

## Heritage Property Research Report



Image undated

Source: <https://www.mississauga.ca/apps/#/property/view/heritage>

**924 Clarkson Rd. S.**

Report prepared by: Maysoun Sheikh

For: Heritage Planning and Indigenous Relations

Culture Division

March 2024

## Executive Summary

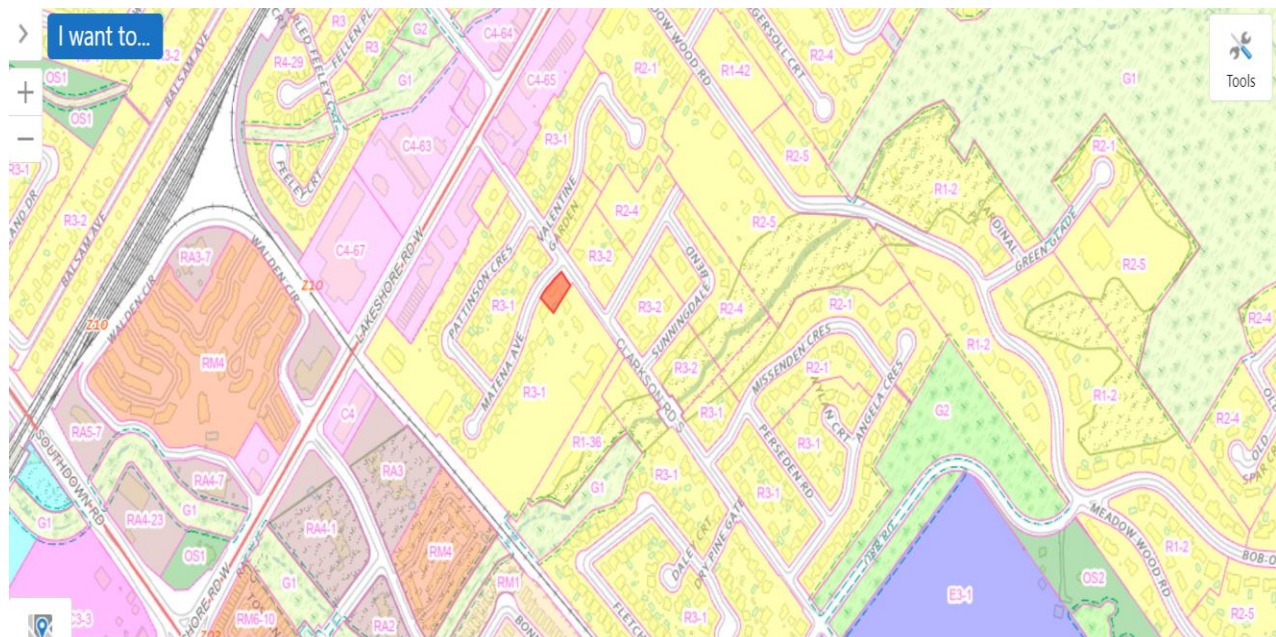
- 924 Clarkson Rd. S. was built in 1920 on land that was originally part of the Thomas Merigold grant.
- The home is a vernacular style farmhouse.
- It is a rare example of American Foursquare architecture in Mississauga.
- The property is significant for its connections to the Bunting family who made important contributions to local society.
- The home has heritage value because of its cultural and architectural significance.

## Introduction

This report examines the history, architecture, and genealogical connections of the property at **924 Clarkson Rd. S** and considers its importance as a heritage site.

## Property Description

The house is a single-family, detached, two-storey structure built in 1920 on the original Thomas Merigold grant. It is located south of Lakeshore Road West in the neighbourhood of the historic Pattinson House at 972 Clarkson Rd. S. The map below marks its location within the Clarkson neighbourhood.



Source: <https://ext.maps.mississauga.ca/Html5Viewer/index.html?viewer=IZBL.HTML5&pin=826600>

### Relevant Historical Timeline

Date	Event
1907	Arthur J. Cox purchases 12.27 acres from Andrew G. Orr for \$1717.80; this land is part of the original Thomas Merigold grant (TT12771)
1914	Helen Heyes purchases 12.27 acres of land from Arthur Cox for \$16,000 (TT17232)
1915	Helen Heyes sells the land she acquired from Arthur Cox to Alexander T. Stewart; along with the land, Stewart assumes a \$13,000 balance Heyes owes Cox (TT17232)
1915	Alexander Stewart transfers ownership of the land to W. A. Raymo (TT18685)
1918	Raymo sells 6 acres of land, together with “buildings thereon”, to Joseph D. Bunting for \$11,000 (TT18684)
1925	Mary Bunting clears a cloud on the title to the land (TT26371)
1950	Bernard and Marjorie Graham purchase the property from William and Joshua Bunting for \$16,500 (TT60734)
1953	Silas Van Camp purchases the house from Bernard and Marjorie Graham (TT78109)
1955	Silas Van Camp sells the property to Guy Martin and James Miller (TT86776)
1962	Guy Martin and James Miller sell the house to Morris Weinberg for \$24,000 (TT148544)
1966/1967	Morris Weinberg and Walter Matena sell the property to Ranwood Construction Ltd. (VS6543/VS29924)
1967	Walter Drakeford purchases the house from Ranwood Construction Ltd. for \$24,500 (VS60314)
1976	After Walter Drakeford defaults on his mortgage, the property is repossessed by the Toronto Dominion Bank (VS383534)
1982	The Toronto Dominion Bank transfers the house to Confederated Acceptance Inc. (RO616231)
1986	Richard and Pamela Pearson purchase the property from Confederated Acceptance Inc. for \$140,000 (RO740363)
1993	Richard Pearson sells the house to Thomas and Wanda Wakaruk for \$254,000 (RO1043309)

