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MISSISSAUGA

City of Mississauga  
Legislative Services  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1  
Martha.cameron@mississauga.ca

VIA REGISTERED MAIL

October 4, 2023

The Owner  
1470 Pinetree Crescent  
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law - 1470 Pinetree Crescent (Ward 1)  
Reference No: HAC-0025-2023  
Office of the City Clerk: File: CS.03.PIN

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I am enclosing, for your retention, a copy of By-Law 0148-2023 passed by Mississauga City Council on September 27, 2023 designating the property located at 1470 Pinetree Crescent (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](mailto:Martha.cameron@mississauga.ca)

Encl: Copy of By-law: BL-0148-2023  
Notice of Passing of a Heritage By-law – 1470 Pinetree Crescent

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

Cc (email) Councillor Stephen Dasko (Ward 1)  
Jodi Robillos, Commissioner of Community Services  
Diana Rusnov, Director, Legislative Services & City Clerk  
Sacha Smith, Manager of Legislative Services, Deputy City Clerk  
Lia Magi, Legal Counsel  
Nadia Paladino, Director, Parks, Forestry and Environment  
John Dunlop, Manager, Indigenous Relations, Heritage and Museums  
Paula Wubbenhorst, Heritage Planner  
Andrew Douglas, Heritage Analyst

**RECEIVED**  
2023/10/06  
(YYYY/MM/DD)  
Ontario Heritage Trust



## NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	October 4, 2023	
BY-LAW NUMBER	BL-0148-2023	
DATE PASSED BY COUNCIL	September 27, 2023	
LAST DATE TO FILE APPEAL	November 3, 2023	
FILE NUMBER	BL.08.PIN	Ward 1
APPLICANT	Registered Property Owner	
PROPERTY	1470 Pinetree Crescent	

**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 1470 Pinetree Crescent (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.

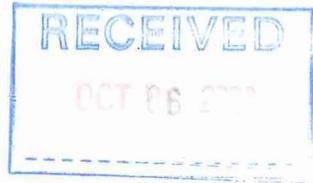
**IF YOU WISH TO APPEAL the By-law** to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca), by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON L5B 3C1, no later than **November 3, 2023**. **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 accompanied by any fee charged by the Tribunal if applicable payable by certified cheque or money order to the Minister of Finance. A copy of the Ontario Land Tribunal Fee Schedule may be found at: <https://olt.gov.on.ca/fee-chart/> or contact the Ontario Land Tribunal at [OLT.General.Inquiry@ontario.ca](mailto:OLT.General.Inquiry@ontario.ca) or by phone to: 416-212-6349 or 866-448-2248 (toll free)
- 2) Be accompanied by a fee in the amount of \$310.00 per application, payable to the City of Mississauga.

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 0148-2023

A By-law to designate 1470 Pinetree Crescent 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 1470 Pinetree Crescent in the City of Mississauga and legally described in Schedule 'B' attached hereto (the "Property") as being of cultural heritage value or interest through Resolution 0146-2023;

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 1470 Pinetree Crescent in the City of Mississauga and legally described in Schedule 'B' 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 "A" to this By-law.
3. Restrictions on the Property are set out in Schedule "C" to this By-law.
4. 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 published in a newspaper having general circulation in the City of Mississauga.
5. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property legally described in Schedule "B" in the proper land registry office.

ENACTED AND PASSED this 27<sup>th</sup> day of September, 2023.

Approved by Legal Services City Solicitor City of Mississauga
Lia Magi
Date: September 19, 2023
File: CS.08-22.01

Bonnie Crombie  
MAYOR

[Signature]  
CLERK

## Schedule A

**Description of Property** – 1470 Pinetree Crescent, Mississauga (legally described as, In the City of Mississauga, Regional Municipality of Peel, being Part of Lot 2, Registered Plan 559, designated as Part 1 on Reference Plan 43R-40005)

The property is located on the eastern top of bank of the Credit River. The property consists of a single building lot, at the southwestern corner of the intersection of Pinetree Crescent and Stavebank Road.

