted and the impacts to the built and landscape resources were measured, as well as impacts to the adjacent visual environment. Where impacts to the heritage resources are anticipated, recommendations regarding the future use of the property have been proposed to ensure that alterations to the site do not diminish the significance of the individual and collective cultural landscape elements and characteristics of the site.

3 HISTORICAL RESEARCH, SITE ANALYSIS AND EVALUATION

3.1 SITE DESCRIPTION, LOCATION, AND CONTEXT

The subject properties (550, 680, and 699 Bexhill Road) are located within the Clarkson Village community in Mississauga, specifically within the Rattray Marsh Conservation Area. Rattray Marsh encompasses an area of approximately 46 hectares¹ and is bordered by development on all sides, save where it meets Lake Ontario along its eastern perimeter; the development is mainly comprised of single family residential properties which are located to the north, west and south of the marsh. In addition to single family residential, Green Glade Senior Public School and its grounds can be found along the western edge of the marsh.

The pumping station is located just west of a gravel right of way, approximately 125 m from the terminus of Bexhill Road. A mixture of deciduous and coniferous trees with a fairly open canopy surrounds the northern, western, and southern sides of the station. Herbaceous species have colonized the edges of the wooded area adjacent to the pump station, with introduced species, such as English Ivy, dominating the forest floor. Tree species include Eastern White Cedar (*Thuja occidentalis*), Eastern Hemlock (*Tsuga canadensis*), Manitoba Maple (*Acer negundo*), Staghorn Sumac (*Rhus typhina*), and Ash species (*Fraxinus sp.*) while herbaceous species noted were Goldenrod species (*Solidago sp.*), asters (*Aster*), Virginia Creeper (*Parthenocissus sp.*), and English Ivy (*Helix hedera*). The station itself is largely covered with Virginia Creeper and English Ivy which have covered the northern half of the building as well as crown the roof forming a dense mat of vegetation and making the building largely imperceptible when approaching from the north.

The Waterfront Trail bisects the site, and can be found a few meters from the northwest edge of the station. The trail is gravel for several meters to the north east and south west, where it connects to the Bexhill Road right of way, then transitions to wooden boardwalks as the trail enters the wooded area. A wooden kiosk style information station is located directly north of the pumping station.

3.2 CULTURAL HERITAGE LANDSCAPE

Rattray Marsh Conservation Area was opened to the public in October of 1975 and is designated as a *Natural Area*, a *Provincially Significant Wetland*, and an *Area of Natural and Scientific Interest*. The marsh is one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario.²

¹ City of Mississauga Natural Areas Survey (2008), Natural Areas Fact Sheet CL9 Rattray Marsh

² Harrington and Hoyle Ltd. Landscape Architects. *Rattray Marsh Class Environmental Assessment for Credit Valley Conservation Final Environmental Study Report*. August, 2009.

The Rattray Marsh is included in the City of Mississauga's Cultural Landscape Inventory (January 2005) and is identified as a natural area (L-NA-1); Rattray Barrier Beach is also included in the inventory and is identified as a scenic view (F-SV-3). The subject properties of 550, 680 and 699 Bexhill Road are also listed on the City of Mississauga's Heritage Registry (Inventory # 1207).

Much of Rattray Marsh's cultural landscape is that which cannot be seen; the intangible history of the site that connects the place to a number of significant persons in Clarkson's history as well as the history of the nation. The area of the Rattray Marsh was part of the First Purchase and surveyed in 1805 by Samuel Street Wilmot (1774-1856). The land was divided into lots 200 acres in size, less if the lot bordered Lake Ontario, and was numbered as being north or south of Dundas Street (NDS and SDS respectively). The property in question was surveyed as Lots 25, 26 and 27, SDS 3, indicating that they were south of Dundas Street and on Concession 3. The survey map indicates that lots south of Lot 27 were identified for mast timber reserve. "Masting rights existed on all lots where there were white pines big enough to be used as mast for the ships of the British Royal navy...These masting rights were sometimes conveniently switched from lot to lot".³ Lot 25 was reserved for the Clergy.

In 1808 Christian Hendershot was granted Lot 26, Con. 3; he sold the northern half of his lot to David Kerr who subsequently sold the property to Peter Oliphant in 1820. Lot 27 was granted to John Marlet, while Lot 25 was reserved for the clergy. Once granted, the lots were soon divided and sold; Lot 26 was divided and the northern half sold to David Kerr in 1809. Kerr then sold to Peter Oliphant in 1820 which was finally sold to John Peer in 1827⁴. In 1855, The Peer family built a red brick home on Bexhill Road (No. 956), which still stands today. The northern half of Lot 26, the parcel which the majority of which are now Rattray Marsh Conservation Area lands, was retained by Hendershot until 1843 when he sold the 60 acres to Philip Oliphant. Oliphant subsequently sold to Thomas Slade who owned the land until his death in 1913. Slade had also purchased a portion of Lot 27 from Oliphant; this piece of land was ultimately developed as part of the Rattray Park Estates in 1967.⁵ The land was further divided and Peer sold parcels to L.A. Hamilton in 1908 and later in 1912. By 1916, land belonging to Hamilton and Slade were in the hands of the National Trust and were for sale. Two parcels totalling 103 acres were purchased by HH Fudger in 1916; Fudger also purchased an additional 34.58 acres for L.A. Hamilton in the same year; the land spanned Lots 26 and 27.

Fudger purchased the land with the intention of building his family's summer home in Clarkson. His son, Richard, built a large summer home on the south east corner of Lot 26; the dwelling was called Bexhill House which still exists (though in modified form and location – moved approximately 33m from the original dwelling in 1964 - at 1309 Gatehouse Drive) as does the gatehouse (725 Bexhill Road) which was constructed as the approach to Bexhill House. H.H. Fudger constructed his own summer home on the

³ Hussey, Ruth and Goulin, Judith M. *Rattray Marsh Then and Now*. Ajax, Ontario: The Rattray Marsh Protection Association. 1990.

⁴ Hussey and Goulin, *Rattray Marsh then and Now*.

⁵ Hussey and Goulin, *Rattray Marsh then and Now*.

property; the mansion, named Barrymede House, was constructed from 1918 to 1920 and was located on Bexhill Road. Conc 3 SDS, Lot 27. The family used the home solely as their summer residence, and Fudger's wife and daughters continued to do so even after his death in 1930. After Fudger's death, the estate was administered by the National Trust, who, in 1945 sold the property to Major James Halliday Rattray who took up residence at Barrymede until his death in 1959.

Upon Rattray's death in 1959, many of Clarkson's residents recognized the need to preserve the natural and park-like lands of the estate. Before his death, it was believed that Major Rattray himself expressed the wish to keep the estate intact. However, the development of the land was a very attractive prospect to some and so ensued a long struggle between developers and conservationists for the future of the Rattray property.

In 1963, despite significant effort by conservation groups, the entire estate was sold to Clemens Neiman of Rattray Park Estates Ltd. who intended to develop the entire property. Neiman proposed a two phase plan of development, of which the Phase I Plan of Subdivision was approved by Toronto Township Council in 1967. Construction of the subdivision commenced the same year and by 1969 Phase I was completed. Flooding of the proposed Phase II subdivision lands in 1973 made the proposed development infeasible and the development in this area was reconsidered. Ultimately the land was expropriated by the Credit Valley Conservation Authority on behalf of the City of Mississauga. Rattray Marsh Conservation Area opened to the public in October 1975.

3.3 BUILT ENVIRONMENT

Built in 1969, the existing forcemain and Bexhill Sewage Pumping Station is the only building on the study lands. The development of the infrastructure was likely a product of the Rattray Park Estates development, and increased pressures relating to population increase. The SPS is a cylindrical structure constructed of textured concrete cinderblocks, and is a wet well/dry well configuration. The building is one storey above ground with a flat roof, and three stories below ground, and contains various piping and machinery associated with the function of the SPS. The building is utilitarian in both form and function.

During the Environmental Assessment process, the Region identified concerns regarding the condition and anticipated lifespan of the facility, as well as the potential environmental impacts to the Rattray Marsh should the system fail. Public comment also expressed concern over the imposition of the SPS's aesthetic within the natural area.

4 IDENTIFICATION OF THE SIGNIFICANCE AND HERITAGE ATTRIBUTES OF THE CULTURAL HERITAGE RESOURCE

4.1 CULTURAL HERITAGE LANDSCAPE

4.1.1 LANDSCAPE ENVIRONMENT - SCENIC AND VISUAL QUALITY

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

The Rattray Marsh Conservation Area is a destination for both residents and visitors. The large tract of nature along the Lake Ontario Shoreline provides a quiet sanctuary for wildlife and people alike. Set within the urban fabric of Mississauga, the lush green canopies, the sweeping shoreline, and the calm marsh environs offer a reprieve from the bustle of the city. It is this continuous tract of nature, the collective of the various plant communities, which creates a cohesive aesthetic and visual quality within the conservation area. While there are no significant views within the construction area of the proposed demolition, the larger RMCA offers fine views to and across Lake Ontario, as well as beautiful vistas of the marsh, meadows and wooded areas within the property.

4.1.2 LANDSCAPE ENVIRONMENT - NATURAL ENVIRONMENT

Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.

Rattray Marsh is one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario and is consequently a unique environmental feature both locally and provincially.

Rattray marsh formed at the mouth of Sheridan Creek where it enters Lake Ontario. The marsh is separated from the lake by a bar formed as a continuation of the beach/shoreline referred to as a baymouth bar. Water levels in the marsh are controlled by both flow in the creek and the lake levels. The barrier changes periodically sometimes from a barrier to flow and at times breaches form allowing surface flow to and from the lake.⁶

⁶ Harrington and Hoyle Ltd. *Rattray Marsh Class Environmental Assessment for Credit Valley Conservation Final Environmental Study Report.*

4.1.3 HISTORICAL ASSOCIATIONS - DIRECT ASSOCIATION WITH IMPORTANT PERSON OR EVENT

Some sites are rather simple or prosaic in nature. However, great events can happen in a field or in a hut. Famous persons may inhabit or major events may happen in unexpected locations. Preservation of such sites is important to the public's understanding of history and of itself.

The Rattray Marsh Conservation Area property is associated with several significant historical persons and events that influenced both local and national history. A number of families prominent to the history of Clarkson Village owned Lot 26 and/or 27 including the Oliphant family and the Peer family.

One of the most notable owners of the land was Mr. Harris Henry Fudger (1851-1930), owner and president of the Robert Simpson Company from 1898 until his death in 1930. While no dwellings exist within Rattray Marsh that are associated with Fudger, Bexhill House, its gatehouse and the gates to Barrymede (on Bexhill Road) still stand as a testament to his time there. Fudger's legacy extended well beyond Clarkson Village, he "...was generous and as he grew older, his philanthropy increased. Many organizations in the city [Toronto] benefited from this generosity including the Art Gallery of Ontario, to which he donated the Fudger Wing in memory of his son Dick, who had been an artist"⁷.

Another significant persona in the history of the Rattray Marsh property is the man for which it was named, Major James Halliday Rattray (1887-1959). A World War I hero (awarded the Military Cross) Rattray rose to the rank of Colonel, but was always known locally as Major. "He was a graduate of Queen's University with a degree in geology which led him to a career with Kerr Addison Gold Mines Ltd. in Cobalt. Rattray worked his way up to the position of vice-president during the years 1955-58"⁸. Major Rattray spent most of his weekends in Clarkson; he was a sociable man who enjoyed the company of distinguished people.⁹ Rattray hosted a number of notable guests at Barrymede including William Lyon Mackenzie King, Igor Sikorsky, the Grand Duchess Olga Alexandrovna and her husband Col. Nikolai Kulikovsky. Mr. Leonard Brockington Q.C. and Mr. Harry Seguin, were the major's executors and trustees and also counted among his close friends.

4.1.4 OTHER – HISTORICAL INTEREST

Cultural heritage resources associated with pre-historical and historical events.

The Rattray Marsh Conservation Area is rich in both cultural and natural histories. While it is a landscape of significant ecological interest (see section 4.1.6) it has also been home to many prominent

⁷ Hudson Bay Company. *Our History: People, H.H. Fudger*. Web. Date accessed October 2011.

⁸ Heritage Mississauga. *Heritage Profiles: James Rattray*. Web. Date accessed October 2011.

⁹ Hussey and Goulin, *Rattray Marsh then and Now*.

members the local Clarkson community and has been the domicile of and destination for individuals significant in both national and international histories.

While its past has many associations with the cultural elite, Rattray Marsh Conservation Area's more immediate history is greatly associated with the surrounding community. The fight to preserve the land was long and arduous, and was a mantle that was shouldered largely by concerned individuals who recognized the need to protect such an ecological treasure. The residents' struggle to preserve and protect Rattray Marsh will provide a tangible legacy for generations to come.

4.1.5 OTHER - OUTSTANDING FEATURES

A one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind.

The Rattray Marsh is a unique natural feature, being the last large marsh landscape between Toronto and Burlington and is one of the last remaining baymouth bar coastal wetlands on the western end of Lake Ontario. Designated as a *Natural Area*, a *Provincially Significant Wetland*, and an *Area of Natural and Scientific Interest*¹⁰, the marsh is home to a significant variety of plant communities, including rare and uncommon species and provides habitat for a variety of wildlife and migratory birds. The RMCA is also an important wildlife linkage within a larger matrix of natural areas within an urban landscape. The marsh is connected to other natural areas through the Sherridan Creek corridor as well as the Lake Ontario Shoreline.

4.1.6 SIGNIFICANT ECOLOGICAL INTEREST

Having value for its natural purpose, diversity and educational interest.

The Rattray Marsh Conservation Area is seen as an ecological gem within the City of Mississauga. The topography of the site varies greatly, from level floodplain to steep slopes¹¹ allowing for a variety of microclimates and conditions within a relatively small area. This variability allows for a great diversity of vegetation and wildlife; the City of Mississauga Natural Areas Survey notes that 13 vegetation communities have been mapped within the RMCA and 519 floral and 253 faunal species have been documented for the site.

The wetland area behind the bar is large and varied. As a result it can support varied plant communities and a large and varied population of insects, fish and wildlife. This would include species which live their entire life cycle in the marsh, some which move

¹⁰ Harrington and Hoyle Ltd. *Rattray Marsh Class Environmental Assessment for Credit Valley Conservation Final Environmental Study Report*.

¹¹ City of Mississauga Natural Areas Survey (2008)

to the marsh at specific times to breed or feed, and some which use the marsh as a resting feeding area during migration.¹²

An integral part of the protection and conservation of the marsh is education. Formed in 1979, the Rattray Marsh Protection Association (RMPA) has been integral to the area's long term protection and appreciation. The group is dedicated to ensuring that the community and its visitors benefit from quality educational, interpretive and stewardship opportunities at Rattray Marsh Conservation Area.

4.2 BUILT ENVIRONMENT

While the construction of the pumping station is likely associated with the development of the Rattray Estate subdivision, the structure is not significant in terms of its built heritage value and does not contribute to the heritage value of the surrounding landscape. The structure is not listed specifically on the City's registry nor is it identified in the City's Cultural Landscape Inventory as being a pertinent asset to the cultural heritage value of the Rattray Marsh Conservation Area.

5 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

5.1 RATIONALE AND PURPOSE OF THE PROPOSED DEVELOPMENT

In 2006, the Region of Peel completed a Municipal Class Environmental Assessment (EA) for the Bexhill Sewage Pumping Stations (SPS) that included public and review agency consultation, an evaluation of alternatives, an assessment of the impacts of the proposed works and identification of measures to mitigate any adverse impacts.¹³ The EA determined that the Bexhill Road SPS is at its capacity and that the potential impacts to the natural environment associated with the Rattray Marsh, a provincially significant wetland owned and managed by the Credit Valley Conservation, were significant enough such that new wastewater infrastructure must be designed and constructed outside of the Marsh boundaries.

Subsequently, the Region of Peel retained AECOM to design and oversee the construction of a water treatment plant expansion, two sewage pumping stations, and associated feedermain and forcemain works in order to enhance water supply and improve the environmental sustainability of wastewater collections. The location and construction of this infrastructure will take place outside of the Rattray Conservation Area. The sewage flows that once fed into the Bexhill SPS have been made redundant and consequently the Bexhill SPS is no longer needed and is proposed for demolition.

¹² Harrington and Hoyle Ltd. *Rattray Marsh Class Environmental Assessment for Credit Valley Conservation Final Environmental Study Report*.

¹³ Lorne Park Projects. *Class EA*. Web. Date accessed October 2011.

5.2 IMPACTS OF SITE ALTERATIONS ON CULTURAL HERITAGE RESOURCES

The demolition of the Bexhill SPS will involve the removal of the pump station itself as well as associated structures and infrastructure in the direct vicinity, including the removal of an existing underground diesel storage tank, the removal of an existing transformer, removal of concrete paving and precast pavers associated with the facility, as well as the partial demolition and abandonment of four (4) existing sanitary manholes. The impacts to the Rattray Marsh Conservation Area will be limited, with the extent of the demolition and associated works being contained to a small area, 631 square meters in size, around the existing pumping station; this area also accounts for a staging area for the construction activities. Construction access will be via Bexhill Road and the existing gravel access road that leads to the station.

