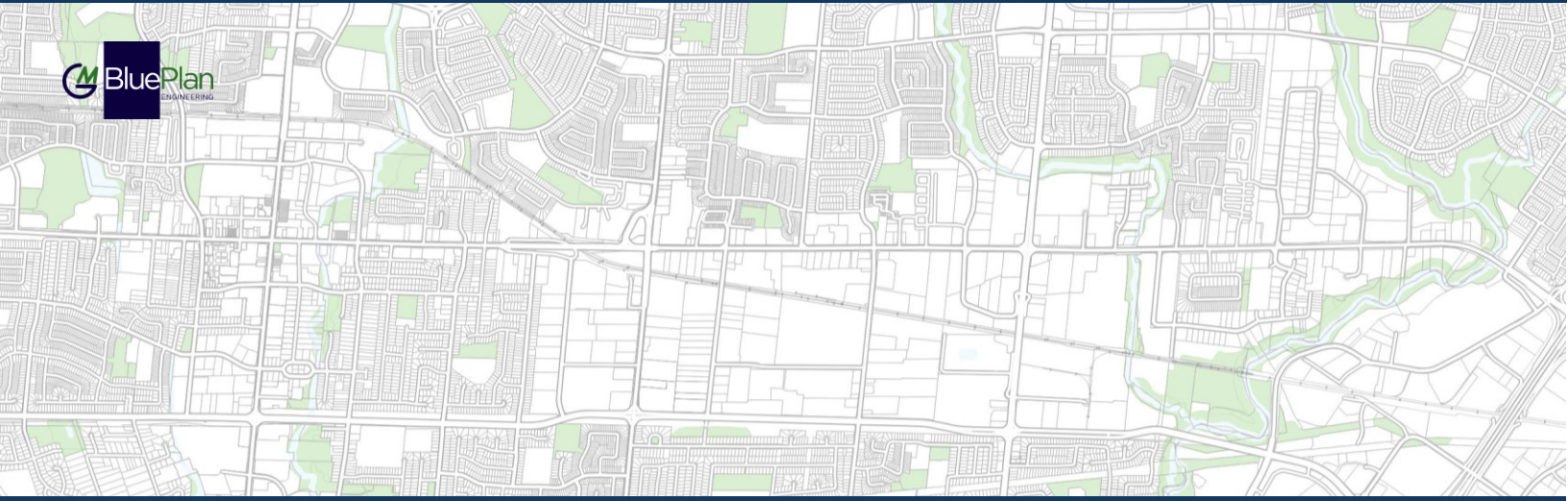
A large, dark grey, stylized number '2-D' is centered on the page. The background of the top half of the page is a detailed map of a residential area with streets, green spaces, and water features.

**REGION OF PEEL**  
WASTEWATER CAPACITY IMPROVEMENTS IN CENTRAL MISSISSAUGA  
APPENDIX 2-D

**Cultural Heritage Reports**



REGION OF PEEL  
WASTEWATER CAPACITY IMPROVEMENTS IN CENTRAL MISSISSAUGA

# Cultural Heritage Reports

Screening Report (CHSR)



## TECHNICAL MEMORANDUM

**DATE** March 31, 2020 **Project No.** 18112273-3001-M01-Rev0

**TO** Chris Campbell, MTP, MCIP, RPP, MRTPI, Infrastructure Planning, Partner  
GM BluePlan Engineering Limited

**CC** Sandra Anastasio, B.Sc., M.Env.Sc., EPT, GM BluePlan Engineering Limited

**FROM** Elizabeth Cushing, M.Pl., Cultural Heritage Specialist **EMAIL** [elizabeth\\_cushing@golder.com](mailto:elizabeth_cushing@golder.com)  
Michael Teal, M.A. [michael\\_teal@golder.com](mailto:michael_teal@golder.com)

**CULTURAL HERITAGE SCREENING REPORT  
PHASE 2, SCHEDULE 'C' CLASS ENVIRONMENTAL ASSESSMENT  
WASTEWATER CAPACITY IMPROVEMENTS IN CENTRAL MISSISSAUGA  
CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO**

### Executive Summary

In May 2019, GM BluePlan Engineering Limited (GMBP) retained Golder Associates Ltd. (Golder) on behalf of the Region of Peel (the Region) to undertake a Cultural Heritage Screening Report (CHSR) as part of a Schedule 'C' Class Environmental Assessment (Class EA) for Wastewater Capacity Improvements in Central Mississauga, Ontario (the Project). The Region initiated the Project to address projections that the Mississauga City Centre, Hurontario and Dundas Corridor in Central Mississauga will grow by over 40 percent by 2041. To encompass this projected growth, a study area was defined for the Project that extends to Highway 403 in the north, the Queen Elizabeth Way in the south, Etobicoke Creek in the east, and Confederation Parkway in the west.

Following the Ministry of Tourism, Culture and Sport (MTCS) *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) checklist, the objective of this CHSR is identify known or potential cultural heritage resources in the study area and determine if further cultural heritage studies will be required for the Project.

### Study Results and Recommendations

Desktop analysis for this CHSR identified fifty-three (53) known or potential cultural heritage resources in the study area. If multiple known or potential cultural heritage resources will be crossed or are adjacent to preferred alignments for the Project, Golder recommends to:

- **Conduct a Cultural Heritage Assessment Report (CHAR) with field investigations to identify all known and potential cultural heritage resources potentially impacted by the preferred alignment and provide mitigation recommendations to avoid or reduce adverse impacts.**

If the Project will potentially impact individual properties, Golder recommends the following site-specific measures, summarized in Table 1.

**Table 1: Cultural Heritage Resources Identified in the Study Area and Recommendations**

Resource Type and Civic Address	Recommendation if Potentially Impacted
<p><b>Protected heritage properties:</b></p> <ul style="list-style-type: none"> <li>■ 680 Silver Creek Boulevard</li> <li>■ 707 Dundas Street East</li> <li>■ 915 North Service Road</li> <li>■ 1050 Burnhamthorpe Road East</li> <li>■ 1295 Burnhamthorpe Road East</li> <li>■ 3700 Dixie Road</li> <li>■ 4030 Dixie Road</li> <li>■ 1700 Sherway Drive</li> </ul>	<p>Conduct a Heritage Impact Assessment (HIA) compliant with the City of Mississauga (the City) <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) prior to any proposed work on, or adjacent to, these protected heritage properties. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.</p>
<p><b>Listed heritage properties (not designated)</b></p> <ul style="list-style-type: none"> <li>■ 4141 Living Arts Drive</li> <li>■ 300 City Centre Drive</li> <li>■ 1 Duke of York Boulevard</li> <li>■ 3620 Kariya Drive</li> <li>■ 108 Agnes Street</li> <li>■ 78 Agnes Street</li> <li>■ 55 Dundas Street West</li> <li>■ 47 Dundas Street West</li> <li>■ 24 Dundas Street East</li> <li>■ 32 Dundas Street East</li> <li>■ 14 Dundas Street East</li> <li>■ 2465 Shepard Avenue</li> <li>■ 47 Dundas Street East</li> <li>■ 2130 Camilla Road</li> <li>■ 160 King Street East</li> <li>■ 2179 Camilla Road</li> <li>■ 2151 Camilla Road</li> <li>■ 2580 Edenhurst Drive</li> <li>■ 306 King Street East</li> <li>■ 2526 Cliff Road</li> <li>■ 2590 Cliff Road</li> <li>■ 3625 Cawthra Road</li> <li>■ 3204 Cawthra Road</li> <li>■ 3065 Cawthra Road</li> <li>■ 719 Dundas Street East</li> <li>■ 737 Dundas Street East</li> <li>■ 775 Dundas Street East</li> <li>■ 849 Duchess Drive</li> </ul>	<p>Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the properties meet the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i>. If the CHER confirms the properties have CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.</p>

**Table 1: Cultural Heritage Resources Identified in the Study Area and Recommendations**

Resource Type and Civic Address	Recommendation if Potentially Impacted
<ul style="list-style-type: none"> <li>■ 855 Dundas Street East</li> <li>■ 865 Dundas Street East</li> <li>■ 888 Dundas Street East</li> <li>■ 2265 Stanfield Road</li> <li>■ 2170 Stanfield Road</li> <li>■ 3650 Dixie Road</li> <li>■ 1370 Dundas Street East</li> <li>■ 2240 Dixie Road</li> </ul>	
<p><b>Properties of Potential CHVI</b></p> <ul style="list-style-type: none"> <li>■ 2500 Mimosa Row</li> <li>■ 2340 Hurontario Street</li> <li>■ 2055 Hurontario Street</li> <li>■ 3167 Cawthra Road</li> <li>■ 921 Flagship Drive</li> <li>■ 2067 Stanfield Road</li> <li>■ 1120 Flagship Drive</li> <li>■ 1212 Melton Drive</li> <li>■ 2520 Dixie Road</li> </ul>	<p>Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.</p>

## 1.0 BACKGROUND AND STUDY AREA

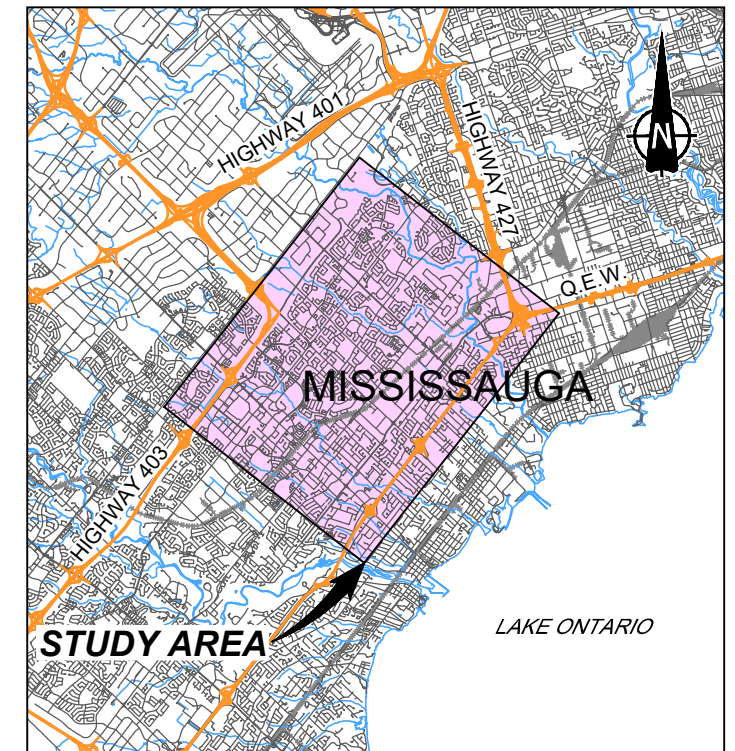
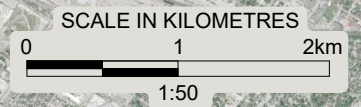
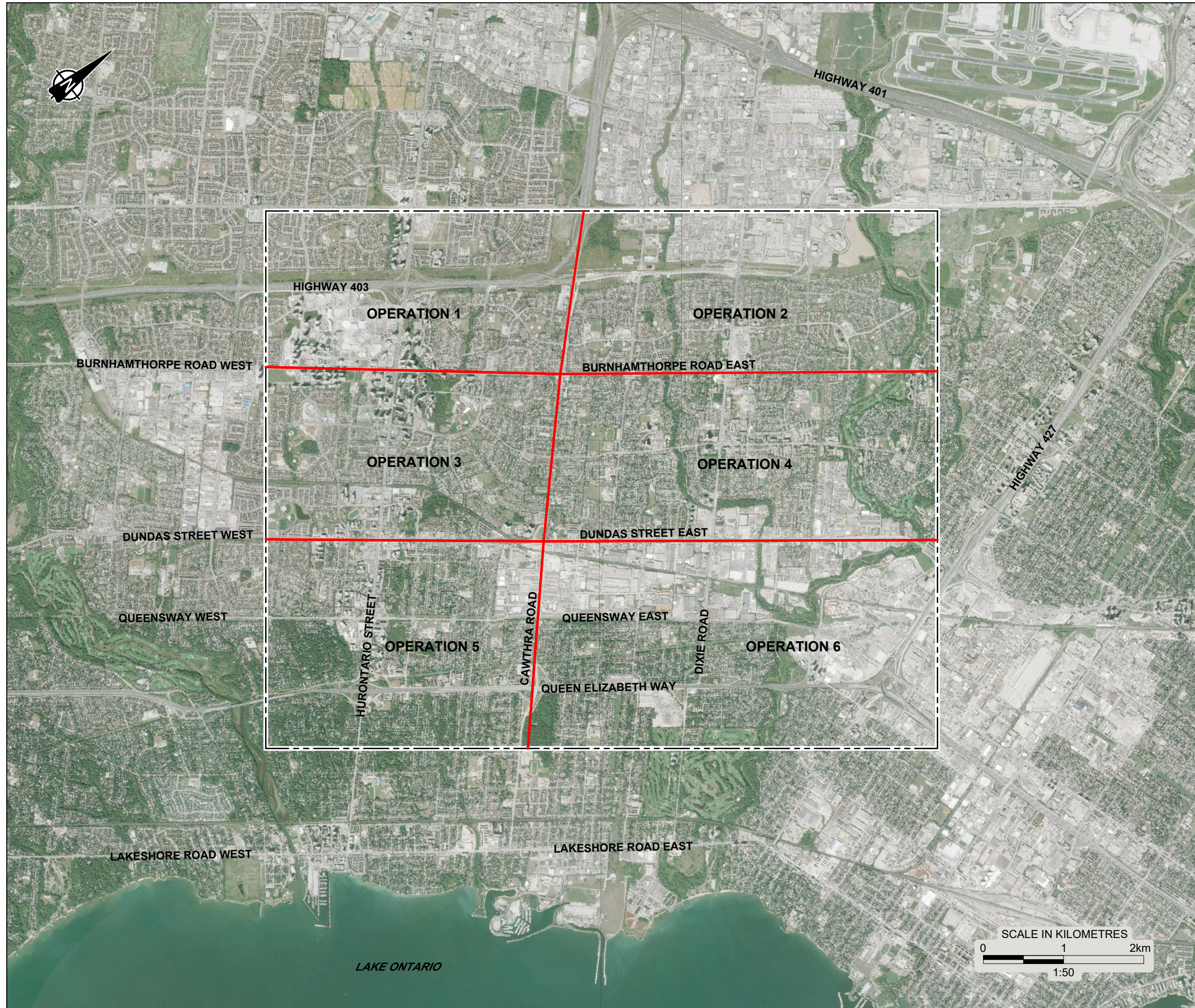
In May 2019, GMBP retained Golder on behalf of the Region of Peel (the Region) to undertake a CHSR as part of a Schedule 'C' Class Environmental Assessment for Wastewater Capacity Improvements in Central Mississauga, Ontario (the Project). The Region initiated the Project to address projections that the Mississauga City Centre, Hurontario and Dundas Corridor in Central Mississauga will grow by over 40 percent by 2041. To encompass this projected growth, a study area was defined for the Project that extends to Highway 403 in the north, the Queen Elizabeth Way in the south, Etobicoke Creek in the east, and Confederation Parkway in the west (Figure 1).

Following guidance provided by the MTCS, this CHSR provides:

- an overview of the relevant heritage policies for identifying and protecting cultural heritage resources in Ontario;
- a summary of the study's objectives, scope and the methods used to identify cultural heritage resources in the study area;
- an inventory of all known cultural heritage resources in the overall study area, followed by an inventory of the resources in the study area; and
- recommendations for future studies.



Client: GM BluePlan Engineering Limited  
 Original Format is Tabloid 279mm x 432mm  
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 Mar 30, 2020 - 2:43pm  
 Drawing file: 18112273-3001-M01001.dwg



KEY PLAN

**REFERENCE**

- STUDY AREA
- OPERATION BOUNDARY

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.  
 REFER TO FIGURE 2 FOR OPERATION 1.  
 REFER TO FIGURE 3 FOR OPERATION 2.  
 REFER TO FIGURE 4 FOR OPERATION 3.  
 REFER TO FIGURE 5 FOR OPERATION 4.  
 REFER TO FIGURE 6 FOR OPERATION 5.  
 REFER TO FIGURE 7 FOR OPERATION 6.  
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
WASTEWATER CAPACITY IMPROVEMENTS CULTURAL HERITAGE SCREENING REPORT CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO			
TITLE			
<b>LOCATION PLAN</b>			
	PROJECT No.	18112273	FILE No18112273-3001-M01001
	CADD	ZJB	Mar 30/20
	CHECK	EC	
		SCALE	AS SHOWN   REV.
			<b>FIGURE 1</b>



## 2.0 KEY LEGISLATION AND POLICIES

### 2.1 Ontario Planning Act and Provincial Policy Statement

The *Ontario Planning Act* (1990) and associated *Provincial Policy Statement 2014* (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. The *Planning Act* identifies conservation of resources of significant architectural, cultural, historical, archaeological or scientific interest as a provincial interest, while PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental and social benefits, and contributes to the long-term prosperity, environmental health and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning “shall be consistent with” PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2014:

- Section 2.6.1 – Significant built heritage resources and significant heritage landscapes shall be conserved;
- Section 2.6.3 – Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

*Provincial Policy Statement 2014* defines significant as resources “determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people”, and this determination can either be based on the provincial criteria prescribed in *O. Reg 9/06* and *Ontario Regulation 10/06* or by “municipal approaches that achieve or exceed the same objective”. This definition also stresses that because not all resources may be “identified and inventoried by official sources”, the significance of some resources “can only be determined after evaluation”.

*Conserved* is defined in PPS 2014 as “the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.” *Adjacent lands* are defined as “those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- **Built heritage resources:** a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Aboriginal [Indigenous] community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers.
- **Cultural heritage landscapes:** 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 Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*; villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trail ways, viewsheds, natural areas and industrial complexes of

heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

■ **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).

■ **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

Municipalities implement PPS 2014 through an official plan, which may outline further heritage policies.

## 2.2 Ontario Heritage Act

The Province and municipalities are enabled to conserve significant individual properties and areas through the *Ontario Heritage Act (OHA)*. Under Part III of the *OHA*, compliance with the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* is mandatory for provincially owned and administered heritage properties and holds the same authority for ministries and prescribed public bodies as a Management Board or Cabinet directive.

For municipalities, Part IV and Part V of the *OHA* enables councils to “designate” individual properties (Part IV), or properties within a Heritage Conservation District (HCD) (Part V) as being of “cultural heritage value or interest” (CHVI). Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the “criteria for determining cultural heritage value or interest”. If a property meets one or more of these criteria, it may be eligible for designation under Part IV, Section 29 of the *OHA*. The designation is recognized through municipal by-law, and the property must be included on a “Register” maintained by the municipal clerk. A municipality may also “list” a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

For provincial properties, evaluation of potential cultural heritage resources must apply *Ontario Regulation 10/06 (O. Reg 10/06): Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance*. Should a property meet the criteria, consent from the Minister for Tourism, Culture and Sport may be required prior to demolition or disposal.

## 2.3 City of Mississauga Official Plan

The City of Mississauga's *Official Plan* was last consolidated in March 2016 and covers 'heritage planning' in Section 7.4. Cultural heritage resources are widely defined in the plan to include:

- 'Structures such as buildings, groups of buildings, monuments, bridges, fences, and gates; sites associated with an historic event;
- Environments such as landscapes, *streetscapes*, flora and fauna within a defined area, parks, heritage trails, and historic corridors;

- Streetscapes are defined in the glossary as ‘the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.’
- Artifacts and assemblages from an archaeological site or a museum; and,
- Traditions reflecting the social, cultural, or ethnic heritage of the community.

Eighteen policies (Sections 7.4.1.1 to 7.4.1.18) for cultural heritage resources are then listed, but all are based primarily on the two principles laid out in the first policy, which are that:

- Heritage planning will be an integral part of the planning process; and,
- Cultural heritage resources of significant value will be identified, protected, and preserved.

Other relevant policies for the Study Area include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources
- 7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource;
- 7.4.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.
- 7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 7.4.1.11 Cultural heritage resources designated under the *Ontario Heritage Act*, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 7.4.1.12 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 will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.4.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

### 3.0 SCOPE AND METHOD

The objective of this CHSR is to identify through desktop sources all known or potential cultural heritage resources within the study area and recommend subsequent cultural heritage studies, if required. Since cultural heritage under the *Ontario Heritage Act* is linked to real property, analysis of the study area as a whole included all parcels within the 2.4 km by 2.2 km study area and those crossed by the study area boundaries.

To reduce complexity in mapping and description, the study area was divided into six operations. Properties on the boundary of two operations were assigned to a single operation based on where the centre line of the parcel (calculated by GIS) was located.

The study area was screened for cultural heritage resources using the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MTCS Checklist). The MTCS Checklist provides a screening tool to identify all known or recognized cultural heritage resources in a study area, as well as commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with buildings or structures 40 or more years old, or potential cultural heritage landscapes.

To complete the MTCS *Checklist*, Golder undertook the following tasks:

- Reviewed federal, provincial, and municipal heritage registers, inventories, and databases to identify known cultural heritage resources in the study area. These sources include:
  - Canadian Register of Historic Places ([www.historicplaces.ca](http://www.historicplaces.ca))
  - Parks Canada Directory of Federal Heritage Designations ([http://www.pc.gc.ca/apps/dfhd/search-recherche\\_eng.aspx](http://www.pc.gc.ca/apps/dfhd/search-recherche_eng.aspx))
  - Ontario Heritage Trust Online Plaque Guide (<http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>) and Ontario Places of Worship Inventory (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory>), and List of Easement Properties (<http://www.heritagetrust.on.ca/en/property-types/easement-properties>);
  - Ontarioplaques.com (data correlated with the Ontario Heritage Foundation Online Plaque Guide);
  - Canadian Heritage River System list of designated heritage river systems (<http://chrs.ca/>);
  - The Ontario Heritage Bridge List in the Ontario Heritage Bridge Guidelines for Provincially Owned Bridges (Interim; Ministry of Transport 2008); and,
  - City of Mississauga Heritage Register ([https://www7.mississauga.ca/documents/culture/heritage/2018-07-01\\_Mississauga\\_Heritage\\_Register\\_Web.pdf](https://www7.mississauga.ca/documents/culture/heritage/2018-07-01_Mississauga_Heritage_Register_Web.pdf)), Cultural Landscape Inventory ([http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)), and Online Map (<http://www6.mississauga.ca/missmaps/maps.aspx#map=12/-8864609.44/5404848.32/0.9075712110370514>)
- Consulted with heritage planning staff at the City of Mississauga; and
- Mapped all identified cultural heritage resources by operation and recommended further studies based on the MTCS *Checklist*.



The properties of potential CHVI identified in this report includes only those with buildings or structures known to be 40 or more years old. These have been identified from desktop sources and should not be considered as representing all properties of potential CHVI in the study area.

### 3.1 Municipal Consultation

Table 2 summarizes the results of municipal consultation.

**Table 2: Results of Consultation**

Contact	Information Request	Response Received
Brooke Herczeg, M.Pl., Heritage Analyst, Heritage Planning, City of Mississauga	Email sent on June 18, 2019 querying if the heritage inventory (dated July 2018) and cultural heritage landscape inventory (dated January 2005) available online were current. Also requested the City’s cultural heritage GIS data and inquired if the City had any cultural heritage issues or concerns for the study area.	Email received on June 26, 2019 advising that the heritage inventory is up to date, but that the cultural heritage landscape inventory has been revised. The City also noted that it is not aware of any federally recognized properties in the municipality and that there is one heritage easement is located at 1700 Sherway Drive. The City also provided Golder with a GIS dataset for cultural heritage.
	Email sent on July 4, 2019 querying if Golder could obtain a digital copy of the designation by-law for Middle Road Bridge (1101-86; see APPENDIX C).	Email received on July 4, 2019 with a copy of the designation by-law.

## 4.0 STUDY RESULTS AND RECOMMENDATIONS

Based on the information compiled from the sources listed above, a MTCS *Checklist* was completed for the Study Area (APPENDIX A). Supplementary screening documentation to accompany the MTCS *Checklist* is provided in (APPENDIX B).

Desktop analysis identified fifty-three (53) known or potential cultural heritage resources in the study area and has recommended further action if any cannot be feasibly avoided. These are listed and mapped by study area operation in the following subsections.

The short descriptions in the tables are excerpted from the City designation by-laws (see APPENDIX C) or the Ontario Heritage Trust Places of Worship Inventory. As mentioned above, the properties of potential CHVI identified in this report includes only those with buildings or structures known to be 40 or more years old. These have been identified from desktop sources and should not be considered as representing all properties of potential CHVI in the study area.

If multiple known or potential cultural heritage resources will be crossed or are adjacent to preferred alignments, Golder recommends to:

- **Conduct a Cultural Heritage Assessment Report (CHAR) with field investigations to identify all known and potential cultural heritage resources potentially impacted by the preferred alignment and provide mitigation recommendations to avoid or reduce adverse impacts.**

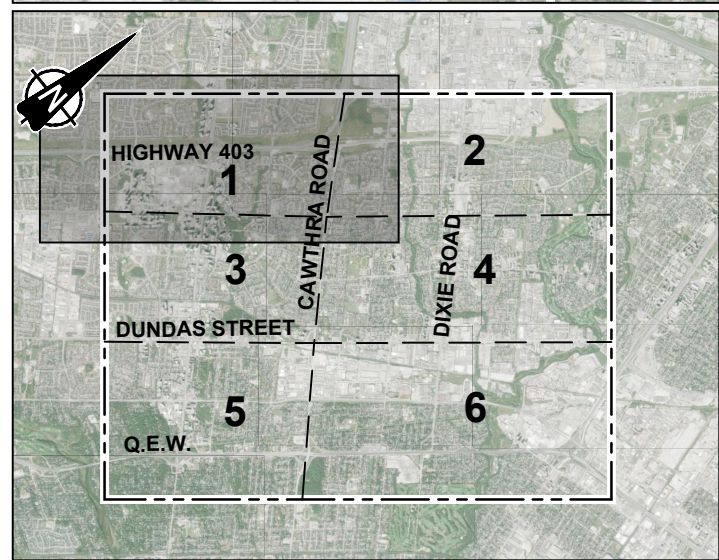
### 4.1.1 Operation 1

Table 3 lists the known or potential cultural heritage resources identified from desktop sources within Operation 1 of the study area (Figure 2).

**Table 3: Cultural Heritage Resources Identified in Operation 1**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
4141 Living Arts Drive	Living Arts Centre	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
300 City Centre Drive	Yellow brick civic building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
1 Duke of York Boulevard	Description not available	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.





**KEY PLAN**

**LEGEND**

- STUDY AREA
- OPERATION BOUNDARY
- LISTED HERITAGE PROPERTIES (NOT DESIGNATED)

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN).

**NOTES**

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 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.  
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT <b>WASTEWATER CAPACITY IMPROVEMENTS                  CULTURAL HERITAGE SCREENING REPORT                  CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO</b>			
TITLE <b>IDENTIFIED AND KNOWN POTENTIAL                  CULTURAL HERITAGE RESOURCES                  (OPERATION 1)</b>			
		PROJECT No. 18112273 FILE N48112273-3001-M02002 SCALE AS SHOWN REV.	
CADD CHECK	ZJB EC	Mar 30/20	<b>FIGURE 2</b>



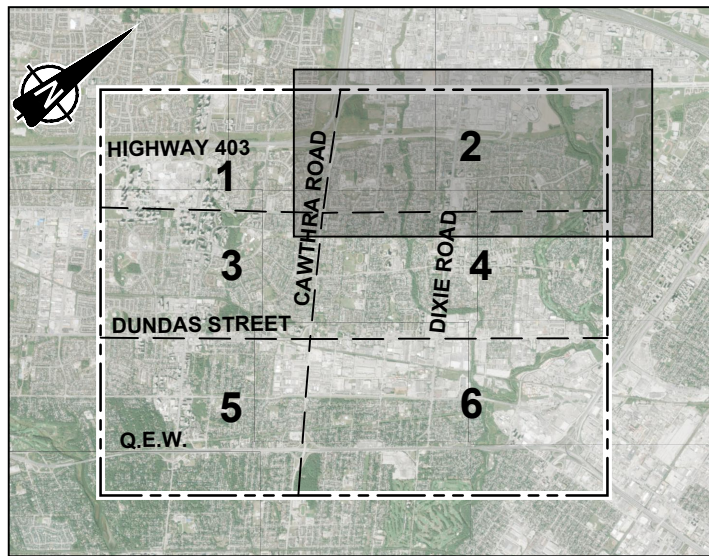
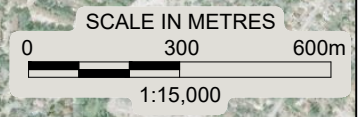
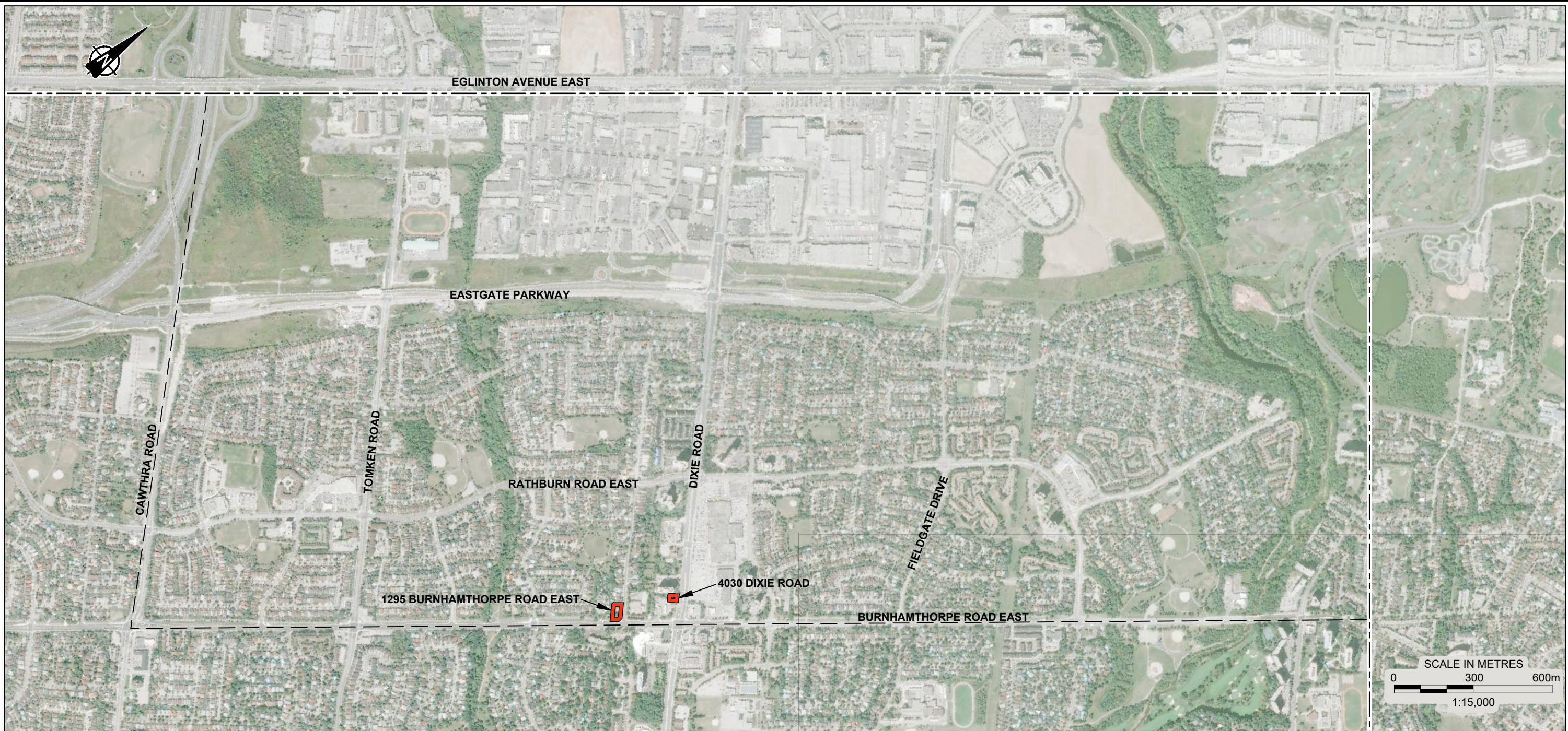
#### 4.1.2 Operation 2

Table 4 lists the known or potential cultural heritage resources identified from desktop sources within Operation 2 of the study area (Figure 3).

**Table 4: Cultural Heritage Resources Identified in Operation 2**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Moore-Stanfield House, 1295 Burnhamthorpe Road East	1 ½ storey vernacular Gothic Revival residential building constructed in 1882	Protected heritage property, designated under City By-law 658-89 enabled under Part IV of the OHA	Conduct a Heritage Impact Assessment (HIA) compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, the protected heritage property. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.
Saint Apostle Andrew Romanian Orthodox Church, 4030 Dixie Road	Dichromatic red brick church constructed in the vernacular style with steeply pitched roof constructed in 1874	Protected heritage property, designated under City By-law 256-14 enabled under Part IV of the OHA	Conduct a Heritage Impact Assessment (HIA) compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, the protected heritage property. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.





**KEY PLAN**

- LEGEND**
- STUDY AREA
  - - - OPERATION BOUNDARY
  - PROTECTED HERITAGE PROPERTY, DESIGNATED PART IV

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN).

**NOTES**

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BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.

ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
WASTEWATER CAPACITY IMPROVEMENTS CULTURAL HERITAGE SCREENING REPORT CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO			
TITLE			
<b>IDENTIFIED AND KNOWN POTENTIAL CULTURAL HERITAGE RESOURCES (OPERATION 2)</b>			
PROJECT No.		FILE No	
18112273		18112273-3001-M02002	
SCALE		AS SHOWN	
CADD		ZJB	
CHECK		Mar 30/20	
		EC	
<b>GOLDER</b>		<b>FIGURE 3</b>	



### 4.1.3 Operation 3

**Table 5** lists the known or potential cultural heritage resources identified from desktop sources within Operation 3 of the study area (Figure 4).

