Date of Notice: **April 14, 2021**

**NOTICE OF INTENTION TO AMEND BY-LAW 833-83 PER THE ONTARIO HERITAGE ACT, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED 1200 OLD DERRY ROAD (also known as SANFORD FARM) IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO**, designating these lands and premises as having design/physical; historical/associative; and, contextual cultural heritage value and interest under Ontario Regulation 9/06 of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended. (“Ontario Heritage Act”)

Description of Property The property is located at 1200 Old Derry Road, and it includes the Simpson-Humphries House, a 19th century large brick building, the Owner’s residence, an early 20th Century cottage, and the Foreman’s residence, an early 20th Century cottage. The property’s designation by-law is being amended to include the Owner’s Cottage and the Foreman’s residence to recognize these two structures physical, design, historical, associative and contextual value as per Regulation 9/06 of the Ontario Heritage Act. For more information or to receive a copy of the Designation Statement, please contact the Heritage Planning at 905-615-3200 ext. 5366. **Notice of Objection to the designation amendment may be served on the City no later than 4:30 p.m. on May 14, 2021** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

**Schedule A**

**Description of Property – Sanford Farm, 1200 Old Derry Road**

The subject property is a farmstead located at 1200 Old Derry Road, located northwest of Creditview Road and Highway 401. The property includes the designated Simpson Humphries house and two 1930s dwellings: one near the original farmhouse closer to the driveway (the farm Foreman’s Residence), and one further north on the laneway (the Owner’s Cottage). Legally, the property is composed of CON 3 WHS W PT LTS 9, 10, 43R6477 PT 3, PART PTS 1, 4, 43R22415 PTS 23, 38, 55, 62

**Statement of Cultural Heritage Value or Interest**

As per Ontario Regulation 9/06:

1. Physically, the buildings represent the sociological influences and building practices prevalent in the 19th and the early 20th century period. The subject property is home to abundant natural and cultural heritage attributes. It is visually picturesque and intersected by the Credit River. It includes a mix of forested areas and clearings, agricultural fields, manicured lawns and allée, and areas of human habitation and natural habitat.

The Simpson-Humphries House is previously designated for its form, scale and massing and architectural style of a patterned brick house recommended by the Canada Farmer (1865). The Cottage retains its cultural heritage value and interest which was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33. Heritage attributes include:

• Original form, scale and massing;

• Decorative details and styles of the Simpson-Humphries House, including brickwork and cornices;

• Original fenestration;

• Original doors and door openings;

2. The Sandford Farm has historical and associative value in:

1. The Sanford Farm possesses direct association with the founders of Meadowvale village. The property was initially patented to John Beatty who led the first group of settlers into the area in 1819. The property was purchased in the 1830s and 1840s and the house and farm was built by John Simpson - a prominent mill owner and founder of Meadowvale in the 1860s. The property is directly associated with the Simpson, G.L. Smith and the Humphries families for their prominent roles within the local community.
2. The Simpson-Humphries House, previously designated, was built by John Simpson in the 1880s. Mr. Simpson was a prominent member of Meadowvale, operator of a success mill and farm and generously donated land to the establishment of the village.
3. The Foreman’s Residence and Owner’s Cottage are directly associated with agricultural use until early 2018, showcasing the evolution of a farmstead and yard complex. Concession boundaries and the remnant allée spanning from the main farmhouse yard across the Credit River to Creditview Road has been retained; as well as remnant features (a dammed raceway) related to past use of the land for the mill and related commercial activity, and the Roger’s Bush woodlot at the northwest corner of the property.
4. The cottage residence demonstrates the work of a prominent Toronto architectural firm (Baldwin & Greene), while the main farmhouse and foreman’s residence demonstrates the work of builders immediately relevant to the local community.

3. The Foreman’s Residence and Owner’s Cottage have contextual value in that:

1. They define, maintain and support the historic character of the property and surrounding area. These houses remind us of an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape. The existing buildings and structures, landscape features and archaeological resources related to the Euro-Canadian (and likely Indigenous) occupation of the property all yield and have the potential to yield information contributing to the understanding of the settlement of this area.
2. The property still retains the size and scale, scenic and visual quality of farmstead landscape. The Sanford Farm is one of the last remaining farms in the city of Mississauga. Maintaining its direct spatial relationship to the Meadowvale Village community to the north, and Pearson-Harris farm to the south (bordered by Highway 401, this right-of-way largely conforms to the original southern boundary of the property, with linkage to the Pearson-Harris farm maintained by a laneway under the Hwy 401 Credit River bridge), and spans the Credit River.

**Description of Heritage Attributes**

Key heritage attributes of the Simpson-Humphries property that reflect its design and physical value, include:

* The property retains remnant features (a dammed, 870m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger’s Bush woodlot at the northwest corner of the property;
* 1930s cottage was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33
* One-storey stucco-clad frame Owner’s Cottage residence with internal brick chimney, cedar shingle and copper gutters and flashing. The house included its original form, scale and massing as well as fenestration with all original door and window openings.
* The Foreman’s Residence circa 1930s is a one and a half storey dwelling clad in wood shingles. There is one storey wing extending to the rear with a glass enclosed greenhouse located on the south wall. Front elevation is oriented west towards the drive and features a symmetrical layout with a central entranceway with six paned, three part window openings located on either side of the entry. The façade also features shed dormers on the upper level.

Key heritage attributes of Sandford Farm that reflect their historical and associative value, include:

* The farm was established and operated by prominent members of the local community.
* The Cottage property is directly associated with the G.L. Smith and the Humphries families for their prominent roles within the local community.
* The Sanford Farm was sold on May 23, 2018 at which time the property had been actively farmed for approximately 181 years.
* This house was constructed for G.L Smith a Toronto Barrister-at-law who was a successful Toronto Lawyer and was appointed one of His Majesty’s Counsel in 1928, first elected as a Bencher of the Law Society in 1930. The New East Wing of the Law Society was built as a memorial to Smith.
* In 1922 Smith purchased the farm property with the intention of re-establishing the Shorthorn Cattle in Ontario

Key heritage attributes of the Foreman’s house and Cottage that reflect their contextual value, include:

* The Sanford Farm is largely intact, signifying an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape;
* The original central and prominent location of the Simpson-Humphries House within the property,
* The property still retains the size and scale, and scenic and visual quality of an agricultural landscape; maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River
* It is a local landmark