### Property History

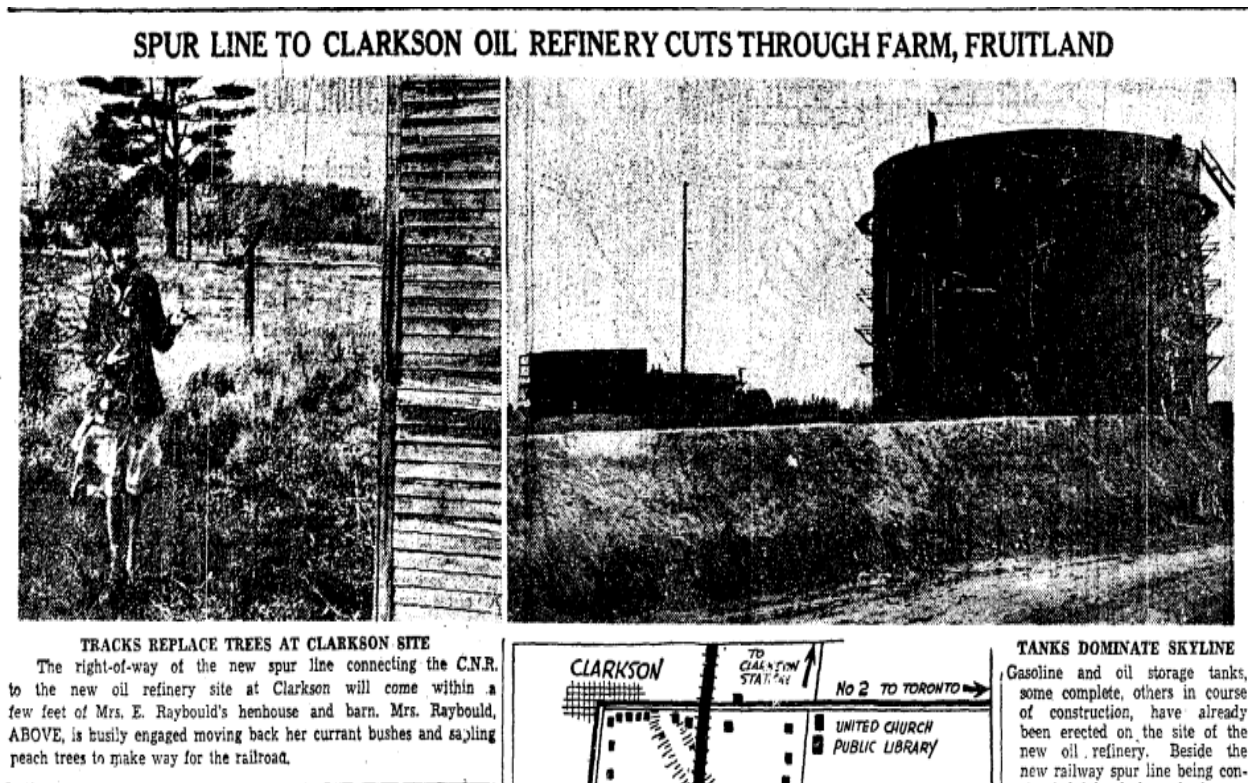
Lot 29, Concession 3 S. D. S. is part of the original land grant given to Thomas Merigold by the Crown in 1809. The land was eventually purchased by the Orr family who sold 12.27 acres to Arthur J. Cox in 1907 for approximately \$1700. Helen Heyes purchased this land from Arthur Cox in 1914 for \$16,000. According to land registry documents, Heyes transferred ownership of these lands to Alexander T. Stewart in 1915; Stewart assumed a \$13,000 balance on the land that was owed to Arthur Cox.

Title to the land was transferred to W. A. Raymo in 1915 who likely built the house that is now situated at 924 Clarkson Rd. S. Raymo is listed as a contractor in the deed to the land when he sold the property to Joshua D. Bunting in 1918 which adds to the claim that he was the builder. Moreover, the language used in the agreement offers evidence that a new dwelling had been constructed on the property during the time Raymo owned the land:

We, J. D. Bunting and Wm. Bunting of the City of Toronto (as purchasers) hereby agree to and with you (as vendors) through T. A. Shaver, their agent, to purchase all and singular the premises situate on the 3<sup>rd</sup> Con. S. D. S. being part of 29 in the Township of Toronto, County of Peel... **together with buildings thereon**, at the price or sum of Eleven thousand dollars...<sup>1</sup>

The Buntings remained in the house until 1950, farming the land like many other Clarkson residents.

