

A By-law to Amend By-law 833-83 to designate an additional structure  
on the Sanford Farm property located at 1200 Old Derry Road  
as being of cultural heritage value and interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, 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 By-law 833-83 designates the Simpson-Humphries House and the small surrounding parcel (approximately 0.21 acres) located on the property known as the Sanford Farm located at 1200 Old Derry Road in the City of Mississauga (the "Property") as being of architectural value and historical interest;

AND WHEREAS the recommendations of a report titled "Proposed Heritage Designation Amendment: 1200 Old Derry Road (Ward 11)" was approved by Council of The Corporation of the City of Mississauga ("Council") under Recommendation GC-0642-2019 on November 20, 2019;

AND WHEREAS Council is desirous of amending By-law 833-83 to include a second structure known as the Foreman's Residence as having cultural heritage value and interest under Part IV of the *Ontario Heritage Act* and updating the legal description;

AND WHEREAS the amendment to By-law 833-83 does not result in the designation of a third structure known as Owner's Cottage also located on the Property;

AND WHEREAS a Notice of Intention to Amend By-law 833-83 was duly published and served on April 14, 2021 and all notices of objection have been withdrawn;

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

1. That Schedule 'A' to By-law 833-83 be deleted and replaced with Schedule 'A' attached hereto, which describes the Simpson-Humphries House and the Foreman's Residence which are both located on the Property and explains their cultural heritage value and interest and describes their heritage attributes.
2. That Schedule 'B' to By-law 833-83 be deleted and replaced with Schedule 'B' attached hereto, which provides the legal description of the Property which contains the Simpson-Humphries House and the Foreman's Residence.
3. The City Clerk shall cause a copy of this By-law to be served upon the owner of the Property and upon the Ontario Heritage Trust, and cause notice of this Amending By-law be given in accordance with the requirements of section 30.1 of the *Ontario Heritage Act*.

4. When this By-law comes into force, the City Clerk shall cause a copy of this Amending By-law to be registered against the Property in the proper land registry office.

ENACTED AND PASSED this            day of            , 2023.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

|   |
|---|
| Approved by<br>Legal Services<br><b>City Solicitor</b><br>City of Mississauga     |
|  |
| Lia Magi  |
| Date: September 19, 2023  |
| File: LA.19-21.03   |

### **Description of Property – Sanford Farm, 1200 Old Derry Road**

The subject property is a farmstead located at 1200 Old Derry Road, located northwest of Creditview Road and Highway 401. The property includes the designated Simpson Humphries house and two 1930s dwellings: one near the original farmhouse closer to the driveway (the farm Foreman's Residence), and one further north on the laneway (the Owner's Cottage).

### **Statement of Cultural Heritage Value or Interest**

Ontario Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest, under the OHA

1. Physically, the buildings represent the sociological influences and building practices prevalent in the 19th and the early 20th century period. The subject property is home to abundant natural and cultural heritage attributes. It is visually picturesque and intersected by the Credit River. It includes a mix of forested areas and clearings, agricultural fields, manicured lawns and allée, and areas of human habitation and natural habitat.

The Simpson-Humphries House is previously designated for its form, scale and massing and architectural style of a patterned brick house recommended by the Canada Farmer (1865). The Cottage retains its cultural heritage value and interest which was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33.

Heritage attributes include:

- Original form, scale and massing;
- Decorative details and styles of the Simpson-Humphries House, including brickwork and cornices;
- Original fenestration; and
- Original doors and door openings.

2. The Sanford Farm has historical and associative value in:
  - i. The Sanford Farm possesses direct association with the founders of Meadowvale village. The property was initially patented to John Beatty who led the first group of settlers into the area in 1819. The property was purchased in the 1830s and 1840s and the house and farm was built by John Simpson - a prominent mill owner and founder of Meadowvale in the 1860s. The property is directly associated with the Simpson, G.L. Smith and the Humphries families for their prominent roles within the local community.
  - ii. The Simpson-Humphries House, previously designated, was built by John Simpson in the 1880s. Mr. Simpson was a prominent member of Meadowvale, operator of a successful mill and farm and generously donated land to the establishment of the village.
  - iii. The Foreman's Residence is directly associated with agricultural use until early 2018, showcasing the evolution of a farmstead and yard complex. Concession boundaries and the remnant allée spanning from the main farmhouse yard across the Credit River to Creditview Road has been retained; as well as remnant features (a dammed raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property.
3. The Foreman's Residence has contextual value in that:
  - i. It defines, maintains and supports the historic character of the property and surrounding area. This house remind us of an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape. The existing buildings and structures related to the historic occupation of the property all yield and have the potential to yield information contributing to the understanding of the settlement of this area.
  - ii. The property still retains the size and scale, scenic and visual quality of farmstead landscape. The Sanford Farm is one of the last remaining farms in the city of Mississauga. Maintaining its direct spatial relationship to the Meadowvale Village community to the north, and Pearson-Harris farm to the south (bordered by Highway 401, this right-of-way largely conforms to the original southern boundary of the property,