**Table 5: Cultural Heritage Resources Identified in Operation 3**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
3620 Kariya Drive	Kariya Park, open space	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
108 Agnes Street	1 ½ storey house with vertical siding	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
78 Agnes Street	1 ½ storey commercial building with wood siding and stone	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.

**Table 5: Cultural Heritage Resources Identified in Operation 3**

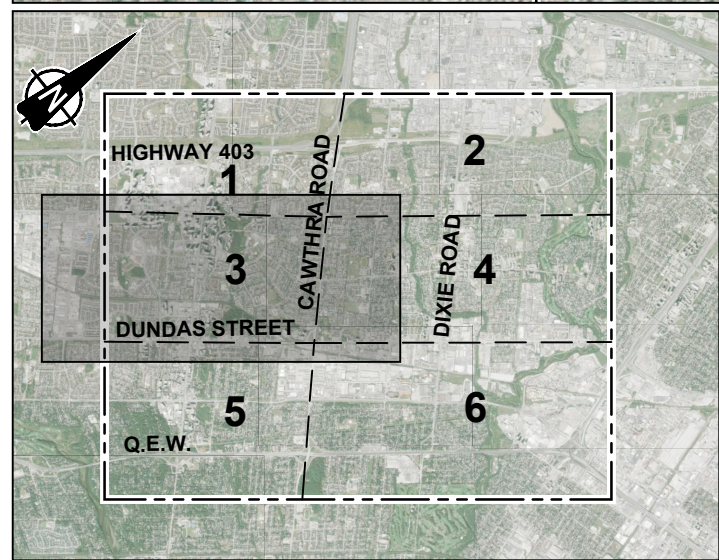
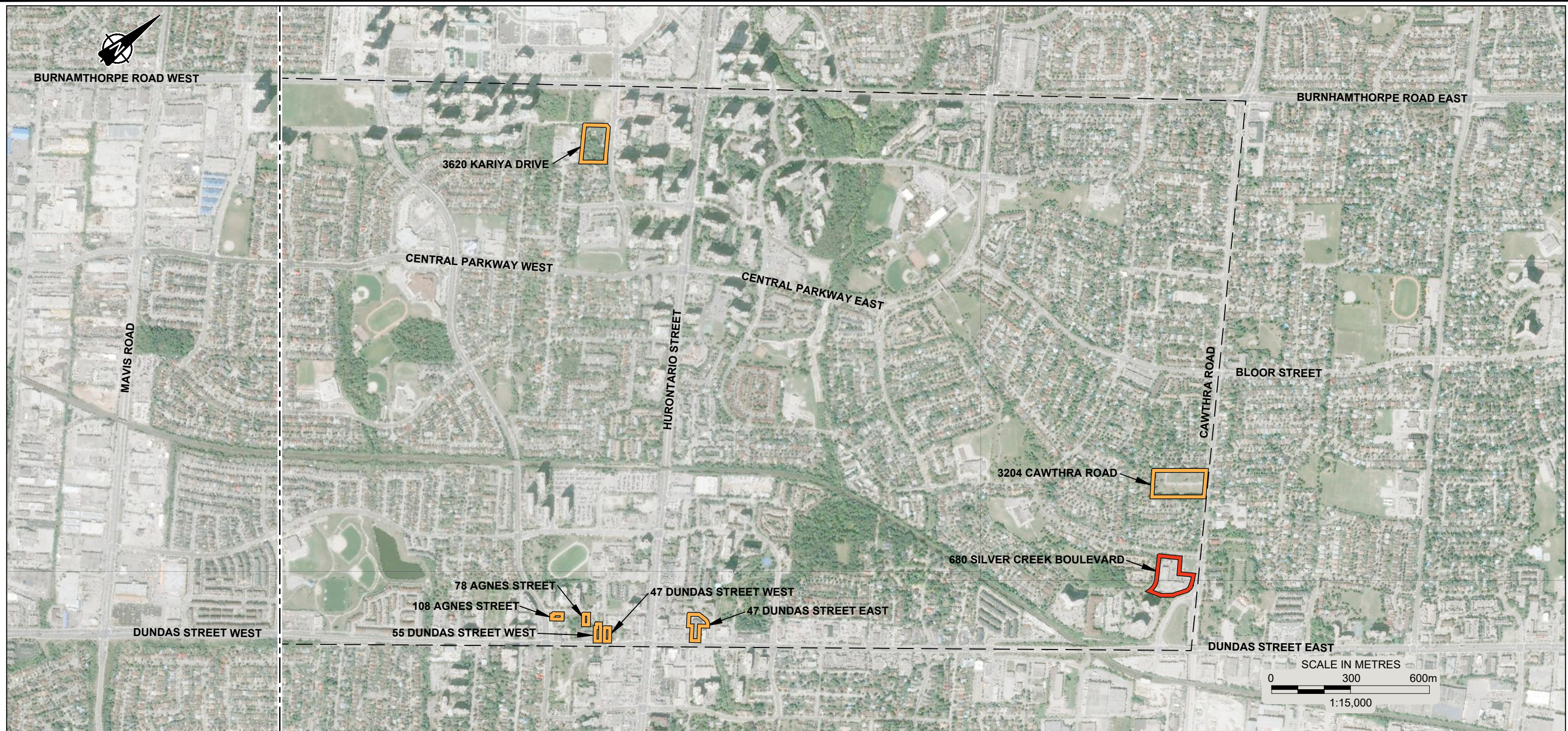
Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
55 Dundas Street West	2 storey brick commercial building with corbelling and bay window	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
47 Dundas Street West	2 ½ storey brick commercial building with parapet style roof and decorative shingles	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
47 Dundas Street East	2 storey red brick commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
Mount Peace Cemetery, 3204 Cawthra Road	Cemetery	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.



**Table 5: Cultural Heritage Resources Identified in Operation 3**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Cherry Hill House, 680 Silver Creek Boulevard	Residential structure constructed in the Vernacular Regency style in 1822	Protected heritage property, designated under City By-law 561- 78 enabled under Part IV of the OHA	Conduct a Heritage Impact Assessment (HIA) compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, the protected heritage property. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.





**KEY PLAN**

**LEGEND**

- STUDY AREA
- OPERATION BOUNDARY
- LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- PROTECTED HERITAGE PROPERTY, DESIGNATED PART IV

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN).

**NOTES**

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 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.  
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT <b>WASTEWATER CAPACITY IMPROVEMENTS                  CULTURAL HERITAGE SCREENING REPORT                  CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO</b>			
TITLE <b>IDENTIFIED AND KNOWN POTENTIAL                  CULTURAL HERITAGE RESOURCES                  (OPERATION 3)</b>			
	PROJECT No. 18112273		FILE N48112273-3001-M02002
	CADD	ZJB	Mar 30/20
	CHECK	EC	
SCALE AS SHOWN			FIGURE 4



#### 4.1.4 Operation 4

Table 6 lists the known or potential cultural heritage resources identified from desktop sources within Operation 4 of the study area (Figure 5).

**Table 6: Cultural Heritage Resources Identified in Operation 4**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
St. Mary's Ukrainian Catholic Church, 3625 Cawthra Road	5 storey brick church with metal roof	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
Dixie Bloor Neighbourhood Centre, 3650 Dixie Road	Glass civic building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
Dixie Presbyterian Church, 3065 Cawthra Road	Church constructed in 1910	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.

**Table 6: Cultural Heritage Resources Identified in Operation 4**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
St. John the Baptist Anglican Church, 719 Dundas Street East	Church constructed in 1925 and associated cemetery to the north	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
St. John's Dixie Cemetery & Crematorium, 737 Dundas Street East	Cemetery with brick institutional building in the centre	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
775 Dundas Street East	2 storey brick commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
855 Dundas Street East	8-storey brick apartment building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.

**Table 6: Cultural Heritage Resources Identified in Operation 4**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
865 Dundas Street East	2 storey residential building with wood siding	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
Copeland House, 1050 Burnhamthorpe Road East	Log house constructed circa 1837 in the Georgian style	Protected heritage property, designated under City By-law 222-78 enabled under Part IV of the OHA	Conduct a Heritage Impact Assessment (HIA) compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, the protected heritage property. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.
Burnhamthorpe Cemetery, 3700 Dixie Road	Cemetery formally established in 1832	Protected heritage property, designated under City By-law 160-2005 enabled under Part IV of the OHA  Cultural landscape	Conduct a Heritage Impact Assessment (HIA) compliant with the City of Mississauga (the City) <i>Heritage Impact Assessment Terms of Reference</i> and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, these protected heritage properties. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.



**Table 6: Cultural Heritage Resources Identified in Operation 4**

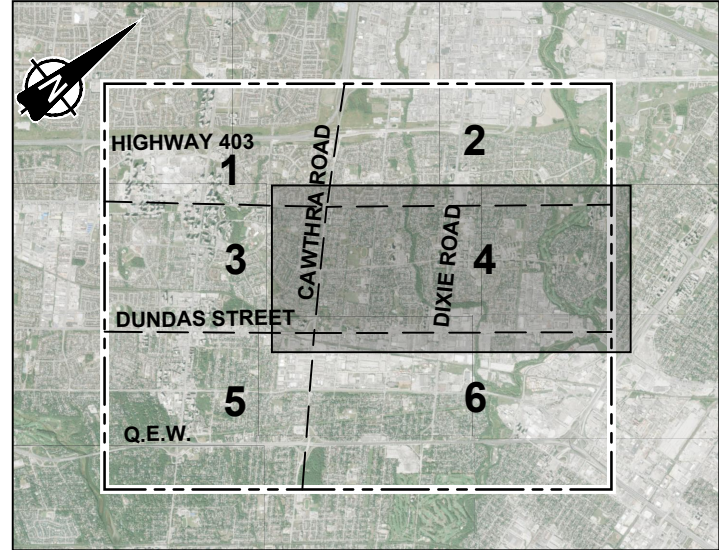
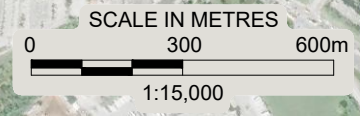
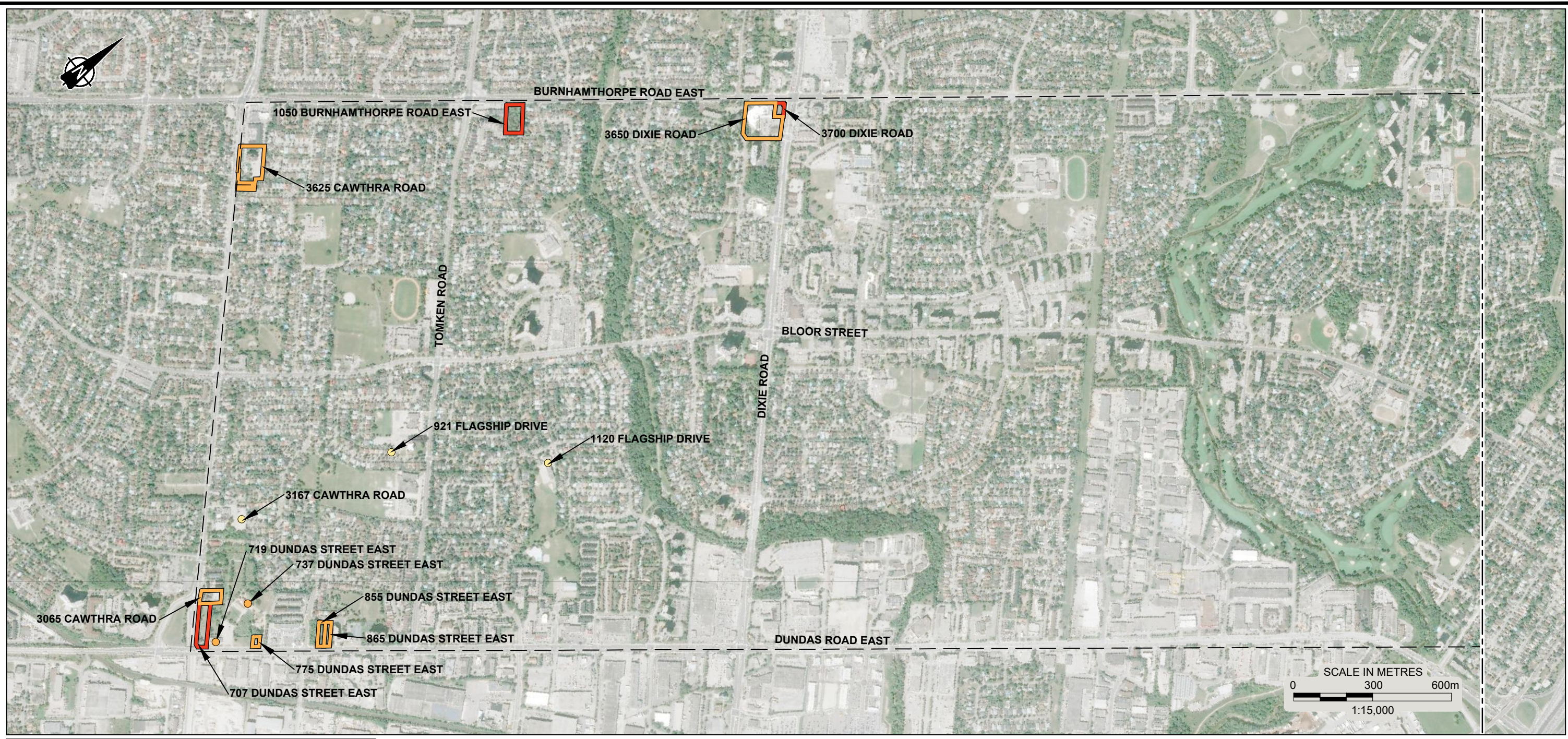
Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Dixie Union Chapel and Cemetery, 707 Dundas Street East	Credit Valley stone church with gable roof constructed in 1837-38 in the vernacular style	Protected heritage property, designated under City By-law 83-78 enabled under Part IV of the OHA  Ontario Heritage Trust Plaque	Conduct a Heritage Impact Assessment (HIA) compliant with the City of Mississauga (the City) <i>Heritage Impact Assessment Terms of Reference</i> and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, these protected heritage properties. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.
Mississauga Temple Community Church, 3167 Cawthra Road	Church constructed in 1973	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.
St. Patrick's Roman Catholic Church, 921 Flagship Drive	Church constructed in 1971	Property of Potential CHVI  Ontario Heritage Trust Places of Worship Plaque	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.

**Table 6: Cultural Heritage Resources Identified in Operation 4**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Dixie Public School, 1120 Flagship Drive	School constructed circa 1960s	Property of Potential CHVI  Ontario Heritage Trust Plaque for Honourable Thomas Laird Kennedy 1878-1959	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.



Client: GM BluePlan Engineering Limited  
 Original Format is Tabloid 279mm x 432mm  
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 Mar 30, 2020 - 2:45pm  
 Drawing file: 18112273-3001-M02002.dwg



**KEY PLAN**

**LEGEND**

- STUDY AREA
- OPERATION BOUNDARY
- LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- PROTECTED HERITAGE PROPERTY, DESIGNATED PART IV
- PROPERTY OF POTENTIAL CHVI

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

**NOTES**

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PROJECT			
WASTEWATER CAPACITY IMPROVEMENTS CULTURAL HERITAGE SCREENING REPORT CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO			
TITLE			
<b>IDENTIFIED AND KNOWN POTENTIAL CULTURAL HERITAGE RESOURCES (OPERATION 4)</b>			
PROJECT No.		FILE No	
18112273		18112273-3001-M02002	
CADD		SCALE AS SHOWN	
ZJB		REV.	
Mar 30/20		<b>FIGURE 5</b>	
CHECK		EC	





#### 4.1.5 Operation 5

Table 7 lists the known or potential cultural heritage resources identified from desktop sources within Operation 5 of the study area (Figure 6).

**Table 7: Cultural Heritage Resources Identified in Operation 5**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
14 Dundas Street East	2 storey brick commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
24 Dundas Street East	2 storey brick commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
32 Dundas Street East	2 storey brick commercial building with parapet roof	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.



**Table 7: Cultural Heritage Resources Identified in Operation 5**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
160 King Street East	1 ½ storey commercial building with two bay windows and shed dormers	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2580 Edenhurst Drive	2 ½ storey brick residential building with open porch and soldier voussoirs	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2590 Cliff Road	2 ½ storey stucco and stone residential building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2526 Cliff Road	2 storey brick residential building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.

**Table 7: Cultural Heritage Resources Identified in Operation 5**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
306 King Street East	2 storey residential building with significant setback from public right-of-way	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2465 Shepard Avenue	2 storey residential building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2179 Camilla Road	1 ½ storey residential building associated with the Hancock family and surrounded by Hancock Woodlands Park	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2151 Camilla Road	2 storey residential building associated with the Hancock family and surrounded by Hancock Woodlands Park	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the <i>City Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.



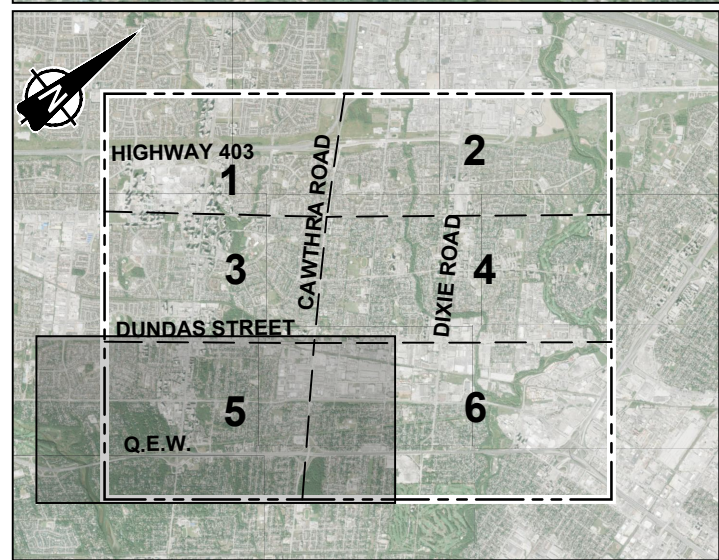
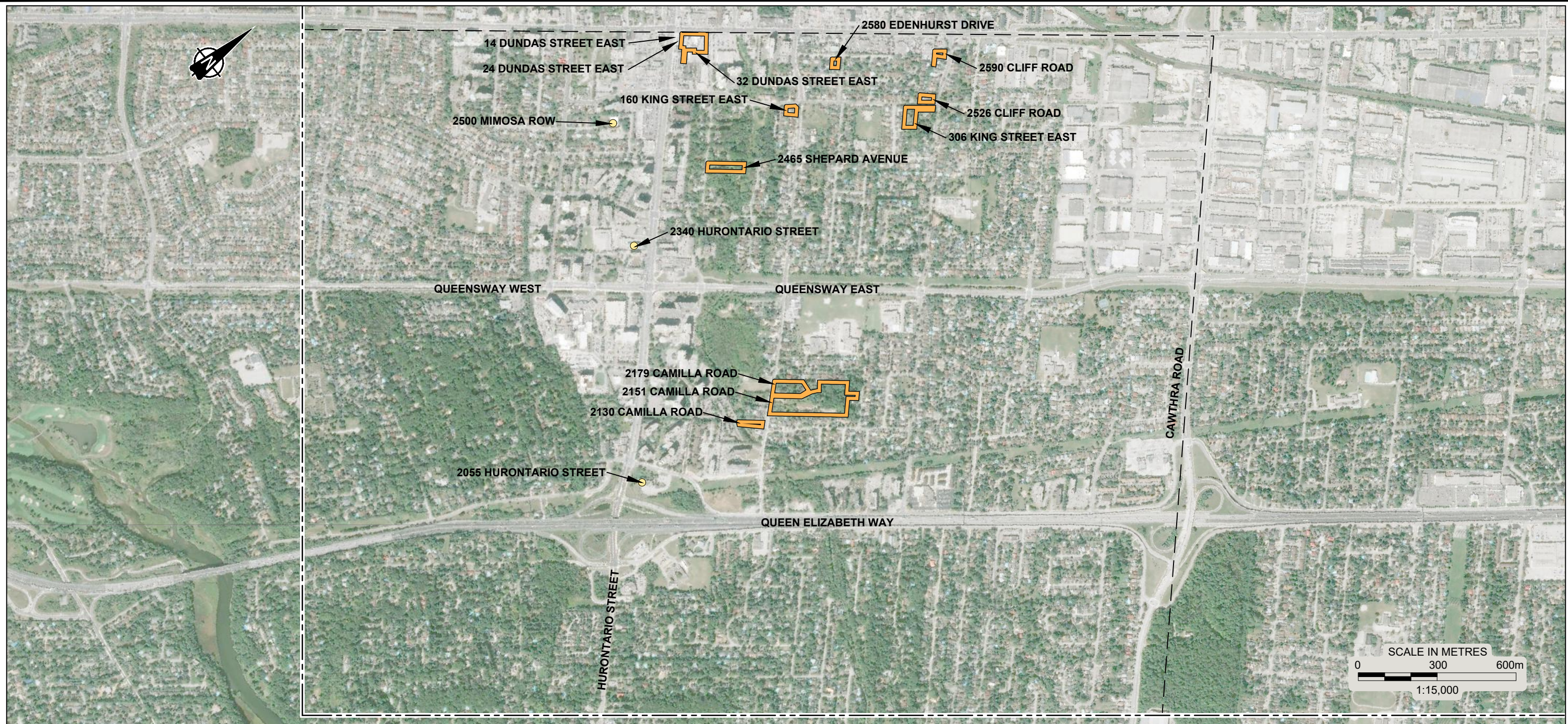
**Table 7: Cultural Heritage Resources Identified in Operation 5**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
2130 Camilla Road	1 ½ storey brick and siding residential building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
Cooksville United Church, 2500 Mimosa Row	Church constructed in 1960	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.
St. Catherine of Siena Roman Catholic Church, 2340 Hurontario Street	Church constructed in 1956	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.

**Table 7: Cultural Heritage Resources Identified in Operation 5**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
St. Hilary's Anglican Church, 2055 Hurontario Street	Church constructed in 1957	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.





KEY PLAN

**LEGEND**

- STUDY AREA
- - - OPERATION BOUNDARY
- LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- PROPERTY OF POTENTIAL CHVI

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

**NOTES**

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PROJECT			
WASTEWATER CAPACITY IMPROVEMENTS CULTURAL HERITAGE SCREENING REPORT CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO			
TITLE			
IDENTIFIED AND KNOWN POTENTIAL CULTURAL HERITAGE RESOURCES (OPERATION 5)			
PROJECT No.		18112273	
FILE		Nd8112273-3001-M02002	
SCALE		AS SHOWN	
REV.			
GOLDER	CADD	ZJB	Mar 30/20
	CHECK	EC	
	FIGURE 6		



#### 4.1.6 Operation 6

Table 8 lists the known or potential cultural heritage resources identified from desktop sources within Operation 6 of the study area (Figure 7).

**Table 8: Cultural Heritage Resources Identified in Operation 6**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Mississauga Chinese Centre, 872 Dundas Street East	2 storey commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
888 Dundas Street East	2 storey commercial building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
1370 Dundas Street East	1 storey brick commercial shopping centre	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.



**Table 8: Cultural Heritage Resources Identified in Operation 6**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
2265 Stanfield Road	2 storey residential building with open porch and columns and gambrel roof	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2240 Dixie Road	1 storey stone residential building	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
849 Duchess Drive	1 storey bungalow	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.
2170 Stanfield Road	2 storey commercial building with gable dormers	Listed on the City's <i>Heritage Register</i>	Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER confirms the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> to determine the appropriate mitigations.

**Table 8: Cultural Heritage Resources Identified in Operation 6**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
Frederick (William) Hedge House, 915 North Service Road	Craftsman Bungalow style house constructed in 1928	Protected heritage property, designated under City By-law 0021-2016 enabled under Part IV of the OHA	Conduct a Heritage Impact Assessment (HIA) compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, the protected heritage property. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.
Middle Road Bridge, 1700 Sherway Drive	Concrete pedestrian bridge constructed in 1909-10	Protected heritage property, designated under City By-law 1101-86 enabled under Part IV of the OHA  Listed on the Canadian Register.  Heritage Easement By-law 648-87  Ontario Heritage Bridge	Conduct a Heritage Impact Assessment (HIA) compliant with the City of Mississauga (the City) <i>Heritage Impact Assessment Terms of Reference</i> and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> prior to any proposed work on, or adjacent to, these protected heritage properties. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.

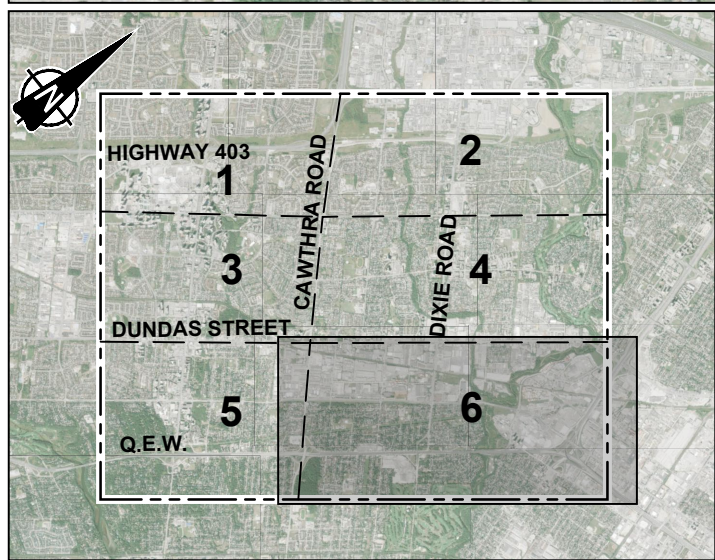
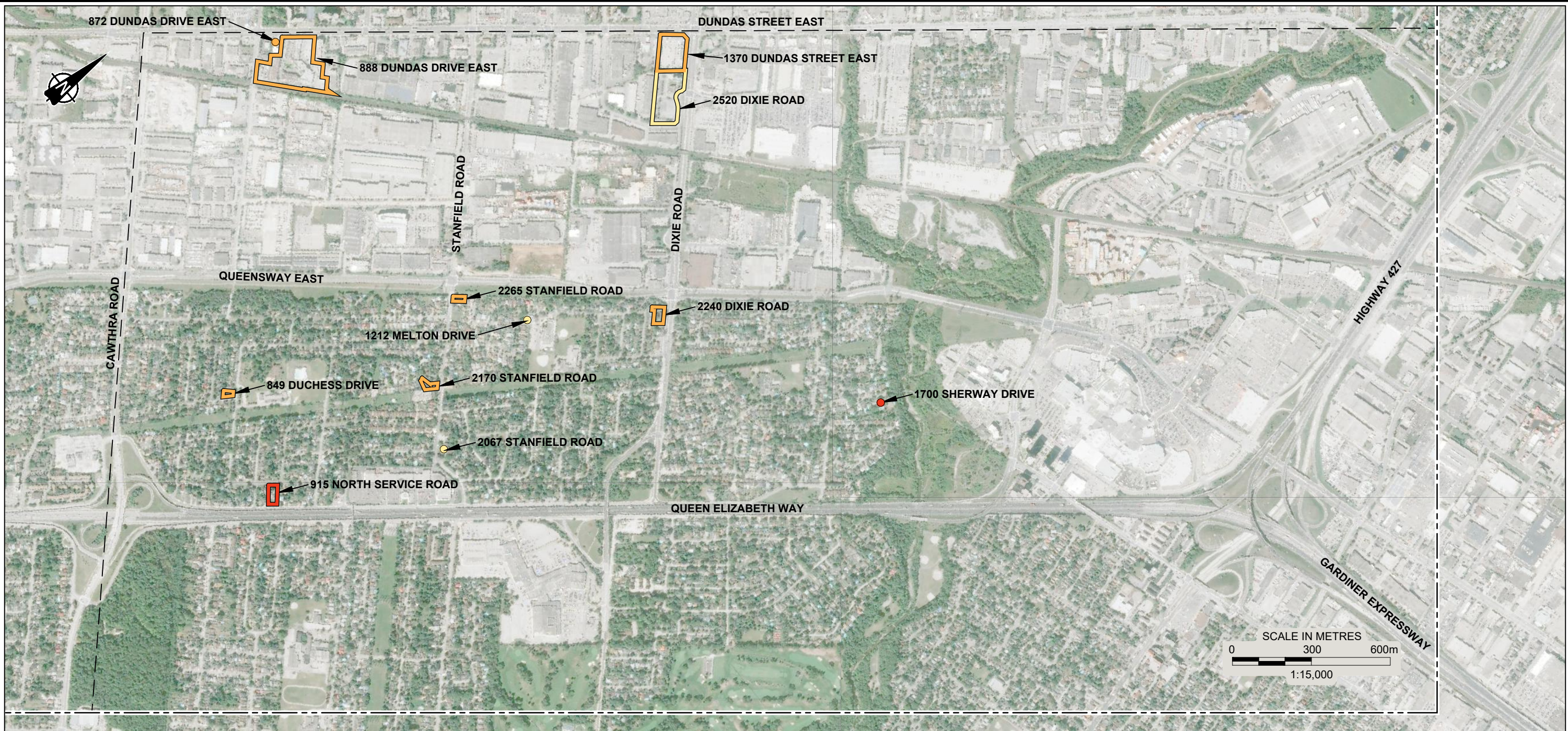


**Table 8: Cultural Heritage Resources Identified in Operation 6**

Civic Address	Description	Cultural Heritage Status	Recommendation if Potentially Impacted
St. Sava Serbian Orthodox Church, 2520 Dixie Road	Church constructed in 1954	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.
Igreja do Sao Salvador do Mundo Roman Catholic Church, 1212 Melton Drive	Church constructed in 1979	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.
Applewood United Church, 2067 Stanfield Road	Church constructed in 1953	Property of Potential CHVI	Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the property meets the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i> . If the CHER finds the property has CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.



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**KEY PLAN**

**LEGEND**

- STUDY AREA
- OPERATION BOUNDARY
- LISTED HERITAGE PROPERTIES (NOT DESIGNATED)
- PROTECTED HERITAGE PROPERTY, DESIGNATED PART IV
- PROPERTY OF POTENTIAL CHVI

**REFERENCE**

DRAWING BASED ON BING IMAGERY AS OF JULY 4, 2019 (IMAGE DATE UNKNOWN); AND CANMAP STREETFILES V2008.4.

**NOTES**

THIS DRAWING IS SCHEMATIC ONLY AND IS TO BE READ IN CONJUNCTION WITH ACCOMPANYING TEXT.  
 BING IMAGERY USED FOR ILLUSTRATION PURPOSES ONLY AND NOT TO BE USED FOR MEASUREMENTS.  
 ALL LOCATIONS ARE APPROXIMATE.

PROJECT			
WASTEWATER CAPACITY IMPROVEMENTS CULTURAL HERITAGE SCREENING REPORT CITY OF MISSISSAUGA, REGION OF PEEL, ONTARIO			
TITLE			
<b>IDENTIFIED AND KNOWN POTENTIAL CULTURAL HERITAGE RESOURCES (OPERATION 6)</b>			
PROJECT No.		FILE No	
18112273		18112273-3001-M02002	
CADD		SCALE AS SHOWN	
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Mar 30/20		FIGURE 7	
CHECK		EC	





## 5.0 SUMMARY STATEMENT AND RECOMMENDATIONS

In May 2019, GM BluePlan Engineering Limited (GMBP) retained Golder Associates Ltd. (Golder) on behalf of the Region of Peel (the Region) to undertake a Cultural Heritage Screening Report (CHSR) as part of a Schedule ‘C’ Class Environmental Assessment for Wastewater Capacity Improvements in Central Mississauga, Ontario (the Project). The Region initiated the Project to address projections that the Mississauga City Centre, Hurontario and Dundas Corridor in Central Mississauga will grow by over 40 percent by 2041. To encompass this projected growth, a study area was defined for the Project that extends to Highway 403 in the north, the Queen Elizabeth Way in the south, Etobicoke Creek in the east, and Confederation Parkway in the west.

