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VIA REGISTERED MAIL

December 15, 2025

The Owner
1400 Dixie Road
Mississauga, ON

RECEIVED
2025/12/15
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Sir/Madam:

Re: Notice of Intention to Pass a By-law to Designate 1400 Dixie Road (Ward 1)
Reference No: HAC-0077-2024
Office of the City Clerk: File: CS.08.DIX

The Heritage Advisory Committee at its meeting on October 8, 2024 considered a Corporate Report dated September 10, 2024 regarding the above-noted property. It was determined by the Heritage Advisory Committee to designate the lands and premises and the following recommendation was subsequently adopted by Council on October 30, 2024 through Council Resolution 0222-2024:

That the property at 1400 Dixie Road (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the Corporate Report from the Commissioner of Community Services dated September 10, 2024, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
(HAC-0077-2024)

For your ease of reference, the October 8, 2024 HAC Agenda may be accessed on the City's website at the link noted below to the Council and Committee calendar.

<https://www.mississauga.ca/council/council-activities/council-and-committees-calendar/>

In accordance with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to Pass a By-law to Designate 1400 Dixie Road (Ward 1) to be of cultural value and interest. A copy of this notice can be accessed on our website at the following link:

<https://www.mississauga.ca/projects-and-strategies/public-notices/>

For more information, please contact the Heritage Planning Unit at 905-615-3200 ext 4061 or heritage.planning@mississauga.ca

Notice of Objection to the Designation may be served on the Clerk of the City of Mississauga within 30 days after the date of publication of the Notice of Intention in the City of Mississauga's Public Notices website. Therefore, the Notice of Objection may be served on the Clerk no later

than 4:30 p.m. on **January 14, 2026** to the following address: The City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1.

Sincerely,

Martha Cameron

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

Re:
Notice of Intention to Pass a By-law to Designate 1400 Dixie Road (Ward 1)
Reference: HAC-0077-2024
Office of the City Clerk File: CS.08.DIX

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

Cc (email) Councillor Stephen Dasko (Ward 1)
Andrew Whittemore, Commissioner, Planning and Building
Jason Bevan, Director, City Planning Strategies
Ben Phillips, Executive Manager Official Plan
Kathryn 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
Jillian Manser, Law Clerk, Planning and Development Law
Mariachristina Cappuccitti, Legal Assistant, Planning and Development Law

Encl. Notice of Intention to Pass a By-Law to Designate 1400 Dixie Road (Ward 1)

Notice of Intention to Pass a By-Law to Designate 1400 Dixie Road to be of Cultural Heritage Value and Interest Pursuant to the Provisions of the *Ontario Heritage Act* (R.S.O. 1990, Chapter 0.18)

Take Notice that the Council of The Corporation of the City of Mississauga intends to pass a by-law under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, to designate the lands and premises located at 1400 Dixie Road in the City of Mississauga, in the Province of Ontario as of October 8, 2024 (HAC-0077-2024).

The McMaster house is a two-storey House, finished in white stucco with a gabled roof with a gentle slope. It is located across from the Toronto Golf Club on the west side of Dixie Road south of the Queen Elizabeth Way.

Statement of Cultural Heritage Value of Interest

The house has Historical and Associative value because of the connection the house has too prominent families in Mississauga. The Pallett Family specifically Leslie Pallett, was a farmer and pillar of the community who helped transform the Dixie area in Mississauga. Secondly, the house was owned by Arthur Carson McMaster who was a prominent lawyer and involved in a number of prominent cases through out Ontario. Prominent architect Frank Darling designed two wings of the house, which were added in 1922 and add to the Associative value.

The house has Design value as the subject property is a rare example of early twentieth century Tudor Revival style in Mississauga.

Lastly the house has Contextual value because Isabel May Wanless (Arthur McMaster's wife) was instrumental in having 3rd Line renamed to Dixie Road where the property is located.

Description of Heritage Attributes

Historical, associative and contextual attributes include:

- Two 1922 additions
- Location of the house next to Dixie Road

Design attributes include:

- Steep pitched roof of the house
- Front facing gables of the house
- White stucco of the house
- Narrow multi-pain windows of the house
- Window shutters of the house
- Prominent chimneys of the house
- Original veranda of the house
- Slanted roof over front entrance of the house
- Shed dormer on north side of the house
- Hipped dormers on east and west sides of the house

Further information respecting the notice of intention to designate the property is available from the municipality upon request at heritage.planning@mississauga.ca or 905-615-3200, ext. 4061.

Any notice of objection to this notice of intention to designate the property, setting out the reason for objection and all relevant facts, must be served upon the City Clerk within 30 days of the first publication of this notice. **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on January 14, 2026** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Dated at the City of Mississauga

Diana Rusnov, City Clerk

This 15th day of December, 2025

City of Mississauga