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VIA REGISTERED MAIL

September 18, 2024

The Owner
838 Clarkson Road South
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law – 838 Clarkson Road South (Ward 2)
Reference No: HAC-0055-2024
Office of the City Clerk: File: CS.08.CLA

I am enclosing, for your retention, a copy of By-Law 0155-2024 passed by Mississauga City Council on September 11, 2024 designating the property located at 838 Clarkson Road South (Ward 2) as being of cultural heritage value or interest under the *Ontario Heritage Act* and the Notice of Passing of a Heritage By-law which has been published in the City's public notices site located at the following link: <https://www.mississauga.ca/projects-and-strategies/public-notice/>

Sincerely,

Martha Cameron

Martha Cameron
Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext 5438 – Martha.cameron@mississauga.ca

Encl: Copy of By-law: BL-0155-2024
Notice of Passing of a Heritage By-law – 838 Clarkson Road South (Ward 2)

Cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON M5C 1J3

Cc (email) Councillor Alvin Tedjo (Ward 2)
Nadia Paladino, Director, Parks, Forestry and Environment
Jodi Robillos, Commissioner of Community Services
Katie Pfaff, Legal Counsel, Planning and Development Law
Diana Rusnov, Director, Legislative Services & City Clerk
Sacha Smith, Manager of Legislative Services, Deputy City Clerk
John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Jill Manser, Law Clerk, Planning and Development Law

Received

SEP 23 2024

Ontario Heritage Trust



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	September 18, 2024	
BY-LAW NUMBER	BL-0155-2024	
DATE PASSED BY COUNCIL	September 11, 2024	
LAST DATE TO FILE APPEAL	October 18, 2024	
FILE NUMBER	CS.08.CLA	Ward 2
APPLICANT	Registered Property Owner	
PROPERTY	838 Clarkson Road South	

TAKE NOTICE that the Council of the Corporation of the City of Mississauga passed the above noted Heritage By-law, under Section 29 of the *Ontario Heritage Act*, R.S.O., 1990, c.O.18.

THE PURPOSE AND EFFECT of this By-law is to designate its lands and premises located at 838 Clarkson Road South (Ward 2) as being of cultural heritage value or interest. A description of the lands to which the By-law applies and/or a key map showing the location of the lands to which the By-law applies are attached.

IF YOU WISH TO APPEAL the By-law to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: city.clerk@mississauga.ca, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1, no later than **October 18, 2024**. **An appeal filed by email will be accepted once the appeal fees are received.**

Only individuals, corporations and public bodies may appeal to the Ontario Land Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

The Notice of Appeal must:

- 1) Set out reasons in support of the objection to the by-law;
- 2) Accompanied by any fee prescribed under the *Ontario Land Tribunal Act* payable by certified cheque or money order payable to the Minister of Finance. Payment can be made directly to the OLT if using the e-file service to file an appeal or by certified cheque or money order if filing with the City Clerk. For more information and a copy of the OLT Fee Schedule go to: <https://olt.gov.on.ca/fee-chart/> under Ontario Heritage Act or contact the Ontario Land Tribunal at OLT.General.Inquiry@ontario.ca or by phone to: 416-212-6349 or 866-448-2248 (toll free)
- 3) An administration fee of \$319.30 per appeal payable to the Treasurer of the City of Mississauga. This fee can be paid at the Office of the City Clerk, 300 City Centre drive, Mississauga, Ontario L5B 3C1.

Sacha Smith
Manager/Deputy, Secretariat and Access & Privacy
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1



THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0155 - 2024

A By-law to designate 838 Clarkson Road South as
being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*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;

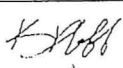
AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 838 Clarkson Road South in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Council Resolution 0123-2024.

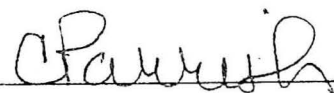
AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;


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

1. The Property, including all the buildings and structures thereon, located at 838 Clarkson Road South 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 *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED and PASSED this 11th day of September, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: August 23, 2024
File: CS.08-24.02


MAYOR


CLERK

SCHEDULE 'A' TO BY-LAW 0155-2024

Legal Description

838 Clarkson Road South

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 29, Concession 3, South of Dundas Street of the Said Township, As in RO1050967.

SCHEDULE 'B' TO BY-LAW 0155-2024

838 Clarkson Road South is a two and a half storey house on the west side of Clarkson Road, south of Lakeshore Road West.

Statement of Cultural Heritage Value or Interest

The property has physical and design value as a rare example of Bungalow style architecture in Mississauga. The property has historical and associative value due to its connection to Hodgetts and Cotton, significant community member and local architect respectively. The property has contextual value because it is physically, visually and historically linked to its surroundings.

Heritage Attributes:

- Size and massing of the house – contributes to the property's physical and design value
- Location of the house on Clarkson Road South – contributes to the property's historical, associative and contextual value
- Location of the house on a rise of land, set perpendicular to and setback from Clarkson Road South – contributes to the property's historical, associative and contextual value
- Large medium pitch roof, which extends to cover veranda – contributes to the property's physical and design value
- Credit Valley stone veranda and chimney – contributes to the property's physical, design and contextual value
- Shed dormer – contributes to the property's physical and design value
- Rectilinear windows – contributes to the property's physical and design value
- Stucco exterior with Tudor half timbering – contributes to the property's physical and design value

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SEP 23 2024

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