The objective of this CHSR is identify known or potential cultural heritage resources in the study area and determine if further cultural heritage studies will be required for the Project. Following the Ministry of Tourism, Culture and Sport (MTCS) *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) checklist, desktop analysis for this CHSR identified fifty-three (53) known or potential cultural heritage resources in the study area and has recommended further action if any cannot be feasibly avoided. If multiple known or potential cultural heritage resources will be crossed or are adjacent to preferred alignments, Golder recommends to:

- **Conduct a Cultural Heritage Assessment Report (CHAR) with field investigations to identify all known and potential cultural heritage resources potentially impacted by the preferred alignment and provide mitigation recommendations to avoid or reduce adverse impacts.**

**Table 9: Cultural Heritage Resources Identified in the Study Area and Recommendations**

Resource Type & Civic Address	Recommendation if Potentially Impacted
<p><b>Protected heritage properties:</b></p> <ul style="list-style-type: none"> <li>■ 680 Silver Creek Boulevard</li> <li>■ 707 Dundas Street East</li> <li>■ 915 North Service Road</li> <li>■ 1050 Burnhamthorpe Road East</li> <li>■ 1295 Burnhamthorpe Road East</li> <li>■ 3700 Dixie Road</li> <li>■ 4030 Dixie Road</li> <li>■ 1700 Sherway Drive</li> </ul>	<p>Conduct a Heritage Impact Assessment (HIA) compliant with the City of Mississauga (the City) <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) prior to any proposed work on, or adjacent to, these protected heritage properties. The HIA should determine the appropriate mitigation for direct and indirect impacts to the property and should also determine if monitoring the built heritage resources for vibration impact during construction is required.</p>
<p><b>Listed heritage properties (not designated)</b></p> <ul style="list-style-type: none"> <li>■ 4141 Living Arts Drive</li> <li>■ 300 City Centre Drive</li> <li>■ 1 Duke of York Boulevard</li> <li>■ 3620 Kariya Drive</li> <li>■ 108 Agnes Street</li> <li>■ 78 Agnes Street</li> <li>■ 55 Dundas Street West</li> <li>■ 47 Dundas Street West</li> </ul>	<p>Conduct a Cultural Heritage Evaluation Report (CHER) to confirm the properties meet the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i>. If the CHER confirms the properties have CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.</p>

**Table 9: Cultural Heritage Resources Identified in the Study Area and Recommendations**

Resource Type & Civic Address	Recommendation if Potentially Impacted
<ul style="list-style-type: none"> <li>■ 24 Dundas Street East</li> <li>■ 32 Dundas Street East</li> <li>■ 14 Dundas Street East</li> <li>■ 2465 Shepard Avenue</li> <li>■ 47 Dundas Street East</li> <li>■ 2130 Camilla Road</li> <li>■ 160 King Street East</li> <li>■ 2179 Camilla Road</li> <li>■ 2151 Camilla Road</li> <li>■ 2580 Edenhurst Drive</li> <li>■ 306 King Street East</li> <li>■ 2526 Cliff Road</li> <li>■ 2590 Cliff Road</li> <li>■ 3625 Cawthra Road</li> <li>■ 3204 Cawthra Road</li> <li>■ 3065 Cawthra Road</li> <li>■ 719 Dundas Street East</li> <li>■ 737 Dundas Street East</li> <li>■ 775 Dundas Street East</li> <li>■ 849 Duchess Drive</li> <li>■ 855 Dundas Street East</li> <li>■ 865 Dundas Street East</li> <li>■ 888 Dundas Street East</li> <li>■ 2265 Stanfield Road</li> <li>■ 2170 Stanfield Road</li> <li>■ 3650 Dixie Road</li> <li>■ 1370 Dundas Street East</li> <li>■ 2240 Dixie Road</li> </ul>	
<p><b>Properties of Potential CHVI</b></p> <ul style="list-style-type: none"> <li>■ 2500 Mimosa Row</li> <li>■ 2340 Hurontario Street</li> <li>■ 2055 Hurontario Street</li> <li>■ 3167 Cawthra Road</li> <li>■ 921 Flagship Drive</li> <li>■ 2067 Stanfield Road</li> <li>■ 1120 Flagship Drive</li> <li>■ 1212 Melton Drive</li> <li>■ 2520 Dixie Road</li> </ul>	<p>Consult the City to determine if a CHER is required. If a CHER is required, the evaluation should determine if the properties meet the criteria for cultural heritage value or interest (CHVI) prescribed in <i>Ontario Regulation 9/06</i>. If the CHER finds the properties have CHVI, conduct an HIA compliant with the City <i>Heritage Impact Assessment Terms of Reference</i> (and <i>Cultural Landscape Heritage Impact Assessment Terms of Reference</i> where applicable) to determine the appropriate mitigations.</p>



## 6.0 CLOSURE

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned at [henry\\_cary@golder.com](mailto:henry_cary@golder.com) or (506) 540-1494.

### GOLDER ASSOCIATES LTD.



Henry Cary, Ph.D., CAHP, RPA  
*Cultural Heritage Specialist*

HC/HD/EC/cr/ly



Michael Teal, M.A.  
*Associate, Senior Archaeologist*

Attachments: Tables 1 to 8  
Figures 1 to 7  
Appendices A to C

[https://golderassociates.sharepoint.com/sites/100160/deliverables/cultural heritage/chsr/final/18112273-3001-m01 final 31m arch2020 gm blueplan region of peel chsr.docx](https://golderassociates.sharepoint.com/sites/100160/deliverables/cultural%20heritage/chsr/final/18112273-3001-m01%20final%2031march2020%20gm%20blueplan%20region%20of%20peel%20chsr.docx)

**APPENDIX A**

# MTCS Checklist



The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
  - is a recognized heritage property
  - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
  - the main project area
  - temporary storage
  - staging and working areas
  - temporary roads and detours

**Processes covered** under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

### **Cultural Heritage Evaluation Report (CHER)**

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

### **Other checklists**

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – [separate checklist](#)
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

Project or Property Location (upper and lower or single tier municipality)

Proponent Name

Proponent Contact Information

### Screening Questions

1. Is there a pre-approved screening checklist, methodology or process in place? Yes  No

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

### Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found **not** to be of cultural heritage value? Yes  No

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

3. Is the property (or project area): Yes  No

a. identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value?

b. a National Historic Site (or part of)?

c. designated under the *Heritage Railway Stations Protection Act*?

d. designated under the *Heritage Lighthouse Protection Act*?

e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?

f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.



## Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	<input type="checkbox"/>	<input type="checkbox"/>
b. has or is adjacent to a known burial site and/or cemetery?	<input type="checkbox"/>	<input type="checkbox"/>
c. is in a Canadian Heritage River watershed?	<input type="checkbox"/>	<input type="checkbox"/>
d. contains buildings or structures that are 40 or more years old?	<input type="checkbox"/>	<input type="checkbox"/>

## Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	<input type="checkbox"/>	<input type="checkbox"/>
b. has a special association with a community, person or historical event?	<input type="checkbox"/>	<input type="checkbox"/>
c. contains or is part of a cultural heritage landscape?	<input type="checkbox"/>	<input type="checkbox"/>

**If Yes** to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

**If No** to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

## Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
  - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's [Ontario Heritage Toolkit](#) or [Standards and Guidelines for Conservation of Provincial Heritage Properties](#).

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

### 1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's [Standards & Guidelines for Conservation of Provincial Heritage Properties](#) [s.B.2.]

## Part A: Screening for known (or recognized) Cultural Heritage Value

### 2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

**Note:** Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

### 3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
  - individual designation (Part IV)
  - part of a heritage conservation district (Part V)



## Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

## Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- [Ontario Heritage Trust](#)
- local land registry office (for a title search)

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ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- [Ontario Heritage Trust](#) - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

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iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

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iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- [Ontario Heritage Trust](#)

v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at [registrar@ontario.ca](mailto:registrar@ontario.ca).

### **3b. Is the property (or project area) a National Historic Site (or part of)?**

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the [National Historic Sites website](#).

### **3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?**

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the [Directory of Designated Heritage Railway Stations](#).

### **3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?**

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the [Heritage Lighthouses of Canada](#) website.

### **3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?**

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the [Federal Heritage Buildings Review Office](#).

See a [directory of all federal heritage designations](#).

### **3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?**

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – [World Heritage Site website](#).

## **Part B: Screening for potential Cultural Heritage Value**

### **4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?**

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations



For more information, contact:

- [municipal heritage committees](#) or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's [Heritage directory](#) – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a [list of plaques](#) commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a [list of plaques](#) commemorating Canada's history

#### **4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?**

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a [database of registered cemeteries](#)
- Ontario Genealogical Society (OGS) – to [locate records of Ontario cemeteries](#), both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to [locate early cemeteries](#)

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

#### **4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?**

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the [Canadian Heritage River System](#).

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

#### **4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?**

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

**Note:** 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide [Heritage Property Evaluation](#).

## Part C: Other Considerations

### 5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

### 5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

### 5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- [municipal heritage committees](#) or local heritage organizations
- Ontario Historical Society's "[Heritage Directory](#)" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through [Ontario Trails](#).



**APPENDIX B**

## Supplementary Documentation

## Supplementary Screening Documentation

Screening Criteria	Results
<b>PART A</b>	
Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	The project area has not been evaluated previously for cultural heritage value.
<i>Is the property (or project area):</i>	
identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value?	Search of the <i>Heritage Register for Mississauga</i> and the <i>Ontario Heritage Act Register</i> determined that there are eight designated properties protected under the OHA.
a National Historic Site (or part of)?	Search of the <i>Parks Canada Directory of Federal Heritage Designations</i> determined that no part of the project area is, or part, of a National Historic Site.
designated under the <i>Heritage Railways Stations Protection Act</i> ?	Search of the <i>Parks Canada Directory of Federal Heritage Designations</i> determined that no part of the project area is designated under the <i>Heritage Railways Stations Protection Act</i> .
designated under the Heritage Lighthouse Protection Act?	Not applicable.
identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	Search of the <i>Parks Canada Directory of Federal Heritage Designations</i> determined that none of the buildings in the project area are identified by FHBRO.
located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	Not applicable.
<b>PART B</b>	
<i>Does the property (or project area) contain a parcel of land that:</i>	
is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	Search of the <i>Ontario Heritage Foundation Online Plaque Guide</i> and <i>Ontario's Historical Plaques</i> determined that there are three plaques within the project area: <ul style="list-style-type: none"> <li>- Dixon Union Chapel and Cemetery, 707 Dundas Street East</li> </ul>



Screening Criteria	Results
	<ul style="list-style-type: none"> <li>- Dixie Public School, 1120 Flagship Drive. Plaque for Honourable Thomas Laird Kennedy 1878-1959</li> <li>- St. Patrick's Roman Catholic Church, 921 Flagship Drive</li> </ul>
has or is adjacent to a known burial and/or cemetery?	Search of the <i>City of Mississauga's Interactive Map</i> and <i>Heritage Register</i> identified that there is one (listed) cemetery within the project area.
is in a Canadian Heritage River watershed?	Search of the Canadian Heritage River System online list determined the Study Area is not located within the watershed of a Canadian Heritage River.
contains buildings or structures that are 40 or more years old?	<p>The project area was found to have several buildings or structures that are 40 more years old through review of the:</p> <ul style="list-style-type: none"> <li>▪ <i>Ontario Historical County Maps Project Web Map Application</i></li> <li>▪ <i>Heritage Register for Mississauga</i></li> <li>▪ 1961 Toronto Area/ Port Credit, Ontario 1:25,000 Map Sheet 030M12A, Ed. 1, available through the online <i>Historical Topographic Map Digitization Project</i>;</li> <li>▪ Aerial imagery (City of Mississauga Interactive Online Mapping Service); and,</li> <li>▪ Google aerial and Streetview imagery</li> </ul>
<b>PART C</b>	
Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):	
is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	Municipal consultation and review of municipal heritage databases did not specifically note any landmark in the local community or any structures or sites that are important in defining the character of the area (such as potential heritage conservation districts), however, forty-four protected and listed heritage properties were identified in the project area.
has a special association with a community, person or historical event?	Municipal consultation determined that no part of the project area has a special association with a community, person or historical event. However, three plaques were identified in the project area.

Screening Criteria	Results
contains or is part of a cultural heritage landscape?	Municipal consultation and review of municipal heritage databases determined that Burnhamthorpe Cemetery (3700 Dixie Road) is part of a cultural heritage landscape. Additionally, two designated cemeteries, three listed cemeteries and one listed park were identified in the project area.



**APPENDIX C**

# Designation By-laws



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ONTARIO HERITAGE TRUST

FEB 19 2016

VIA REGISTERED MAIL



RECEIVED  
City of Mississauga  
Corporate Services Department  
Office of the City Clerk  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1

February 16, 2016

Re: Notice of By-law Enactment  
William Hedge Farmhouse, 915 North Service Road, Ward 1  
Office of the City Clerk File: CS.08.NOR

I am enclosing, for your retention, a copy of By-Law 0021-2016 passed by Mississauga City Council on February 10, 2016 designating the property located at 915 North Service Road as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Sincerely,

Mumtaz Alikhan  
Legislative Coordinator  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext. 5425  
[mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

Encl: By-law 0021-2016

cc (by email): Councillor Jim Tovey, Ward 1  
Paul Mitcham, Commissioner of Community Services  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Raj Kehar, Legal Counsel  
Paul Damaso, Acting Director, Culture Division  
Mark Warrack, Acting Manager, Culture and Heritage Planning  
Paula Wubbenhorst, Senior Heritage Coordinator  
Cecilia Nin Hernandez, Heritage Coordinator  
Elaine Eigl, Heritage Coordinator

✓ cc: (via Registered Mail) - Calvin Ostner, Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto ON M5C 1J3



CERTIFIED A TRUE COPY  
*[Signature]*  
DIANA RUSNOV DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0021-2016

A By-law to designate the William Hedge Farmhouse located at 915 North Service Road as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, as amended ("Heritage Act") authorizes the Council of a municipality to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga (the "City") approved the designation of the property known as the William Hedge Farmhouse located at 915 North Service Road in the city of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution O196-2015;

AND WHEREAS in accordance with the requirements of the Heritage Act, a Notice of Intention to designate the Property was published and served and no notice of objection to its designation was received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the William Hedge Farmhouse, located at what is municipally known as 915 North Service Road in the city of Mississauga and legally described in Schedule 'A' attached hereto (the "Property"), is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, C. O.18, as amended.
2. That the reasons for designating the Property are duly set out in Schedule 'B' attached hereto.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the city of Mississauga.
4. That the City Solicitor is hereby directed to register a copy of this By-law against the Property in the proper land registry office.
5. That Schedules 'A' and 'B' form an integral part of this By-law.

ENACTED AND PASSED this 10 day of February, 2016.

*[Signature: Bonnie Crombie]*  
MAYOR

*[Signature: Crystal Green]*  
CLERK

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>[Signature]</i>
Date Feb 3 16

SCHEDULE 'A' TO BY-LAW 0021-2016

Summary: All of Block H, Registered Plan 481  
Part of Lot 9, Concession 1, South of Dundas Street  
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 13, in the vicinity of Cawthra Road and North Service Road)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of all of Block H, Registered Plan 481 and Part of Lot 9, Concession 1, South of Dundas Street, of the said Township, as in Instrument R01073948.



Alnashir Jeraj  
Ontario Land Surveyor



## SCHEDULE "B"

### Reasons for Identification

#### **Description of Property**

The property known as 915 North Service Road is located on the North Side of North Service Road on Concession 1, Part of lot 9 in the City of Mississauga. It is located in the vicinity of Westfield Drive and North Service Road.

The property contains a single family house, a detached garage and a shed. The single family dwelling - the William Hedge farmhouse - is most easily identified by its one and half storey form, side gabled roof with two dormers, and buff limestone cladding extending to the top of the windows on the second floor. The front entrance faces south, it has two bay windows on the ground floor (south and west side), a front porch with thick stone columns. The house is well set back on the lot.

#### **Statement of Cultural Heritage Value or Interest**

The William Hedge Farmhouse's cultural heritage value lies in it being a rare example of the Craftsman Bungalow style within the City of Mississauga with buff, rough cut (rusticated) limestone cladding sourced in the vicinity of the municipality. It has interior features telling of the era including cabinetry and millwork, plumbing and heating fixtures. Built in 1928, its architectural form, style and detailing reflect the design work of a local architect: Port Credit born and raised, Dixie Cox Cotton.

The Cultural Heritage Value also lies in its historic association with this architect. He was the grandson of area pioneer Robert Cotton and the nephew of Dr. Dixie Beaumont Cotton, after whom the village of Dixie was named. Dixie Cox Cotton was active in the community: he was maintenance Engineer for the St. Lawrence Starch Co. (a major locally based Canadian Industry) for over twenty years and is attributed for the design of various buildings in the community, reflecting the mainstream architectural design ideas of the time. These were based on references to vernacular and classical architecture within the British Empire, high quality craftsmanship and design, and integration of the arts and architecture as expressed in the Craftsman Bungalow, Edwardian, and Institutional and Commercial Period Revival buildings. Design ideas were carried into interior elements of the house displaying attention to detail in interior design and craftsmanship such as stonework and millwork. The house therefore demonstrates his work, the work of a significant architect to the community. The William Hedge house also has the potential to yield information to the understanding of a community. The farmhouse was built prior to the existence of the Queen Elizabeth Way as a highway, and was retained by the family within the Applewood subdivision of 1953, maintaining its orientation of its original frontage on Queen Elizabeth Highway, known as Middle Road at the time the house was designed.

#### **Description of Heritage Attributes**

The property at 915 North Service Road has cultural heritage value as it satisfies the criteria for Determining Cultural Heritage Value or Interest set out in Regulation 9/06 of the Ontario Heritage Act. The following are the key exterior and interior attributes as a rare example of the Craftsman Bungalow style within the City of Mississauga and as a reflection of the work by D.C. Cotton, architect:

1. The property has design and physical value in its architectural value as a rare example of the Craftsman Bungalow style within the City of Mississauga. The house features recognizable design characteristics of the style, including:
  - a) 1 and half storey massing
  - b) almost square plan, with protruding bay windows on the south and west wall, protruding stout stone chimney on the west wall
  - c) relatively low floor to ceiling heights

- d) low-slung gabled roof with dormers
- e) front porch with thick stone columns
- f) rusticated buff limestone exterior building material, laid in a split course bond, mortar joints that accentuate the bond pattern of the wall.
- g) "punched" style masonry openings for windows, with segmental arch, key stone and straight cut voussours
- h) exterior stone extends to the top of the 2<sup>nd</sup> floor window level and in all facades of the original portion of the house
- i) stone is sourced from Milton
- j) wood three over one pane sash style windows arranged in a variety of compositions: singles, pairs or threes
- k) interior layout with centre hall plan with staircase in main hall
- l) original kitchen shaker style stained oak cabinetry, sink, plumbing fixtures and hardware of the style
- m) stained wood millwork such as wainscoting, mission style balustrade
- n) limestone fireplaces and built in book case found in the house designed in an integrated way with the fireplace wall
- o) orientation of the house on the lot

2. The house has associative and historical value because:

- a) It has direct associations with Dixie Cox Cotton, architect born and raised in Port Credit, who is native of Port Credit, Mississauga. He studied at the University of Toronto, and worked both in Toronto and his home town. He is a rare architect born and raised in the municipality known to the community that lived and produced work in the early 20<sup>th</sup> century in Mississauga, contributing to the building of the character of the municipality as we know it today.
- b) The house has the potential to yield information that contributes to the understanding of a community and culture because the house was built on farmland which was subdivided into suburban lots in the early 1950s. The Hedge family farmhouse stood in the family's fruit farm originally run on the lands. The Hedge family presumably farmed the land since 1906. Hedge Drive in the subdivision was named after the family. The orientation of the house facing North Service Road as the front entrance is reflective of an earlier time, prior to the building of the Queen Elizabeth Way as a multilane highway in the 1950s. The incorporation of the William Hedge Farmhouse, within the 1953 subdivision and retention to today provides a tangible representation of the history of land use and urban design in the City of Mississauga and it can yield information as to the history of a community.
- c) The house demonstrates the work of Dixie Cox Cotton, an architect who is significant to the community. Dixie Cox Cotton is attributed with having designed a number of buildings in the community and Toronto, reflecting the mainstream architectural design ideas of the time, which were based on references to vernacular and classical architecture within the British Empire, high quality craftsmanship and design, and integration of the arts and architecture as expressed in the Craftsman Bungalow, Edwardian, and Institutional and Commercial Period Revival buildings. The ideas reflected in the execution of the interior of the house speak of innovations in middle class domestic architecture in order to achieve practicality while maintaining high quality craftsmanship. This is specially expressed in the kitchen cabinetry materiality and design, including the sink with interior plumbing (faucet) and millwork found throughout the house.

The physical/design attributes listed in point one are also the materialization of the historical and associative value. In addition to these attributes, the following lend the property its historical/associative value:

- Orientation of the front entrance towards North Service Road
- Siting within a large lot that is distinctive from the neighbouring properties



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March 6, 1978



Dear Sir:

Re: Designation of the "Dixie Union Chapel"  
File 178-78

---

I enclose for your information a copy of By-law 83-78, enacted and passed by the Council of the Corporation of the City of Mississauga on February 27, 1978 designating the "Dixie Union Chapel" located on the north/east corner of Cawthra Road and Dundas Street East as a building of architectural and historical value or interest.

I also enclose for your information a copy of the Notice of the passing of this by-law which will be published in the Mississauga Times for three consecutive weeks commencing on March 8, 1978.

Please do not hesitate to contact me if you have any questions in this regard.

Yours very truly,

THE CORPORATION OF THE CITY OF MISSISSAUGA

*John Murray /pj.*

John D. Murray  
Committee Co-ordinator

JDM/pj  
encls.

c.c. Ontario Heritage Foundation ✓

IN THE MATTER OF THE ONTARIO HERITAGE ACT, 1974,  
S.O. CHAPTER 122  
AND IN THE MATTER OF THE DESIGNATION OF THE PROPERTY  
KNOWN AS THE DIXIE UNION CHAPEL LOCATED ON THE  
NORTH/EAST CORNER OF DUNDAS STREET EAST AND CAWTHRA ROAD.

NOTICE OF PASSING  
OF BY-LAW

Take notice that the Council of the  
Corporation of the City of Mississauga has passed  
By-law No. 83-78 to designate the above property.

DATED at MISSISSAUGA this 8th day of March, 1978.

TERENCE L. JULIAN, A.M.C.T.  
CITY CLERK

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER...*83-78*...

A By-law to designate the "Dixie Union Chapel" located on the north/east corner of Cawthra Road and Dundas Street East, to be of architectural value and of historic interest.

WHEREAS The Ontario Heritage Act, S.O. 1974, Chapter 122, Section 29(6), authorizes the Council of a Municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest;

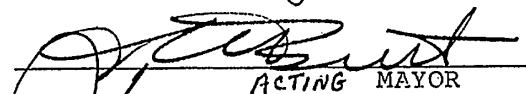
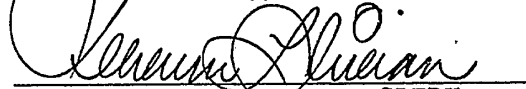
AND WHEREAS notice of intention to so designate the "Dixie Union Chapel" located on the north/east corner of Cawthra Road and Dundas Street East, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Dixie Union Chapel" on the north/east corner of Cawthra Road and Dundas Street East, be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this *27<sup>th</sup>* day of *February*, 1978.

  
ACTING MAYOR  
  
CLERK





SCHEDULE 'A' TO BY-LAW NUMBFR. 83-78.....

Reasons for the designation of the "Dixie Union Chapel"  
on the north/east corner of Cawthra Road and Dundas Street  
East.

The Dixie Union Chapel is recommended for  
designation on historical grounds that it is a rare surviving  
example of a "union" chapel, that is, a church that was  
built in pioneer times to serve many denominations. Formally  
opened in 1838, in which Anglicans, Presbyterians and Methodists  
worshipped. Although no longer in use, it is still jointly  
administered by Trustees representing local Protestant  
denominations. Architecturally, this simple gabled structure  
is enhanced by the beauty of its building material, Credit  
Valley stone, laid in random course.

SCHEDULE "B" TO BY-LAW NUMBER.....83-78.....

DESCRIPTION: PART OF LOT 10, CONCESSION 1 N.D.S.

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel (formerly in the Township of Toronto, County of Peel), Province of Ontario, and being composed of part of Lot 10 in the First Concession North of Dundas Street in the said City which said parcel may be described as follows:

PREMISING that the Southwesterly limit of said Lot 10 has a bearing of North 45 degrees West and relating all bearings herein thereto;

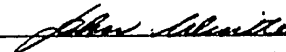
COMMENCING at the most Southerly angle of said Lot 10;

THENCE North 45 degrees West along the Southwesterly limit of said Lot 10, 555.72 feet to a point therein;

THENCE North 38 degrees East, 132.0 feet to a point;

*h.* THENCE South 45 degrees <sup>East</sup> ~~West~~, 552.4 feet more or less to a point in the Southeasterly limit of said Lot 10 distant 132.0 feet measured Northeasterly thereon from the point of commencement;

THENCE South 38 degrees West, 132.0 feet to the point of commencement, the above described lands being all of the lands described in Toronto Township Instrument No. 21750, Parcels 1 and 2, registered on April 3rd, 1922.

  
John Wintle  
Ontario Land Surveyor



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Corporate Services Department  
Office of the City Clerk

(file)

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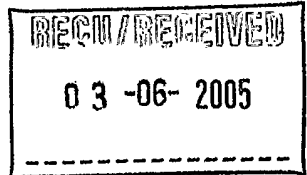
cc: J. Anson Cartwright

City of Mississauga  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



Leading today for tomorrow

FAX: 905-615-4181  
mississauga.ca



May 31, 2005

[REDACTED]  
Burnhamthorpe Cemetery  
[REDACTED]

Dear [REDACTED]:

Re: 3700 Dixie Road East, Mississauga, Ontario  
File: CS.08.Dixie Road East (3700) (Ward 3)

I enclose for your retention, a copy of By-law 0160-2005, a by-law to designate the property located at 3700 Dixie Road East, Mississauga, Ontario.

Yours truly,

Denise Peternell  
Committee Coordinator  
905-896-5423

cc: Ontario Heritage Foundation, 10 Adelaide Street East, Toronto, Ontario  
M5C 1J3 (REGISTERED MAIL) (w/encl)  
Mr. P. Mitcham, Commissioner of Community Services (w/encl)  
Mr. M. Warrack, Community Services (w/encl)  
Mr. A. Leonard, Building Section, Planning & Development (w/encl)  
Councillor M. Prentice, Ward 3  
File (w/encl)

entered

Form 1013 (Rev. 02/08)



✓  
8/12/05  
RA



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0160-2005

A by-law to designate the property located at 3700 Dixie Road East as being of historical and contextual significance

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of architectural value or interest;

AND WHEREAS Notice of Intention to so designate the property located at 3700 Dixie Road East, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

AND WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

- 1. That the real property located at 3700 Dixie Road East, City of Mississauga, and legally described in Schedule 'B' attached hereto, is hereby designated as being of historic value under Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, as amended.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That Schedules "A" and "B" form an integral part of this by-law.
4. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 3700 Dixie Road East in the proper land registry office.

ENACTED AND PASSED this 25th day of May, 2005.

Handwritten signature of the Mayor and the title MAYOR

APPROVED AS TO FORM City Solicitor MISSISSAUGA Date 10 05 05

Handwritten signature of the Clerk and the title CLERK

SCHEDULE "A" TO BY-LAW NO. 0160-2008

STATEMENT OF THE REASONS FOR DESIGNATION

Burnhamthorpe Cemetery

The Burnhamthorpe Cemetery is recommended for heritage designation under the terms and conditions of Part IV, the *Ontario Heritage Act*, for reasons of its historical and contextual significance.

The Burnhamthorpe Cemetery, located at 3700 Dixie Road East (at the southwest corner of Dixie Road and Burnhamthorpe Road East), is named after the Village of Burnhamthorpe that once prospered around this intersection. The legal description of the cemetery is Concession 1 NDS, Lot 6.

According to the land registry, the Crown granted the land to Abram Markle, who in turn sold it to Levi Lewis in 1811. Perkins Bull wrote that the cemetery is "one of the oldest in Southern Peel having been in use since 1811 shortly after the first settlement at Sandy Hill, now Burnhamthorpe [sic]." In 1825, Lewis deeded nine-tenths of an acre to be used as a site for the Methodist Episcopal Church, a public cemetery and a schoolhouse. The schoolhouse and church are no longer standing. Although the first burial supposedly dates to 1811, the oldest head stone dates to 1832. The Land Records show that the cemetery was formally established in 1832. The existing grave markers remain the most important heritage attribute of the property.

The Primitive Methodist Church obtained the cemetery in 1859, making it a private enterprise. The names appearing on this deed are representative of some of the earliest settlers in the locality, including William and Mariata Shaver, George Savage, Joseph Siddall, Thomas Jefferson, Samuel Carr and Robert Curry. These pioneers are from many of the small villages in the surrounding vicinity, including the villages of Dixie, Cooksville, Port Credit and Burnhamthorpe.

In 1875, a new church, which is still standing, was built on the northwest corner of the Burnhamthorpe Road East and Dixie Road intersection, replacing the old Methodist chapel. A new deed transferred the cemetery to this church.

Currently, the cemetery is still in use and is maintained by the Burnhamthorpe Cemetery Board of Trustees.

The property is recognized as an important cultural landscape in the community as many notable pioneers from the area are interred at this site. Its close proximity to the intersection at Dixie Road and Burnhamthorpe Road East make it a highly visible feature from all directions. Its relationship to the intersection is historically important as well, as it marks one of the four original corners of central Burnhamthorpe village. Its landmark value is enhanced by the fact that it is one of the few remaining historic sites of this village. As mentioned above, the cemetery rests on a parcel of land where a schoolhouse and a church also once resided.



SCHEDULE 'B' TO BY-LAW 0160-2005

Description: Part of Lot 6, Concession 1 North of Dundas Street  
(To be designated under the Ontario Heritage Act)

(Ward 3, City Zone 20, in the vicinity of Burnhamthorpe Road East and Dixie Road)

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 6, Concession 1 North of Dundas Street, of the said Township, designated as Part 1 on a plan of survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Plan 43R-29928.



G. T. Stidwill, P. Eng.  
Ontario Land Surveyor



An agency of the Government of Ontario



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Terence L. Julian, A.M.C.T., C.M.C.  
City Clerk

Leonard M. McGillivray  
Deputy City Clerk

July 5, 1985

OFFICE OF THE CLERK

[REDACTED]  
1234 River Road,  
Mississauga, Ontario  
L5G 3G3

Dear [REDACTED]:

Re: Designation of Cotton-Hawksworth House,  
1234 River Road, Mississauga  
Our File: I.10.84003

I enclose for your retention, a copy of By-law #516-85, being a by-law to designate "Cotton-Hawksworth House" as being of architectural value and historical interest.

Yours very truly,

Dorene Vinter (Mrs.)  
Committee Coordinator.

/pj  
encl.

cc: Ontario Heritage Foundation ✓  
M. L. Evans, City Curator





BY-LAW NUMBER 516-85

To designate the "Cotton-Hawksworth House" located at 1234 River Road, Mississauga, as being of architectural value and of historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

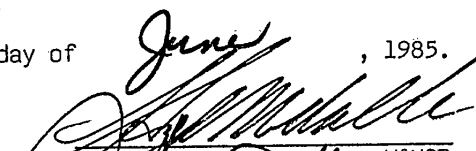

WHEREAS Notice of Intention to so designate the "Cotton-Hawksworth House" located at 1234 River Road, Mississauga, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Cotton-Hawksworth House" located at 1234 River Road, be designated as being of architectural value and historical interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 24th day of June, 1985.

  
MAYOR  
  
CLERK

APPROVED  
AS TO FORM  
City Solicitor  
MISSISSAUGA  
  
DATE 27/06/85

SCHEDULE 'A' TO BY-LAW NO. 516-85

SHORT STATEMENT OF THE REASONS FOR

THE PROPOSED DESIGNATION

It is recommended that the Cotton-Hawksworth House be listed on the Mississauga Heritage Inventory and considered for designation for its architectural and historical importance. Constructed in the 1850's of logs from the Credit Indian Village, the house is one of the few remaining log buildings in the City. Historically, the house was built by Robert Cotton, a well known 19th century merchant and farmer in Toronto Township. Now surrounded by a modern subdivision, the house remains a landmark within the Port Credit community.

SCHEDULE 'B' TO BY-LAW NO. 516.85

Description of Land: Part of Block 'A', Registered Plan 323

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel (formerly in the Township of Toronto, County of Peel), Province of Ontario; and being composed of that portion of Block 'A', Registered Plan 323, designated as Part 2 on a Plan of Survey desposited in the Land Registry Office for the Registry Division of Peel as 43R-6925.



Ian D. Robinson,  
Ontario Land Surveyor.





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

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CERTIFIED A TRUE COPY

DIANA RUSNOV DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0256-2014

A By-law to designate the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, located at 4030 Dixie Road as being of cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

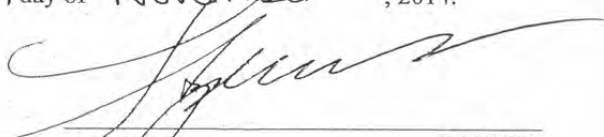
AND WHEREAS Notice of Intention to designate the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, located at 4030 Dixie Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

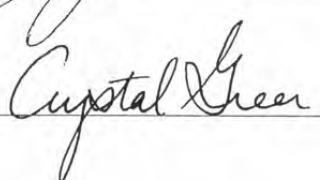
NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, located at what is municipally known as 4030 Dixie Road, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the property known as the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, located at 4030 Dixie Road, in the City of Mississauga, under Section 1 of this By-law, are duly set out in Schedule 'B'.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 4030 Dixie Road as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 24 day of November, 2014.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	10	11	A

  
MAYOR

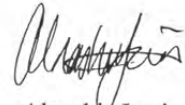
  
CLERK

SCHEDULE 'A' TO BY-LAW 0256-2014

Summary: Part of Lot 6, Concession 2, North of Dundas Street  
(To be designated under the Ontario Heritage Act)

(Ward 3, City Zone 27, in the vicinity of Dixie Road and Burnhamthorpe Road East)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 6, Concession 2, North of Dundas Street, of the said Township, designated as Parts 1, 2 and 3, Plan 43R-35952.



Alnashir Jeraj  
Ontario Land Surveyor



**DESIGNATION STATEMENT**

**Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, 4030 Dixie Road**

**Description of Property** - Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, 4030 Dixie Road.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei is a late 19<sup>th</sup> century Methodist church in the Ontario Gothic Revival style, located on the west side of Dixie Road, north of Burnhamthorpe Road East.

**Statement of Cultural Heritage Value or Interest**

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, has physical/design value as it is representative of late 19<sup>th</sup> century Ontario Gothic Revival style. It also displays a high degree of craftsmanship and artistic merit.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, has historical/associative value as it has direct associations with the 19<sup>th</sup> century Methodist community which played a significant role in the formation of the village of Burnhamthorpe. The property yields information that contributes to an understanding of the early Methodist community, the mid-20<sup>th</sup> century United community, and their attendant religious practices. Further, as a rare remnant of the original village, it yields information that contributes to an understanding of the village of Burnhamthorpe and this community's evolution.

The Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, has contextual value because it is physically, functionally, visually and historically linked to its surroundings. The church is one of three remaining sites, which are recognizable, that represent tangible links to the former village of Burnhamthorpe. Further, St. Apostle Andrew is a local landmark.

**Description of Heritage Attributes**

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, that reflect its physical/design value:

- its dichromatic, red brick structure;
- its rubble stone foundation;
- its corners with their rectangular buff coloured brick quoins embellishments;
- its inverted tear drop shaped buff coloured brick quoins embellishments, located under the eaves on the front façade;
- its rectangular plan (the main or original body of the church);
- its steeply pitched roof;
- its pointed arch windows, including their shape, form, material, placement and their buff-brick headers;
- its stone sills;
- its small vestibule on the front (east) façade which historically served as the original entrance into the church;
- the vestibule door hardware, which appears to be original.

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Română Sfântul Apostol Andrei, that reflect its historical or associative value are:

- its remnant date/name marker on the front façade of the structure;
- its one-storey massing, which is reflective of the less ornate mid to late 19<sup>th</sup> century church structures typically found outside of large urban centres;

- its exterior vestibule door which has been painted white and has had a painted portrait of St. Apostle Andrew mounted to the top of the door archway;
- its steeple;
- its Sunday school addition, which is indicative of the community's growth and the church's response to the changing spiritual needs of the community.

Key attributes of the Saint Apostle Andrew Romanian Orthodox Church, or Biserica Ortodoxa Româna Sfântul Apostol Andrei, that give it contextual value are:

- its location;
- its visibility from both Burnhamthorpe and Dixie Roads which represent the original four corners of the early community;
- its location in the present road right-of-way which speaks to the area's original rural scale;
- its proximity to Burnhamthorpe Primitive Methodist cemetery and the Moore-Stanfield House.



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Corporate Services Department  
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1



FAX: (416) 896-5220

December 8, 1992

Nancy S  
DIRECTOR'S OFFICE  
DEC 10 1992  
HERITAGE POLICY BRANCH

Mr. R. K. Johnston  
Director, Realty Services  
City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario L5B 3C1

Dear Mr. Johnston:

Re: Cawthra-Elliot House  
File: CS.08.Cawthra-Elliot House

I enclose for your retention, a copy of By-law 549-92, a by-law to designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, Mississauga.

Yours truly,

Mrs. Denise Peternell, AMCT  
Committee Coordinator  
896-5423

/dp  
Encl.

cc: Ontario Heritage Foundation, 77 Bloor Street West, Toronto M7A 2R9  
(By Registered Mail)  
Mr. T. Mokrzycki, Commissioner, Planning & Development  
Mr. A. Leonard, Building Section, Planning & Development  
Councillor H. Kennedy, Ward 1

✓



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 549-92

A by-law to designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, as being of architectural, historical and contextual significance

WHEREAS The Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the "Cawthra-Elliot House" located at 1507 Cawthra Road, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.


WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;


NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property, more particularly described in Schedule 'B' hereto, known as the "Cawthra-Elliot House" located at 1507 Cawthra Road, be designated as being of architectural, historical and contextual significance under Part IV of The Ontario Heritage Act, R.S.O. 1990, c. 0.18.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 25th day of November 1992.

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA			
MTB			
Date	92	11	20

  
MAYOR

  
CLERK



SCHEDULE A TO BY-LAW NO. 549-92

REASONS FOR DESIGNATION

The Cawthra-Elliot Estate, 1507 Cawthra Road, is recommended for heritage designation for the reasons of its architectural, historical, and contextual significance. The history of the Cawthra family in Mississauga begins with the granting of 200 acres by the Crown to Joseph Cawthra in 1808. The Cawthra family grew in prominence due to its business and financial empire which developed in Toronto, always retaining farmland in Mississauga. The Cawthra-Elliot Estate was the joint property and home of Grace Cawthra and Colonel Harry McIntyre Elliot after their marriage in 1921. The Georgian style manner, and extensive gardens were built specifically by Grace Cawthra-Elliot to reflect the 18th century origins of the Cawthra family in Yorkshire, England.

The main house, designed by William Somerville, is built of solid brick with a stucco veneer and stone foundation. All the windows, twelve-over-twelve, are flanked by wooden shutters. A false window on the second storey west facade has been replaced with an actual window to match the others. The front entrance has paired pilasters on either side under an elegant entablature, with side-lights of five small panes, over a panelled base. A small rectangular transom is over the solid wooden door.

On the east side of the house, set back from the front facade, is the east wing of the house. This portion of the house was damaged in a fire caused by lightning in 1947. The east wing was restored, but is now internally different in configuration due to the alterations made to convert the Estate to a conference facility in 1990-1992, under the ownership of the City of Mississauga. The roof is clad in an imitation slate, also installed during the rehabilitation.

Two large chimneys pierce the roofline at either end of the main portion of the house. These chimneys provide for a fireplace in each of the main ground floor rooms and the upper bedrooms. A large chimney is also found at the east end of the east wing, which provides fireplaces in the cellar, ground floor, second floor and attic (hearth now removed) of the east wing.

On the west facade is a small screened porch to protect the entrance into the kitchen. Below this entrance is a stairway leading to a direct entrance to the cellar.

The rear, or north facade of the structure was built in an "L" shape with a flagstone patio filling the space. This area has now been enclosed in a glass structure as part of the conversion of the home to a conference facility. The rear portion of the house has had grade changes made to it in order to adapt this entrance for accessibility for the disabled.

The grounds surrounding the Cawthra-Elliot House are as equally important as the structure. The gardens were designed by landscape architect, Edwin Kay. The gardens, set within a large woodlot, were carefully planned to coordinate with the house, providing a built-up plinth for the house to rest on. The gardens slope away from the house in all directions, with a formal north/south axis centering on the house. To the south of the house is an expansive lawn flanked on each side by a stone walkway terminating by a small pond referred to by Mrs. Cawthra-Elliot as "my lake". The pond was constructed with a concrete base and what is believed to be a central fountain. The north garden begins with an area of lawn by the house, followed by an alley of conifers leading to a boxwood maze. At the north of the maze is an alley of fruit trees which terminates with a small brick structure, or seating area.

The extensive gardens also include a walled garden in the traditional British style. This structure has badly deteriorated, but enough remains to determine the size and overall dynamic of this secret garden. The remains of a greenhouse are also found nearby. As the gardens were not properly tended after circa 1950, there has been a great deal of deterioration in the formal aspect of the garden and grounds.



SCHEDULE   B   TO BY-LAW   549.92  

Description: Part of Lot 10, Concession 2 South of Dundas Street (to be designated under the Ontario Heritage Act)

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, in the Regional Municipality of Peel (formerly in the Township of Toronto, in the County of Peel), Province of Ontario and being composed of part of Lot 10, in Concession 2, South of Dundas Street, of the original Township of Toronto, the boundaries of the said parcel of land being described as follows:

PREMISING that the Northeasterly limit of the Allowance for Road, between Lots 10 and 11, in the said Concession 2, has a course of North 46 degrees, 03 minutes, 30 seconds West Astronomic, according to a plan prepared by the Ministry of Transportation, Ontario (P-1857-120) and deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as Number 93718;

BEGINNING at the most Westerly angle of the said Lot 10;

THENCE South 46 degrees, 03 minutes, 30 seconds East along the Southwesterly limit of the said Lot 10, Eight hundred and ninety-eight feet, three and one-quarter inches (898' 3 1/4");

THENCE North 38 degrees, 00 minutes, 40 seconds East, Forty-one feet, ten and one-quarter inches (41' 10 1/4");

THENCE North 38 degrees, 36 minutes, 30 seconds East, Ninety-six feet, seven inches (96' 7") to the point of commencement on the herein described parcel of land;

THENCE continuing North 38 degrees, 36 minutes, 20 seconds East and being along the Southeasterly limit of lands as shown on the said deposited plan number 93718, One thousand, one hundred and six feet, ten and one-half inches (1106' 10 1/2") more or less to an iron bar planted;

THENCE North 46 degrees, 17 minutes West and being along the Northeasterly limit of the last mentioned lands, Eight hundred and fifteen feet, and one-half of an inch (815' 0 1/2") more or less to an iron bar planted in the Southeasterly limit of the South Service Road, according to a plan deposited in the said Land Registry Office as Number 56949;

THENCE North 38 degrees, 29 minutes, 40 seconds East along the last mentioned Southeasterly limit, Sixty-seven feet, and one-half of an inch (67' 0 1/2") to an iron bar planted to mark the point of intersection thereof with the Northeasterly limit of the said Lot 10, being also a point in the Southwesterly limit of Lot 1 according to a plan registered in the said Registry Office for Peel as Number 308;

THENCE South 44 degrees, 51 minutes East along the last mentioned limit, One hundred and forty-five feet, five and one-quarter inches (145' 5 1/4") to an iron pipe marking the most Southerly angle of said Lot 1;

THENCE South 47 degrees, 20 minutes, 10 seconds East along the Southwesterly limit of Lot 47, Registered Plan 308 aforesaid, Seventy feet, five and one-half inches (70' 5 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 45 degrees, 16 minutes, 10 seconds East along the Southwesterly limit of Lot 46, Registered Plan 308 aforesaid, Sixty-nine feet, seven and one-half inches (69' 7 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 45 degrees, 07 minutes, 10 seconds East along the Southwesterly limit of Lot 45, Registered Plan 308 aforesaid, Sixty-nine feet, ten and three-quarter inches (69' 10 3/4") to an iron pipe marking the most Southerly angle thereof;

THENCE South 47 degrees, 35 minutes, 50 seconds East along the Southwesterly limit of Lot 44, Registered Plan 308 aforesaid, Sixty-eight feet, nine and one-half inches (68' 9 1/2") to an iron pipe marking the most Southerly angle thereof;



THENCE South 46 degrees, 51 minutes, 10 seconds East along the Southwesterly limits of Lots 43 and 42, Registered Plan 308 aforesaid, in all a distance of One hundred and twenty-seven feet, eight and five eighths inches (127' 8 5/8") to an iron pipe planted in the Southwesterly limit of said Lot 42;

THENCE South 45 degrees, 31 minutes, 50 seconds East along the Southwesterly limits of Lots 42 and 41, Registered Plan 308 aforesaid, Fifty-six feet, one and three-eighths inches (56' 1 3/8") to an iron pipe planted in the Southwesterly limit of said Lot 41;

THENCE South 46 degrees, 56 minutes, 50 seconds East along the Southwesterly limits of Lots 41 and 40, Registered Plan 308 aforesaid, Fifty-six feet, one inch (56' 1") to an iron pipe planted in the Southwesterly limit of said Lot 40;

THENCE South 47 degrees, 11 minutes, 30 seconds East along the Southwesterly limits of Lots 40, 39, 38 and 37, Registered Plan 308 aforesaid, Two hundred and forty-seven feet, ten and five-eighths inches (247' 10 5/8") to an iron bar marking the most Southerly angle of said Lot 37;

THENCE South 45 degrees, 31 minutes, 50 seconds East along the Southwesterly limit of Lot 36, Registered Plan 308 aforesaid, Sixty-nine feet, ten and one-half inches (69' 10 1/2") to an iron pipe marking the most Southerly angle thereof;

THENCE South 46 degrees, 08 minutes, 30 seconds East along the Southwesterly limit of Lot 35, Registered Plan 308 aforesaid, Thirty-seven feet, and one-quarter of an inch (37' 0 1/4") to an iron pipe marking an angle therein;

THENCE South 46 degrees, 41 minutes, 20 seconds East continuing along the last mentioned limit, Thirty-three feet, and five-eighths of an inch (33' 0 5/8") to an iron pipe marking the most Southerly angle of said Lot 35;

THENCE South 47 degrees, 36 minutes, 10 seconds East along the Southwesterly limit of Lot 34, Registered Plan 308 aforesaid, Seventy feet, and one-quarter of an inch (70' 0 1/4") to an iron pipe marking the most Southerly angle thereof;



... 4

THENCE South 47 degrees, 31 minutes, 50 seconds East along the Southwesterly limit of Lot 33, Registered Plan 308 aforesaid, Sixty-nine feet, eleven and three-quarter inches (69' 11 3/4") to an iron pipe marking the most Southerly angle thereof;

THENCE South 44 degrees, 56 minutes, 10 seconds East along the Southwesterly limit of Lot 32, Registered Plan 308 aforesaid, Seventy feet, one and five-eighths inches (70' 1 5/8") to an iron bar marking the most Southerly angle thereof;

THENCE South 48 degrees, 05 minutes, 10 seconds East along the Southwesterly limits of Lots 31 and 30, Registered Plan 308 aforesaid, One hundred and forty feet, three and three-eighths inches (140' 3 3/8") to a standard iron bar marking the most Southerly angle of said Lot 30;

THENCE South 46 degrees, 51 minutes, 50 seconds East along the Southwesterly limit of Lot 186 according to a plan registered in the said Registry Office for Peel as D-23, One hundred feet, one and three-quarter inches (100' 1 3/4") to an iron bar marking the most Southerly angle of said Lot 186;

THENCE South 47 degrees, 00 minutes, 20 seconds East along the Southwesterly extremity of Tenth Street, Registered Plan D-23 aforesaid, Sixty-six feet, five and one-half inches (66' 5 1/2") to an iron bar marking the most Westerly angle of Lot 123, Registered Plan D-23 aforesaid;

THENCE South 45 degrees, 21 minutes, 40 seconds East along the Southwesterly limits of Lots 123 and 122, Registered Plan D-23 aforesaid, One hundred and forty-four feet, nine and seven-eighths inches (144' 9 7/8") to an iron bar planted in the Southwesterly limit of said Lot 122, being also the most Easterly angle of the lands described in Township of Toronto instrument number 27709;

THENCE South 38 degrees, 35 minutes West being along the Southeasterly limit of lands described in said instrument number 27709, Four hundred and twenty feet, seven and three-quarter inches (420' 7 3/4") to an iron bar planted to mark an angle therein;

..... 5

THENCE South 38 degrees, 34 minutes, 30 seconds West continuing along the last mentioned Southeasterly limit, Three hundred and ninety-nine feet, eleven inches (399' 11") to an iron bar planted to mark an angle in the said limit;

THENCE South 38 degrees, 48 minutes, 40 seconds West continuing along the last mentioned Southeasterly limit, Five hundred and one feet, eight and seven-eighths inches (501' 8 7/8") more or less to a standard iron bar planted to mark the intersection thereof with the said Southwesterly limit of Lot 10;

THENCE North 46 degrees, 03 minutes, 30 seconds West along the said Southwesterly limit of Lot 10, a distance of Three hundred and eighteen feet and one-quarter of an inch (318' 0 1/4") to a concrete monument planted to mark the Southerly corner of deposited plan 100469 (M.T.O. file P-1857-129);


THENCE North 39 degrees, 03 minutes, 40 seconds West along the Northeasterly limit of Cawthra Road as widened by the said deposited plan 100469, a distance of Four hundred and twenty-eight feet, two inches (428' 2") to an iron pipe marking an angle therein;

THENCE North 18 degrees, 57 minutes West continuing along the last mentioned limit, One hundred and eighty-eight feet, five and one-half inches (188' 5 1/2") more or less to the point of commencement;

SUBJECT TO an easement as described in registered By-law No. 866;

The hereinbefore described parcel of land comprises all of the lands most recently described in an Instrument registered in the said Registry Office as Number 378116VS;

SAVING AND EXCEPTING thereout and therefrom those portions of the hereinbefore described parcel of land designated as Parts 1 on Land Plans registered in the said Registry Office as numbers 421638 and 421639.

  
R.B. Lawryshyn  
Ontario Land Surveyor

October 14, 1992  
RBL/ljs



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

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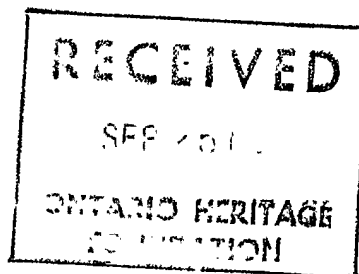
Office of the City Clerk

City of Mississauga  
300 City Centre Drive  
Mississauga, Ontario  
L5B 3C1

Tel: (416) 896-5000  
FAX: (416) 896-5220



September 21, 1989.



[REDACTED],  
1295 Burnhamthorpe Road East  
Mississauga, Ontario.  
L4Y 3V7

[REDACTED]:

Re: Moore Stanfield House  
1295 Burnhamthorpe Road East  
Our File: I.10.87010

I enclose for your retention, a copy of By-law #658-89, being a By-law to designate the "Moore Stanfield House" as being of historical, architectural and contextual importance.

Yours very truly,

*per Dorene Vinter*  
Dorene Vinter (Mrs.),  
Committee Coordinator.  
Telephone: 896-5423

/le  
Encl.

cc: Ontario Heritage Foundation  
Mr. M. Warrack, L.A.C.A.C. Coordinator  
Mr. A. Leonard, Planning and Building Department

✓



BY-LAW NUMBER...658-89

To designate the Moore-Stanfield House located at 1295 Burnhamthorpe Road East, as being of historical, architectural and contextual importance.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the Moore-Stanfield House located at 1295 Burnhamthorpe Road East, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'B' hereto;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the real property, more particularly described in Schedule 'A' hereto, known as the Moore-Stanfield House located at 1295 Burnhamthorpe Road East, be designated as being of historical, architectural and contextual importance under Part IV of The Ontario Heritage Act, R.S.O. 1980, c. 337.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 11<sup>th</sup> day of SEPTEMBER, 1989.

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA
<i>[Signature]</i>
Date 29/09/89

*[Signature]*  
Mayor  
*[Signature]*  
City Clerk

SCHEDULE 'A'

Description : Part of Lot 44, Registered Plan 381  
(to be designated under the Ontario Heritage Act)

In the City of Mississauga, Regional Municipality of Peel (formerly the Township of Toronto, County of Peel) Province of Ontario and being composed of part of Lot 44, Registered Plan 381 designated as Part 1 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R=17119



Roman B. Lawryshyn  
Ontario Land Surveyor

August 22, 1989



SCHEDULE 'B' TO BY-LAW NO. 658-89

SHORT STATEMENT OF THE REASONS FOR  
THE PROPOSED DESIGNATION

The Moore-Stanfield House is recognized on the Mississauga Heritage Inventory and recommended for designation for its architectural, contextual and historical importance. Architecturally, the house is a fine example of the Ontario vernacular Gothic Revival style with its one-and-a-half storey, three-bay facade and centre gable. Other significant architectural features include the decorative dichromatic brickwork in the quoining, window voussoirs and banding of red and buff brick on the main facade, front door with segmental transom, the sash window, the lancet window of the gable, and the board and batten frame addition with coursed rubblestone foundation and bellicote on the roof.

Historically and contextually the house was built circa 1882-1883 by Samuel Moore in the former Village of Burnhamthorpe. In 1877, Burnhamthorpe had a population of 100, and contained a school, post office, blacksmith and wagon shops and shoe store. Contextually, the Moore-Stanfield House is the only surviving 19th century farmhouse of this former agricultural village.



BY-LAW NUMBER... *1101-86*

To designate the "Middle Road Bridge" located on Sherway Drive across the Etobicoke Creek, in the City of Mississauga, and in the City of Etobicoke, as being of architectural value and of historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate the "Middle Road Bridge", located on Sherway Drive across the Etobicoke Creek, in the City of Mississauga, and in the City of Etobicoke, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedules 'B' and 'C' hereto, known as the "Middle Road Bridge", located on Sherway Drive across the Etobicoke Creek, in the City of Mississauga and in the City of Etobicoke, be designated as being of architectural value and historical interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this *27th* day of *October*, 1986.

*[Signature]*  
MAYOR  
*[Signature]*  
CLERK

APPROVED AS TO FORM OF EXECUTION City Solicitor MISSISSAUGA
Date <i>24/10 86</i>

SCHEDULE 'A' TO BY-LAW NO. *1101-86*

SHORT STATEMENT OF THE REASONS FOR

THE PROPOSED DESIGNATION

The Middle Road Bridge across the Etobicoke Creek is listed on the City of Mississauga Heritage Inventory and recommended for designation for its historical and architectural significance. Designed and built in 1909 by Frank Barber and C. W. Young, the Middle Road Bridge is a reinforced concrete tied arch or truss bridge. It is the first structure of this type built in Canada.



SCHEDULE 'B' to BY-LAW .1101-86

Description: Part of Lot 3, Concession 1 South of Dundas Street and part of the Un-Named Road, Plan TOR-15, City of Mississauga

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel (formerly the Township of Toronto, County of Peel), Province of Ontario and being composed of:

FIRSTLY: That portion of Lot 3, Concession 1 South of Dundas Street designated as Part 1 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Peel as 43R-13767; said portion being established as part of Sherway Drive by Township of Toronto By-law 3301 (registered in said Land Registry Office as By-law 764).

SECONDLY: That portion of the Un-Named Road according to a Plan of Road through part of Lots 3 and 4, Concession 1 South of Dundas Street, prepared by Edgar Bray, Provincial Land Surveyor, registered May 31, 1887 and referred to as TOR-15, designated as Part 2 on a Plan of Survey deposited in said Land Registry Office as 43R-13767. Said Part 2 being established as part of Sherway Drive by the aforementioned Toronto Township By-law number 3301.

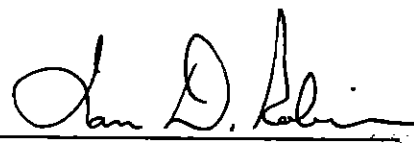
... 2

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THIRDLY:

That portion of Lot 3, Concession 1 South of Dundas Street designated as Part 3 on a Plan of Survey deposited in the said Land Registry Office as 43R-13767; said Part 3 being established as part of Sherway Drive by Township of Toronto By-law number 5045 (registered in said Land Registry Office as By-law number 938).

October 15, 1986



Ian D. Robinson,  
Ontario Land Surveyor.

SCHEDULE 'C' to BY-LAW *1101-86*

Description: Part of Lot 13, Concession 2, Colonel Smith's Tract and part of the Road Allowance between Concessions 2 and 3, Colonel Smith's Tract

ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of Etobicoke, Municipality of Metropolitan Toronto (formerly the Township of Etobicoke, County of York), Province of Ontario and being composed of:

FIRSTLY: Those portions of the Road Allowance between Concessions 2 and 3, Colonel Smith's Tract designated as Parts 4 and 6 on a Plan of Survey deposited in the Land Registry Office for the Registry Division of Toronto Boroughs as 64R-11165; said Parts 4 and 6 now being part of Sherway Drive by Township of Etobicoke By-law number 10832 (registered in said Land Registry Office as Instrument number 2855).

SECONDLY: That portion of Lot 13, Concession 2, Colonel Smith's Tract designated as Part 5 on a Plan of Survey deposited in said Land Registry Office as 64R-11165; said Part 5 being established as public highway by City of Etobicoke By-law number 1986-105 and City of Mississauga By-law number 621-86 (registered in said Land Registry Office as Instrument numbers TB335255 and TB335179 respectively).

October 15, 1986



Ian D. Robinson,  
Ontario Land Surveyor.

**DUPLICATE D**

FOR OFFICE USE ONLY

780095

NUMBER & CERTIFICATE OF REGISTRATION DEPOSIT

'86 DEC -4 P12:32

REG. VOL. 43 BRANFORD

New Property Identifiers  Additional: See Schedule

Executions  Additional: See Schedule

(1) Registry  Land Titles  (2) Page 1 of 6 pages

(3) Property Identifier(s) Block Property Additional: See Schedule

(4) Nature of Document  
A By-law to designate an historical site

(5) Consideration  
Dollars \$

(6) Description  
~~\_\_\_\_\_~~ PART LOT 3, CONCESSION 1  
SOUTH OF DUNDAS  
~~\_\_\_\_\_~~ IN THE CITY OF MISSISSAUGA  
IN THE REGIONAL MUNICIPALITY OF PEELE  
SEE SCHEDULE FOR OTHER LANDS

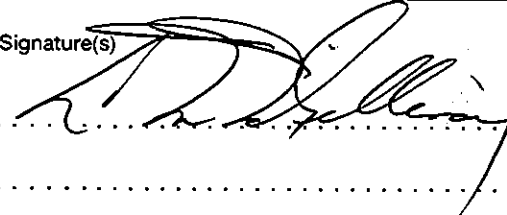
(7) This Document Contains: (a) Redescription New Easement Plan/Sketch  (b) Schedule for: Description  Additional Parties  Other

(8) This Document provides as follows:  
**See Schedule**

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D
The Corporation of the City of Mississauga Leonard M. McGillivray, Deputy City Clerk		86	11	17

(11) Address for Service: 1 City Centre Drive, Mississauga, Ontario. L5B 1M2

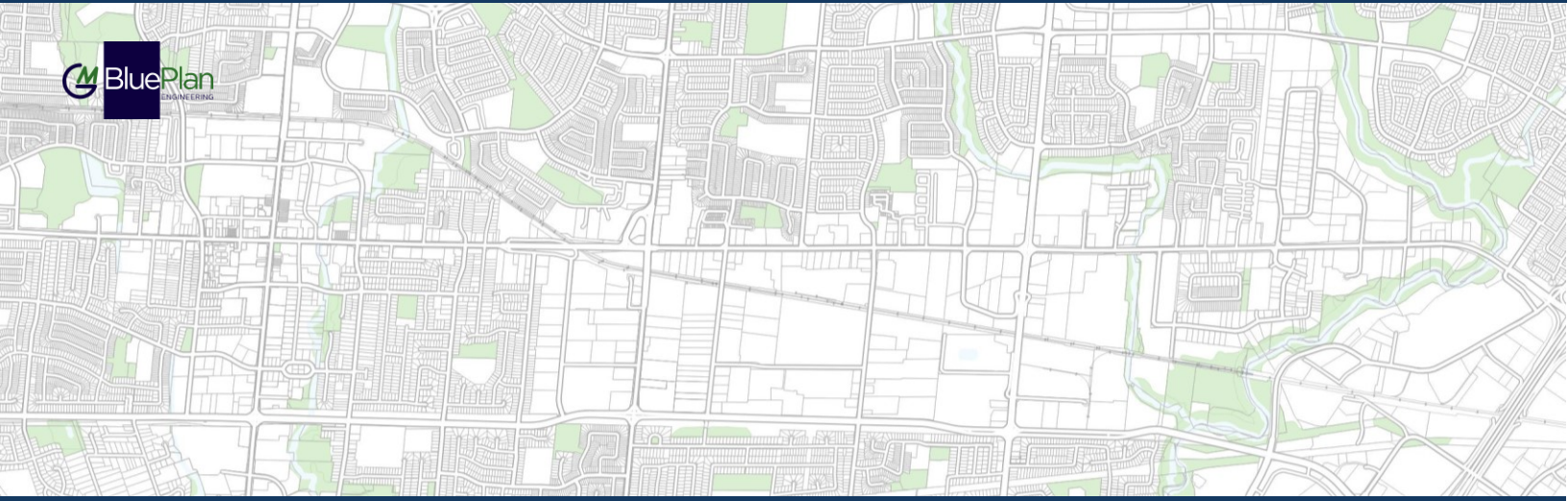
(12) Party(ies) (Set out Status or Interest)

Name(s)	Signature(s)	Date of Signature		
		Y	M	D

(13) Address for Service

(14) Municipal Address of Property	(15) Document Prepared by: City of Mississauga 1 City Centre Drive Mississauga, Ontario L5B 1M2  Leonard M. McGillivray	Fees and Tax	
		Registration Fee	
		<b>Total</b>	





REGION OF PEEL  
WASTEWATER CAPACITY IMPROVEMENTS IN CENTRAL MISSISSAUGA

# Cultural Heritage Reports

Existing Conditions and Preliminary Impact Assessment (CHECPIA)



**REVISED REPORT**

# Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment

*"Schedule C" Municipal Class Environmental Assessment Wastewater Capacity Improvements in Central Mississauga, City of Mississauga, Region of Peel, Ontario*

Submitted to:

**Chris Campbell, MTP, MCIP, RPP, MRTPI**

GM BluePlan Engineering Limited  
Royal Centre, 3300 Highway No. 7, Suite 402  
Vaughan Ontario  
L4K 4M3

Submitted by:

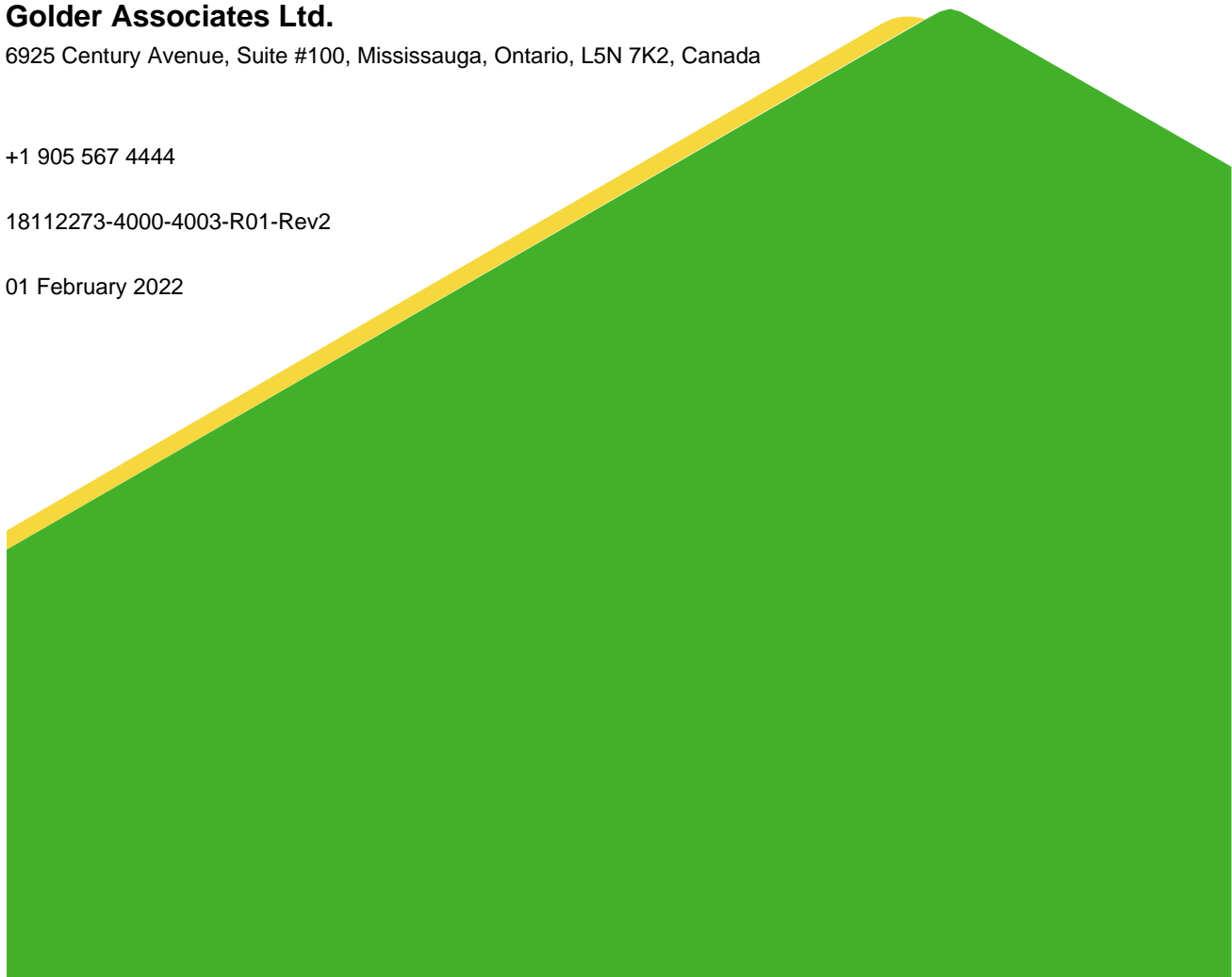
**Golder Associates Ltd.**

6925 Century Avenue, Suite #100, Mississauga, Ontario, L5N 7K2, Canada

+1 905 567 4444

18112273-4000-4003-R01-Rev2

01 February 2022



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# Executive Summary

*The Executive Summary highlights key points from the report only; for complete information and finding the reader should examine the complete report.*

## Background

In May 2019, GM BluePlan Engineering Limited (GMBP) retained Golder Associates Ltd. (Golder) on behalf of the Region of Peel (the Region) to undertake a desktop Cultural Heritage Screening Report (CHSR) to support a Schedule C Class Environmental Assessment (Class EA) for the Wastewater Capacity Improvements in Central Mississauga Project (the Project) in the City of Mississauga, Ontario. Using the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* (2016) the CHSR identified 53 known or potential cultural heritage resources in a preliminary project area which was bounded by Highway 403 in the north, Queen Elizabeth Way in the south, Etobicoke Creek in the east and Confederation Parkway in the west.

Based on several factors including the results of Golder's CHSR, the preferred Project alignments and preferred supporting shaft sites were refined to four subsections: Etobicoke Creek (Sherway Drive to Queensway East); Queensway (Etobicoke Creek to Hurontario); Cawthra Road (Queensway East to Dundas Street East); and Burnhamthorpe (Cawthra Road to Central Parkway).

## Scope and Method

As some of the preferred shaft sites along the Etobicoke Creek (Sherway Drive to Queensway East), Cawthra Road (Queensway East to Dundas Street East) and Queensway (Etobicoke Creek to Hurontario) alignments are adjacent to known built heritage resources identified in the CHSR, a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment is required. The study area for this assessment therefore included all property parcels adjacent to the shaft sites proposed. This assessment considers the impacts of planned construction activities at these shaft sites and recommends mitigation measures, where necessary. No cultural heritage properties were adjacent to the surface components associated with the Burnhamthorpe (Cawthra Road to Central Parkway) alignment; and therefore, this was not considered in the assessment.