In order to complete the removal of the structure, six (6) trees have been indicated for removal. The tree species include Eastern White Cedar (one double-stemmed specimen with 7.5cm dbh per stem), Staghorn Sumac, Ash (three trees under 13cm dbh), and Manitoba Maple (one tree with a 20cm dbh). The disturbance and removal of herbaceous species will also occur within the construction perimeter.

The proposal to remove the Bexhill SPS avoids the demolition and alteration of any significant cultural heritage landscape assets on site. While a handful of small trees will require removal to complete the demolition, they are not noteworthy species nor do they contribute in any significant way to the overall ecological community or the cultural heritage landscape; an overall effort has been made to limit the disturbance to the site and the demolition does not present any long term or lasting alterations or impacts to the cultural heritage landscape.

5.3 CONSIDERATION OF ALTERNATIVES, MITIGATION AND CONSERVATION METHODS

The proposed demolition plan is respectful of the heritage features of the site and does not negatively impact the cultural heritage landscape of the property.

The demolition plans identify a limited size construction area which is to be bounded by tree preservation hording (plywood).

5.4 MITIGATION FOR IMPACTED HERITAGE RESOURCES

Given the mitigation measures in place as part of the due course for such construction work such as tree preservation and sediment and erosion control, there are no other recommended mitigation measures over and above what has already been proposed.

5.5 SHORT TERM CONSERVATION MEASURES

It will be imperative that the demolition of the pumping station and the associated works be contained to the limits proposed. Erosion and sediment control during construction must be implemented to

ensure that runoff and sedimentation into the adjacent natural areas does not occur. It is also recommended that measures are taken to control erosion and sedimentation along the construction access. It will also be important to protect all landscape features including boardwalks, the trail head kiosk and viewing node located in the vicinity of the pumping station. Trees to remain that are adjacent to the proposed construction work or access way shall be protected for the duration of the construction.

5.6 LONG TERM CONSERVATION MEASURES

The demolition of the proposed pumping station will result in the loss of both woody and herbaceous vegetation. While the loss of this vegetation will not significantly impact the cultural heritage value of the overall RMCA landscape, it will be important that long term care and management of the natural areas associated with the demolition is undertaken. Credit Valley Conservation has been involved in the post-demolition site restoration recommendations and has advised the engineering consultants in the final layout and grading of the site. At the time this report was written, the final restoration plans being prepared by CVC were not available for review and comment, however, it is understood that the general intent is to restore and ecologically enhance the landscape.

5.7 RECOMMENDED PROTECTION AND ENHANCEMENT MEASURES

As stated above, it is recommended that the site be restored to its original state or better with regards to the ecological communities that will be impacted.

5.8 IMPACTS TO ADJACENT HERITAGE FEATURES

Should all precautions and controls be adhered to during the demolition activities and the work is contained to the location indicated on the site plans, there should be no impacts to adjacent heritage features.

6 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The Bexhill Sewage Pumping Station is not a significant built heritage structure in terms of both its built form and its negligible associations to significant persons or events. The pumping station also has limited associations with the landscape itself and is not a prominent feature in the history of the property.

The property in which the SPS is located, the Rattray Marsh Conservation Area, is an important cultural heritage landscape both for its unique natural features and ecological composition as well as for its many ties to prominent persons in both local and national history.

The proposed demolition of the Bexhill Sewage Pumping Station will not compromise the ecological and cultural integrity of the RMCA and, with the recommendations provided within this report, will have a limited impact on the cultural heritage landscape resources on the site.

6.1 RECOMMENDATIONS

The Ontario Heritage Act's criteria for determining cultural heritage value or interest are as follows:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

The property does meet several of the criteria for heritage designation under Ontario Regulation 9/06, the Ontario Heritage Act, given that it has several direct associations with prominent persons significant to the collective history of the community, as well as having contextual value as a cultural heritage landscape

While the property does meet criteria for designation, the site is currently protected by a number of policies and designations (ANSI, Provincially Significant Wetland etc.) and is owned and operated by CVC as a conservation area. Furthermore, because so much of the cultural history of the property is of an intangible nature (associations with historical persons) and because the current jurisdictions presiding over the property advocate for the protection, preservation and conservation of the environmental and ecological elements features of the RMCA, features which contribute to its makeup as a cultural heritage landscape, it is not recommended that the property be designated as a cultural heritage landscape at this juncture in time.

7 QUALIFICATIONS

Shannon Baker, BLA, OALA, CSLA, CAHP.

Shannon is an award-winning Senior Landscape Architect with Ecoplans (a member of the MMM Group Limited) and an Associate of the firm. She is a full member of the Ontario Association of Landscape Architects, the Canadian Society of Landscape Architects and the Canadian Association of Heritage Professionals. Shannon's experience with historical research and site design have informed her in her work on restoration plans for national historic sites, design/development guideline packages for parks and open spaces with heritage elements, and historic streetscape design and rehabilitation guidelines. In addition, Shannon has been involved in numerous heritage conservation district studies and plans, as well as heritage impact assessments and statements of cultural heritage landscape significance.

Erin Eldridge, BLA, OALA Associate, CAHP Intern

Erin is a landscape architectural intern with design experience in both the public and private sectors of the landscape architectural profession. A background in both landscape architecture and ecological restoration, has given Erin a strong understanding of the complex relationship between people and the environment, which can be seen in the quality of her work. As an associate member of the Ontario Association of Landscape Architects and member of the Heritage Canada Foundation, Erin has been involved with a number of heritage district studies and plans as well as with creating sensitive landscapes that reflect the heritage character of a site. Erin's project experience includes work on the City of Kitchener's Civic Centre Heritage Conservation District, the City of Windsor's Sandwich Heritage Conservation District and the West Woodfield Conservation District in London Ontario.

Curricula vitae are appended to this report.

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<http://www.heritagemississauga.com/page/James-Ratray>. Date accessed October 2011.

Lorne Park Projects. *Class EA*. <http://lorneparkprojects.ca/index.php?page=public-info-pdf-files-2>. Date accessed October 2011.

City of Mississauga Natural Areas Survey (2008). *Natural Areas Fact Sheet CL9 (Ratray Marsh)*.

http://www6.mississauga.ca/onlinemaps/planbldg/nas/key_map/nasmap.pdf. Date accessed October 2011.

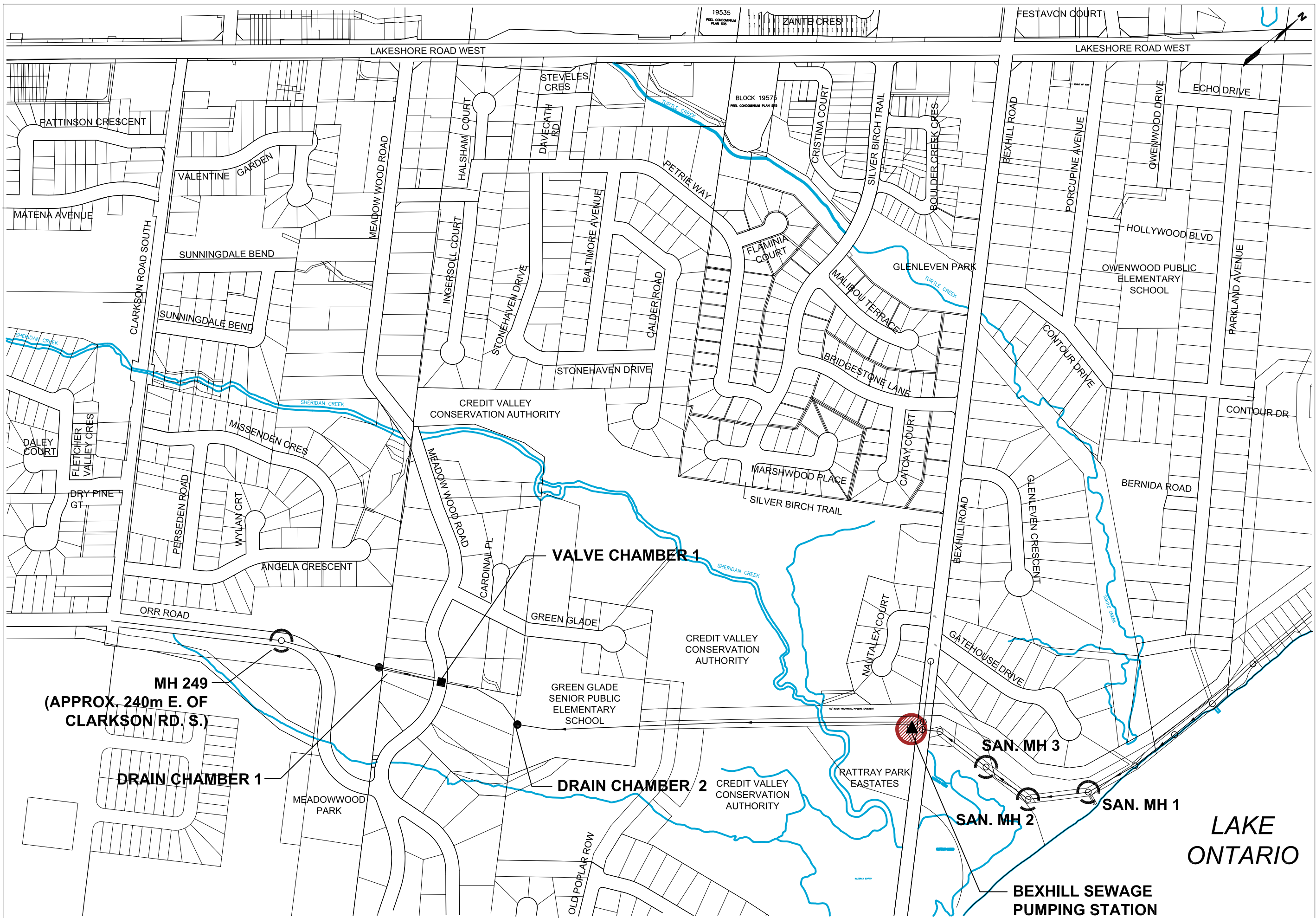


Figure 1. Location Map
 Cultural Landscape Heritage Impact Statement | 550, 680, 699 Bexhill Road, Mississauga ON



1 Looking toward the pumping station from the central gravel area



2 Looking toward the site access from Bexhill Road from the central gravel area



3 Looking toward the information kiosk from the trail intersection



4 Looking toward the information kiosk from the trail intersection



5 Looking toward the pumping station from the central gravel area



6 Looking toward the cultural meadow and a trail head from the central gravel area

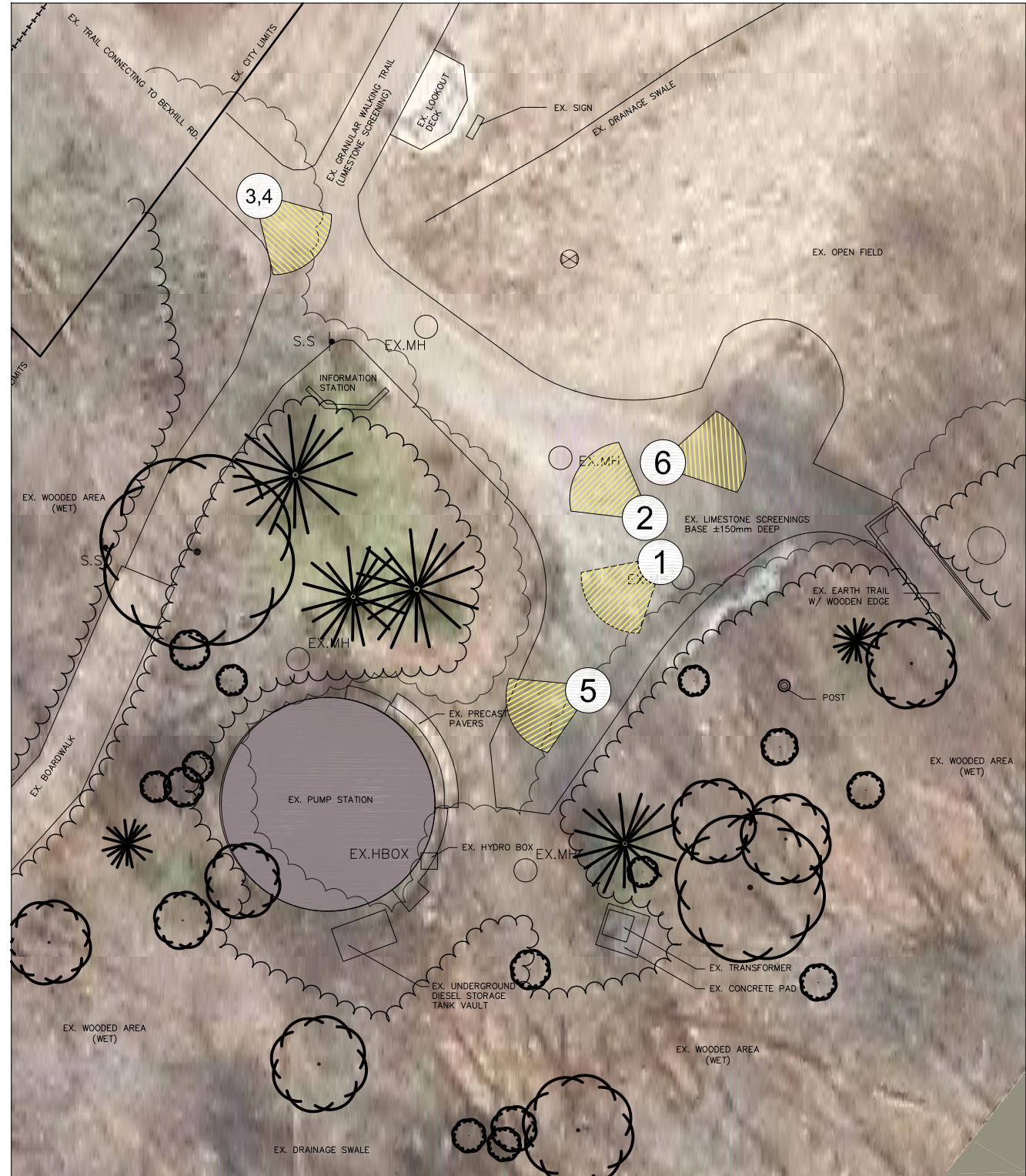


Figure 2. Visual Inventory (Exterior)
Cultural Landscape Heritage Impact Statement | 550, 680, 699 Bexhill Road, Mississauga ON



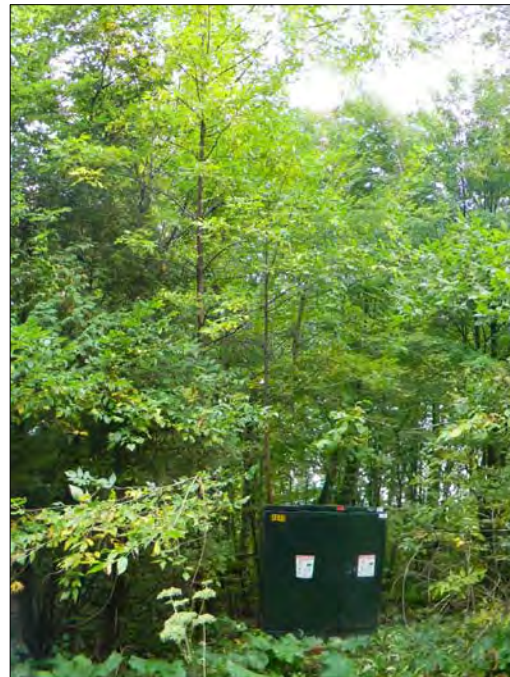
7 Looking toward the cultural meadow from the central gravel area



