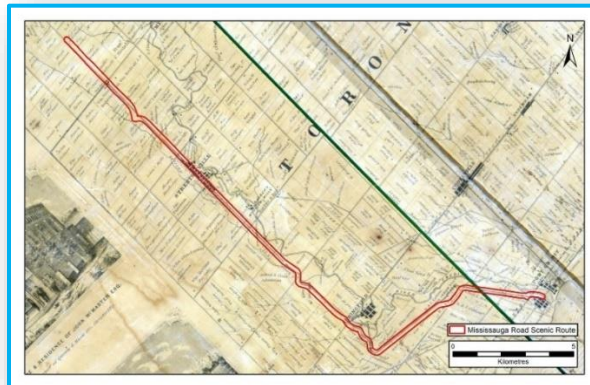


1495 Mississauga Road, City of Mississauga Cultural Heritage Impact Assessment & Addendum



For: V. Talwar & R. Dhir
1495 Mississauga Road, Mississauga, ON

9/1/2024

Leah Wallace, MA RPP MCIP CAHP

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Addendum Cover Letter – Summary of Changes to CHIA

The following document, including the executive summary, constitutes both the original CHIA and the addendum to the CHIA. All changes are in bold and italicised font. Below is a list of changes to the document and relevant and responses to the comments from Mr. Douglas.

1. The property is not individually listed on the heritage register though some of the properties on Mississauga Road are individually listed. Notations have been made to the text to distinguish individual listings from listing as part of the scenic route. See pages 44, 45, 47, 63
2. With respect to heritage value as an individual property, a Regulation 9/06, as amended by 569/22 analysis is included on pages 45, 46, 47
3. Any variances are explained in Fig. 20, page 19 and Appendix II. Further explanation of the required variances should form part of a planning impact analysis. Mitigation from a landscape perspective is discussed and elaborated on pages 56, 58 and 61 and in the executive summary.
4. There are several individual properties along the Mississauga Scenic Route that are either listed or designated under Part IV of the OHA. The nearby individually listed houses are mapped, noted and discussed in several places in the document, specifically pages 14 (Fig.10), 49, 50 (Figs.30, 31, 32). The comment regarding the fact that no individual properties are listed is incorrect and has been amended on page
5. An arborist's report is now included in the document (Appendix V) and mitigation is discussed on pages 7, 56, 58, 61.
6. Discrepancies regarding trees have been addressed in the arborist's report (Appendix 5).
7. Where the mapping, specifically older mapping, indicates the Old Indian Village, the Credit Indian Mission is noted in parentheses. Other notations have be corrected in accordance with planning comments page 37 (Fig.22), page 43 and throughout the document as required.

Executive Summary

Leah Wallace, was retained by V. Talwar and R. Dhir in to complete a cultural heritage impact assessment (CHIA) for the property at 1495 Mississauga Road in the City of Mississauga. This cultural heritage impact assessment is produced as a requirement for minor variance and building permit applications to demolish the existing house on the property and construct a new home on the site.

A heritage impact assessment is required by the city to assess the impact of the proposal on the Mississauga Road Scenic Route which has been identified by the city as a significant cultural heritage landscape and which is listed on the city's Register. Official Plan policies and urban design guidelines have also been developed to protect this cultural heritage landscape and to ensure that new development is compatible with existing homes and the streetscape and any impacts are appropriately mitigated.

A site visit to the subject property and the surrounding area was conducted in May 2024 and images were taken, most of which are included in this document. Historical research was completed and a number of documents and publications were also consulted.

The heritage impact assessment includes a discussion of the relevant planning documents related to this property including the Planning Act, the Provincial Policy Statement, the Growth Plan for the Golden Horseshoe, the Ontario Heritage Act as amended, the Regional Official Plan and the City of Mississauga planning documents as well as recent amendments to a number of these documents resulting from the passing of recent provincial legislation.

The document includes a description of the proposed development based on plans and drawings provided by the applicant; a historical description of the development of Peel County (Region of Peel); the City of Mississauga, Indigenous settlement, the Mississauga Road Scenic Route, and the subject property.

A Regulation 9/06, as amended by Regulation 569/22, review was completed which concluded that the property is not individually significant. However, it is located on the Mississauga Road Scenic Route and is therefore part of a significant cultural heritage landscape and is subject to the policies and plans that protect this ***listed*** cultural heritage landscape resource.

The impacts of the proposal on the subject property and nearby listed properties were analysed using the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Ministry of Citizenship and Multiculturalism *Infosheet #5*. The analysis concluded there would be some impacts, though none were significant, and recommended mitigation and conservation to mitigate these impacts. The positive and negative impacts of three different

development approaches were also analysed. These analyses indicated that the proposed new house and resultant landscaping would have a positive impact on both the property and the Mississauga Road Scenic Route cultural heritage landscape.

Recommended mitigation and conservation methods are:

1. The property is adjacent to the former ***Credit Indian Mission*** and is located in the former Mississauga Reserve Lands. The presence of archaeological resources on the site is possible. If during excavation, deeply buried archaeological resources are uncovered, all construction will cease until an archaeological assessment is completed and resources on the site are either removed or protected.
2. The building plans for the new homes on the property must be reviewed by planning and building staff, to ensure adherence to the urban design guidelines for the Mississauga Road Scenic Route. Particular attention to be given to the impact on the character of the area, the cultural heritage attributes of the road and the streetscape.
3. As many mature trees as possible should be retained to provide privacy and screening and to mitigate visual impacts. ***An arborist's report is included in this report for reference purposes (APPENDIX V).*** There are a number of natural stone paving elements extant on the property including granite setts and stone pavers. If possible these should be salvaged and re-used on the site.
4. Every effort should be made to conserve the character defining elements of the area.
5. A landscape design should be provided. The plan should provide adequate screening ***to mitigate impacts on neighbouring properties***; enhance ***and conserve*** the existing streetscape; and provide for the conservation and protection of as many existing healthy specimen trees as possible. Where new vegetation is required, species complimentary to existing vegetation types along Mississauga Road should be planted.

The cultural heritage impact assessment concluded that, although the subject property does not display all of the attributes identified as significant components of the Mississauga Road Scenic Route; and is not an individually significant property or an important cultural heritage resource in its own right; it is still part of an identified and evaluated significant resource. There are two individually listed properties nearby; but neither property is adjacent to 1495 Mississauga Road and will not be impacted either visually or physically by the proposed demolition and construction of the new house.

Currently there are features on the subject property which detract from the cultural heritage landscape of Mississauga Road including the garage, which is situated in the front of the house blocking views of the house; the wide paved entrance which encompasses most of the lot width; and the paved front yard which is provided with minimal vegetative screening from the road in the form of an overgrown cedar hedge.

The proposed minor variance application and the design of the new house enhances the cultural heritage attributes and cultural heritage landscape of Mississauga Road and provides for new

development that is appropriately located and compatible with surrounding land uses. It provides for infill residential development that is compatible with existing uses; and will be well-designed, visually distinctive and compatible with surrounding cultural heritage resources and streetscapes.

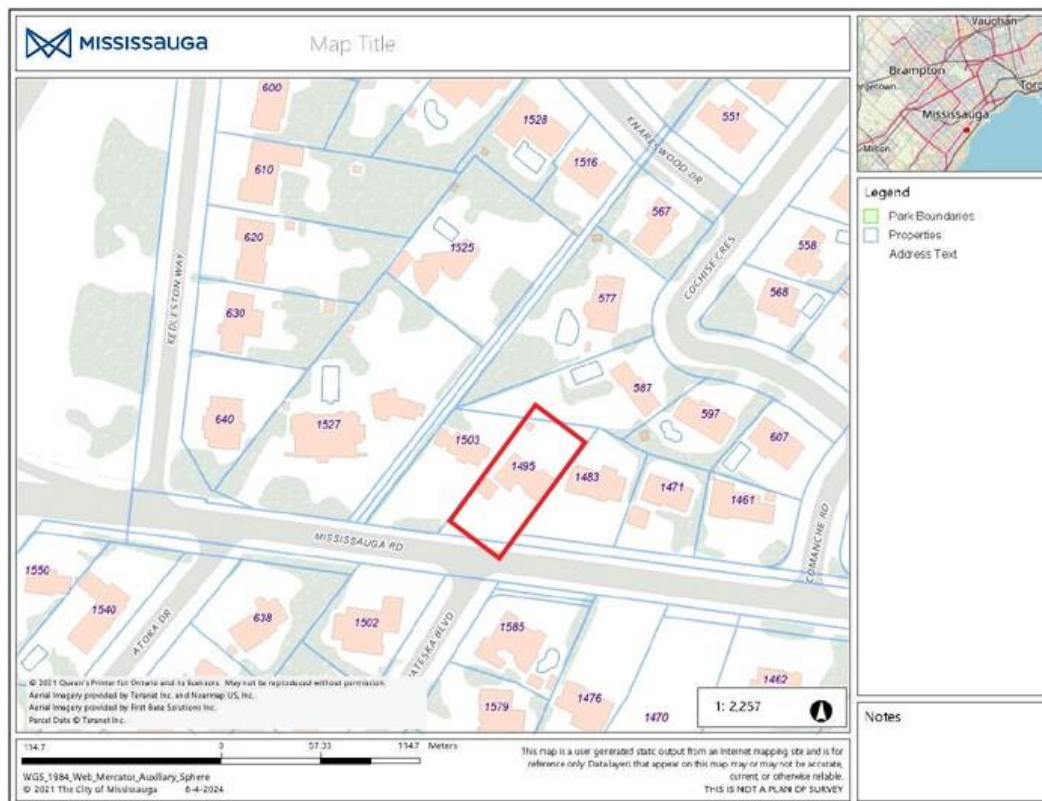
This summary is an outline only. For complete information, analysis and conclusions the reader should examine the full report.

Introduction

This Cultural Heritage Impact Assessment (CHIA) is produced as a requirement for a proposed application for a minor variance. The owners intend to demolish the existing home and construct a new 2 storey residence. The proposed building will require reduced side yard setbacks.

The subject property is located at 1495 Mississauga Road (Lot 7, Range 2 CIR, Part 1, Plan 42R-30243) in the City of Mississauga. The assessment provides historical background for both the city and the subject property; identifies significant heritage resources and cultural heritage landscapes adjacent to the property; and analyses the impact of the proposed development on these protected and identified heritage resources and its impact on cultural heritage landscape features and resources on this property and on Mississauga Road.

A Regulation 9/06, as amended by Regulation 569/22, analysis is included to confirm that the property does not meet the criteria for an individual listing on the Register or designation under Part IV of the OHA as a significant cultural heritage resource. The property is identified as part of a significant cultural heritage landscape (CHL) known as the Mississauga Road Scenic Route. Official Plan policies and Urban Design Guidelines have been developed to address the significance of this route and will be addressed in this CHIA. specific to these policies and guidelines. Impacts on the CHL as a whole will also be addressed.



1495 Mississauga Road, Mississauga
 May 2024 – Revised September 2024
 Leah Wallace, MA RPP MCIP CAHP

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Figure 1: Subject Property, 1495 Mississauga Road, City of Mississauga/EsriCanada (APPENDIX I)

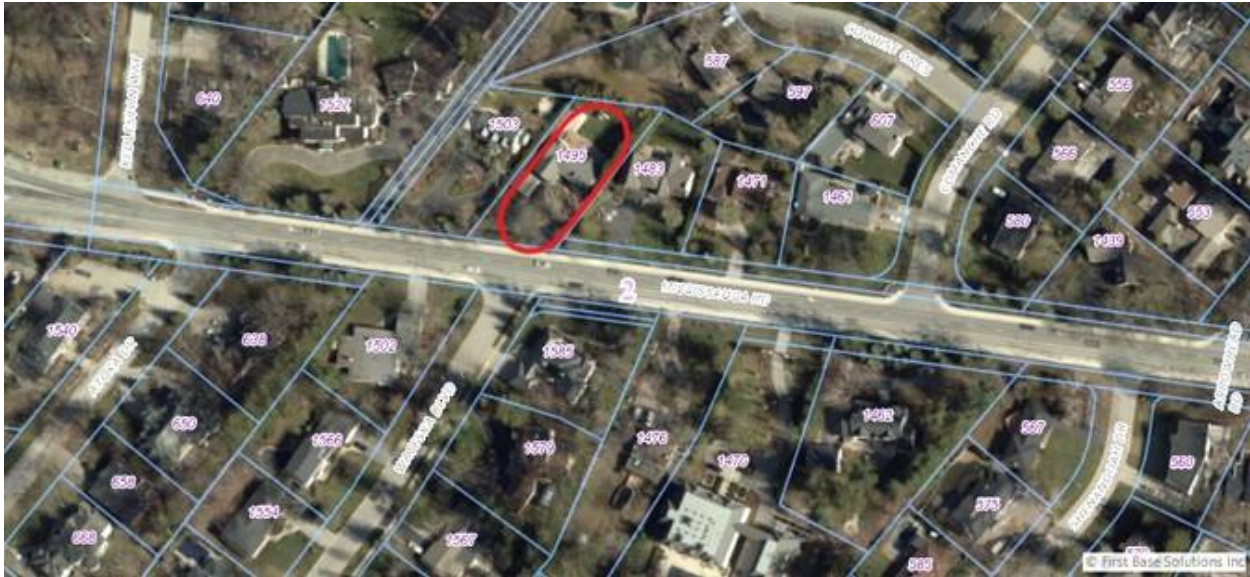


Figure 2: Subject Property, Aerial Photograph, 2022, City of Mississauga/Esri Canada (APPENDIX I)

Subject Lands

The subject property is located south of the Credit River on the north side of Mississauga Road, east of Kedleston Way and the Queen Elizabeth Way and west of Comanche Road. The property is the site of a 1 storey ranch style house constructed in the 1960's as confirmed by the 1966 aerial photograph. The house occupies a portion of the rear half of the lot. The front half of the lot is occupied by an extensive paved parking area and a garage which is located on the west side of the property facing east. A line of cedar trees partially screens the house from the road. (Figs. 1 & 2, 3, 4, 5, 6, 7, 8, 9).



Figure 3: 1954 Aerial Photograph, City of Mississauga/EsriCanada - No House at 1495 Mississauga Road (APPENDIX I)

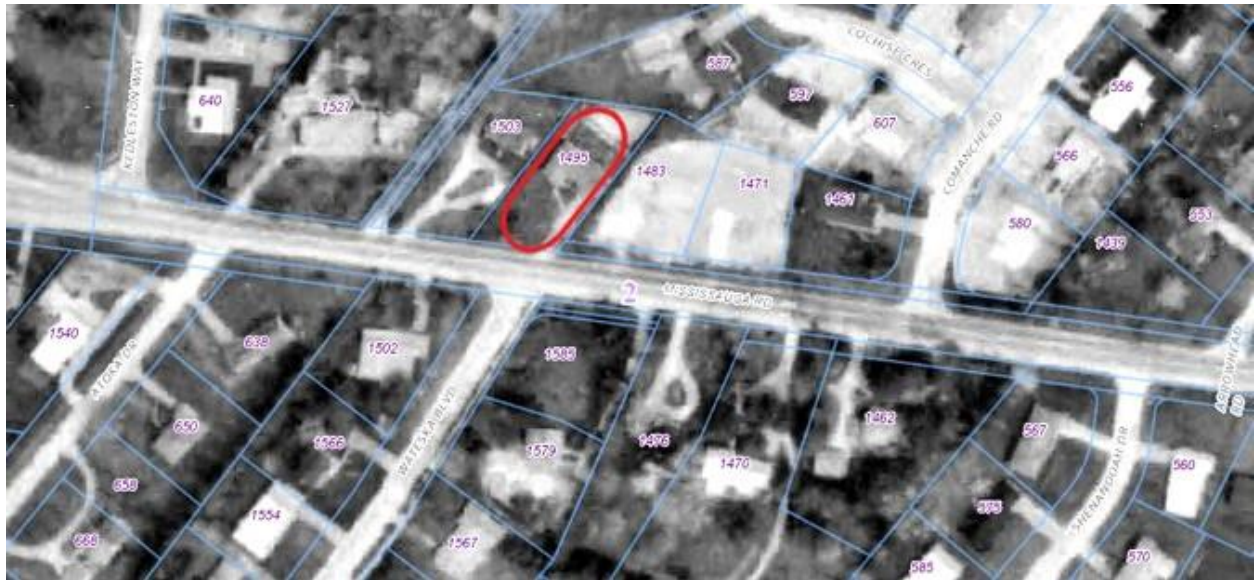


Figure 4: Aerial Photograph 1966, City of Mississauga/EsriCanada - House on Property, No Garage (APPENDIX I)



Figure 5: 1495 Mississauga Road Looking North from Sidewalk, LDW



Figure 6: 1495 Mississauga Road, Looking Northwest from Sidewalk, LDW



Figure 7: 1495 Mississauga Road Looking North with House and Paved Parking Area, LDW



Figure 8: 1495 Mississauga Road Looking North with Paved Parking Area, LDW



Figure 9: 1495 Mississauga Road Looking North from South Side of Mississauga Road, LDW

Surrounding Land Uses and Heritage Properties

The surrounding land uses are residential. The area is predominantly devoted to large residential properties containing substantial homes of varying styles and ages. The properties are landscaped with mature trees, lawns, and shrubs. Just to the west is the Queen Elizabeth Way, a major highway that extends from the American border in Fort Erie to downtown Toronto.

Mississauga Road is a major street that generally follows the route of the Credit River and extends from Port Credit at Lake Ontario to Britannia Road and the 401.

There are 2 properties which are listed on the city's Register of properties; but which are not designated; in proximity to the subject property (**Figs. 10, 29, 30, 31**). None are adjacent to the property. They are considered to be important contributors to the streetscape or cultural heritage landscape and to have a level of cultural heritage value or interest which may make them eligible for designation. These are:

- 1357 Mississauga Road
- 1462 Mississauga Road

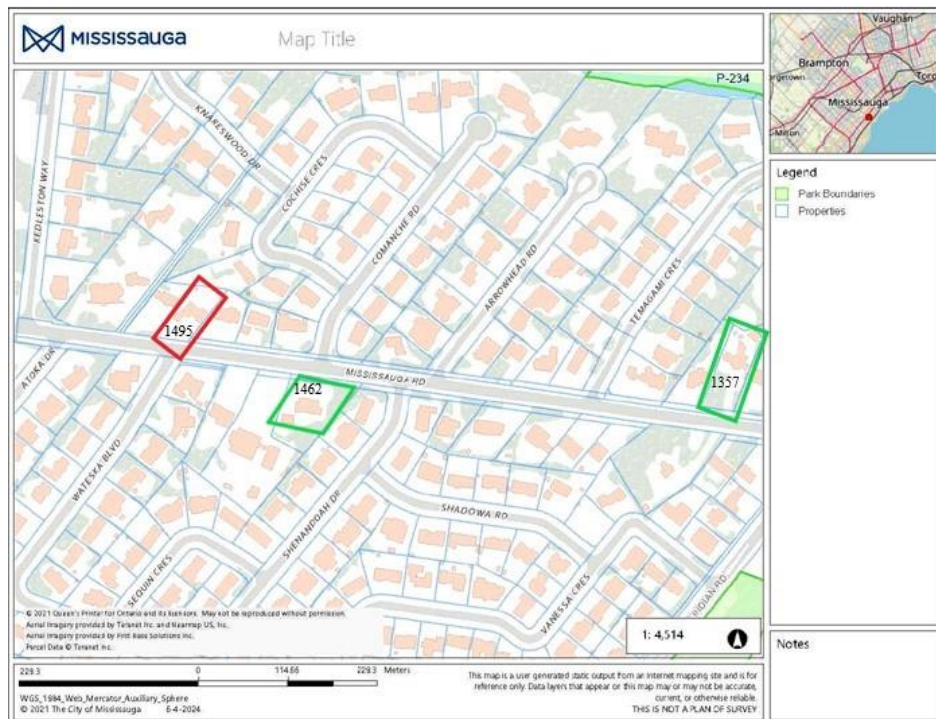


Figure 10: Subject Property and Nearby Listed Properties, Niagara Navigator (APPENDIX I)

Description of Proposed Development and Site Alteration

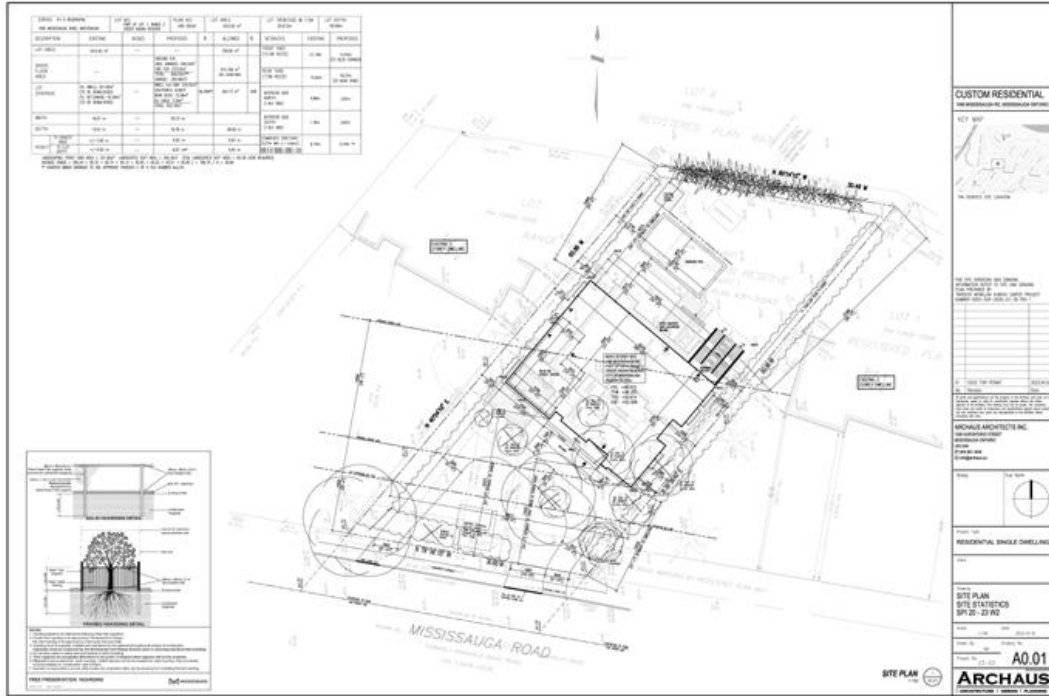


Figure 11: Site Plan Sketch (APPENDIX II)

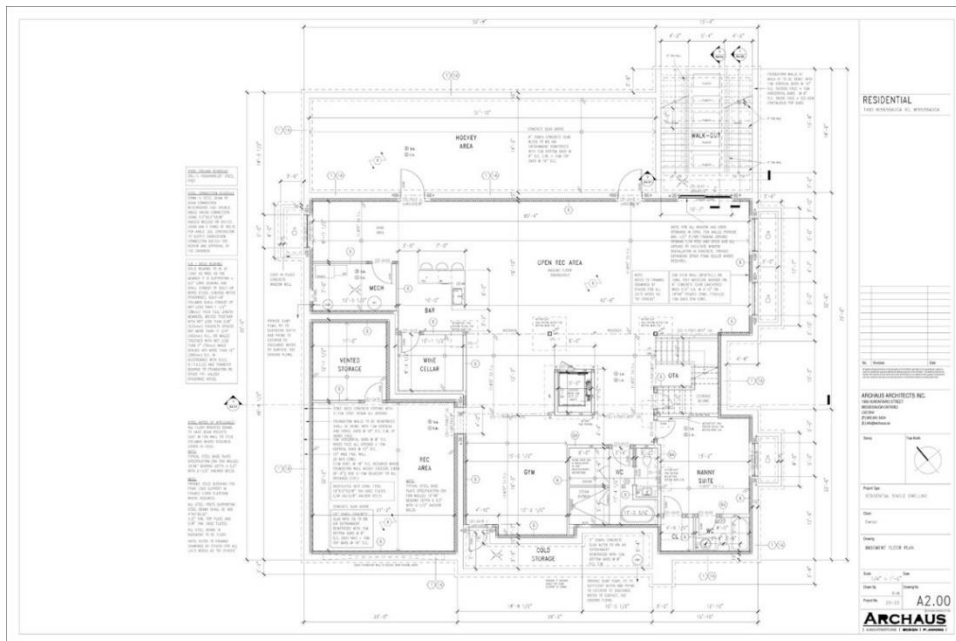


Figure 12: Basement Floor Plan, Archaus, (APPENDIX III)

