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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

July 10, 2024

**RECEIVED**  
2024/07/15  
(YYYY/MM/DD)  
Ontario Heritage Trust

The Owner  
1375 Blundell Road  
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law – 1375 Blundell Road (Ward 1)  
Reference No: HAC-0024-2024  
Office of the City Clerk: File: CS.08.BLU

I am enclosing, for your retention, a copy of By-Law 0117-2024 passed by Mississauga City Council on June 26, 2024 designating the property located at 1375 Blundell 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](mailto:Martha.cameron@mississauga.ca)

Encl: Copy of By-law: BL-0117-2024  
Notice of Passing of a Heritage By-law – 1375 Blundell Road (Ward 1)

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

Cc (email) Councillor Stephen Dasko (Ward 1)  
Nadia Paladino, Director, Parks, Forestry and Environment  
Jodi Robillos, Commissioner of Community Services  
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, Heritage and Museums  
Paula Wubbenhorst, Heritage Planner  
Andrew Douglas, Heritage Analyst  
Jill Manser, Law Clerk, Planning and Development Law



## NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	July 10, 2024	
BY-LAW NUMBER	BL-0117-2024	
DATE PASSED BY COUNCIL	June 26, 2024	
LAST DATE TO FILE APPEAL	August 9, 2024	
FILE NUMBER	CS.08.BLU	Ward 1
APPLICANT	Registered Property Owner	
PROPERTY	1375 Blundell Road	

**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 1375 Blundell 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.

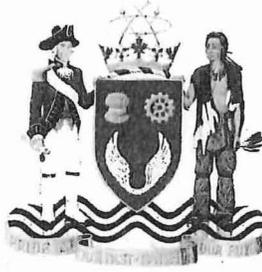
**IF YOU WISH TO APPEAL the By-law** to the Ontario Land Tribunal, a copy of an appeal form is available from the OLT website at <https://olt.gov.on.ca/>. An appeal may be filed in person, by email: [city.clerk@mississauga.ca](mailto:city.clerk@mississauga.ca), by registered mail or courier addressed 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 **August 9, 2024**. **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 \$319.30 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 2117-2024

A By-law to designate 1375 Blundell 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 located at 1375 Blundell Road in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution GC-0162-2024;

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, including all the buildings and structures thereon, located at 1375 Blundell 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 26 day of June, 2024.

Approved by Legal Services City Solicitor City of Mississauga
Katie Pfaff
Date: June 12, 2024
File: CS.08-22.01

MAYOR

CLERK

Received

JUL 15 2024

Ontario Heritage Trust

SCHEDULE 'A' TO BY-LAW 0117-2024

Legal Description

1375 Blundell Road

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 6, Concession 1, South of Dundas Street of the Said Township, designated as Part 1, Plan 43R-10214.

SCHEDULE 'B' TO BY-LAW 0117-2024

1375 Blundell Road is a brick building at the southeast corner of Dixie and Dundas.

The property has physical and design value as a rare example of Romanesque Revival architecture in Mississauga. It is also a rare surviving early twentieth century school in Mississauga. It has historical and associative value because it has direct association with Dixie School, which is significant to Mississauga as Dixie is one its founding villages. The building also yields information that speaks to the growth of the Dixie community in the early twentieth century. Finally, it has contextual value as it is historically linked to its surroundings.

Heritage Attributes

- Overall rectilinear shape and form – contributes to the property's architectural style
- Symmetrical design – contributes to the property's architectural style
- Cupola at intersection of roofs – contributes to the property's architectural style
- Triple round headed arch windows – contributes to the property's architectural style
- Regularized window openings – contributes to the property's architectural style
- Stone window sills and lintel caps – contributes to the property's architectural style
- Stained glass windows in gables facing north and south – contributes to the property's architectural style
- Parapet gables and additional applied parapets with distinctive brickwork – contributes to the property's architectural style
- "ABC" "123" "1921" stone plaque – contributes to the property's historical value
- Roof rafter ends – contributes to the property's architectural style
- Round arch louvres in rear gables – contributes to the property's architectural style
- Setback and visibility from Dixie Road – contributes to the property's historical value