

CHAPTER

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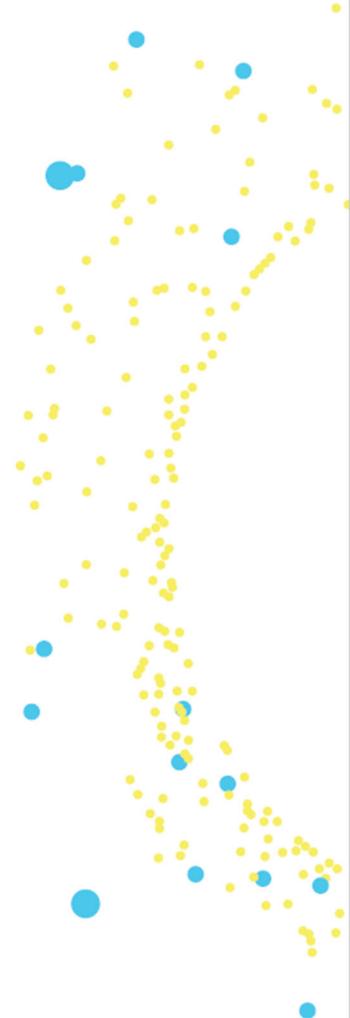
Recognizing our Past

6.1 Introduction

Mississauga values its rich cultural heritage and Indigenous roots. Cultural heritage encompasses personal and family experiences and the collective history of all Mississauga residents. The sharing of traditions, customs and stories contributes to community identity and pride.

Mississauga’s heritage begins in the history and culture of *Indigenous Peoples* who inhabited the lands which constitute the present day City of Mississauga since time immemorial. The culture, traditions and arts of *Indigenous Peoples* are integral to the city’s heritage.

Heritage planning helps communities identify, protect, conserve and celebrate their cultural heritage. There are tangible aspects of heritage, such as artifacts and properties, and intangible ones, like traditions, customs, stories and events. Heritage planning is the responsibility of the Provincial Government and the City. The Heritage Advisory Committee (HAC) has been established to advise City Council on matters of cultural heritage value or interest.



6.2 Cultural Heritage Resources and Properties

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and **Indigenous Peoples** and, as such, are imperative to conserve and protect. Cultural heritage resources are important to help understand the history of a place, an event or a people, and are therefore integral to community character or identity and sense of place.

Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest. These include, but are not limited to:

- a. structures such as buildings, groups of buildings, monuments, public artworks, bridges, fences and gates;
- b. archaeological sites associated with an historic event;
- a. environments such as landscapes, **streetscapes**, flora and fauna within a defined area, parks, heritage trails and historic corridors;
- b. artifacts, artworks and assemblages from an archaeological site, museum, or municipal collection; and
- c. traditions reflecting the social, cultural, or ethnic heritage of the community.

Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological significance and/or value. A heritage designation is applied to properties that have contextual, archaeological, historical, associative, physical and/or design value that is to be *conserved*. Properties of cultural heritage value are designated under the *Ontario Heritage Act*, can be on the City's Heritage Register, and include listed properties that have not been designated under the *Ontario Heritage Act* or interpreted to the public, but that City Council believes to be of cultural heritage value or interest.

6.2.1 The heritage policies are based on two principles:

- a. heritage planning will be an integral part of the planning process; and
- b. cultural heritage resources of significant cultural heritage value or interest will be identified, protected, and *conserved*.

6.2.2 To identify, protect, and promote its past and to foster a sense of place and community identity, Mississauga will use tools under the *Ontario Heritage Act*, the *Planning Act*, the *Municipal Act*, as well as other provincial legislation and municipal by-laws to facilitate heritage conservation.

6.2.3 Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, *cultural heritage landscapes*, environments, artifacts, traditions, and **streetscapes** of historical, architectural or archaeological significance.

6.2.4 Mississauga will consider the values, culture, traditions, and knowledge of ***Indigenous Peoples*** in conserving cultural heritage and *archaeological resources*.

6.2.5 Mississauga will discourage the removal of cultural heritage resources that results in the loss of identified cultural heritage values or interest and/or identified *heritage attributes* and encourages the adaptive reuse of heritage buildings and interpretation of cultural heritage to promote a continual sense of community.

6.2.6 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the identified cultural heritage values or interest and/or identified *heritage attributes* of the cultural heritage resource.