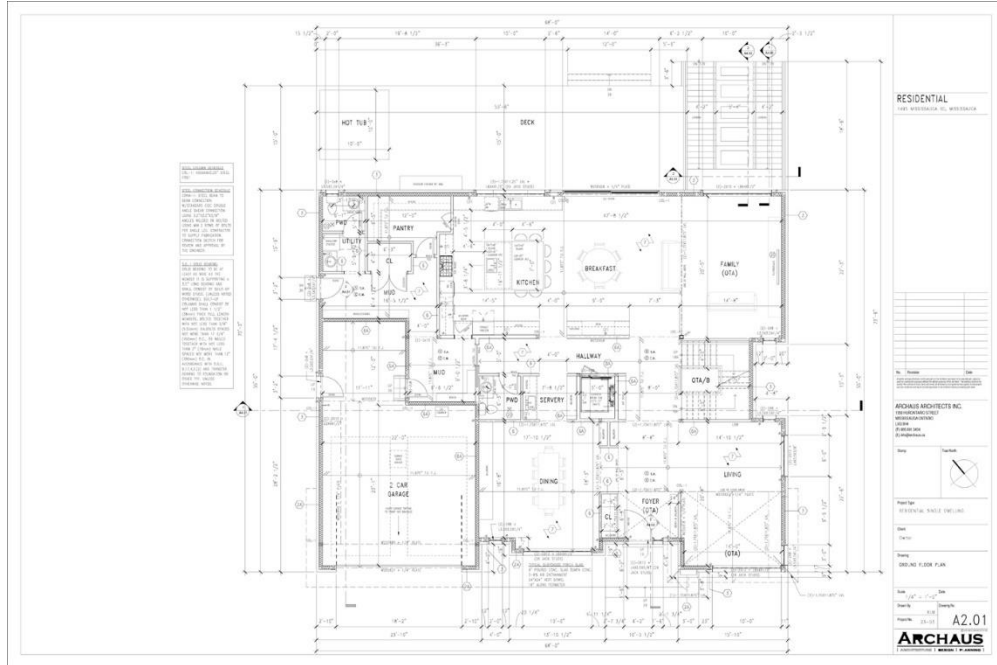


Figure 13: Ground Floor Plan, Archaus, (APPENDIX III)

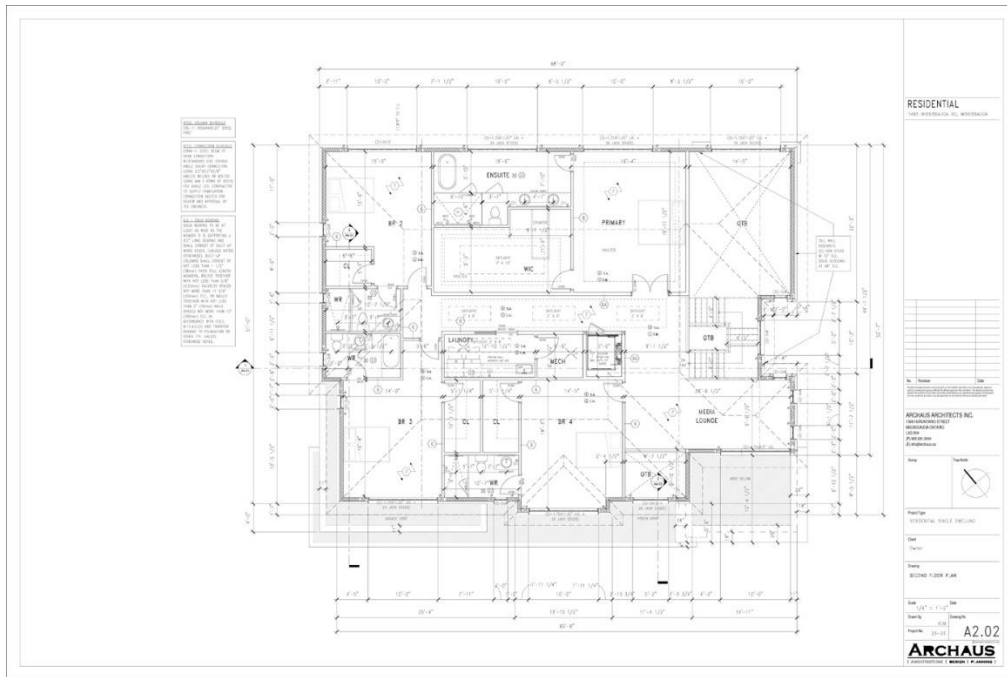


Figure 14: Second Floor Plan, Archaus, (APPENDIX III)



Figure 15: Exterior Elevations, Archaus, (APPENDIX III)



Figure 16: Side Elevations, East & West, Archaus, (APPENDIX III)



Figure 17: 3D Rendering #1, Facade, Archaus, (APPENDIX III)



Figure 18: 3d Rendering #3, Archaus, (APPENDIX III)



Figure 19: 3D Rendering #7 , Archaus, (APPENDIX III)

The proposal is to demolish the existing house and garage on the property and to construct a 2 storey house with a full basement and an integrated garage on the west side of the building with a single driveway entrance from Mississauga Road. A minor variance is required for the increase in gross floor are and lot coverage and a reduced combined side yard setback as indicated on the site plan (**Fig. 13**)

The following table provides details regarding the proposed location and size of the house and the required variances (**Fig. 20, Appendix II**).

ZONING R1-2 RESIDENTIAL		LOT NO: PART OF LOT 7, RANGE 2 CREDIT INDIAN RESERVE		PLAN NO: 43R-30243		LOT AREA 1610.93 m ²		LOT FRONTAGE @ 7.5M 30.612m		LOT DEPTH 60.96m	
1495 MISSISSAUGA ROAD, MISSISSAUGA											
DESCRIPTION	EXISTING	ADDED	PROPOSED	%	ALLOWED	%	SETBACKS	EXISTING	PROPOSED		
LOT AREA	1610.93 m ²	---	---		750.00 m ²		FRONT YARD (12.0M REQ'D)	21.19m	12.52m (TO BLDG CORNER)		
GROSS FLOOR AREA	---		GROUND FLR (INCL GARAGE): 334.52m ² 2ND FLR: 272.03m ² TOTAL: 606.55m ² ** GARAGE: (60.46m ²)		512.186 m ² (10 + 0.26% REQ'D)		REAR YARD (7.5M REQ'D)	15.64m	18.37m (TO BLDG EDGE)		
LOT COVERAGE	EX. DWELL: 201.96m ² (TO BE DEMOLISHED) EX. DET.GARAGE: 42.36m ² (TO BE DEMOLISHED)	---	DWELL incl GAR: 334.52m ² COV.PORCH: 8.49m ² REAR DECK: 73.39m ² EX. SHED: 7.39m ² TOTAL: 423.79m ²	26.30%**	402.73 m ²	25%	INTERIOR SIDE NORTH (1.8m MIN)	4.98m	2.87m		
WIDTH	19.07 m	---	20.73 m				INTERIOR SIDE SOUTH (1.8m MIN)	1.76m	2.87m		
DEPTH	13.53 m	---	16.76 m		20.00 m		COMBINED SIDEYARD [8.27m MIN (> 1 STOREY)]	6.74m	5.74m **		
HEIGHT	TO HIGHEST RIDGE	+/-7.00 m	---	9.50 m	9.50 m						
	TO U/S SOFFIT	+/-5.50 m	---	6.97 m**	6.40 m						

LANDSCAPING: FRONT YARD AREA = 521.90m² LANDSCAPED SOFT AREA = 340.35m² TOTAL LANDSCAPED SOFT AREA = 65.2% (40% REQUIRED)
 AVERAGE GRADE = (96.29 + 95.70 + 95.74 + 96.12 + 95.95 + 95.53 + 95.51 + 95.95) = 766.79 / 8 = 95.84
 ** DENOTES MINOR VARIANCE TO ZBL APPROVED THROUGH C OF A FILE NUMBER Axx/24

Figure 20: Site Plan Table, Archaus

The proposed house is designed with both traditional and contemporary details. It has a modified but complex hip roof, relatively clean lines and simple mouldings. The elevations indicate that the building will be clad in a combination of light coloured stone and grey brick.. This should be verified to ensure that the cladding is appropriate to the neighbourhood. The garage projects slightly beyond the front face of the structure. Both the garage and the recessed front porch and entrance are covered by a projecting cantilevered flat roof which extends beyond the front of the garage. The windows are plain and appear to have no exterior mouldings or trim with the exception of projecting sills. The larger windows are simply divided vertically into 3 sections (**Figs. 14 – 19**).

The scale, mass, height and design of the house resembles its neighbour to the east at 1483 Mississauga Road which was constructed in the early 2000's (**Fig.21**).



Figure 21: 1483 Mississauga Road, LDW

Existing Heritage Policy Context

The Planning Act

Part 1 of the Planning Act includes a list of matters of provincial interest. Section 2(d) states that the Minister, the council of a municipality and the Ontario Municipal Board, in carrying out their responsibilities shall have regard to:

- The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

In 2015, an additional clause, Section 2(r), was added. This clause provides for the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

Provincial Policy Statement (PPS)

A new Provincial Policy Statement came into force on May 1, 2020. The following policies are relevant and in effect.

Section 1.7 Long-Term Economic Prosperity contains the following policy for built heritage resources and cultural heritage landscapes.

Policy 1.7.1 (e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help to define character, including ***built heritage resources*** and ***cultural heritage landscapes***.

Section 2.6 of the PPS, Cultural Heritage and Archaeology, contains the following policies for both built heritage resources and cultural heritage landscapes.

Policy 2.6.1: ***Significant built heritage resources*** and ***significant cultural landscapes*** shall be conserved.

Policy 2.6.2: ***Development*** and ***site alteration*** shall not be permitted on lands containing *archaeological resources* or *areas of archaeological potential* unless *significant archaeological resources* have been conserved.

Policy 2.6.3: Planning authorities shall not permit ***development*** and ***site alteration*** on ***adjacent lands*** to ***protected heritage property*** except where the proposed *development* and *site alteration* is evaluated and it has been demonstrated that the ***heritage attributes*** of the ***protected heritage property*** will be conserved.

Policy 2.6.4: Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and **archaeological resources**.

The PPS provides the following definitions which assist in understanding and applying these cultural heritage and archaeology policies.

Significant means in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the province under the authority of the OHA.

Criteria for determining significance are recommended by the province, but municipal approaches that achieve or exceed the same objective may also be used.

Built heritage resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act (OHA), or that may be included on local, provincial, federal and/or international registers.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the OHA or have been included on federal and/or international registers, and protected through official plan, zoning by-law, or other land use planning mechanisms.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the OHA; property identified by the province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Adjacent lands mean those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Conserved means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning

authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring approval under the Planning Act.

Site alteration means activities such as grading, excavations and placement of fill that would change the landform and natural vegetative characteristics of a site.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest and may include the property's built, constructed, or manufactured elements as well as natural landforms, vegetation, water features and visual setting (e.g., significant views or vistas to or from a protected heritage property).

Archaeological resources include artifacts and archaeological sites, marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with the OHA.

Significant cultural landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts, villages, parks, gardens, battlefields, main streets, neighbourhoods, cemeteries, trailways, view sheds, natural areas and industrial complexes.

Protected heritage property means a property designated under Parts IV, V or VI of the Ontario Heritage Act.

Adjacent means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Development means creation of a new lot, a change in land use, or the construction of buildings and structures requiring Planning Act approval.

Site alteration means activities such as grading, excavations and placement of fill.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest. These may include the property's built elements as well as natural landforms, vegetation, water features and visual setting including views or vistas to or from a protected heritage property

Archaeological resources include artifacts and archaeological sites as defined under the Ontario Heritage Act. Identification and evaluation of these resources are based on archaeological fieldwork undertaken in accordance with that Act.

While the subject property is neither designated nor listed on the Register, the property is in an area that has been identified as a significant cultural heritage landscape by the City of Mississauga and official plan policies and urban design guidelines have been developed to ensure that the character of the landscape and its cultural heritage value or interest are conserved.

The properties at 1357 and 1462 Mississauga Road are included on the city's register of properties of cultural heritage value. They are considered to be of significant cultural heritage value both for the individual built heritage resources on these sites and their cultural heritage landscape value.

Growth Plan for the Greater Golden Horseshoe

A new Growth Plan for the Greater Golden Horseshoe came into effect in May 2019. It contains a number of guiding principles including the conservation and promotion of cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Métis communities.

The GGH contains important cultural heritage resources that contribute to a sense of identity, support a vibrant tourism industry, and attract investment based on cultural amenities. The Growth Plan acknowledges that accommodating growth can put pressure on these resources through development and site alteration and recognizes that it is necessary to plan in a way that protects and maximizes the benefits of these resources in order to make communities unique and attractive places to live.

Policy 4.2.7 states that:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
2. Municipalities will work with stakeholders, as well as First Nations and Métis communities, in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
3. Municipalities are encouraged to prepare archaeological management plans and municipal cultural plans and consider them in their decision-making.

The heritage impacts of the proposed development will be assessed in accordance with Growth Plan policies in the PPS and the Regional and local official plans.

Ontario Heritage Act (OHA)

Amendments to the *Ontario Heritage Act* and implementation Regulation 385/21 came into force on July 1, 2021, bringing into play amendments made through Bill 108, the *More Homes, More Choices Act*, 2019 (Bill 108). These amendments were intended to improve processes and

increase consistency in heritage designation, including providing for appeals to the Ontario Land Tribunal (OLT).

Further and much more far-reaching amendments to the OHA came into force on November 28 2022 with the passing of Bill 23, *The More Homes Built Faster Act*.

1. The OHA Amendments as of July 2021

The key additions and changes to the OHA included:

- Properties newly subject to a notice of intention to designate and applications to repeal a designation or alter a property made on or after July 1, 2021, are now subject to new appeals and binding decisions from the OLT.
- Owners whose properties are newly included in a heritage register will now get notice and may object, and where an objection is made, council must consider the objection in deciding whether to continue to list the property.
- New applications for alteration or demolition are deemed approved if council does not make a decision within specified time periods
- Municipalities have 90 days to issue a notice of intention to designate a property upon notice of a complete official plan amendment, zoning by-law amendment, or plan of subdivision application, subject to exceptions in the Regulation
- Designations must occur within 120 days of a notice of intention to designate, subject to exceptions in the Regulation

Regulation 385/21

The Regulation streamlines Ontario's heritage regulation process. The Regulation includes the following:

- Mandatory standards for designation by-laws
- Prescribed exceptions to the 90-day timeline for issuing a notice of intention to designate.
- Prescribed exceptions to the 120-day timeline to pass a designation by-law after a notice of intention to designate has been issued
- The process of amending or repealing a designation by-law following a consent for demolition has been amended to require notification to property owners if no changes are made to the designation by-law

- Minimum requirements for complete applications for alteration, demolition or removal, of heritage properties, which include photographs, reasons for the proposal and potential impacts, and all technical cultural heritage studies that are relevant to the proposal

2. The OHA Amendments Under Bill 23, November 2022

Bill 23, known as the More Homes Built Faster Act is an omnibus bill that resulted in major changes to several pieces of legislation including the Ontario Heritage Act. It passed on November 28, 2022.

Key changes to the OHA include:

- Designation under Part IV of the Act will require that the property meet two criteria for designation under Ontario Regulation 9/06 as amended by Ontario Regulation 569/22 rather than one.
- Inclusion of a Property on the Register as a Listed property requires that a 9/06 evaluation be completed and the property must meet at least one criteria.
- A property must be listed on the Register before it can be designated.
- Municipalities will not be permitted to issue a notice of intention to designate a property unless the property is already on the register when the current 90 day requirement for applications is triggered.
- A new Regulation 569/22 amends Regulation 9/06 and also includes criteria for evaluation of heritage conservation districts.
- Municipalities will be required to make an up-to-date version of the information on their municipal register available on a publicly accessible municipal website.
- Property owners are now able to use the existing process under the OHA for objecting to the inclusion of their non-designated property on the municipal register regardless of when it was added to the register.
- If council moves to designate a listed property but a designation bylaw is not passed or is repealed on appeal, the property must be removed from the municipal register.
- Non-designated properties currently included on a municipal register must be removed if council does not issue a notice of intention to designate (NOID) within two years of the amendments coming into force.
- Properties included on the Register after the Act comes into effect would also be removed after two years if no NOID is issued.
- If properties are removed from the register under any of the above three circumstances, they cannot be relisted for a period of five years

Despite the considerable changes to the Act, particularly as the relate to hearings before the Local Planning Appeal Tribunal and timing of public notices and Council decisions, the OHA still provides policies and regulations for the protection of built heritage resources, cultural landscapes such as heritage conservation districts, and archaeological resources through the process of identifying, listing and designating those resources.

Peel Regional Official Plan

The Peel Regional Official Plan, Section 3.6, contains objectives and policies for the protection of built heritage resources and cultural heritage landscapes. and requires a heritage impact assessment where development, site alteration and/or public works projects are proposed on, or adjacent to, a significant built heritage resource or cultural heritage landscape.

Objectives include:

- 3.6.1 To identify, conserve and promote Peel's non-renewable cultural heritage resources, including but not limited to built heritage resources, cultural heritage landscapes and archaeological resources for the well-being of present and future generations.
- 3.6.2 To encourage stewardship of Peel's built heritage resources and cultural heritage landscapes and promote well-designed built form to support a sense of place, help define community character, and contribute to Peel's environmental sustainability goals.
- 3.6.3 To strengthen the relationship between the local municipalities, Indigenous communities and the Region when a matter having inter-municipal cultural heritage significance is involved.
- 3.6.4 To support the heritage policies and programs of the local municipalities.

Relevant policies include:

- 3.6.5 Work with the local municipalities, stakeholders and Indigenous communities in developing and implementing official plan policies and strategies for the identification, wise use and management of cultural heritage resources.
- 3.6.6 Direct the local municipalities to include policies in their official plans for the identification, conservation and protection of significant cultural heritage resources, including significant built heritage resources and significant cultural heritage landscapes as required in cooperation with the Region, the conservation authorities, other agencies and Indigenous communities, as appropriate.
- 3.6.7 In cooperation with the local municipalities, ensure the adequate assessment, preservation or mitigation, where necessary or appropriate, of archaeological resources, as prescribed by the Ministry of Heritage, Sport, Tourism and Culture Industries' archaeological assessment standards and guidelines.
- 3.6.8 Encourage the local municipalities to consult with the Indigenous communities when commemorating cultural heritage resource and archaeological resources.
- 3.6.9 Require local municipal official plans to include policies where the proponents of development proposals affecting cultural heritage resources provide sufficient documentation to meet provincial requirements and address the Region's objectives with respect to cultural heritage resources.
- 3.6.10 Direct the local municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has

been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

- 3.6.11 Direct the local municipalities to only permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site, consistent with provincial requirements. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.
- 3.6.12 Encourage and support the local municipalities to prepare and maintain a Cultural Heritage Master Plan and an archaeological management plan that provides, but is not limited to, inventory of cultural heritage resources, and guidelines for the identification, evaluation, conservation and direct/indirect impact mitigation activities to consider in decision making on cultural heritage resources and archaeological resources.

City of Mississauga Official Plan

1. Heritage Conservation

Chapter 7, Complete Communities Section 7.5 or the Mississauga Official Plan is devoted to Heritage Planning policies.

a. Cultural Heritage Resources

Identified cultural heritage resources include; but are not limited to:

- structures such as buildings, groups of buildings, monuments, bridges, fences and gates;
- sites associated with an historic event;
- environments such as landscapes, *streetscapes*, flora and fauna within a defined area, parks, heritage trails and historic corridors;
- artifacts and assemblages from an archaeological site or a museum; and
- traditions reflecting the social, cultural, or ethnic heritage of the community.

b. Relevant Heritage Policies

To celebrate the past and create a sense of place and identity, Mississauga will designate cultural heritage resources in accordance with the *Ontario Heritage Act*.

7.5.1.1 The heritage policies are based on two principles:

- a. heritage planning will be an integral part of the planning process; and

- b. cultural heritage resources of significant value will be identified, protected, and preserved.
- 7.5.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
- 7.5.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.5.1.5 Mississauga will encourage private and public support and the allocation of financial resources for the preservation and rehabilitation of cultural heritage resources.
- 7.5.1.6 Mississauga will foster public awareness of and commitment to, the protection and enhancement of cultural heritage resources.
- 7.5.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources.
- 7.5.1.8 The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.
- 7.5.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.
- 7.5.1.10 Applications for development involving cultural heritage resources will be required to include a ***Heritage Impact Assessment*** prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 7.5.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a ***Heritage Impact Assessment***, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction
- 7.5.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.5.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.5.1.15 Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws.
- 7.5.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.
- 7.5.1.19 Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 7.5.1.20 Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

c. 7.5.2 Cultural Heritage Properties

Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological or natural significance and/or value.

A heritage designation is applied to properties that have contextual, archaeological, historical/associative and/or physical/design value that is to be preserved.

Properties of cultural heritage value are designated under the *Ontario Heritage Act*, on the City's Heritage Register, and include listed properties that have not been designated under the Act, but that City Council believes to be of cultural heritage value or interest.

The Mississauga Road Scenic Route has been analysed in the document *Conserving Cultural Landscapes, Volume 2, Appendix D* which determined that the road has cultural heritage value or interest though it is not designated under either Part IV or Part V of the OHA. Consequently, a heritage impact assessment for the proposed demolition and construction on the subject property is required.

7.5.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a ***Heritage Impact Assessment***.

7.5.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

2. Chapter 9 - Building a Desirable Urban Form and Urban Design Policies

Section 9.3.3 of Chapter 9 deals with Gateways, Routes, Landmarks and Views. Policy 9.3.3.11 deals specifically with the lands along Mississauga Road. These policies form the basis of the urban design guidelines for Mississauga Road Scenic Route which was identified as a significant cultural landscape in a report completed in 2022 by ASI entitled *Conserving Cultural Landscapes* (Volumes 1-3). This report assesses the route using Regulation 9/06 criteria for its design and physical value, its historical value and its associative value and determines that it meets 6 of the criteria. It also provides a Statement of Significance for the road.

Lands fronting, flanking and/or abutting Mississauga Road, between the Canadian Pacific Railway, located south of Reid Drive, and Lakeshore Road West, are part of a designated scenic route. These lands will be subject to the following:

- a. in order to preserve its historic streetscape character and appearance, residential development will only consist of detached dwellings and will generally be on lots with a minimum depth of 40 m.;
- b. direct vehicular access to Mississauga Road will be encouraged;
- c. upgraded building elevations, including principal doors and fenestrations, will be required facing Mississauga Road;
- d. buffer roads (i.e. any parallel road along Mississauga Road) and reverse frontage lot development will not be permitted;
- e. notwithstanding Policy 8.3.1.4, development will not be permitted if an increase in the existing Mississauga Road pavement width is required;
- f. building massing, design, setbacks and lot frontages will be consistent with surrounding buildings and lots;
- g. projecting garages will be discouraged;
- h. alternative on-site turnarounds, such as hammerhead driveways, will be encouraged in order to reduce reverse movements and the number of driveway entrances. Circular driveways will be discouraged;
- i. tree preservation and enhancement will be required on public and private lands in order to maintain existing trees;
- j. removal of existing landscape features, including but not limited to stone walls, fences and hedgerows, will be discouraged.

3. Urban Design Guidelines, Mississauga Road Scenic Route, 2017

The purpose of the Urban Design Guidelines is to ensure new development located along the Mississauga Road Scenic Route is designed to be compatible with, and sensitive to the established character and to minimize undue impacts on adjacent properties. The guidelines reflect many of the policies in Chapters 9 and 16 of the Official Plan as they relate to the Clarkson-Lorne Park Neighbourhood Character Area Urban Design Policies in 16.5.1.

The document is intended to ensure that the objectives of the City's Official Plan and the Mississauga Road Scenic Route policies are achieved. In addition, the guidelines should be read in conjunction with the Zoning By-law; New Dwellings, Replacement Housing, and Additions Urban Design Guidelines; and other City guidelines and standards.

4. Official Plan Designation

Chapter 11 of the City of Mississauga Official Plan is devoted to Land Use Designations. The subject property at 1495 Mississauga Road is designated Residential Low Density 1 (LD1). This designation permits

Policy 11.2.5.2 states that in addition to the Uses Permitted in all Designations, residential designations will also permit the following uses:

- a. residential dwelling;
- b. accessory office for physicians, dentists, health professionals and drugless practitioners;
- c. home occupation;
- d. special needs housing; and
- e. urban gardening.

In addition, Policy 11.2.5.3 states that lands designated Residential Low Density I will permit the following uses:

- a. detached dwelling;
- b. semi-detached dwelling; and
- c. duplex dwelling.

[City of Mississauga Zoning By-law 0225-2007](#)

The permitted uses in the Residential (R1-2) Zone are limited to:

- A detached dwelling
- One additional attached residential unit
- Accessory Building and Structure
- Home Occupation

[Standards and Guidelines for Conservation of Historic Places in Canada](#)

The *Standards and Guidelines for the Conservation of Historic Places in Canada* were first published in 2003 and updated in 2010. These standards and guidelines, while they have no legislative authority, are a tool to help users decide how best to conserve historic places, their heritage value and character defining elements. They are used in partnership with statements of the significance of heritage resources, such as designation by-laws. Anyone carrying out an intervention that may impact the heritage values and character defining elements of a heritage resource must be mindful of the impacts on that resource.

The Standards and Guidelines indicate that it is important to know where the heritage value of the historic place lies, along with its condition, evolution over time, and past and current importance to its community.

Planning should consider all factors affecting the future of a historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints. The most effective planning and design approach is an

integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout. For historic places, the conservation planning process also needs to be flexible to allow for discoveries and for an increased understanding along the way, such as information gained from archaeological investigations or impact assessments.

