

City of Mississauga
Corporate Report



<p>Date: May 25, 2021</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Meeting date: June 8, 2021</p>

Subject

Request to Alter a Heritage Designated Property, 7564 Tenth Line (Ward 9)

Recommendation

That the request to alter the heritage designated property at 7564 Tenth Line, as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved.

Executive Summary

- The property at 7564 Tenth Line is also known as the Hustler Farm. Sylvan Oaks, the farm house which dates to 1828, is designated under Part IV of the *Ontario Heritage Act*.
- The property has been in the ownership of the Hustler family since 1838. They are proposing to sever the designated parcel of land containing Sylvan Oaks and their other farm buildings from the agricultural lands on their property.
- The proposed property line will follow an established ESA which follows a creek, adjacent to Sylvan Oaks. This line will provide a buffer to the heritage property from any future development of the farmland.
- The severance requires an amendment to the existing designation bylaw but does not impact the designated property. As such, it should be approved.

Background

7564 Tenth Line is also known as Sylvan Oaks and the Hustler Farm. Sylvan Oaks is the name of the Georgian house built on the property in 1828 by Jacob Scott. The property is more prominently known as the Hustler Farm as it has been under the ownership of the Hustler family since 1838. Sylvan Oaks was designated by Council in 1979 (Appendix 1), whereas the farm, in its entirety, is a Cultural Heritage Landscape. The Hustler family has submitted a heritage application in advance of a proposed severance of the property which would result in an amending of the existing designation by-law and an alteration to the designated property as

identified in the reference plan associated with the by-law. Section 33 of the Act requires permission from Council in order to make alterations to property designated under Part IV of Act.

Comments

The proposed property severance will include severing Sylvan Oaks from the balance of all agricultural lands which make up the Hustler Farm. The severance will remove a small portion of agricultural land from the designated property. A Heritage Impact Assessment (HIA) was prepared in support of the alteration (Appendix 2). The HIA notes that the new property line will extend along the environmentally sensitive area (flood plain) which would serve as a future development boundary.

The new designation boundary would match this line, providing a buffer between Sylvan Oaks and any new development which would occur on the severed land.

Staff concur with the recommendations of the HIA. The newly proposed designation boundary will provide protection for Sylvan Oaks, which the Hustler family will continue to own for the foreseeable future. Staff recommend the amending of the Reference Plan associated with the by-law to match the ESA line, as proposed, and to amend the Hustler Farm CHL boundary to coincide with the new proposed property lines.

Financial Impact

There are no financial impacts resulting from the Recommendations in this report.

Conclusion

The alteration to the designated property known as Sylvan Oaks will have no impact on the designated heritage features. The proposed Reference Plan boundaries will ensure that any new development which occurs on the severed lands will be buffered from Sylvan Oaks to further protect this heritage property

Attachments

Appendix 1: Designation By-law

Appendix 2: Heritage Impact Assessment



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: John Dunlop, Manager, Heritage Planning and Indigenous Relations