The preferred alignments will be primarily constructed by tunnel boring machine (TBM) at a depth of between 8 metres (m) and 20 m below grade and within the municipal rights-of-way (RoW). Open cut construction will be used for the Etobicoke Creek crossing as well as the connection to existing sewers at Cooksville Creek, Hensall and Tedlo Streets, and Cliff and Dixie Roads. Where a small (approximately 60 m) section of open cut alignment is proposed within the vicinity of Etobicoke Creek (recognized in the City of Mississauga Official Plan as a "heritage corridor" with both prehistoric and historical significance) the potential cultural heritage impacts have been duly considered.

For each of the shaft sites along the Etobicoke Creek, Cawthra Road and Queensway alignments, Golder conducted historical research of online and published sources, field investigations from the public RoW, and consulted with heritage planners at the City of Mississauga. Potential impacts were assessed following guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) and City of Mississauga *Heritage Impact Assessment Terms of Reference and Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*.



## Results

The results of the impact assessment for this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment and recommended mitigation measures are summarized in the following table:

### Etobicoke Creek (Queensway to Sherway Drive)

Shaft	Summary of Impact and Mitigation Recommendations
01	<ul style="list-style-type: none"> <li>■ Shaft construction is proposed on lands adjacent to the Middle Road Bridge, designated under Part IV of the <i>Ontario Heritage Act</i>, at 1700 Sherway Drive. The bridge is approximately 20 m west from the proposed shaft site and 20 – 30 m from the proposed open cut trench across Etobicoke Creek to the north.</li> <li>■ Without mitigation, direct vibration impacts the bridge during construction of the shaft would be moderate and site specific, potentially resulting in permanent damage to the bridge's heritage attributes.</li> <li>■ Direct vibration impacts as a result of trench excavation on the bridge are considered to be more limited and reflective of the difference in elevation between the bridge and the riverbed. Any potential impacts from the trench excavation would be minor and site specific (without mitigation).</li> <li>■ The context and setting of both cultural resources (i.e., the bridge and the creek) are, in part, afforded by their visual relationship to each other and natural setting in which they sit. Direct alteration to the watercourse itself is predicted during trench excavation, however, since the trenches location is not directly visible from the bridge (and vice versa) due to the bend in the River's course to the north, and views between are also partly visually obscured by vegetation, impacts to the visual setting of the creek and of the bridge as a result of trench construction are minor, indirect, temporary, and site specific (without mitigation).</li> <li>■ Direct impacts to the cultural landscape of Etobicoke Creek as a result of the proposed open cut excavation through the watercourse are limited to a very small proportion of a much larger cultural heritage landscape. Consequently, the impacts to the heritage attributes of the creek are considered to be minor, site specific and reversible.</li> </ul> <p><b>Recommendations:</b></p> <ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction relation activities to protect the heritage attributes of the Middle Road Bridge at 1700 Sherway Drive.</li> <li>■ Erect temporary fencing to ensure that all excavation, installation, and associated vehicle traffic will not accidentally impact the Middle Road Bridge.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted minor impacts on the visual context, setting and the heritage attributes of Middle Road Bridge. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted impacts on the visual context, setting and the heritage attributes of the creek. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening. Where relocation of the recreational trail is proposed in the vicinity, consider appropriate alternatives to divert visitors away from the construction zone and maintain the overall natural and cultural experience.</li> </ul>

### Queensway (Hurontario to Etobicoke Creek)

Shaft	Summary of Impact and Mitigation Recommendations
03	<ul style="list-style-type: none"> <li>■ Shaft construction is proposed on land 50 to 60 m from the property at 2240 Dixie Road. Without mitigation, direct vibration impacts on the property during construction of the shaft would be moderate and site specific, potentially resulting in permanent damage to the property's heritage attributes.</li> <li>■ Indirect impacts to the visual setting of the property are predicted, through alteration of the view from the property to the park-like setting of the shaft location. Since the original context of the property is compromised by the development of the adjacent infrastructure, with internal views (with the lot boundary) screened by a row of large trees, this impact will be minor in magnitude.</li> </ul> <p><b>Mitigation Recommendations</b></p> <ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction related activities to protect the heritage attributes of the 2240 Dixie Road.</li> <li>■ Avoid mature trees and limit vegetation clearing at location 03 to reduce predicted impacts on visual alteration. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for additional screening and replacement planting.</li> </ul>

### Cawthra (Dundas to Queensway)

Shaft	Summary of Impact and Mitigation Recommendations
14	<ul style="list-style-type: none"> <li>■ No impacts from construction vibration are predicted for the protected heritage properties of 680 Silver Creek Boulevard, 707 Dundas Street East, and 3065 Cawthra Road. Although these property parcels are adjacent to the proposed shaft site, the built heritage resources at 680 Silver Creek Boulevard and 707 Dundas Street East are over 160 m, and 60 m, and 66 m, respectively, from the shaft location.</li> <li>■ There is also no visual relationship between the designated heritage property and location 14 and no visual alteration is predicted. No indirect impact to 680 Silver Creek, 707 Dundas Street East, and 3065 Cawthra Road is predicted for during construction and operation.</li> <li>■ No mitigation measures are required.</li> </ul>

## Study Limitations

Golder has prepared this report in a manner consistent with the guidelines developed by the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) and the City of Mississauga, subject to the time limits and physical constraints applicable to this report.

This report has been prepared for the specific site, design objective, developments, and purpose described to Golder by the GM BluePlan Engineering Limited (the Client). The factual data, interpretations, and recommendations pertain to a specific project as described in this report and are not applicable to any other project or site location.

The information, recommendations, and opinions expressed in this report are for the sole benefit of the Client. No other party may use or rely on this report or any portion thereof without Golder Associates Ltd.'s express written consent. If the report was prepared to be included for a specific permit application process, then upon the reasonable request of the Client, Golder Associates Ltd. may authorize in writing the use of this report by the regulatory agency as an Approved User for the specific and identified purpose of the applicable permit review process. Any other use of this report by others is prohibited and is without responsibility to Golder Associates Ltd. The report, all plans, data, drawings, and other documents as well as electronic media prepared by Golder Associates Ltd. are considered its professional work product and shall remain the copyright property of Golder Associates Ltd., who authorizes only the Client and Approved Users to make copies of the report, but only in such quantities as are reasonably necessary for the use of the report by those parties. The Client and Approved Users may not give, lend, sell, or otherwise make available the report or any portion thereof to any other party without the express written permissions of Golder Associates Ltd. The Client acknowledges the electronic media is susceptible to unauthorized modification, deterioration and incompatibility and therefore the Client cannot rely upon the electronic media versions of Golder Associates Ltd.'s report or other work products.

Unless otherwise stated, the suggestions, recommendations, and opinions given in this report are intended only for the guidance of the Client in the design of the specific project.

# Table of Contents

<b>EXECUTIVE SUMMARY</b> .....	<b>ii</b>
<b>STUDY LIMITATIONS</b> .....	<b>v</b>
<b>1.0 INTRODUCTION</b> .....	<b>1</b>
<b>2.0 SCOPE AND METHODS</b> .....	<b>4</b>
2.1 Record of Engagement .....	5
2.2 Archaeology .....	6
<b>3.0 PLANNING, LEGAL AND REGULATORY CONTEXT</b> .....	<b>7</b>
3.1 Federal and International Heritage Policies .....	7
3.2 Provincial Heritage Policies.....	7
3.2.1 Environmental Assessment Act and Municipal Class Environmental Assessments .....	7
3.2.2 Ontario Planning Act and Provincial Policy Statement .....	7
3.2.3 Ontario Heritage Act and Ontario Regulation 9/06 .....	9
3.2.4 Provincial Heritage Guidance .....	10
3.3 Municipal Heritage Policies .....	11
3.3.1 Region of Peel.....	11
3.3.2 City of Mississauga .....	11
3.3.2.1 City of Mississauga Cultural Heritage Terms of Reference & Cultural Heritage Landscape Inventory .....	12
<b>4.0 GEOGRAPHICAL AND HISTORICAL CONTEXT</b> .....	<b>13</b>
4.1 Geographic Context .....	13
4.2 Historical Context .....	13
4.2.1 Indigenous Contact Period.....	13
4.2.2 County of Peel.....	14
4.2.3 Township of Toronto .....	14
4.2.3.1 Villages of Dixie and Summerville.....	15
<b>5.0 IMPACT ASSESSMENT</b> .....	<b>20</b>
5.1 Development Description .....	20



5.1.1	Etobicoke Creek Alignment.....	20
5.1.2	Queensway Alignment .....	21
5.1.3	Cawthra Alignment.....	21
5.2	Assessment Methodology .....	22
5.3	Etobicoke Creek Alignment.....	25
5.3.1	Existing Conditions.....	25
5.3.2	Identified Built Heritage Resources & Cultural Heritage Landscapes .....	27
5.3.3	Impact Assessment – Shaft Site 01 .....	31
5.4	Queensway Alignment .....	32
5.4.1	Existing Conditions.....	32
5.4.2	Identified Built Heritage Resources: Shaft Site 03.....	34
5.4.3	Impact Assessment – Shaft Site 03.....	36
5.5	Cawthra Alignment.....	37
5.5.1	Existing Conditions.....	37
5.5.2	Identified Built Heritage Resources & Cultural Heritage Landscapes: Shaft Site 10.....	39
5.5.3	Impact Assessment – Shaft Site 10.....	45
<b>6.0</b>	<b>CONSIDERATION OF ALTERNATIVES AND RECOMMENDATIONS.....</b>	<b>46</b>
6.1	No Impact.....	46
6.2	Potential Impacts that can be fully mitigated.....	46
<b>7.0</b>	<b>SUMMARY STATEMENT AND RECOMMENDATIONS .....</b>	<b>47</b>
<b>8.0</b>	<b>REFERENCES .....</b>	<b>51</b>

## TABLES

Table 1: Record of Engagement.....	6
Table 2: Etobicoke Creek – Shaft Site 01.....	31
Table 3: Impact Assessment – Queensway East – Shaft Site 03 .....	36
Table 4: Impact Assessment – Cawthra – Shaft Site 10 .....	45
Table 5: Etobicoke Creek (Queensway to Sherway Drive) .....	48
Table 6: Queensway (Hurontario to Etobicoke) .....	49
Table 7: Cawthra (Dundas to Queensway) .....	49

## FIGURES

Figure 1:	Location Plan.....	3
Figure 2:	1859 Tremaine’s Map of the County of Peel, Canada West.....	16
Figure 3:	1877 Illustrated Historical Atlas of the County of Peel, Ontario.....	17
Figure 4:	Atlantic Hotel in Dixie, date unknown (City of Mississauga 2020).....	18
Figure 5:	Dundas Street through Summerville, date unknown (Heritage Mississauga 2018).....	19
Figure 6:	View of Queensway East, facing east from the junction of Standfield Road.....	21
Figure 7:	View of Cawthra Road, north of Shaft Site 10, facing east from Dundas Street East towards 3065 Cawthra Road.....	22
Figure 8:	Examples of negative impacts.....	23
Figure 9:	Etobicoke Creek, facing north towards Queensway East.....	26
Figure 10:	View of Etobicoke Creek from The Queensway bridge, facing south along alignment with recreational trail visible on the left.....	26
Figure 11:	Known and Potential Cultural Heritage Resources at Shaft Site 01.....	30
Figure 12:	Queensway East, facing north from intersection with Dixie Road.....	32
Figure 13:	Proposed Shaft Site 03 facing east.....	33
Figure 14:	West of Shaft Site 03, facing west towards listed heritage property at 2240 Dixie Road (visible behind row of trees).....	33
Figure 15:	Known and Potential Cultural Heritage Resources Identified: Shaft Site 03.....	35
Figure 16:	Cawthra Road, facing west from 3056 Cawthra Road.....	37
Figure 17:	North of median island proposed for Shaft Site 10, facing south.....	38
Figure 18:	North of Shaft Site 10, facing east towards Cawthra Road.....	38
Figure 19:	Known and Potential Cultural Heritage Resources Identified: Shaft Site 10.....	44

## APPENDIX A

### Mississauga Heritage Register Reports

## 1.0 INTRODUCTION

In May 2019, GM BluePlan Engineering Limited (GMBP) retained Golder Associates Ltd. (Golder) on behalf of the Region of Peel (the Region) to undertake a desktop Cultural Heritage Screening Report (CHSR) to support a Schedule C Class Environmental Assessment (Class EA) for the Wastewater Capacity Improvements in Central Mississauga Project (the Project) in the City of Mississauga, Ontario. Using the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes (2016) the CHSR identified 53 known or potential cultural heritage resources in a preliminary project area which was bounded by Highway 403 in the north, Queen Elizabeth Way in the south, Etobicoke Creek in the east and Confederation Parkway in the west.

Based on several factors including the results of Golder's CHSR, the preferred Project alignments and supporting shaft sites were refined to four subsections and are illustrated on Figure 1: Etobicoke Creek (Sherway Drive to Queensway East); Queensway (Etobicoke Creek to Hurontario); Cawthra Road (Queensway East to Dundas Street East); and Burnhamthorpe (Cawthra Road to Central Parkway).

As some of the preferred shaft sites along the Etobicoke Creek (Sherway Drive to Queensway East), Queensway (Etobicoke Creek to Hurontario) and Cawthra Road (Queensway East to Dundas Street East) alignments are adjacent to known built heritage resources identified in the CHSR, a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment is required. This assessment considers the impacts of planned construction activities at these shaft sites and recommends mitigation measures where necessary. As there are no cultural heritage properties adjacent to the surface components associated with the remaining alignment, Burnhamthorpe (Cawthra Road to Central Parkway) this section was not considered in this assessment (illustrated on Figure 1).

The preferred alignments will be primarily constructed by tunnel boring machine (TBM) at a depth of between 8 m and 20 m below grade and within the municipal rights-of-way. Open cut construction will be used for the Etobicoke Creek crossing as well as the connection to existing sewers at Cooksville Creek, Hensall and Tedlo Streets, and Cliff and Dixie Roads. Where a small (approximately 60 m) section of open cut alignment is proposed within the vicinity of Etobicoke Creek (recognized in the City of Mississauga Official Plan as a "heritage corridor" with both prehistoric and historical significance) the potential cultural heritage impacts have been duly considered. The study area for this assessment therefore included all property parcels adjacent to the shaft sites proposed.

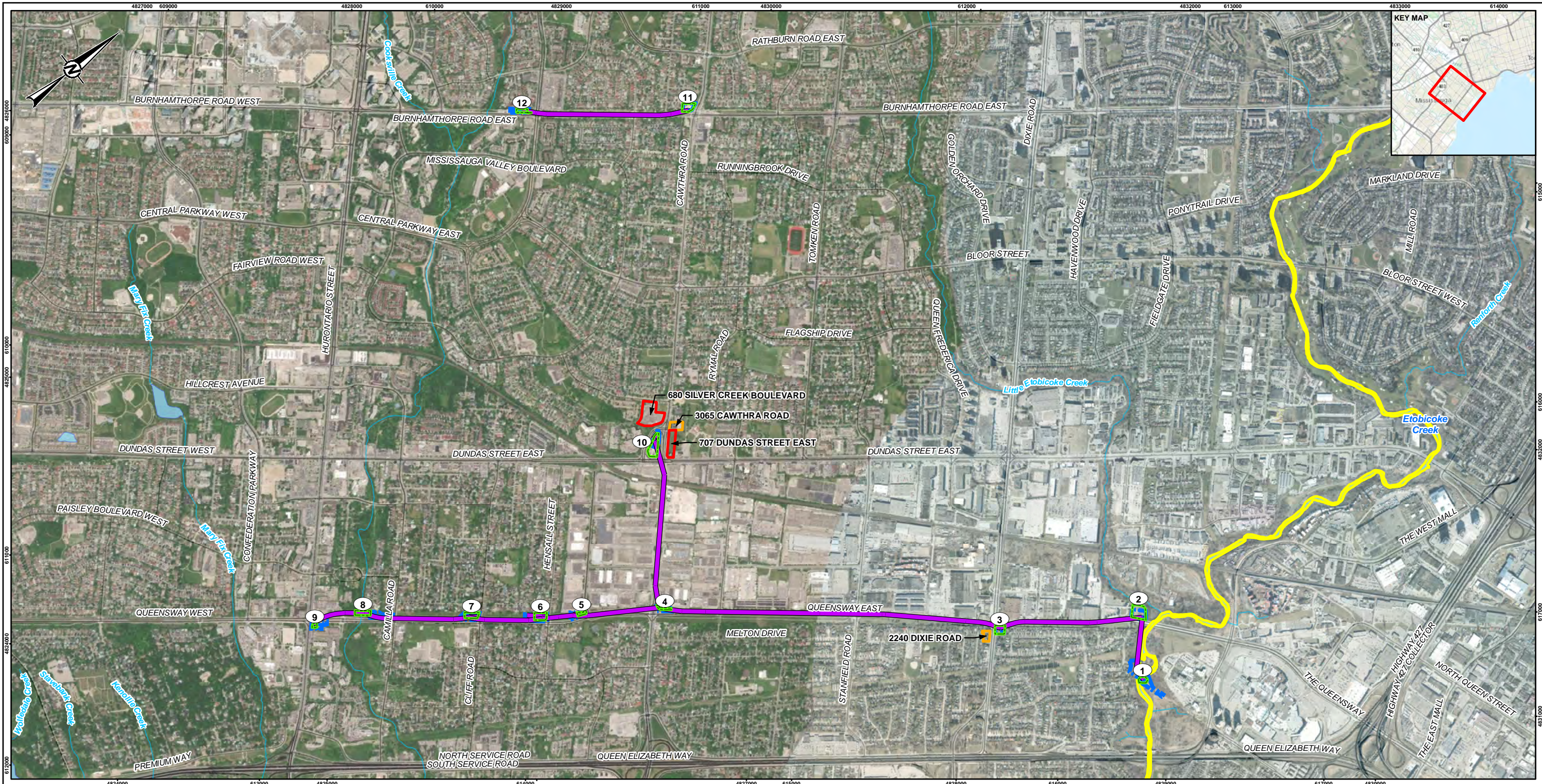
For each of the shaft sites along the Etobicoke Creek, Queensway, and Cawthra Road alignments, Golder conducted historical research of online and published sources, field investigations from the public rights-of-way (RoW), and consulted with heritage planners at the City of Mississauga. Potential impacts are assessed following guidance provided in the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (MHSTCI 2006) and City of Mississauga *Heritage Impact Assessment Terms of Reference and Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*.

Following guidance provided by the MHSTCI and City of Mississauga, this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment provides:

- A background on the legislative framework, purpose, and requirements of a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment and the methods that were used to investigate and evaluate built heritage resources and cultural heritage landscapes at each shaft site;
- An overview of the area's geographic context and history;

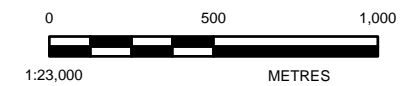
- An inventory of all built heritage resources and cultural heritage landscapes at each shaft site, including known properties of cultural heritage value or interest (CHVI) and those evaluated on a preliminary level to have CHVI based on date of construction of 40 or more years old, and whether it met one or more of the criteria prescribed in *Ontario Regulation 9/06*;
- A description of all proposed works and an assessment of the direct and indirect impacts on known and potential built heritage resources and cultural heritage landscapes at each location; and
- Recommendations to avoid or reduce negative impacts to the CHVI and heritage attributes of known or potential cultural heritage resources at each shaft site.





- LEGEND**
- Watercourse
  - Waterbody
  - Shaft Site Alternatives**
  - Preferred Shaft Site
  - Project Components**
  - Proposed Sanitary Pipe
  - Proposed Compound Easement
  - Proposed Permanent Easement
  - Proposed Temporary Easement
  - Proposed Shaft

- Heritage Status**
- Protected heritage property designated under Part IV of the Ontario Heritage Act
  - Heritage Property listed (not designated) on the City Heritage Register
  - Cultural Landscape: heritage corridor



**NOTE(S)**

**REFERENCE(S)**

1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
2. IMAGERY SOURCE: ESRI, MAXAR, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERGRID, IGN, AND THE GIS USER COMMUNITY

SOURCES: ESRI, HERE, GARMIN, INTERMAP, INCREMENT P CORP., GEBCO, USGS, FAO, NPS, NRCAN, GEOBASE, IGN, KADASTER NL, ORDNANCE SURVEY, ESRI JAPAN, METI, ESRI CHINA

PROJECT  
**CENTRAL MISSISSAUGA  
 WASTEWATER SYSTEM CAPACITY EXPANSION**

CLIENT  
**GM BLUEPLAN ENGINEERING LIMITED**

CONSULTANT	YYYY-MM-DD	2022-02-01
	DESIGNED	JR
	PREPARED	JR
	REVIEWED	AM
	APPROVED	MT

<b>TITLE</b>			
<b>LOCATION PLAN</b>			
PROJECT NO.	CONTROL	REV.	FIGURE
18112273	0006	1	1

PATH: S:\Clients\Region\_of\_Peel\Central\_Mississauga\_WW\_Expansion\09\_PRCO\18112273\06\_PRCO\18112273-0006-FC-0001.mxd  
 25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ANSI B



## 2.0 SCOPE AND METHODS

The scope of this study was defined by guidance outlined in the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MHSTCI *Checklist*, described in Section 3.2.4) and *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* (MHSTCI 2006). The MHSTCI *Checklist* provides a screening tool to identify all known or recognized built heritage resources and cultural heritage landscapes in a study area, as well as commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with buildings 40 or more years old, and potential cultural heritage landscapes. It was used for the preliminary desktop assessment for Golder's 2019 CHSR and as a scope for this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment.

The "study area" for this assessment was defined as all parcels adjacent to the proposed shaft sites associated with Etobicoke Creek (Sherway Drive to Queensway East), Queensway (Etobicoke Creek to Hurontario), and Cawthra Road (Queensway East to Dundas Street East) alignments. The "project area" refers to the initial wider area considered in the 2019 CHSR. Open cut construction will be used for the Etobicoke Creek crossing as well as the connection to existing sewers at Cooksville Creek, Hensall and Tedlo Streets, and Cliff and Dixie Roads. As mentioned previously, the remaining preferred Project alignments were not considered in this report as they will be constructed by TBM below grade, and within the municipal rights-of-way. For example, the listed heritage property at 2265 Standfield Road was removed from the scope of this assessment since no surface impacts are anticipated.

For the 2019 CHSR and this assessment, Golder completed the following tasks:

- Researched archival and published sources relevant to the history and geographic context of the study area;
- Consulted heritage registers which included:
  - City of Mississauga Heritage Register ([https://www7.mississauga.ca/documents/culture/heritage/2018-07-01\\_Mississauga\\_Heritage\\_Register\\_Web.pdf](https://www7.mississauga.ca/documents/culture/heritage/2018-07-01_Mississauga_Heritage_Register_Web.pdf))
  - Cultural Landscape Inventory ([http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf))
  - Online Map (<http://www6.mississauga.ca/missmaps/maps.aspx#map=12/-8864609.44/5404848.32/0.9075712110370514>)
  - Ontario Heritage Trust Online Plaque Guide (<http://www.heritagetrust.on.ca/en/index.php/online-plaque-guide>) and Ontario Places of Worship Inventory (<http://www.heritagetrust.on.ca/Ontario-s-Places-of-Worship/Inventory>), and List of Easement Properties (<http://www.heritagetrust.on.ca/en/property-types/easement-properties>)
  - Ontarioplaques.com (data correlated with the Ontario Heritage Foundation Online Plaque Guide)
  - Canadian Heritage River System list of designated heritage river systems (<http://chrs.ca/>)
  - The Ontario Heritage Bridge List in the Ontario Heritage Bridge Guidelines for Provincially Owned Bridges (Interim; Ministry of Transport 2008)
- Contacted heritage planners at the City of Mississauga

- Conducted field investigations from the public right-of-way to inventory and document all known and potential built heritage resources and cultural heritage landscapes, to understand the wider built and landscape context
- Completed screening-level evaluations of properties with structures over 40 or more years old and evaluated their potential CHVI using the criteria prescribed in *Ontario Regulation 9/06*
- Assessed the potential impacts to properties of known and potential CHVI, and recommended mitigation and conservation measures using MHSTCI and other guidance.

Primary and secondary sources, including historical maps, census records, abstract index records, aerial imagery, photographs, research articles, and heritage policies were accessed from the Ontario Land Registry ONLand, Ontario Council of University Libraries Ontario Historical County Maps Project and Historical Topographic Map Digitization Project, and other published and sources.

Field investigations were conducted by Golder on 4 November 2020 and 28 September 2021 and included recording and photographing from the public rights-of-way all properties and roadscape at each heritage property or identified heritage property within the project area with a Samsung S9 digital camera. This documentation followed methods outlined in the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-6). Additionally, photomontage landscape photographs were taken at 50-mm zoom, to replicate as close as possible the perception of the human eye.

Descriptions of architectural styles and elements used in this CHAR employ terms provided in Blumenson (1990), Ricketts et al. (2004), Hubka (2013), and the *Canadian Inventory of Historic Buildings* (Parks Canada 1980). Landscape analysis and landform and vegetation description relies on terms and concepts presented in the *Historic Scotland Historic Landuse Assessment* (1999) and *Australian Soil and Land Survey Field Handbook, Third Edition* (2017).

The approach and terms for impact assessment and mitigation measures follow the MHSTCI *Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process* and City of Mississauga City of Mississauga *Heritage Impact Assessment Terms of Reference* and *Cultural Landscape HIA Terms of Reference*, supplemented with other recognized international guidance such as the *Guidelines for Landscape and Visual Impact Assessment, Third Edition* (Landscape Institute 2013) and *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010).

## 2.1 Record of Engagement

Table 1 summarizes the engagement conducted for both the CHSR and the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment.

**Table 1: Record of Engagement**

Contact	Date of Contact and Query	Response
Brooke Herczeg, MPI, Heritage Analyst, Heritage Planning, City of Mississauga	Email sent on 18 June 2019 querying if the heritage inventory (dated July 2018) and cultural heritage landscape inventory (dated January 2005) available online were current. Also requested the City's cultural heritage GIS data and inquired if the City had any cultural heritage issues or concerns for the study area.	Email received on 26 June 2019 advising that the heritage inventory is up to date, but that the cultural heritage landscape inventory has been revised. The City also noted that it is not aware of any federally recognized properties in the municipality and that there is one heritage easement located at 1700 Sherway Drive. The City also provided Golder with a GIS dataset for cultural heritage.
	Email sent on 4 July 2019 querying if Golder could obtain a digital copy of the designation by-law for Middle Road Bridge (1101-86).	Email received on 4 July 2019 with a copy of the designation by-law for Middle Road Bridge (1101-86).
Paula Wubbenhorst, Heritage Planning, City of Mississauga	Email sent on 25 November 2020 updating the City's heritage team and requesting any additional information in relation to heritage properties and cultural landscape features identified in the project area. Golder also inquired if the City had any issues or concerns for the project area in general.	Email received 26 November 2020. The City's heritage planner confirmed that there is no additional information available with regard to the inclusion of Etobicoke Creek as a "heritage corridor" in the City Plan. As requested, Golder was provided the City's inventory descriptions for: 680 Silver Creek Boulevard; 3065 Cawthra Road; 707 Dundas Street East; 2265 Standfield Road and 1700 Sherway Drive.
Paula Wubbenhorst, Heritage Planning, City of Mississauga	Email sent on 30 September 2021 updating the City's heritage team on refinements to the proposed project design and requesting any additional information in relation to listed heritage property 2240 Dixie Road.	Email received 6 October 2021 with a copy of the City's listing report for 2240 Dixie Road.

## 2.2 Archaeology

Golder conducted a Stage 1 archaeological investigation of the project area under PIF# P468-0037-2019. This study has recommended Stage 2 archaeological assessment in areas of archaeological potential that will be impacted by this development. The results of the Stage 2 assessment will be provided to the MHSTCI in a separate report.



## 3.0 PLANNING, LEGAL AND REGULATORY CONTEXT

Cultural heritage resources are recognized, protected, and managed through several provincial and municipal planning and policy regimes. These policies have varying levels of authority, though generally all are used to support decision making on how impacts of new development on heritage assets can be avoided or mitigated.

### 3.1 Federal and International Heritage Policies

No federal heritage policies apply to the study area, but many provincial and municipal policies align in approach to the Canada's Historic Places *Standards and Guidelines for the Conservation of Historic Places in Canada* (Canada's Historic Places 2010), which was drafted in response to international and national agreements such as the 1964 *International Charter for the Conservation and Restoration of Monuments and Sites (Venice Charter)*, 1979 *Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter, updated 2013)*, and 1983 *Canadian Appleton Charter for the Protection and Enhancement of the Built Environment*. The Canada's Historic Places national *Standards and Guidelines* defines three conservation "treatments" — preservation, rehabilitation, and restoration— and outlines the process, and required and recommended actions, to meet the objectives for each treatment for a range of built heritage resources and cultural heritage landscapes.

At the international level, the International Council on Monuments and Sites (ICOMOS) has developed guidance on heritage impact assessments for world heritage properties, which also provide "best practice" approaches for all historic assets (ICOMOS 2011).

### 3.2 Provincial Heritage Policies

#### 3.2.1 Environmental Assessment Act and Municipal Class Environmental Assessments

The *Environmental Assessment Act* (EAA) was legislated to ensure that Ontario's environment is protected, conserved, and wisely managed. Under the EAA, "environment" includes not only natural elements such as air, land, water and plant and animal life, but also the "social, economic and cultural conditions that influence the life of humans or a community", and "any building, structure, machine or other device or thing made by humans". To determine the potential environmental effects of new development, the Environmental Assessment (EA) process was created to standardize decision-making. For the municipal road, water, and wastewater projects this decision-making is streamlined in the Class EA process, which divides routine activities with predictable environmental effects into four "schedules" (Government of Ontario 2014; MEA 2015). This EA falls under the Schedule B process.

The phases (up to five) and associated actions required for each of these schedules are outlined in the Ontario Municipal Engineers Association (MEA) Manual. Avoidance of cultural heritage resources is the primary mitigation suggested in the manual, although other options suggested including: "employing necessary steps to decrease harmful environmental impacts such as vibration, alterations of water table, etc." and "record or salvage of information on features to be lost" (Appendix 2 of MEA 2015). In all cases, the "effects should be minimized where possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies and procedures."

#### 3.2.2 Ontario Planning Act and Provincial Policy Statement

The Ontario *Planning Act* (1990) and associated *Provincial Policy Statement 2020* (PPS 2020) mandate heritage conservation in land use planning. Under the *Planning Act*, conservation of "features of significant architectural, cultural, historical, archaeological or scientific interest" are a "matter of provincial interest" and integrates this at the provincial and municipal levels through the PPS 2020. Issued under Section 3 of the *Planning Act*, PPS 2020

recognizes that cultural heritage and archaeological resources “provide important environmental, economic, and social benefits”, and that “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including *built heritage resources* and *cultural heritage landscapes*” supports long-term economic prosperity (PPS 2020:6,22).

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two policies of PPS 2020:

- Section 2.6.1 – Significant built heritage resources and significant heritage landscapes shall be conserved
- Section 2.6.3 – Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved

Each of the italicised terms is defined in Section 6.0 of PPS 2020, with those relevant to this report provided below:

- **Adjacent lands:** for the purposes of policy 2.6.3, those lands contiguous to a *protected heritage property* or as otherwise defined in the municipal official plan.
- **Built heritage resource:** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s CHVI as identified by a community, including an Indigenous community. *Built heritage resources* are located on property that may be designated under Parts IV or V of the *Ontario Heritage Act (OHA)*, or that may be included on local, provincial, federal and/or international registers.
- **Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their CHVI is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.
- **Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having CHVI 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 CHVI under the *OHA*; or have been included in on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.
- **Development:** means the creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Ontario *Planning Act*.
- **Heritage attributes:** the principal features or elements that contribute to a protected heritage property’s CHVI, and may include the property’s built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g., significant views or vistas to or from a protected heritage property).

- **Protected heritage property:** property designated under Parts IV, V, or VI of the *OHA*; property subject to a heritage conservation easement under Parts II or IV of the *OHA*; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.
- **Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have CHVI. Processes and criteria for determining CHVI are established by the Province under the authority of the *OHA*.

Importantly, the definition for *significant* includes a caveat that “criteria for determining significance...are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used”, and that “while some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.” The criteria for significance recommended by the Province as well as the need for evaluation is outlined in the following section. Municipalities implement PPS 2020 through an official plan, which may outline further heritage policies (see Section 3.3).

### 3.2.3 Ontario Heritage Act and Ontario Regulation 9/06

The Province and municipalities are enabled to conserve significant individual properties and areas through the *OHA*. For municipalities, Part IV and Part V of the *OHA* enables councils to “designate” individual properties (Part IV), or properties within a heritage conservation district (HCD) (Part V) as being of CHVI. Evaluation for CHVI under the *OHA* is guided by *Ontario Regulation 9/06*, which prescribes the “criteria for determining cultural heritage value or interest”. The criteria are as follows:

- 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 **historic 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.

If a property meets one or more of these criteria, it may be designated under Part IV, Section 29 of the *OHA*.

Designated heritage properties are formally described with a Statement of Cultural Heritage Value or Interest (SCHVI) that includes a brief property description, a succinct statement of the property's cultural heritage significance, and a list of its heritage attributes. The latter is defined in the *OHA* to mean "in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest." The designation is then recognized through by-law, and the property must be included on a "Register" maintained by the municipal clerk. A municipality may also "list" a property on the Register to indicate it as having potential CHVI. Importantly, designation or listing in most cases applies to the entire property, not only individual structures or features.