The Standards and Guidelines include Guidelines for Cultural Heritage Landscapes, including Heritage Districts and define a cultural heritage landscape as:

- *Any geographical area that has been modified, influenced or given a special cultural meaning by people, and that has been formally recognized for its heritage value.*

UNESCO places cultural landscapes in three generally accepted categories.

1. Designed
2. Organically Evolved
3. Associative

Any action or process that results in a physical change to the character-defining elements of a historic place must respect and protect its heritage value, which has been determined as noted in the . A historic place's heritage value and character-defining elements can be identified through formal recognition, such as designation under the OHA and by nomination to the *Canadian Register of Historic Places*. In assessing a proposed alteration to a designated property or any property of cultural heritage value and interest, the 14 *Standards for the Conservation of Historic Places in Canada* will be addressed. The heritage value and character-defining elements of the property 1495 Mississauga Road must be conserved as part of an associative and organically evolved cultural landscape when the existing house is demolished to ensure that the design of the house, its placement on the lot and the landscape continue to reflect the character of the Mississauga Road Scenic Route as it appears in the area south of the Queen Elizabeth Way and north of Port Credit.

Heritage Impact Analysis

Historical Research and Site Analysis

1. Early Indigenous History Southwestern Ontario¹

The earliest archaeological evidence of human settlement in southern Ontario is about 11,000 years old and occurred just after the Wisconsin glacier retreated. These early people were nomadic. They hunted big game such as mastodon and mammoth. Between approximately 8000 and 1000 BCE the inhabitants began to coalesce into larger groups with smaller territories. They used polished stone tools, indicating an advance in tool-making technology. Artifacts found at their campsites provides evidence that they engaged in long-distance trade with other peoples

About 1000 BCE, at the commencement of the Woodland period, there was a change in subsistence patterns, burial customs and tool technology. Pottery making was also introduced during this period. The indigenous residents transitioned from foraging and hunting to cultivating maize and other crops such as squash, maize and beans. They also began to gather in villages consisting of long houses surrounded by palisades. In the 1500's the Iroquoian communities began to organize themselves into tribal confederacies. One such confederacy, located south of Lake Ontario was the Haudenosaunee Confederacy comprised of Mohawks, Oneidas, Onondagas, Cayugas and Senecas.

2. The Seventeenth and Eighteenth Centuries

Explorers and missionaries arrived in southern Ontario in the first half of the 17th century. The diseases they brought with them resulted in the collapse of the three southern Ontario Iroquoian confederacies, the Huron, Petun and Attiwandaron. The movement of the Haudenosaunee Confederacy into southern Ontario and the wars they waged on these groups further contributed to their collapse.

The Haudenosaunee began to threaten communities further from Lake Ontario including the Anishinaabe. The Anishinaabe allied with the Odawa and Potawatomi in the late 17th century and began a series of offensive attacks on the Haudenosaunee forcing them back to the area south of Lake Ontario. Oral tradition has given the Mississauga an important role in the attacks on the Haudenosaunee resulting in a large group of Mississauga establishing themselves in the area between Toronto and Lake Erie in the area the Neutrals called "Oniguiahara", now known as Niagara. This land is part of the Upper Canada Treaties known as the Upper Canada Land

¹ Haudenosaunee Confederacy, Who We Are,
<https://www.haudenosauneeconfederacy.com/who-we-are>

Surrenders made between 1764 and 1862². These were a series of agreements made between Indigenous peoples and the Crown. The agreements were made during the late 18th century and into the 19th century before Confederation and the creation of the province of Ontario. The agreements surrendered Indigenous lands to the colonial government for a variety of purposes, including settlement and development. The Upper Canada Land Surrenders cover much of what is now southwestern Ontario. The first of these, in 1764, was an oral treaty or land surrender negotiated with the Senecas by Sir William Johnson resulting in the ceding of a four mile strip of land along the east side of the Niagara River from the mouth at Lake Ontario to the Niagara Escarpment. It also included a strategic portage and corresponding two mile strip on the west bank of the river.³

Continued military support of the British during the American War of Independence resulted in persecution of a large number of the Haudenosaunee. In 1784, under the terms of the “Between the Lakes Purchase,” which was signed by Sir Frederick Haldimand as Governor of the Canadas, the Crown acquired over one million acres of land from the Mississauga, stretching westward from near the head of Lake Ontario along the north shore of Lake Erie to Catfish Creek. Title to a portion of the lands acquired through the Between the Lakes Purchase was granted to the Six Nations in restitution for their territories that British had surrendered to the American government under the terms of the Treaty of Paris in 1783. These lands consisted of a tract six miles deep on either side of the Grand River, from its mouth to its source. Joseph Brant, the Mohawk hereditary chief, led the migration to the Grand River valley in the winter of 1784 and spring of 1785..

In 1797, Brant was awarded a 3,450-acre tract of land (known as Brant’s Block) on the north side of Burlington Bay. The purchase of Brant’s Block from the Mississaugas had been authorized by Lieutenant-Governor John Graves Simcoe, following recommendations made years earlier to reward Brant for his military services during the Revolutionary War.

Throughout the 1790s the Mississauga had grown increasingly disillusioned with their treatment at the hands of the British Crown and its colonial administration and were determined that any further land cessions would be made only at prices of their choosing. To this end they formally appointed Brant, in 1798, as their guardian and agent for all future land dealings. This relationship was intended to represent a formal alliance between the Haudenosaunee and Mississauga peoples.

The Mississauga lands between Burlington Bay to the west and Etobicoke Creek to the east formed part of what was called the “Mississauga Tract” at the turn of the nineteenth century.

² Donna Duris, “Mississauga’s Treaty at Niagara (1781),” “Treaty Lands and Territory Mississaugas of the Credit, May 28, 2017, <http://mncfn.ca/misissauga-cession-at-niagara-1781>.

³ Richard D. Merritt, *On Common Ground, The Ongoing Story of the Commons in Niagara-on-the-Lake*, Dundurn, 2012, p.22.

Although the British had secured the right to travel and trade within this area, it remained a physical barrier between the East and West Ridings of York County.

The “Toronto Purchase,” also known as Treaty #13, occurred during the administration of Upper Canadian “President” Alexander Grant in August 1805. It was negotiated to resolve confusion over a 1787 “provisional surrender” of lands on the north shore of Lake Ontario from Ashbridges Bay to Etobicoke Creek. It was followed by Treaty #14 or the Head of the Lake Purchase, concluded in September 1806. The Mississaugas surrendered 70,784 acres west of the Toronto Purchase, extending inland from the lakeshore for a distance of six miles, in exchange for £1000 in goods. The terms of the treaty were to maintain the Mississaugas’ “sole right of the fisheries” and the “flats or low grounds,” to grow corn on Twelve and Sixteen Mile Creeks, and the Etobicoke and Credit Rivers. The reserve was specified as one mile on each side of the Credit River. The fishing rights of the Mississaugas were not always respected by the local settler community. Complaints were made by Chief Kineubenae regarding the abuses upon the salmon fisheries by European settlers as early as 1806.

In 1818, the government purchased more land from the Mississaugas to accommodate increased settlement (the Ajetance Purchase, or Treaty #19). New townships were surveyed from this purchase, including Nassagaweya and Esquesing, and Nelson and Trafalgar townships were extended north in a new survey (Mathews 1953). In February 1820, Acheton and other “principal Chiefs, Warriors and people of the Mississauga Nation of Indians,” ceded their lands at Twelve and Sixteen Mile Creeks along with northwestern and southeastern portions of the Credit River Reserve under Treaty #22. As part of this agreement, two hundred acres located in southeasterly portion of the Credit River Reserve would be set aside as a village site for the Mississaugas of the Credit. Treaty #23, negotiated later the same day, saw the central portion of the Credit River Reserve, along with its woods and waters, ceded to the Crown for £50.

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In 1826, the Mississaugas petitioned for the right of possession of the remaining reserve lands on the Credit and established a village there. The Credit River settlement developed largely under the leadership of the Methodist missionary Peter Jones, son of the Anglo-American surveyor Augustus Jones and Tuhbenahneequay, a Mississauga woman from the Credit community. By 1826, most of the community had converted to Christianity and taken up farming. The mission settlement resembled contemporary Euro-Canadian rural settlement centres. By the mid-to late 1830s, the Credit River settlement, with a population of some 200 people, boasted a hospital, a mechanic’s shop, eight barns, two sawmills, and 40 houses. A large acreage was in pasture, under crops of wheat, oats, peas, corn, potatoes and other vegetables, or developed into orchards).

Ultimately, the Mississauga community on the Credit came to an end. Euro-Canadian settlement continued to expand in the area through the 1830s and 1840s and continued to undermine the Mississaugas’ ability to pursue the way of life that they desired, and the government denied them the security of tenure at the Credit Mission. In consequence, most of the Mississauga Credit River community had relocated to a new community on Six Nations reserve lands near Hagersville by

1847. A map from 1849 and the 1859 *Tremaine's Map of the County of Peel* identify the former site of the Credit Mission as the "Old Indian Village" (**Credit Indian Mission**). The 1859 map depicts 10 structures still standing, 12 years after the move (**Figs. 22 & 23**).⁴

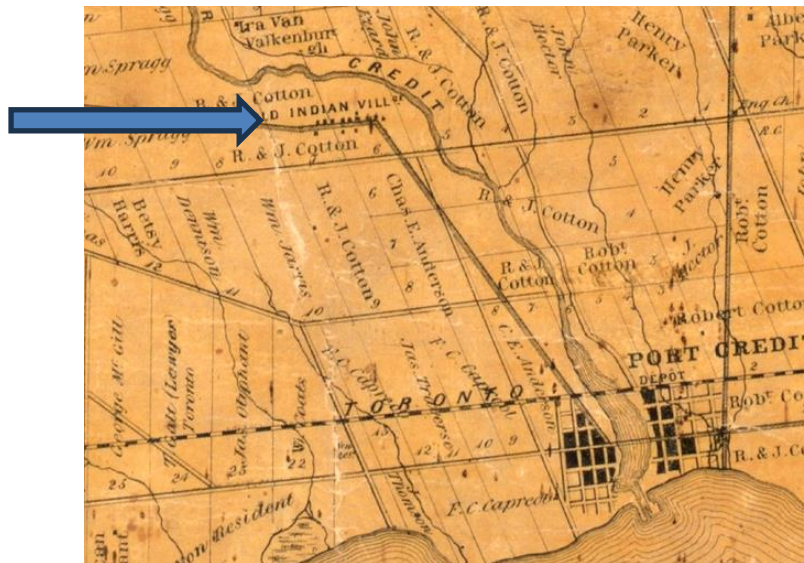


Figure 22: Detail, Tremaine Map, 1859, Old Indian Village (**Credit Indian Mission**) Location and Approximate Location of Subject Property (APPENDIX IV)



Figure 23: Plan of Indian Reserve, River Credit, 1849, Indian Department, Cobourg, Ontario, Archives of Pama, Region of Peel Map and Plan Collection (APPENDIX IV)

⁴ Section on the Mississaugas taken from *Conserving Cultural Landscapes, Cultural Heritage Landscape Project, Volume 2, Appendix D, p.42-47.*

Early agreements such as those described above were often about maintaining alliances with Indigenous peoples. Subsequent treaties, including those after the American Revolution (1775—83) and War of 1812, were increasingly about surrendering lands for settlement, as supporters of the British came to Upper Canada looking for a new home. In many of these treaties, Indigenous peoples received cash payments (either one-time or annual, depending on the agreement), reserves and other goods in return for the surrender of their traditional lands.⁵ Today there is much discussion with respect to the concept of “surrender” as opposed to the concept of “sharing” of these traditional lands.

3. European Settlement

a. County of Peel

During the 1600s the Iroquois Confederacy controlled vast portions of Southern Ontario. Around 1700 the Iroquois, weakened by disease and warfare with the French, were pushed out of the area by the Anishinabeg, a group migrating southward. The Anishinabeg settled along the north shore of Lake Ontario.

After the Seven Years War between Great Britain and France concluded in 1763, the French ceded control of what would become Quebec and Ontario to the British, who were then maintaining forts at Kingston and Niagara. The American Revolution and the subsequent migration of Loyalist settlers from the newly formed United States of America to British lands convinced the British Crown of the desirability of formally acquiring new lands for settlement. As a result, the Crown began to purchase land from the Anishinabeg via treaties. Between 1783 and 1788 vast tracts of land in Ontario were purchased and surveyed for settlement. In 1798 the British built an inn at the mouth of the Credit River which was known as “The Government House”. It served as a way station for couriers who carried dispatches between Niagara, at that time the seat of government, and the newly created Town of York.

On August 2nd, 1805 the British and Anishinabeg signed a treaty covering the southern portion of the “Mississauga Tract” on the Lake Ontario waterfront, reaching from the Etobicoke Creek on the east to Burlington Bay on the west, and running north to what in Peel was known as the Second Concession North of Dundas Street, now known as Eglinton Avenue. Within a year the land was surveyed and divided into “Townships” for settlement purposes. The township in the Peel area known as Toronto Township is now the City of Mississauga.

When Toronto Township was purchased the Anishinabeg withheld a strip of land one (1) mile wide on either side of the Credit River. The rest of the land was surveyed, and settlement began in earnest. Small hamlets sprung up at crossroads throughout the Township. By 1818 the need for more land was apparent, and negotiations were started to purchase the remaining

⁵ Upper Canada Land Surrenders, The Canadian Encyclopedia, October 16, 2020, <https://www.thecanadianencyclopedia.ca/en/article/upper-canada-land-surrenders>

Anishinabeg land north of Eglinton Avenue. That same year 648,000 additional acres were purchased, and by 1819 the land was surveyed and divided into Townships. The Peel area now included an enlarged Toronto Township, as well as four additional townships: Chinguacousy, Toronto Gore, Albion, and Caledon. In February 1820 the Anishinabeg surrendered the last of their lands along the Credit River, only keeping a small piece for a village that they abandoned in 1847.

When the various townships came into existence between 1805 and 1819, they were administered by the Home District Court of Quarter Sessions in York. This body was appointed by the Lieutenant-Governor and was composed of Justices of the Peace and other officials including a Clerk, a Sheriff, and a Treasurer. Townships elected officials for minor matters; but they had very little authority and were always under the supervision of the magistrates. In 1841 legislation was passed changing the various District Courts from appointed bodies to elected bodies, creating a “Home District Council”; and then in 1850 the Districts themselves were dissolved in favour of smaller administrative units or counties. From January 1850 to December 1851 the Peel area townships were administered by the County of York, composing the “Second Riding” of that county:

Peel County, named after Sir Robert Peel (1788-1850), who had previously served as both the Home Secretary and Prime Minister of Great Britain, was created in 1852 as part of the United Counties of York, Peel, and Ontario. Peel was composed of the Townships of Toronto, Chinguacousy, Toronto Gore, Albion, and Caledon. Ontario County separated in 1854, leaving York and Peel joined and administered out of the City of Toronto. In 1867, Peel officially separated from York (**Figs. 24, 25**).

As of 1850 each township was able to elect a council and to manage local affairs, including upkeep of municipal roads, assessment of properties for tax purposes, provision of public utilities, operation of libraries, and firefighting and policing services. The County was responsible for operation of the jail and courthouse, the construction and maintenance of County roads and bridges, the operation of a Home for the Aged, oversight of a Health Unit, and drafting and implementing Peel’s emergency operational plan in the advent of natural disaster or war.

The Peel area was originally settled as a rural farming community, composed of vast tracts of farmland punctuated with small crossroad hamlets. With the building of grist and woolen mills and the coming of the railroad through Peel, various settlements grew in prominence, including Port Credit, Streetsville, and Malton in Toronto Township. As these settlements grew there was a shift away from self-sufficient family farms to the creation of larger farms with a more urban focus, and the economy saw an upswing in industrial growth. Rail connections to Guelph, Barrie, and Toronto ensured that people and products could be moved at an ever increasing rate, driving both migration and innovation.

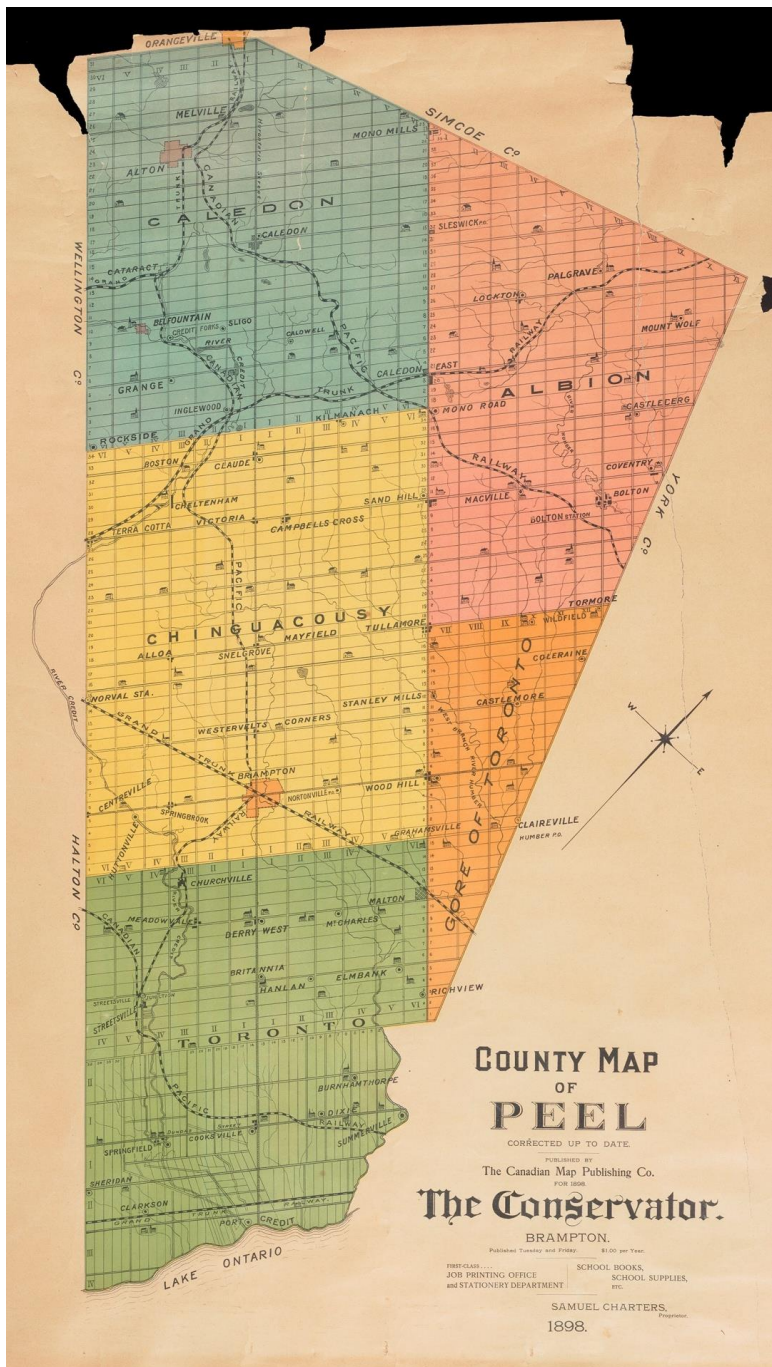


Figure 24: County of Peel Map, 1898, RPA Map and Plan Collection

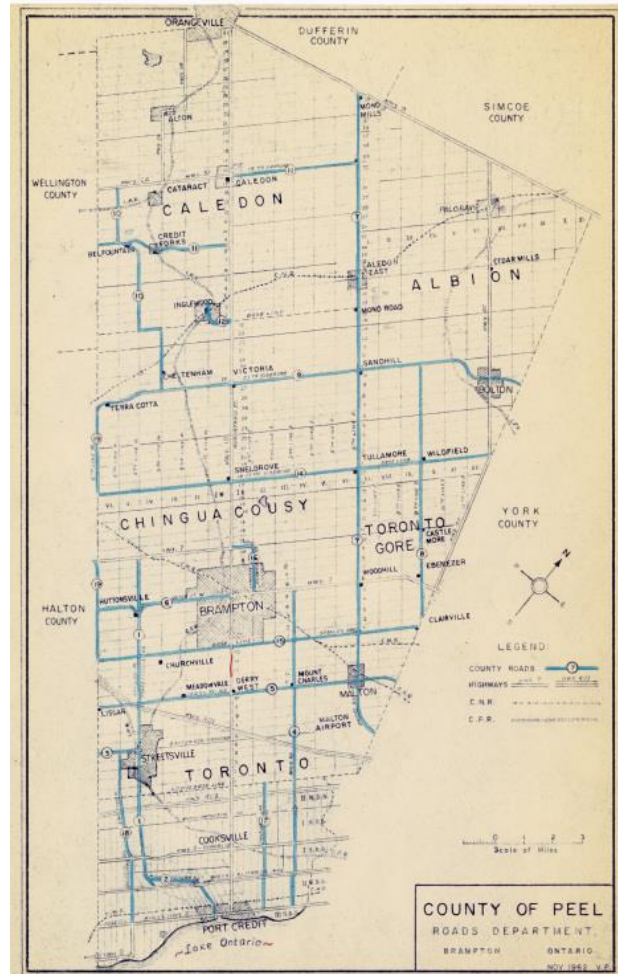


Figure 25: County of Peel Map, 1962, County of Peel fonds

Urban and industrial growth after the Second World War put great pressure on many County governments within Ontario. Regional cooperation was seen as a possible solution. Under the proposed “Regional Government” model, regional planning initiatives and costly large scale programs & services would be administered by the upper tier government, with local services provided by the lower tier government.

In 1974, a regional government structure was created for Peel by provincial legislation. The old County of Peel was dissolved, and replaced with the Region of Peel. The former five Townships along with their respective towns and villages were amalgamated into the Cities of Mississauga and Brampton and the Town of Caledon. As lower tier governments, they were given control over local affairs, including property assessment and tax collection, parks and recreation, public transit, firefighting, and libraries. Development and population growth continued to accelerate. In 1974

the population of the Peel area was 334,750; by 2014 it had grown to over 1,350,000. Immigration was a driving factor in this growth, with new immigrants comprising 49% of the total.⁶

b. Mississauga Road and the Credit Reserve Lands

Mississauga Road is one of Mississauga's oldest roads. It generally follows the Credit River and the route of a former Indigenous hunting and fishing trail. After the signing of Treaty 14 in 1806, Samuel Wilmot completed the first survey of Toronto Township. However, Treaty 14 set aside one mile on each side of the Credit River from Lake Ontario to today's Eglinton Avenue for the Mississaugas. These lands were known as the Credit Indian Reserve. **(Fig. 26)**⁷ They followed the irregular course of the river which resulted in the rectangular survey grid running into the angled lines of the reserve lands.

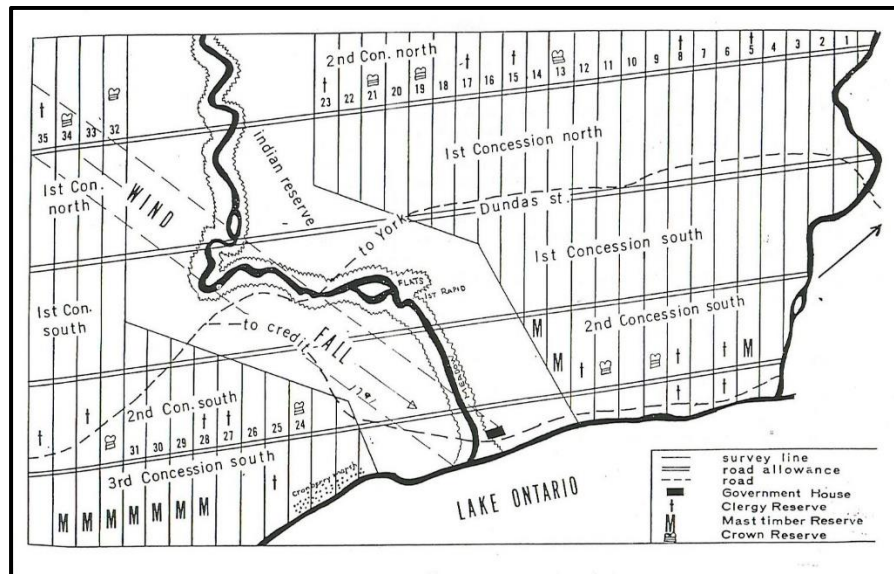


Figure 26: Samuel Wilmot Survey, 1806, *A Tale of Two Dixies*, *Modern Mississauga Magazine* (APPENDIX IV)

While the reserve lands were opened for settlement after 1846, the awkward juxtaposition of the Wilmot survey and the reserve lands remained **(Fig. 27)**.