### **Statement of Cultural Heritage Value of Interest**

The property has physical value because it contains registered archaeological site AjGv-4 and subject to Section 48(1) of the *Ontario Heritage Act* is present within the Lands. It has been recommended that there is further cultural heritage value or interest for the archaeological site within the area crosshatched or otherwise clearly marked on Schedule B (the "Site").

The site is dated to multiple periods of pre-Euro-Canadian settlement and is representative of the continual habitation of these lands by Indigenous Peoples since time immemorial.

The property has contextual value as the nearby registered archaeological site AjGv-74 extends over multiple properties, and the portion of site AjGv-4 contained within the subject property is a portion of a greater archaeological landscape.

### **Description of Heritage Attributes**

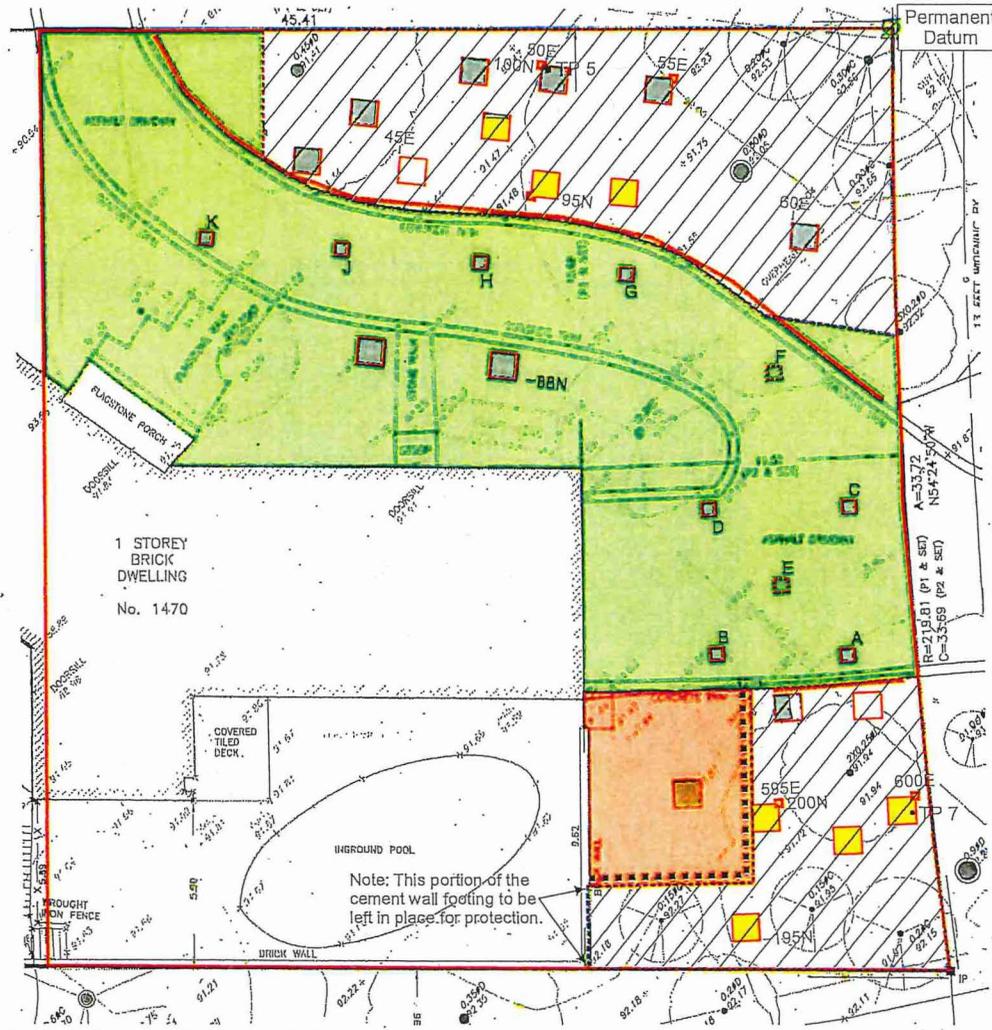
Historical, associative and contextual attributes include:

- The location at the top of bank to the Credit River
- The proximity to other archaeological resources identified as part of a larger site, registered as AjGv-74

Physical attributes include:

- The nature and extent of all artifacts, cultural features, ancestors/human remains and any other cultural or physical remnants associated with the pre-Euro-Canadian occupation.
- Its location, in situ, in a defined buried A-horizon, marking the former grade of the land prior to settlement and development.