In the early 1940s, the construction of a new railway line to the Clarkson oil refinery resulted in significant changes to the local landscape. When *The Toronto Star* interviewed residents about the new plant and railway track in 1941, many expressed concerns about the impact these would have on the local farmland and lake water. Among them was Joshua Bunting who said he “objected strenuously” to these new developments in Clarkson.



Source: *Toronto Daily Star*, November 1, 1941, <https://tinyurl.com/57ec2adw>

<sup>1</sup> Deed of Land, W. A. Raymo to J. D. Bunting et al., September 1918, TT18684.

Residents of Clarkson Area  
Have Doubts About Effect  
on Lake Water

TANKS GOING UP

"There isn't much we can do now," say residents in the Clarkson area immediately abutting the site of the new oil refinery, and the spur track which will be built to it from the C.N.R. main line.

Five big oil storage tanks have been practically completed on what was once farm land, and tugs are busy getting heavy construction barges into place to lay the wharf along the pleasant shore. Construction crews have cleared a line for grading the right-of-way of the spur track. Farmers, who sold the land on which the refinery and tracks will be laid, said they saw no way in which they could alter plans for plant construction.

Many of them reported they had received good money for their land, and thought the new plant would bring work. Others said they were afraid that the fumes, and the waste in lake water, would be a blotch on the area immediately about the plant.

The site of the new plant is directly east of the elbow in No. 2 highway, where it swings southwest along the lakeshore, after jogging southeast west of Clarkson village. Immediately beside the highway, one row of gasoline tanks is being erected, while others are already built south of the turn. The area covered is almost a section, with a spur track running up to cross the highway directly east of Clarkson village, to join the C.N.R. west of Clarkson station.

Overhead Rail Track

The crossing of the highway, according to the township offices, will be an overhead rail track, with the highway dipping four feet to provide clearance of 13 feet under the rail bridge.

The Ontario department of highways had no information yesterday that arrangements for the crossing had been finally completed.

The land on which the refinery will be built was bought, chiefly, from the Orr family, the Rylie estate, C. King, the Toronto General Trust Corp. and a northern Ontario land-owner. Land for the spur track, north of the highway, was bought from Major John Barnett. South of the highway it came in pieces of the farm and orchard land of Mrs. Nelson Lightfoot, Percy Hodgetts, Mrs. D. A. Westerfelt, Morley and George Fletcher, W. Lightfoot, and George Adamson. All land between the lake and the farms of George Adamson and Fred Orr, between No. 2 highway and the Clarkson road, belongs to the company.

The spur line takes one jog to keep from cutting the barn of Mrs. Lightfoot from her house, on one hand, or cutting through the middle of farm fields, on the other.

Afraid of Smell

Mrs. E. Raybould, who will have the railway within three steps of her barn, was busy transplanting currant bushes when The Star called.

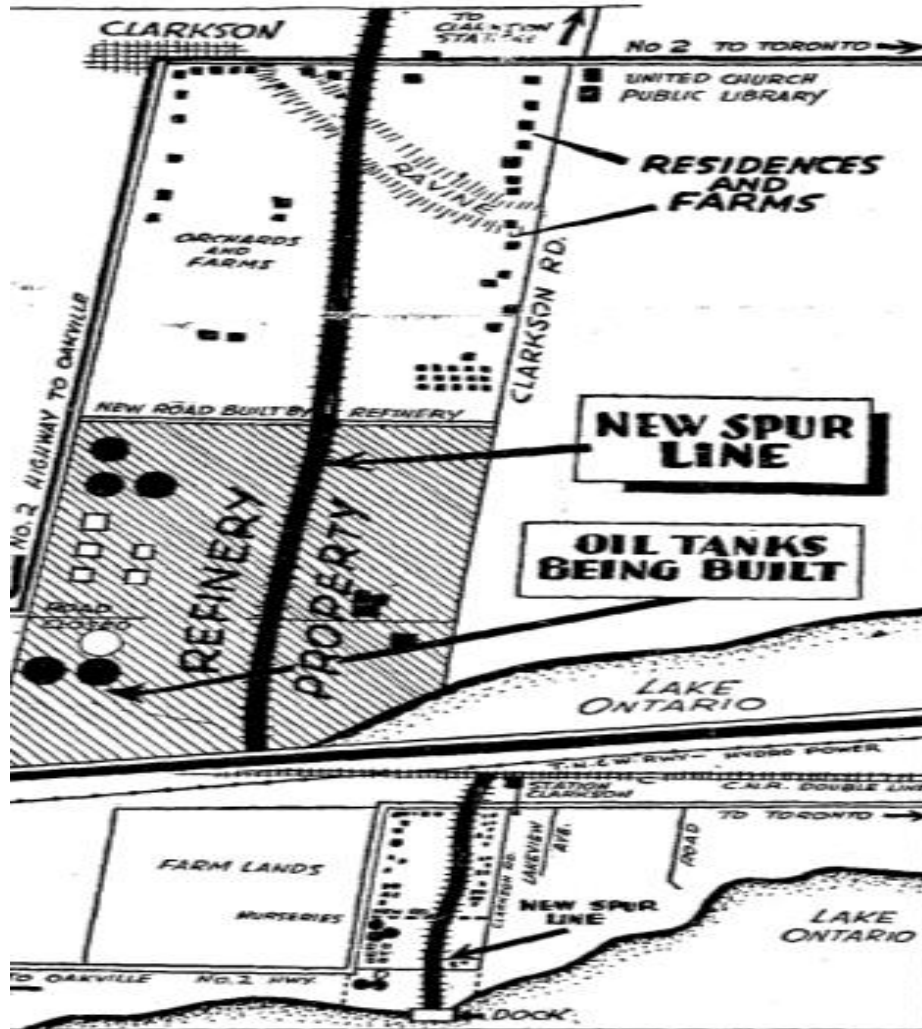
"I'm not so much worried about the trains—they won't come so often—but I'm afraid of the smell of the refinery, and of what it will do to the lake water," she told The Star.