8 Looking toward the pump station from the wooded area



9 Looking toward the pump station entrance



10 Looking toward the transformer from the pump station



11 Looking toward the boardwalk trail (left) and pump station (right) from wooded area



12 Looking toward the boardwalk trail from behind the pump station (right)

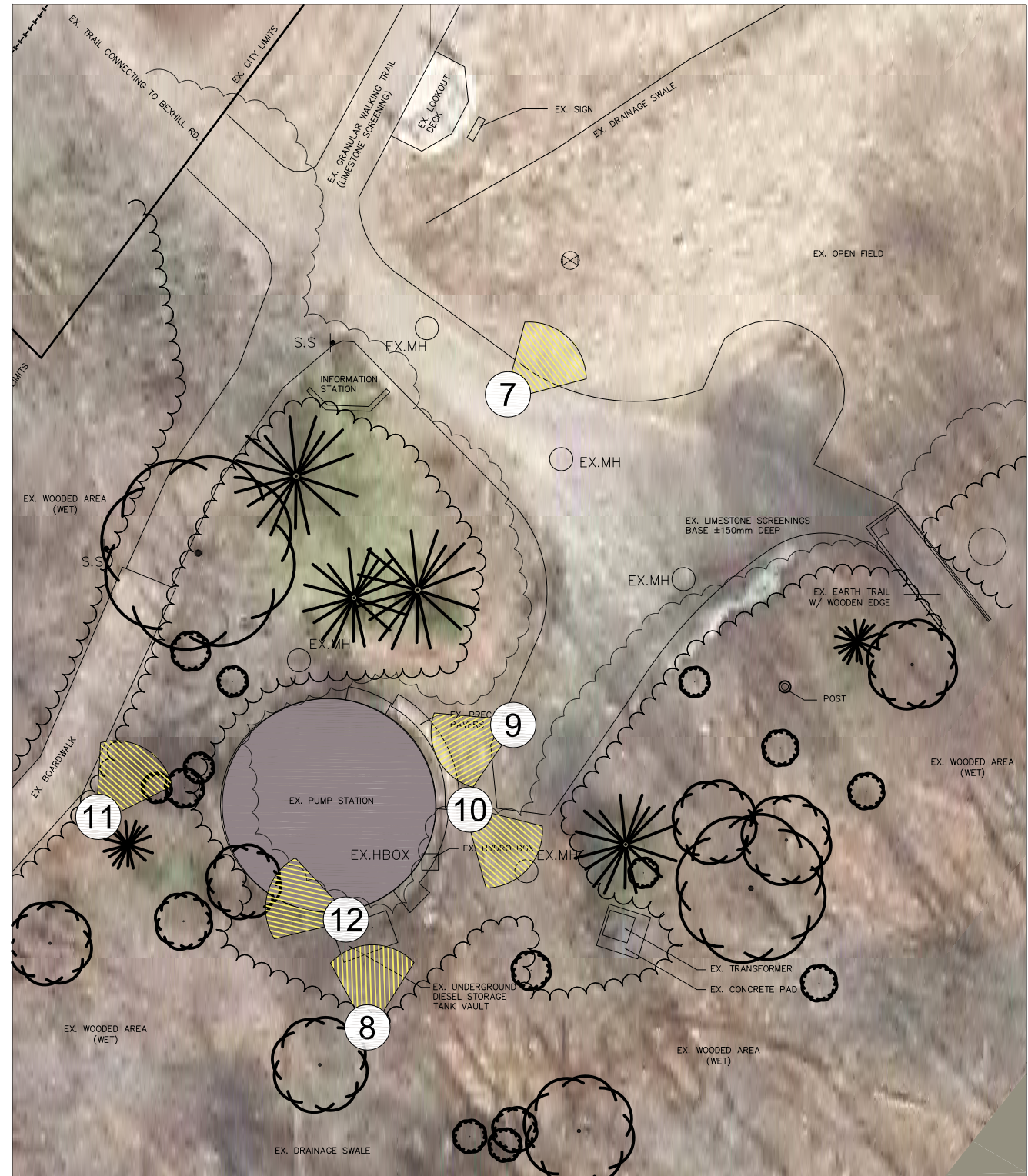
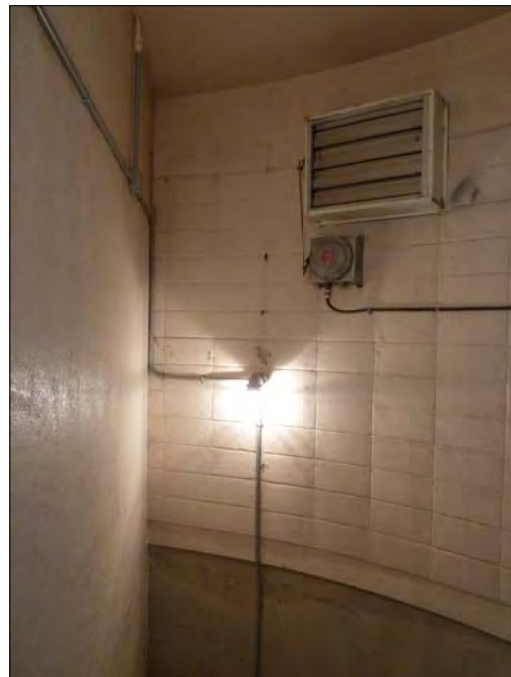


Figure 3. Visual Inventory (Exterior)
Cultural Landscape Heritage Impact Statement | 550, 680, 699 Bexhill Road, Mississauga ON



Interior views of the machinery and equipment within the Bexhill Pumping Station.

Figure 4. Visual Inventory (Interior)

Cultural Landscape Heritage Impact Statement | 550, 680, 699 Bexhill Road, Mississauga ON




Figure 5. Historical Map of Toronto Township, 1877

Cultural Landscape Heritage Impact Statement | 550, 680, 699 Bexhill Road, Mississauga ON

Cultural Landscape Heritage Impact Statement

550, 680, 699 Bexhill Road | Mississauga ON



Ecoplans Limited | October 2011

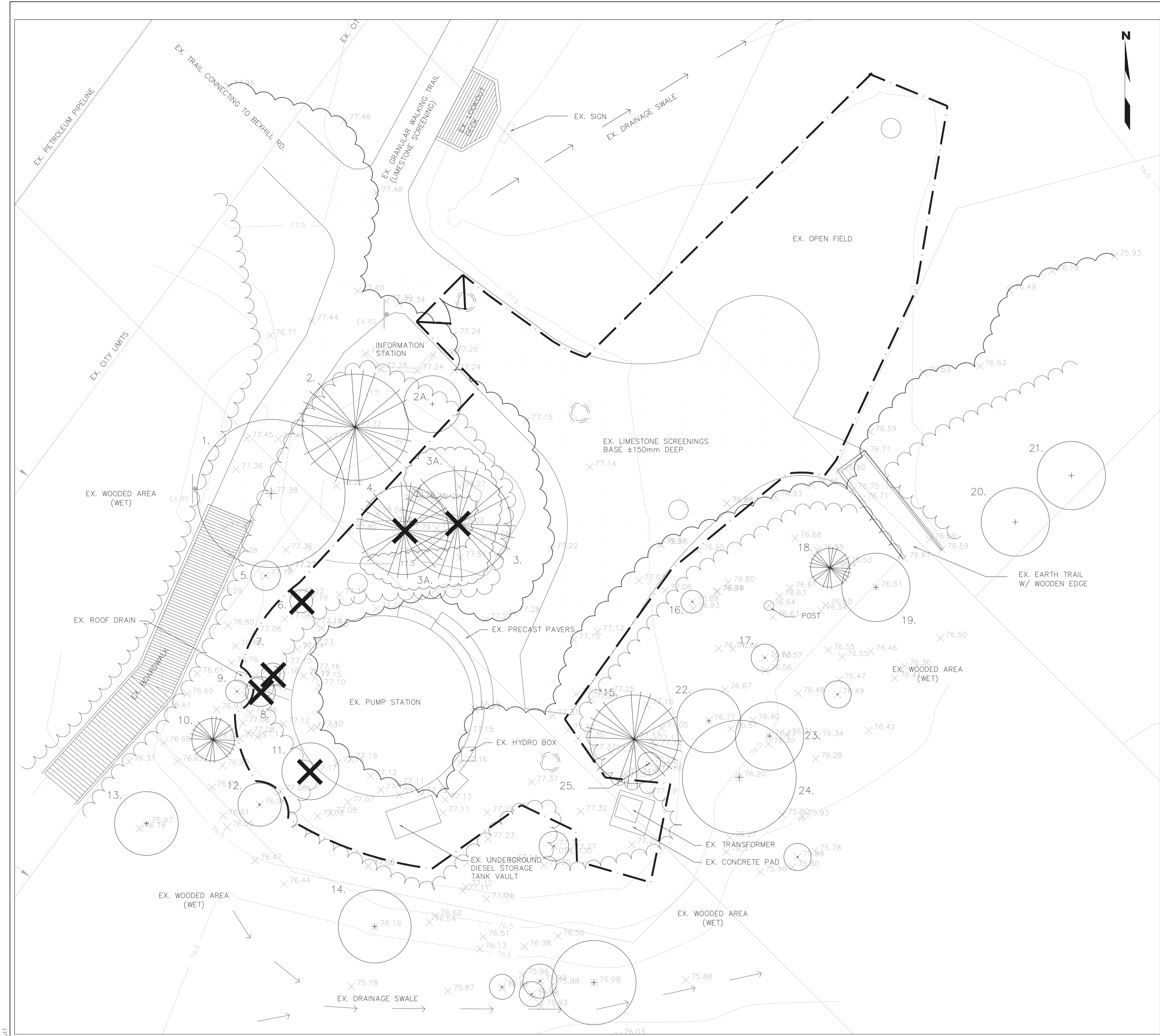
Appendix A: Existing and Proposed Site Plans

REVISIONS		
DATE	DETAILS	INIT.
SEPTEMBER 23, 2011	A - ISSUED FOR 90% REVIEW	B.D.

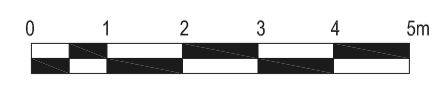
- LEGEND**
- EXISTING GRANULAR PATH
 - EXTENT OF TREE CANOPY / DRIP LINE
 - EXTENT OF UNDERSTOREY VEGETATION
 - EXISTING CONTOUR
 - TREE PRESERVATION HOARDING (PLYWOOD) SEE DETAIL ON C7
 - EXISTING DECIDUOUS TREE
 - EXISTING CONIFEROUS TREE
 - EXISTING TREE TO BE REMOVED
 - EXISTING SANITARY MANHOLE
 - EXISTING SANITARY MANHOLE (BELOW GRADE)
 - DIRECTION OF ABOVE GROUND DRAINAGE

EXISTING TREE INVENTORY

TREE No.	SPECIES	COMMON	SIZE (cm)	CONDITION (Good, Fair, Poor)	REMOVALS
1	Fraxinus sp.	Ash	30	Good	Retain
2	Pinus strobus	Eastern White Pine	28	Good	Retain
2A	Fraxinus sp.	Ash	12.5	Good	Protect
3	Thuja occidentalis	Eastern White Cedar	7.5,7.5	Good	Protect
3A	Rhus typhina	Staghorn Sumac	Group	Good	Remove
4	Thuja occidentalis	Eastern White Cedar	5,5,5,5	Good	Protect
5	Fraxinus sp.	Ash	15	Fair	Protect
6	Fraxinus sp.	Ash	12.5	Fair	Protect
7	Fraxinus sp.	Ash	10	Fair	Protect
8	Fraxinus sp.	Ash	10	Fair	Protect
9	Fraxinus sp.	Ash	10	Fair	Protect
10	Tsuga Canadensis	Eastern Hemlock	10	Poor	Protect
11	Acer negundo	Manitoba Maple	20	Fair	Remove
12	Fraxinus sp.	Ash	17.5	Good	Protect
13	Fraxinus sp.	Ash	20	Good	Retain
14	Fraxinus sp.	Ash	30	Fair	Retain
15	Thuja occidentalis	Eastern White Cedar	7.5	Good	Protect
16	Fraxinus sp.	Ash	7.5	Good	Protect
17	Fraxinus sp.	Ash	7.5	Good	Retain
18	Pinus strobus	Eastern White Pine	12	Fair	Retain
19	Carpinus caroliniana	Blue Beech	30	Good	Retain
20	Fraxinus sp.	Ash	30	Fair	Retain
21	Fraxinus sp.	Ash	30	Fair	Retain
22	Celtis occidentalis	Hackberry	30	Good	Retain
23	Celtis occidentalis	Hackberry	30	Good	Retain
24	Fraxinus sp.	Ash	20,15,10	Good	Retain
25	Fraxinus sp.	Ash	30	Good	Protect



NOTES:
 1. TREE PROTECTION HOARDING - PRIOR TO CONSTRUCTION, ALL TREES TO BE PRESERVED SHALL BE PROTECTED WITH HOARDING. THIS HOARDING IS TO BE INSTALLED AT A MINIMUM DISTANCE TO DRIP-LINE OR ALONG THE EDGE AND PARALLEL TO A TREE PROTECTION ZONE. REFER TO DETAIL ON C7.
 2. REMOVE ALL VEGETATION ATTACHED TO EXISTING STRUCTURES



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Approved by _____
 Approved by _____



DEMOLITION OF THE BEXHILL SEWAGE PUMPING STATION
 EXISTING SITE CONDITIONS, TREE INVENTORY & REMOVALS

Scale	1:150	File Ref.	60114028	Project No.	05-2990 05-2220
Checked by	S.U.	Drawn by	T.M.	Plan No.	C1
Date	JUNE/11	Sheet	of		

FILE: C:\dwp\layout\Layout1

REVISIONS		
DATE	DETAILS	INIT.
SEPTEMBER 23, 2011	A - ISSUED FOR 90% REVIEW	B.D.



LEGEND

- STRUCTURE TO BE DEMOLISHED
SEE DRAWINGS S1, S2 & E1-5
- SAN-MH
- EX. SAN. MANHOLE - TO BE PARTIALLY DEMOLISHED AND ABANDONED
SEE DRAWINGS C4 & C5
- EX. SAN. SEWERS - TO BE FILLED WITH CONCRETE
SEE DRAWINGS C4 & C5
- EX. SERVICING TO BE REMOVED
- EX. HYDRO AND PHONE CONDUITS
- EX. WATERMAIN
- TREE PRESERVATION HOARDING
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXTENT OF TREE CANOPY / DRIP LINE
- EXTENT OF UNDERSTOREY VEGETATION
CANOPY / DRIP LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE

LEGEND

- STRUCTURE TO BE DEMOLISHED
SEE DRAWINGS S1, S2 & E1-5
- EX. SAN. MANHOLE - TO BE PARTIALLY DEMOLISHED AND ABANDONED
SEE DRAWINGS C4 & C5
- EX. SAN. SEWERS - TO BE FILLED WITH CONCRETE
SEE DRAWINGS C4 & C5
- EX. SERVICING TO BE REMOVED
- EX. HYDRO AND PHONE CONDUITS
- EX. WATERMAIN
- TREE PRESERVATION HOARDING
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXTENT OF TREE CANOPY / DRIP LINE
- EXTENT OF UNDERSTOREY VEGETATION
CANOPY / DRIP LINE
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE



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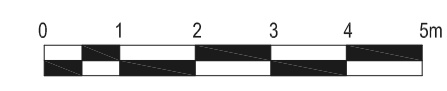
Approved by _____ Approved by _____



DEMOLITION OF THE BEXHILL
SEWAGE PUMPING STATION
SITE REMOVALS PLAN


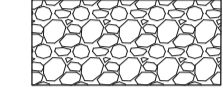

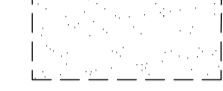
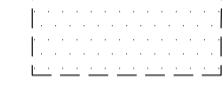
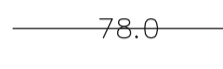
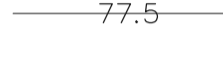









Scale	1:100	File Ref.	60114028	Project No.	05-2990 05-2220
Checked by	S.U.	Drawn by	T.M.	Sheet	of
Date	JUNE/11	Plan No.	C3		

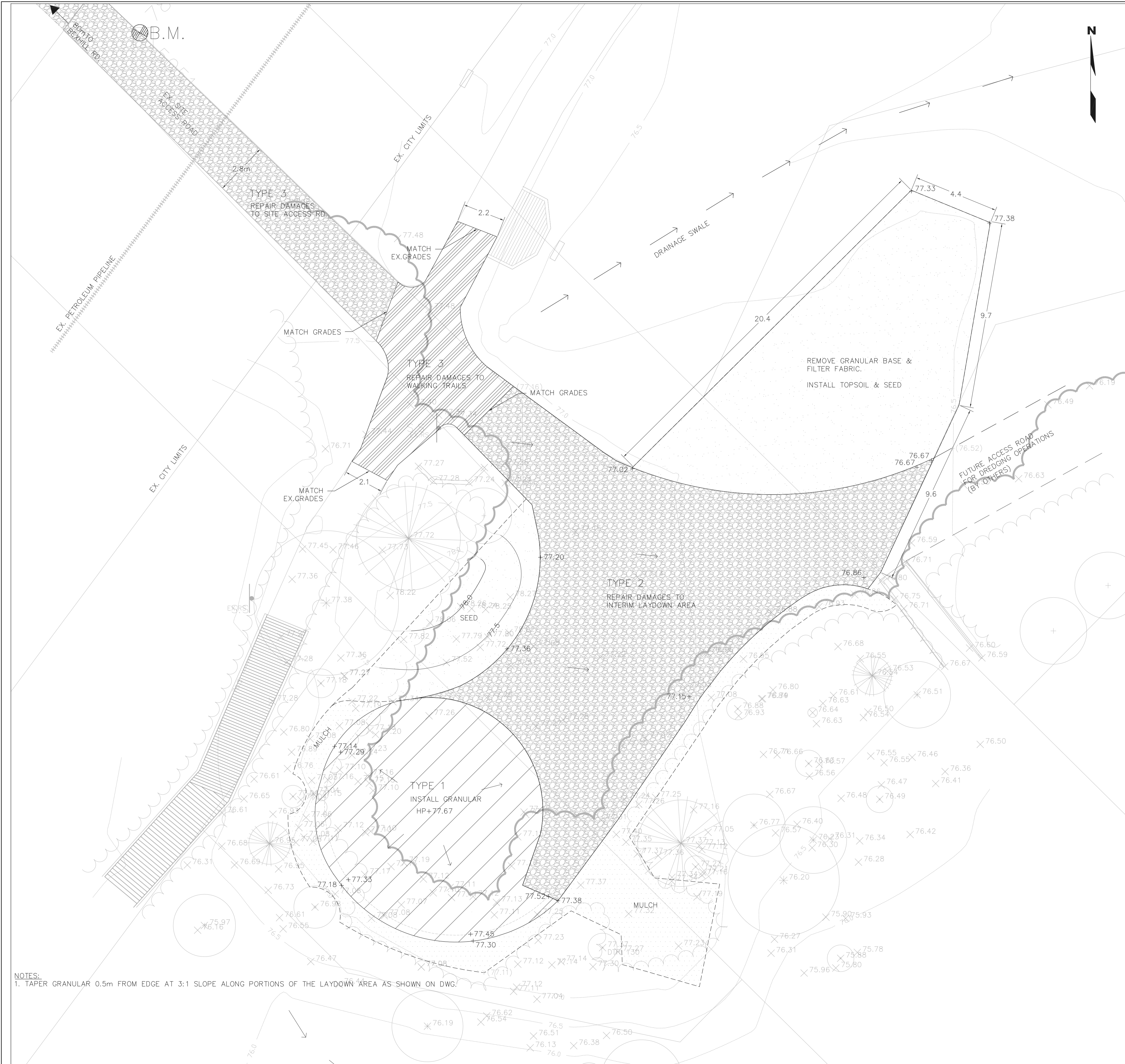
FILE: C3.dwg, LAYOUT: Layout1



REVISIONS		
DATE	DETAILS	INIT.
SEPTEMBER 23, 2011	A - ISSUED FOR 90% REVIEW	B.D.