By 1831, Mississauga Road became a significant route for stagecoach service. It connected Erindale, Streetsville and Port Credit. In 1836 it became a toll road extending as far as Brampton. Little settlements grew up along the route, such as Barberton. These were often connected with industries such as grist mills located along the Credit River. Between settlements there was open farmland and scattered houses and outbuildings. The road became a metalled road (roads made of successive layers of smaller stones, until the road surface was composed of small stones

⁶ Information taken from A Blog About Peel's Historical Records, Peel Art Gallery, Museum + Archives, peelarchivesblog.com/about-peel/

⁷ Mathew Wilkinson, *Mississauga's Landscape Remembers*, *Modern Mississauga Magazine*, May 23, 2024.

compacted into a hard, durable surface) after 1909 and was paved in 1931. The only change in its alignment was made in the mid 1950's when the Mississauga Golf and Country Club was developed on the former Indian Village lands (**Credit Indian Mission**).⁸

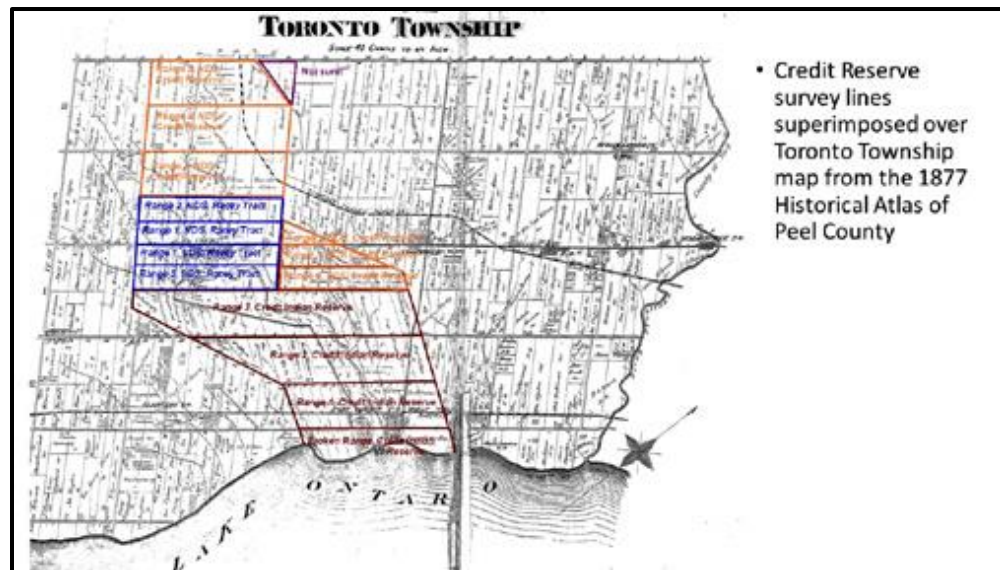


Figure 27: Credit Reserve Survey, Superimposed on Toronto Township Map, 1877, Historical Atlas Peel County
Mathew Wilkinson, Mississauga's Landscape Remembers (APPENDIX IV)

4. 1495 Mississauga Road - Site Analysis and History

The property at 1495 Mississauga Road fronts on the north side of the road just east of the Queen Elizabeth Way. It is located in Range 2 of what was once the “Mississauga Reserve”, a 1 mile wide swath of land on both sides of the Credit River ceded to the Mississaugas when the Toronto Purchase and Treaty 14, or the Head of the Lake Treaty was concluded in 1806. The extent of this land is illustrated on the Samuel Wilmot survey of 1806 (**Fig. 26 & 27**).

In 1820, due to increased immigration pressure, the Mississaugas ceded central portion of the Credit River Reserved under Treaty 23. However, they retained 200 acres which was set aside as village site as illustrated on the 1849 map and Tremaine's map of 1859 (**Figs. 23 & 23**). The Mississauga Golf and Country Club is now the site of the former village. It is located just north of the subject property.

Tremaine's 1859 shows that the land on which the lot at 1495 Mississauga Road is located was owned by Robert Cotton (**Fig. 23**). Cotton emigrated from Ireland in 1830's and purchased a massive amount of land, mainly on the east side of the Credit River in the 1840's, though he owned some land on the west side, including Lot 7. Cotton was a prominent merchant. He was also a ship builder and postmaster. He was elected as reeve of the township and was County

⁸ ASI, *Conserving Heritage Landscapes: Cultural Heritage Landscape Project, Vol. 2, Appendix D, p.149.*

Warden in 1873-74. His home, known as the Cotton-Hawksworth House is located on Old River Road in Port Credit and is designated under Part IV of the OHA.

However, by 1877, as illustrated on the 1877 map in the Atlas for Peel County, the land is under the ownership of the Peel Manufacturing Co. as are the adjacent lots 6 and 8 and a number of deep water access lots west of Port Credit. There is little information with respect to the Peel Manufacturing Company (**Fig. 28**).



Figure 28: Peel County Atlas, Toronto Township, 1877, McGill University Atlas Project

Identification and Significance and Heritage Attributes of 1495 Mississauga Road

As previously indicated, Lot 7 in Range 2 was once part of the Mississauga Reserve as identified on the Wilmot Survey. It is located on the Mississauga Road Scenic Route which was identified as a significant cultural heritage feature in the City of Mississauga's 2005 Cultural Feature Inventory (**Fig. 29**). The inventory notes the route's importance as a landscape environment with historical associations, built cultural heritage features and historical or archaeological interest and indicates that it is one of the oldest pioneer roads in Mississauga with an alignment that follows the top of bank of the Credit River at its south end. **A number of** individual properties along the route **are listed on the Register as significant or designated under Part IV of the OHA. However, the subject property is not** singled out as particularly significant. The road as whole

is important **and is listed** for its “scenic quality, varied topography and land use, significant residential neighbourhoods, and mature trees”.⁹

The heritage attributes identified in the Cultural Heritage Landscape Project include:

- Use of Mississauga Road as a public transportation route
- Winding roadway
- Historic stone walls and decorative fencing
- Mature trees and natural vegetations
- Undulating topography
- Views to the Credit River and the Credit River Valley

A Regulation 9/06, as amended by Regulation 569/22, review is included in order to determine if the property at 1495 Mississauga Road has cultural heritage value or interest as an individual property.

Criteria for Determining Cultural Heritage Value or Interest

Ontario Regulation 9/06, as amended by 569/22, prescribes criteria set out in subsection (2) for the purposes of determining cultural heritage value or interest. A property may be designated if it meets 2 or more of the criteria listed in the Regulation. These criteria include:

- 1. The property has design value or physical value because it is rare, unique, representative, or early example of a style, type, expression, material or construction method.***
- 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.***
- 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.***
- 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.***
- 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.***
- 6. The property has historical value or associative value because it demonstrates or reflects the works or ideas of an architect, artist, builder, designer or theorist who is significant to a community.***
- 7. The property has contextual value because it is important in defining the character of an area***

⁹ ASI, *Conserving Heritage Landscapes: Cultural Heritage Landscape Project, Vol.2*, p.148 and Landplan Collaborative Ltd. Cultural Feature Inventory (2005).

8. *The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings*
9. *The property has contextual value because it is a landmark.*

Analysis

<p><i>Rare, Unique, Representative, Early Example of a Style, Type, Expression, Material or Construction Method</i></p>	<p><i>The house on the property is not a rare, unique, representative or early example of a style or type. Nor is it constructed using special construction methods or materials.</i></p> <p><i>The house was constructed in the sometime after 1954 and before 1966 (see aerial photographs, Figs. 3 & 4) and is a common ranch style of the period.</i></p>
<p><i>Displays a High Degree of Craftsmanship or Artistic Merit.</i></p>	<p><i>The house does not display a high degree or craftsmanship or artistic merit. It is constructed using common building methods in a style common to the period. Although natural materials are used on the building and in the surrounding garden area, these do not show a high degree of craftsmanship and the surrounding landscape is not the design of a landscape architect.</i></p>
<p><i>Demonstrates a High Degree of Technical or Scientific Achievement.</i></p>	<p><i>The property does not demonstrate a high degree of technical or scientific achievement.</i></p>
<p><i>Has Direct Associations with a Theme, Event, Belief, Person, Activity, Organization or Institution that is Significant to a Community.</i></p>	<p><i>The property was once part of the Credit Reserve. However, by the 1859 the Mississauga of the Credit, submitting to pressure, had ceded the land on which 1495 Mississauga Road is located. All that remained in their possession was the Credit Indian Mission. By the 1870's the land was owned by the Peel Manufacturing Company, about which little is known. As a result, the property, which did not form part of the Credit Indian Mission lands, has no direct associations with a theme, organization or institution that is significant to the community.</i></p>

<i>Yields, or has the Potential to Yield, Information that Contributes to an Understanding of a Community or Culture.</i>	<i>Because the property has no direct association with a theme or institution that is significant to a community, when it is assessed as an individual property it does not contribute to the understanding of a community or culture.</i>
<i>Demonstrates or Reflects the Works or Ideas of an Architect, Artist, Builder, Designer or Theorist who is Significant to a Community.</i>	<i>The property and the house do not represent the works or ideas of an architect, artist, builder or designer who is significant to a community. The designer and/or builder of the house is unknown.</i>
<i>Is Important in Defining the Character of an Area</i>	<i>While the property is a component of the Mississauga Scenic Route, it lacks a number of the features that have been identified as characteristic of that route such as the stone walls and</i>
<i>Is Physically, Functionally, Visually or Historically Linked to its Surroundings</i>	<i>It is part of the Mississauga Scenic route. The property is physically linked to its surroundings as a component of that cultural heritage landscape, as are all of the properties located along the route. As such, it is an element of that route. However, historically, visually and functionally it lacks a number of the features that are characteristic of the properties along the route.</i>
<i>Is a Landmark.</i>	<i>The property is not a landmark.</i>

The property at 1495 Mississauga Road derives its cultural heritage value or interest from the fact that it is located on the Mississauga Road scenic route and was once part of the Mississauga Reserve lands adjacent to the ***Credit Indian Mission*** rather than from any particular built heritage resource or landscape feature on the property. ***It has intrinsic contextual and historical value as a component of that cultural heritage landscape rather than as an individual cultural heritage resource.*** It is linked to its surroundings and to the road which has been continuously used as a transportation corridor. As such it is subject to the Urban Design Guidelines (2017) for the area. Impacts of the proposed demolition and construction of the new dwelling will be assessed in relation to these guidelines.



Figure 29: Mississauga Road Scenic Route, ASI, *Conserving Heritage Landscapes: Cultural Heritage Landscape Project, 2022*

1. Nearby Non-designated Properties Listed on the City of Mississauga Municipal Register of Properties of Cultural Heritage Value and Interest

While they are not designated under Part IV of the OHA, there are 2 properties in the vicinity of the subject property that are included on the City's Register of heritage properties and are subject to limited demolition control. They are considered to be important contributors to the streetscape and to have a level of cultural heritage value or interest.. Though they are not technically adjacent to 1495 Mississauga Road, possible impacts on them should be evaluated.

a) 1357 Mississauga Road



Figure 30: 1357 Mississauga Road, Google Earth

The property is located on the north side of Mississauga Road, east of Temagami Crescent. The property is accessed via a driveway set with pavers. There is a stone wall with a small stone gate house type structure with a gable roof and stone entrance pillars supporting a metal gate. The wall set well back from the sidewalk and the road. This stone wall is one of the distinctive attributes identified as an important contributor to the character of the Mississauga Scenic Route Cultural Heritage Landscape. The property is landscaped with mature trees and shrubs. The house is not visible from the street due to the landscape screen (**Fig. 10, 30**)

b) 1462 Mississauga Road



Figure 31: 1462 Mississauga Road, Google Maps



Figure 32: 1462 Mississauga Road, Google Maps

The property is located on the south side of Mississauga Road west of Shenandoah Drive and east of Wateska Boulevard. The property is located behind a low dry-stone wall which is one of the distinctive attributes identified and an important contributor to the character of the Mississauga Scenic Route Cultural Heritage Landscape. There are 2 entrances flanked by low stone pillars surmounted by lanterns. The house is set back from the street behind extensive landscaping and shrubbery and can only be glimpsed at the end of the paved driveways. **(Figs. 10, 31, 32).**

2. Streetscape (Cultural Heritage Landscape)

The subject property is located in the section of Mississauga Road that extends from Port Credit on Lake Ontario to the Queen Elizabeth Way to the west. This portion of the road is generally busy because it provides direct highway access from the built up area of Port Credit and Lakeshore Road. It is updated to arterial road standards with curb and gutter and wide sidewalks. There are no bicycle lanes in the vicinity of the subject property. Residential lots along the route are large, providing space to set houses back from the road on generously landscaped properties (**Figs. 33 – 38**). A number of the attributes identified as characteristic of Mississauga Road Scenic Route are found along the road including:

- Use of Mississauga Road as a public transportation route
- Historic stone walls and decorative fencing as seen at 1357 and 1462 Mississauga Road and several other properties in the area
- Mature trees and natural vegetation which screen the homes from view and insulate them from the effects of traffic moving along the street

Houses along the route are of various styles and periods. Some are large and set in estate-like lots. Others, such as the subject property, are more modest in size and design.



Figure 33: Mississauga Road Looking East to Port Credit from 1495 Mississauga Road, LDW



Figure 34: Mississauga Road Looking West to Queen Elizabeth Way from 1495 Mississauga Road, LDW



Figure 35: Mississauga Road Looking West to Queen Elizabeth Way from 1483 Mississauga Road, LDW



Figure 36: Mississauga Road South Side, LDW



Figure 37: Mississauga Road, South Side Looking East, LDW



Figure 38: Mississauga Road Looking West to Queen Elizabeth Way from South Side, LDW

3. Summary

The property at 1495 Mississauga Road is not designated under Part IV or V of the OHA nor is it listed on the Register. It contains no significant heritage attributes as identified in the cultural heritage landscape study and reports. However, it is located in an identified and listed cultural heritage landscape known as the Mississauga Road Scenic Route. As such, any alterations or development on the property must be assessed in relation to the identified heritage attributes of the cultural heritage landscape and the urban design guidelines that pertain to this landscape. Any development on the property must also be assessed in relation to the impact on surrounding cultural heritage resources which are specifically listed on the register as significant. These include 1357 and 1462 Mississauga Road.

Evaluation of Heritage Impacts

1. Provincial, Regional and Local Policies

Policy 2.6.1 of the PPS states that significant built heritage resources and significant cultural landscapes shall be conserved.

Policy 2.6.2 of the PPS states that development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

Policy 2.6.3 of the PPS states that planning authorities shall not permit development and site alterations on adjacent lands to protected heritage property unless the proposed development and any site alteration is evaluated and that evaluation demonstrates that the heritage attributes of the protected property will be conserved.

Although the Mississauga Road Scenic Route is not a protected cultural heritage resource, it has been identified as significant and will be conserved. While 1495 Mississauga Road is not individually significant, it is part of the significant landscape and any alterations to the property must conserve and enhance the existing cultural heritage landscape and the identified cultural heritage attributes.

The Planning Act, the Growth Plan, 2019 and the Region of Peel Official Plan also contain policies that encourage the conservation of significant and protected heritage properties and archaeological sites and recommends consultation with indigenous communities. It encourages municipalities to establish cultural heritage landscape policies.

The City of Mississauga's Official Plan identifies cultural heritage resources including landscapes, streetscapes and historic corridors. The City maintains a heritage register which includes both built heritage resources and cultural heritage landscapes such as the Mississauga Road Scenic Route.

Specifically, the Mississauga Road Scenic Route has been analysed and determined to have cultural heritage value or interest. As such, a heritage impact assessment is required for any proposed demolition and construction on a subject property within the scenic route. Additionally, Policy 9.3.3.11 provides design policies that are specific to the route with respect to building elevations; building massing and design; tree preservation; and landscape enhancement.

a. Analysis of Heritage Impacts – InfoSheet #5 and Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada states that any action or process that results in a physical change to the character-defining elements of an historic place must respect and protect its heritage value and provides a number of general standards for the preservation, rehabilitation and restoration of historic places in Canada.

The Ministry of Tourism, Culture and Sport has provided InfoSheet #5 to assist in the analysis of heritage impacts including destruction of significant heritage attributes; unsympathetic alterations; alterations that create shadows; isolation of heritage attributes, obstruction of significant views; change in land use; new development in open spaces; land disturbances that may affect archaeological resources.

The impacts of the proposed development on the property at 1495 Mississauga Street; nearby listed properties and the Mississauga Road Scenic Route will be assessed in accordance with official plan policies, urban design policies, provincial policies and the Standards and Guidelines for the Conservation of Historic Place in Canada.

i. Analysis of Heritage Impacts Based on Ministry of Tourism, Culture and Sport InfoSheet #5

<p>1. Destruction of any, or part of any, significant heritage attributes or features.</p>	<p>The house on the property will be demolished and a new 2 storey home will be constructed on the site in approximately the same location as the existing home. However, the house is not a significant heritage attribute of the site and the location of the house relative to the streetscape will be maintained.</p> <p>Landscaping at the sidewalk and other existing landscaping on the property will be removed to provide for the new house. New landscaping will be provided and much of the hard paved surface, which currently covers most of the area in front of the house will be removed. Additional landscaping rather than paving will allow for the improvement of the cultural heritage attributes of the property which are identified as mature trees and natural vegetation which screen the homes from view and insulate them from the effects of traffic moving along the street. Additional landscaping to the east and west will screen the neighbouring properties to mitigate the impact of the reduced setback, particularly to the west.</p> <p>Neither of the 2 listed properties at 1357 and 1462 Mississauga Road will be physically or visually impacted by the proposed development. Neither property can be viewed from the subject property and the subject property cannot be seen from either of the listed properties. None of their heritage attributes or features will be destroyed.</p> <p>There is an opportunity to enhance the cultural heritage landscape on Mississauga Road when the new house and landscaping are completed.</p>
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2. Unsympathetic or incompatible alterations	<p>The house will be designed to be compatible with other houses on the road and will adhere to the urban design guidelines for the Mississauga Road Scenic Route ensuring that all alterations are compatible.</p> <p>Removal of the existing paving in the front yard will allow for additional landscaping ensuring enhanced compatibility.</p> <p>None of the proposed changes will physically impact any other properties on the street and visual impacts will be minimal particularly if the landscaping is enhanced.</p>
3. Alterations that create shadows that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings	<p>The proposed alterations which include the new 2 storey home should not create shadows.</p> <p>There may be a loss of some mature trees on the lot but there will also be an opportunity for additional enhanced landscaping. A landscape plan should be provided.</p>
4. Isolation of a heritage attributes from the surrounding environment or context	<p>No significant heritage attributes will be isolated from the surrounding environment. In general, the large lots with houses set well back and screened from the street are already isolated from the noise and traffic of Mississauga Road.</p>
5. Direct or indirect obstruction of significant views or vistas within, from or of built and natural features	<p>There will be no obstruction of significant views or vistas from or of built and natural features on the site or in the surrounding area. Generally significant views and vistas to and from the properties along this section of Mississauga Road are already “obstructed” to create a sense of privacy and seclusion.</p>
6. Change in land use	<p>The property is zoned for residential uses. This will not change.</p>
7. New development or site alteration to fill in formerly open spaces	<p>The proposed new houses will fill approximately the same space as the existing house, though the floor area will be increased.. The current open space will be maintained and enhanced.</p>
8. Land disturbances that may affect an archaeological resource	<p>The property is adjacent to the Credit Indian Mission and is located in the former Mississauga Reserve lands. Because there may be major excavation to accommodate new home on the property, if deeply buried archaeological resources are discovered</p>

	during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences.
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ii. Analysis of Heritage Impacts Based on the General Standards for Preservation, Rehabilitation and Restoration, Standards and Guidelines for the Conservation of Historic Places in Canada

1. Conserve the heritage value of an historic place. Do not move, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character defining element.	While some existing landscaping will be lost, additional landscaping will enhance the character-defining cultural heritage landscape. The house is not a character-defining element and will be replaced with one that is compatible with the landscape and adheres to the urban design guidelines. It will be located in approximately the same position on the lot. <i>An arborist's report is provided to specifically address impacts on trees.</i>
2. Conserve changes to an historic place that, over time, have become character-defining elements.	Not applicable.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The house, which is not a character-defining element, will be removed. Intervention is required to demolish the building. Additional landscaping will enhance the cultural heritage value or interest of the cultural heritage landscape and streetscape.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never existed.	Not applicable.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.	The residential use for this property is already established.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for	Mitigation measures will be used, if required, to protect significant archaeological resources during construction.

<p>disturbing archaeological resources, take mitigation measures to limit damage and loss of information.</p>	<p>Because there may be major excavation, if deeply buried archaeological resources are discovered during excavation, all work will stop and a licensed archaeologist will be engaged in accordance with Section 48(1) of the <u>Ontario Heritage Act</u> to carry out additional archaeological field work. This survey will be completed before construction recommences.</p>
<p>7. Evaluate the existing condition of the character-defining elements to determine the appropriate intervention. Respect heritage value when undertaking an intervention.</p>	<p>Not applicable.</p>
<p>8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts where there are surviving prototypes.</p>	<p>Not applicable.</p>
<p>9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention.</p>	<p>The new home that will be constructed on the site will be designed to be physically and visually compatible with adjacent and nearby cultural heritage resources and with the existing cultural heritage landscape.</p> <p>An urban design review based on the urban design guidelines for the Mississauga Road Scenic Route should be completed to ensure compatibility with these guidelines.</p>
<p>10. Repair rather than replace character-defining elements.</p>	<p>Not applicable.</p>
<p>11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.</p>	<p>Not applicable.</p>
<p>12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.</p>	<p>The design of the new house and the landscaping will be in accord with the urban design guidelines for the Mississauga Road Scenic Route. It is not anticipated that the new house will be removed in the future..</p>

Alternative Development Scenarios, Mitigation and Conservation Methods

Alternative Development Scenarios

Do Nothing Approach

The existing house was constructed some time in the 1960's. It is a single storey ranch style building which is no longer adequate for the needs of the current owners.

Currently almost all of the front yard is paved and the garage is located in the front yard at right angles to the home. Neither of these existing situations accords with the defining character or attributes of the Mississauga Road Scenic Route or the urban design guidelines for the cultural heritage landscape of the street. If the house were to remain these design issues would not be rectified.

Alternate Proposal – Renovate the Existing House

While this is an acceptable approach to improving the house, it does not solve the issues of the location of the garage and the paved front yard. Renovating the house would not provide space for relocating the garage and much of the pavement in the front yard would remain to provide for access to the garage.

Proposed Demolition and Construction of New House

The new house will be constructed in accordance with the urban design guidelines for the Mississauga Road Scenic Route. The paved front yard will be replaced by single driveway leading to an attached garage which will face Mississauga Road. The paved area in front of the house will be removed and landscaping will be added in the front yard. A landscape plan and suitable screening of the property at the sidewalk will ensure compatibility with the streetscape.

Mitigation and Conservation Recommendations

Following are the mitigation and conservation recommendations for the proposed minor variance; demolition of the existing house; and construction of the new home.

1. The property is adjacent to the former **Credit Indian Mission** and is located in the former Mississauga Reserve Lands. The presence of archaeological resources on the site is possible. If during excavation, deeply buried archaeological resources are uncovered, all

construction will cease until an archaeological assessment is completed and resources on the site are either removed or protected.

2. The building plans for the new homes on the property must be reviewed by planning and building staff, to ensure adherence to the urban design guidelines for the Mississauga Road Scenic Route. Particular attention to be given to the impact on the character of the area, the cultural heritage attributes of the road and the streetscape.
3. As many mature trees as possible should be retained to provide privacy and screening and to mitigate visual impacts. ***The trees should be native species compatible with the species found along Mississauga Road. Landscaping should screen both the new house and neighbouring properties.*** There are a number of natural stone paving elements extant on the property including granite setts and stone pavers. If possible these should be salvaged and re-used on the site. ***An arborist's report has been provided to address the loss of trees.***
4. Every effort should be made to conserve the character defining elements of the area.
5. A landscape design should be provided. The plan should provide adequate screening from the street and to the east and west; enhance the existing streetscape; and provide for the conservation and protection of as many existing healthy specimen trees as possible. Where new vegetation is required, species complimentary to existing vegetation types along Mississauga Road should be planted.

Implementation and Monitoring

A Minor Variance and Buildings Permits will be required before construction begins. The design of the proposed new home will be assessed at the minor variance application stage and reviewed and monitored by local agencies for adherence to the urban design guidelines during construction. The existence of possible archaeological resources will be monitored as required.

Conclusion and Conservation Recommendations

The PPS states that planning authorities shall not permit development and site alterations on adjacent lands and protected heritage property unless the development and site alterations have been evaluated and the heritage attributes of the property have been conserved. It also states that significant cultural landscape shall be conserved. The City of Mississauga's Official Plan contains policies specific to the Mississauga Road Scenic Route and other significant cultural landscapes that require a heritage impact assessment for any development within those landscapes and specifically provides design guidelines for Mississauga Road to ensure compatibility in building size, height, mass and scale.

The property at 1495 Mississauga Road is located in the Mississauga Road Scenic Route which has been analysed and identified by the city as a significant cultural landscape. The cultural heritage attributes associated with the route include its use as a public transportation route; historic stone walls and decorative fencing; and mature trees and natural vegetation which screen the homes from view and insulate them from the effects of traffic moving along the street.

Although the subject property does not display all of these attributes and is not, as an individual property, a significant cultural heritage resource, it is still part of an identified and evaluated significant resource. There are two individually listed properties nearby; but neither property is adjacent to 1495 Mississauga Road and will not be impacted either visually or physically by the proposed demolition and construction of the new house.

Currently there are features on the subject property which detract from the cultural heritage landscape of Mississauga Road. These include the garage which is situated in the front of the house blocking views of the house; the wide paved entrance which encompasses most of the lot width; and the paved front yard which is provided with minimal vegetative screening from the road in the form of an overgrown cedar hedge.

