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VIA EMAIL

February 3, 2026

The Owner
1400 Dixie Road
Mississauga, ON

RECEIVED
2026/02/03
(YYYY/MM/DD)
Ontario Heritage Trust

Dear Sir/Madam:

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

I am enclosing, for your retention, a copy of By-Law 0012-2026 passed by Mississauga City Council on January 28, 2026 designating the property located at 1400 Dixie Road (Ward 1) 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/>

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-0012-2026
Notice of Passing of a Heritage By-law – 1400 Dixie Road (Ward 1)

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

Cc (email) Councillor Stephen Dasko (Ward 1)
Andrew Whittemore, Commissioner of Planning and Building
Jason Bevan, Director, City Planning Strategies
Ben Phillips, Executive Manager, Official Plan
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	February 3, 2026
BY-LAW NUMBER	BL-0012-2026
DATE PASSED BY COUNCIL	January 28, 2026
LAST DATE TO FILE APPEAL	March 5, 2026
FILE NUMBER	CS.08.DIX
WARD NUMBER	10
APPLICANT	Registered Property Owner
PROPERTY	1400 Dixie Road (Ward 1)

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 1400 Dixie Road (Ward 1) 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 **March 5, 2026**. 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 \$338.74 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 0012-2026

A By-law to designate McMaster House,
1400 Dixie Road, 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 containing the McMaster House, located at 1400 Dixie Road, in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0222-2024;

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;

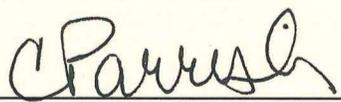
NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Property, located at 1400 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 *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.

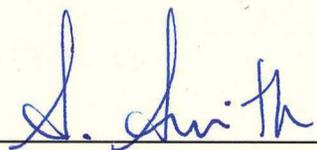
ENACTED AND PASSED this 28th day of January, 2026.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: January 20, 2026
File: CS.08-24.02



MAYOR



DEPUTY CLERK

SCHEDULE "A" TO BY-LAW 0012-2026

Legal Description

McMaster House, 1400 Dixie Road

Part of PINs 19199-0001 to 19199-0699

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 the Common Elements, Peel Condominium Plan 199; designated as Part 1 of Reference Plan 43R-42251.

Description of Property - McMaster House at 1400 Dixie Road

The McMaster house located at 1400 Dixie Road 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. This property also contains additional building which do not contribute to the heritage character.

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 Third 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