### 3.2.4 Provincial Heritage Guidance

To advise municipalities, organizations, and individuals on heritage protection and conservation, the Province, through the MHSTCI, has developed a series of guidance products. One used primarily for EAs is the MHSTCI *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist* (2016; the MHSTCI *Checklist*). The MHSTCI *Checklist* provides a screening tool for a study area to identify all the known or recognized built heritage resources and cultural heritage landscapes, commemorative plaques, cemeteries, Canadian Heritage River watersheds, properties with structures 40 or more years old, or potential cultural heritage landscapes. If known or potential built heritage resources and cultural heritage landscapes are identified, the MHSTCI *Checklist* then advises whether further investigation as part of a Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is necessary.<sup>1</sup>

Further guidance on identifying, evaluating, and assessing impact to built heritage resources and cultural heritage landscapes is provided in the *Ontario Heritage Tool Kit* series. Of these, *Heritage Property Evaluation* (MHSTCI 2006a) describes in detail the *O.Reg. 9/06* criteria and methods for researching and evaluating potential cultural resources, while the *Heritage Resources in the Land Use Planning Process* (MHSTCI 2006b) provides an outline for the contents of an HIA, which it defines as:

"a study to determine if any cultural resources (including those previously identified and those found as part of the site assessment) ...are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended."

For large study areas, a Cultural Heritage Existing Conditions and Preliminary Impact Assessment combines CHER and HIA studies to evaluate potential built heritage resources and cultural heritage landscapes and assess the impacts of new development.

For EAs, the *Ontario Heritage Tool Kit* partially, but not entirely, supersedes earlier MHSTCI advice. Criteria to identify cultural landscapes is detailed in the *Guidelines on the Man-Made Heritage Component of Environmental Assessments* (1980:7), and recording and documentation procedures are outlined in the *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1992:3-7). The latter document also stresses the importance of identifying and gauging the cumulative effects of a Class EA development (MHSTCI 1992:8).

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<sup>1</sup> The MHSTCI *Checklist* was used to define the scope of Golder's 2019 CHSR.



For provincial properties, heritage conservation must comply with the MHSTCI *Standards and Guidelines for the Conservation of Provincial Heritage Properties*. Supporting documents include the *Standards and Guidelines for the Conservation of Provincial Heritage Properties – Heritage Identification & Evaluation Process* (MHSTCI 2014)—which provides detailed explanations of the *O. Reg. 9/06* and *10/06* criteria and its application—and *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*, which describes how to organize the sections of an HIA and the range of possible impacts and mitigation measures. Although compliance with the MHSTCI *Standards and Guidelines* is only required for provincial properties, they inform “best practice” approaches for conserving built heritage resources and cultural heritage landscapes not under provincial jurisdiction.

### 3.3 Municipal Heritage Policies

#### 3.3.1 Region of Peel

The Region Official Plan (ROP) supports heritage preservation and recognizes the role of heritage in developing the overall quality of life for residents and visitors to Peel. It promotes the Region's heritage and supports the area's municipal heritage policies and programs.

Section 3.6 of the Region of Peel *Official Plan* (consolidated in 2018) provides the objectives and policies for cultural heritage. A key objective of the Peel *Official Plan* is:

3.6.1.1 *To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations*

Relevant policies of the Peel *Official Plan* include:

3.6.2.1 *Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities, other agencies and aboriginal [sic] groups, and to provide direction for their conservation and preservation, as required.*

3.6.2.5 *Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources. City of Mississauga Official Plan.*

#### 3.3.2 City of Mississauga

The City of Mississauga's *Official Plan* was last consolidated in March 2019 and covers “Heritage Planning” in Section 7.4. Cultural heritage resources are widely defined in Section 7.4.1 to include:

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

Eighteen policies (Sections 7.4.1.1 to 7.4.1.18) for cultural heritage resources are then listed, all of which are based on the two principles of Section 7.4.1.1, which are that:

- heritage planning will be an integral part of the planning process; and,
- cultural heritage resources of significant value will be identified, protected, and preserved.

Policies relevant to this study include:

- 7.4.1.2 *Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.*
- 7.4.1.10 *Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*
- 7.4.1.11 *Cultural heritage resources designated under the OHA, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.*
- 7.4.1.12 *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 will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*
- 7.4.1.13 *Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.*
- 7.4.1.14 *Cultural heritage resources will be integrated with development proposals.*

The Plan also recognizes the Credit River and Etobicoke Creek valleys as “heritage corridors with both prehistoric and historical significance” (7.4.1.18).

### **3.3.2.1 City of Mississauga Cultural Heritage Terms of Reference & Cultural Heritage Landscape Inventory**

To ensure the policies of the *Official Plan* are met, the City has developed the *Heritage Impact Assessment Terms of Reference* (2017) and *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference* (2017). Both set out a detailed set of minimum requirements for individual properties and landscapes, respectively, and in general align with the *Ontario Heritage Tool Kit* guidance developed for municipalities by MHSCTI, and also reference the national Canada’s *Historic Places Standards and Guidelines for the Conservation of Historic Places in Canada*.

The *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference* was developed to address the *Cultural Landscape Inventory* adopted by the City in 2005. Cultural heritage landscapes on the inventory have the same status as listed heritage properties and, in some cases this listing may represent an additional layer of recognition to properties already designated under Part IV of the *OHA*. Additionally, in some cases the cultural heritage landscapes in the *Inventory* have different boundaries or naming than the designating by-laws. The City is currently in Phase 2 of updating the *Inventory*.

## 4.0 GEOGRAPHICAL AND HISTORICAL CONTEXT

### 4.1 Geographic Context

The northern portion of the project area encompasses the “South Slope” physiographic region while the southern portion of the study area encompasses the “Iroquois Plain” physiographic region. The South Slope comprises the southern slope of the Oak Ridges Moraine and includes a strip of land south of the Peel plain. Extending from the Niagara Escarpment to the Trent River, the South Slope covers approximately 940 square miles of which the central portion is drumlinized. Rapid streams flowing directly down the slope have cut sharp valleys in the till and bare grey slopes are common where the soil is actively eroding (Chapman and Putnam 1984:172-174).

The Iroquois Plain extends around the western part of Lake Ontario from the Niagara River to the Trent River. It comprises the lowland bordering Lake Ontario which was inundated by a body of water known as Lake Iroquois when the last glacier was receding but still occupied the St. Lawrence Valley. Lake Iroquois emptied eastward at Rome, New York but its old shorelines are easily identifiable features such as cliffs, bars, beaches, and boulder pavements (Chapman and Putnam 1984:190). The six properties under assessment for this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment are located within the Iroquois Plain.

Etobicoke Creek, a river that empties directly into Lake Ontario, flows through the eastern portion of the study area and is directly adjacent to shaft site 01, as well as the property at 1700 Sherway Drive. The Etobicoke Creek valley is recognized as a heritage corridor in the City of Mississauga’s Official Plan. Finally, Lake Ontario is located approximately 1.7 km south of the southern periphery of the study area.

### 4.2 Historical Context

#### 4.2.1 Indigenous Contact Period

Following the introduction of Europeans to North America, the nature of Indigenous settlement size, population distribution, and material culture shifted as settlers began to colonize the land. Despite this shift, Indigenous peoples of southern Ontario have left behind archaeologically significant resources throughout southern Ontario which show continuity with past peoples, even if this connection has not been recorded in historical Euro-Canadian documentation.

The study area is situated within a geographic area that was inhabited by Michi Saagiig (Mississauga Anishinaabeg) peoples at the time of initial Euro-Canadian contact. This nation subsequently ceded lands through four separate treaties from 1805 to 1820 (Morris 1943:22-25).

The “First Purchase” or Treaty No. 13A between the Mississauga First Nation and the British was on 2 August 1805, and covered the fronts of Toronto, Trafalgar, and Nelson Townships as well as a one-mile strip on each side of the Credit River from the waterfront of Lake Ontario to the base line, today’s Eglinton Avenue (Morris 1943: 22). This tract of land was surveyed in 1806 and was followed by Treaty No. 19 (the “Second Purchase”) in 1818, which was further north and covered over 600,000 acres of land (Heritage Mississauga 2009). The Second Purchase included much of the current Region of Peel and was surveyed for settlement in 1819.

In 1820, through Treaties 22 and 23, the Mississaugas ceded further land at the Credit River, Sixteen Mile Creek and Twelve Mile Creek tracts which were previously set aside in the First Purchase as a reserve (Heritage Mississauga 2009). By 1821, the Mississauga First Nation had surrendered most of the 1805 Credit Indian Reserve lands. In 1847, the remaining members of the Mississaugas relocated to the New Credit Reserve in Hagersville (Heritage Mississauga 2009). These treaties and the subsequent surveys laid the foundation for the ensuing Euro-Canadian occupation of the region.

## 4.2.2 County of Peel

Following the “Toronto Purchase” of 1787, southern Ontario was divided into four political districts —Lunenburg, Mechlenburg, Nassau, and Hesse — that were all within the old Province of Quebec. These became part of the Province of Upper Canada in 1791, and renamed the Eastern, Midland, Home, and Western Districts, respectively. The property was within the former Nassau District, then later the Home District, which originally included all lands between an arbitrary line on the west running north from Long Point on Lake Erie to Georgian Bay, and a line on the east running north from Presqu’île Point on Lake Ontario to the Ottawa River. Each district was further subdivided into counties and townships; the study area is located within the southern half of the former Township of Toronto, County of Peel, now City of Mississauga, Region of Peel.

Peel County and its townships were originally settled by British soldiers and their families, many of whom served with the Queen’s Rangers, during the late 18th century and into the early 19th century (Bull 1935). With the establishment of military headquarters at York, there was a need to develop and maintain reliable ground transportation routes for provisioning both soldiers and supplies throughout Upper Canada. Dundas Street was the first major “highway” constructed in the region, by military engineers (Bull 1935). This main transportation route was subsequently used by various Loyalist settlers following the surveying and establishment of new townships and communities. The existing forests were cut down for the growing of crops and the raising of livestock.

As the number of farmsteads and homesteads within the county grew, several villages and communities were established. Those that thrived into the twentieth century and were amalgamated into the City of Mississauga in 1974 include: Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale, Port Credit, and Streetsville (Heritage Mississauga 2009). These villages assisted in the processing of local natural resources including lumber, grain and other farm products (City of Mississauga 2004).

## 4.2.3 Township of Toronto

Toronto Township was established during the “Old Survey” of 1806 following the signing of Treaty 13A (Heritage Mississauga 2009); this survey established the southern half of the township (Riendeau 1985:23). Just over a decade later, after the signing of Treaty 19, the “New Survey” of the area, which occurred in 1819, divided the acquired lands into the Townships of Toronto, Chinguacousy, Caledon, Albion, and Toronto Gore (Heritage Mississauga 2009); this survey established the northern half of the Township (Riendeau 1985:23). Toronto Township was incorporated in 1850 as a primarily rural society (City of Mississauga 2004).

The 1846 Smith’s Canadian Gazetteer by W.H. Smith describes the Toronto Township as having 59,267 acres taken up, of which 28,468 acres were under cultivation, and one of the best settled townships in the Home District (Smith 1846: 192).

Two decades later, the 1866 General Directory for the City of Toronto and Gazetteer of the Counties of York and Peel by Mitchell & Co. described Toronto Township as the following:

...bounded on the east by the Gore of Toronto, and Etobicoke co., York; North west by Chinguacousy; south-west by Trafalgar county Halton, and south-east by Lake Ontario. This township contains a proportion of excellent land, and the soil from its diversity, loam or stiff clay chiefly, is well adapted for farming purposes. It is well watered by the Credit and Etobicoke rivers. The Mississaga [sic] Indians, a branch of the great Ojibbway [sic] tribe, lately ceded their reserve, consisting of four thousand acres, to the Government. This land is now almost all settled.



The arrangement of people within Toronto Township changed in the mid-19th century with the establishment of the railways (City of Mississauga 2004). This influenced the development of southern villages which were affiliated with the Great Western Railway or Credit Valley Railway, and northern villages which were affiliated with the Grand Trunk Railway.

The project area is located within the southern half of the Toronto Township and encompasses a number of villages including those of Cooksville, Dixie (Sydenham), Summerville and Burnhamthorpe (Sandhill). The six properties under assessment in this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment are located within proximity to the villages of Dixie and Summerville which were located on the line of the Credit Valley Railway.

#### **4.2.3.1 Villages of Dixie and Summerville**

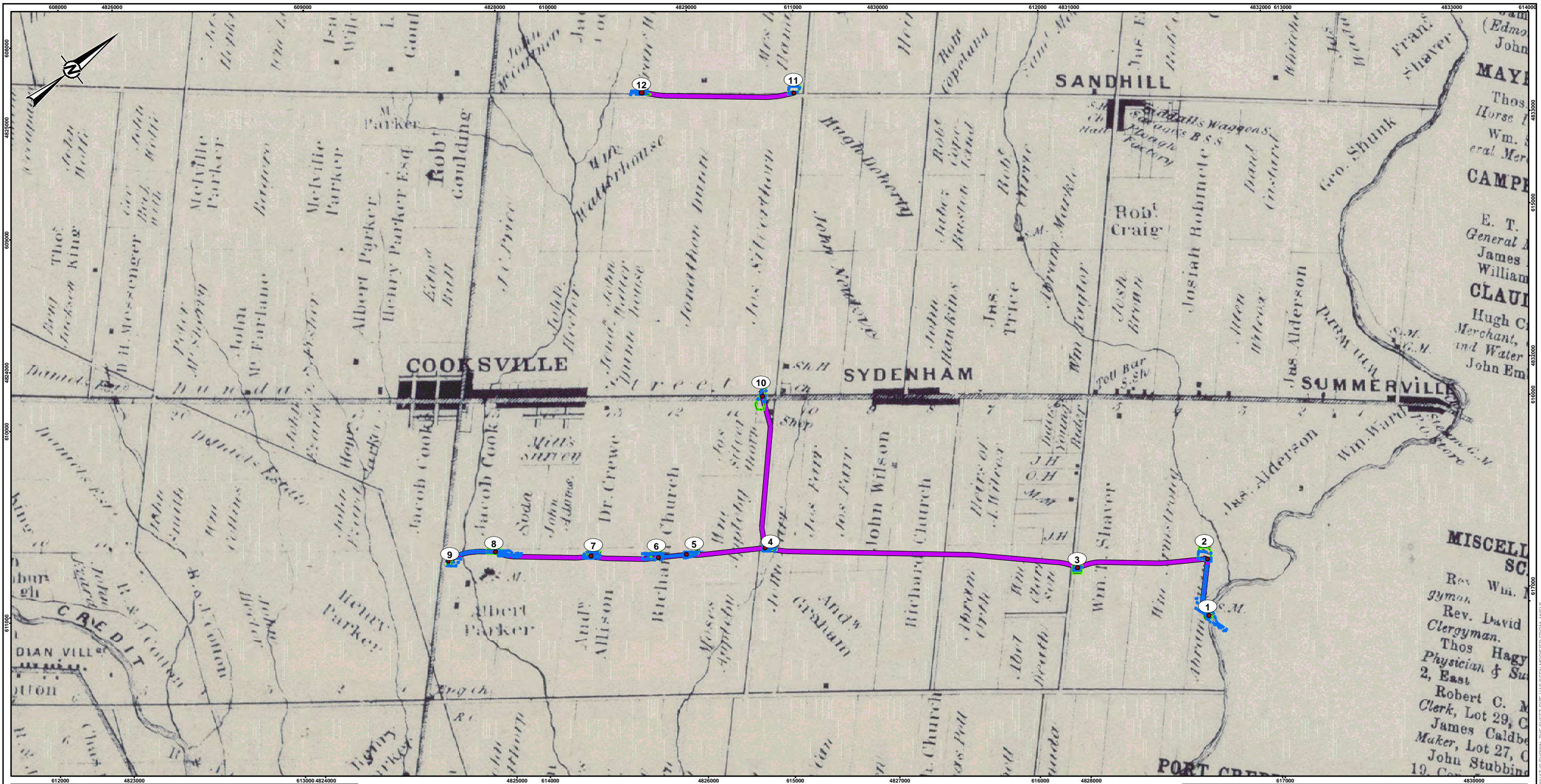
Originally known as “Irishtown” for the large number of Irish settlers who lived in the area, the community that formed at present-day Tomken Road and Dundas Street was named “Sydenham” by the time of the 1859 *Tremaine’s Map of the County of Peel, Canada West* compiled and drawn by George R. Tremaine (Figure 2). By the time of the 1877 *Illustrated Historical Atlas of the County of Peel, Ontario* compiled and drawn by J.H. Pope (Figure 3), the Credit Valley Railway was constructed, and the village was renamed Dixie in honour of Doctor Beaumont Wilson Bowen Dixie, a prominent local physician in the community (Heritage Mississauga 2018).

Though the village of Cooksville to the west remained the stronger commercial and civic hub, Dixie’s growth focused on agriculture with various garden markets located along the Dundas Highway. At the heart of the village, the Atlantic Hotel was constructed in 1846 at the northwest corner of present-day Tomken Road and Dundas Street. It was occupied by the Kennedy family until 1882 and was the birthplace of Ontario premier T.L. Kennedy (City of Mississauga 2020). Prior to its demolition in 1968, the building housed the village’s Post Office and storefront for local grocer Charles Gill from 1906 to 1946 (Figure 4).

Dixie’s significance also grew following the construction of the early Dixie Union Chapel (at 707 Dundas Street East, adjacent to shaft site 10) which was the first formal church and cemetery established in historic Mississauga (Heritage Mississauga 2018). Though the associated cemetery dates as early as 1810, the original log chapel was not completed until 1816 and was possibly delayed due to the War of 1812. The wooden structure was replaced by the current stone chapel in 1837 which was constructed with stone from the nearby Etobicoke Creek (City of Mississauga 2020). As a rare example of an Upper Canada settlement period “union” chapel, the Dixie Union Chapel was designated as a protected heritage property (City By-law 83-78, Part IV OHA).

The hamlet of Summerville was located along Dundas Street (Figure 5) flanking both sides of Etobicoke Creek and thus straddled both the Townships of Toronto (now City of Mississauga) and Etobicoke (now City of Toronto). First settled in the early 19<sup>th</sup> century, the hamlet was originally known as Silverthorn’s Mill or Mill Place and eventually grew to include a mill, two blacksmiths, a hotel, tavern, general store, post office, two schools, church and a carriage works (Heritage Mississauga 2018). By the time of the 1859 map it was renamed Summerville which appears north of the Credit Valley Railway on the 1877 atlas. As Dundas Street widened and the water levels of Etobicoke Creek decreased, the village was eventually abandoned and replaced with newer construction (Heritage Mississauga 2018).





- LEGEND**
- ▭ Preferred Shaft Site
  - ▬ Proposed Sanitary Pipeline
  - Proposed Shaft
  - Proposed Compound Easement
  - Proposed Permanent Easement
  - Proposed Temporary Easement



**NOTE(S)**

**REFERENCE(S)**

1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
2. 1859 TREMAINE'S MAP OF THE COUNTY OF PEEL, CANADA WEST COMPILED AND DRAWN BY GEORGE R. TREMAINE

CLIENT  
**GM BLUEPLAN ENGINEERING LIMITED**

PROJECT  
**CENTRAL MISSISSAUGA  
 WASTEWATER SYSTEM CAPACITY EXPANSION**

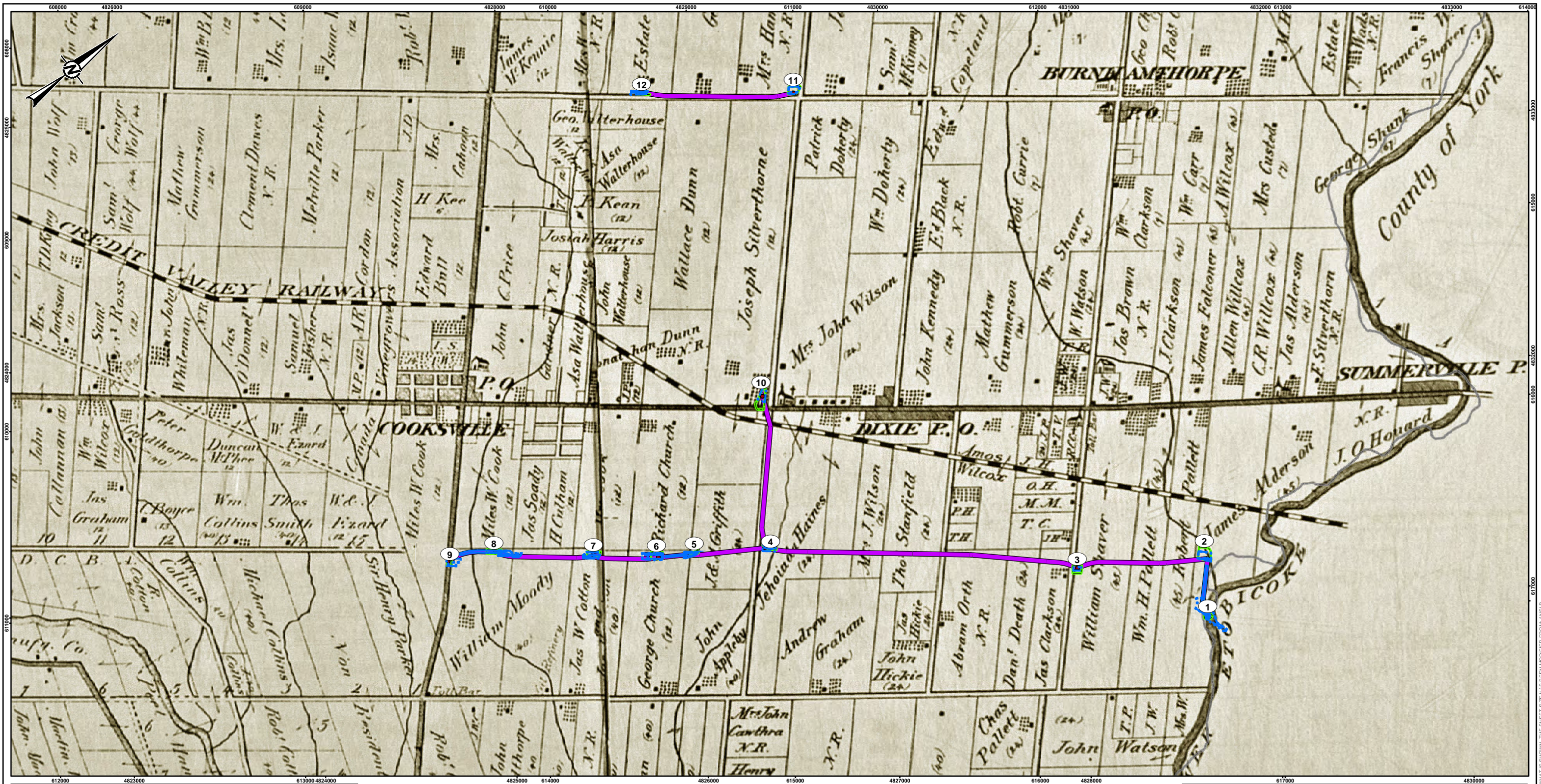
CONSULTANT	YYYY-MM-DD	2022-02-01
<b>GOLDER</b> MEMBER OF WSP	DESIGNED	JR
	PREPARED	JR
	REVIEWED	AM
	APPROVED	MT

TITLE	PROJECT NO.	CONTROL	REV.	FIGURE
<b>1859 TREMAINE'S MAP OF THE COUNTY OF PEEL</b>	18112273	0006	1	<b>2</b>

PATH: S:\Client\Region\_of\_Peel\Central\_Mississauga\_WW\_Expansion\GIS\FRCD\18112273\GIS\_FRCD\0006\_CulturalHeritage\18112273-0006-FC-0002.mxd

25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A4 (610x841) TO A3 (420x594)





- LEGEND**
- ▭ Shaft Site Alternatives
  - ▭ Preferred Shaft Site
  - Project Components**
  - ▬ Proposed Sanitary Pipeline
  - ▭ Proposed Compound Easement
  - ▭ Proposed Permanent Easement
  - ▭ Proposed Temporary Easement
  - ▭ Proposed Shaft



**NOTE(S)**

**REFERENCE(S)**

1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
2. 1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL, ONTARIO COMPILED AND DRAWN BY J.H. POPE

CLIENT  
GM BLUEPLAN ENGINEERING LIMITED

PROJECT  
CENTRAL MISSISSAUGA  
WASTEWATER SYSTEM CAPACITY EXPANSION

CONSULTANT

YYYY-MM-DD	2022-02-01
DESIGNED	JR
PREPARED	JR
REVIEWED	AM
APPROVED	MT



TITLE  
**1877 ILLUSTRATED HISTORICAL ATLAS OF THE COUNTY OF PEEL**

PROJECT NO.	CONTROL	REV.	FIGURE
18112273	0006	1	3

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25mm IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM A4 (841x594)





Figure 4: Atlantic Hotel in Dixie, date unknown (City of Mississauga 2020)





**Figure 5: Dundas Street through Summerville, date unknown (Heritage Mississauga 2018)**

## 5.0 IMPACT ASSESSMENT

### 5.1 Development Description

The preferred Project alignments considered in the cultural heritage assessment have been refined to include three subsections with adjacent cultural heritage properties: the Etobicoke Creek alignment (Queensway Street East to Sherway Drive); Queensway (Etobicoke Creek to Hurontario), and the Cawthra alignment (Dundas Street East to Queensway Street East). The majority of the alignment route will be constructed solely by TBM, with the depth of the sewer pipe varying between 8 m to 20 m below grade across the study area, except for below watercourses where a depth of 2 m is required. Open cut construction will be used for the Etobicoke Creek crossing as well as the connection to existing sewers at Cooksville Creek, Hensall and Tedlo Streets, and Cliff and Dixie Roads. A small section of open cut trench is proposed (approximately 60 m in length) in support of the Etobicoke Creek alignment.

The wastewater upgrade works for each alignment section will be facilitated through the construction of shafts, the areas defined for shaft construction will also support associated infrastructure and facilities. These shaft sites are illustrated on Figure 1.

Development activities common at the supporting shaft sites described below are anticipated to include:

- surface levelling and bunding;
- laydown of associated plant and temporary ancillary structures (e.g., workshops and pipe storage);
- vegetation clearance;
- muck storage;
- access and wayleave provision or improvements;
- car park provision;
- dewatering tanks;
- crane installation; and
- drilling within the (10 m) shaft diameter.

#### 5.1.1 Etobicoke Creek Alignment

This proposed section of the wastewater system upgrade comprises a 0.4 km route, generally aligned north to south alongside the Etobicoke Creek watercourse, between Queensway East (a four-lane highway) and parkland to the east of Sherway Drive, to the east of downtown Mississauga. Shaft site 01 supports the alignment in this area.

Shaft site 01 is a roughly triangular parcel on the eastern bank of Etobicoke Creek, accessed by eastern Sherway Drive. The site is aligned with a meander in the creek with the proposed shaft (10 m in diameter) at the western end, nearest the watercourse. A crane will be positioned directly to the east of the shaft. A washhouse, trailer, workshops dewatering tank, parking pipe storage, hydro transformer, and loader are proposed with the surrounding site footprint and footpath relocation is required in the vicinity. An open cut portion of trench will span the creek from east to west, upstream of Sherway Drive and bridge, supported by the construction access road. A crane is also sited at the western end of the open cut section, connecting to the below grade alignment further west. There is no supporting infrastructure currently proposed in this location apart from the access road, however, if the plans are revised to include similar supporting infrastructure in this location (west of the creek) appropriate cultural heritage mitigation measures will need to be fully considered and applied.

### 5.1.2 Queensway Alignment

This proposed section of infrastructure is the longest and comprises a 6.4 km alignment, between Hurontario and Etobicoke Creek supported by nine shaft sites: 02, 03, 04, 05, 06, 07, 08 and 09. This section is within the centre of project area, orientated east to west through downtown Mississauga.

Shaft site 03 is a rectangular parcel on the south east corner of the Queensway East and Dixie Road intersection. Construction is facilitated by a shaft (10 m in diameter) in the northern section of the site.



**Figure 6: View of Queensway East, facing east from the junction of Standfield Road**

### 5.1.3 Cawthra Alignment

This proposed portion of the wastewater system upgrade comprises a 0.98 km route, aligned with a section Cawthra Road which runs in a north – south orientation between the main Mississauga thoroughfares of Dundas Street East and Queensway East, in the centre of the wider project area (Figure 7).

The proposed location of supporting shaft site 10, is at the northern end of the alignment on the west side of Cawthra Road, north of the Dundas Street East flyover (Figure 7). The entire shaft site footprint is contained within a median island, between the thoroughfares. Construction is facilitated by road access from the north and a shaft (10 m in diameter) is proposed in the centre of the island with the crane positioned to the south east. A washhouse, trailer, workshop, dewatering tank, pipe storage, hydro transformer and loader are proposed with the surrounding site footprint.





**Figure 7: View of Cawthra Road, north of Shaft Site 10, facing east from Dundas Street East towards 3065 Cawthra Road**

## 5.2 Assessment Methodology

When determining the impact, a development or site alteration may have on known or identified built heritage resources or cultural heritage landscapes, the MHSTCI *Heritage Resources in the Land Use Planning Process* advises that the following “negative impacts” be considered:

- *Destruction* of any, or part of any, significant heritage attributes, or features<sup>2</sup>
- *Alteration* that is not sympathetic or is incompatible, with the historic fabric and appearance<sup>3</sup>
- *Shadows* created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden<sup>4</sup>
- *Isolation* of a heritage attribute from its surrounding environment, context, or a significant relationship<sup>5</sup>
- *Direct or indirect obstruction* of significant views or vistas within, from, or of built and natural features<sup>6</sup>

<sup>2</sup> This is used as an example of a *direct* impact in the MHSTCI *Info Bulletin 3*.

<sup>3</sup> A *direct* impact in the MHSTCI *Info Bulletin 3*.

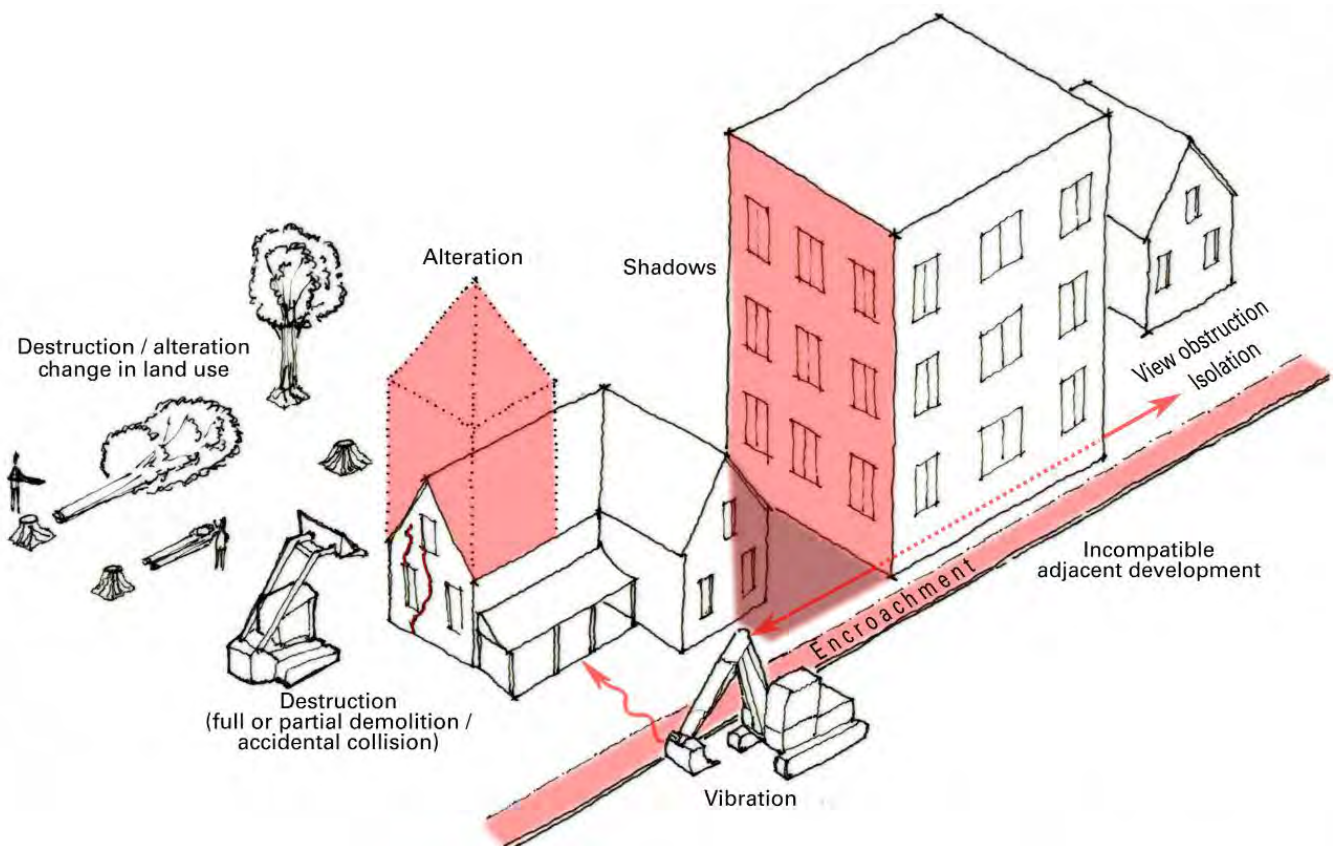
<sup>4</sup> An *indirect* impact in the MHSTCI *Info Bulletin 3*.

<sup>5</sup> An *indirect* impact in the MHSTCI *Info Bulletin 3*.

