



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

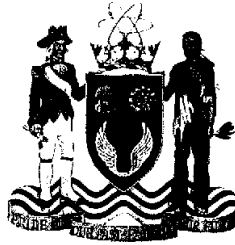


SECRET

MAY 04 2017

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

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



CERTIFIED A TRUE COPY

*Diana Rusnov*  
DIANA RUSNOV DEPUTY CLERK  
CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER *00.57.-2017*

A By-law to designate the Clarkson Property located  
at 1130 – 1140 Clarkson Road North as being of  
cultural heritage value or interest

WHEREAS 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 known as the Clarkson Property, located at 1130-40 Clarkson Road North in the city of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0078-2016;

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. That the property, including all the buildings and structures thereon, known as the Clarkson Property located at 1130 - 1140 Clarkson Road North 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 *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the Property are duly set out in Schedule 'B', attached hereto.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the city of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 1130 - 1140 Clarkson Road North as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this *26* day of *April*, 2017.

APPROVED AS TO FORM City Solicitor MISSISSAUGA
<i>h</i>
Date 2017 04 20

*Bonnie Crombie*  
MAYOR

*Crystal Green*  
CLERK

SCHEDULE 'A' TO BY-LAW 0057-2017

Summary: Part of Lot 67, Registered Plan G-13

(To be designated under the Ontario Heritage Act)

(Ward 2, City Zone 10, in the vicinity of Clarkson Road North and Balsam Avenue)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, Province of Ontario and being composed of part of Lot 67, Registered Plan G-13, designated as Parts 1 and 2, Plan 43R-37471.

Alnashir Jeraj  
Ontario Land Surveyor

**DESIGNATION STATEMENT**  
**Clarkson Property, 1130 - 1140 Clarkson Road North**

**Description of Property**

The subject property is located on Part of Lot 67, Registered Plan G-13, designated as Parts 1 and 2, Plan 43R-37471, formerly part of Lot 28, Concession 2 SDS, Toronto Township at the municipal address of at 1130 - 1140 Clarkson Road North, City of Mississauga.

The subject property, in its entirety, functions as a physical, historical and contextual reminder this was once the principal location of the Clarkson's village commercial core from the 19<sup>th</sup> century onwards.

**Statement of Cultural Heritage Value or Interest**

*Design/Physical Value*

The subject property, located at 1130-1140 Clarkson Road North in the City of Mississauga is an important and significant cultural heritage property that has design, associative and contextual values.

The design/physical value of the subject property relates specifically to the Clarkson Store and the William Clarkson House.

The Clarkson Store was substantially altered from its 19<sup>th</sup> century form c. 1906-1910. These early 20<sup>th</sup> century alterations are considered to be of sufficient age as to form an integral part of the history of the building. Although more recent exterior alterations have been completed, the store building still retains its 1906-1910 height, scale, shape, form and massing and a commercial storefront of an early 20<sup>th</sup> century rural store. Examples of rural commercial stores of this age are considered to be a diminished resource in the City.

The William Clarkson House is a vernacular, mid-19<sup>th</sup> century, wood frame residence with characteristics of the Gothic Revival style. When built, it was one and one-half storeys high with a front/cross gable roof, rectangular floor plan, symmetrical arrangement of openings on the principal facades and a wrap-around verandah. Exterior details included clapboard siding with corner boards and door and window openings with triangular shaped heads on the front elevation. Despite later alterations to the exterior including the installation of new siding, the addition of two roof dormers, removal of the original chimneys and some modifications to the door and window openings, the building retains its dominant form and exterior elements of its original design character.

*Historical/Associative Value*

The property has historical value for its associations with an important settlement family that contributed significantly to the settlement of Clarkson and Toronto Township in the 19<sup>th</sup> century. In recognition of the significance of the Clarkson store to the community, the road passing in front of the general store, and later post office, the train station, and the village were all named Clarkson. The local GO Transit train station still bears the family name.

The Clarkson family was fundamental to the development of the local community. Warren Clarkson was one of the first settlers in this area of Toronto Township. His decision to locate the first general store in the area, the construction of the railway beside the store, which ensured the community's economic viability, and the location of the first postal service in the store represent and illustrate important social and development periods of the community's history.

The property was the site of the first post office in Clarkson, an event that meant local residents no longer had to travel to Erindale to retrieve their mail. The post office was located in the Clarkson Store, the focal point of the community. It was located on the subject property for 80 years from 1875 to 1955. A new, separate post office building was constructed in the late 1940s beside the store and house.

*Contextual Value*

The subject property, in its entirety, has been identified as having contextual value relating to the historical, visual, physical and functional links between the property, its buildings and the surrounding neighbourhood that once formed the nucleus of Clarkson's Corners, later Clarkson,

people and activities that were significant to the community and its ability to yield information that contributes to an understanding of the community. The property was the site of Warren Clarkson's store in 1835. The store became the nucleus of the historic settlement community and in 1875, the location of the first post office to serve Clarkson.

The three buildings on the subject property are positioned on the north side of the railway tracks facing onto and set close to Clarkson Road North, an important transportation north to south route both historically and currently. This setting of the subject property is valued for maintaining the 19th and early 20<sup>th</sup> century character of the historic village core of Clarkson village. The original Clarkson land holdings were subdivided as Plan G-13 in 1913 and the buildings were placed on Lot 67. The configuration of Lot 67 has not been subdivided since 1913 and is clearly delineated in the environment between the railway tracks to the south and Balsam Avenue to the north.

The property with its buildings is the pivot point for historically, visually and contextually linking the adjacent properties associated with the Clarkson family and the village. The Clarkson Store on the south end beside the railway track and the William Clarkson House on the north end of the property at Balsam Avenue are clearly visible in the streetscape. The subject property at 1130-1140 Clarkson Road North is considered to be a physical landmark in the community.

The heritage attributes of the subject property located at 1130-1140 Clarkson Road North include, but are not limited to the following listed.

#### ***Heritage Attributes***

- The placement and orientation of the buildings, the Clarkson Store, the former Post Office Building and the William Clarkson House, in their original positions on the west side of Clarkson Road North to the north at the railway tracks with the principal elevations facing onto the said road.
- The integrity of Lot 67, Plan G-13 on which the three buildings are located.
- Its pivotal position in the historic core of Clarkson as an historical, visual and contextual link adjacent to the neighbourhood properties associated with the Clarkson family, former commercial, industrial and residential buildings that were clustered around the store and the location of the former Clarkson's railway station.
- The wood frame construction, the scale, height, form, massing, gable roofline, original window and door openings and the commercial storefront of the Clarkson Store.
- The wood frame construction, the scale, height, form, massing, gable roofline, original window and door openings, and verandah of the William Clarkson House.
- The north and south views to the subject property and its three buildings from Clarkson Road North.