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VIA REGISTERED MAIL

September 18, 2025

The Owner
1040 Welwyn Drive
Mississauga, ON

RECEIVED
2025/09/18
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law – 1040 Welwyn Drive (Ward 2)
Reference No: HAC-0018-2025
Office of the City Clerk: File: CS.08.WEL

I am enclosing, for your retention, a copy of By-Law 0135-2025 passed by Mississauga City Council on September 10, 2025 designating the property located at 1040 Welwyn Drive (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-notices/>

Please note that the Notice of Intention to Pass a By-law to Designate 1040 Welwyn Drive (Ward 2) was sent to your yahoo email address on June 30, 2025 at 11:33 AM.

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-0135-2025
Notice of Passing of a Heritage By-law – 1040 Welwyn Drive (Ward 2)

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

Cc (email) Councillor Alvin Tedjo (Ward 2)
Andrew Whitemore, Commissioner of Planning and Building
Jason Bevan, Director, City Planning Strategies
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, Culture and Heritage Planning

Paula Wubbenhorst, Heritage Planner

Andrew Douglas, Heritage Analyst

Jill Manser, Law Clerk, Planning and Development Law

Mariachristina Cappuccitti, Legal Assistant, Planning and Development Law



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	September 18, 2025
BY-LAW NUMBER	BL-0135-2025
DATE PASSED BY COUNCIL	September 10, 2025
LAST DATE TO FILE APPEAL	October 20, 2025
FILE NUMBER	CS.08.WEL
WARD NUMBER	2
APPLICANT	Registered Property Owner
PROPERTY	1040 Welwyn Drive

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 1040 Welwyn Drive (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, a copy of an appeal form is available from the Ontario Land Tribunal (OLT) website at <https://olt.gov.on.ca/>. An appeal may be filed using the OLT e-file service <https://olt.gov.on.ca/e-file-service/> (first-time users will need to register for a My Ontario Account) by selecting **Mississauga (City): Clerk and Secretary-Treasurer** as the Approval Authority. Alternatively, you may submit an appeal to the City Clerk in person or by registered mail/courier addressed to the City Clerk, City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1 no later than **4:30 pm** on **October 20, 2025**. The filing of an appeal after 4:30 pm will be deemed to have been received the next business day. If the e-file service is down, you can submit your appeal to city.clerk@mississauga.ca. An appeal will be processed once all fees are received.

WHO CAN FILE AN APPEAL

Any person who objects to the by-law may appeal to the Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication under paragraph 4 of subsection 29(8), a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

The Notice of Appeal must:

- 1) be accompanied by the fee prescribed under the *Ontario Land Tribunal Act* payable to the **Minister of Finance**. A copy of the Ontario Land Tribunal Fee Schedule may be found at item 3 below or you can contact the Ontario Land Tribunal at OLT.General.Inquiry@ontario.ca or by phone to: 416-212-6349 or 866-448-2248 (toll free).

- 2) 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. (An appellant may [request a reduction of the filing fee](#) to \$400.00 with the Ontario Land Tribunal. The request for a reduction of the filing fee must be made at the time of filing the appeal. For more information and a copy of the OLT Fee Schedule go to <https://olt.gov.on.ca/appeals-process/fee-chart/>.)
- 3) include the processing fee prescribed under the User Fees and Charges By-law in the amount of \$328.88 per application, payable by certified cheque to the City of Mississauga. This fee must be paid directly to the City of Mississauga in person, or by mail/courier, in addition to the OLT fee (Minister of Finance).



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 035-2025

A By-law to designate 1040 Welwyn Drive 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 1040 Welwyn Drive in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Council Resolution 0121-2025;

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:

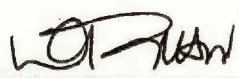
1. The Property, including all the buildings and structures thereon, located at 1040 Welwyn Drive in the City of Mississauga and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons 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 10th day of September, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: September 3, 2025
File: CS.08-24.02


ACTING MAYOR


CLERK

SCHEDULE "A" TO BY-LAW 0135-2025

Legal Description

1040 Welwyn Drive

PIN: 13445-0083 (LT)

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 2 SOUTH OF DUNDAS STREET, DESIGNATED AS PART 8 ON PLAN 43R-678.

SCHEDULE "B" TO BY-LAW 0135-2025

1040 Welwyn Drive is a two-storey house on the west side of Clarkson Road North, just south of Hindhead Road, tucked back, yet on Welwyn Drive.

Statement of Cultural Heritage Value or Interest

The property has historical and associative value as it is associated with area pioneers and the annual strawberry festival. Twentieth century infill now separates the property from Clarkson Road North, a key transportation corridor in the area since the early 19th century. The house was originally accessed from and visible to Clarkson Road North, demonstrating its pre-urbanization and therefore pioneer history. The property also yields information that contributes to an understanding of Clarkson's agricultural and community roots.

Heritage Attributes

- The location of the house near Clarkson Road North
- Traditional shape and form of the Bowbeer/Terry (southeast) portion of the house with gables and wraparound veranda
- Traditional windows of the Bowbeer/Terry (southeast) portion of the house