"The whole situation constitutes a disgrace that might well be investigated," said Norman McPherson, secretary of the Citizens' association, formed to protect the interests of property-owners in the residential district between Oakville and Clarkson.

"What can we do about the railway line now?" commented J. D. Bunting, resident of the Clarkson

road, whose property abuts the new spur line. "We have objected strenuously, but the edge of the wedge is in. It is something which should never have been permitted and none of us is taking too kindly to the refinery and its railway line," he said.

Mrs. Nelson Lightfoot, another Clarkson road resident, voiced the same opinion. "We do not like to see the refinery, but the oil company is building it in spite of all the objections," she said. "I sold them some land right out of the middle of my orchard for the railway line. We have to accept the



Source: *The Toronto Star*, November 1, 1941, 8, <http://tinyurl.com/bdfsnes>

After resigning himself to the presence of the railway line and oil refinery in the area, Joshua continued to live on the property until his death in 1949. After he died, his sons William and Joshua sold 924 Clarkson Rd. S. to Bernard and Marjorie Graham for \$16,500. The Grahams lived in the house until 1953, eventually selling to Silas Van Camp. In 1955, Van Camp sold the property to Guy Martin and James Miller who in turn sold it to Morris Weinberg for \$24,000 in 1962. Between 1966 and 1967, Morris Weinberg, alongside Walter Matena (likely a business partner) sold the house to Ranwood Construction Ltd.

In 1967, Walter Drakeford purchased the property from Ranwood Construction Ltd. for \$24,500. When Drakeford defaulted on his mortgage, the house was repossessed by Toronto Dominion Bank and, in 1982, title to the property was transferred to Confederated Acceptance Inc. (to whom the mortgage was owed). In 1986, Richard and Pamela Pearson purchased the house from Confederated Acceptance Inc. for \$140,000. By 1993, the Pearsons had sold the property to Thomas and Wanda Wakaruk for \$254,000.

## Relevant Family History

### Joshua Dawson Bunting (1867-1949)

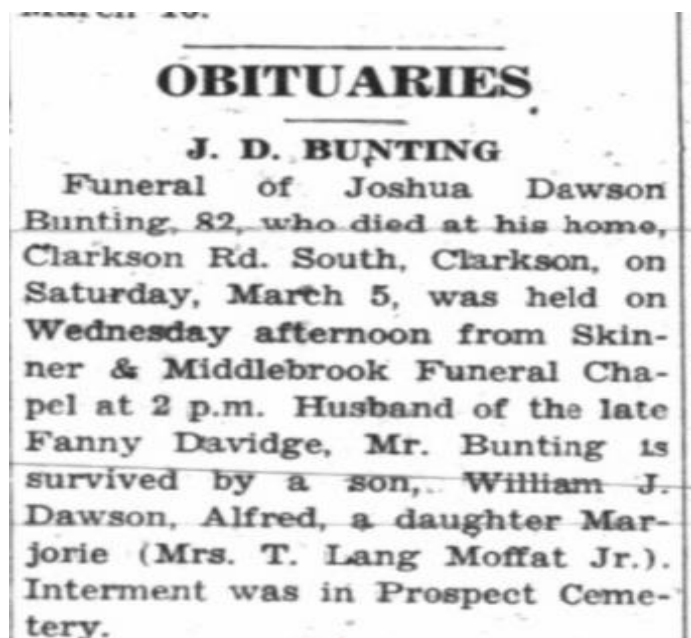
Joshua Bunting was born in Ireland in 1867 and arrived in Canada in 1883 at the age of sixteen. He married Fanny Davidge (1873-1934) in 1893 and the couple had four children: William, Joshua, Alfred and Marjorie.

Up until 1920, Joshua lived in Toronto - 90 Montrose Avenue - with his family. A *Toronto Star* article from 1917 indicates that he owned a dairy business. In 1920, Joshua moved to the Clarkson area where he lived and farmed the land.

