
Meadowvale Village Heritage Conservation District Subcommittee

Date: April 29, 2025
Time: 3:00 PM
Location: Online Video Conference

Members

Chair James Holmes	Citizen Member
Vice Chair Greg Laughton	Citizen Member
Andrea Stewart	Citizen Member
Dave Moir	Citizen Member
Greg Young	Citizen Member
Kimberly Van Wart	Citizen Member
Terry Wilson	Citizen Member

To Request to Speak on Agenda Items - Advance registration is required. To make a Deputation please email Martha Cameron, Legislative Coordinator at martha.cameron@mississauga.ca or call 905-615-3200 ext. 5438 no later than **Friday, April 25, 2025 by 3:00 PM**

Questions for Public Question Period – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the preregistered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Virtual Participation - All meetings of the Meadowvale Village Heritage Conservation District Subcommittee will not be streamed and a video will not be posted after. To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate. Comments submitted will be considered as public information and entered into the public record.

Contact

Martha Cameron, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5438
Email martha.cameron@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed online.

Find it Online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. **CALL TO ORDER**

2. **INDIGENOUS LAND STATEMENT**

“We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.”

3. **APPROVAL OF AGENDA**

4. **DECLARATION OF CONFLICT OF INTEREST**

5. **MINUTES OF PREVIOUS MEETING**

- 5.1 Draft Meadowvale Village Heritage Conservation District Subcommittee minutes - March 4, 2025

6. **DEPUTATIONS**

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 5438 or by emailing martha.cameron@mississauga.ca by Friday, April 25, 2025 before 4:00 PM.

Each Deputation to the Subcommittee is limited to speaking for not more than 10 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

7. **PUBLIC QUESTION PERIOD**

Public Comments: Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in advance of the meeting. Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

The Meadowvale Village Heritage Conservation District Subcommittee may grant permission to a member of the public to ask a question of the Meadowvale Village Heritage Conservation District Subcommittee with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

8. **MATTERS TO BE CONSIDERED**

8.1 Alteration of the Part V Heritage Designated Property at 1059 Old Derry Road (Ward 11)

9. **OTHER BUSINESS**

10. **DATE OF NEXT MEETING**

May 27, 2025 at 3 PM

11. **ADJOURNMENT**

Meadowvale Village Heritage Conservation District Subcommittee

Date: March 4, 2025
Time: 3:00 PM
Location: Online Video Conference

Members Present	James Holmes	Citizen Member (Chair)
	Greg Laughton	Citizen Member (Vice-Chair)
	Andrea Stewart	Citizen Member
	Dave Moir	Citizen Member
	Greg Young	Citizen Member
	Kimberly Van Wart	Citizen Member
	Terry Wilson	Citizen Member

Staff Present
John Dunlop, Manager, Indigenous Relations, Heritage and Museums
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Stephanie Smith, Supervisor Secretariat

1. CALL TO ORDER

Jim Holmes, Chair called the meeting to order at 3 PM

2. INDIGENOUS LAND STATEMENT

Stephanie Smith, Supervisor Secretariat recited the Indigenous Land Statement.

3. APPROVAL OF AGENDA

Approved (G. Laughton)

4. DECLARATION OF CONFLICT OF INTEREST - Nil

5. MINUTES OF PREVIOUS MEETING - Nil

Minutes from the October 8, 2024 meeting were approved at the Heritage Advisory Committee on November 12, 2024

6. DEPUTATIONS

There were no deputations.

7. PUBLIC QUESTION PERIOD

There were no questions registered by the public.

8. MATTERS CONSIDERED

8.1 Request to Demolish the Heritage Designated Property at 7060 Old Mill Lane (Ward 11)

Subcommittee members spoke to the timeline for the demolition of the garage and were advised by John Dunlop, Manager, Indigenous Relations, Heritage and Museums that the timeline for demolition would be based on the approval process of the new building.

