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MAY 04 2016

RECEIVED

May 2, 2016

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

(Registered Mail)

[Redacted address]

✓ (Regular Mail)

Registrar  
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto ON M5C 1J3

Re: Notice of Intention to Designate 1130-1140 Clarkson Road North, Ward 2  
Reference: HAC-0012-2016  
Office of the City Clerk File: CS.08.CLA

The Heritage Advisory Committee (HAC), at its meeting held on April 12, 2016, considered a Corporate Report dated October 29, 2015 regarding the above noted matter and recommended the following:

HAC-0012-2016

1. That the property at 1130-40 Clarkson Road North be designated under the Ontario Heritage Act for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

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, May 5, 2016. In addition, I am enclosing a copy of the above-noted Corporate Report for your information.

For more information, please contact the Paula Wubbenhorst, Senior Heritage Coordinator, at 905-615-3200, ext. 5385 or [paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca). **Notice of objection to the designation may be served on the City no later than 4:30 p.m. on Monday, June 6, 2016 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,



Mumtaz Alikhan  
Legislative Coordinator  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext. 5425  
[mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

Re: Notice of Intention to Designate  
1130-40 Clarkson Road North  
Reference: HAC-0012-2016  
Office of the City Clerk File: CS.08.CLA

cc (by email): Councillor Karen Ras, Ward 2  
Paul Mitcham, Commissioner of Community Services  
Crystal Greer, Director of Legislative Services and City Clerk  
Diana Rusnov, Manager of Legislative Services and Deputy Clerk  
Margaret Beck, Legal Counsel  
Paul Damaso, Acting Director, Culture Division  
Mark Warrack, Acting Manager, Culture and Heritage Planning  
Paula Wubbenhorst, Senior Heritage Coordinator  
Cecilia Nin Hernandez, Heritage Coordinator  
Elaine Eigl, Heritage Coordinator

Encls: A. Notice of Intention to Designate the Property  
B. Abbreviated Notice of Intention to Designate the Property for  
*The Mississauga News*  
C. Corporate Report dated October 29, 2015, 2015

**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 1130-1140 CLARKSON ROAD NORTH 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, c. O.18, as amended.

***Description of Property***

The subject property is located on Lot 67, Plan G-13, 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 19th century onwards.

***Statement of Cultural Heritage Values***

**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 property relates specifically to the Clarkson Store and the William Clarkson House.

The Clarkson Store was substantially altered from its 19th century form c. 1906-1910. These early 20th 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 20th 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-19th 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 cornerboards 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

19th 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 20th 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.

#### **Notice of Objection**

**Notice of objection to the designation may be served on the City no later than 4:30 p.m. on Monday, June 6, 2016** via the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Abbreviated Version 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 1130 – 1140 CLARKSON ROAD NORTH IN THE CITY  
OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO.

Date of Notice: May 5, 2016

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, including all the buildings and structures thereon as having design/physical, historical/associative; and, contextual cultural heritage value or interest.

For more information please contact the Heritage Coordinator at 905-615-3200, ext. 5385. **Notice of objection to the proposed designation may be served on the City within thirty days of the date of this Notice being no later than 4:30 p.m. on Monday, June 6, 2016** to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2<sup>nd</sup> floor, Mississauga, ON, L5B 3C1.