According to an interview with long-time Clarkson resident, John West, Joshua Bunting had lived in the area for several decades. In the excerpt below, West describes the location of his house on Clarkson Rd. S.:

Coming down from Clarkson Road. Mr. Pattinson lived in the corner that is now Garby and something or other lawyers out there. Then, there were two little cottages after that. One was owned by a family named Elliot and the other was owned by a man named Bailing, I was telling you about... Diddle or Bailing, the decorator? Then the next house down, it's still there—still on the west side, by the way—it was owned by a Mr. Bunting and I think his grandson just retired as president of the Toronto Stock Exchange a few years ago.<sup>2</sup>

Joshua lived in Clarkson until his death in 1949. His wife, Fanny, had died of cancer in 1934.



Source: *Port Credit Weekly*, March 10, 1949, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_8/212](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_8/212)

<sup>2</sup> John West, "Oral History Project: An Interview with John West about Clarkson," *Part 1: The People and Places of Clarkson* (1996), 4.

Joshua Dawson (“Tots”) Bunting (1895-1978)

Joshua married Helen Campbell Rutherford (1903-1999) in 1931; the couple lived in Toronto after their wedding and had two children.



Mrs. J. D. Bunting (Helen Rutherford)

Source: *Toronto Daily Star*, October 24, 1931, <http://tinyurl.com/3pt8wvvc>

William Bunting (1894-1953)

In 1917, William’s father, Joshua Bunting, applied to have him exempt from being conscripted into the army during World War I. The application was denied and William ultimately served as a private before joining the Royal Air Force in 1918.

Wm. Bunting was represented by his father, Joshua, both living at 90 Montrose avenue. He claimed exemption for his son on the grounds of needing him in his dairy business, although he has another boy, 19 years of age, who is capable of doing the other boy’s work while he is away. His claim was not allowed. He announced his intention to appeal.

Source: *The Toronto Daily Star*, November 12, 1917, <http://tinyurl.com/w46jsnkz>



William married Norma Dingman (1903-?) in 1935 and the couple lived in a home on Mississauga Road in Port Credit.<sup>3</sup> Like his father, William also opposed the construction of oil tanks in South Mississauga, arguing that they depreciated the value of properties in the area.

<h2 style="text-align: center;">OPPOSE OIL TANKS NEAR THEIR HOMES</h2> <p>Cooksville, Feb. 7—Every seat in council chamber here was filled yesterday when members of the Mississauga-Lorne Park Ratepayers' association met with Toronto township council to protest erection of oil storage tanks on Indian Rd. in the Mississauga Rd. area south of the Queen Elizabeth Way.</p> <p>Spokesmen for the delegation described the area as "the finest residential area site in the greater Toronto area." They said they would fight to the last to defend their homes against the invasion of heavy industry.</p> <p>L. R. Newbegin said owners of \$2,000,000 worth of property, including many fine estates valued from \$25,000 to \$60,000, were strenuously opposed to the location of oil tanks in the area.</p> <p><b>William Bunting</b> denounced secrecy surrounding purchase of the</p>	<p>Memphis, Tenn.—M. F. Fanduward disposed of an estate valued at "more than \$10,000" with 15 words written on the cover of a cheque book.</p> <p>It was Fanduward's will, which read: "I leave everything I own to my wife, Annie, to do with as she pleases."</p> <p>property by the oil company until just prior to the hearing of Toronto township's zoning by-law before the Ontario Municipal board last week.</p> <p>"Oil tanks form a potential fire hazard, a source of objectionable smells, and will depreciate our properties," said Mr. Newbegin. He asked council to refuse to issue any building permits until the whole affair has been thoroughly aired.</p> <p>Gordon Jackson, township solicitor, told the delegation the township planning by-law is now before the Ontario Municipal board and council has no power to act until the board's decision is handed down.</p>
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Source: *Toronto Daily Star*, February 7, 1952, <http://tinyurl.com/uhmdm6rd>

William's wife, Norma, had an interest in gardening and served as first vice-president of a newly-formed gardening group in 1950.<sup>4</sup> She was also a regular winner at garden shows hosted by the Clover Leaf Horticultural Society.<sup>5</sup>

### Alfred Bunting (1898-1978)

Alfred was raised in Toronto and led a successful career as a stockbroker. He specialized in mining stocks and was a member of the Canadian Institute of Mining and Metallurgy.<sup>6</sup> During the First World War, he served with the Royal Canadian Dragoons and later joined the militia. In 1944, he became lieutenant-colonel of the Governor-General's Horse Guards.<sup>7</sup>

<sup>3</sup> *Port Credit Weekly*, April 13, 1950, 5, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_8/1081](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_8/1081)

<sup>4</sup> *Ibid.*

<sup>5</sup> *Port Credit Weekly*, August 29, 1946, [https://pub.canadiana.ca/view/omcn.PortCreditWeekly\\_6/980](https://pub.canadiana.ca/view/omcn.PortCreditWeekly_6/980)

<sup>6</sup> Alfred Bunting Obituary, *Toronto Star*, October 19, 1978, <http://tinyurl.com/2md9xk73>

<sup>7</sup> *Ibid.*



**ALFRED BUNTING.**  
partner in the new brokerage firm  
of Macdonald and **Bunting**, mem-  
bers of the Toronto Stock Ex-  
change.