LEGEND

-  TYPE 1 GRANULAR BASE - 50mm CRUSHER RUN, 300mm DEEP
SEE DETAIL 1 ON C7
-  TYPE 2 GRANULAR BASE - 19mm CRUSHER RUN, 150mm DEEP
SEE DETAIL 2 ON C7
-  TYPE 3 GRANULAR BASE - LIMESTONE SCREENINGS, 150mm DEEP
SEE DETAIL 3 ON C7
-  GRASS SEED AS PER NOTE
-  WOOD MULCH AS PER NOTE
-  78.0 PROPOSED CONTOUR (MAJOR)
-  77.5 PROPOSED CONTOUR (MINOR)
-  76.0 EXISTING CONTOUR
-  + 76.0 PROPOSED SPOT ELEVATION
-  EXTENT OF TREE CANOPY / DRIP LINE
-  EXTENT OF UNDERSTOREY VEGETATION CANOPY / DRIP LINE
-  EXISTING DECIDUOUS TREE
-  EXISTING CONIFEROUS TREE
-  SAN-MH EXISTING SANITARY MANHOLE
-  DIRECTION OF ABOVE GROUND DRAINAGE
-  B.M. BENCH MARK LOCATION



NOTES:
 1. TAPER GRANULAR 0.5m FROM EDGE AT 3:1 SLOPE ALONG PORTIONS OF THE LAYDOWN AREA AS SHOWN ON DWG.

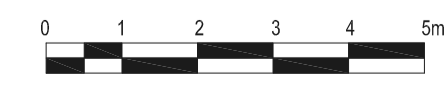
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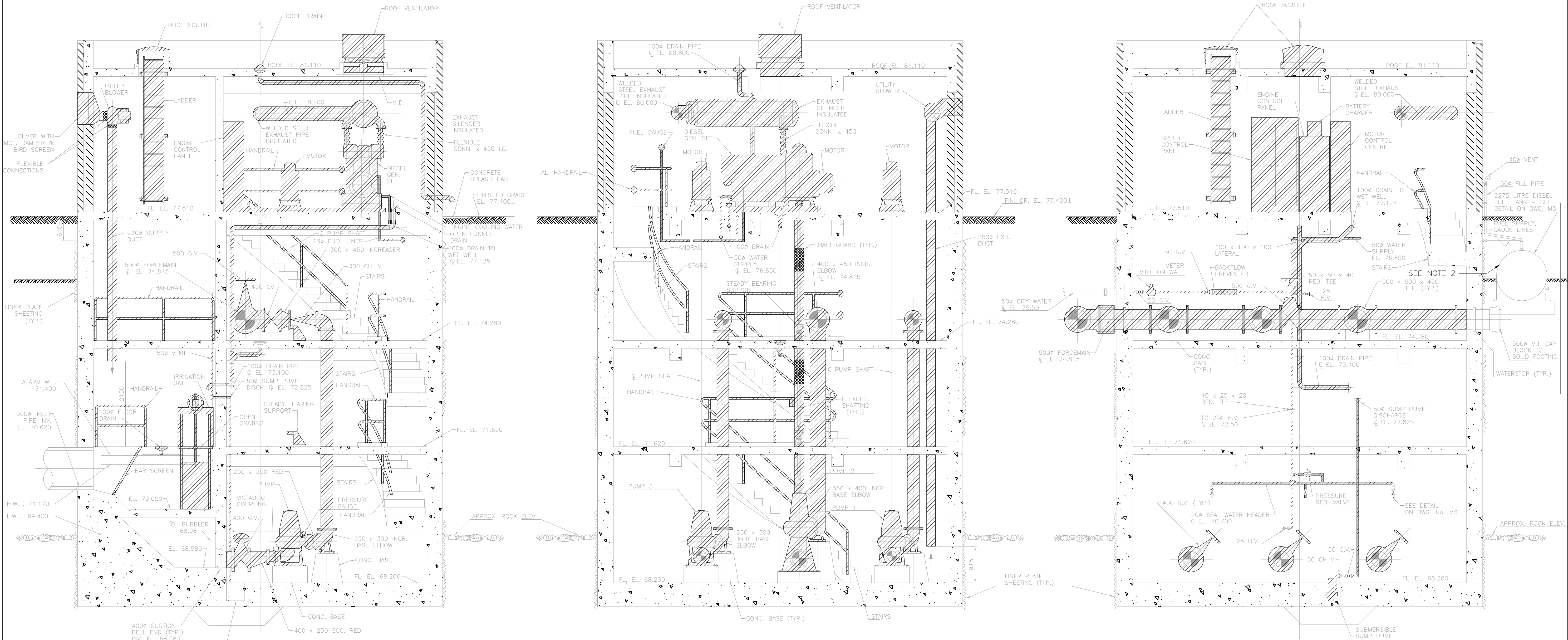
DEMOLITION OF THE BEXHILL SEWAGE PUMPING STATION
FINAL LAYOUT AND GRADING PLAN

Scale	1:150	File Ref.	60114028	Project No.	05-2990 05-2220
Checked by	S.U.	Drawn by	T.M.	Sheet	of
Date	JUNE/11	Plan No.	C6		



FILE: C6.dwg, LAYOUT: Layout1

REVISIONS		
DATE	DETAILS	INIT.
SEPTEMBER 23, 2011	A - ISSUED FOR 90% REVIEW	D.M.



SECTION A
M1

SECTION B
M1

SECTION C
M1

- DEMOLITION NOTES:**
1. REMOVE ALL EQUIPMENT, PIPING AND APPURTENANCES FROM STATION EXCEPT FOR CONCRETE ENCASED PIPING (EG. DRAIN PIPING, SUCTION PIPING), EMBEDDED BASE PLATES, MOUNTING STUDS/ANCHORS.
 2. DIESEL OUTDOOR FUEL TANK HAS PREVIOUSLY BEEN REMOVED FROM CONCRETE VAULT. REMOVE CONCRETE VAULT AND DISPOSE OF OFF SITE.

LEGEND:
 REMOVALS

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Approved by _____ Approved by _____

Region of Peel
Working for you


DEMOLITION OF THE BEXHILL
 SEWAGE PUMPING STATION
 PIPING AND EQUIPMENT
 REMOVALS

Scale	1:50	File Ref.	60114028	Project No.	05-2990
Checked by		Drawn by			05-2220
Date	SEPT. 2011	Sheet	of	Plan No.	M2

FILE: M2.dwg; LAYOUT: M2

Cultural Landscape Heritage Impact Statement

550, 680, 699 Bexhill Road | Mississauga ON



Ecoplans Limited | October 2011

Appendix B: Land Registry Documents

SHEET NO. 2
 LOT NO. 26
 CON. NO. 3608
 RANGE NO.

Journals of Grants

SHEET NO. 2
 LOT NO. 26
 CON. NO. 3608
 RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
64999	Grant	21 Mar 1951	27 Oct 1951	Dorothy M. Burton	Margaret L. Stafford			discharge of No. 53742
66867	Grant	21 Mar 1952	28 Mar 1952	J. Vincent Eastman	David H. Maxwell			10000 part as in No. 64742
76618	Grant	25 Mar 1952	28 Mar 1952	David H. Maxwell	The Imperial Life Assurance Co.			55000 part as in No. 64742
77573	Grant	30 Oct 1952	22 Nov 1952	Cross, Limited	South East Board of Education of Clarke			22000 part as in No. 64742
79797	Grant	3 Mar 1954	15 Mar 1954	William H. Draxford	The Corporation of the Township of Toronto			57500 part attached
81057	Grant	13 May 1954	19 May 1954	Margaret Duke	Doris B. Rodley & John L. Rodley as joint tenants			20000 part sketch attached
	BY-LAW	1 JUNE 54	9 JUNE 54	RE SUBDIV. CONTROL				
81630	Grant	2 Jun 1954	16 Jun 1954	Doris B. Rodley & John L. Rodley	The Mutual Life Assurance Company			45000 part as in No. 81057
82686	Grant	23 July 1954	23 July 1954	The Imperial Life Assurance Co.	Roberta K. Haine			discharge No. 81057
90106	Grant	25 Oct 1954	10 Nov 1954	James S. Cadman	The Imperial Life Assurance Company of Canada			20000 part as in No. 81057
90107	Grant	25 Oct 1954	10 Nov 1954	James S. Cadman	James S. Cadman			discharge No. 81057
102320	Grant	14 Jan 1957	12 Mar 1957	Interprovincial Pipe Line Company	Profile Plan			
102681	Grant	15 Mar 1957	2 Apr 1957	Interprovincial Pipe Line Company	James H. Rattray			195600 part as in (1) + (2) of No. 45588
112191	Grant	25 Mar 1957	26 Mar 1957	The Imperial Life Assurance Co.	David H. Maxwell			discharge No. 66505
110304	Grant	21 Mar 1958	17 May 1958	Roberta K. Haine	Edithe M. Haine			10000 part as in No. 81057
110305	Grant	21 Mar 1958	17 May 1958	Edithe M. Haine	Robert W. Haine			discharge No. 81057
110306	Grant	21 Mar 1958	17 May 1958	The Imperial Life Assurance Co.	The Imperial Life Assurance Co.			discharge No. 81057

RECORDED
 INDEXED
 NO. 1011

DISCHARGED BY NO. 1216 15275-261. 1/1/66

DISCHARGED BY NO. 1541 15416-15417. 1/1/66

DISCHARGED BY NO. 1541 15416-15417. 1/1/66

DISCHARGED BY NO. 1541 15416-15417. 1/1/66

SHEET NO. 26
 LOT NO. 26
 CON. NO. 3508
 RANGE NO.

Township of Toronto

SHEET NO. 4
 LOT NO. 26
 CON. NO. 3508
 RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
	See Deposit No							
34407 VS	Notice of Application for Part of Title	10th Mar 1967	13th Mar 1967	Person Construction Limited, Tomeran Construction Limited, Toronto-Hamilton Leaseholds Limited, Toronto Income Estates Limited & Pilodeau Investments Limited	Person Construction Limited, Tomeran Construction Limited, Toronto-Hamilton Leaseholds Limited, Toronto Income Estates Limited & Pilodeau Investments Limited			Part of Title 25, 26 & 27 Concession 3 South of Dundas Street - sketch attached - See Lot 25-3508 for description
34874 VS	Deed	16th Apr 1967	16th Apr 1967	Edwin J. Garganese	David J. H. Scott		\$75.00	in full discharge of \$75.00
35000 VS	Deed	15th Apr 1967	17th Apr 1967	Edwin J. Garganese & Joseph David J. H. Scott	Edwin J. Garganese & Joseph David J. H. Scott		\$227.00	in full discharge of \$227.00
36891 VS	Part of Title	14th Apr 1967	14th Apr 1967	Person Construction Limited, Tomeran Construction, Toronto-Hamilton Leaseholds Limited, Toronto Income Estates Limited and Pilodeau Investments	Person Construction Limited, Tomeran Construction, Toronto-Hamilton Leaseholds Limited, Toronto Income Estates Limited and Pilodeau Investments			Part of Title 25, 26 & 27 Con. 3508 at 4:30 P.M. on March 30, 1967 of Parts of Lots 25, 26 & 27 - Con. 3508 sketch attached - See Lot 25 - 3 S. D. S. for description (C.T.A. 499)
43123 VS	Agreement	27th May 1967	26th June 1967	Person Construction Limited et al	The Corporation of the Township of Toronto by City 1566868 (Clemens M. Heiman) et al			100 sq. ft. lot & 1/2 in. lot 25 3 S. D. S. for description
46382 VS	Part	17th July 1967	25th July 1967	Giovanni Santalucia et al (P)	David Scott et al (D)			In order to discharge Nos. 1776 VS, 1905 VS, 360 VS, 1905 VS & to vacate Nos. 3371 VS, 2454 VS, 2442 VS & 2099 VS
802	Plan	21st July 1967	31st July 1967	Rattray Park Estates	Subd. Part 25, 26 & 27, Toronto			3 S. D. S.
50610 VS	Easement	29th May 1967	5th Sept. 1967	Rattray Park Estates - by City - Clemens M. Heiman (1566868) et al	The Corp. of the Corp. of Toronto			200 sq. ft. parts of L. @ 20' strip lying 10.00' either side centre line - Comm. at EL lot 89 Plan 802 thence NE 125.00' @ 66' strip lying W & SW & adjoining limit & limit produced - Comm. in SW limit lot 1 Plan 802 at N extremity of Old Poplar Row Plan 802. Thence NW 53.94' x NW 143.64' x NW 274.00' x NW (cont) 196.69' x NW 368.00' x 90'.
50611 VS	Easement	18th May 1967	5th Sept. 1967	Rattray Park Estates - by City - Clemens M. Heiman (1566868) et al	The Corp. of the Corp. of Toronto			200 sq. ft. parts of L. @ 15' strip east of & adjoining line - Comm. in NW limit lot 92 Plan 802, 800' SW of W.L. Thence NW 450' @ 15' strip - Comm. in SW limit lot 92 Plan 802, 200' SW of W.L. Thence SE 200' x SW 165' to centre line

SHEET NO. 5
 LOT NO. 26
 CON. NO. S.S.D.S.
 RANGE NO.

Township of Toronto

SHEET NO. 5
 LOT NO. 26
 CON. NO. S.S.D.S.
 RANGE NO.



NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
51966 VS	Easement	29 May 1967	20 Sept 1967	Rathay Park Estates - by Atty. Clemens M. Frisman (15662 G.R.) et al	The Corp. of the Corp. of Toronto Comm. at EL lot 89 Plan 802 ① A 66' strip lying W & SW & adjoining limit & limit produced - Comm. in SW limit lot 1 Plan 802 at N. extremity of Old Poplar Roe Plan 802 thence via 53.94' x NW 143.54' x NW 274.00' x NW (arc) 196.68' x NW 368.00' to a point distant 191.00' NE from a point in NW limit lot 89 Plan 802 distant 10.00' NW of EL ② & ③.	2.00 AC. Parts of O.P. 70	strip lying 10.00' either side of line thence N.E. 25.5'	
55246 VS	MORTGAGE	29 Sept 1967	28 Oct 1967	Procon Construction Limited et al as "Rathay Park Estates" et al (by Atty. 15662 G.R.)	Eastern Chateaufort Trust Company, trustee of "Rathay Park Estates" et al Trust		DISCHARGED BY No. 44808205. 20/1/86 792,500.00 Part of O.L. Loan	2,276.67 S.E. from N.E. of lot 26, thence S.W. 623.57' x S.W. 251.65' x S.W. 441.27' x N.W.
								90.05' x S.W. 140' x S.W. 160' x S.W. 96.28' x N.W. 209.28' x S. 1.254.37' x S.W. 263.67' x S.W. 104.75' x S.W. 299.08' x S.E. 173.37' x S.E. 21.23' x N.E. 20.77' x N.E. 129.22' x N.E. 147.60' x N.E. 262.59' x N.E. 122.71' x S.E. 175.06' x N.E. 208' x S.E. 450' x N.E. 417.45' x S.E. 272.31' x S.W. 394.05' x S.W. 200' x S.E. 27.50' x S.E. 75' x S.E. 187.25' x S.E. 178.47' x N.E. 464.29' x N.E. 69.85' x N.W. 53.24' x N.W. 143.64' x N.E. 166.02' x N.E. 524.37' x N.E. 266.08' x N.E. 251.90' x N.E. 259.16' x N.W. 1,214.78' x S.W. 240.61' x S.W. 105' x N.W. 145' x N.W. 445' x N.E. 130' x N.W. 289.75' x N.E. 73.25' (arc) x N.E. 130' x N.W. 67.01' to a pt of O.L.
56594 VS	D.M.	2 Nov 1967	6 Nov 1967	Eastern & Chateaufort Trust Company	Rathay Park Estates			Discharged 20/1/81 No. 162762
56604 VS	D.M.	2 Nov 1967	6 Nov 1967	Eastern & Chateaufort Trust Company	Rathay Park Estates			Discharged 20/1/81 No. 162762
63514 VS	N.M.	16 Nov 1967	22 Jan 1968	Anthony M. Pelullo	John & R.W. Stannard Kianya & M. M. Stannard			Discharged 7/1/81 No. 162762
R.112036 VS	Cert.	19 June 1969	26 June 1969	Treasurer's Consent	William H. Truwith Est.			re: No. 162762
R.133011 VS	Cert.	17 Nov 1969	9 Feb 1970	Treasurer's Consent	Isabella Brown Est.			re: No. 58253
134349 VS	Q.C.	5 Feb 1970	27 Feb 1970	Glendon Properties Limited	Arthur N. Brown			20000.00 Part Comm. 10000.00 10000.00 in Thence 50000.00

SHEET NO. 5
 LOT NO. 26
 CON. NO. 3 S.D.S.
 RANGE NO.

Township of Toronto

SHEET NO. 5
 LOT NO. 26
 CON. NO. 3 S.D.S.
 RANGE NO.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	AREA	CONSIDERATION	REMARKS
134350VS	Grant	19 Jan. 1970	27 Feb. 1970	Arthur N. Brown	Malcolm J. Burwash to use		2.00 ac. Part assn No. 134349VS	
134351VS	MORTGAGE	28 Jan. 1970	27 Feb. 1970	Malcolm J. Burwash	Canada Permanent Trust Company		25,500.00	Part assn No. 134349VS DISCHARGED BY No. 517949
134352VS	MORTGAGE	28 Jan. 1970	27 Feb. 1970	Malcolm J. Burwash	Jean A. Elie		8,000.00	Part assn No. 134349VS DISCHARGED BY No. 173601VS
136752VS	D.M.	19 Apr. 1970	19 Apr. 1970	The Mutual Life Insurance Company of Canada	John H. Bentley & Sons			Discharge No. 201/21/88
137823VS	Order in Council	3 Apr. 1970	15 Apr. 1970	Crown	Department of Highways (Ontario)			Transfer of highway to Town of Mississauga by Order in Council OC-922170. See order and plan attached. D.H.O. No. P-1954-78.
143809VS	Notice of Application for Cert. of Title	29 June 1970	30 June 1970	Allen Leven Properties Limited has applied for Cert. of Title of Part of lot 26 - Con. 35. S.D.S. shown as Part 1 on attached sketch.				
148022VS	D.M.	13 Aug. 1970	20 Aug. 1970	Canada Permanent Trust Company (the) (266357445)	Brown Construction Limited, Toronto			Discharge No. 201/21/83 55246VS
				Trustee of J. H. Rathay Memorial Trust	Toronto Hamilton Leaseholds Limited, Toronto Income Estates Limited & Tribocean Investments Limited or Rathay Park Estates			
156362VS	MORTGAGE	1 Aug. 1970	4 Dec. 1970	Jan B. Stocicek & Robert R. Stocicek estate	Jan B. Stocicek & Robert R. Stocicek		2.00 ac.	Discharge No. 110305 Con. 35 S.D.S. DISCHARGED BY No. 46385720
174541VS	MORTGAGE	15 June 1971	25 July 1971	Malcolm J. Burwash	Hedwig Lewenberg		9,500.00	Part assn No. 174540VS DISCHARGED BY No. 301160VS
174585VS	QC.	26 Feb. 1971	28 June 1971	Allen Leven Properties Limited	Rosa S. Chabun & Patricia A. Chabun as joint tenants		2.00 ac.	Plat by 1079.26 SE from NW Corner SW 113' to rd since SW 21.58' as joint tenants XOW 12.70' X NE 33.05' to per sketch attached
176601VS	D.M.	25 June 1971	5 July 1971	Jean A. Elie	Malcolm J. Burwash			Discharge No. 17-157-3520

PROPERTY MAP
LINES
No. 31772A
FORM A-2

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
176950	notice of application for 1st Registration	15 July 1971	16 July 1971	Glensheen Properties Limited	Glensheen Properties Limited		has made application to transfer certain land to Land Titles System, as Number 1850903 Mississauga, Part lot 26, Conn. 3. S.D.S. Mississ. designated as Part 1 on attached print of Survey. Take notice that this notice supersedes notice of application No. 143809 U.S.
186218	notice of application for 1st Registration	1 Oct 1971	3 Oct 1971	Glensheen Properties Limited	Glensheen Properties Limited		has made application to be registered under the Land Titles Act as owner in fee simple with an Absolute Title of: Part lot 26, Conn. 3. S.D.S. Mississauga, designated as Part 1, on attached sketch. Take notice that this notice supersedes notice of application registered in Registry Office as No. 176950 176938 U.S.
192361	Cert of 1st Registration	19 Nov 1971	19 Nov 1971	Es. Cortly	Glensheen Properties Limited		Part lot 26, Conn. 3. S.D.S. was on 19 Nov. 1971 registered as owner under the Land Titles Act and entered as Parcel designated as Part 1 on attached Plan 43R-442.
2111	D.M.	8 May 1972	19 May 1972	The Canada Trust Company	Glensheen Properties Limited		discharged from 2111 U.S. (see 191236 U.S.)
212057	MORTGAGE	19 May 1972	21 May 1972	Ross T. Chalmers Patricia A. Chalmers	The Metropolitan Trust Company		discharged from 2111 U.S. and 212057 U.S. 24' there on NW 20' 230.5' x NW 20' to p.p.c. (0.0012 ac). Part on 115' x 115' sketch attached.
218776	D.M.	5 May 1972	7 June 1972	Essex & Conroy Living Chalmers	Ross T. Chalmers Patricia A. Chalmers		discharged 2166 U.S.
230042	MORTGAGE	16 Sept 1972	18 Sept 1972	Kathrose Development Limited	Margaret Duke	123,220.00	Pl. (2.874 ac). Conn. 4 94.86' SE of NW 7 line 51' 72.96' x SW 200' x SE 100' x NE 200' x SE 300.09' x SW 229.66' x SW 226.39' x NW 25.92' x NW 417.90' NE 116.60' x SE 160' x NE 160' to p.p.c.

Mississauga.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
2300122A	Grant	6 Sept 1972	18 Sept 1972	Margaret Duke	Kathrose Developments Limited	2.00	part. (4.874 ac) Comm 494.86 SE of NW Thence SE 72.94' x SW 200' x SE 100' x NW 200' x SE 300.49' x SW 229.66' x SW 226.39' x NW 84.92' x NW 477.90' NW 116.60' x SE 160' x NW 100' to p.p.c. (copy endorsed) sketch attached.
2300122B	Notice of lien under 174S. Tax C.A. 1967	18 Sept 1972	21 Sept 1972	The Corporation of the Town of Mississauga (Bylaw 6680)	Marquise Ogle		Part as in (2/2/72) No. 49414
2401585	his Preamble	28 Nov 1972	29 Nov 1972	Credit Valley Conservation Authority (A)	Person Construction Limited, Toronto Tomwan Construction Limited, Toronto dearhold Limited, Toronto Income Estates Limited, Thibodeau Investments as Rathay Park Estates		Some title of interest in question (2). Comm 27000' SE of NW Thence SE 734.10' x SW 259.16' x SW 251.90' x SW 226.09' x SW 534.37' x SW 21.51' x NW 180' x SW 125' x NW 200.77' x NW (anc) 29.26' x NE 125.31' x NW (anc) 269.70' x NW 143.25' x NE 507.08' x SE 295.25' x E (anc) 113.89' x NW 227.27' to p.p.c. (20.35 ac)
4434225	Q.C.	21 Nov 1972	21 Dec 1972	Glenleven Properties Limited	Mrs T. Chalmers & Patricia A. Chalmers, joint tenants	2.00	Part. (6.0015 ac) Comm. 1179.26' from N/4th thence SW 113' to P.P.C. thence SW 430' x SW 1077' x NE 23.05' to P.P.C. of 4 endorsed
4434215	Grant	12 Oct 1972	21 Dec 1972	Mrs T. Chalmers & Patricia A. Chalmers	Frederick Evans & Marilyn Evans, as joint tenants	2.00	Part. (6.0015 ac) as in No. 17455545

Mississauga

Continued from No. 243 429 US

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
258239US	Grant	8 Sept. 1972	21 Mar. 1973	Person Construction Limited, Toronto Construction Limited, Toronto Hamilton Beachlands Limited, Toronto Income Estates Limited, Thibodeau Investments Limited as Selling Park Estates	Credit Valley Conservation Authority	2.0000	Part (20.35000) Comm. 3,700.01' SE from NE thence SE 134.70' X SW 259.16' X SW 251.90' X SW 266.99' X SW 534.37' X SW 21.51' X NW 70.90' X SW 185.00' X NW 99.77' X N (enc) 29.26' X NE 25.31' X NW (enc) 269.70' X NW 143.25' X NE 507.08' X SE 495.25' X E (enc) 110.87' X NE 237.27' to B.C. 2579. ordered, sketch attached
24100009		29 April 1973	1 June 1973	Jedrick Evans ^{et al} Marilyn Evans	The Bank of Montreal	10,000.00	Part of area of 24342902 (2 area of 174555 US (2-00160)
43R-1148	(Reference Plans)			Part 1, The Credit Valley Conservation Authority	The Corporation of The Town of Mississauga	1.00	Part as in no 253239US + 2 L Copy of Instrument
295522US	Agmt.	19 Dec 1973	24 Dec 1973				
295936US	Notice of Agent of Purchase & Sale	28 Dec. 1973	28 Dec. 1973				Notice as hereby given of Agent, dated 4 June 1973. Kadhose Developments Limited as Vendor and Grace Little, in trust as purchaser and effecting - Part. as in no. 23004385 (4.874 ac.)
296431US		19 Dec 1973	3 Jan 1974	West Beach Investments Limited	Kadhose Developments Limited	15,000.00	Part. as in no. 23004245 (4.874 ac.)
296432US	Grant	14 Aug 1973	3 Jan 1974	Kadhose Developments Limited	West Beach Investments Limited	2.0000	Part. as in no. 23004245 (4.874 ac.)
297773US	Grant	11 Jan 1974	3 Jan 1974	Malcolm J Burwash	Bayshore Investments Limited	2.0000	Part. as in no. 134349US
297774US		28 Jan 1974	31 Jan 1974	Bayshore Investments Limited	Malcolm J Burwash to use	15,000.00	Part as in no. 134349US DISCHARGED BY NO. 514508
301665US	MORTGAGE	24 Jan 1974	14 Feb 1974	Hasting Lumber Co	Malcolm J Burwash		Discharging no. 1142770.
307916US	MORTGAGE	22 Mar 1974	2 Apr 1974	Jedrick Evans & Marilyn Evans	The Metropolitan Trust Company	30,000.00	Part of area 212057US DISCHARGED BY NO. 514508
312615US	MORTGAGE	13 Mar. 1974	5 May 1974	Malcolm J Burwash	The Commercial Trust and Savings Company	1.00	Assigning to 299774US DISCHARGED BY NO. 514508
318018US	Agmt.	26 Mar. 1974	12 June 1974	Bank of Montreal	The Metropolitan Trust Company		In response to the request of the Bank of Montreal

REGISTRATION #	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
3740276	D.P.	Apr. 1974	20 June 1974	The Metropolitan Forest Corp	Fredrick Evans & Marilyn Evans		discharging No. 212005 PDR
43-R 2347	(Reference Plan)						part 1 = 8.049 ac. part 3 + 0L = 39.497 ac. part 4 + 0L = 0.153 ac. part 5 = 0.048 ac. part 6 = 0.008 ac. pt. 7 = 0.048 ac. pt 8 + 0L = 0.058 pt 9 = 0.201 ac. pt 10 = 0.092 ac. pt 11 = 0.061 ac. pt 12 + 0L = 1.192 ac. pt 13 + 0L = 0.364 ac. pt 14 + 0L = 0.115 ac. pt 15 + 0L = 0.117 ac. pt 16 + 0L = 6.446 ac. pt. 19 + 0L = 0.589 ac. pt. 20 = 1.041 ac. pt 21 = 1.082 ac. pt 22 = 1.623 ac. pt 23 = 20.350 ac. pt 24 = 10 sq. ft. + 0L. re. Nos. 171015 & 253239 vs
35536805	Exprop. Plan	20 Feb. 1975	18 June 1975				Part 1 = 3.049 ac. Part 3 + 0L = 39.497 ac. Part 4 + 0L = 0.153 ac. Part 5 = 0.048 ac. Part 6 = 0.008 ac. Part 7 = 0.048 ac. Part 8 + 0L = 0.058 ac. Part 9 = 0.201 ac. Part 10 = 0.092 ac. Part 11 = 0.061 ac. Part 12 + 0L = 1.192 ac. Part 13 + 0L = 0.364 ac Part 14 + 0L = 0.115 ac. Part 15 + 0L = 0.117 ac. Part 16 + 0L = 6.503 ac Part 19 + 0L = 0.589 ac. Part 20 = 1.041 ac Part 21 = 1.082 ac. Part 22 = 1.623 ac. Part 23 = 20.350 ac (Rathay Park Estate re: 171015) Part 24 = 10 ^{sq} (Credit Valley Conservation Authority re: 25323905) + 0L
35574231	Cert	14 May 1975	3 July 1975	re. Estate Lay out	James W Rathay Est		Re: 45588
38555805	10-M	10 Mar 1976	16 Mar 1976	David W. Maxwell	Anne M. White		discharging No. 229345 PDR
3851810	Lease	7 April 1976	15 April 1976	Treasurers Comms	Robertson & Shaw Estate		re: 110305 and 10106045
37238305	MORTGAGE	27 April 1976	26 May 1976	Anne M. White	Elizabeth Holland	20,000.00	DISCHARGED BY NO. 45588 part as per No. 64422 except P. of C. in Comm. 32.23' SE from NL + 113' SW. PDR
3895120	D.M.	12 May 1976	17 June 1976	James B. Grace, Philip J. Gordon of the Kingston S. Grace estate.	John A. B. H. Biannella George S. M. Biannella		discharging No. 110305 PDR
408398	Notice of sect application for first registration	1976	7 Oct 1976				To take notice that West Beach Investments Limited has made application to be registered under the Land Title Act as owner in fee simple with absolute title in Part Lot 26 Con 3 S.D.S. depicted as Part 1 on attached sketch under title N. 5394
4541387	Court.	18 Oct. 1976	4 Nov. 1976	Treasurer's Comdant	Margaret J. Harris Estate		re: No. 9805

Mississauga.

REGISTRY NO. INSTRUMENT	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
15411598	Grant	18 Oct. 1976	4 Nov. 1976	Treasurer's Consent	James Harris Estate		rs. No. 9805.
15412850	Act of Council	17 Jan 1976	1976	To certify that West Beach Investment Fund of 1976 Part 3 of Act 26-3 part 1 on attached plan in the Register for Section 43-27-26-3 (S.D.S.)			S.D.S. designated as part 1 on attached plan on 43 R. 4548
1541649	MORTGAGE	9 Nov 1976	17 Dec 1976	Doris & Boddy & John A. Boddy	Canadian Imperial Bank of Commerce	\$110.00	Part as in no. 81057 Discharged by #1034212 Asst. Dep. Land Reg. 2990406
426028	Grant	25 Feb 1977	7 April 1977	Frederick Evans & Marilyn Evans	Peter F. Ross & Esther A. Richmond	2.0046	part 4 (1) + 2 as in 24342903 as joint tenants
426049	MORTGAGE	16 March 1977	7 April 1977	Peter F. Ross & Esther A. Richmond	Frederick Evans & Marilyn Evans	29.70000	parts 1 + 2 as in 24342903 524231
426056	MORTGAGE	1 April 1977	7 April 1977	Peter F. Ross & Esther A. Richmond	Nathan W. Bowman	9.50000	parts 1 + 2 as in 24342903 524232
427008	MORTGAGE	1 Mar 1977	25 Apr 1977	Frederick Evans & Marilyn Evans Limited	Confirmed Investments Limited	2.0046	Assigning as 426056 524231
427602	MORTGAGE	26 Apr 1977	26 Apr 1977	Confirmed Investments Limited	Clementine Bank	2.0046	Assigning as 426056 524231
42776	MORTGAGE	26 April 1977	27 April 1977	Bayshore Investment Limited	Bank of Montreal	2.0046	part as in 13434903 (45,000.00) DISCHARGED BY # 397745
427700	D.N.	1 April 1977	27 April 1977	Bank of Montreal by attorney #5418738	Frederick Evans & Marilyn Evans		discharged 26400000s.
442934	Consent	9 Feb 1976	16 Aug 1977	Credit Valley Breweries Authority	The Corporation of the City of Mississauga	10.00	Part 20% designated as parts 4, 6, 7, 8, 9, 10, 11, 12, 13 & 21 on 43 R. 2347.
447060	MORTGAGE	27 Aug 1977	16 Sept 1977	Lizabeth Davis	Michael Sclaty	20,000.00	Assigning as 3928814 on 43 R. 2347. DISCHARGED BY # 323879.