<sup>6</sup> An example of a *direct* and *indirect* impact in the MHSTCI *Info Bulletin 3*. It is a *direct* impact when significant views or vistas within, from or of built and natural features are obstructed, and an *indirect* impact when “a significant view of or from the property from a key vantage point is obstructed”.

- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces<sup>7</sup>
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource<sup>8</sup>

Other potential impacts may also be considered such as encroachment or construction vibration (Figure 8). Historic structures, particularly those built in masonry, are susceptible to damage from vibration caused by pavement breakers, plate compactors, utility excavations, and increased heavy vehicle travel in the immediate vicinity. Like any structure, they are also threatened by collisions with heavy machinery or subsidence from utility line failures (Randl 2001:3-6).



**Figure 8: Examples of negative impacts**

Although the MHSTCI *Heritage Resources in the Land Use Planning Process* identifies types of impact, it does not advise on how to describe its nature or extent. For this, the MHSTCI *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments* (1990:8) provides criteria of:

<sup>7</sup> A direct impact in the MHSTCI *Info Bulletin 3*.

<sup>8</sup> In the MHSTCI *Heritage Resources in the Land Use Planning Process* this refers only to archaeological resources but in the MHSTCI *Info Bulletin 3* this is an example of a direct impact to "provincial heritage property, including archaeological resources".

- Magnitude (amount of physical alteration or destruction that can be expected)
- Severity (the irreversibility or reversibility of an impact)
- Duration (the length of time an adverse impact persists)
- Frequency (the number of times an impact can be expected)
- Range (the spatial distribution, widespread or site specific, of an adverse impact)
- Diversity (the number of different kinds of activities to affect a heritage resource)

Since the 1990 MHSTCI *Guideline* guidance — nor any other Canadian guidance — does not include advice to describe magnitude, the ranking provided in the 2007 edition of the UK Highways Agency *Design Manual for Roads and Bridges* [DMRB]: *Volume 11*, HA 208/07 (2007: A6/11) is used here. Despite its title, the DMRB provides a general methodology for measuring the nature and extent of impact to cultural resources in urban and rural contexts, and is the only assessment method to be published by a UK government department (Bond & Worthing 2016:167). It also formed the basis for the ICOMOS *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties* (ICOMOS 2011; Bond & Worthing 2016:166-167), and aligns in approach to those the Irish Environmental Protection Agency (reproduced in Kalman 2014:286) and New Zealand Transport Agency (2015).

The DMRB impact assessment ranking is:

- Major
  - Change to key historic building elements, such that the resource is totally altered. Comprehensive changes to the setting.
- Moderate
  - Change to many key historic building elements, such that the resource is significantly modified.
  - Changes to the setting of an historic building, such that it is significantly modified.
- Minor
  - Change to key historic building elements, such that the asset is slightly different.
  - Change to the setting of an historic building, such that it is noticeably changed.
- Negligible
  - Slight changes to historic building elements or setting that hardly affect it.
- No impact
  - No change to fabric or setting.

The analysis of impacts includes a summary of each impacted property's cultural heritage significance, and terms provided under conservation or mitigation recommendations are defined as follows:

- **Avoid:** A recommendation to avoid means to move project components to locations a distance from the identified cultural heritage resource. In all cases avoidance is the preferred approach, although it is recognized that other factors may preclude selecting this option.



- **Monitor for construction vibration:** Although direct impact to cultural heritage resource may be avoided, indirect impacts from construction vibration may still present a risk. If a vibration risk is identified, the following measures are usually recommended:
  - *Site control & communication:* The property and specifically the footprint of the building should be clearly marked on project mapping and communicated to all project personnel for avoidance during design, construction, and subsequent operation.
  - *Create a physical buffer:* Temporary fencing should be erected at the nearest property line or lines to ensure that all excavation, installation, and associated vehicle traffic during construction will not accidentally impact the property.
  - *Monitor for vibration impact:* Continuous ground vibration monitoring should be carried out near the foundations of the building using a digital seismograph capable of measuring and recording ground vibration intensities in digital format in each of three orthogonal directions. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The instrument should also be equipped with a wireless cellular modem for remote access and transmission of data. The installed instrument should be programmed to record continuously, providing peak ground vibration levels at a specified time interval (e.g., 5 minutes) as well as waveform signatures of any ground vibrations exceeding a threshold level that would be determined during monitoring. The instrument should also be programmed to provide a warning should the peak ground vibration level exceed the guideline limits specified (such as 8.0 mm/s). In the event of either a threshold trigger or exceedance warning, data would be retrieved remotely and forwarded to designated recipients.
- **Conduct a Cultural Heritage Evaluation Report or Cultural Heritage Impact Assessment**
  - If a potential cultural heritage resource cannot be avoided and will be directly impacted by the project, a CHER is recommended to determine if the potential resource meets the criteria for CHVI as prescribed in *O. Reg. 9/06*. If the CHER determines the property has CHVI, a CHIA will be required to determine the impact of the proposed detailed design on the property's heritage attributes.

For recognized built heritage resources and cultural heritage landscapes and those evaluated to have CHVI, a CHIA is recommended to determine the impact of the proposed detailed design on the property's heritage attributes and recommend mitigation and conservation measures to reduce or avoid adverse effects. The CHIAs should follow guidance provided by the MHSTCI and any municipal terms of reference or official plan policies.

## 5.3 Etobicoke Creek Alignment

### 5.3.1 Existing Conditions

This proposed section of the wastewater system upgrade comprises a 0.4 km route, aligned north to south roughly alongside the Etobicoke Creek watercourse, between Queensway East (a four-lane highway) and parkland to the east of Sherway Drive, to the east of downtown Mississauga. The Creek passes under the highway in the northernmost section of the alignment (Figure 9). The general area of the alignment and shaft site can be characterised as riverside parkland, interspersed with walking trails. There are pockets of densely overgrown areas and mature trees (Figure 10).



**Figure 9: Etobicoke Creek, facing north towards Queensway East**



**Figure 10: View of Etobicoke Creek from The Queensway bridge, facing south along alignment with recreational trail visible on the left**



Two adjacent cultural heritage resources were identified at shaft site 01, these are illustrated in relation to the shaft site on Figure 14 and described below.



### 5.3.2 Identified Built Heritage Resources & Cultural Heritage Landscapes

Field investigations, archival research, and consultation identified the following within proximity to shaft site 01:

- Municipality recognized cultural heritage landscape: **Etobicoke Creek Corridor**
- Protected heritage property: **1700 Sherway Drive**

These are described in the following inventories.

#### Etobicoke Creek Valley

	
<p><i>View of shale river banks, from under Queen Elizabeth Way crossing, facing northwest</i></p> <p><i>View under Queensway crossing, facing south</i></p>	
<p><b>Heritage Status:</b> Municipality recognized cultural landscape (not designated; the Official Plan recognizes the Etobicoke Creek valley as a “heritage corridor” with both prehistoric and historical significance (7.4.1.18)).</p>	
<p><b>Description:</b> <i>Cultural heritage landscape</i>– the river valley is recognized by the City as a heritage corridor, a description is not provided to accompany this statement and Golder has drafted the following summary. The Etobicoke River flows 61 km from its source in Caledon to Lake Ontario, Toronto. The creek is local landmark and a historical reference point. It is characterized by its meandering course, steep ravines and shale banks. The foundation of Mississauga can be traced to the settlement of the area centred around the creek in the early 1600s (<a href="https://heritagemississauga.com/mississaugas-history/">https://heritagemississauga.com/mississaugas-history/</a>) and as the population grew in the area, the creek would have provided a source of sustenance, transport and power for local industry along meandering, fertile banks.</p>	
<p><b>CHVI:</b> The river valley is recognized by the City as a “heritage corridor”, no specific values are identified, and a description is not provided to accompany this statement. However, Golder considers that the valley has historical and associative values as a natural feature, providing water and fish for indigenous communities and early settlers. The creek also has contextual value in its visual character and natural setting which provide a local landmark and recreational asset.</p>	
<p><b>Heritage Attributes:</b></p> <ul style="list-style-type: none"> <li>■ Quarried areas that provided building materials for local historic properties.</li> <li>■ Scenic views afforded by mature native vegetation and riverine habitat, contributing to local character and sense of place, used for local recreation.</li> <li>■ Historical and cultural landmark “corridor”, with links to the first settlements of Mississauga and First Nation communities.</li> </ul>	



## 1700 Sherway Drive: Middle Road Bridge



*Middle Road Bridge, facing northwest from Etobicoke Creek*



*South side of Middle Road Bridge from bridge crossing*

**Heritage Status:** designated, by the City of Mississauga in 1986, under Part IV of the *OHA*, By-law 1101-86

**Description:** *Built heritage resource* – the Mississauga Heritage Register Report (Appendix A) describes the property as “Middle Road Bridge, constructed at the eastern end of Sherway Drive in 1909, crossing the Etobicoke Creek, between the City of Mississauga and the City of Etobicoke”. The bridge is of reinforced concrete “truss” or “tied arch” construction with an upper arched span, supported by concrete posts, in bowstring form, between prominent abutments at either end. The span is sixteen feet. It is the oldest example of concrete truss span in Canada. The cap of the abutments at either end of the bridge belong to a former crossing point, Middle Road, a major transportation corridor connecting the former counties of York and Peel until it was replaced by the Queen Elizabeth Way in the late 1930s.

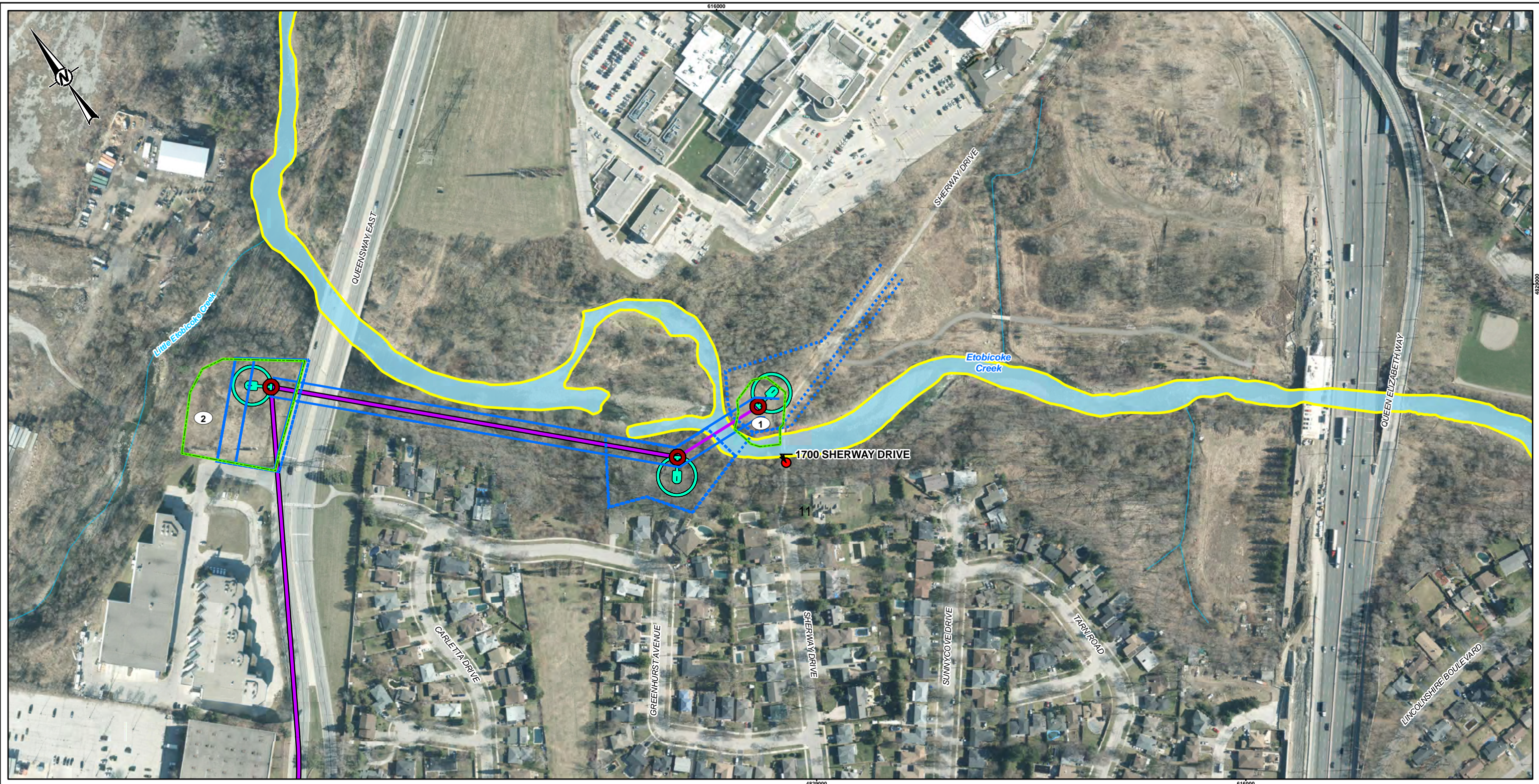
**CHVI:** The City of Mississauga By-law 1101-86 and the Mississauga Heritage Register Report (Appendix A) define the CHVI as follows:

The heritage value of the Middle Road Bridge lies in its architectural and historical significance, and in its contextual value as an important community landmark. Built in 1909-1910 to accommodate growing use of the Middle Road, it is the first example in Canada and second example of a reinforced concrete truss or tied arch bridge in North America. The bridge was designed by Frank Barber of Barber and Young, a prominent bridge and structural engineer from Toronto and constructed by O.L. Hicks of Humber Bay, who is recognized for his unique construction method which involved the placement of ice on concrete to slow down the setting process in order to ensure a good bond between successive pours. Constructed on the stone abutments of a former bridge, the Middle Road Bridge is an enduring remnant of the historic Middle Road, which was a major transportation corridor connecting the former counties of York and Peel until it was surpassed by the Queen Elizabeth Way in the late 1930s. The bridge provided an important economic and social link for surrounding communities. In the early 1900s, it was used by horses, carts, and cattle to cross the waterway. Later, automobiles used the bridge, although it only allowed for one lane of traffic. The bridge is now located on the edge of a quiet residential suburb. Although used only for pedestrian traffic, it continues to provide the local community with access to a commercial area on the Etobicoke side of the valley. Middle Road Bridge is an important landmark within the community. The structure is physically prominent in its setting and continues to be appreciated by the public. The bridge is the only remaining feature of this portion of the popular, well-travelled highway, the Middle Road.

**Heritage Attributes:** based on the field visit and the information provided in the Heritage Register (Appendix A), Golder suggests that the attributes of the property are its:

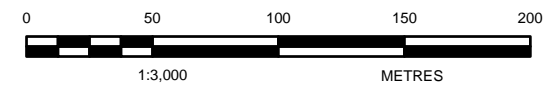
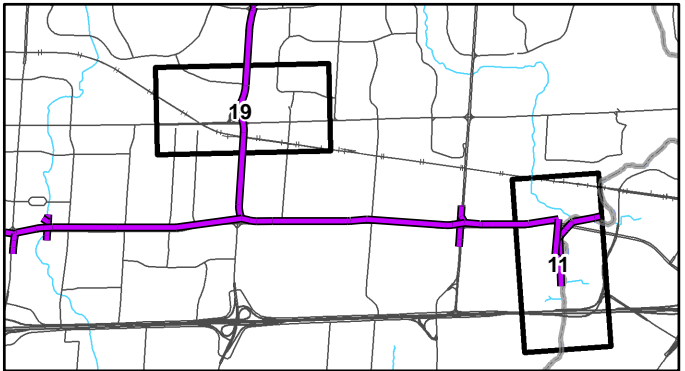
- Key character-defining elements that embody the heritage value of the bridge as an early example of reinforced concrete truss or tied arch bridge construction include its:
  - massive arched compression chords, slim vertical tension members and system of counter braces
  - truss joints specially designed so that members will fail in the body rather than at the joint
- Key character-defining elements that embody the contextual heritage value of the bridge as an enduring remnant of the historic Middle Road and community landmark include the bridge's:
  - continued cultural and economic use as a transportation link between the former Counties of Peel and York;
  - location on the stone abutments of a former crossing of the Etobicoke Creek;
  - prominent setting at the eastern terminus of Sherway Drive in view of the Queen Elizabeth Way; and
- continued relationship to the adjacent natural lands of the Etobicoke Creek Valley.





- LEGEND**
- Watercourse
  - Waterbody
  - Project Components (75 % Design)**
  - Proposed Sanitary Pipeline (Open Cut)
  - Proposed Sanitary Pipeline (Tunneled)
  - Proposed Permanent Easement
  - Proposed Temporary Easement
  - Proposed Shaft
  - Crane
  - Shaft Site Alternatives**
  - Preferred Shaft Site

- Heritage Status**
- Protected heritage property designated under Part IV of the Ontario Heritage Act
  - Cultural Landscape: heritage corridor



CLIENT  
GM BLUEPLAN ENGINEERING LIMITED

CONSULTANT

YYYY-MM-DD	2022-02-01
DESIGNED	JR
PREPARED	JR
REVIEWED	AM
APPROVED	MT



**NOTE(S)**

**REFERENCE(S)**

- COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
- IMAGERY SOURCE: ESRI, MAXAR, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AEROGRIID, IGN, AND THE GIS USER COMMUNITY

PROJECT  
CENTRAL MISSISSAUGA  
WASTEWATER SYSTEM CAPACITY EXPANSION

TITLE  
**KNOWN AND POTENTIAL CULTURAL HERITAGE RESOURCES IDENTIFIED: SHAFT SITE 01**

PROJECT NO.	CONTROL	REV.	FIGURE
18112273	0006	1	11

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### 5.3.3 Impact Assessment – Shaft Site 01

The potential cultural heritage impacts at shaft site 01 are provided in Table 2. Where an impact has been identified, mitigation measures have been recommended.

**Table 2: Etobicoke Creek – Shaft Site 01**

Shafts	Analysis of Impact to Identified Built Heritage Resources and Cultural Heritage Landscapes	Conservation and Mitigation Recommendations
01	<p>Shaft construction and excavation (open cut trench) is proposed on lands adjacent to the Middle Road Bridge designated under Part IV of the <i>OHA</i>, at 1700 Sherway Drive. The bridge is approximately 20 m west from the proposed shaft site 01 and 20 to 30 m from the proposed open cut trench across Etobicoke Creek to the north.</p> <p>Without mitigation, direct vibration impacts the bridge during construction of the shaft would be moderate and site specific, potentially resulting in permanent damage to the bridge's heritage attributes.</p> <p>Direct vibration impacts as a result of trench excavation on the bridge are considered to be more limited and reflective of the difference in elevation between the bridge and the riverbed. Any potential impacts from the trench excavation would be minor and site specific (without mitigation).</p> <p>The context and setting of both cultural resources (i.e., the bridge and the creek) are, in part, afforded by their visual relationship to each other and natural setting in which they sit. Direct alteration to the watercourse itself is predicted during trench excavation, however, since the trenches location is not directly visible from the bridge (and vice versa) due to the bend in the River's course to the north, and views between are also partly visually obscured by vegetation, impacts to the visual setting of the creek and of the bridge as a result of trench construction are minor, indirect and site specific (without mitigation).</p> <p>Direct impacts to the cultural landscape of Etobicoke Creek as a result of the proposed open cut excavation through the watercourse are limited to a very small proportion of a much larger cultural heritage landscape. Consequently, the impacts to the heritage attributes of the creek are considered to be minor, site specific, temporary, and reversible.</p>	<ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction relation activities to protect the heritage attributes of the Middle Road Bridge at 1700 Sherway Drive.</li> <li>■ Erect temporary fencing to ensure that all excavation, installation, and associated vehicle traffic will not accidentally impact the Middle Road Bridge.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted minor impacts on the visual context, setting and the heritage attributes of Middle Road Bridge. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted impacts on the visual context, setting and the heritage attributes of the creek. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening. Where relocation of the recreational trail is proposed in the vicinity, consider appropriate alternatives to divert visitors away from the construction zone and maintain the overall natural and cultural experience.</li> </ul>

## 5.4 Queensway Alignment

### 5.4.1 Existing Conditions

Overall, this section of the alignment is characterised as residential and within the confines of the exiting RoW of Queensway East. Queensway East is major east – west orientated arterial route between Hurontario Street and The Queensway, which connects downtown Mississauga and eventually City of Toronto at its eastern extent. This proposed section of infrastructure is the longest and comprises a 6.4 km alignment, between Hurontario and Etobicoke Creek supported by nine shaft sites: 02, 03, 04, 05, 06, 07, 08 and 09 (Figure 1). One cultural heritage property has been identified at shaft site 03, illustrated on Figure 15.



Figure 12: Queensway East, facing north from intersection with Dixie Road





**Figure 13: Proposed Shaft Site 03 facing east**



**Figure 14: West of Shaft Site 03, facing west towards listed heritage property at 2240 Dixie Road (visible behind row of trees)**



## 5.4.2 Identified Built Heritage Resources: Shaft Site 03

Field investigations, archival research, and consultation identified one listed heritage property in proximity to shaft site 03. The accompanying heritage listing report is included in Appendix A:

- One listed heritage property (not designated): **2240 Dixie Road**

This is described in the following inventory:

### 2240 Dixie Road



*Eastern façade*



*Southern façade*

**Heritage Status:** Listed on the Heritage Register (not designated)

**Description:** *Built heritage resource* – the Mississauga listing report (2004) which states the reasons for adding 2240 Dixie Road to the Heritage Register (Appendix A) summarises the property as adjacent to the subdivision known as Applewood Acres, which was built in the 1950s and was one of the first suburban developments in the area. The house itself was originally constructed in 1925, with the rear garage added after World War II, having been constructed of hand carved stones by its owners at the time.

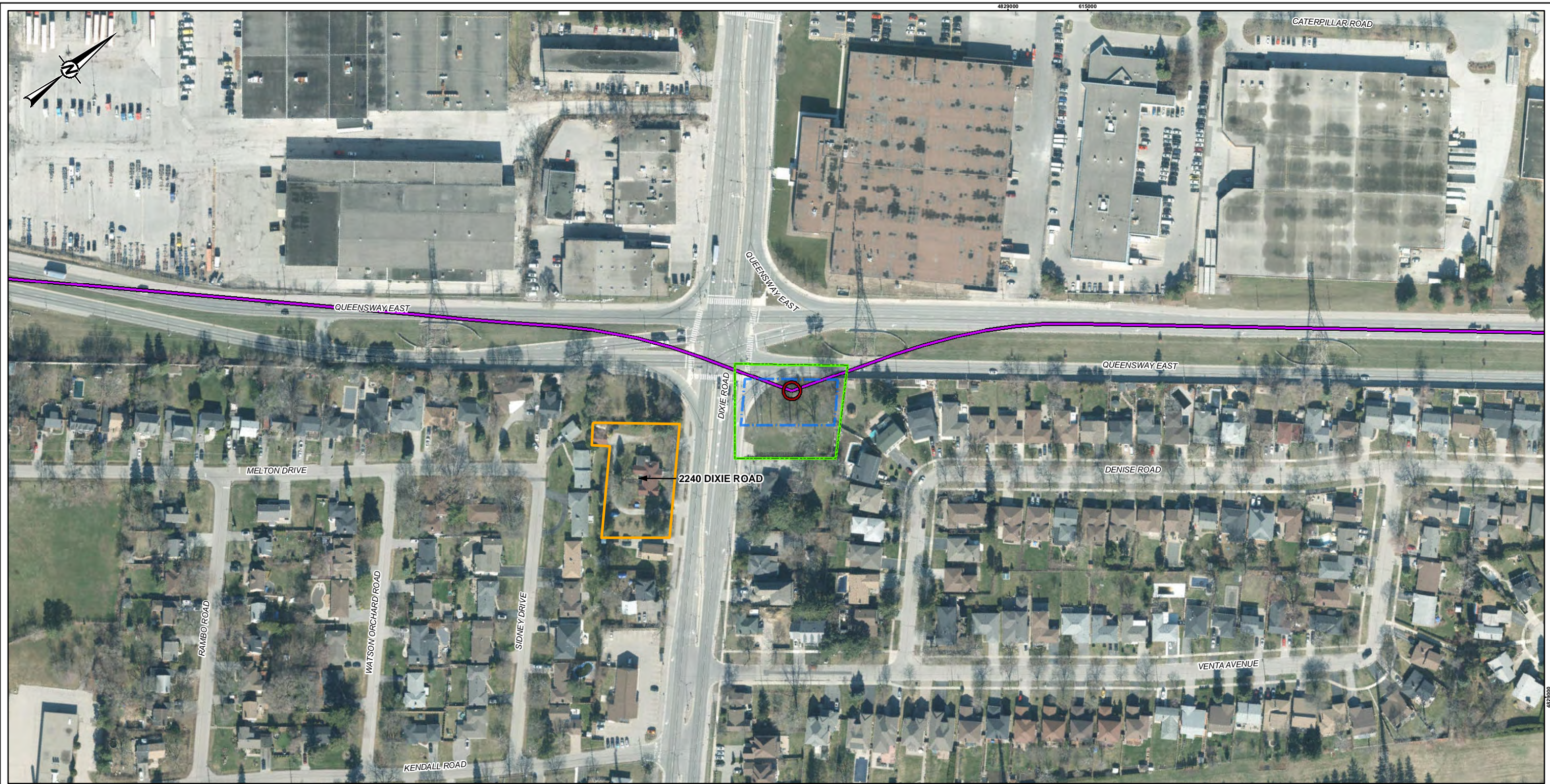
**CHVI:**

Based on the field visit and the information provided in the listing report (Appendix A), Golder suggests that the property has design or physical value in its combination of Georgian and Classic Revival style, built in the mid- 1920s with hand-carved brick façade and prominent porch area. Its historical value lies in its association with local social history and the development of the Applewood Acres subdivision in the 1950s. The formally semi-rural property was built by the Clarke family in 1925. The contextual value of the property is afforded by its immediate, slightly elevated position and lawned set back fronted with mature maple trees. The row of trees provide some screening from the busy intersection to the immediate east of the property and although its original rural context has been significantly altered through the development of the adjacent intersection and busy highway, the house is a prominent and attractive feature in an otherwise highly urbanised context.

**Heritage Attributes:** based on the field visit and the information provided in the listing report (2004) (Appendix A), Golder suggests that the attributes of the property are its:




- Single storey, T-shaped plan, 5 bay 1920s property with a low gable roof and projecting verges with returned eaves;
- The substantial open porch entrance supported by a series of columns;
- Voussoir window headers
- Sizable corner lot fronted for privacy with a row of dense maples
- Hand-carved pale stone façade with subtle quoins; and
- Combination of Georgian and Classical Revival architectural styles.






**LEGEND**


**Project Components**

-  Proposed Compound Easement
-  Proposed Shaft
-  Proposed Sanitary Pipeline

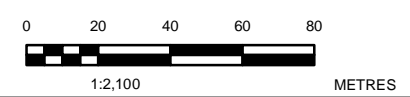
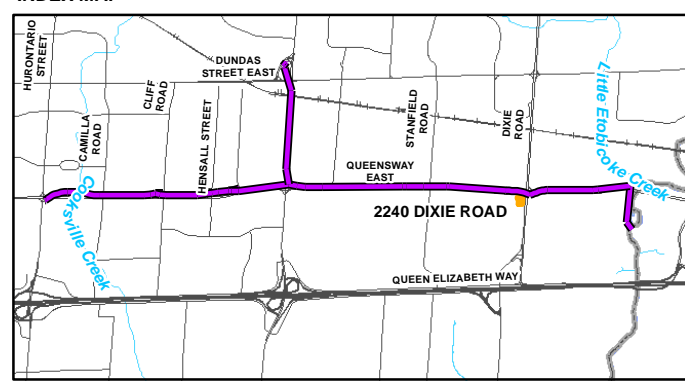
**Shaft Site Alternatives**

-  Preferred Shaft Site

**Heritage Status**

-  Heritage Property listed (not designated) on the City Heritage Register

**INDEX MAP**



CLIENT  
GM BLUEPLAN ENGINEERING LIMITED

CONSULTANT	YYYY-MM-DD	2021-12-08
	DESIGNED	JR
	PREPARED	JR
	REVIEWED	AM
	APPROVED	MT



**NOTE(S)**

- REFERENCE(S)**
1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
  2. IMAGERY SOURCE: ESRI, MAXAR, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERGRID, IGN, AND THE GIS USER COMMUNITY

PROJECT  
CENTRAL MISSISSAUGA  
WASTEWATER SYSTEM CAPACITY EXPANSION

TITLE  
**KNOWN AND POTENTIAL CULTURAL HERITAGE RESOURCES IDENTIFIED: SHAFT SITE 03**

PROJECT NO.	CONTROL	REV.	FIGURE
18112273	0006	1	15

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### 5.4.3 Impact Assessment – Shaft Site 03

The potential cultural heritage impacts at shaft site 03 are provided in Table 3. Where an impact has been identified, mitigation measures have been recommended.

**Table 3: Impact Assessment – Queensway East – Shaft Site 03**

Shaft	Analysis of impact to identified built heritage resources & cultural heritage landscapes	Conservation/ Mitigation Recommendations
03	<p>Shaft construction is proposed on land 64 m from the property at 2240 Dixie Road. Without mitigation, direct vibration impacts the property during shaft construction would be moderate and site specific, potentially resulting in permanent damage to the heritage attributes of the property.</p> <p>There is a visual relationship between the front lawns of the listed heritage property and lawns and trees of shaft 03 (which is partly screened by mature trees along the property frontage) although the original context of the property is compromised by the development of adjacent infrastructure, the lawned, park-like setting of the shaft site is clearly visible from the property and reminiscent of its historic suburban context. Internal views (with the lot boundary) are well screened by a row of large, mature trees. Alteration to the view from the property towards the shaft location (through the development of the shaft area during construction, visual obstruction and / or vegetation removal) will result in an impact which will be minor in magnitude.</p>	<ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction related activities to protect the heritage attributes of 2240 Dixie Road.</li> <li>■ Avoid mature trees and limit vegetation clearing at shaft location 03 to reduce predicted impacts on visual alteration. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement planting.</li> </ul>



## 5.5 Cawthra Alignment

### 5.5.1 Existing Conditions

This proposed portion of the wastewater system upgrade comprises a 0.98 km route, aligned with a section Cawthra Road which runs in a north – south orientation between the main Mississauga thoroughfares of Dundas Street East and Queensway East. The immediate area is urbanised and primarily commercial in character, through interspersed with some residential properties. Cawthra Road is a six-lane highway, through low-level industrial units and shopping malls, set in expansive parking lots (Figure 16).

The Cawthra alignment is facilitated by a proposed shaft site 10, located on a large median island on the west side of Cawthra Road north of the Dundas Street East flyover (Figure 17). The sides of the median island are steeply sloped, with the top section grassed and covered by mature trees to the east. The topography appears gently undulating, and lowest in the where Cawthra Road passes under Dundas Street East. Views are channelled along Cawthra Road, north and south in the vicinity of the shaft site due to high-sided concrete walls (Figure 18). Three adjacent cultural heritage properties were identified in shaft site 10, these are illustrated on Figure 19.



**Figure 16: Cawthra Road, facing west from 3056 Cawthra Road**



Figure 17: North of median island proposed for Shaft Site 10, facing south



Figure 18: North of Shaft Site 10, facing east towards Cawthra Road



## 5.5.2 Identified Built Heritage Resources & Cultural Heritage Landscapes: Shaft Site 10

Field investigations, archival research, and consultation identified the following within proximity to shaft site 10. The accompanying Mississauga Heritage Register reports are included in Appendix A:

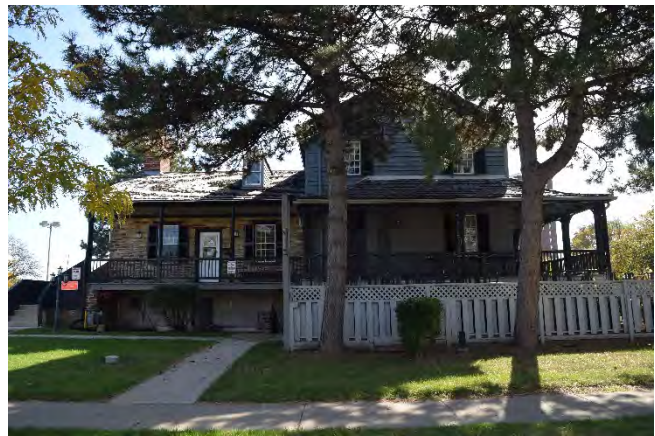
- Two protected heritage properties: **680 Silver Creek Boulevard** and **707 Dundas Street East**
- One listed heritage property (not designated): **3065 Cawthra Road**

These are described in the following inventories:

### 680 Silver Creek Boulevard: Cherry Hill House



*South west façade*



*North west façade*

**Heritage Status:** designated, by the City of Mississauga in 1978, under Part IV of the *OHA*, By-law 561-78

**Description:** *Built heritage resource* – the *By-Law* describes Cherry Hill House as a two-and-a-half storey clapboard residence, Neo-Classical in style, rectangular in plan. The Mississauga Heritage Register (Appendix A) suggests the house dates to circa 1920. The property is located at 680 Silver Creek Boulevard, on the south side of Silver Creek Boulevard, between Lolita Gardens and Cawthra Road. The Heritage Mississauga Register notes that House was relocated in 1975 from its original site on the northwest corner of Dundas Street and Cawthra Road (though still within the original land grant). The main clapboard residence has an older, one and a half storey, random course cut stone wing on the east elevation, constructed in circa 1811. The main property has a medium pitched gable roof, field stone foundations and internally bracketed (rebuilt) chimneys. There are boxed cornices with returns on the gable ends and plain frieze. The lower basement level (kitchen) is accessed from the south west façade. There are five bays on the front (western) façade with windows featuring plain casing and shutters. There are two small four-paned casement windows in the gable. A blind transom features over the entrance doorway and there is a prominent wrap around veranda with tent roof and stick treillage. The stone wing features a gable dormer and shed-roof dormer. The built heritage resource is currently a bar and restaurant and is set on the northern boundary of the property lands which, to the south of the building are dominated by a single storey strip mall within by a large parking lot. The immediate setting of Cherry Hill House is characterized by a substantial lawned surround, set back from the highway, and a number of mature trees and low-level planting.