Source: *The Globe and Mail*, February 1, 1939, <http://tinyurl.com/2e8uf6p2>

Alfred married Harriet Pearce (1902-1978) in 1928 and the couple had three children. According to a 1931 edition of the *Toronto Daily Star*, the Buntings had a summer residence in Oakville.<sup>8</sup> Alfred's son, John Pearce Bunting (1929-2017), was the president of the Toronto Stock Exchange from 1977 to 1994. According to John's obituary, "he was instrumental in setting up the Computer Assisted Trading System (CATS) and was able to sell the system internationally. Pearce also developed the world's first exchange traded fund (ETF), called the Toronto 35 Index Participation Fund, which was launched on the TSE in 1990."<sup>9</sup>

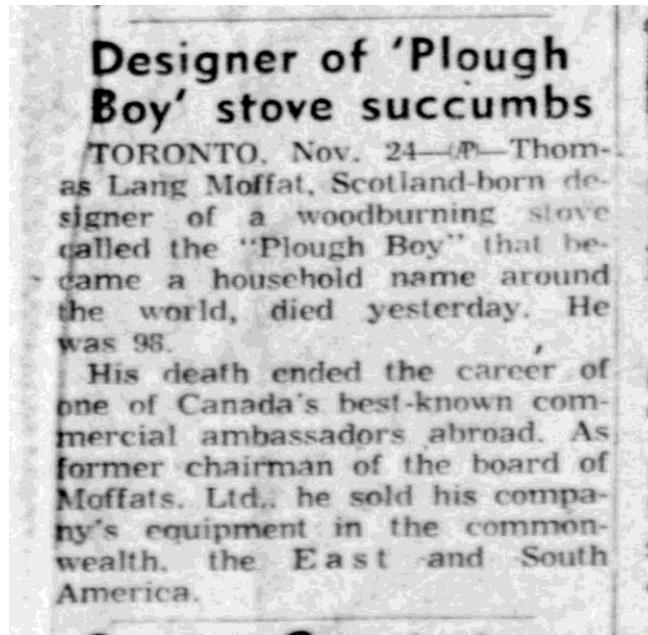
#### Marjorie Bunting (1906-1978)

Joshua and Fanny's daughter, Marjorie Bunting (1906-1978), married Thomas Lang Moffat (1906-1987) in 1927 in Clarkson. Moffat was the son of Thomas Lang Moffat (1862-1960), a stove designer who was recognized for the invention of a wood burning stove called the "Plough

<sup>8</sup> *Toronto Daily Star*, July 13, 1931, <http://tinyurl.com/bddvsvnt>

<sup>9</sup> John Pearce Bunting Obituary, *Ward Funeral Homes*, <https://www.wardfuneralhomes.com/obituaries/john-pearce-bunting>.

Boy". The *Toronto Daily Star* described the Moffat-Bunting wedding as an event that garnered "wide interest" from the community.<sup>10</sup>



Source: *The Birmingham News*, November 24, 1960

#### Bernard George Graham (1905-1983)

Graham served as the Chief Inspector of the Small Arms Division of Canadian Arsenals Limited. He was married to Marjorie Read and the couple had two children, Norah and George.

#### Silas Elmore Van Camp (1905-1986)

According to his obituary, Silas Van Camp was a real estate broker and a "master organ entertainer".<sup>11</sup> He was married to Katherine McCreary and the couple had three children. The Van Camps appear to have had an interest in historic properties; an article in *The Globe and Mail* from 1975 recognizes them as the residents of Canada House, the oldest standing structure in Port Hope.<sup>12</sup> Built in 1820, this one-and-a-half storey frame building built once served as an inn during the late nineteenth century.

#### Walter Matena (2008)

Walter Matena was a Canadian developer who owned Lakebeach Developments Ltd. The street on the north side of 924 Clarkson Rd. S. is named Matena Avenue after him.

<sup>10</sup> *Toronto Daily Star*, December 17, 1927, 27, <https://www.proquest.com/hnptorontostar/docview/1437339705/CB3215451A7B4A35PQ/23?accountid=47455&sourcecetype=Historical%20Newspapers>.

<sup>11</sup> *The Toronto Star*, December 26, 1986, <https://tinyurl.com/2ydf7v5>

<sup>12</sup> Zena Cherry, "After a Fashion: Port Hope Tour," *The Globe and Mail*, November 1, 1975, <https://tinyurl.com/yc3kw9tc>

## Architect

It is likely the property was built under the direction of W. A. Raymo who is listed as a contractor in the deed to the land when it was sold to Joshua Bunting in 1918. Such vernacular style farmhouses were typically constructed by local tradesmen who relied on building materials that were readily available in the area. These builders were usually directed by the owners of the property – in this case, Raymo - who would have expressed their own preferences for the design of the house.