The owner is proposing to demolish the existing house and to construct a new single residential dwelling in approximately the same location as the existing house. In order to accommodate the integrated garage, a minor variance will be required. The new building is designed to adhere to the design guidelines established in the Official Plan and closely resembles its neighbour to the east in design, mass and scale. It is 2 storeys in height and will be provided with a front facing integrated garage and a single lane driveway leading directly from the street. The façade facing Mississauga Road includes upgraded fenestration and doors. Although the garage projects slightly, a cantilevered projecting roof extends beyond the front face of both the house and the garage. There will be ample area for the introduction of additional landscape features to replace the existing pavement and to provide new vegetative screening and privacy.

In accordance with the Mississauga Road Scenic Route heritage, urban design and residential policies in the City of Mississauga's Official Plan the proposed minor variance application and the design of the new house enhances the cultural heritage attributes and cultural heritage landscape of Mississauga Road and provides for new development that appropriately located and compatible with surrounding land uses. It provides for infill residential development that is compatible with existing uses; and will be well-designed, visually distinctive and compatible with surrounding cultural heritage resources and streetscapes..

NOTE:

The information, recommendations and opinions in this heritage impact assessment are for the sole benefit of the City of Mississauga and the property owners. Any other use of this report by others without permission is prohibited. Unless otherwise stated, the recommendations and opinions given in this report are intended only for the guidance of the City of Mississauga and other approved users.

Please note that the policy review in this report is limited to information directly related to cultural heritage and is not a comprehensive planning review.

Prepared by



Leah D. Wallace, MA RPP MCIP CAHP
Consulting Heritage Planner

Appendices

Appendix I: - Location Maps & Aerials

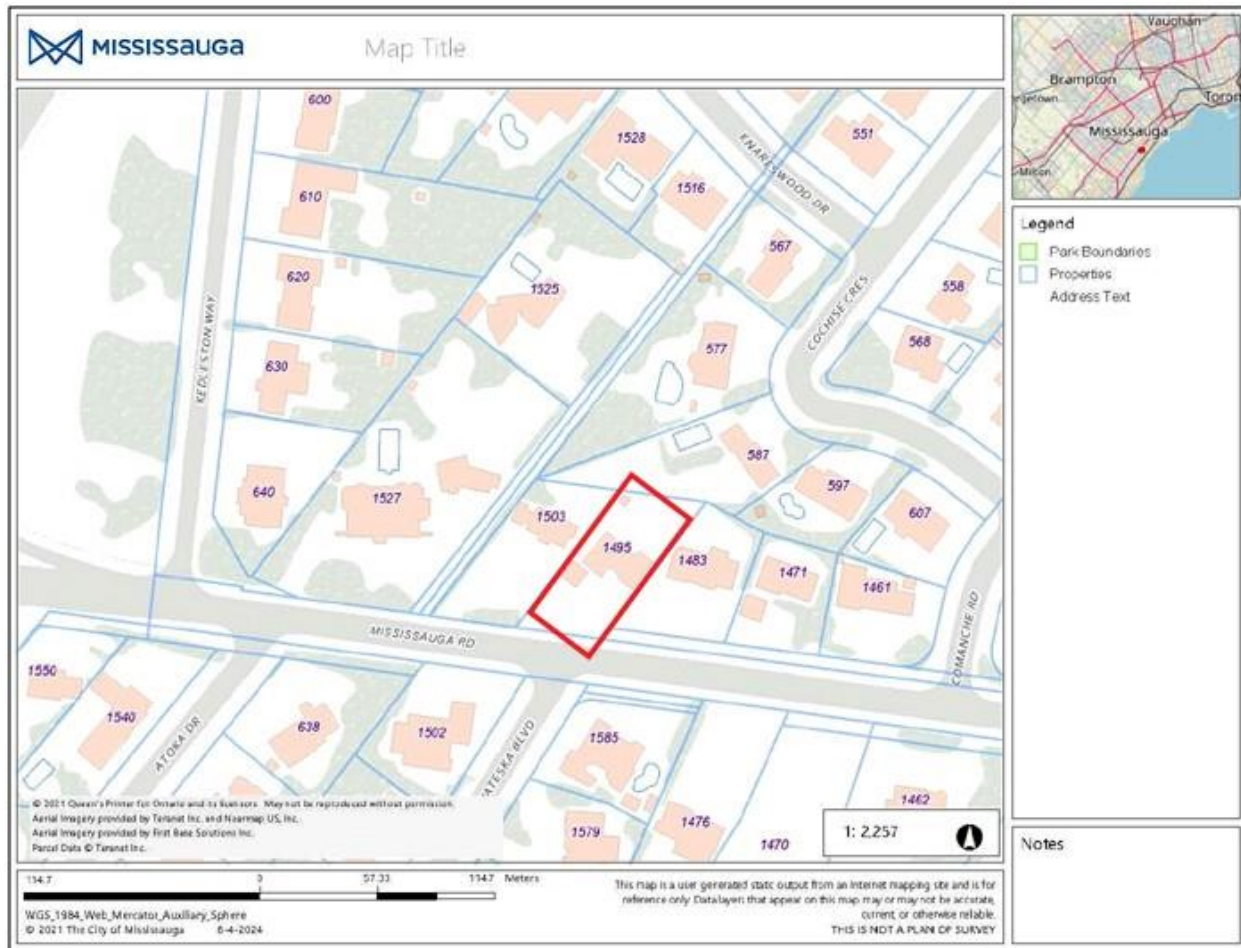


Figure 33: Subject Property, 1495 Mississauga Road, City of Mississauga/EsriCanada

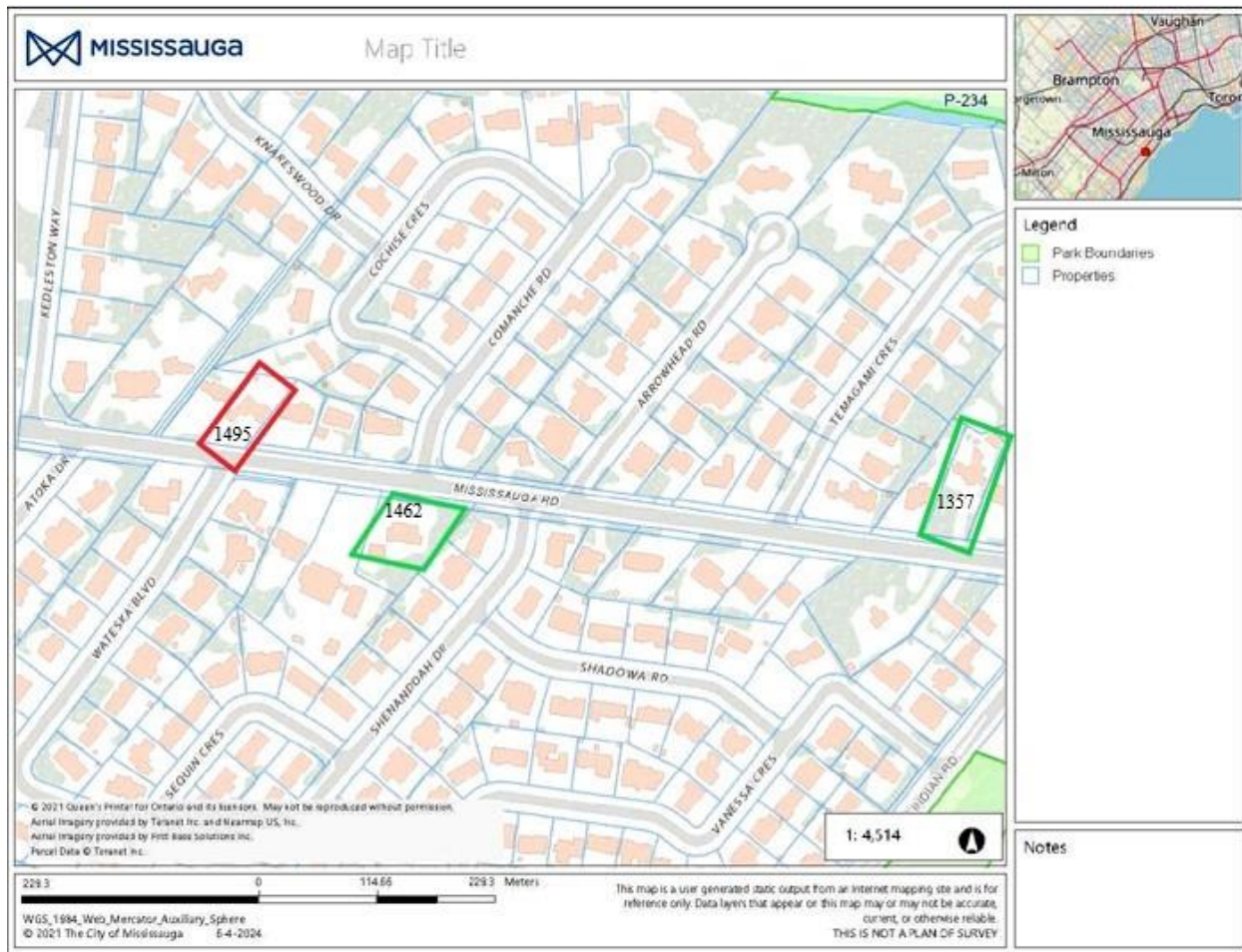


Figure 34: Subject Property and Nearby Listed Properties, Niagara Navigator



Figure 3: Subject Property, Aerial Photograph, 1954, City of Mississauga/Esri Canada

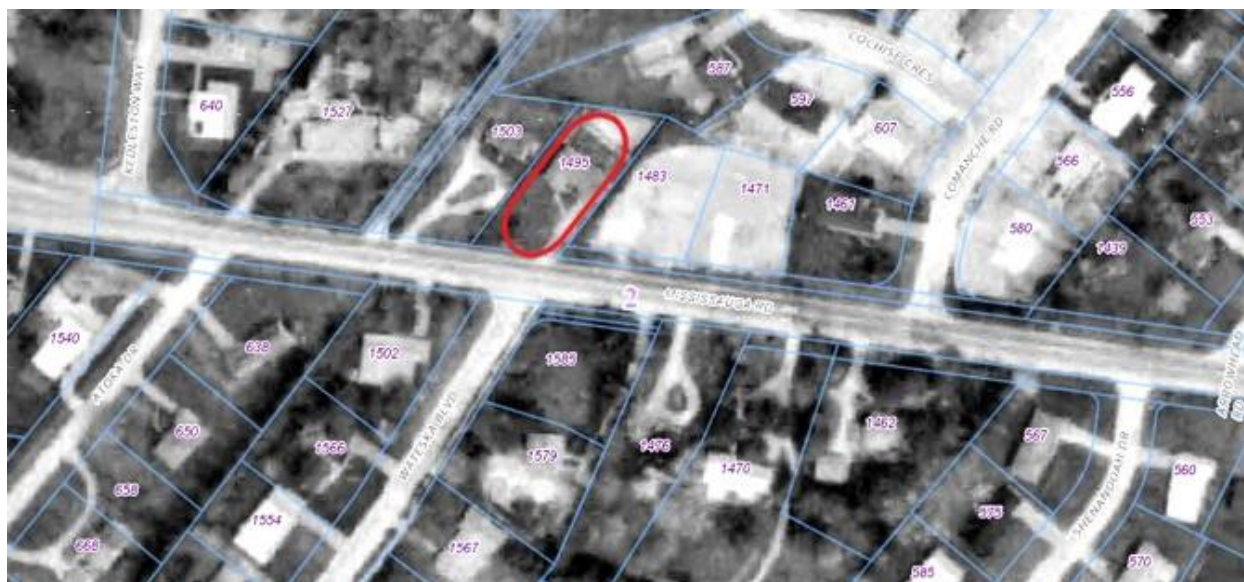


Figure 35: Aerial Photograph 1966, City of Mississauga/EsriCanada - House on Property, No Garage

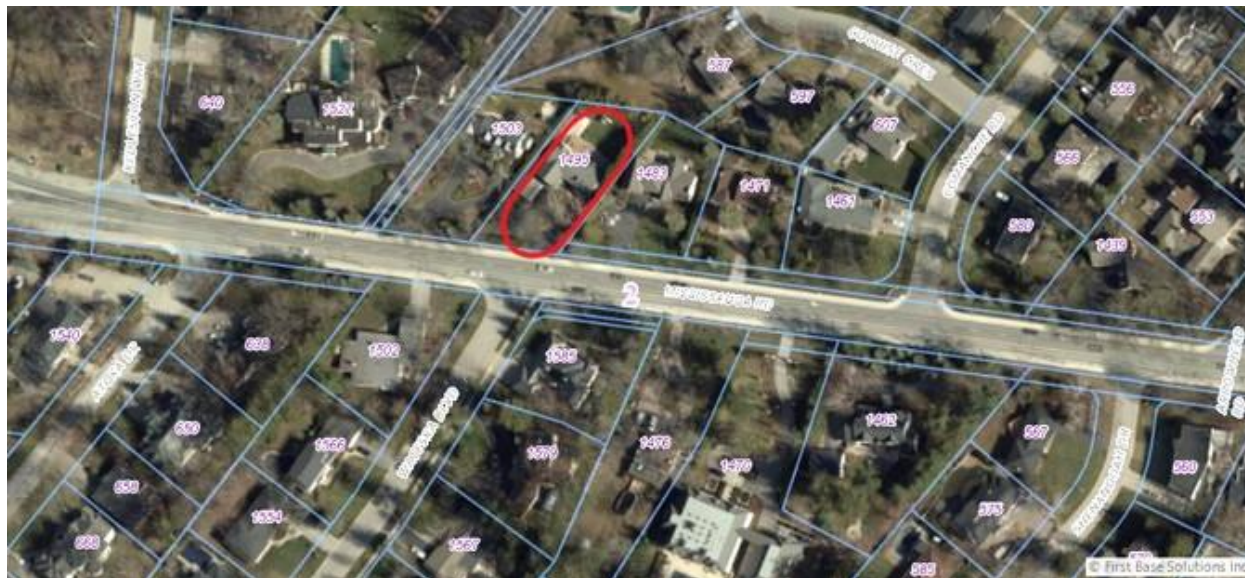


Figure 36: Subject Property, Aerial Photograph, 2022, City of Mississauga/Esri Canada)



Figure 37: Mississauga Road Scenic Route, ASI, Conserving Heritage Landscapes: Cultural Heritage Landscape Project, 2022

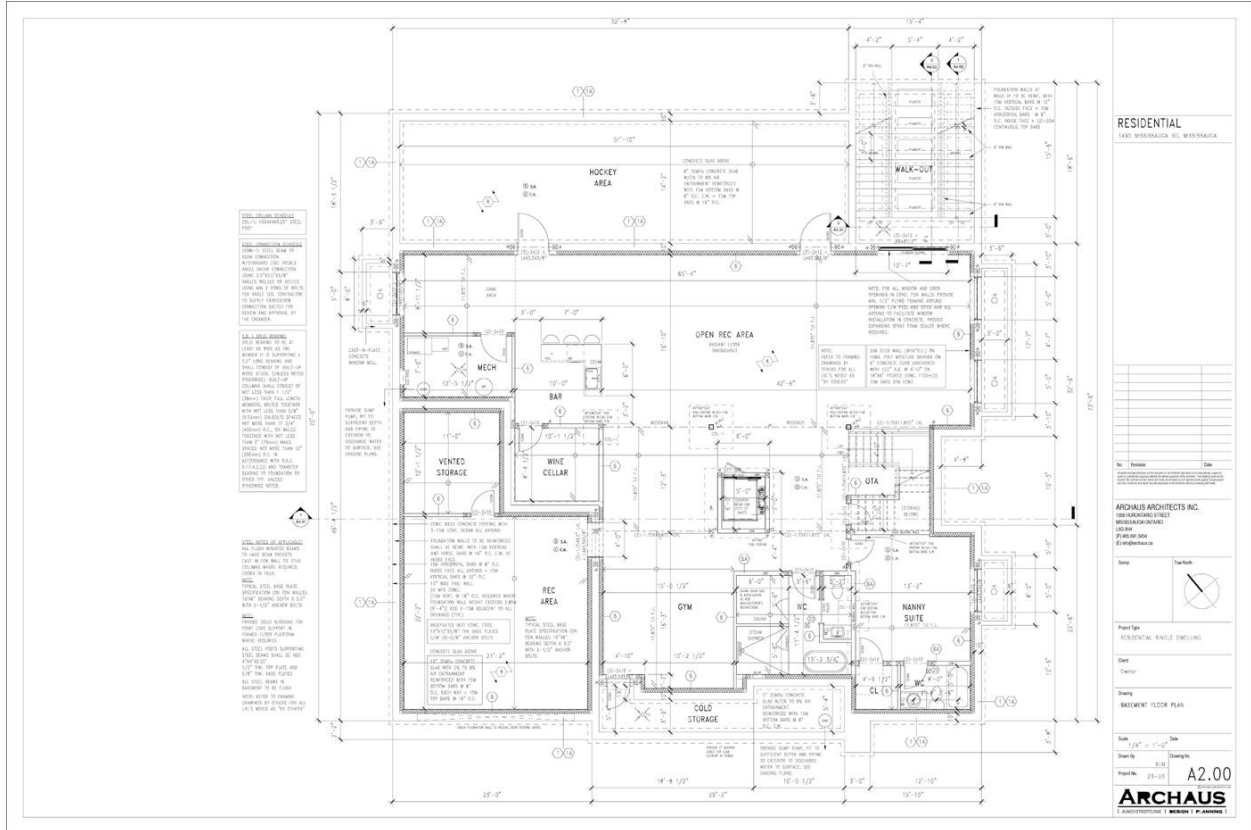
Appendix II - Site Plan

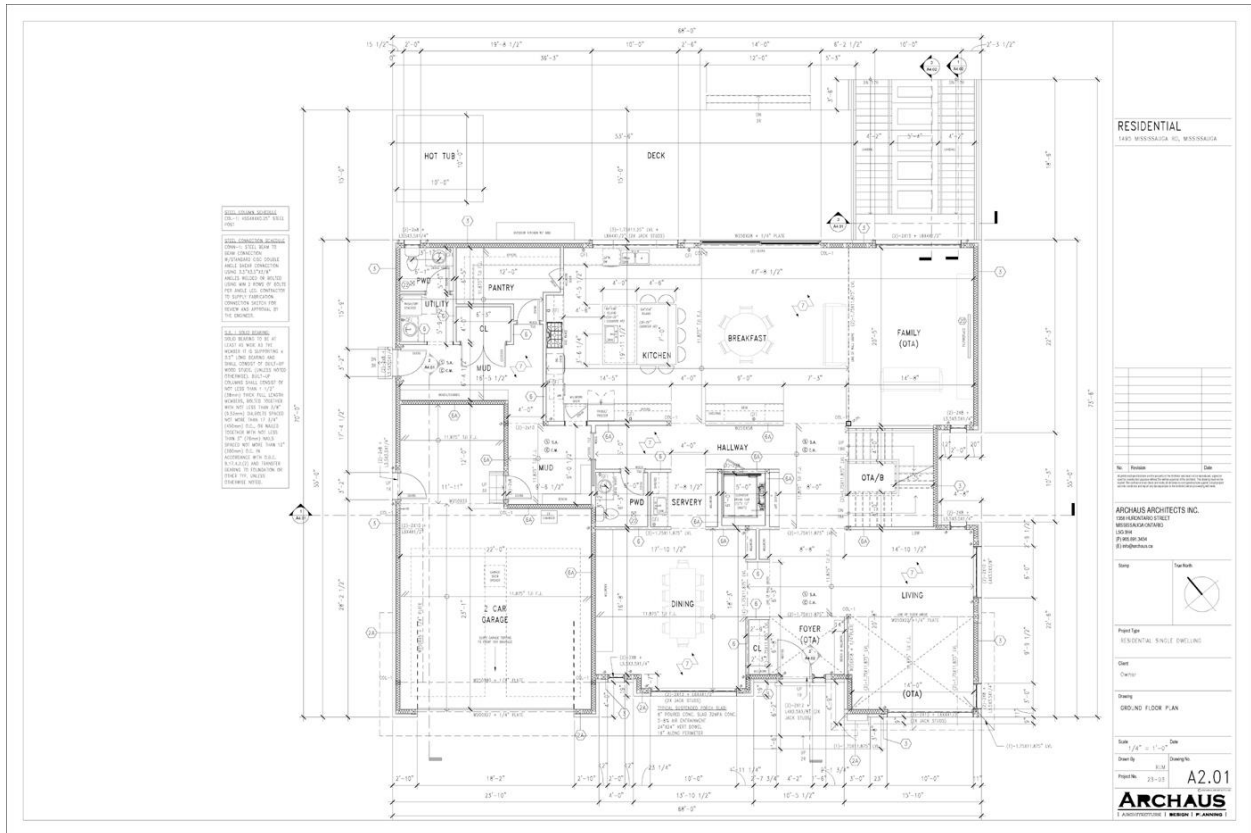


Figure 38: Site Plan Sketch

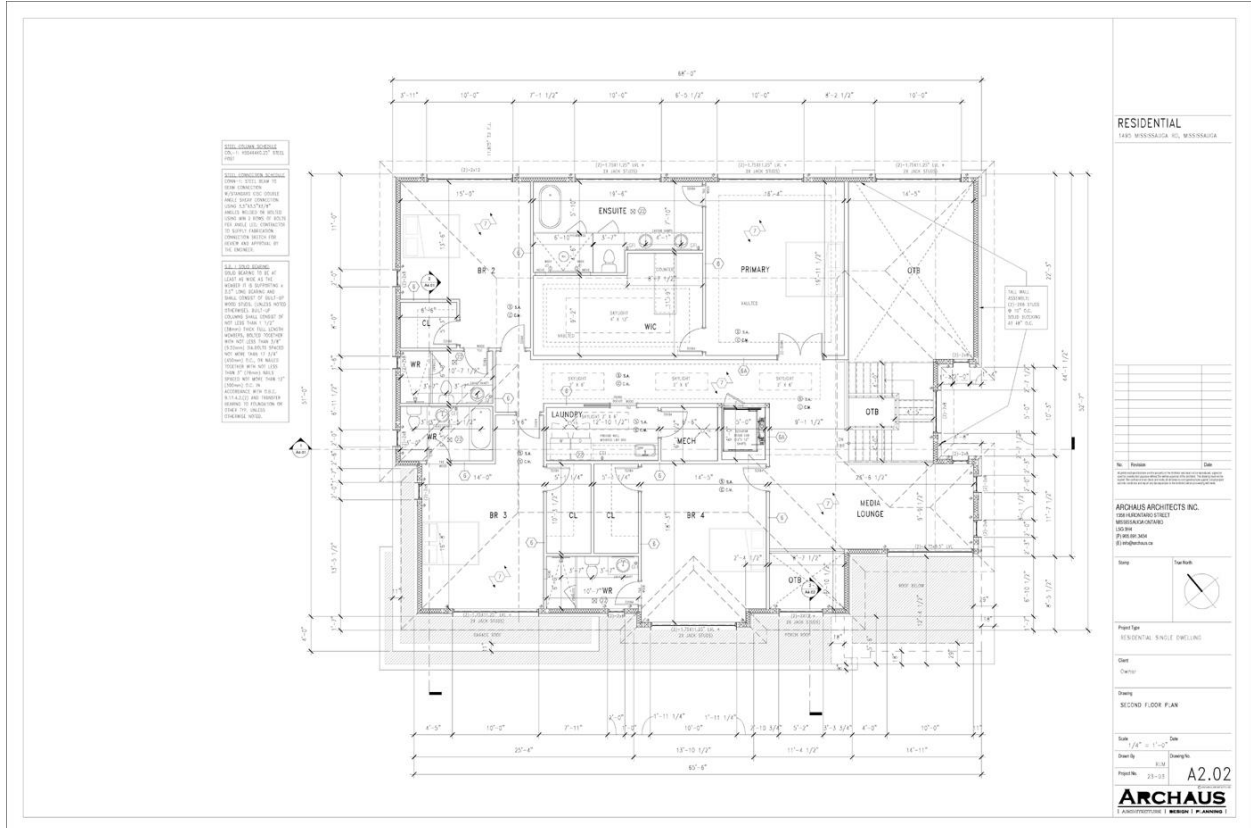
Appendix III – Plans, Elevations & 3D Renderings

