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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

August 14, 2024

The Owner
924 Clarkson Road South
Mississauga, ON

Dear Sir/Madam:

Re: Notice of Passing of a Heritage By-law – 924 Clarkson Road South (Ward 2)
Reference No: HAC-0040-2024
Office of the City Clerk: File: CS.08.CLA

I am enclosing, for your retention, a copy of By-Law 0138-2024 passed by Mississauga City Council on August 1, 2024 designating the property located at 924 Clarkson Road South (Ward 2) 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

Encl: Copy of By-law: BL-0138-2024
Notice of Passing of a Heritage By-law – 924 Clarkson Road South (Ward 2)

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

Cc (email): Councillor Alvin Tedjo (Ward 2)
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
Jillian Manser, Law Clerk, Planning and Development Law

Received

AUG 16 2024

Ontario Heritage Trust



NOTICE OF PASSING OF A HERITAGE BY-LAW

DATE OF NOTICE	August 14, 2024	
BY-LAW NUMBER	BL-0138-2024	
DATE PASSED BY COUNCIL	August 1, 2024	
LAST DATE TO FILE APPEAL	September 13, 2024	
FILE NUMBER	CS.08.CLA	Ward 2
APPLICANT	Registered Property Owner	
PROPERTY	924 Clarkson Road South	

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 924 Clarkson Road South (Ward 2) 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, by registered mail or courier addressed to the Clerk of the City of Mississauga, Attention: Diana Rusnov, 300 City Centre Drive, 2nd Floor, Mississauga, ON L5B 3C1, no later than **September 13, 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 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 0138-2024

A By-law to designate 924 Clarkson Road South 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 924 Clarkson Road South in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution HAC-0040-2024;

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;

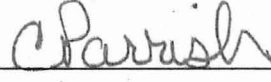

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. The Property, including all the buildings and structures thereon, located at 924 Clarkson Road South 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 15th day of August, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: July 12, 2024
File: CS.08-24.02

	MAYOR
	CLERK

SCHEDULE 'A' TO BY-LAW 0138-2024

Legal Description

924 Clarkson Road South

Part of Lot 29, Concession 3, South of Dundas Street (Geographic Township of Toronto), as in
RO1043309

SCHEDULE 'B' TO BY-LAW 0138-2024

924 Clarkson Road South is a two-storey single family house located south of Lakeshore Road West at the corner of Clarkson Road South and Matena Avenue.

Statement of Cultural Heritage Value of Interest

The property has design value as it is a representative example the four-square style of architecture, which is rare in Mississauga. This style is identified by a boxy shape, hipped roof, wide porch and large windows. This style would also typically have two storeys and an attic.

This property has historical and associative value, as the house is tied to the farming history of Clarkson. The house was owned by Joshua Bunting who was a prominent farmer in Clarkson operating a farm from around 1920 until his death in 1949.

Description of Heritage Attributes

Historical / associative attributes include:

- Location of the house along Clarkson Road South – contributes to the historical and associative value

Design attributes include:

- Two storey structure with its depth being of similar dimensions to its width – contributes to the physical and design value
- Steep pitched hipped roof – contributes to the physical and design value
- Wide front porch – contributes to the physical and design value
- Gabled dormer on roof – contributes to the physical and design value
- Eyebrow dormer on porch overhang – contributes to the physical and design value
- Large ground floor window – contributes to the physical and design value
- Asymmetrical front entrance – contributes to the physical and design value
- Brick clad exterior – contributes to the physical and design value