with linkage to the Pearson-Harris farm maintained by a laneway under the Hwy 401 Credit River bridge), and spans the Credit River.

### **Description of Heritage Attributes**

Key heritage attributes of the Simpson-Humphries property that reflect its design and physical value, include:

- The property retains remnant features (a dammed, 870m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property.
- 1930s cottage was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33.
- One-storey stucco-clad frame Owner's Cottage residence with internal brick chimney, cedar shingle and copper gutters and flashing. The house included its original form, scale and massing as well as fenestration with all original door and window openings.
- The Foreman's Residence circa 1930s is a one and a half storey dwelling clad in wood shingles. There is one storey wing extending to the rear with a glass enclosed greenhouse located on the south wall. Front elevation is oriented west towards the drive and features a symmetrical layout with a central entranceway with six paned, three part window openings located on either side of the entry. The façade also features shed dormers on the upper level.

Key heritage attributes of Sanford Farm that reflect their historical and associative value, include:

- The farm was established and operated by prominent members of the local community.
- The Cottage property is directly associated with the G.L. Smith and the Humphries families for their prominent roles within the local community.
- The Sanford Farm was sold on May 23, 2018 at which time the property had been actively farmed for approximately 181 years.
- This house was constructed for G.L. Smith a Toronto Barrister-at-law who was a successful Toronto Lawyer and was appointed one of His Majesty's Counsel in 1928, first elected as a Bencher of the Law Society in 1930. The New East Wing of the Law Society was built as a memorial to Smith.
- In 1922 Smith purchased the farm property with the intention of re-establishing the Shorthorn Cattle in Ontario.

Key heritage attributes of the Foreman's Residence that reflects its contextual value, include:

- The Sanford Farm is largely intact, signifying an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape.
- The original central and prominent location of the Simpson-Humphries House within the property.
- The property still retains the size and scale, and scenic and visual quality of an agricultural landscape; maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River.
- It is a local landmark.

SCHEDULE 'B' TO BY-LAW NO. \_\_\_\_\_

Legal Description:

PT LT 9 CON 3 WHS TORONTO; PT LT 10 CON 3 WHS TORONTO PTS 1, 3, & 4, 43R6477; SAVE AND EXCEPT PARTS 6 TO 23, PLAN 43R34505; TOGETHER WITH AN EASEMENT AS IN RO502213; SUBJECT TO AN EASEMENT AS IN RO502213; SUBJECT TO AN EASEMENT AS IN RO668290; SUBJECT TO AN EASEMENT AS IN RO868764; SUBJECT TO AN EASEMENT AS IN RO868765; SUBJECT TO AN EASEMENT IN GROSS OVER PTS 2, 5, 8 & 11, PLAN 43R30592 AS IN PR1023920; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 9 CONCESSION 3 WEST OF HURONTARIO STREET; PART LOT 10 CONCESSION 3 WEST OF HURONTARIO STREET DESIGNATED AS PART 1, PLAN 43R-39395 AND PARTS 9, 15, 18 AND 20 ON PLAN 43R-39996 AS IN PR3903397; SUBJECT TO AN EASEMENT IN GROSS OVER PART LOT 9 CONCESSION 3 WEST OF HURONTARIO STREET (FORMERLY TOWNSHIP OF TORONTO; PART LOT 10 CONCESSION 3 WEST OF HURONTARIO STREET, DESIGNATED AS PARTS 8, 10, 11, 12, 13, 14, 16, 17, 19, 21, 22, AND 23, PLAN 43R-39996 AS IN PR3903398; CITY OF MISSISSAUGA