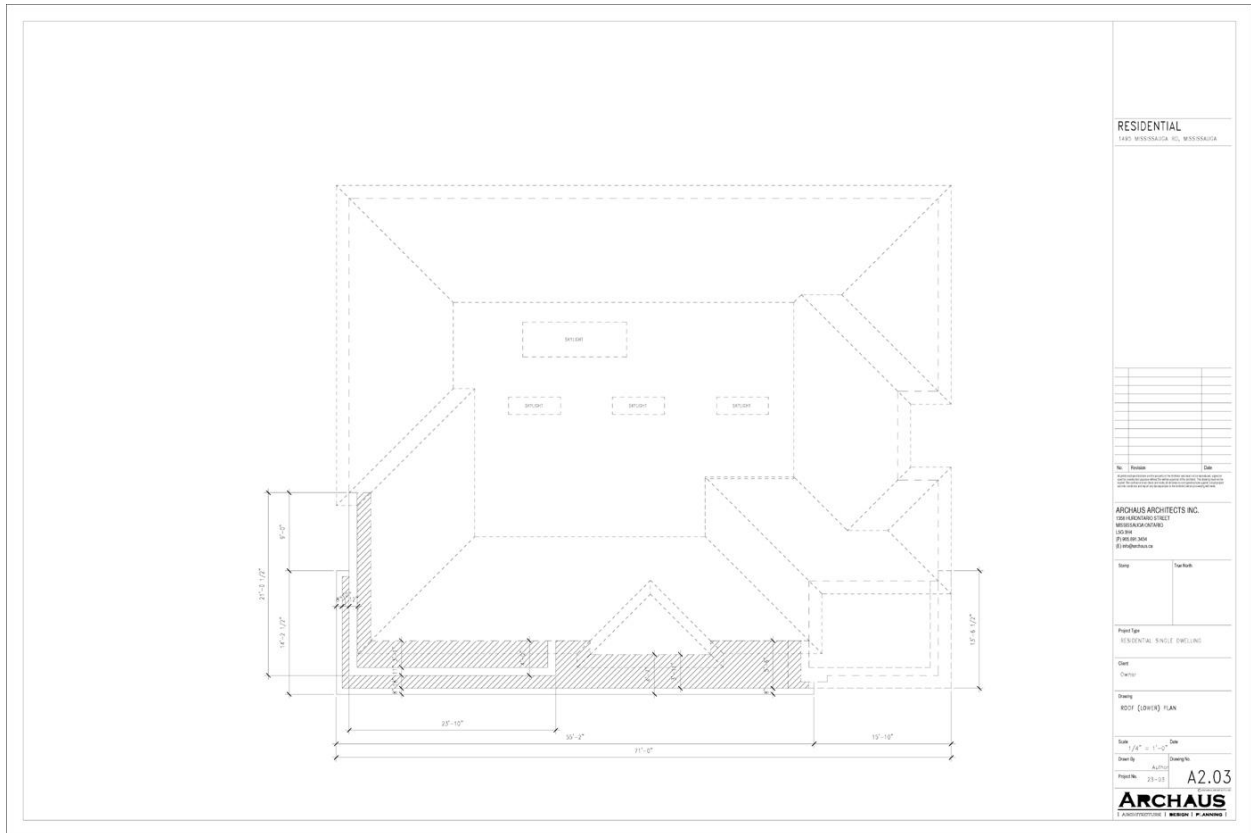
Plans

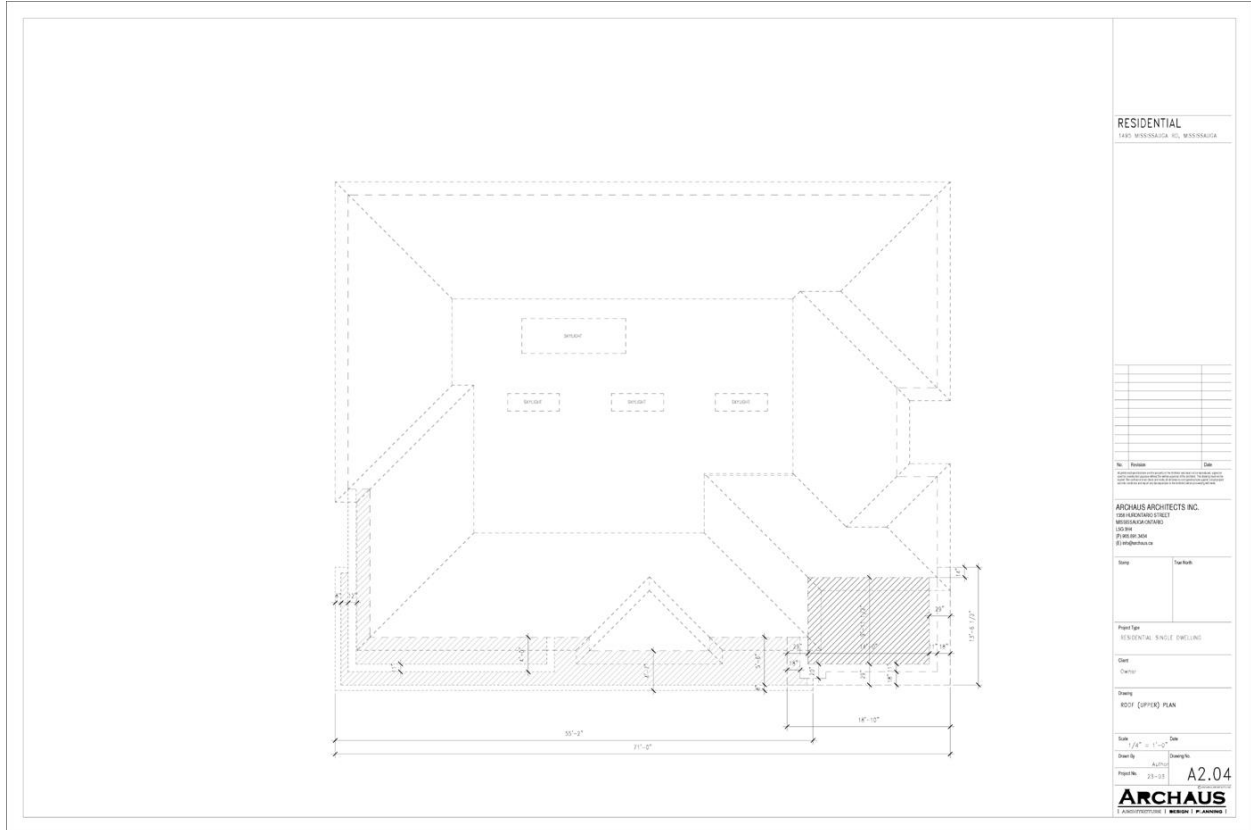




1495 Mississauga Road, Mississauga
 May 2024 – Revised September 2024
 Leah Wallace, MA RPP MCIP CAHP







RESIDENTIAL
1495 MISSISSAUGA RD, MISSISSAUGA

No. Revision Date

ARCHAUS ARCHITECTS INC.
225 HURONTARIO STREET
MISSISSAUGA (ONTARIO)
L4Y 1R7
P: 905.882.2000
E: info@archaus.com

Date: _____

Project Name:
RESIDENTIAL SINGLE DWELLING

Client:

Design:
RPP (LPH) PLAN

Scale:
1/8" = 1'-0"

Drawn by: A.J.L. Checked by: _____

Project No.: 23-03

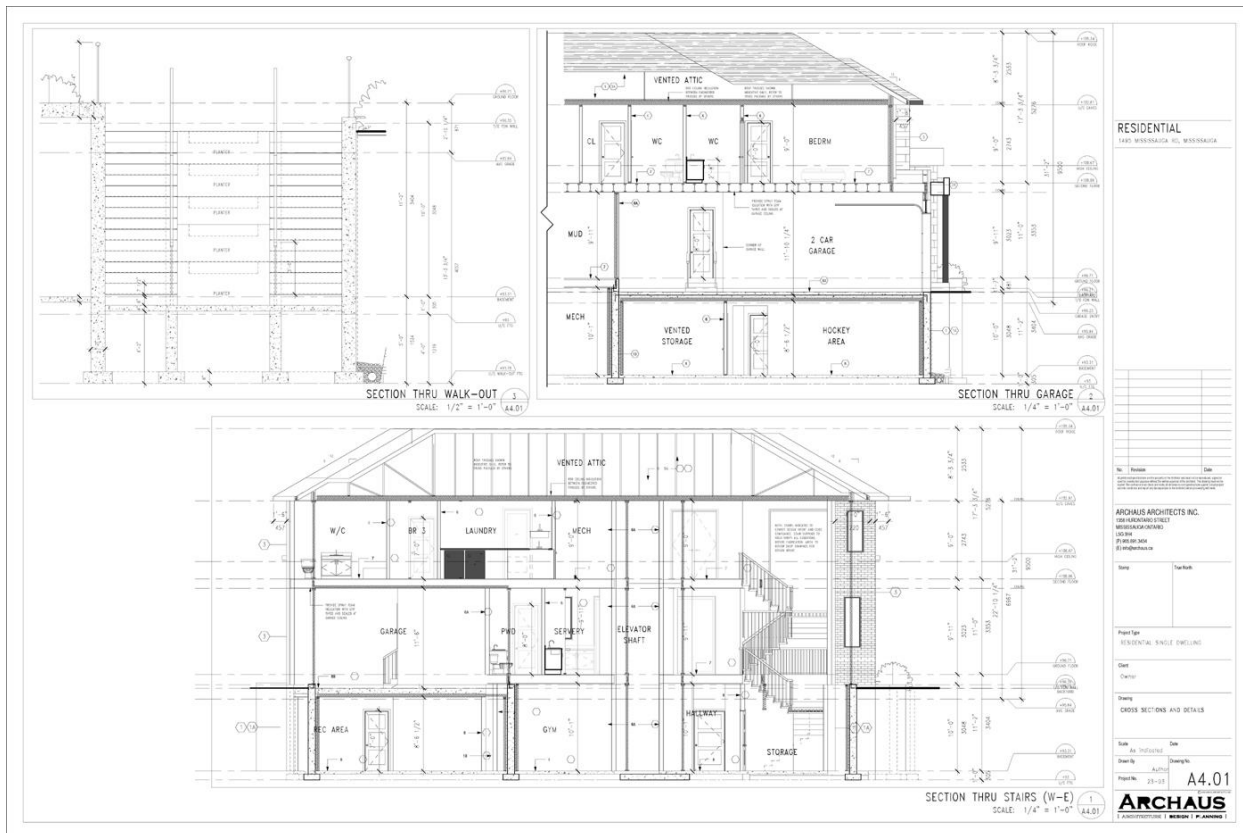
ARCHAUS

A2.04

Elevations







3D Renderings











Appendix IV – Historical Maps and Plans

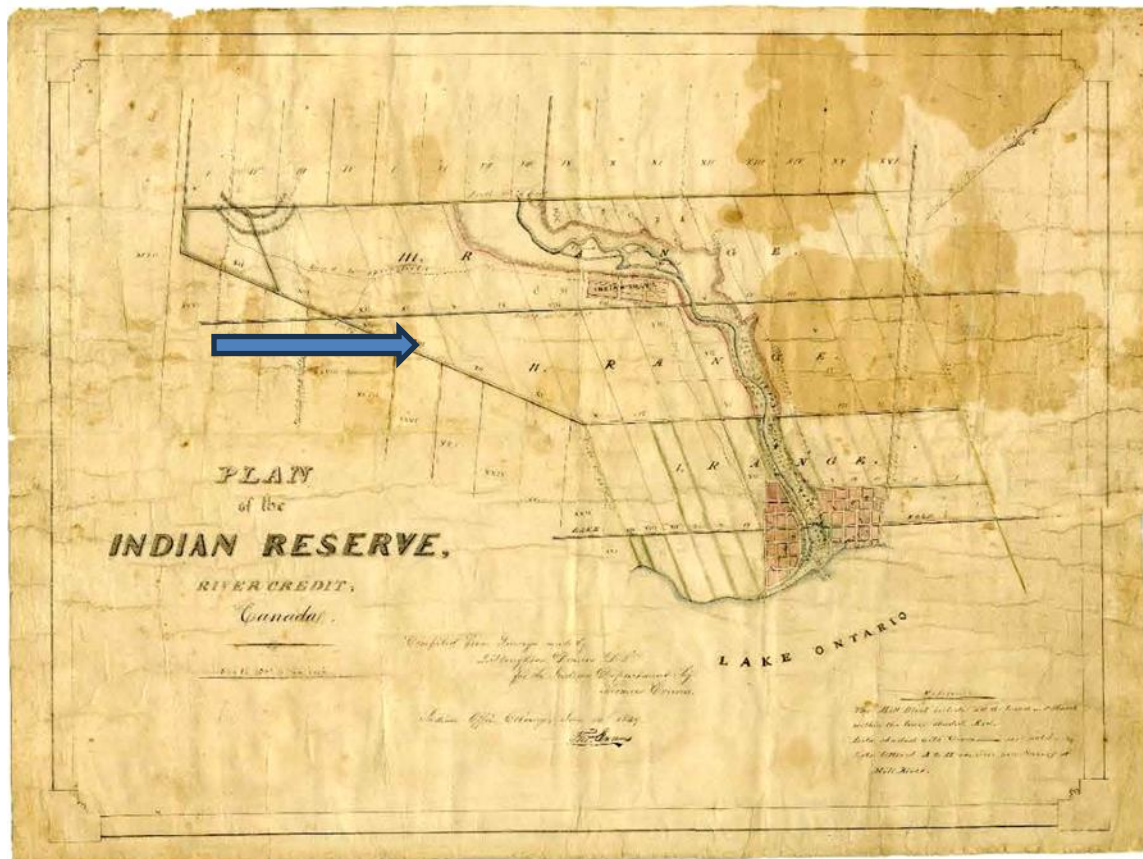


Figure 39: Plan of Indian Reserve, River Credit, 1849, Indian Department, Cobourg, Ontario, Archives of Pama, Region of Peel Map and Plan Collection

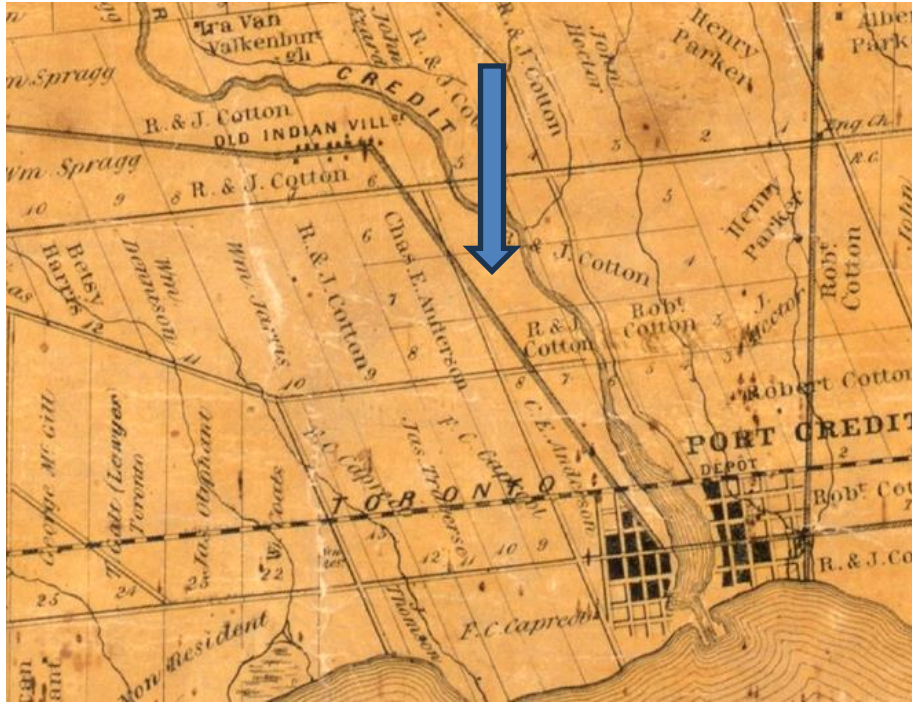


Figure 40: Detail, Tremaine Map, 1859, Old Indian Village (Credit Indian Mission) & Approximate Location of Subject Property

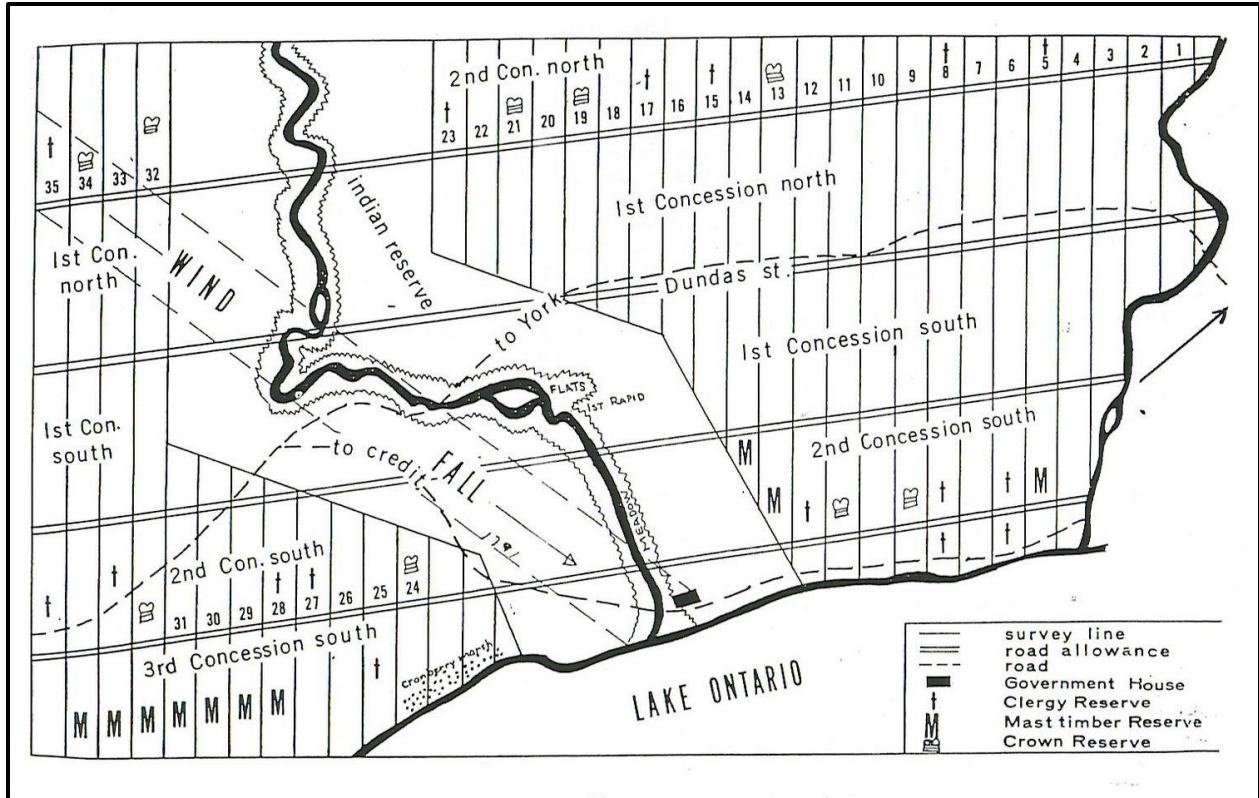


Figure 41: Samuel Wilmot Survey, 1806, A Tale of Two Dixies, Modern Mississauga Magazine

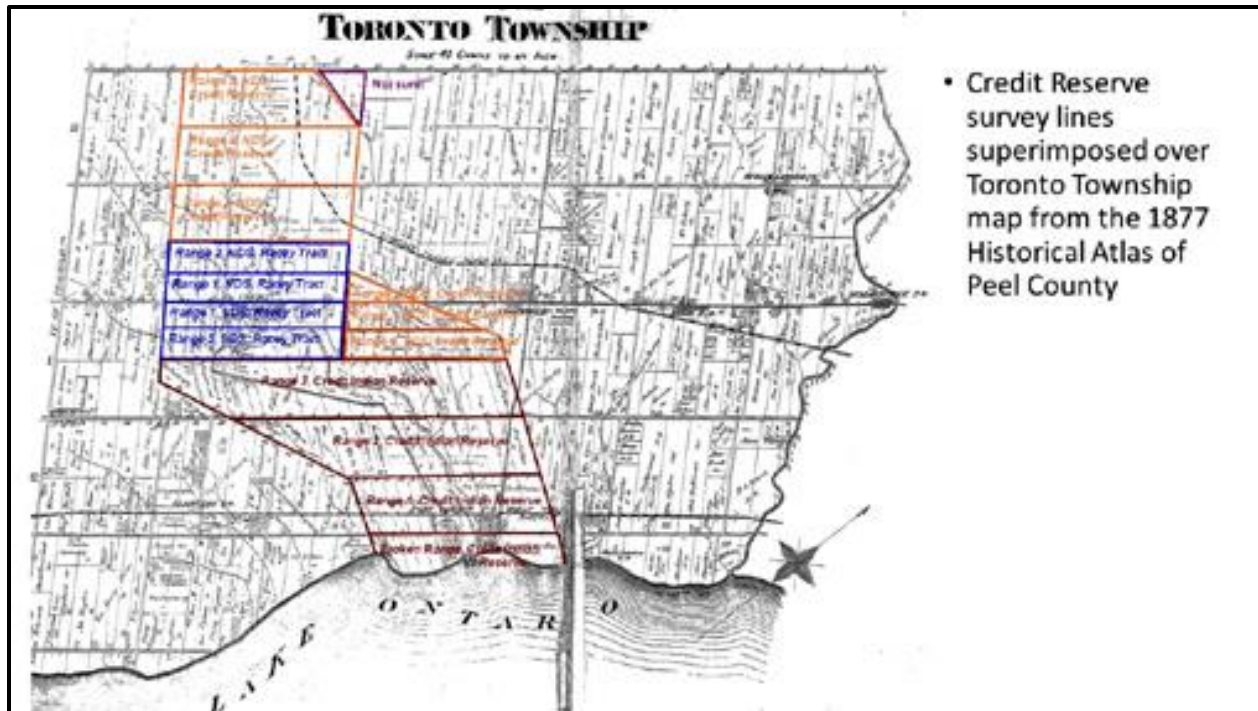


Figure 42: Credit Reserve Survey, Superimposed on Toronto Township Map, 1877, Historical Atlas Peel County Mathew Wilkinson, Mississauga's Landscape Remembers



Figure 43: Peel County Atlas, Toronto Township, 1877, McGill University Atlas Project

Appendix V – Arborist’s Report



Welwyn Consulting

September 17, 2024

Jim Wallace, Dipl. Arch Tech/Partner – ARCHAUS
 1358 Hurontario Street
 Mississauga, Ontario, L5G 3H4
 (p) 905.891.3434 (c) 416.885.5672 (e) jim@archaus.ca

**SUBJECT: Arborist Report and Tree Preservation Plan
 1495 Mississauga Road, Mississauga**

Dear Jim:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the City of Mississauga.

This report includes an evaluation of all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and City-owned trees regardless of DBH within 6 metres of the subject site's property lines. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Mississauga's *Public Tree Protection By-Law 0020-2022*, *Private Tree Protection By-Law 0021-2022* and *Site Plan Control By-Law 0293-2006*. Included in the report are Valuation Appraisals of all City-owned trees within 6m of the subject site as required by the City of Mississauga.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr)
 ASCA Registered Consulting Arborist #492
 ISA Certified Arborist #ON-1182A
 ISA Certified Tree Risk Assessor
 Butternut Health Assessor #257 (OMNR)
 Welwyn Consulting
welwylntrees@gmail.com
 (905) 301-2925



Welwyn Consulting

Arborist Report and Tree Preservation Plan

1495 Mississauga Road, Mississauga

Prepared For

Jim Wallace, Dipl. Arch Tech/Partner – ARCHAUS
1358 Hurontario Street
Mississauga, Ontario, L5G 3H4
(p) 905.891.3434 (c) 416.885.5672 (e) jim@archaus.ca

Prepared By

Tom Bradley
ASCA Registered Consulting Arborist #492
ISA Certified Arborist #ON-1182A
ISA Certified Tree Risk Assessor
Butternut Health Assessor #257 (OMNR)
Welwyn Consulting
1222 Welwyn Drive
Mississauga, Ontario
L5J 3J3

Prepared On

September 17, 2024



Welwyn Consulting

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Summary

This Arborist Report and Tree Preservation Plan addresses all subject site trees with a diameter at breast height (DBH) of 15cm or greater and all neighbouring and City-owned trees regardless of DBH within 6 metres of the subject site that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **twenty four (24) trees** that may be affected by the proposed site development plan:

- Nineteen (19) subject site trees
- Four (4) neighbouring trees within 6m of the subject site's property lines
- One (1) shared ownership hedge (subject site and neighbour to the east)
- No (0) City-owned trees within 6m of the subject site's property lines

Table 1: Tree Preservation and Removal

<u>TREES TO PRESERVE</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	7, 9, 11, 17, 18	5
ii) Neighbouring Trees	8, 10, 13, 14	4
iii) Shared Ownership Trees	12	1
iv) City-owned Trees	0	<u>0</u>
	#of Trees To Be Preserved:	10
<u>TREES TO BE REMOVED</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	1, 2, 3, 4, 5, 6, 15, 16, 19, 20, 21, 22, 23, 24 (site plan conflict)	14
ii) Neighbouring Trees	0	0
iii) Shared Ownership Trees	0	0
iv) City-owned Trees	0	<u>0</u>
	#of Trees To Be Removed:	14
	Total trees on or adjacent to subject site:	24

Specific tree-related issues on this site:

There are no specific tree-related issues on this site at this time.