6.2.7 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the conservation and rehabilitation of cultural heritage resources.

6.2.8 Mississauga will encourage private and public support and the allocation of financial resources for the conservation and rehabilitation of cultural heritage resources.

6.2.9 Mississauga may identify and conserve intangible cultural heritage.

6.2.10 Mississauga will foster public awareness of, and commitment to, the protection and enhancement of cultural heritage resources.

6.2.11 The Clerk of the City of Mississauga will maintain a Heritage Register of Properties including properties that have been designated under Part IV and V of the *Ontario Heritage Act*, and properties that have not been or cannot be designated but that Council considers to be of cultural heritage value or interest. The cultural heritage resources in the Heritage Register may be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance.

6.2.12 The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the *heritage attributes* of the property.

6.2.13 Character Area policies may identify means of protecting significant cultural heritage resources by prohibiting uses or development that would have a *negative impact* on the identified cultural heritage resource, and encouraging uses and development that conserve, maintain and enhance the cultural heritage resource.

6.2.14 The identified cultural heritage value or interest and/or the *heritage attributes* associated with cultural heritage resources designated under the *Ontario Heritage Act* will be *conserved* in keeping with guidance and regulation including the *Ontario Heritage Tool Kit*, the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the *Mississaugas of the Credit First Nation Standards and Guidelines for Archaeology*.

6.2.15 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is

proposed adjacent to a cultural heritage resource may be required to submit a **Heritage Impact Assessment** and/or an Archaeological Assessment, prepared by a qualified professional to the satisfaction of the City and other appropriate authorities having jurisdiction.

6.2.16 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a **Heritage Impact Assessment** and/or an Archaeological Assessment.

6.2.17 Development will not be permitted on properties adjacent to significant cultural heritage resources except where the proposed development has been evaluated by a qualified heritage consultant and determined that the *heritage attributes* of the cultural heritage resource will be *conserved*.

6.2.18 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and conserves the identified cultural heritage values or interest and/or identified *heritage attributes* of the cultural heritage resource.

6.2.19 Mississauga may regulate use and other matters, as appropriate, for heritage conservation through zoning by-laws.

6.2.20 Mississauga may acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the conservation of cultural heritage resources.

6.2.21 Public works will be undertaken in a way that conserves cultural heritage resources.

6.2.22 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with Indigenous and settler cultural significance.

6.2.23 Mississauga will develop and implement an Archaeological Management Plan to set detailed policy for the conservation of *archaeological resources* and to assist in the determination of archaeological potential.

6.3 Cultural Heritage Landscapes

In some locations, the cultural heritage value or interest is more than an individual structure or property. A *cultural heritage landscape* is a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. *Cultural heritage landscapes* may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*.