## Architectural Description

924 Clarkson Rd. S. is a two-storey vernacular style farmhouse that was built in 1920. It reflects an American Foursquare architectural style that is relatively rare in the City of Mississauga. The house's rear extension and foursquare are both constructed of brick. It is possible the rear portion was built first and the foursquare added later.<sup>13</sup>

The house sits on a stone foundation. It features a hipped roof with asphalt shingles, a two bay façade, and an entrance that is covered by a porch along the entire front. The windows are double hung one over one and segmented.<sup>14</sup>



Image undated

Source: <https://tinyurl.com/54uv23cb>

<sup>13</sup> <https://www.mississauga.ca/apps/#/property/view/heritage>

<sup>14</sup> Ibid.



Image dated 1989

Source: <https://www.mississauga.ca/apps/mediagallery/#/search-media/4800677n?returnto=home>



Image dated 1989

Source: <https://www.mississauga.ca/apps/mediagallery/#/search-media/4800677n?returnto=home>



Image dated 1989; west façade of house with pump in foreground

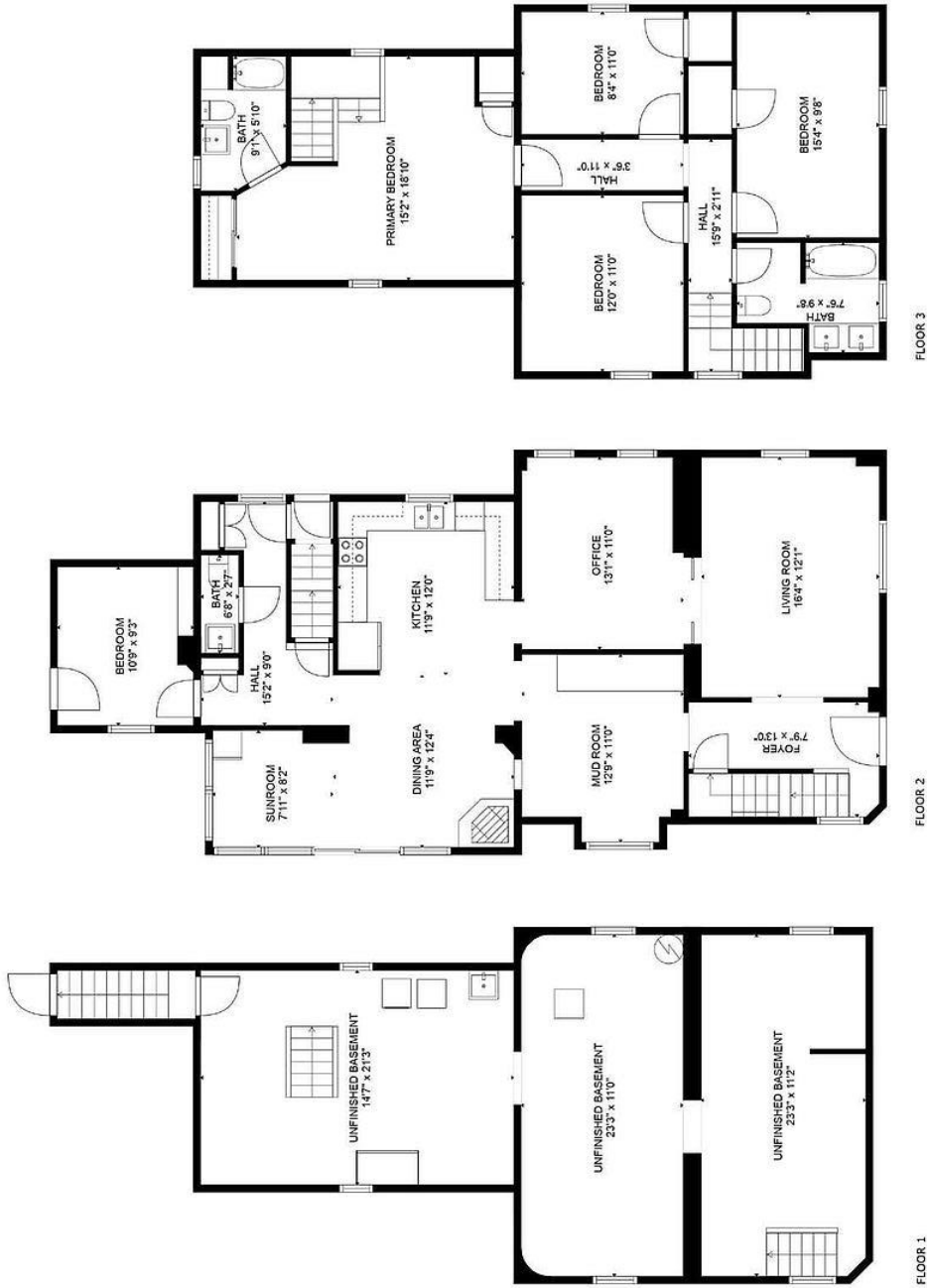
Source: <https://www.mississauga.ca/apps/mediagallery/#/search-media/4800677n?returnto=home>



Source: <https://tinyurl.com/54uv23cb>



Source: <https://tinyurl.com/54uv23cb>



**Estimated areas**

GLA FLOOR 1: 0 sq. ft. excluded 971 sq. ft.  
 GLA FLOOR 2: 5990 sq. ft. excluded 0 sq. ft.  
 GLA FLOOR 3: 5990 sq. ft. excluded 0 sq. ft.  
 Total GLA 2287 sq. ft. total scanned area 3258 sq. ft.