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REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
41482	D.H.	18 Sept 1977	21 Sept 1977	Hepcor Credit Union Limited	Norman S. Jarlov		discharging 147958 <i>all</i>
438-546	Reference Plan			Part 1 = 0.075 ac. Re: No. 171015			
453800	Cont	24 Oct 1977	9 Nov 1977	Treasurers Co-vent	Norman S Jarlov estate		Part re: 64705
458-5731	Reference Plan			Part 1 = 0.075 ac.			
47628	Cont	21 Mardi. 1978	19 April 1978	Treasurers Co-vent	John A. Giannella		Part 146755
495775		10 Oct. 1978	6 Nov 1978	blenstone brick	Major Investments Inc.	\$20000	Discharging mortgage no 426049. <i>all</i>
502625	Agmt	8 June 1978	10 Jan. 1979	Credit Valley Conservation Authority	The Regional Municipality of Peel	10,000	Part designated as pt. 1 on 438-5731
515821		26 Nov 1979	8 May 1979	Bayshore Investments Limited	The Canada Trust Company	40,000	Part coin 13434905 <i>all</i> DISCHARGED BY No. 577911
514588	D.M.	31 Jan 1979	17 May 1979	The Canada Trust Company re: 421557	Bayshore Investments Limited		Discharging No. 2997445 <i>all</i>
516946	Agmt	30 April 1979	18 May 1979	Bank of Montreal	Bayshore Investments Limited	1.00	to postpone date 427168 in favour of 513821 <i>all</i>
517510	MORTGAGE	13 June 1979	14 June 1979	Bayshore Investments Limited, Gilbert & Edward trust part on joint account	Michael Kowalsky & Denise Kowalsky	45,000	Part on in 13434915 DISCHARGED BY No. 57843 <i>all</i>
517949	D.M.	8 June 1979	15 June 1979	Canada Permanent Trust Company	Malcolm J. Suresh		Discharging No. 13435145. <i>all</i>
524231	D.H.	21 July 1979	3 Aug. 1979	Major Investments Inc.	Peter F. Ross		discharging 426048 <i>all</i>
524232	D.H.	31 July 1979	3 Aug. 1979	Norman S. Jarlov	Peter F. Ross		discharging 426000 <i>all</i>
524233		29 June 1979	3 Aug. 1979	Peter F. Ross	The Toronto Dominion Bank	20,000	part 1-2 coin 2134294
524234		16 Aug. 1979	21 Aug. 1979	Michael Utility	Canada M. Utility		Discharging 39238315. <i>all</i>

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC	LAND AND REMARKS
525880	MORTGAGE	16 Aug 1979	21 Aug 1979	Benson M. White registered with Joint part	Vancouver Island of Canada Limited 78140	30,000	Part as in No. 44422 except p.p. in Canon 20.22 55 from NL + 178' SW. Discharging No. 30791615 HT
531257	DM	7 Sept 1979	9 Oct 1979	The Metropolitan Trust Company	Peter G. Ross & Catherine A. Richmond		
531261	MORTGAGE	16 Aug 1979	9 Oct 1979	Peter G. Ross & Catherine A. Richmond	Jack T. Winter	6500 DISCHARGED BY 633298 ASST. DIR. LAND REG. 20.05.11.22	Part as in O of No. 2430295 2 part (10000) as in No 1745555
547643	Lein Under Housing Dev Act	7 May 1980	7 May 1980	The Corporation of the City of Mississauga	Kiangs Diannelia	2,344.00	Part Beg 32. 23' SE from NL. Thence SW 253.42' to p. of c. Thence SE 114.50' X NE 60.00' X NW 195.88' X SW 60.00' to p. of c.
564089	Grant	29 Sept 1980	14 Nov 1980	Peter G. Ross, and Catherine A. Richmond	Martin S. Lomas, & Rosanne Barham as joint tenants	2,000.00	Part as in O of no. 2434295 2 part as in no. 1745555. 10 0015 acres
577143	DM		01 05 81	BANK of Montreal 711 1111 1111 1111	BAYSHORE Investments Ltd.		Discharging No. 429965 HT
577144	Grant		01 05 81	BAYSHORE Investments Ltd.	BHAR, Mukti	2,000.00	Part as in No. 1343495
577145	Grant		01 05 81	BHAR, Mukti	CANADA Trust Company Co.	25,000.00	Part as in no 1343495 778265 HT
577146	Grant		01 05 81	BHAR, Mukti	THE Canada Trust Co.	10,000.00	Part as in no 1343495
577147	DM		12 05 81	The Canada Trust Co	Bayshore Investments Ltd.		Discharging 51582 HT
578663	DM		21 05 81	KOWALSKY, Michael KOWALSKY, Daria	Bayshore Investments Ltd.		Discharging no. 51756 HT
581831	MORT		19 06 81	BHAR, Mukti (SENGUPTA, Santi SENGUPTA, Sujit as parties of third part)	Canada Trust Mortgage Co.	22,000.00 Discharging 260573	Part as in no 1343495 Land Reg. 111
585567	Grant Post M.		20 07 81	The Canada Trust Co.	BHAR, Mukti	1.00	to postpone mtg. 577146 in favour of mtg. 581831

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
587529	Grant		10 08 81	OGLE, Margaret J. of City No. 516554.	STRACHAN, Edith A.M.		Part as in No. 49414.
588070	Act of M.L.S. C.O. Act 1967		17 08 81	TREASURER of Ontario			to discharge No. 13230408.
595696	MORT.		16 11 81	STRACHAN, Edith A.M. STRACHAN, Peter G. as party of 1st part	The Royal Bank of Canada	\$1.00 (\$15,000.00)	Part Comm. 2,426' 10 1/2" SE from N.L. Thence SE 117' 9" x NW 200' x NW 167' 9" x NE 108' 11" x NE 104' 9 1/2" to p.c.
597232	Mort.		03 12 81	SHAR, Muriel	BANK of Montreal	\$2,000.00 Discharged by # 712897	Part as in no. 571144 260575 Asst. Dep. Land Reg. Ont.
616399	Mort.		13 08 82	STRACHAN, Edith A.M.	THE Royal Bank of Canada	\$2,000.00	Part Comm. 2,426' 10 1/4" SE from Nby. Thence SE 117' 9" x SW 200' x NW 167' 9" x NE 108' 11" x NE 104' 9 1/2" to p.c.
623297	Q.C.		02 11 82	THE Canada Trust Co. Executor of HAMILTON, Constance. Estate	LOMAS, Martin J. LOMAS, Rosanne B. ex J.T.	\$2.00	Part as in (2) of 564089. (0,0015 ac).
623299	Grant		02 11 82	LOMAS, Martin J. LOMAS, Rosanne B. formerly BANHAM, Rosanne.	CLAXTON, Nancy D.	\$2,000.00	Part 142 in 426048
626186	Q.C.		24 11 82	337082 Ontario hhd	GLEN LEVEN Properties Ltd	1.00	pt designated as pt 1 on 432 3448
626187	Q.C.		24 11 82	The Cadillac Services Corp. hhd	GLEN LEVEN Properties Ltd	1.00	pt as in 626186
633576	Mort.		18 08 83	STRACHAN Edith A.M. STRACHAN Peter G. } 3rd part	ERBET Trust Co.	16,000.00	part as in Comm 2,426' 10 1/2" SE of Nby. Thence SE 117' 9" x SW 200' x NW 167' 9" x NE 108' 11" x NE 104' 9 1/2" to p.c.

Discharged by # 712897 Asst. Dep. Land Reg. It

LOT 26

CONCESSION 3 S.D.S.

PAGE NO. 14

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
675246	Grant	26-03-84	84	CLAXTON, Nancy D.	DUTKA, Stephen		Part (1) (2) as in 23299.
677065	Discharge	05-04-84	84	CITY of Missisquoi	SIAMENIA, Kianga		Discharge of Lien Sub No. 547645.
691499	Housing Development Plan List.	27-08-84	84	DUTKA, Stephen	CITY of Missisquoi	1,500.00	① Part as in ① of No. 243 42915 ② Part as in ② (0.001500) of No. 243 42915
672004	Grant	20-09-84	84	HAEGG, James Andrew HAEGG, Roswitha J.	BANK of Montreal	33,000.00	
741304	R. H.	28-01-86	86	CABOT Trust Co	The Dominion Trust Co.		Map no 653536 Pt as in 587528. pt Comm 2426' 10" SE of N 47° 11' 10" E 117.9' S 22° 00' 00" W 117.9' NE 108' 11" NE 104' 9" W pt/c.
4321303	R. plan	25-04-86	86				Pt 1 - 168567 - 2.44700 Pt 2 - 0L - 168547 - 0.56600 367200
752305	Grant	16-05-86	86	BHAR, Rukhi	SIMANIC Developments Inc.		Part, as in no. 577144
754596	Grant	01-06-86	86	SIMANIC Developments Inc.	THE Royal Bank of Canada	200,000.00	Part, as in no. 577144 + 1/2 in bank title
765820	Grant	22-08-86	86	STRACHAN Edith A.	The Royal Bank of Canada	295,000.00	Pt as in 581528 Comm 2,426' 10" SE of N 47° 11' 10" E 117.9' 200' x 117.9' NE 108' 11' 104' 9" W pt/c.

Discharged by # 72897 ... Land Reg. #

Discharged by # 862657 ... Land Reg. # 07/01/86

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION NO. & YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
675746	Grant		26-03-84	CLAXTON, Nancy J.	DUTKA, Stephen		Part (1) (2), as in 623,279.
677064	Discharge		05-04-84	CITY of Mississauga	GIRNEMELIA, Kinga		Discharge of Mortgage Inst. No. 547648.
691499	Housing Development Plan Cont.		27 08 84	DUTKA, Stephen	CITY of Mississauga	1,500.00	① Part as in ① of No. 2K3 429K5 ② Part as in ② (0.001500) of No. 2K3 429K5
672801	Grant		10-09-84	HAEGG, James Andrew HAEGG, Rosalinda J.	BANK of Montreal	25,000.00	
741304	A.M.		28 01 86	CABOT Trust Co.	The Dominion Trust Co.		Map No 633536 Pl as in 587528 ph Comm 2426 10/4 SE of rghl. Thence SE 117.9' SW 200' + NW 117.9' NE 108' 11" + NE 104' 9 1/2' to pole
				Discharged by # 772897 ... Land Reg. #			
4381337	R. plan		25 04 86				Ph 1- 168567 - 2.44700 Ph 2=0L-168547 - 0.544 367205
752305	Grant		16 05 86	BHAR, Zubti	SIMANIC Developments Inc.		Part, as in no. 577144
754596	Grant		01 06 86	SIMANIC Developments Inc.	THE Royal Bank of Canada	25,000.00	Part, as in no. 577144 rghl. in bank title
				Discharged by # 869657 ... Land Reg. #			
765820	Grant		22 08 86	STRACHAN Co Ltd A.	The Royal Bank of Canada	25,000.00	Ph as in 587528 Comm 2,526 10/4 SE of Nt Thence SE 117.9' SW 200' + NW 117.9' + SE 108' 11" + NE 104' 9 1/2' to pole
				Discharged by # 80988603 ... Reg. # 5-11-91			

LOT 26 CONCESSION 35PS.
MISSISSAUGA.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
7161164	Act. Reg. P+S.		26. 08. 86	TRENWITH, Robert D.	OKIA Consulting Ltd.		Pt. designated on pt. 1 on 43R-12437
790604	Appl.		17-12-86	SIMANIC Developments Inc.	COUNSEL Trust Co.	725,000	Part in 599144 1st inc. land title Account by NO. 801630730
		Asst. Dep. Land Reg.	19-03-84				
791105	Appl. of P+S.		17-12-86	SIMANIC Developments Inc.	COUNSEL Trust Co.		1) Part in 599144 + 1st inc. land title
	At Madlr 97-03-24						
784155	Grant		14. 01. 87	ULITZ, Anne M.	CURRIE, James in trust		Pt. as in NO. 2282VS
784155	postponed of change		19-01-87	The Royal Bank of Canada	convey Trust Co.	726,598	postponed by 784155 p/s Pacific Le James + Robert Sr.
785512	Appl.	790346	26-01-87	CURRIE, James in trust	MICANOR Financial Ltd.	70,000	Part in 7522VS (784155) appt. done 22-28-86 + 178'S row of Pt.
785513	Appl.		26-01-87	CURRIE, James in trust	CANADA Trust Mortgage Co.	84,500	Part in 785512 Registered by 785262 - 3rd Dep. Land Reg. 20.01.87
791429	Appl.		17-03-87	SIMANIC Developments Inc.	COUNSEL Trust Co.	312,085	1) Part in 599144 (752315) + 1st inc. land title
792225	Entered page 20						
794117	Appl. of P+S.		06-04-87	SIMANIC Developments Inc.	COUNSEL Trust Co.		no grant 791429 Part in 599144 Appl. 4th canal in 26.100' canal in 3rd cover

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LOT 26 CONCESSION 3.5 D.S.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
198951	Agreat	08 05 87	TRENWITH Lottie R. M.	City of Mississauga		financial agreat. Pt designated as 1 on 43R 13437
802549	Agreat Part of Agreat of P. & S.	05 06 87	OKIA Consulting Ltd	City of Mississauga THE Regional Municipality of Pal.		Pt. designated as pt. 1 on 43R-13437
	Deposit	05 06 87	See Deposit no. 802570			
802571	Grant	05 06 87	TRENWITH, Lottie A.	OKIA Consulting Ltd.		Pt. designated as pt. 1 on 43R-13437 Subj. to Ref W and agreement. C of A attached
43R 14666	R. plan	06 06 87				Pt 1 - o.l. (partial)
43R 14707	R. Plan	24-06-87				Part 1, 2, 3 } no. 752365 Vol. in Lead Sheet
814993	Grant	28. 08. 87	Simanic Developments Inc.	City of Mississauga		Part - Being pt 2 on 43R-14707
814994	PDM	28. 08. 87	The Royal Bank of Canada			Part - Being pt 2 on 43R-14707 discharged from mort. 754598
814995	PDM	28. 08. 87	Counsel Trust Co.			Part - Being pt 2 on 43R-14707 discharged from mort. 780604

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LOT 26 CONCESSION J S.D.S

REGISTRY NO. OR MAP NO.	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
814996	Grant	28.08.87	Simanic Developments Inc.	City of Mississauga		Part: Being pt 3 on 43R-14707. discharged mort entered in error re 09/01/87
814997	PDM	28.08.87	The Royal Bank of Canada			Part: Being pt 3 on 43R-14707. discharged from mort 754992 (1987)
814998	PDM Deposit	28.08.87	Counsel Trust Co. In Deposit no. 818509			Part: Being pt 3 on 43R-14707. discharged from mort 780604. Pt designated as Pts 1+2 on 43R-13437
820975	Agreat	15.10.87	SIMANIC Developments Inc.	CITY of Mississauga Region of Ont. paid.		Pt designated as pt 1 on 43R 14707
821445	loan	21.10.87	DIKIA Consulting Ltd	SARAFINCHIN Associate Ltd.	2,321.30	Part designated as pt 1 on 43R-13437
823390	Share	12-11-87	TRENWITH, Leslie A.	DIKIA Consulting Ltd		Part designated as pt 1 on 43R-13437
827809	Check of Action	04.12.87	A.C. 5	SARAFINCHIN Associates Ltd Plaintiff		Re Construction Loan to 821645 mort by 818527
858963	Mort.	21.01.88	STRACHAN, Edith Agnes Murray	The Royal Bank of Canada	\$75,000.00 Discharged by: 872529	Pt. on 7165820 23/11/88 Asst. Dep. Land Reg. Off.