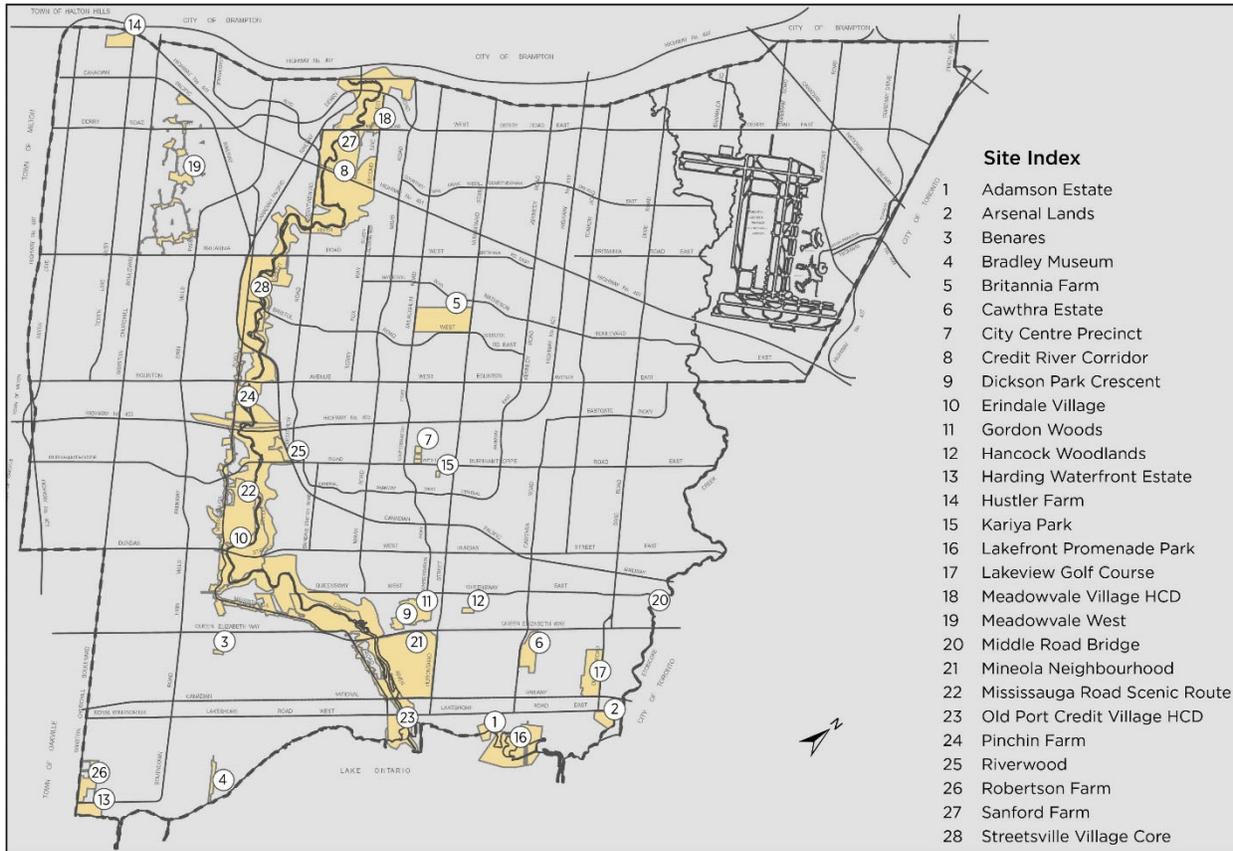
A *cultural heritage landscape* may be designated as a Heritage Conservation District to protect the special character of an area and have policies to guide future changes through an adopted Heritage Conservation District Plan.

6.3.1 Mississauga's significant *cultural heritage landscapes* listed below are shown on Map 6-1, with details in the 2022 Conserving Heritage Landscape Report:

1. Adamson Estate
2. Arsenal Lands including Water Tower
3. Benares
4. Bradley Museum
5. Britannia Farm
6. Cawthra Estate
7. City Centre Precinct
8. Credit River Corridor
9. Dickson Park Crescent
10. Erindale Village
11. Gordon Woods
12. Hancock Woodlands
13. Harding Waterfront Estate (Gairdner Estate)
14. Hustler Farm
15. Kariya Park
16. Lakefront Promenade
17. Lakeview Golf Course
18. Meadowvale West
19. Meadowvale Village Heritage Conservation District
20. Middle Road Bridge
21. Mineola Neighbourhood
22. Mississauga Road Scenic Route
23. Old Port Credit Village Heritage Conservation District
24. Pinchin Farm (Leslie Log House)
25. Riverwood (Mississauga Garden Park, Chappell Estate)
26. Robertson Farm
27. Sanford Farm
28. Streetsville Village Core



Figure 6.1. *Cultural Heritage Landscapes* from top to bottom: Bradley Museum, Mississauga Road Scenic Route, and Kariya Park. (c. City of Mississauga)



Significant Cultural Heritage Landscapes

Significant Cultural Heritage Landscapes

0 0.85 1.7 2.55 3.4 4.25 Km

MISSISSAUGA
Produced by Geospatial Solutions

Map 6-1: *Significant Cultural Heritage Landscapes*

6.3.2 The character and cultural *heritage attributes* of the significant *cultural heritage landscapes* will be *conserved*. The 2022 Conserving Heritage Landscape Report and respective heritage designation by-laws provide the cultural *heritage attributes* for each cultural heritage landscape.

6.3.3 Applications for development within a significant *cultural heritage landscape* that could potentially impact the identified cultural heritage value or interest and/or the *heritage attributes* may be required to include a **Heritage Impact Assessment** and/or an Archaeological Assessment, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction.

Heritage Conservation Districts

Heritage Conservation Districts are areas defined by the City as being of unique character to be *conserved* through a designation by-law pursuant to the *Ontario Heritage Act*.