RECOMMENDATION MVHCD-0001-2025

Moved By Dave Moir

That the memorandum from John Dunlop, Manager, Indigenous Relations, Museums and Heritage, entitled "Request to Demolish the Heritage Designated Property at 7060 Old Mill Lane (Ward 11)," dated January 28, 2025, be approved.

Approved

8.2 Proposed New Dwelling at 7060 Old Mill Lane (Ward 11)

Subcommittee Members addressed their concerns with the proposed plans.

Bill Oughtred of W.E. Oughtred & Associates Inc., Planning and Development Consultants addressed the concerns of the Subcommittee and spoke to:

- changes to the picture windows and two dormers at the front of the home to align with the heritage characteristics of the Village;
- movement of the house closer to the street to assist with tree preservation at the back of the property;
- the pitch of the roof;
- the main porch would extend an additional 0.5 metres;
- location of the three trees noted for removal; and
- front-yard set back from property line.

John Dunlop, Manager, Indigenous Relations, Heritage and Museums spoke to the following:

- that the following conditions would need to be met for the heritage permit - movement of home closer to street, change the windows to six over six to align with the heritage characteristics of the area and the front porch increased by 0.5 metres;
- that a final set of drawings would be required for the building permit;
- staff would approve conditions for the permit based on feedback from the Subcommittee; and
- compatibility of homes in the area.

RECOMMENDATION MVHCD-0002-2025

Moved By Greg Laughton

That the memorandum from John Dunlop, Manager, Indigenous Relations, Museums and Heritage, entitled "Proposed New Dwelling at Heritage Designated Property at 7060 Old Mill Lane (Ward 11)," dated February 12, 2025, be approved.

Approved

9. OTHER BUSINESS

10. DATE OF NEXT MEETING

March 25, 2025 at 3 PM

11. ADJOURNMENT - 3:30 PM

(D. Moir)

City of Mississauga

Memorandum



Date: April 14, 2025

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Indigenous Relations, Heritage & Museums

Meeting date: April 29, 2025

Subject: **Alteration of the Part V Heritage Designated Property at 1059 Old Derry Road (Ward 11)**

Recommendation

That the request to alter the Part V heritage designated property at 1059 Old Derry Road (Ward 11), as per the Corporate Report from the Commissioner of Community Services, dated April 14, 2025, be approved.

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village Heritage Conservation District Plan, 2014, and substantive changes identified in said plan require a heritage permit. Non-substantive changes that do not comply with the design guidelines also require a heritage permit.

Comments

The property owner proposes two alterations to the property. The first alteration is to renovate the basement of the main dwelling into a secondary unit and the second alteration is to turn an existing structure in the rear of the property into an accessory dwelling unit.

The basement renovation will include the creation of a walk-up entrance on the west side of the building. This basement entrance will be constructed out of concrete with a metal railing. This entrance will be behind an existing fence on the side of the building and not visible from the public realm.

The second proposed alteration is turning an existing structure at the rear of the property into an accessory dwelling unit. To turn this structure into an additional unit the property owner is proposing to replace an existing window and reintroduce two windows into window openings that had previously been covered up. (Appendix 2) These windows match the materials used on the main dwelling windows. Two additional windows will be installed below the peak of the

roof on the Northwest and Southeast elevations. There will also be a replacement door installed, and a new door added to the rear of the structure. This structure is located in the rear of the property and not visible from the public realm.

As these changes will not be visible from the public realm and are not negatively impacting the character of the area, staff are recommending approval.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

