

A By-law to designate 838 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 838 Clarkson Road South in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Council Resolution 0123-2024.

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 838 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 _____ day of _____, 2024.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: August 23, 2024
File: CS.08-24.02

_____ MAYOR

_____ CLERK

SCHEDULE 'A' TO BY-LAW _____

Legal Description

838 Clarkson Road South

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 29, Concession 3, South of Dundas Street of the Said Township, As in RO1050967.

SCHEDULE 'B' TO BY-LAW _____

838 Clarkson Road South is a two and a half storey house on the west side of Clarkson Road, south of Lakeshore Road West.

Statement of Cultural Heritage Value or Interest

The property has physical and design value as a rare example of Bungalow style architecture in Mississauga. The property has historical and associative value due to its connection to Hodgetts and Cotton, significant community member and local architect respectively. The property has contextual value because it is physically, visually and historically linked to its surroundings.

Heritage Attributes:

- Size and massing of the house – contributes to the property's physical and design value
- Location of the house on Clarkson Road South – contributes to the property's historical, associative and contextual value
- Location of the house on a rise of land, set perpendicular to and setback from Clarkson Road South – contributes to the property's historical, associative and contextual value
- Large medium pitch roof, which extends to cover veranda – contributes to the property's physical and design value
- Credit Valley stone veranda and chimney – contributes to the property's physical, design and contextual value
- Shed dormer – contributes to the property's physical and design value
- Rectilinear windows – contributes to the property's physical and design value
- Stucco exterior with Tudor half timbering – contributes to the property's physical and design value