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Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and City-owned trees regardless of DBH within 6m of the subject site that may be affected by the proposed site development plan as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

Assignment

Welwyn Consulting was contacted by **ARCHAUS** to provide an Arborist Report and Tree Preservation Plan, as required by the City of Mississauga's *Public Tree Protection By-Law 0020-2022*, *Private Tree Protection By-Law 0021-2022*, and *Site Plan Control By-Law 0293-2006* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. This report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing and documenting the health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and City-owned trees regardless of DBH within 6m from the subject site during the site survey on **August 28, 2024**. Evaluations are based upon visual inspection of the trees from the ground, and analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report:

- 1.) Neither aerial inspections nor root excavations were performed on any trees on or within 6 metres of the subject site.
- 2.) A Level II Basic Assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations on the subject site.
- 3.) Where access to off-site trees was restricted, a Level I Limited Visual Assessment was used as required.

Purpose and Use

The purpose of this report is to document the current health and structural condition of all subject site trees with a DBH of 15cm or greater and all neighbouring and City-owned trees regardless of DBH within 6m of the subject site property, and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Mississauga's *Public Tree Protection By-Law 0020-2022*, *Private Tree Protection By-Law 0021-2022*, and *Site Plan Control By-Law 0293-2006*. This report is intended for the exclusive use of **ARCHAUS**. Upon submission by and payment to Welwyn Consulting, this report will become licensed for use by **ARCHAUS** at their discretion.



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Observations

The proposed development is located in an established residential area near the intersections of Mississauga Road and Wateska Boulevard within the City of Mississauga. This site presently contains a residential dwelling that will be demolished and replaced with a new home. Welwyn Consulting visited the site on **August 28, 2024** to conduct the tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

Figure #1: These 2 photos show the front and rear yard of the property at 1495 Mississauga Road, Mississauga as they appeared during the tree inventory conducted on August 28, 2024.

Appendices

Appendix A contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and physical location/ownership provide the basis for their recommended preservation or removal.

Appendix B contains selected photos of trees on this site.

Appendix C contains a scalable PDF of the most current site plan supplied by **ARCHAUS** and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building



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Trees to Preserve (10)

NOTES:

- 1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.
- 2.) Permit to Injure is required for the injury, destruction or removal of **any** individual tree 15cm (6 in) in diameter or greater. A permit may be refused based on the health of the tree. Guidelines for Tree Removal/Injury can be found at the following City of Mississauga link:
www.mississauga.ca/services-and-programs/forestry-and-environment/trees/request-to-injure-or-remove-trees/
- 3.) A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

■ **Tree #7** **Norway Maple (subject site)**

This tree is located in the front yard of the property at 1495 Mississauga Road. This tree shall be protected for the duration of the proposed construction activities on this site.

This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the tree's continued survival.

NOTE: The proposed circular driveway entrance will be located outside the minimum 3.0m TPZ for Tree #7.

■ **Tree #9** **Cedar hedge (subject site)**

This hedge is located adjacent to the west property line at 1495 Mississauga Road. This hedge shall be protected for the duration of the proposed construction activities on this site.

This subject site hedge shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the hedge's continued survival.

■ **Trees #8 and 10** **Neighbouring trees**

These two (2) trees are located in the front yard of the neighbouring property west of the subject site at 1495 Mississauga Road. These 2 trees must be protected for the duration of the proposed construction activities on this site.

(next page)



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These two (2) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.

■ **Tree #11** **Cedar hedge (subject site)**

This hedge is located in the rear yard of the subject site at 1495 Mississauga Road. While there is an existing chain-link fence to the south of all the hedge's stems, this hedge is entirely owned by the subject site. This hedge shall be protected for the duration of the proposed construction activities on this site.

This subject site hedge shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the hedge's continued survival.

■ **Tree #12** **Cedar hedge (shared ownership)**

This hedge is located along the east property line from the rear to the front yard at 1495 Mississauga Road and has shared ownership with the neighbour to the east. This hedge must be protected for the duration of the proposed construction activities on this site.

As required by the Provincial Forestry Act, all shared trees/hedges must be preserved unless their removal is agreed upon in a "Letter of Agreement" signed by all owners. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the hedge's continued survival.

■ **Trees #13 and 14** **Neighbouring trees**

These two (2) trees are located in the front yard of the neighbouring property east of the subject site at 1495 Mississauga Road. These 2 trees must be protected for the duration of the proposed construction activities on this site.

These two (2) neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.

■ **Trees #17 and 18** **Front yard trees (subject site)**

These two (2) trees are located in the front yard of the property at 1495 Mississauga Road. These 2 trees shall be protected for the duration of the proposed construction activities on this site.

These two (2) subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 13 of this report should result in the trees' continued survival.



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NOTES:

- 1.) The existing driveway entrance within the TPZ of Trees #17 and 18 shall be re-used.
- 2.) The existing driveway surface shall be removed by hand (no heavy equipment) within the TPZ of Trees #17 and 18 and replaced with a new surface.
- 3.) The existing driveway base shall be re-used (no excavation – re-grading only) to minimize the potential to root injury to Trees #17 and 18.

Trees to Remove (14)

Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

NOTES:

- 1.) A Permit to Injure is required for the injury, destruction or removal of **any** individual tree 15cm (6 in) in diameter or greater. A permit may be refused based on the health of the tree.
 - 2.) Tree replacement is required for every 15cm (6 in) of diameter of the tree removed – for example, when a tree with a diameter of 45cm (18 in) is removed, three (3) replacement trees are required
 - 3.) Replacement trees (no matter the size) cannot be injured or removed without a permit.
 - 4.) Guidelines for Tree Removal/Injury can be found at the following City of Mississauga link:
www.mississauga.ca/services-and-programs/forestry-and-environment/trees/request-to-injure-or-remove-trees/
- **Trees #1, 2, 3, 4, 5, 6, 15, 16, 19, 20, 21, 22, 23 and 24 (subject site)**
 These fourteen (14) trees are proposed to be safely removed to grade level prior to the commencement of on-site construction activities for the following reasons:
- a.) Trees 1, 2, 3, 4, 5, and 6 (cedar hedge) is in conflict with the proposed site plan. Note that Trees #1 and 2 are above 15cm DBH and Trees #3, 4, 5 and the remaining portion of Tree #6 (hedge) are all below 15cm DBH.
 - b.) Trees #15, 16, 19, 20, 21, 22, 23 and 24 (8 trees) are in conflict with the proposed site plan and are greater than 15cm DBH. Both ‘Permits to Injure’ and replacement trees are required to accommodate these trees’ removal.



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Replacement Tree Planting (24)

Below are the City of Mississauga's Tree Replacement Plan Policy from The City of Mississauga's *Public Tree Protection By-Law 0020-2022*, *Private Tree Protection By-Law 0021-2022* and the 2023 Forestry Fee Schedule:

- (2) Where the planting of a Replacement Tree(s) has been imposed as a condition, the Commissioner may require any one or more of the following:
- (a) the Replacement Tree(s) be located on the same Lot in a location, number, size; and/or species to the satisfaction of the Commissioner;
 - (b) a replanting plan be filed to the satisfaction of the Commissioner;
 - (e) a written undertaking by the Owner to carry out the replacement planting;
 - (f) monies or a letter of credit in a form satisfactory to the Commissioner be delivered to the Commissioner to cover the costs of the Replacement Trees, and the maintenance of the Tree(s) for a period of up to two (2) years; or
 - (g) payment of each Replacement Tree not replanted on the Owner's Lot be made into the City's Replacement Tree Planting Fund. The payment for each such Tree shall be the cost of each street Tree planting as provided in the Fees and Charges By-law.

Schedule "D"
Parks, Forestry and Environment Fees and Charges

Effective Date: January 1, 2024

Parks, Marinas, Forestry & Environment			
Fee Name	Unit	2024 Fee (Excluding HST)	Applicable Taxes (HST 13% or HST Exempt)
Forestry			
Forestry Inspection	Per Inspection	\$58.89	13%
Road Occupancy Permit Fee	Per Use	\$168.83	13%
Street Tree Planting: 60mm (2.5 in.) Caliper Deciduous Tree or 200cm (6.5 ft. Height) Coniferous Tree	Per Tree	\$849.91	HST Exempt
Replacement for tree removed on public property	Per Tree	The appraisal value as determined in accordance with the Public Tree By-law	HST Exempt
Replacement for tree removed from private property with a Diameter of 15cm or greater	Per Tree	\$644.09	HST Exempt

The City of Mississauga requires twenty four (24) replacement trees to be planted as compensation for trees 15cm DBH and greater being removed due to site re-development. In accordance with the Tree By-Law, replacement trees are to be native in species, a minimum 60mm caliper for deciduous trees and a minimum 1.80m high for coniferous trees. The "cash in lieu of tree replacement planting" fee for 2024 is \$644.09/tree



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Table 1: Tree Replacement Chart (applies to both public and private trees)

PUBLIC TREE REPLACEMENT CHART	
Min. 60mm Diameter Deciduous/1.8m Height Coniferous	
Diameter at Breast Height (DBH) in cm	Number of Replacement Trees
6-15	1
16-30	2
31-45	3
46-60	4
61-75	5
76-90	6
91-105	7
106-120	8
>120	9

Table 2: Tree Protection Zone Table (applies to both public and private trees)

Trunk Diameter (cm)	Minimum Tree Protection Zone (TPZ) Distance from Trunk (m)	Minimum Tree Protection Zone (TPZ) Distance from Trunk (m) for trees in Open Spaces and Woodlands
<10 cm	1.2	2.4
10-20	1.5	2.4
21-30	1.8	3.6
31-40	2.4	4.8
41-50	3.0	6.0
51-60	3.6	7.2
61-70	4.2	8.4
71-80	4.8	9.6
81-90	5.4	10.8
91-100	6.0	12.0
>100	6 cm per 1 cm DBH	12 cm per 1 cm DBH



Welwyn Consulting

Tree Replacement Planting Plan: 1495 Mississauga Road, Mississauga

I.D.#	Tree Species	Exposure	Mature Height	Mature Canopy	Soil Type and Zone
R1, R4 and R5 (3 trees)	Hackberry <i>Celtis occidentalis</i>	Part sun to full shade	18m	16m	Adaptable to urban soils and difficult conditions – Zone 2
R2, R3 and R6 (3 trees)	Red Maple <i>Acer rubrum</i>	Full sun to part shade	15m	12m	Adaptable to various types of soils – Zone 3
R7 (1 tree)	Eastern Redbud <i>Cercis canadensis</i>	Full sun to part shade	10m	8m	Prefers well drained soils and wind protection – Zone 5
R8 – R12 (5 trees)	Pyramidal English Oak <i>Quercus robur 'Fastigiata'</i>	Full sun	18m	6m	Prefers well drained soils and wind protection – Zone 5
R13 - R15 (3 trees)	Blue Beech <i>Carpinus caroliniana</i>	Part sun to full shade	10m	10m	Prefers well drained soils and wind protection – Zone 3
R16 (1 tree)	Tulip Tree <i>Liriodendron tulipifera</i>	Full sun	25m	15m	Prefers well drained soils and wind protection – Zone 5

NOTES:

1.) Replacement tree numbers were derived as follows:

- | | |
|------------------------|----------------------------------------------------|
| a. Tree #1 – 18cm DBH | 2 replacement trees |
| b. Tree #2 – 17cm DBH | 2 replacement trees |
| c. Tree #3 – 14cm DBH | No replacement trees (below 15cm DBH) |
| d. Tree #4 – 10cm DBH | No replacement trees (below 15cm DBH) |
| e. Tree #5 – 14cm DBH | No replacement trees (below 15cm DBH) |
| f. Tree #6 – 6-9cm DBH | No replacement trees (below 15cm DBH) |
| g. Tree #15 – 28cm DBH | 2 replacement trees |
| h. Tree #16 – 39cm DBH | 3 replacement tree |
| i. Tree #19 – 42cm DBH | 3 replacement trees |
| j. Tree #20 – 21cm DBH | 2 replacement trees |
| k. Tree #21 – 19cm DBH | 2 replacement trees |
| l. Tree #22 – 16cm DBH | 2 replacement trees |
| m. Tree #23 – 47cm DBH | 4 replacement trees |
| n. Tree #24 – 16cm DBH | <u>2 replacement trees</u>
24 replacement trees |

2.) Sixteen (16) replacement trees and their approximate proposed locations are marked with the symbol **Rx** on the site plan in Appendix C on Page 34 of this report.

3.) Eight (8) replacement trees shall be ‘cash in lieu of planting’ at \$644.09/tree x 8 trees = \$5,152.72



Welwyn Consulting

Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling recommendations by Welwyn Consulting are made as a part of "due diligence" to alert tree owners to the 'potential' for tree failure and to provide hazard mitigation options based upon observed conditions. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There are no trees recommended for pruning on this site at this time.**



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Root Pruning/Air Spade/Hydro-Vac

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should only be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade/dry-vac technologies provide two of the least invasive methods for root zone excavation, and shall be performed under the supervision of a Certified Arborist.*

General Methodology (other than air spade/dry-vac)

Under the direction of a Certified Consulting Arborist and using hand and/or mechanical excavation techniques, the soil shall be carefully removed starting approximately 4-6m (where feasible) from the tree's base perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in shallow layers to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There are no trees recommended for root pruning on this site at this time.**

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



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Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees recommended for transplanting on this site at this time.**



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Tree Preservation Plan

The following Tree Preservation Plan shall be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding shall be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ shall be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the City of Mississauga, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supported by T-bar supports when protecting street trees where site line obstruction is a concern. TPZ signage shall be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Mississauga's Development and Design Department. The project architect shall update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated and to scale.

NOTE: A tree's root system extends 2-3 times beyond the edge of the canopy/dripline. As Tree Protection Zone (TPZ) hoarding protects only that portion of the root system governed by municipal regulations, most trees on urban residential properties may sustain a degree of injury (including but not limited to root severance, soil compaction and disturbance) during proposed construction activities.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix C on Page 34 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix A starting on Page 23 of this report, and the hoarding shall be installed using the following guidelines:

- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection shall have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the City of Mississauga and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.



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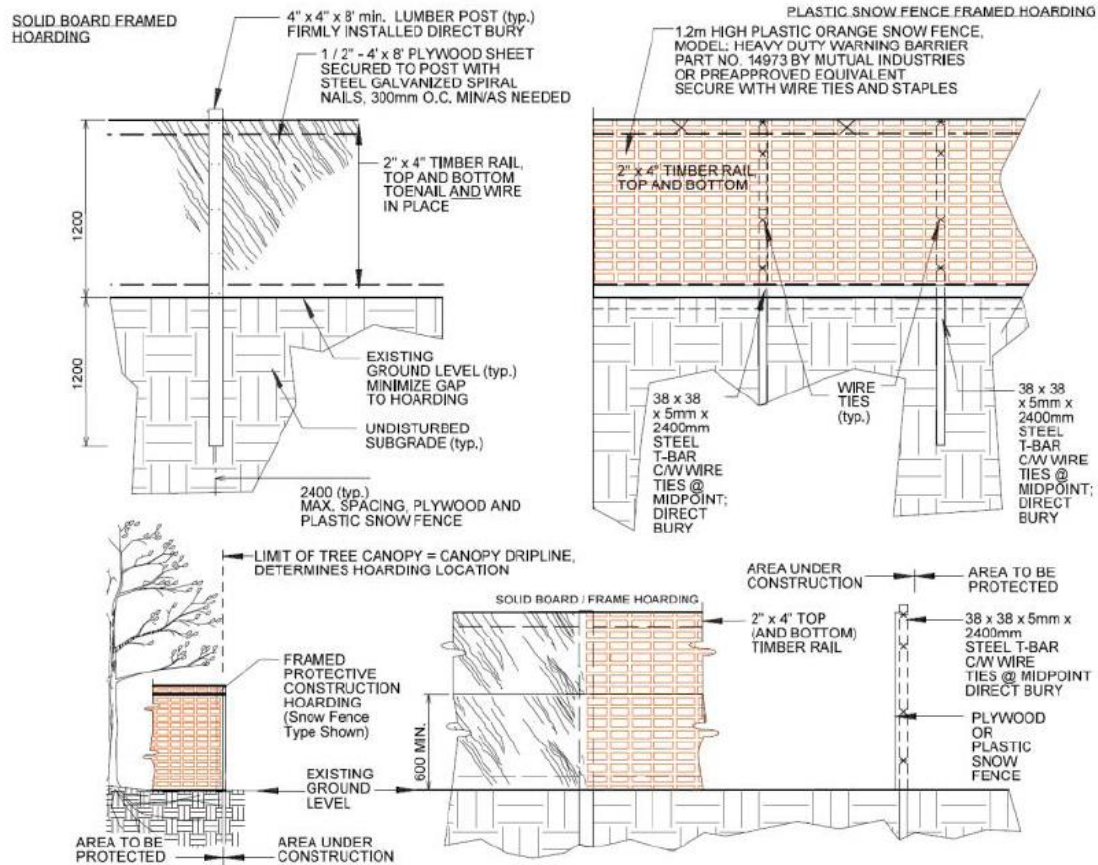
City of Mississauga TPZ Hoarding Specifications

The diagram below provides the City of Mississauga's standards for Tree Protection Zone (T.P.Z) hoarding.

02830-6

Hoarding Framed Protective Construction Hoarding Solid Board- Plastic Snow Fence

NOTE:
TO BE USED AS A GUIDELINE ONLY.
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.



NOTES

1. HOARDING LOCATION AS PER DRAWINGS, HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
2. NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH (CSPM), 48 HOUR NOTICE REQUIRED.
3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPF.
6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
7. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNK) OF TREE.
10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
11. FOR PROTECTION OF TREE'S AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.

Detail: 02830-6

ORIGINAL DATE: Mar 08/18
REVISION DATE: Mar 08/18





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Activity Allowed Within Tree Protection Zones (TPZ):

It is to be understood that any type of activity within a Tree Protection Zone has an inherent risk of causing damage to the subject tree. Mississauga Forestry advises that any form of activity be avoided at all costs but fully understands that there may be a need to do so. Any activity within the Tree Protection Zone must be pre-approved by Mississauga Forestry. Below are some of the activities that Mississauga Forestry recognizes as acceptable practices of working within Tree Protection Zones if done appropriately. All other activities are to be avoided unless pre-approved by Mississauga Forestry.

Approved Types of Activities within a TPZ: (permit required prior to any works)

- Excavation
 - ◆ Root Exploration/Root Pruning
 - ◆ Foundation/Basement Construction
 - ◆ Utility Relocation/Repair
 - ◆ Directional Boring – minimum 1.2m Depth
- Hand Digging
 - ◆ No Mechanical advantage such as excavator, backhoe, or skid steers
- Air Assist Machinery
 - ◆ Air Spade/Air Knife using 185 cfm portable air compressor
 - ◆ Air vacuum unit
- Site Accessibility
 - ◆ Temporary Road/Entrance
 - ◆ Construction Worker Access
 - ◆ Material Delivery
- Hydro Vac
 - ◆ Maximum water psi of 500 or less
 - ◆ Oscillating nozzle
- Root Pruning
 - ◆ Any exposed roots which are frayed or damaged shall be pruned in accordance with good arboriculture practices
 - ◆ Prolonged exposed roots shall be kept moist and covered with mulch or moistened burlap
- Directional Boring / Micro Tunnelling
 - ◆ All efforts should be made to route all underground utilities around the TPZ; if this cannot be achieved, utilities should be bored or tunnelled with a minimum depth of 1.2m under the TPZ. Boring/tunnels should not go directly beneath the trunk; instead the boring/tunnels should be offset based on the tree diameter

Excavation within a TPZ: (permit required prior to any works)

When excavation is necessary within Tree Protection Zone proper care must be taken when performing such activities. Excavation methods must be pre-approved and documented with the City of Mississauga Forestry. The following methods are acceptable and must be either conducted or supervised by a Certified Arborist during the activity.

Whenever work is required within the Tree Protection Zone an arborist must be present and either performing or supervising the work at hand. Below are the qualifications required to be recognized as a competent arborist by Mississauga Forestry.

- Have a current certification in good standing from the International Society of Arboriculture, Certified Arborist or Board Certified Master Arborist; or,
- Have completed an apprenticeship in Arboriculture and completed the required hours/written exam to be a Qualified Arborist in the eyes of the Ontario Provincial Government; or,
- Have completed the qualifications and are a Registered Professional Forester (RPF); or,
- Have the verifiable skills and experience to perform or supervise said work within the Tree Protection Zone.

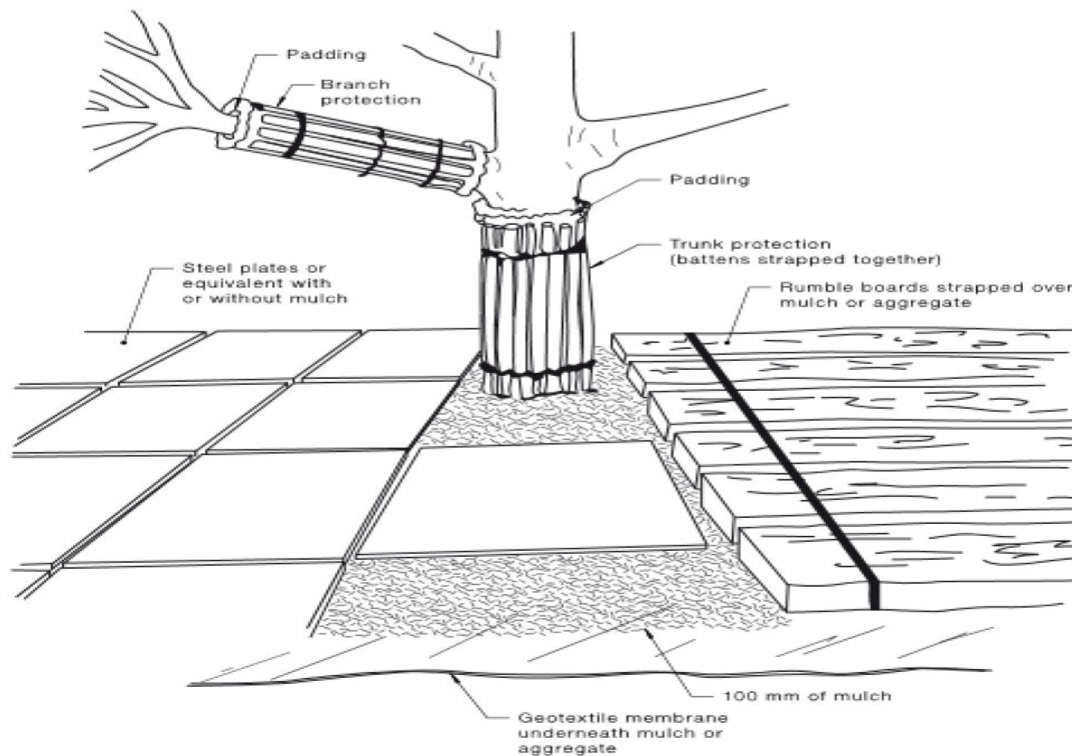


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Horizontal Hoarding / Soil Compaction Alleviation:

When site accessibility is necessary within or through Tree Protection Zone proper care must be taken when performing such activities. Site accessibility methods must be pre-approved and documented with Mississauga Forestry. The following methods are acceptable but must be recommended by a Certified Arborist and documented within the Tree Preservation Report and Plan. Mitigating measures such as horizontal hoarding/compaction alleviation measures must be under taken when such activities occur within the Tree Protection Zone. Below are some approved mitigating options for working within Tree Protection Zone.

- Multiple Layered Approach
 - ◆ Bottom Layer must consist of a pre-approved synthetic geotextile material
 - ◆ Middle Layer must consist of 8 – 12 inches of course wood chips
 - ◆ Top Layer must consist of ¾ inch hard wood plywood
- Two Layer Approach
 - ◆ Bottom Layer must consist of ¾ inch hard wood plywood laid in one direction of orientation
 - ◆ Top Layer must consist of ¾ inch hard wood plywood laid in opposite direction of orientation
 - ◆ Both layers must then be screwed together at 12 inch spacing
- Steel Plate
 - ◆ ¾ inch steel plate smooth finish on ground side no checker plate on ground side





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Tree Preservation Plan Summary

I.) Pre-Construction Phase

- It is recommended that an on-site meeting take place with the project Certified Consulting Arborist, a representative from the City of Mississauga's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If permitted by the City of Mississauga, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- If permitted by the City of Mississauga, prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Mississauga.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:

Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.