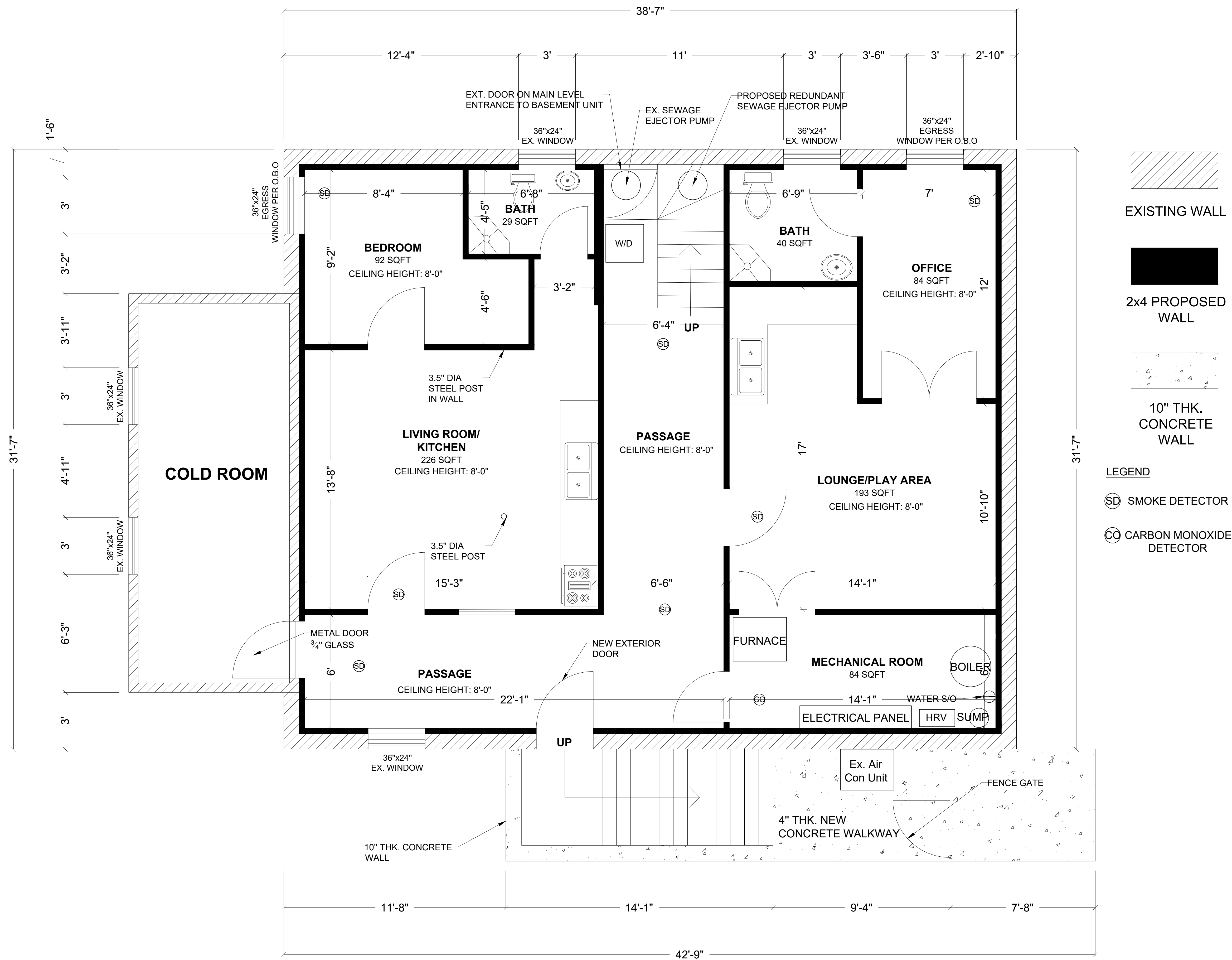
The property owner is proposing the addition of a basement walkout for the main dwelling and the creation of an accessory dwelling unit inside a pre-existing secondary structure. These changes are not visible from the public realm and comply with the Meadowvale Village Heritage Conservation District Plan. As such, it should be approved.

