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MISSISSAUGA

ONTARIO HERITAGE TRUST

REGISTERED MAIL

DEC 05 2019

The Owner
1200 Old Derry Road
Mississauga, ON

RECEIVED

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

December 5, 2019

Re: Notice of Intention to Designate the Property at 1200 Old Derry Road (The Foreman's house and Cottage/Owner's Residence) – Ward 11
Reference: HAC-0080-2019
Office of the City Clerk File: CS.08.OLD

The Heritage Advisory Committee (HAC), at its meeting on November 5, 2019, considered a Corporate Report dated October 25, 2019 regarding the above noted matter and made the following recommendation that was subsequently adopted by Council at its meeting held on November 20, 2019:

HAC-0080-2019

That the structures, known as the Foreman's Residence and the Owner's Residence located at 1200 Old Derry Road, be designated under the Ontario Heritage Act for the physical/design, historical/associative and contextual value of the structures and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

For your ease of reference, the November 5, 2019 HAC Agenda may be accessed on the City's website at:

https://www7.mississauga.ca/documents/committees/heritage/2019/2019_11_05_HAC_Agenda.pdf

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 designate the above-noted property and a copy of the abbreviated Notice of Intention that will appear in the Mississauga News on Thursday, December 5, 2019. 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 Mississauga News. Therefore, the notice of objection may be served on the Clerk no later than 4:30 p.m. on Monday, January 6, 2019 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,


Megan Piercey, Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext. 4915 – megan.piercey@mississauga.ca

Re: Notice of Intention to Designate
1200 Old Derry Road, Ward 11
Reference: HAC-0080-2019,
Office of the City Clerk File: CS.08.OLD

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

cc (by email): Councillor George Carlson, Ward 11
Paul Mitcham, Commissioner of Community Services
Diana Rusnov, Director of Legislative Services and City Clerk
Sacha Smith, Manager of Legislative Services and Deputy Clerk
Lia Magi, Legal Counsel
Paul Damaso, Director, Culture Division
Michael Tunney, Manager, Culture and Heritage Planning
John Dunlop, Supervisor, Heritage Planning
Paula Wubbenhorst, Heritage Coordinator
Brooke Herczeg, Heritage Analyst

Encls: A. Notice of Intention to Designate the Property
B. Abbreviated Notice of Intention to Designate the Property for
The Mississauga News

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, Chapter O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 1200 Old Derry Road IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO.

TAKE NOTICE that The Council of the Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended. The property located at 1200 Old Derry Road, which includes the Foreman's House and Cottage, is being designated for its design, physical, historical, associative and contextual cultural heritage value or interest as per Regulation 9/06 of the Ontario Heritage Act, R.S.O 1990.

Description of Property – Sanford Farm, 1200 Old Derry Road

The subject property is a farmstead located at 1200 Old Derry Road, located northwest of Creditview Road and Highway 401. The property includes the designated Simpson Humphries house and two 1930s dwellings: one near the original farmhouse closer to the driveway (the farm foreman's house), and one further north on the laneway (the "Cottage" or "Owner's Residence").

Statement of Cultural Heritage Value or Interest

As per Ontario Regulation 9/06:

1. Physically, the buildings represent the sociological influences and building practices prevalent in the early 20th century period. The subject property is home to abundant natural and cultural heritage attributes. It is visually picturesque and intersected by the Credit River. It includes a mix of forested areas and clearings, agricultural fields, manicured lawns and allée, and areas of human habitation and natural habitat.

The Cottage/Owner's Residence retains its cultural heritage value and interest which was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33. Heritage attributes include:

- Original form, scale and massing;
- Original fenestration;
- Original doors and door openings;

2. The Foreman's house and Cottage/Owner's Residence have historical and associative value in:

- i. The Sanford Farm possesses direct association with the founders of Meadowvale village. The property was initially patented to John Beatty who led the first group of settlers into the area in 1819. The property was purchased in the 1830s and 1840s and the house and farm was built by John Simpson - a prominent mill owner and founder of Meadowvale in the 1860s. The property is directly associated with the Simpson, G.L. Smith and the Humphries families for their prominent roles within the local community.

- ii. The Foreman's house and Cottage/Owner's Residence are directly associated with agricultural use until early 2018, showcasing the evolution of a farmstead and yard complex. Concession boundaries and the remnant allée spanning from the main farmhouse yard across the Credit River to Creditview Road has been retained; as well as remnant features (a dammed raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property.
 - iii. The Cottage/Owner's Residence demonstrates the work of a prominent Toronto architectural firm (Baldwin & Greene), while the main farmhouse and foreman's residence demonstrates the work of builders immediately relevant to the local community.
3. The Foreman house and Cottage/Owner's Residence have contextual value in that:
- i. They define, maintain and support the historic character of the property and surrounding area. These houses remind us of an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape. The existing buildings and structures, landscape features and archaeological resources related to the Euro-Canadian (and likely Indigenous) occupation of the property all yield and have the potential to yield information contributing to the understanding of the settlement of this area.
 - ii. The property still retains the size and scale, scenic and visual quality of farmstead landscape. The Sanford Farm is one of the last remaining farms in the City of Mississauga. Maintaining its direct spatial relationship to the Meadowvale Village community to the north, and Pearson-Harris farm to the south (bordered by Highway 401, this right-of-way largely conforms to the original southern boundary of the property, with linkage to the Pearson-Harris farm maintained by a laneway under the Hwy 401 Credit River bridge), and spans the Credit River.

Description of Heritage Attributes

Key heritage attributes of the Simpson-Humphries property that reflect its design and physical value, include:

- The property retains remnant features (a dammed, 870m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property;
- 1930s cottage was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33
- One-storey stucco-clad frame Cottage/Owner's Residence with internal brick chimney, cedar shingle and copper gutters and flashing. The house included its original form, scale and massing as well as fenestration with all original door and window openings.
- The Foreman's house circa 1930s is a one and a half storey dwelling clad in wood shingles. There is one storey wing extending to the rear with a glass enclosed

greenhouse located on the south wall. Front elevation is oriented west towards the drive and features a symmetrical layout with a central entranceway with six paned, three part window openings located on either side of the entry. The façade also features shed dormers on the upper level.

Key heritage attributes of the Foreman's house and Cottage/Owner's Residence that reflect their historical and associative value, include:

- The Cottage/Owner's Residence property is directly associated with the G.L. Smith and the Humphries families for their prominent roles within the local community.
- The Sanford Farm was sold on May 23, 2018 at which time the property had been actively farmed for approximately 181 years.
- This house was constructed for G.L. Smith a Toronto Barrister-at-law who was a successful Toronto Lawyer and was appointed one of His Majesty's Counsel in 1928, first elected as a Bencher of the Law Society in 1930. The New East Wing of the Law Society was built as a memorial to Smith.
- In 1922 Smith purchased the farm property with the intention of re-establishing the Shorthorn Cattle in Ontario.

Key heritage attributes of the Foreman's house and Cottage/Owner's Residence that reflect their contextual value, include:

- The Sanford Farm is largely intact, signifying an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape;
- The property still retains the size and scale, and scenic and visual quality of an agricultural landscape; maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River
- It is a local landmark

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Date of Notice: December 5, 2019

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For more information please contact the Heritage Planning unit at 905-615-3200, ext. 4061. **Notice of objection to the proposed designation may be served on the City within thirty days after the date of this Notice being no later than 4:30 p.m. on Monday, January 6th, 2019** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.