Mississauga has three Heritage Conservation Districts. Meadowvale Village, designated in 1980 and Ontario's first Heritage Conservation District, Old Port Credit Village, designated in 2004, and Streetsville, designated in 2025. Additional Heritage Conservation Districts may be considered.

Mississauga's Heritage Conservation Districts, are shown on Schedule 7: Land Use Designations.

6.3.4 Heritage Conservation Districts will be designated by the City in accordance with Part V of the *Ontario Heritage Act*.

6.3.5 Heritage Conservation District Plans will be prepared in accordance with the requirements in Part V of the *Ontario Heritage Act*.

6.3.6 Applications for development within a Heritage Conservation District that could potentially impact the identified cultural heritage value or interest and/or the *heritage attributes* will be required to include an Archaeological Assessment, **Heritage Impact Assessment** and Heritage Permit, prepared to the satisfaction of the City and the appropriate authorities having jurisdiction, unless noted as an exception in the Heritage Conservation District Plan.

6.4 Archaeological Resources

The human occupation of the lands which are now the City of Mississauga spans thousands of years and is reflected through physical remains that have been left behind by individuals or groups of people, particularly Indigenous communities that have inhabited the lands since time immemorial. These physical remains are *archaeological resources* and can be found lying on top of the ground, buried in the earth or under water.

Archaeological resources help us understand the people who previously inhabited the area and are important cultural resources which must be *conserved*.

6.4.1 All archaeological assessments within the City will require engagement with First Nations and Indigenous communities who have Treaty and traditional territory across the City.



Figure 6.2. The Sacred Garden (Chi-twaa Tigannes) is a commemorative garden to honour the Mississaugas of the Credit River circa 1826-1847, the Mississaugas of the New Credit First Nation and the Credit Mission Village. (c. *City of Mississauga*)

6.4.2 Mississauga will cooperate with the Provincial Government and all partnering Indigenous communities to conserve archaeological sites through designation in accordance with the *Ontario Heritage Act*.

6.4.3 Development and *site alteration* shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless significant *archaeological resources* have been *conserved*. An Archaeological Assessment is required to determine archaeological potential on development properties, subject to Provincial screening criteria or an Archaeological Management Plan if adopted and is to be completed in advance of development or municipal works.

6.4.4 Any archaeological or other artifacts of heritage significance discovered on properties during the development of privately owned land must be assessed and mitigated from impacts in accordance with the Ontario Standards and Guidelines for Consultant Archaeologists and the Mississaugas of the Credit First Nation Standards and Guidelines for Archeology.

6.4.5 Removal of artifacts from an archaeological site will be prohibited except in accordance with the requirements of the *Ontario Heritage Act*, the Provincial Government and the City.

6.4.6 Any report on surveys or excavations in Mississauga must be filed with the City at the time the report is filed with the Provincial Government.

6.4.7 Mississauga reserves the right to refuse a completed archaeological report if it is not satisfactory to the City.

6.4.8 To protect against the inappropriate removal of artifacts, Mississauga may keep the existence and location of archaeological protection sites confidential.

6.5 Archaeological Protection Areas

Archaeological protection areas are sites of archaeological value and interest of major significance to the history and identity of the city, worthy of preservation.

An archaeological site is any property that contains an artifact or any other physical evidence of past human use and activity that is of cultural heritage value or interest. Archaeological sites are an irreplaceable part of heritage and although the history of Mississauga as a city is short, it is responsible for the stewardship of 12,000 years of rich, varied and unique *archaeological resources*. What is discovered from archaeological sites contributes to a better understanding of the past. The removal of archaeological material is a destructive process. Archaeological protection areas retain these resources for future generations.

6.5.1 Mississauga will maintain an inventory of archaeological sites and reports based on the Province of Ontario Public Registry of Archaeological Reports and the Ontario Archaeological Sites Database.

6.5.2 Mississauga will consider the use of public open space for conserving archaeological protection sites where appropriate.

6.5.3 Archaeological protection areas will be designated in accordance with the *Ontario Heritage Act*.

6.5.4 Mississauga, in cooperation with the Provincial Government, will endeavor to conserve archaeological sites of major significance by prohibiting uses or development on archaeological protection areas that would have a deleterious effect on the archaeological site.