Attachments

Appendix 1: Site Plan

Appendix 2: Drawings

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Museums



PROPOSED BASEMENT FLOOR PLAN
Area: 1279 Sq.ft

PROJECTS:

BASEMENT REMODELING
1059 OLD DERRY ROAD, MISSISSAUGA, ON, CANADA

Revisions:

NO.	DATE	DESCRIPTION

Professional Seal:

03/07/25

Project No:

Designer: _____

Drawn: _____

Checked: _____

Date: _____

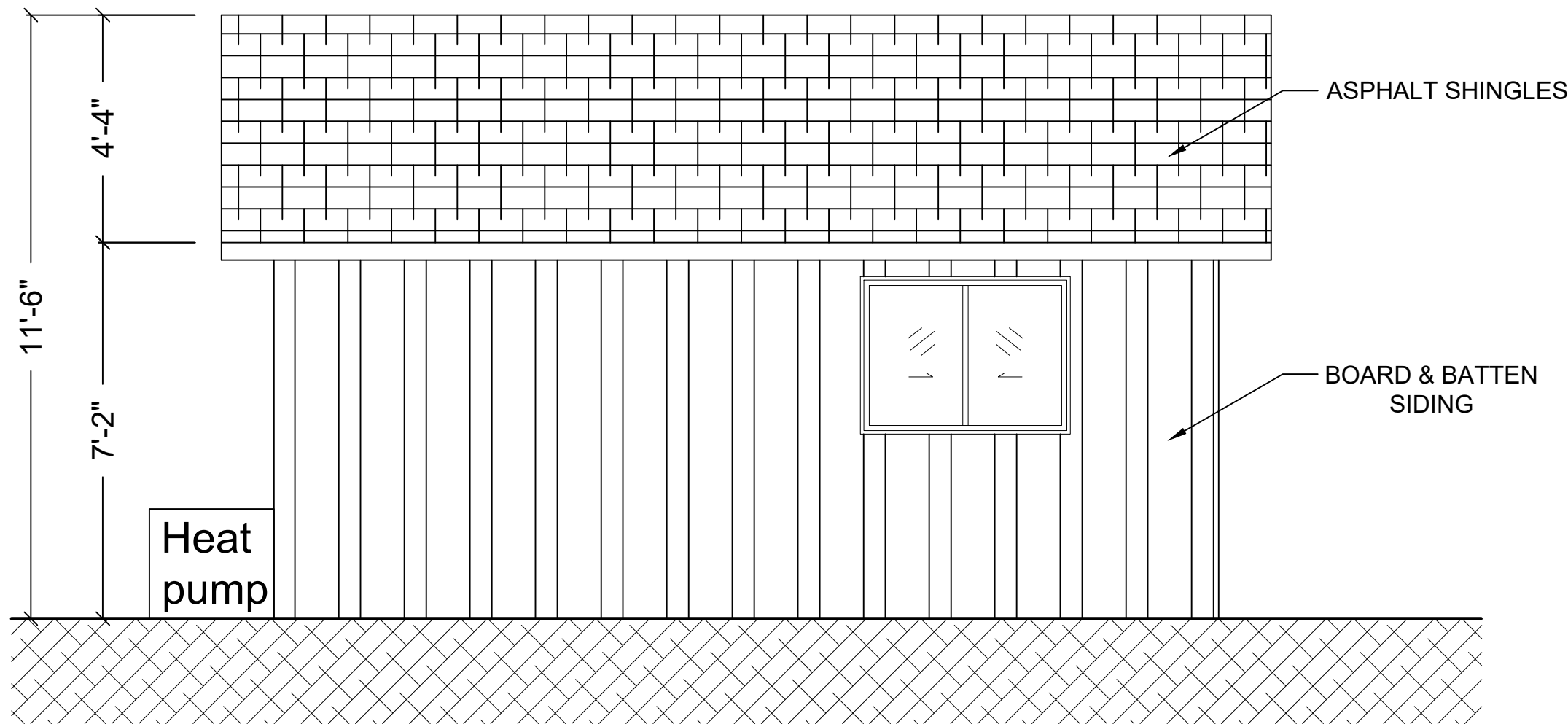
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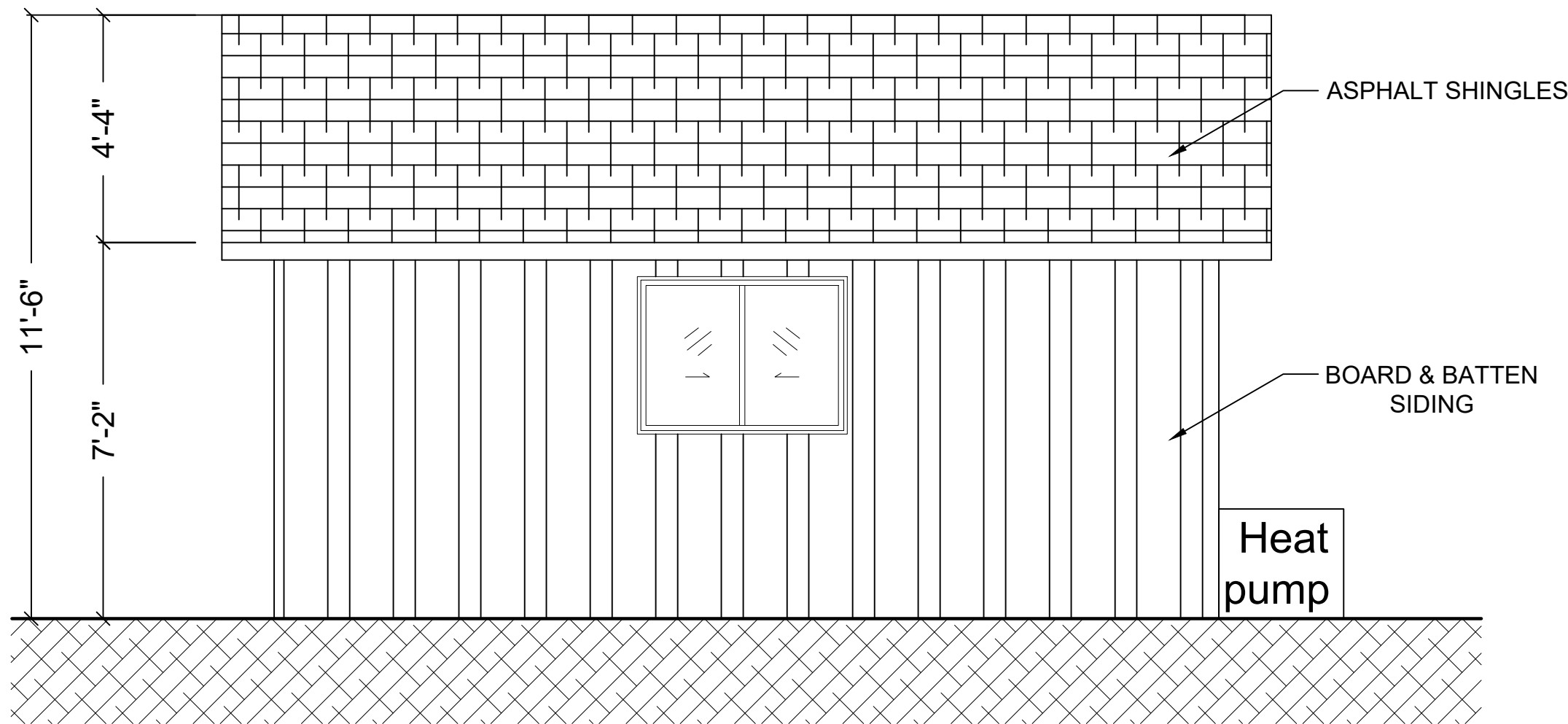
PROPOSED BASEMENT FLOOR PLAN