- KEY**
- Test Unit with "A" Horizon and Sufficient Artifact Counts to Require Stage 4 Hand Excavation
  - Test Unit with "A" Horizon and Insufficient Artifact Counts to Require Stage 4 Hand Excavation
  - Test Unit with Fills over Stripped Soil
  - Test Unit with Fill below the Expected Level of Subsoil
  - Unexcavated Driveway Test Unit (see text)
  - Archaeological Potential Remains within Building Envelope, Stage 4 Hand Excavation of 1 x 1 m Units Recommended
  - Archaeological Site AJGv-4 to be Protected, Designation under Part IV of the Ontario Heritage Act Recommended
  - Conventional Shoring to Be Required as Part of Avoidance and Protection Strategy (See Recommendations)
  - Stage 3 Demolition Monitoring, Nothing Found, No Further Archaeological Work Required
  - Stage 3 Testing Completed, Stripped to Subsoil, Nothing Found, Avoidance of Adjacent Protected Archaeological Site Required

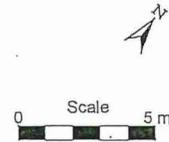


Note: The property address at the beginning of this project was 1470 Pinetree Crescent. The current Study Area depicted on this figure is the severed parcel from the original lot. It has a temporary street address 70 Stavebank Road, Mississauga, Ontario.



- KEY**
- Stage 3 Study Area
  - TP # Positive Stage 2 shovel test pit
  - Hoarding in place on 11 August 2022
  - Grid Stake
  - GPS Point

Date: 18/01/23  
Designer: JM



1470 PINETREE CRESCENT, MISSISSAUGA  
Archaeological Stages 1-3: Background Study, Assessment, Monitoring & Testing of AJGv-4

Supplementary Figure 8: Recommendations from Stage 3

## Schedule C Restrictions under the Existing Bylaw and Provincial Legislation and Regulation

1. There shall be no alteration, excavation, disturbance, interference with, destruction, removal or modification of the land or the soil situated on or in the Site by any person other than by prior agreement with the City of Mississauga, The Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Huron-Wendat Nation and the Ministry of Citizenship and Multiculturalism. This restriction shall remain in place until such time that a licensed consultant archaeologist has recommended in a report that the archaeological Site has no further cultural heritage value or interest, and the Ministry has stated its satisfaction with that report and entered it into the Ontario Public Register of Archaeological Reports according to section 48(3) of the Ontario Heritage Act.
2. Under section 48(3) of the Ontario Heritage Act, the restriction on alteration or the removal of an artifact or other physical evidence of past human use activity from the Site will no longer apply when a licensee has completed archaeological fieldwork, within the meaning of the regulations, on the Site and an archaeological report has been provided to the Minister stating that the Site has no further cultural heritage value or interest and the report is entered into the Ontario Public Register of Archaeological Reports. Any alterations or soil disturbance to an archaeological Site prior to having met the requirements of Section 48(3) is an offence subject to penalty under Section 69(1) of the Ontario Heritage Act.
3. The general location of the archaeological Site identified as AjGv-4 is shown on Schedule A of this bylaw. Further details regarding the locations and recommendations for those areas of further cultural heritage value or interest can be found in the Stage 4 report Project Information Form Number P115-0101-2022, from Fisher Archaeological Consulting which has been entered into the Ontario Public Register of Archaeological Reports.
4. The Owner acknowledges and agrees that any application to amend the terms of this Agreement with respect to the unexcavated part of the archaeological Site or any application to remove this Agreement from title to the Property will require the approval and consent of the City of Mississauga, the Mississaugas of the Credit First Nation, Six Nations of the Grand River, the Huron-Wendat Nation and the Ministry of Citizenship and Multiculturalism.