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY, DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Source: <https://tinyurl.com/54uv23cb>



### Other Buildings of the Same Style

Two properties that reflect similar vernacular building styles to 924 Clarkson Rd. S. are 14 Front Street S. and the Pattinson House (972 Clarkson Rd. S.).

14 Front St. S. in Port Credit is an example of American foursquare architecture in Mississauga, albeit in modified form. Built between 1928 and 1952, the building features a low-pitched, hipped roof with asphalt singles, an enclosed front porch, and a rear addition. The front façade consists of a central, single paned window on the second floor as well as two single pane windows on the ground floor (on either side of the front door).<sup>15</sup> The property was designated under the terms of the Ontario Heritage Act in 2018.



Image undated

Source: <https://www.mississauga.ca/apps/#/property/view/heritage>

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<sup>15</sup> Mississauga property information, <https://www.mississauga.ca/apps/#/property/view/heritage>

The Pattinson House was built in 1915 by Gordon Pattinson and is an example of a vernacular style farmhouse. The property features a gable roof and a covered porch that wraps around the front façade (facing east) to the north side. Circular windows appear in the gables while the rest of the building features double hung windows. The building now serves as a law office for Garvey and Garvey Barristers and Solicitors.



Image undated

Source: <https://www.mississauga.ca/apps/#/property/view/heritage>

### **Context**

924 Clarkson Rd. S. is located south of Lakeshore Rd. W. at the intersection of Clarkson Rd. S. and Matena Avenue. The house is situated among other single-family, detached dwellings. The property sits at the bend of a paved, circular driveway and is surrounded by tall shrubbery on the north side that offer privacy from Matena Avenue. The house is closely surrounded by mature trees. A black fence runs along the front edge of the property.

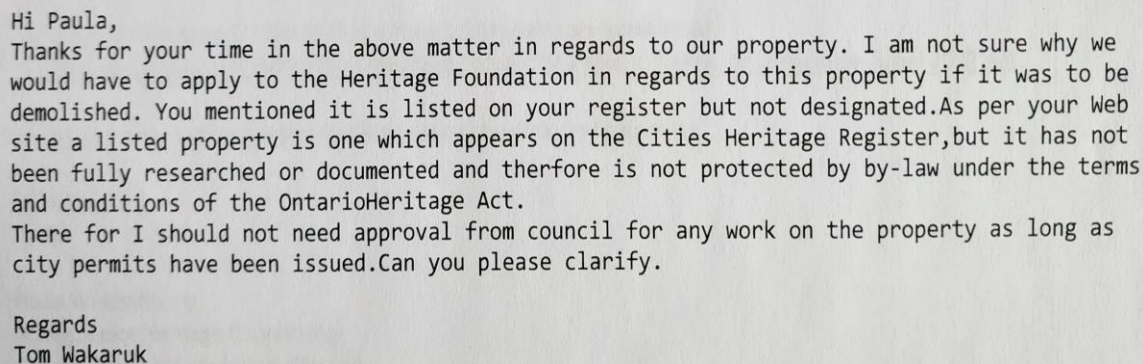
The house was likely built by W. A. Raymo in 1918 before it was sold to Joshua Bunting; Bunting lived in the house until his death in 1949.

### **Property Changes**

According to the City of Mississauga property information website, a pool was added to the property in 1970.

## Community Engagement

An email dated October 2012 from Tom Wakaruk, the owner of 924 Clarkson Rd. S. at the time, draws attention to his concerns about the property being listed on the heritage register:



Hi Paula,  
Thanks for your time in the above matter in regards to our property. I am not sure why we would have to apply to the Heritage Foundation in regards to this property if it was to be demolished. You mentioned it is listed on your register but not designated. As per your Web site a listed property is one which appears on the Cities Heritage Register, but it has not been fully researched or documented and therefore is not protected by by-law under the terms and conditions of the Ontario Heritage Act.  
There for I should not need approval from council for any work on the property as long as city permits have been issued. Can you please clarify.

Regards  
Tom Wakaruk

## Heritage Attributes

- A rare example of American Foursquare architecture in the City of Mississauga.
- A vernacular style farmhouse built in 1920.
- Was home to the Bunting family who made important contributions to local society.

## Conclusion

924 Clarkson Rd. S. is a unique Mississauga property that holds historic and architectural value. A vernacular style farmhouse built in 1920, it is a rare example of an American Foursquare building style in Mississauga. It was once home to the Bunting family who contributed to Clarkson's farming heritage. Joshua Bunting and his son William (who lived in neighbouring Port Credit) were both vocal about the "invasion of heavy industry"<sup>16</sup> in the area. Their home is among a few remaining historic properties in Mississauga that still retain some original exterior characteristics.

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<sup>16</sup> *Toronto Daily Star*, February 7, 1952, <http://tinyurl.com/uhmdm6rd>

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