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LOT 26 CONCESSION 3 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
836877	Grant	01 03 88	CURRIE, Juana in trust	788516 Trenholme Ltd		Part as in no. 714155
836877	Grant	01 03 88	788516 Trenholme Ltd	CURRIE, Juana in trust	42,000.00 Discharged by # 917683	Part as in no. 714155 Reg. Dep. Land Reg. 60 15/10/88
838409	Grant	16 03 88	The City of Mississauga	Trenholme Lane Developments Ltd.		Part as in 19797 & 115088
43R-15665	R-Plan	06 05 88				Part 1 - 823390
845587	Order	16 05 1988	S.D.			to vacate 801645 & 827809 A.D.R. 2 96.10.03
847394	N of Agt of P & S	31 05 88	OIKIA Consulting Limited TRENHOME Lane Developments Ltd.	GOODIC, Len In Trust		Part as in 838409 Beg N.L. Thence SE 30.18' x NE 66.00' to p of c. Thence NE 78.00' x SE 150.00' x SW 78.00' x NW 150.00' to p of c.
858914	Grant	15 08 88	Oikia Consulting Limited	The City of Mississauga		Part designated as Part 1 in 43R-15665
859164	Z.C.D.	16 08 88	LEN GOODIC IN TRUST	OIKIA Consulting Limited Trenholme Lane Developments Ltd		1524 Part as in 838409 5104 Part 1 in 43R-13437
859165	Grant	16 08 88	Trenholme Lane Developments Ltd. Oikia Consulting Limited	Herr Realty Corporation in trust		1524 Part as in 838409 5104 Part 1 in 43R-13437 1600 Part 1 in 43R-15665

ABSTRACT INDEX

LOT 26 CONCESSION 3 SDS

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
859166	Mort	16 08 88	Kerr Realty Corporation in trust	TIVELON, John Leo	500,000.00	1stly: Part as in 836409 2ndly: Part 1 on 43R 13437 less part 1 on 43R 15665
859167	Mort	16 08 88	Kerr Realty Corporation in trust	Aurontaris Management Services Limited trustee assigned by RO	700,000.00	1stly: Part as in 836409 2ndly: Part 1 on 43R 13437 less part 1 on 43R 15665 1049319
862658	Grant	07.09.88	Simanic Developments Inc.	Ching Lai Wong Investments Ltd.		1stly: Part as in 577144 and O.L. in Land Titles
862659	Mort	07.09.88	Ching Lai Wong Investments Ltd.	Simanic Developments Inc.	483,000.00	1stly: Part as in 577144 and O.L. in Land Titles
862660	Mort	07.09.88	Ching Lai Wong Investments Ltd.	Simanic Developments Inc.	100,000.00	1stly: Part as in 577144 and O.L. in Land Titles
865160	A.M.	29-09-88	SIMANIC Developments Inc.	THE Royal Bank of Canada		1stly: Part as in 577144 and O.L. in Land Titles
866017	Agreement	3 10 88	Ching lai Wong Investments Ltd.	Counsel Trust Company		1stly: Part as in 577144 and O.L. in Land Titles
884430	Grant	89 02 27	HM The Queen	GILLASPIE, Clark Wayne GILLASPIE, Jane as jt.	\$15,000.00	part of bed of Lake Ontario in front of lot 26, Conc 3 SDS designated as part 1 on 43R 14646
885102	Grant	89 03 02	DUTKA, Stepany	MANSON, Bruce Frederick SUTIN, Debi Maria JT	285,000.00	Pt 1 & 2 as in no. 675746
835103	Mort	89 03 02	SUTIN, Debi Maria MANSON, Bruce Frederick	NATIONAL Trust Co.	213,750.00	Pt 1 & 2 as in no. 675746

ABSTRACT INDEX

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LOT 25 CONCESSION 3 S.D.S.

Township of Toronto

885103

REGISTRATION NUMBER	INSTRUMENT	YEAR MONTH DAY	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
885776	Assignment	89 03 09	SIMARIC DEVELOPMENTS INC.	THE Royal Bank of Canada		Re: Mort. 852588
			<i>Discharged by # 901008708 - 9 - 1 - 1990 R 907102</i>			
888988	Discharge	1989 04 05	The City of Mississauga		\$7,000.00	discharge of lien 691499
896435	Assgt.	89 06 01	IIVIRON John Leo	DUGGAN Gerald Vivian		Mtg No. 859166
908981	A.M.	89 08 13	The Royal Bank of Canada	SIMARIC, Raja		Mort. No. 852560
			<i>Discharged by # 909135 - Asst. Dep. Land Reg. 16-9-11-92</i>			
909792	A.M.	89 09 13	The Royal Bank of Canada	SIMARIC, Raja		Mort. No. 862859
			<i>Discharged by # 901008708 - 9 - 1 - 1990 R 907102</i>			
911238	Notice	89 09 26		KERR REALTY CORPORATION IN TRUST AND AS SOLE GENERAL PARTNER OF CLARKSON FIREHALL LIMITED PARTNERSHIP		Application No. D4715-43-468. part designated as pt 1 on attached print
916127	Certificate of 1st Regn Land Titles Act	89 11 01		Kerr Realty Corporation in trust for and as sole General partner of Clarkson Firehall Limited Partnership		Application no. 04715-43-468 now parcel 26-7 section 43 Tor. Twp 3 SDS
916701	Mortgage	89-11-03	738516 Ontario Ltd.	CANADA Trustco Mortgage Co.	\$191,750.00	part in 784155
43R-17441		89 12 05				Parts 4 and 5 R: 858914 O.L. in land titles
921608	Assignment	89 12 15	DUGGAN, Gerald Vivian	THE Royal Bank of Canada		Mort no. 859166
782225	Mortgage	87 03 25	CHATEL, Ivana M. TRUST	NATIONAL Trust Company, Trustee	\$50,000.00	Part. as in 784155
			<i>Enclosed with 15</i>			
937838	Agreement	90 03 14	NATIONAL Trust Company	CANADA Trustco Mortgage Company		7-2225 postponed co 818701
947825	Grant	90 08 23	City of Mississauga	The Regional Municipality of Peel	0.00	Part design. of p.s. 488 pt. 432-1744

REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
RO 984924	Grant	91 10 01	STRACHAN, Edith Agnes Murray	MADIGAN, Susan Jane as to an undivided 50% int.	275,000.00	Part as in No. 587528
RO 984925	Grant	91 10 01	STRACHAN, Edith Agnes Murray	MADIGAN, Brian Richard	275,000.00	Part as in No. 587528.
RO 984926	Mort	91 10 01	MADIGAN, Susan Jane MADIGAN, Brian Richard	Home Savings & Loan Corporation	560,000.00	Part as in No. 587528
				Discharged by # <u>RO 103972</u> Asst. Dep. Land Reg. <u>9/29/06/18</u>		
RO 989044	Mort	91 11 19	MADIGAN, Susan Jane MADIGAN, Brian Richard	DAVID, David Christenson	75,000.00	Part as in No. 587528.
				Discharged by # <u>RO 103972</u> Asst. Dep. Land Reg. <u>9/29/06/18</u>		
RO997082	Grant	92 02 07	GILLASPIE Clark W. GILLASPIE Jane	GILLASPIE Jane	NIL	Pt designated as pt 1 on 43R-14646 & DL
RU 997722	Grant	92 02 17	SCOTT-ATKINSON, David John Malcolm	SCOTT-ATKINSON, Margaret SCOTT-ATKINSON, David John Malcolm as joint tenants	2.00	Part as in No. 174343
RO 1010206	Mort	92 06 29	MADIGAN, Brian Richard MADIGAN, Susan Jane	The Toronto Dominion Bank	150,000.00	Part as in No. 587528
				Discharged by # <u>RO 103972</u> Asst. Dep. Land Reg.		
RO 1010059	Mort	92 07 02	BOBLEY, Boris Amalia BOBLEY, John Lawrence	ROYAL Bank of Canada	80,000.00	Pt as in no. 01057 DISCHARGED BY # <u>RO 103972</u> ASST. DEP. LAND REG. <u>9/29/06/18</u>
RO 1030720	A.M.	93 02 11	Sun Life Trust Company	Security Life Insurance Company Limited	2.00	Re: Mort No. 780604
				Discharged by # <u>RO 103972</u> Asst. Dep. Land Reg. <u>9/29/06/18</u>		
RO 1039770	Grant	93 06 11	MADIGAN, Brian Richard MADIGAN, Susan Jane	KARECKAS, Ellen Jane	450,000.00	Part as in no. RO 984925
RO 1039771	Mort	93 06 11	KARECKAS, Ellen Jane	HEPCOE, Credit Union Ltd.	100,000.00	Part as in no. RO 984925

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Registration Number Numéro d'inscriptions	Instrument Type Type d'acte	Registration Date Date d'inscriptions YY MM JJ	Parties from Parties	Parties to Parties	Consideration Contrepartie	Land/Remarks Situ-fonds/Observations
RO 1049349	A.M.	1993 10 05	Hurontario Management Services Limited	Hurontario Capital Corporation		re: mort 859167
RO 1065043	Notice of Claim	94 05 12		Interprovincial Pipe Line Inc.		Re: No. 102681 103755 Part III Registry Act
RO 1074563	Charge	94 09 02	738516 Ontario Limited	DeCOSIMO, Michael	163,000.00	Pt as in 784155 Assigned by RO 1077998
RO 1077998	Assignment	94 10 27	DeCOSIMO, Michael	Laurentian Bank of Canada		Re: Charge No. RO 1074563
RO 1083362	Charge	95 01 18	BODLEY, John Lawrence BODLEY, Doris Amelia	Montreal Trust Company of Canada	\$85,000.00	Part as in 81057
	Deposit	95 07 05	See Deposit No. RO 1093811			Part & OL designated as part 2 on Plan 43R-13437.
RO 1093873	Transfer	95 07 05	The Estate of TRENWITH, Lottie Alberta May	HILTON, Stuart James PONG, Lily Lai Fon as JT	271,000.00	1stly: Part and O.L. - Being part 2 on 43R-13437 O.L. in Land Titles
RO 1093874	Charge	95 07 05	HILTON, Stuart James PONG, Lily Lai Fon	CIBC Mortgage Corporation	178,546.88	1stly: Part and O.L. - Being part 2 on 43R-13437 O.L. in Land Titles
RO 1093875	Charge	95 07 05	HILTON, Stuart James PONG, Lily Lai Fon	Canadian Imperial Bank of Commerce	25,000.00	1stly: Part and O.L. - Being part 2 on 43R-13437 O.L. in Land Titles
RO 1100369	Transfer	95 10 11	DUKE, Margaret	DUKE, Glendon Randal DUKE, Margaret as JT	nil	Part as in No. 64556.

10021 (88)

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Continued on Suite à la page

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Répertoire par lot

Ontario

Lot 26

Plan / Concession 3 S.D.S.

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Registration Number Numéro d'enregistrement	Instrument Type Type d'acte	Registration Date Date d'enregistrement			Parties from Parties	Parties to Parties	Consideration Contrepartie	Land / Remarks Bien-fonds / Observations
		YY	MM	DD				
RD 1149791	Charge	97	08	11	HILTON, Stuart James PONG, Lily Lai Fon	Canadian Imperial Bank of Commerce	420,000.00	1stly - Pt designated as pt 2 on 43R-13437 & OL & OL in Land Titles
RD1150906	Transfer	97	08	25	GILLASPIE, Jane	TURNPENNY, Robert	940,000.00	2ndly - Pt of the bed of Lake Ontario in front of Lt 26, Con 3 SDS designated as Pt 1 on Plan 43R-14646. .L. O.L.
RD1150907	Charge	97	08	25	TURNPENNY, Robert	ROYAL Bank of Canada	625,000.00	2ndly - Pt of the bed of Lake Ontario in front of Lt 26, Con 3 SDS designated as Pt 1 on 43R-14646. .L. O.L.

NOTICE
All Document/Instruments
subsequent to
SEP 23 1997
are recorded in the automated abstract
index set out in subsection 21(5) of the
REGISTRY ACT

DATE PLAN REGISTERED 31 July 1967
OWNERS RATTRAY PARK ESTATES

TOWNSHIP OF TORONTO

FOR PRIOR TITLE
SEE FRONT PAGE
OF PLAN.

SHEET NO 1
LOT NO 26
STREET Watersedge Road
PLAN NO R02

LOTS SUBDIVIDED PART LOTS 25, 26, & 27 3 S.D.S.

SALES
NO R 8874

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
4915805	Agmt	11 May 1967	23 Aug 1967	The Hydro-Electric Comm. of the Town of Mississauga	Rattray Park Estates by Atty (15664 C.D.) et al	41.00	all O.L.
5965205	MORTGAGE	11 Sept 1967	5 Dec 1967	RE SUBDIV. CONTR.	Victoria Wood Development Corporation Limited	21,350.00	all O.L. Feb 17/81
5965205	ADRR	11 Sept 1967	5 Dec 1967	RE SUBDIV. CONTR.	Victoria Wood Development Corporation Limited	21,350.00	all O.L. Feb 17/81
5965205	ADRR	11 Sept 1967	5 Dec 1967	RE SUBDIV. CONTR.	Victoria Wood Development Corporation Limited	21,350.00	all O.L. Feb 17/81
5965205	BY-LAW	11 Sept 1967	5 Dec 1967	RE SUBDIV. CONTR.			discharge 20.162703 Feb 17/81
1073091	MORTGAGE	21 July 1967	13 July 1967	Victoria Wood Development Corporation Limited	The Great-West Life Assurance Company	29,000.00	all
1149415	ADRR	10 July 1969	18 July 1969	Person Construction Limited	Victoria Wood Development Corporation Limited	5,000.00	all O.L. Feb 17/81
1149415	Grant	14 July 1969	18 July 1969	Person Construction Limited	Victoria Wood Development Corporation Limited	5,000.00	all O.L. Feb 17/81
11607005	Release	24 July 1969	30 July 1969	The Corp. of the Town of Mississauga	Person Construction Limited et al Rattray Park Estates	5760.00	all O.L. Released from No. 4312305
11607105	Release	28 July 1969	30 July 1969	The Hydro-Electric Comm. of the Town of Mississauga	Rattray Park Estates	2,160.00	all O.L. Released from No. 4915805
12010305	Grant	20 May 1969	7 Sept 1969	Victoria Wood Development Corporation Limited	Boris Stolchak & Margaret Stolchak - co-joint tenants	200.00	O.L. all restriction
1480605	ADRR	15 Sept 1970	5 Sept 1970	Boris Stolchak & Margaret Stolchak	The Royal Bank of Canada	200.00	all
488492	MORTGAGE	15 Sept 1970	5 Sept 1970	Boris Stolchak & Margaret Stolchak	The Royal Bank of Canada	200.00	all Discharged by 904377 MAR 20 1981 17-07-23

DATE PLAN REGISTERED 31 July 1967
OWNERS RATTRAY PARK ESTATES

TOWNSHIP OF TORONTO

FOR PRIOR TITLE
SEE FRONT PAGE
OF PLAN.

SHEET NO 1

SHEET NO 1

LOT NO 28

STREET Waterledge Road

PLAN NO 802

LOTS SUBDIVIDED Part Lots 25, 26, & 27 3 S.D.

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
491584	Agmt	11 May 1967	23 Aug 1967	The Hydro-Electric Commission of the City of Toronto (15664 GR) et al	Rattray Park Estates by-laws	\$1.00	all + O.L.
508211	MORTGAGE	1967	1967	Victoria Wood Development Corporation Limited	Rattray Park Estates	11,500.00	all + O.L. Feb 17/81
508211	ADRR	1967	1967	Victoria Wood Development Corporation Limited	Rattray Park Estates	11,500.00	all + O.L. Feb 17/81
508211	ADRR	1967	1967	Victoria Wood Development Corporation Limited	Rattray Park Estates	11,500.00	all + O.L. Feb 17/81
508211	ADRR	1967	1967	Victoria Wood Development Corporation Limited	Rattray Park Estates	11,500.00	all + O.L. Feb 17/81
596524	BY-LAW	11 Sept 1967	5 Dec 1967	RE SUDDIV. CONTR.			
107304	MORTGAGE	27 July 1967	13 July 1967	Victoria Wood Development Corporation Limited	The Great-West Life Assurance Company	10,000.00	all
114945	ADRR	1967	1967	Victoria Wood Development Corporation Limited	Rattray Park Estates	11,500.00	all + O.L. Feb 17/81
114945	Grant	14 July 1969	18 July 1969	Person Construction Limited et al Rattray Park Estates by-laws (1968 GR)	Victoria Wood Development Corporation Limited	\$,000.00	all + O.L. Restriction.
116070	Release	24 July 1969	30 July 1969	The Corp of the Town of Mississauga	Person Construction Limited et al Rattray Park Estates	5760.00	All + O.L. Released from No. 4312345.
116071	Release	28 July 1969	30 July 1969	The Hydro-Electric Comm. of the Town of Mississauga	Rattray Park Estates	2,160.00	All + O.L. Released from No. 4915845
120103	Grant	20 May 1969	4 Sept 1969	Victoria Food Development Corporation Limited	Boris Stolchak & Margaret Stolchak as joint tenants	2.00	all. All restriction
120103	ADRR	1969	1969	Victoria Food Development Corporation Limited	Boris Stolchak & Margaret Stolchak	2.00	all. All restriction
488492	MORTGAGE	15 Sept 1978	5 Sept 1978	Boris Stolchak & Margaret Stolchak	The Royal Bank of Canada		all Discharged by 904377 MAR 20 1981

DATE PLAN REGISTERED 31 July 1967

OWNERS BATTERY PARK ESTATES

TOWNSHIP OF TORONTO

FOR PRIOR TITLE
SEE FRONT PAGE
OF PLAN.