**CHVI:** The Historic Register (<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15539&pid=0>) and the Mississauga Register (Appendix A) note that Cherry Hill House is associated with Joseph and Jane Silverthorn, one of Toronto Township's earliest and most prominent families. A United Empire Loyalist, Joseph received a Crown grant of 200 acres on Lot 11 in Concession 1 on 6 November 1807. In addition, Joseph purchased an adjacent 500 acres. The Silverthorns were among the first settlers in the township and, as a result the house may be the oldest surviving structure, in what is now the City of Mississauga. The stone wing of Cherry Hill House is said to date to 1811, and the main structure to 1822. Cherry Hill House remained in the Silverthorn family until 1951. The name, "Cherry Hill," is derived from the cherry trees that once lined the Silverthorn's driveway. The Mississauga Register also states that Cherry Hill House is a good example of vernacular Neo-Classical architecture. The style is well represented in its elegance of proportion, pronounced cornice and balanced placement of elements. The encircling tent-roofed veranda with stick treillage provides additional interest. Although it has no particular stylistic characteristics, the kitchen wing to the rear, built with Credit Valley stone, provides a contrast to the main structure. The structure's fieldstone foundation was likely reconstructed to match the original, as were the internally bracketed chimneys.

**Heritage Attributes:** two-and-a-half storey clapboard, Neo-Classical residence. The Historic Register (<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=15539>) describes the character defining elements as:

- two-and-a-half storey clapboard construction
- one-and-a-half storey random course cut stone wing on the east elevation
- medium-pitched gable roof
- cedar shingle roof
- fieldstone foundation
- internally bracketed chimneys
- boxed cornice with returns on the gable ends and plain frieze
- windows with plain surrounds and shutters
- two small four-paned casement windows in the gable
- blind transom over the entrance
- wrap around veranda with tent roof and stick treillage
- gable dormer and shed-roof dormer on the wing

The house also has historical associations with prominent European immigrant families. It is in a suburban setting on corner plot adjacent to commercial buildings and car park, the immediate surrounds have modified to match original context and site conditions and feature a lawned area and mature trees.

## 707 Dundas Street East: Dixie Union Chapel and Cemetery



*Southern entrance, facing north*



*Cemetery, facing south towards the rear of the chapel*

**Heritage Status:** designated, by the City of Mississauga in 1978, under Part IV of the *OHA*, By-law 83-78 Ontario Heritage Trust Plaque.

**Description:** *Built heritage resource and cultural landscape* – the Mississauga Heritage Register (Appendix A) describes the property as a cemetery and a stone church with gable roof dating to the 1830s. It is also known as the Stone Chapel. The church is a single storey structure, rectangular in plan with a small addition at rear (north) and a gabled vestibule to the front (south). The stone chapel was constructed in 1837, replacing a wooden structure established in about 1816. The gabled roof of the main block is medium in pitch with returns at the ends of the eaves. The cornice is plainly moulded. There are three squared sash windows along the east and west facades (double hung, 6 over 6) and two more either side of the front vestibule. To the rear, there are two round headed windows. The front door is double-leafed, each side having six panels. A round medallion (plastered over) features above the doorway. A cast metal clock face is included on the front gable. The Mississauga Heritage Register also describes that the cemetery was first established in 1812 (with the earliest burial dating to 1810) and contains approximately 707 graves, many unmarked. It is the only cemetery in the City of Mississauga which predates the War of 1812. An interpretation board observed on the site visit, details six militia men known buried in the cemetery, though recognizes the probability that there is likely to be many more. The visual setting of the chapel is largely maintained by this surrounding cemetery, which helps retain views within the heritage property, in addition, high concrete screens on the western boundary, and a number of mature trees help to screen outside influences while the adjacent intersection remains a dominant feature to the south.

**CHVI:** The By-Law (83-78) states that the Dixie Union Chapel is a rare surviving example of a "union 11 chapel, that is, a church that was built in pioneer times to serve many denominations. Formally opened in 1838, in which Anglicans, Presbyterians and Methodists worshipped. Although no longer in use, it is still jointly administered by Trustees representing local Protestant denominations. Architecturally, this simple gabled structure is enhanced by the beauty of its [local] building material, Credit Valley stone, laid in random course". Golder also suggests that the property has also historical and associative value can be found in its links with early immigrant communities and prominent individuals (including Philp Cody "Buffalo Bill" baptized in 1847). The chapel and cemetery have contextual value, drawn from the immediate landscape and natural setting. The chapel is surrounded by a cemetery (part of the designation) and the key visual relationship is between the two components.

**Heritage Attributes:**

Based on material provided in the By-Law (83-78) and the Mississauga Heritage Register, the built heritage resource features an 1830s stone church, with:

- random coarse stone construction;
- medium pitch gable roof with moulded cornice and returns on the eaves;
- double hung, squared sash windows with 6 over 6 panes;
- round headed windows;
- double-leafed, six panelled front door; and,
- additional character features including a cast metal clock face on the front gable and a round medallion over the front door.

1812 cemetery with:

- burials of prominent European immigrants and their families dating from the early 1800s;
- a variety of headstone styles, tombs, and an unknown number of unmarked graves;
- burials of local militia men who served in the War of 1812; and,
- cast iron fencing and stone entrance feature.

### 3065 Cawthra Road: Dixie Presbyterian Church



*West façade, facing east*



*View of north and east elevation, facing south*

**Heritage Status:** Listed on the heritage register (not designated)

**Description:** *Built heritage resource* – the Mississauga Heritage Register (Appendix A) describes the property as a church constructed in 1910 in an Edwardian Classicism style, in line with the rural churches of the period. It is finished in red “Milton” brick with contrasting white accents on the buttresses which feature along the north and south elevations and the building corners. Rectangular in form with gothic styled windows, originally plain they were replaced by stained glass in the 1970s. A substantial square, three-storey tower, dominates the front of the church (west). The church is situated on a busy intersection of Cawthra Road, set back from the RoW beyond a grassed verge, with tall, mature trees and a deep lawn frontage.



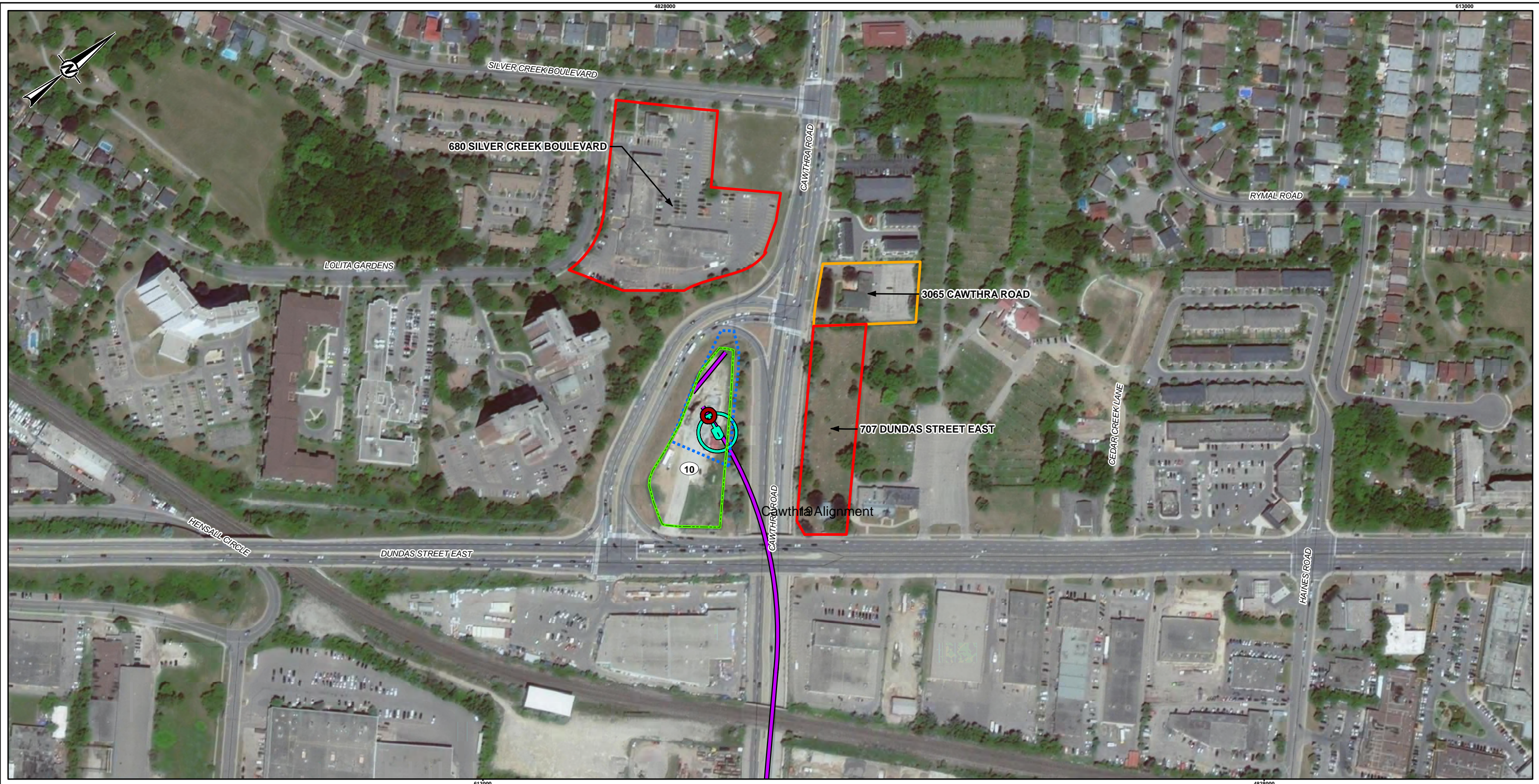
**CHVI:**

Based on the field visit and the information provided in the Heritage Register (Appendix A), Golder suggests that the property has design or physical value in its Edwardian Classicism style, accented red brick finish and gothic styled windows. Its historical value lies in its association with Presbyterian congregations in the area in the early 1900s and local social history. "Dixie Presbyterian Church" was first established in the 1870s with services originally conducted in the Stone Chapel (707 Dundas Street East) before this building was constructed. The contextual value of the church is afforded by its immediate, slightly elevated position which gives it a commanding outlook, despite its deep lawned set back and well-screened vista, from the intersection.

**Heritage Attributes:** based on the field visit and the information provided in the Heritage Register (Appendix A), Golder suggests that the attributes of the property are its:

- square plan, red "Milton" brick church dating to 1910 in an Edwardian Classicism style;
- contrasting white accents on the buttresses along the north and south elevations and the building corners;
- gothic styled windows; and,
- a square, three-storey tower on the front (west) elevation.





**LEGEND**

**Project Components (75 % Design)**

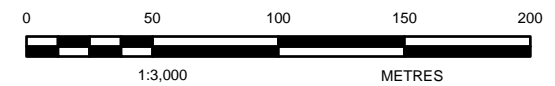
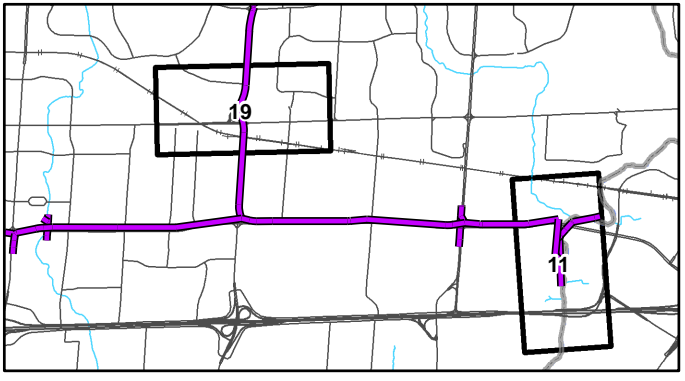
- Proposed Sanitary Pipeline (Tunneled)
- Proposed Temporary Easement
- Proposed Shaft
- Crane

**Shaft Site Alternatives**

- Preferred Shaft Site

**Heritage Status**

- Protected heritage property designated under Part IV of the Ontario Heritage Act
- Heritage Property listed (not designated) on the City Heritage Register



CLIENT  
GM BLUEPLAN ENGINEERING LIMITED

CONSULTANT	YYYY-MM-DD	2022-02-01
	DESIGNED	JR
	PREPARED	JR
	REVIEWED	AM
	APPROVED	MT

**NOTE(S)**

**REFERENCE(S)**

1. COORDINATE SYSTEM: NAD 1983 UTM ZONE 17N
2. IMAGERY SOURCE: ESRI, MAXAR, GEOEYE, EARTHSTAR GEOGRAPHICS, CNES/AIRBUS DS, USDA, USGS, AERGRID, IGN, AND THE GIS USER COMMUNITY

PROJECT  
CENTRAL MISSISSAUGA  
WASTEWATER SYSTEM CAPACITY EXPANSION

TITLE  
**KNOWN AND POTENTIAL CULTURAL HERITAGE RESOURCES IDENTIFIED: SHAFT SITE 10**

PROJECT NO.	CONTROL	REV.	FIGURE
18112273	0006	1	19

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### 5.5.3 Impact Assessment – Shaft Site 10

The potential impacts cultural heritage impacts at shaft site 10 is provided in Table 4. Where an impact has been identified, mitigation measures have been recommended.

**Table 4: Impact Assessment – Cawthra – Shaft Site 10**

Shaft	Analysis of impact to identified built heritage resources & cultural heritage landscapes	Conservation/ Mitigation Recommendations
14	<p>No impacts from construction vibration are predicted for the protected heritage properties of 680 Silver Creek Boulevard, 707 Dundas Street East, and 3065 Cawthra Road. Although these property parcels are adjacent to the proposed shaft site, the built heritage resources at 680 Silver Creek Boulevard and 707 Dundas Street East are over 160 m, and 60 m, and 66 m, respectively, from the shaft location.</p> <p>There is also no visual relationship between the designated heritage property and location 14 and no visual alteration is predicted.</p> <p>No indirect impact to 680 Silver Creek, 707 Dundas Street East, and 3065 Cawthra Road is predicted for during construction and operation.</p>	<p><b>No mitigation is recommended.</b></p>



## 6.0 CONSIDERATION OF ALTERNATIVES AND RECOMMENDATIONS

The preceding impact assessments in relation to shaft sites 01, 03, and 10 have determined a range of potential outcomes from no impacts to potential impacts that can be fully mitigated. These are listed in the following subsections.

### 6.1 No Impact

Shaft sites scoped out of the assessment (and illustrated on Figure 1) that will have no impacts to identified built heritage resources and cultural heritage landscapes are:

- **02** – no potential impacts to the heritage attributes of Etobicoke Creek.

No change to the existing heritage conditions is anticipated in either these locations due to their distance from the proposed shaft site.

- **10** – no impacts to identified designated heritage property, 707 Dundas Street East: Dixie Union Chapel and to listed heritage property, 3065 Cawthra Road: Dixie Presbyterian Church.
- **All remaining shaft sites** – no potential impacts, no adjacent cultural heritage properties identified.

### 6.2 Potential Impacts that can be fully mitigated

Two shaft sites were assessed as potentially resulting in impacts to identified built heritage resources and cultural heritage landscapes. These impacts can be fully mitigated if the proposed recommendations are followed:

- **01** – potential impacts to designated heritage property, 1700 Sherway Drive: Middle Road Bridge and cultural landscape (not listed or designated) Etobicoke Creek.
- **03** – potential impacts to the heritage attributes of listed property 2240 Dixie Road which is 64 m from proposed shaft location 03.

There are no direct or indirect impacts that cannot be fully mitigated.

## 7.0 SUMMARY STATEMENT AND RECOMMENDATIONS

In May 2019, GM BluePlan Engineering Limited (GMBP) retained Golder Associates Ltd. (Golder) on behalf of the Region of Peel (the Region) to undertake a desktop Cultural Heritage Screening Report (CHSR) to support a Schedule C Class Environmental Assessment (Class EA) for the Wastewater Capacity Improvements in Central Mississauga Project (the Project) in the City of Mississauga, Ontario. Using the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes (2016) the CHSR identified 53 known or potential cultural heritage resources in a preliminary project area which was bounded by Highway 403 in the north, Queen Elizabeth Way in the south, Etobicoke Creek in the east and Confederation Parkway in the west.

Based on several factors including the results of Golder's CHSR, the preferred Project alignments and preferred supporting shaft sites were refined to four subsections: Etobicoke Creek (Sherway Drive to Queensway East); Cawthra Road (Queensway East to Dundas Street East); Queensway (Etobicoke Creek to Hurontario); and Burnhamthorpe (Cawthra Road to Central Parkway).

As the preferred shaft sites along the Etobicoke Creek (Sherway Drive to Queensway East), Cawthra Road (Queensway East to Dundas Street East), and Queensway (Etobicoke Creek to Hurontario) alignments are adjacent to known built heritage resources identified in the CHSR, a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment is required. This assessment considered the impacts of construction activities at these shaft sites and recommends mitigation measures where necessary. Open cut construction will be used for the Etobicoke Creek crossing as well as the connection to existing sewers at Cooksville Creek, Hensall and Tedlo Streets, and Cliff and Dixie Roads. The remaining Project alignment Burnhamthorpe (Cawthra Road to Central Parkway) was not considered in this assessment as it will be constructed by TBM at a depth of between 8 m and 20 m below grade and within the municipal rights-of-way.

The study area for this assessment therefore included all property parcels adjacent to the proposed shaft sites and to Etobicoke Creek valley, recognized in the City of Mississauga Official Plan as a "heritage corridor" with both prehistoric and historical significance. Where a small (approximately 60 m) section of open cut alignment is proposed within the vicinity of Etobicoke Creek the potential cultural heritage impacts have been duly considered.

For each of the shaft sites along the Etobicoke Creek, Cawthra Road, and Queensway alignments, Golder conducted historical research of online and published sources, field investigations from the public RoW and consulted with heritage planners City of Mississauga. Potential impacts were assessed following guidance provided in the MHSTCI Ontario Heritage Tool Kit: Heritage Resources in the Land Use Planning Process (MHSTCI 2006) and City of Mississauga Heritage Impact Assessment Terms of Reference and Cultural Landscape HIA Terms of Reference.

The results of the impact assessment for this Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment and recommended mitigation measures are summarized in the following table:

**Table 5: Etobicoke Creek (Queensway to Sherway Drive)**

Shaft	Summary of Impact and Mitigation Recommendations
01	<ul style="list-style-type: none"> <li>■ Shaft construction is proposed on lands adjacent to the Middle Road Bridge, designated under Part IV of the <i>OHA</i>, at 1700 Sherway Drive. The bridge is approximately 20 m west from the proposed shaft site and 20 – 30 m from the proposed open cut trench across Etobicoke Creek to the north.</li> <li>■ Without mitigation, direct vibration impacts of the bridge during construction of the shaft would be moderate and site specific, potentially resulting in permanent damage to the bridge’s heritage attributes.</li> <li>■ Direct vibration impacts as a result of trench excavation on the bridge are considered to be more limited and reflective of the difference in elevation between the bridge and the riverbed. Any potential impacts from the trench excavation would be minor and site specific (without mitigation).</li> <li>■ The context and setting of both cultural resources (i.e., the bridge and the creek) are, in part, afforded by their visual relationship to each other and the natural setting in which they sit. Direct alteration to the watercourse itself is predicted during trench excavation, however, since the trench’s location is not directly visible from the bridge (and vice versa) due to the bend in the river’s course to the north, and views between are also partly visually obscured by vegetation, impacts to the visual setting of the creek and of the bridge as a result of trench construction are minor, indirect and site specific (without mitigation).</li> <li>■ Direct impacts to the cultural landscape of Etobicoke Creek as a result of the proposed open cut excavation through the watercourse are limited to a very small proportion of a much larger cultural heritage landscape. Consequently, the impacts to the heritage attributes of the creek are considered to be minor, site specific, temporary, and reversible.</li> </ul> <p><b>Mitigation Recommendations:</b></p> <ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction relation activities to protect the heritage attributes of the Middle Road Bridge at 1700 Sherway Drive.</li> <li>■ Erect temporary fencing to ensure that all excavation, installation, and associated vehicle traffic will not accidentally impact the Middle Road Bridge.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted minor impacts on the visual context, setting, and the heritage attributes of Middle Road Bridge. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening.</li> <li>■ Avoid mature trees and limit vegetation clearing to reduce predicted impacts on the visual context, setting, and the heritage attributes of the creek. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for replacement screening. Where relocation of the recreational trail is proposed in the vicinity, consider appropriate alternatives to divert visitors away from the construction zone and maintain the overall natural and cultural experience.</li> </ul>



**Table 6: Queensway (Huronario to Etobicoke)**

Shaft	Summary of Impact and Mitigation Recommendations
03	<ul style="list-style-type: none"> <li>■ Shaft construction is proposed on land 64 m from the property at 2240 Dixie Road. Without mitigation, direct vibration impacts on the property during construction of the shaft would be moderate and site specific, potentially resulting in permanent damage to the property's heritage attributes.</li> <li>■ Indirect impacts to the visual setting of the property are predicted, through alteration of the view from the property to the park-like setting of the shaft location. Since the original context of the property is compromised by the development of the adjacent infrastructure, with internal views (with the lot boundary) screened by a row of large trees, this impact will be minor in magnitude.</li> </ul> <p><b>Mitigation Recommendations</b></p> <ul style="list-style-type: none"> <li>■ Monitor for vibration during all construction related activities to protect the heritage attributes of the 2240 Dixie Road.</li> <li>■ Avoid mature trees and limit vegetation clearing at shaft site 03 to reduce predicted impacts on visual alteration. Where vegetation removal is unavoidable, incorporate into the detailed design a strategy for additional screening and replacement planting.</li> </ul>

**Table 7: Cawthra (Dundas to Queensway)**

Shaft	Summary of Impact and Mitigation Recommendations
14	<ul style="list-style-type: none"> <li>■ No impacts from construction vibration are predicted for the protected heritage properties of 680 Silver Creek Boulevard, 707 Dundas Street East, and 3065 Cawthra Road. Although these property parcels are adjacent to the proposed shaft site, the built heritage resources at 680 Silver Creek Boulevard and 707 Dundas Street East are over 160 m, and 60 m, and 66 m, respectively, from the shaft location.</li> <li>■ There is also no visual relationship between the designated heritage property and location 14 and no visual alteration is predicted.</li> <li>■ No indirect impact to 680 Silver Creek, 707 Dundas Street East, and 3065 Cawthra Road is predicted for during construction and operation.</li> </ul> <p><b>No mitigation measures are required.</b></p>

## Signature Page

We trust that this report meets your current needs. If you have any questions, or if we may be of further assistance, please contact the undersigned.

### **Golder Associates Ltd.**



Alisha Mohamed, MA  
*Cultural Heritage Specialist*



Michael Teal, MA  
*Director, Archaeology and Heritage, Ontario*

AH/HC/JMC/AM/MT/ca

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**APPENDIX A**

**Mississauga Heritage Register  
Reports**



# Corporate Report

Received by  
Clerk's Dept.

Clerk's Files

Originator's  
Files

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**DATE:** August 5, 2003

**TO:** Chairman and Members of the Heritage Advisory Committee

**FROM:** Paul A. Mitcham, P.Eng., MBA  
Commissioner of Community Services

**SUBJECT:** Addition to the Heritage Inventory  
2240 Dixie Road

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**ORIGIN:** Community Services Department

**BACKGROUND:** This property is adjacent to the subdivision known as Applewood Acres, which was built in the 1950's, and was one of the first suburban developments in this area. The house itself was originally constructed in 1925, with the rear garage added after World War II, having been constructed of hand-carved stones by its owners at the time.

**ARCHITECTURAL  
DESCRIPTION:**

The one storey house is built of rough cut stone blocks, with a 5-bay front facade and a large covered porch supported by a series of columns. The gabled roof is composed of red coloured asphalt, and the overall floor plan is a "T", with an internal stone chimney on the southern portion. There is no definitive stylistic feature that could be applied to this building, however it has elements of Georgian architecture evident in the entranceway. (Exhibit 1)



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**SITE****CONSIDERATIONS:**

Built in 1925, the house is situated on a sizeable, 0.25 hectare lot, situated relatively close to the street edge, but sheltered from view by a row of dense trees, creating a sense of privacy. The property is a corner lot abutting the southwest corner of Dixie Road and The Queensway. This intersection is extremely busy, especially with commercial vehicle traffic, and is quite unfriendly from a pedestrian standpoint. Although it is situated on a prominent corner, with a high degree of visual exposure, the property maintains a kind of quiet serenity in this largely industrial area. (Exhibit 2)

**COMMENTS:**

The house and property is in excellent condition, and is currently being used as a residence by Dorothy Clarke, daughter in-law of the original Clarke owners. The stone materials are of a high quality that add to the heritage value of the property. The stones used to construct the garage were said to have been hand carved by previous owners, with some individual stones taking up to a day to prepare. In the context of its surroundings, this house stands out as immediately different, and attractive.

**CONCLUSION:**

The architectural and contextual qualities of this property are such that it merits consideration to be placed on the City of Mississauga's Heritage Inventory. It is a fine example of early 20<sup>th</sup> century architecture, in an area devoid of many distinguishing attractive characteristics.

**RECOMMENDATION:**

That the property known as 2240 Dixie Road be added to the City's Heritage Inventory on the basis of its contextual and architectural significance.



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Paul A. Mitcham, P.Eng., MBA  
Commissioner of Community Services

2240 Dixie Road  
Exhibit 1





Exhibit 2: 2240 Dixie Road





# Heritage Register Report



**MAX ID:** 36702

**Legal Description:** CON 1 NDS PT L 11, PL 903 PT BLK B 43R2314 PT 1

**Address:** 3070 CAWTHRA RD  
680 SILVER CREEK BLVD

**Owner Information:**

**Heritage Status:** DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT

**Heritage Bylaw:** 561-78 **Date:** 11-SEP-78

**Conservation Dist:**

**Designation Statement:**

The Cherry Hill House is recommended for designation on the historical grounds that it was built about 1822 by Joseph and Jane Silverthorn who were among the first settlers in Toronto Township and who lived in the house for over fifty years of their married life.

On architectural grounds, it is recommended for designation as a good example of a Neo-classical house built in the 1820s being rectangular in plan with the principal facade on the long side and having a shallow-pitched gable roof with cornice returns. This solid Neo-classical form is a flared awning-shaped roof. Although removed from its original site, the house is still on part of the original Silverthorn land grant.

## Heritage Inventory Details

**Property Description:** CHERRY HILL HOUSE

Inv. #	Yr. of Construction	Decade	Demolished?	Yr. of Demolition	Arch.Boneyard
74	1822	1820	No		No

**Type:** RESIDENTIAL

**Area:** DIXIE

**Reason:** ARCHITECTURAL/HISTORICAL

**Style:** VERNACULAR - REGENCY

**History:** This is one of the oldest houses in Mississauga, circa 1820, having been moved from the northwest intersection of Cawthra Road and Dundas Road East. (moved in the mid 1970s) It is a two and a half storey medium pitch gable structure with a rectangular plan. There is one and a half storey wing at the rear (east side) of the main structure. The main block has a boxed cornice with returns on the gable ends and a plain frieze. The wing has a boxed cornice with returns only. Both roofs are covered with cedar shingles. The house is set on a fieldstone foundation, probably reconstructed to match the original. It has a full basement with two exterior doors. The walls of the main block are clapboard finished with end board. The wing is built of random course cut stone and has a shallow foundation. There are two internally bracketed chimneys on the main block which appear to be reconstructions. The wing is partially supported by props as it is on uneven ground and the veranda of the main block is also supported by brick posts. This conforms to the original construction of the house according to old photos. The kitchen was in the basement, and the exposed wall allowed light into this area. There are five bays on the front/west facade. There are five windows on the upper storey with plain surrounds and two on either side of the door on the lower storey. Unfortunately, all the windows are now boarded up. There are two windows on the south side

## Property Description: CHERRY HILL HOUSE

and two small four paned casement windows in the gable; the windows in the wing, now boarded up, have simple wooden lintels and sills with stone sides; some of the windows are shuttered; the main entrance has a simple square head with a blind transom; the paneled door is in very poor condition; there are also two doors in the stone wing; the veranda on the main block extends around three sides of the structure; it has a "tent" roof and is decorated with stick treillage; there is a veranda on the wing which is formed by an extension of the roof line supported by stone posts; there are also two dormers on the wing, a gable dormer on the north side and a shed-roof dormer on the south; this is a vernacular Regency house with an attractive veranda; additional interest is created by the stone wing which may have been the earlier structure on the property; the gracious proportions and the balanced placement of the elements give the house its dignity and charm.



# Heritage Register Report



**MAX ID:** 214452

**Legal Description:**

**Address:** 1700 SHERWAY DR

**Owner Information:**

**Heritage Status:** DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT

**Heritage Bylaw:** 1101-86

**Date:** 27-OCT-86

**Conservation Dist:**

## Designation Statement:

The Middle Road Bridge across the Etobicoke Creek is listed on the City of Mississauga Heritage Inventory and recommended for designation for its historical and architectural significance. Designed and built in 1909 by Frank Barber and C.W. Young, the Middle Road Bridge is a reinforced concrete tied arch or truss bridge. It is the first structure of this type built in Canada.

## Heritage Inventory Details

**Property Description:** MIDDLE ROAD BRIDGE

Inv. #	Yr. of Construction	Decade	Demolished?	Yr. of Demolition	Arch.Boneyard
140	1909	1900	No		No

**Type:** INDUSTRIAL

**Area:** SUMMERVILLE

**Reason:** ARCHITECTURAL/HISTORICAL

**Style:**

**History:** This bridge is the second example of the concrete truss bridge or the tied arch to be built in North America and the first in Canada. The bridge can support a dead load of 200 tonnes and a live load of 10 tonnes. The bridge is sixteen feet wide with a concrete mix which was one of cement to three of aggregate consisting of sand and crushed stone. The bridge is protected by a heritage easement with the Ontario Heritage Foundation, and is jointly owned by the City of Mississauga and the City of Toronto.





Property Description: MIDDLE ROAD BRIDGE



# Heritage Register Report



**MAX ID:** 29332

**Legal Description:** CON 1 NDS PT LOT 10

**Address:** 707 DUNDAS ST E

**Owner Information:** CITY OF MISSISSAUGA

300 CITY CENTRE DR, MISSISSAUGA ON L5B 3C1

**Heritage Status:** DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT

**Heritage Bylaw:** 83-78

**Date:** 22-SEP-86

**Conservation Dist:**

## Designation Statement:

The Dixie Union Chapel is recommended for designation on historical grounds that it is a rare surviving example of a "union" chapel, that is, a church that was built in pioneer times to serve many denominations. Formerly opened in 1838, in which Anglicans, Presbyterians and Methodists worshipped. Although no longer in use, it is still jointly administered by Trustees representing local Protestant denominations. Architecturally, this simple gabled structure is enhanced by the beauty of its building material, Credit Valley stone, laid in random course.

## Heritage Inventory Details

### Property Description: DIXIE UNION CHAPEL & CEMETERY

Inv. #	Yr. of Construction	Decade	Demolished?	Yr. of Demolition	Arch.Boneyard
73	1837	1830	No		No

**Type:** CHURCH/CEMETERY

**Area:** DIXIE

**Reason:** HISTORICAL

**Style:** VERNACULAR

**History:** An early example of church union architecture, this single storey structure is rectangular in plan with a small accretion to the rear and a gabled vestibule at the south front. The gabled roof of the main block is medium in pitch with returns at the ends of the eaves. The cornice is richly by plainly molded. There are three elongated, square headed windows along each of the west and east sides with six over six panes, double hung. At the rear, there are two round headed windows with six over six panes, double hung. The top section has stained glass. At the sides of the front vestibule there is a long, two over two paned, double hung sash window on either side. Two more six over six paned windows appear on the front facade. The front door is double-leafed, each side having six panels. A round medallion (plastered over) appears just above it. Curiously, a cast metal clock face is situated in the front gable. The time shown is "11:03"; all numbers are in roman numerals. This is an early structure, dating to about 1819, with heritage designations on the building, fencing, and cemetery. The cemetery is abandoned but retains plot owners. The cemetery was first established in 1812 and contains approximately 707 graves. This cemetery is located adjacent to a Presbyterian and Anglican cemetery.

Property Description: DIXIE UNION CHAPEL & CEMETERY





# Heritage Register Report



**MAX ID:** 30914

**Legal Description:** CON 1 NDS PT LOT 10

**Address:** 3065 CAWTHRA RD

**Owner Information:**

**Heritage Status:** LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED

**Heritage Bylaw:** **Date:**

**Conservation Dist:**

**Designation Statement:**

## Heritage Inventory Details

**Property Description:** DIXIE PRESBYTERIAN CHURCH

Inv. #	Yr. of Construction	Decade	Demolished?	Yr. of Demolition	Arch.Boneyard
487	1910	1910	No		No

**Type:** CHURCH

**Area:** DIXIE

**Reason:** ARCHITECTURAL

**Style:** EDWARDIAN CLASSICISM

**History:** The church structure is finished in red brick with stone sills and stone accents on the buttresses. The structure has a steep pitched roof with Gothic styled windows, the front facade dominated by a large squared tower three full stories in height.





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