Sheet No:

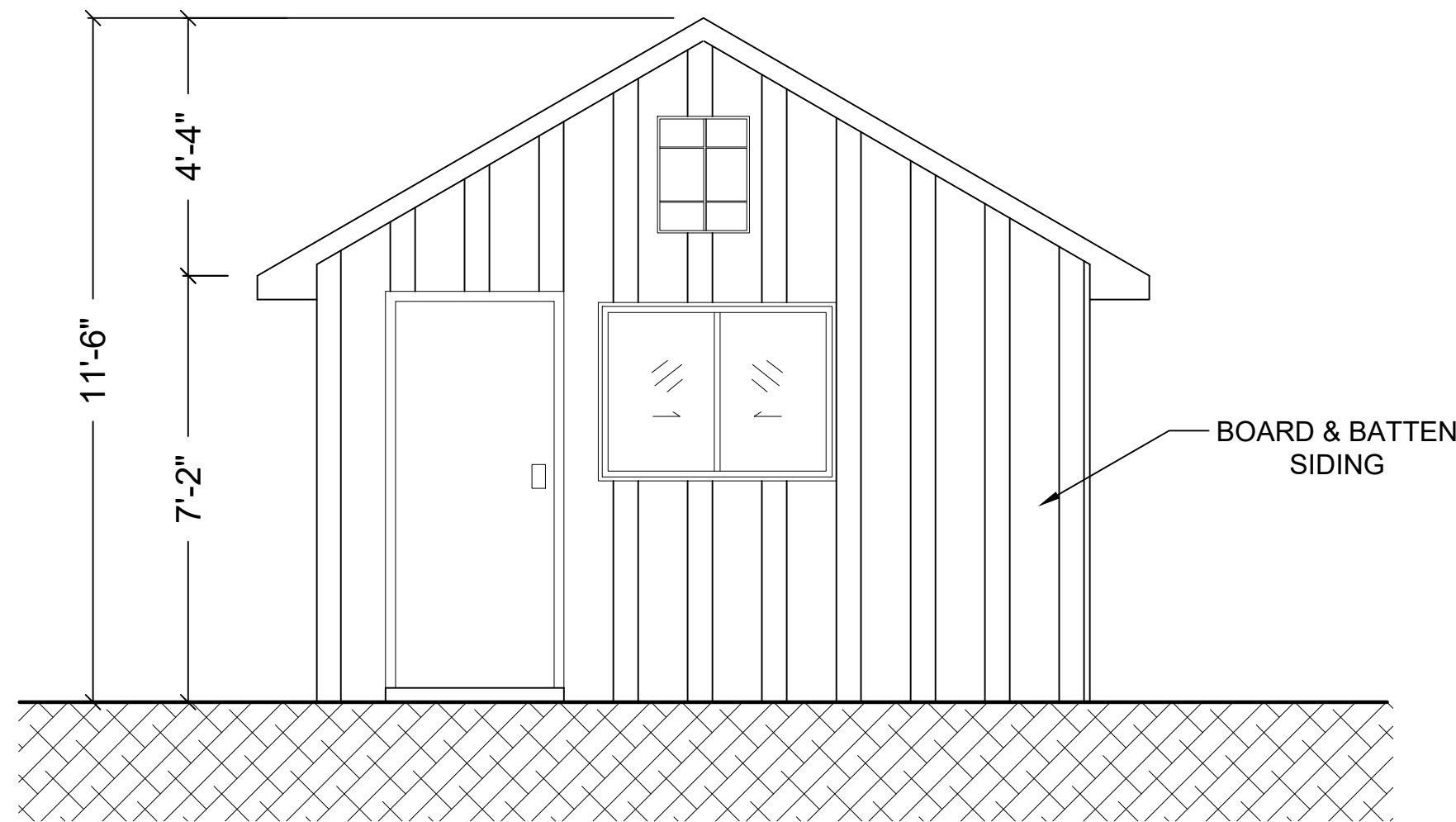
A03



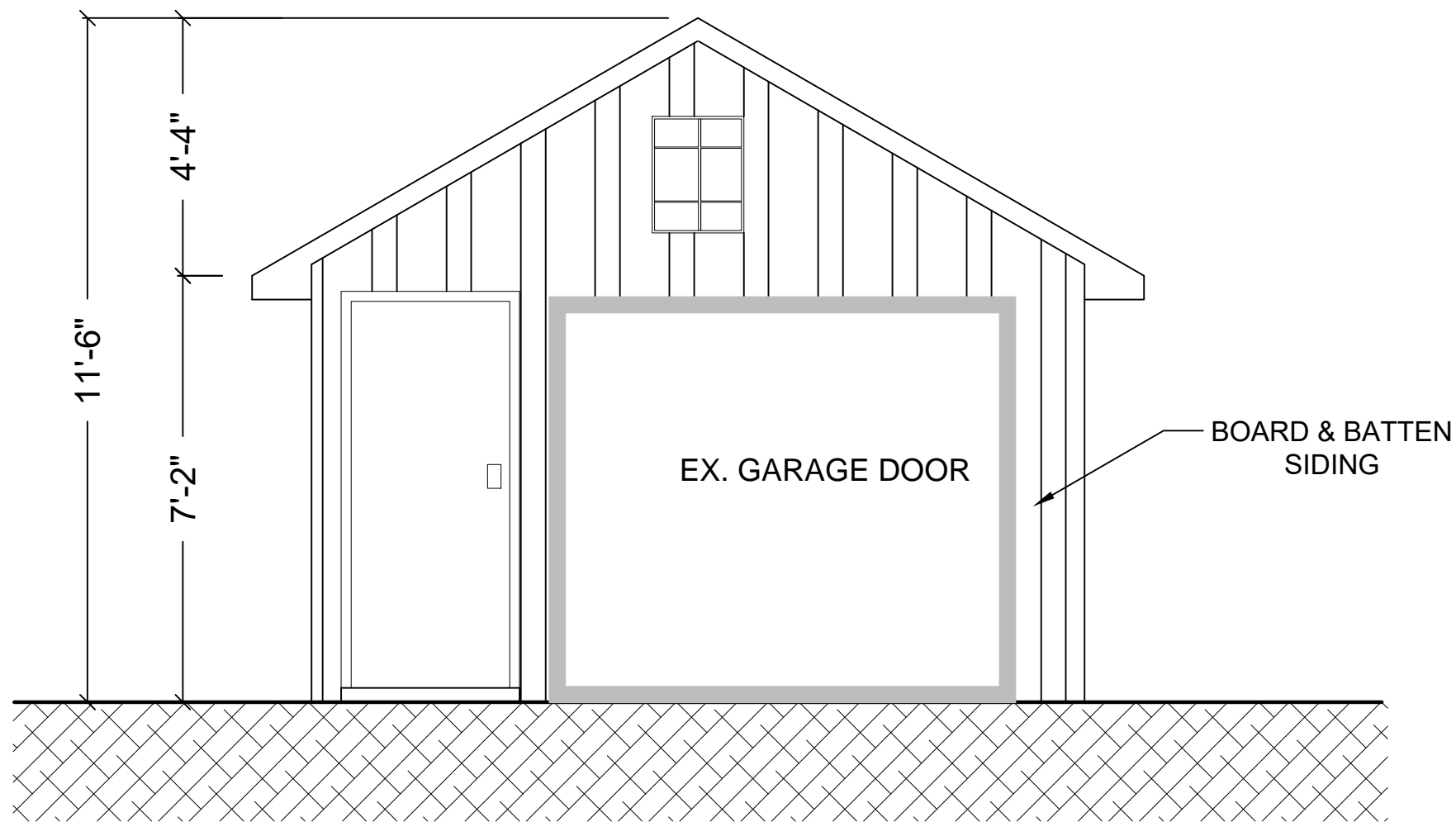
SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION

PROJECTS:
PROPOSED A.D.U
1059 OLD DERRY ROAD, MISSISSAUGA, ON, CANADA

Revisions:	
NO.	DATE DESCRIPTION

Professional Seal:

03/07/25

Project No:
Designer: _____
Drawn: _____
Checked: _____
Date: _____
Scale: 3/8"=1'-0" _____

Drawing Title:

ELEVATIONS

Sheet No:

A03