SHEET NO 1

LOT NO 26

STREET Watersedge Road

PLAN NO. 802


LOTS SUBDIVIDED Part Lots 25, 26 & 27 S.S.D.S.
488492

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
			YR. MO. DAY				
890760	Mort		88 05 02	MOLCHAK, Boris MOLCHAK, Margaret	ROYAL Trust Corp. of Canada	\$300,000.00	All
					Amended by 40025357 Asst. D. L. No. 078/417		
RD 1019813	Mort		92 10 08	MOLCHAK, Margaret MOLCHAK, Boris	ROYAL Trust Corp. of Canada	250,000.00	All

NOTICE
All documents registered
pursuant to
SEP 21 1997
are recorded in the electronic format
pursuant to the provisions of the
REGISTRY ACT

Cultural Landscape Heritage Impact Statement

550, 680, 699 Bexhill Road | Mississauga ON



Ecoplans Limited | October 2011

Appendix C: Curricula Vitae



ERIN ELDRIDGE, B.L.A., OALA Assoc. HCF

Landscape Architectural Intern

PROFESSIONAL EXPERIENCE

A background in Landscape Architecture has given Erin a strong understanding of both the creative and technical elements of planning and design. Additional studies in ecological restoration have allowed Erin to better comprehend the complex relationship between people and the environment, which can be seen in the quality of her work.

Erin has gained experience in both the private and public sectors of the landscape architecture profession and brings with her a variety of project experience. With a strong interest in heritage design, planning and preservation, Erin is an Intern Member of the Canadian Association of Professional Heritage Consultants and is a member of the Heritage Canada Foundation; she has completed a variety of heritage projects throughout Ontario including heritage conservation district studies and plans, heritage impact assessment, and heritage landscape design and restoration.

PROJECT EXPERIENCE

Heritage Restoration and Adaptive Reuse

- ▶ West Woodfield Heritage Conservation District Study and Plan, London, ON
- ▶ Civic Centre Heritage Conservation District Study and Plan, Kitchener, ON
- ▶ Sandwich Heritage Conservation District Study and Plan, Windsor, ON
- ▶ Victoria Crescent Heritage Conservation District Study, Peer Review, Centre Wellington, ON
- ▶ Wortley Village Heritage Conservation District Study, London, ON
- ▶ Munn's Church Heritage Restoration of Exterior Spaces and Garden Oakville, ON
- ▶ Randwood Estates Heritage Impact Assessment, Town of Niagara-on-the-Lake, ON
- ▶ Alton Village Study, Heritage Character Statement, Town of Caledon, ON
- ▶ Highway 3 Cayuga Heritage Bridge Interpretation, Cayuga, ON
- ▶ Windfield Estates / Canadian Film Centre Heritage Landscape design and restoration, Toronto, ON

PROFESSIONAL AFFILIATIONS:

Ontario Association of Landscape Architects (Associate)

Canadian Association of Heritage Professionals (Intern Member)

Heritage Canada Foundation (Member)

EDUCATION:

B.L.A., School of Landscape Architecture, University of Guelph (2005)

Ecosystem Restoration Graduate Certificate, Niagara College (2006)

AWARDS:

Award of Honour, American Society of Landscape Architects (2005)

PROFESSIONAL BACKGROUND

Ecoplans Limited, Kitchener, Ontario.
Landscape Architectural Intern, 2006-present

Town of Milton, Milton, Ontario.
Landscape Architectural Intern, 2006

Lanarc Consultants Limited, Nanaimo, British Columbia. Landscape Architectural Intern, 2004

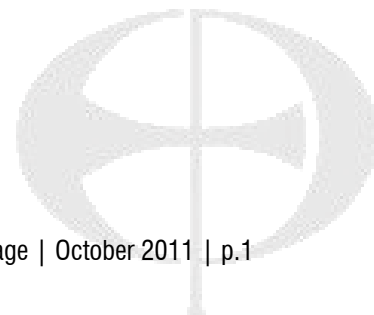
ECOLOGY

LANDSCAPE ARCHITECTURE

URBAN DESIGN

ENVIRONMENTAL PLANNING

HYDROGEOLOGY



Wetland, Natural Channel Design, Bio-Engineering, Streambank Stabilization and Storm Water Quality:

- ▶ Ellis Avenue & Colborne Lodge Drive Stormwater Treatment Wetlands, Toronto, ON
- ▶ Finch Morningside Stormwater Treatment Wetland, Scarborough, ON
- ▶ Forbes Creek Restoration and Aquatic Rehabilitation, Cambridge, ON
- ▶ Victoria Gardens Stormwater Management Facility, Guelph, ON
- ▶ H2 Watercourse, Brampton, ON
- ▶ H4 Watercourse, Brampton, ON
- ▶ Niagara on the Green Stormwater Management Pond Ecological Enhancement, Niagara on the Lake, ON (Student Designer)*
- ▶ 20 Mile Creek Wetland Restoration Plan, Private Landowner, Smithville, ON (Student Designer)*

Ecosystem Restoration:

- ▶ Coleraine Drive Valley Land Restoration and Compensation Detailed Design, Bolton, ON
- ▶ RRL Burloak Landscape Compensation and Restoration, Oakville, ON
- ▶ Baby Point Residence Restoration Plan, Toronto, ON

Parks and Open Space:

- ▶ Brookville Park Batting Cage, Milton, ON *
- ▶ Eagle Mountain Park, Low Impact Development Community Park and Trails, Coquitlam, BC *

Sports, Recreation & Leisure:

- ▶ Valley Inn Road Heritage Trail and Recreational Study, Hamilton, ON
- ▶ Victoria / Bayly Multi-Use Trail, Durham Region, ON
- ▶ Wyldewoods Environmental Report and Trail Plan, Kitchener, ON
- ▶ Nokiidaa Multi-Use Recreational Trail, East Gwillimbury, ON

Urban Streetscape Design:

- ▶ Hawthorne Village Low Impact Development Neighbourhood Design Guidelines, Nanaimo, BC*
- ▶ Halton Hills Village East, Halton Hills, ON
- ▶ Comox Avenue & Comox Town Square – Streetscape Revitalization, Comox, BC *
- ▶ Upper Middle Road Grade Separation, Burlington, ON
- ▶ Main Street Unionville, Markham, ON
- ▶ Queen Street, Streetscape Revitalization, Brampton, ON
- ▶ Region of Peel Streetscape Design Guidelines, Region of Peel, ON
- ▶ Main Street Unionville Streetscape Design, Markham, ON

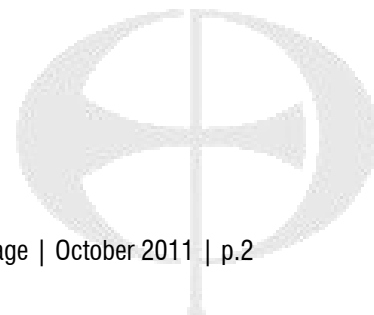
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International Border Crossings

- ▶ Blue Water Bridge Canada Phase One Canadian Plaza Improvements - CBA Complex, Detailed Design and Construction Drawings, Sarnia, ON
- ▶ Windsor Detroit Tunnel, Canadian Plaza Landscape Master Plan, Windsor, ON

Urban Forestry:

- ▶ Town of Milton Urban Forest Management Strategy, Milton, ON *

Transportation Studies and Design:

- ▶ Mississauga Bus Rapid Transit (BRT): Concept design and design guidelines, detailed design, Mississauga, ON

* Denotes projects completed while with other firms
All project involvement was in the capacity of a Landscape Architectural Intern unless otherwise noted

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SHANNON BAKER, BLA, OALA, CSLA
Senior Landscape Architect
Associate

PROFESSIONAL EXPERIENCE

Shannon’s strong imaginative planning and design concepts evolve into inspiring and stirring landscapes, and her familiarity with the detailed design and construction process allows her to bring these concepts to reality. She brings to the Ecoplans team extensive knowledge in restoration design for national historic sites; heritage conservation district studies (landscape portion) design and development guideline packages for parks and open spaces; commercial, institutional and industrial sites; stormwater management and created wetlands and naturalization strategies. Her design experience is complimented by knowledge gained while problem solving with clients and contractors.

Shannon has project and management experience in a variety of work for public and private clients, pursuant to the Ontario Heritage Act, Planning Act and Environmental Assessment Act.

PROJECT EXPERIENCE

Heritage Restoration and Adaptive Reuse

- ▶ J.E.H MacDonald House (Group of 7) Detailed Landscape Design, Research Component, Heritage Landscape Restoration Master Plan, Thornhill, ON*
- ▶ Nicholas Waller Triangle Landscape and Heritage Preservation Plan, Ottawa, ON*
- ▶ Amos Wright Heritage House Master Plan, Richmond Hill, ON*
- ▶ Arboretum, Historic Recreation of Italianate Garden, University of Guelph, Guelph, ON*
- ▶ Bank Street Streetscape Revitalization Plan, Ottawa ON*
- ▶ Old East Heritage District Study, London, ON*
- ▶ Durand/Markland Neighbourhood, Hamilton Beach Strip, Hamilton, ON*
- ▶ Former Waterloo County Goal And Governor’s House, Region of Waterloo, Millennium Garden*
- ▶ Relocation of Jackson House, Battlefield Park, Stoney Creek, ON*
- ▶ St. Mary’s Heritage Conservation District Study, Kitchener, ON*
- ▶ Village of Queenston Heritage Conservation District Study, Queenston, ON*
- ▶ Vista Homes, Adaptive Reuse of the Fergus Mill, Fergus, ON*
- ▶ Sandwich Heritage Conservation District Study and Plan, Windsor, ON
- ▶ Civic Centre Heritage Conservation District Study, Kitchener, ON
- ▶ West Woodfield Heritage Conservation District Study and Plan, London, ON
- ▶ Randwood Estates Heritage Impact Assessment, Town of Niagara-on-the-Lake, ON
- ▶ Alton Village Study, Heritage Character Statement, Town of Caledon, ON

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PROFESSIONAL AFFILIATIONS:

- Ontario Association of Landscape Architects (Member)
- Canadian Society of Landscape Architect (Member)
- Canadian Association of Heritage Professionals (Member)
- Society for Ecological Restoration (Member)

EDUCATION:

2000

B.L.A., School of Landscape Architecture, University of Guelph

CERTIFICATION/COURSES:

2005

Environmental Conservation Certificate, University of Guelph

2008

Temperate Wetland Training Course, Ministry of Natural Resources and the Trent Institute for Watershed Science

AWARDS:

2005

Award of Merit, Communication, Canadian Association of Professional Heritage Consultants (CAPHC), Historical Research of the Thoreau MacDonald Property

2005

Award Regional Honour, Research, Canadian Society of Landscape Architects (CSLA), Historical Research of the Thoreau MacDonald Property





Urban Design, Transportation and Streetscape

- ▶ Region of Peel Streetscape Design Guidelines, Region of Peel.
- ▶ Main Street Unionville Streetscape Design, Markham, ON.
- ▶ Howard Avenue Grade Separation Streetscape Design and Construction Drawings, Windsor ON.
- ▶ City of Hamilton Emergency Services Commemorative Square, Hamilton ON.*
- ▶ Woodroffe Street Restoration, Ottawa, ON.
- ▶ Terry Fox Drive Road Improvements, Ottawa, ON.
- ▶ Main Street Village Entry Features and Streetscape Landscape Development, Town of Milton, ON*
- ▶ Gwillimbury GO Transit Station Landscape Plan, East Gwillimbury, ON*
- ▶ Bank Street Streetscape Plan, City of Ottawa, ON*
- ▶ Terry Fox Drive Streetscape Plan, City of Ottawa, ON*
- ▶ Gordon/Norfolk Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- ▶ Wyndham Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- ▶ Highway 407 East Completion Individual Environmental Assessment/Preliminary Design
- ▶ Hwy 401 Kingston: Sydenham Road to Montreal Street: Vegetation assessment (impacts to existing vegetation) and detailed landscape design for highway road widening project.
- ▶ Highway 60 Kearney and Clarke Creek Bridge Replacements: Detailed landscape design associated with aquatic habitat restoration and slope stabilization.
- ▶ QEW : Burloak Drive to Guelph Line: Vegetation assessment of potential impacts associated with highway improvements.
- ▶ Dundas Street, from 350m east of Fourth Line to 70m east of Lion's Valley Park Road, Detail Design. Detailed landscape design associated with streetscape, as well as DFO Compensation at Sixteen Mile Creek

International Border Crossings

- ▶ Gateway Landscape, Confederation Bridge Plaza, Borden, Prince Edward Island (Project Landscape Architect)
- ▶ Blue Water Bridge Canada Canadian Plaza Improvements – Landscape Master Plan, Sarnia, ON (Project Landscape Architect).
- ▶ Blue Water Bridge Canada Phase One Canadian Plaza Improvements - CBA Complex, Detailed Design and Construction Drawings, Sarnia, ON (Project Landscape Architect).
- ▶ Windsor Detroit Tunnel, Canadian Plaza Landscape Master Plan, Windsor, ON. (Project Landscape Architect).

Wetland, Natural Channel Design, Bio-Engineering Streambank Stabilization and Storm Water Quality Projects

- ▶ Grenadier Pond Constructed Treatment Wetlands, Toronto, ON*
- ▶ Springdale Neighbourhood 10-02 and 902 Natural Channel Design and Valleyland Restoration. Brampton, ON*
- ▶ Prince of Wales Subdivision, SWM Facilities and Bio-Retention System Concept Master Plan. Ottawa, ON*
- ▶ Mississauga Gateway Centre SWM Pond and Buffer Treatments, Mississauga, ON*
- ▶ Great Cataraqui River Utilities Crossing Project, James Street Landscape Rehabilitation Plan, Kingston, ON*
- ▶ Great Cataraqui River Utilities Crossing Project, River Street Pumping Station Landscape Rehabilitation Plan, Kingston, ON*
- ▶ Great Cataraqui River Utilities Crossing Project, Shoreline Landscape Rehabilitation and Fish Habitat Compensation Plan, Kingston, ON*

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- ▶ Rymal Road Natural Channel Design, Landscape Rehabilitation and Fish Habitat Compensation Plan, Hamilton, ON*
- ▶ Stoney Creek Natural Channel Design, Landscape Rehabilitation and Fish Habitat Compensation Plan, Hamilton, ON
- ▶ Binbrook Natural Channel Design, Landscape Rehabilitation and Fish Habitat Compensation Plan, Hamilton, ON*
- ▶ Stoney Creek Flood Control Structure Rehabilitation Plans, London, ON
- ▶ Westdale Creek Rehabilitation, Hamilton ON
- ▶ Sixteen Mile Creek at Dundas Street, Landscape Rehabilitation and Fish Habitat Compensation Plan, Oakville, ON
- ▶ East Sheldon Creek, Valley Restoration and Fish Habitat Compensation

Sports, Recreation and Leisure

- ▶ Fort Erie Equestrian Trail Master Plan, Fort Erie, ON*
- ▶ Georgian Manor Resort Master Plan, Collingwood, ON*
- ▶ Haliburton County Rail Trail Master Plan, Haliburton, ON*
- ▶ Head Lake Trail Feasibility Study, Haliburton, ON*
- ▶ Meech Lake Site Management Strategy, Gatineau Park, ON*
- ▶ North Kanata Trunk Sewer Line Extension Landscape Rehabilitation and Trail Realignment, Ottawa, ON*
- ▶ Saugeen Shores Parks and Trails Master Plan, Saugeen Shores, ON*
- ▶ South End Community Park Phase 1 and 11 Detailed Design and Construction Administration, Guelph, ON*
- ▶ Valley Inn Road Heritage Trail and Recreational Study, Hamilton, ON

* denotes projects completed while with other firms.

PROFESSIONAL BACKGROUND

2005- Present | Ecoplans Limited

- ▶ Ecoplans Limited, Kitchener, Ontario. Project Landscape Architect, Professional Heritage Consultant (2005-present)
- ▶ ESG International-Stantec Consulting, Guelph, Ontario, Landscape Architect, Intern Heritage Consultant (2002-2005)
- ▶ Wendy Shearer Landscape Architect Limited. Guelph, Ontario. Intern Landscape Architect (2000-2002)

ACADEMIC EXPERIENCE

2007 – Guest Critic, School of Environmental Design and Rural Development, University of Guelph

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