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ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



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CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)*, and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A)*. I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: _____

Date: September 17, 2024



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Appendix A: Tree Survey – 1495 Mississauga Road, Mississauga

* denotes estimated DBH due to restricted site access/private property

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	Subject Site	Cedar	<i>Thuja occidentalis</i>	12, 13 (18)	5	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base; part of existing cedar hedge	Remove: Proposed site plan in conflict with the tree
2	Subject Site	Cedar	<i>Thuja occidentalis</i>	14, 10 (17)	5	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base; part of existing cedar hedge	Remove: Proposed site plan in conflict with the tree
3	Subject Site	Cedar	<i>Thuja occidentalis</i>	8, 11 (14)	5	4	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 1m from tree base; part of existing cedar hedge	Remove: Proposed site plan in conflict with the tree
4	Subject Site	Cedar	<i>Thuja occidentalis</i>	10	5	3	Good	Good	Small-caliper deadwood in canopy; part of existing cedar hedge; <u>below 15cm DBH – no Permit to Injure or replacement trees required for tree's removal</u>	Remove: Proposed site plan in conflict with the tree
5	Subject Site	Cedar	<i>Thuja occidentalis</i>	10, 10 (14)	4	3	Good	Good	Small-caliper deadwood in canopy; part of existing cedar hedge	Remove: Proposed site plan in conflict with the tree
6	Subject Site	Cedar hedge (13 plants)	<i>Thuja occidentalis</i>	6-9	4	3	Good	Good	Small-caliper deadwood in canopies; <u>all plants below 15cm DBH – no Permits to Injure or replacement trees required for trees' removal</u>	Remove: Proposed site plan in conflict with the trees
7	Subject Site	Norway Maple	<i>Acer platanoides</i>	50	15	13	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union; overhead utility lines pass through canopy at 6m from north to south	Preserve: TPZ = 3.0m
8	Neighbour	White Spruce	<i>Picea glauca</i>	20*	12	4	Good	Good	Small-caliper deadwood in canopy	Preserve: TPZ = 1.5m
9	Subject Site	Cedar hedge (~100 plants)	<i>Thuja occidentalis</i>	4-10	2.5	1	Good	Good	Small-caliper deadwood in canopy; well-manicured hedge	Preserve: TPZ = 1.2m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
10	Neighbour	Paper Birch	<i>Betula papyrifera</i>	20*	14	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 4m from tree base; branch canopy above union	Preserve: TPZ = 1.5m
11	Subject Site	Cedar Hedge (36 plants)	<i>Thuja occidentalis</i>	8-45	8-10	3-4	Good	Good	Small-caliper deadwood in canopy; lower branch canopies clearance pruned 1.8m from tree bases; fence on south side of all stems, but trees are all subject site owned	Preserve: TPZ = 3.0m
12	Shared Ownership	Cedar Hedge (~90 plants)	<i>Thuja occidentalis</i>	8-30	8-10	2-4	Good	Good	Small-caliper deadwood in canopies; fence on west side of stems	Preserve: TPZ = 1.8m
13	Neighbour	Colorado Blue Spruce	<i>Picea pungens</i> 'Glauca'	35*	20	7	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	Preserve: TPZ = 2.4m
14	Neighbour	White Pine	<i>Pinus strobus</i>	25*	13	8	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 1.5m from tree base	Preserve: TPZ = 1.8m
15	Subject Site	Paper Birch	<i>Betula papyrifera</i>	15, 15, 18 (28)	14	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 4m from tree base	Remove: Proposed site plan in conflict with the tree
16	Subject Site	Tulip Tree	<i>Liriodendron tulipifera</i>	39	22	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 5m from tree base; branch canopy above union; subject site driveway at west tree base	Remove: Proposed site plan in conflict with the tree
17	Subject Site	Mulberry	<i>Morus alba</i>	20, 20 (28)	10	7	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with narrow included bark union at tree base; branch canopy above 3m	Preserve: TPZ = 1.8m
18	Subject Site	Weeping Beech	<i>Fagus sylvatica</i> 'Pendula'	15	5	4	Good	Good	Small-caliper deadwood in canopy; weeping form; branch canopy shaded and reduced on northeast side	Preserve: TPZ = 1.5m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
19	Subject Site	Paper Birch	<i>Betula papyrifera</i>	16, 27, 29 (42)	14	9	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 0.5m from tree base; two eastern stems addressed	Remove: Proposed site plan in conflict with the tree
20	Subject Site	Ornamental Black Locust	<i>Robinia pseudoacacia</i>	21	8	4	Good	Fair	Small-caliper deadwood in canopy; approx. 20 degree stem sweep west at 1m	Remove: Proposed site plan in conflict with the tree
21	Subject Site	Blue Beech	<i>Carpinus caroliniana</i>	7, 8, 8, 9, 11 (19)	9	8	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; lower branch canopy clearance pruned 1m from tree base; growing in a soil island surrounded on all sides by existing driveway	Remove: Proposed site plan in conflict with the tree
22	Subject Site	Blue Beech	<i>Carpinus caroliniana</i>	10, 12 (16)	9	5	Good	Fair	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union at tree base; branch canopy shaded/reduced on west side; growing in a soil island surrounded on all sides by existing driveway	Remove: Proposed site plan in conflict with the tree
23	Subject Site	Thornless Honey Locust	<i>Gleditsia triacanthos var.inermis</i>	27, 38 (47)	16	12	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 0.5m from tree base; growing in a soil island surrounded on all sides by existing driveway	Remove: Proposed site plan in conflict with the tree
24	Subject Site	Japanese Maple	<i>Acer palmatum</i>	3, 4, 10, 11 (16)	4	4	Good	Fair	Small-caliper deadwood in canopy; large and small aspect ratio co-dominant stems with included bark union at tree base	Remove: Proposed site plan in conflict with the tree



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga

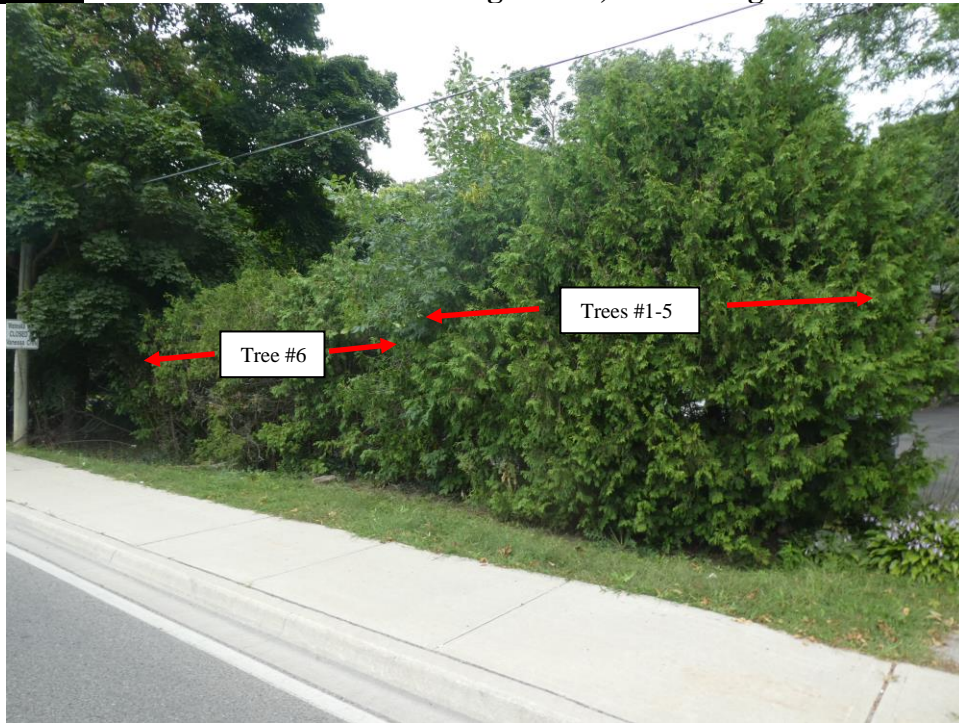


Photo #3a: (Cedar hedge looking north – proposed for removal)



Photo #3b: (Cedar hedge looking south – proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #4: (Tree #15 – 28cm DBH subject site tree proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #5: (Tree #16 – 39cm DBH subject site tree proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #6: (Tree #19 – 42cm DBH subject site tree proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #7: (Tree #20 – 21cm DBH subject site tree proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #8: (Trees #21 and 22 – 19cm and 16cm DBH subject site trees proposed for removal)



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Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



Photo #9: (Tree #23 – 47cm DBH subject site tree proposed for removal)



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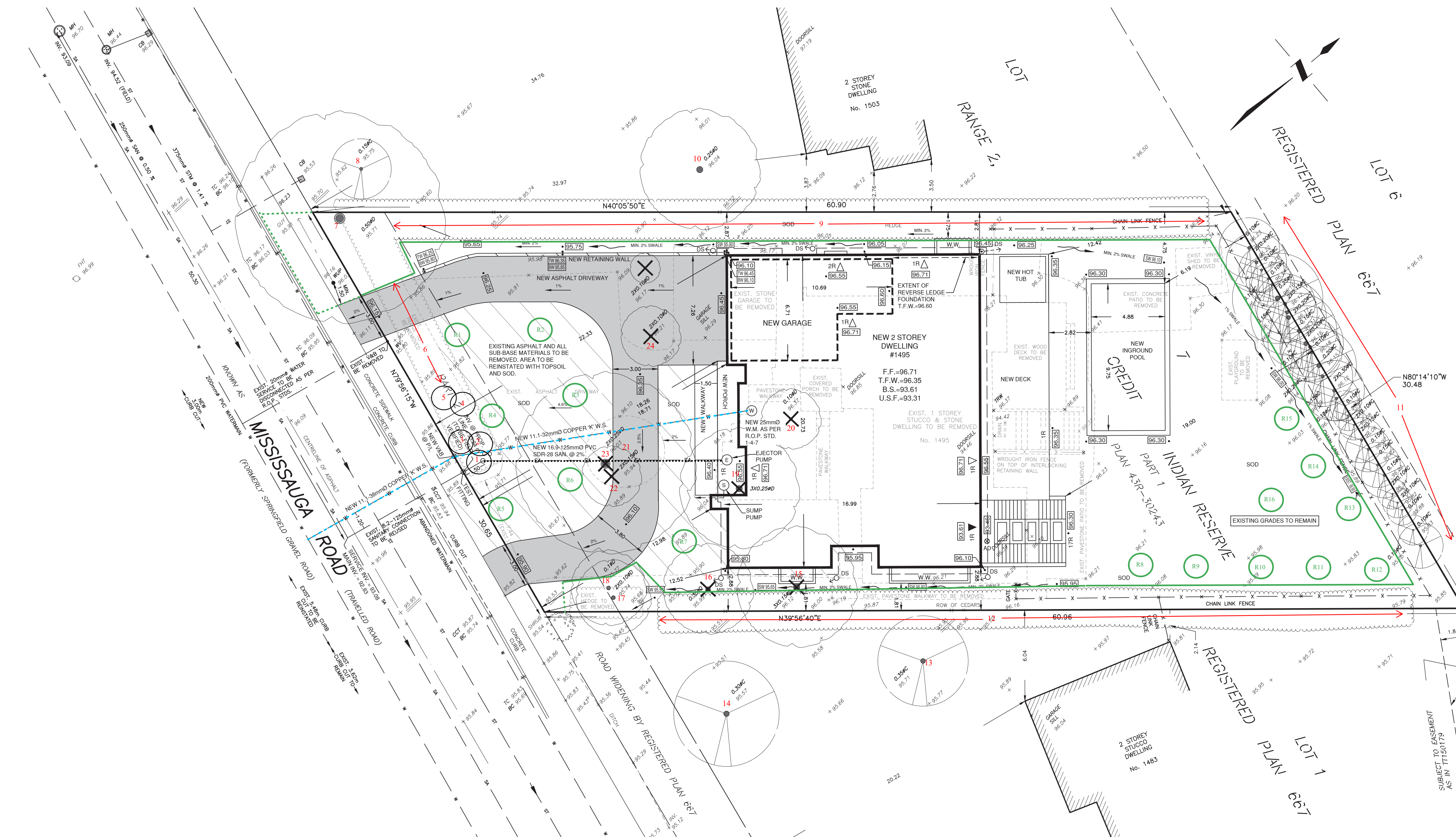
Appendix B: Site Photos – 1495 Mississauga Road, Mississauga (cont.)



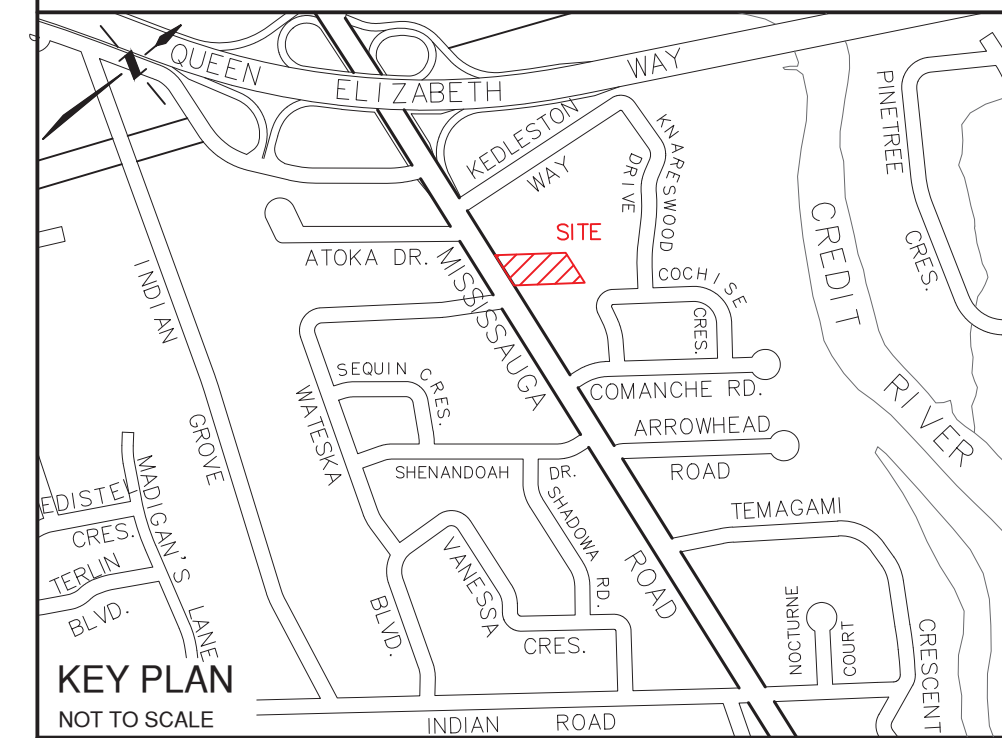
Photo #10: (Tree #24 – 16cm DBH subject site tree proposed for removal)

METRIC
DISTANCES SHOWN ON THIS PLAN ARE
IN METRES AND CAN BE CONVERTED
TO FEET BY DIVIDING BY 0.3048

APPENDIX C: Proposed site/grading plan - 1495 Mississauga Rd. Mississauga



- CAP AND GROUT OF THE ABANDONED WATERMAIN MAY BE REQUIRED FOR ANY SERVICES CROSSING ABANDONED INFRASTRUCTURE
- DOWNSPOUTS ARE TO SPLASH TO GRADE, AND WHERE POSSIBLE, THE DISCHARGE IS TO BE DIRECTED TOWARDS THE ROAD.
- THE SUMP PUMP DISCHARGE WILL BE MANAGED WITHIN THE SITE WITHOUT A DETRIMENTAL EFFECT TO ADJOINING LANDS INCLUDING CITY DITCHES
- NOTE: CONTRACTOR TO VERIFY EXISTING SEWER INVERTS AND REPORT ANY DISCREPANCIES TO TARASICK McMILLAN KUBICKI
- TAP IN NEW 38mm W.S. USING TAPPING SLEEVE AND MANSTOP AS PER R.O.P. STD. 1-7-1
- IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE GRAVITY FLOW OF THE SANITARY SEWER FROM PROPOSED BASEMENT FLOOR ELEVATION. IF A GRAVITY CONNECTION CANNOT BE ESTABLISHED, A SEWAGE EJECTOR PUMP IS TO BE INSTALLED AS PER O.B.C. & MUNICIPAL REQUIREMENTS
- SANITARY LATERAL SIZE SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION. IF THE SIZE IS LESS THAN 125mm, THEN SITE SERVICING DRAWINGS NEED TO BE SUBMITTED FOR REVIEW AND ACCEPTANCE FOR THE SANITARY LATERAL UPGRADE
- AN ELECTRIC VEHICLE READY PARKING SPACE WITH AN ENERGIZED OUTLET MEETING, AT A MINIMUM, LEVEL 2 ELECTRIC VEHICLE CHARGING CRITERIA AS DEFINED BY SAE INTERNATIONAL'S J1772 STANDARD SHALL BE PROVIDED.



LEGAL DESCRIPTION:
PART OF LOT 7, RANGE 2
CREDIT INDIAN RESERVE
(ORIGINALLY IN TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SURVEY INFORMATION
SURVEY INFORMATION IS TAKEN FROM PLAN PREPARED BY TARASICK McMILLAN KUBICKI LIMITED, ONTARIO LAND SURVEYORS, DATED JULY 6, 2023.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODEIC VERTICAL DATUM 1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 46, HAVING A PUBLISHED ELEVATION OF 92.16 METRES.

- LEGEND
- MH DENOTES MANHOLE
 - FH DENOTES FIRE HYDRANT
 - WUP DENOTES WOOD UTILITY POLE
 - WV DENOTES WATER VALVE
 - EL DENOTES ENTRY POINT AT LOWER LEVEL
 - ELG DENOTES ENTRY POINT AT GROUND FLOOR
 - SE DENOTES EXISTING SPOT ELEVATION
 - SE(100.25) DENOTES PROPOSED SPOT ELEVATION
 - DS DENOTES PROPOSED RAINWATER DOWNSPOUT
 - DS DENOTES PROPOSED SUMP PUMP LOCATION AND OUTLET AREA DRAIN
 - AD DENOTES AREA DRAIN
 - 0.300 DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - 0.300 DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - X DENOTES TREE TO BE REMOVED
 - FR DENOTES FRAMED HOARDING
 - SW DENOTES SOLID WOOD HOARDING
 - 2.0% DENOTES DIRECTION AND GRADING OF DRAINAGE
 - SW DENOTES DIRECTION OF SWALE

DO NOT SCALE DRAWINGS
1) CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ENGINEER/ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.
2) THESE PLANS ARE TO REMAIN THE PROPERTY OF THE DESIGNER AND MUST BE RETURNED UPON REQUEST. THESE PLANS MUST NOT BE USED IN ANY OTHER LOCATION WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER.
3) ALL WORKS TO BE DONE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.

REVISIONS

NO.	DESCRIPTION

CERTIFICATION FOR PROPOSED GRADING

I HAVE REVIEWED THE PLANS FOR THE CONSTRUCTION OF A BUILDING LOCATED AT 1495 MISSISSAUGA ROAD AND HAVE PREPARED THIS PLAN TO VERIFY THE COMPATIBILITY OF THE PROPOSAL TO EXISTING ADJACENT PROPERTIES AND SPECIFIC THEREON. IT IS MY BELIEF THAT ADHERENCE TO THE PROPOSED GRADES AS SHOWN WILL PRODUCE AN APPROPRIATE DRAINAGE AND PROPER FACILITY OF MUNICIPAL SERVICES WITHOUT ANY DETRIMENTAL EFFECT TO THE EXISTING DRAINAGE PATTERNS OR ADJACENT PROPERTIES.

J. HANG
DATE: SEPTEMBER 10, 2024
MISSISSAUGA, ONTARIO

APPLICANT/ OWNER
INTERNATIONAL MARINE SURVEYORS LIMITED
(905) 510-0910
vinay.talwar@intl-marine.com

PROJECT:
PROPOSED 2 STOREY SINGLE FAMILY DWELLING AND POOL
1495 MISSISSAUGA ROAD, MISSISSAUGA

SHEET TITLE:
SITE GRADING AND SERVICING PLAN
SCALE: 1:150

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: D.H. FILE No. 9755-SGP-2024-09-06

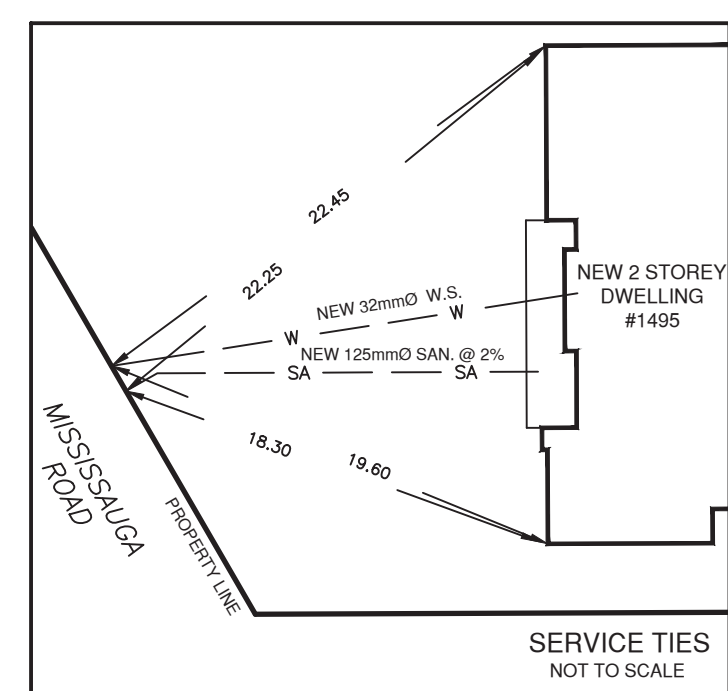
- REGION OF PEEL NOTES
- PUBLIC AND PRIVATE SERVICES, APPURTENANCES, MATERIALS AND CONSTRUCTION METHODS MUST COMPLY WITH THE CURRENT REGION OF PEEL STANDARDS AND SPECIFICATIONS, THE LOCAL MUNICIPALITY'S REQUIREMENTS FOR THE ONTARIO BUILDING CODE AND ONTARIO PROVINCIAL STANDARDS. ALL WORKS SHALL ADHERE TO ALL APPLICABLE LEGISLATION, INCLUDING REGIONAL BY-LAWS.
 - WATERMAIN AND/OR WATER SERVICE MATERIALS 100 MM (4") AND LARGER MUST BE P.V.C. DR 18 CONSTRUCTED AS PER A.W.W.A. SPEC. C300-16. SIZE 50 MM (2") AND SMALLER MUST BE TYPE "K" SOFT COPPER CONSTRUCTED AS PER A.S.T.M. B88-89.
 - WATERMANS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 M (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 M (4') FROM THEMSELVES AND ALL OTHER UTILITIES.
 - PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 MM (2") OUTLET ON 100 MM (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN ON FIRE LINES. FLUSHING OUTLET TO BE 100 MM (4") DIAMETER MINIMUM ON A HYDRANT.
 - ALL CURB STOPS TO BE 3.0 M (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED
 - HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B. 0.7 M (2') AND 0.9 M (3') AND TO HAVE PUMPER NOZZLE
 - WATERMANS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR
 - WATERMANS MUST HAVE A MINIMUM CLEARANCE OF 0.3 M (12") OVER / 0.5 M (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS
 - ALL TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION
 - LOCATION OF ALL EXISTING UTILITIES IN THE FIELD TO BE ESTABLISHED BY THE CONTRACTOR
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE FOR LOCATES, EXPOSING, SUPPORTING AND PROTECTING OF ALL UNDERGROUND AND OVERHEAD UTILITIES AND STRUCTURES EXISTING AT THE TIME OF CONSTRUCTION IN THE AREA OF THEIR WORK. WHETHER SHOWN ON THE PLANS OR NOT AND FOR ALL REPAIRS AND CONSEQUENCES RESULTING FROM DAMAGE TO SAME
 - THE CONTRACTOR(S) SHALL BE SOLELY RESPONSIBLE TO GIVE 72 HOURS WRITTEN NOTICE TO THE UTILITIES PRIOR TO CROSSING SUCH UTILITIES. FOR THE PURPOSE OF INSPECTION BY THE CONCERNED UTILITY. THIS INSPECTION WILL BE FOR THE DURATION OF THE CONSTRUCTION, WITH THE CONTRACTOR RESPONSIBLE FOR ALL COSTS ARISING FROM SUCH INSPECTION
 - ALL PROPOSED WATER PIPING MUST BE ISOLATED THROUGH A TEMPORARY CONNECTION THAT SHALL INCLUDE AN APPROPRIATE CROSS-CONNECTION CONTROL DEVICE, CONSISTENT WITH THE DEGREE OF HAZARD, FOR BACKFLOW PREVENTION OF THE ACTIVE DISTRIBUTION SYSTEM, CONFORMING TO REGION OF PEEL STANDARDS 1-7-7 OR 1-7-8.
 - ALL WATER METERS MUST BE INSTALLED IN HEATED AND ACCESSIBLE SPACE.
 - PROPOSALS TO CONNECT TO AN EXISTING SERVICE LATERAL REQUIRES APPROVAL FROM THE REGION OF PEEL INSPECTOR AT CONSTRUCTION STAGE

- NOTES
- ANY LANDSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY THE PUBLIC UTILITIES CO-ORDINATING COMMITTEE.
- AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS THROUGH THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
- ALL PROPOSED CURBING (IF ANY) AT THE ENTRANCES TO THE SITE IS TO STOP AT THE PROPERTY LINE OR AT THE MUNICIPAL SIDEWALK.
- SHOULD ANY WORKS BE REQUIRED WITHIN THE MUNICIPAL RIGHT OF WAY, A ROAD OCCUPANCY PERMIT WILL BE REQUIRED. PUCC APPROVAL WILL BE REQUIRED. FOR FURTHER INFORMATION, PLEASE CONTACT THE PUCC PERMIT TECHNOLOGIST, LOCATED AT 3165 MAVIS ROAD.
- THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS NECESSITATED BY THE SITE PLAN.
- ON SITE WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.
- CONSTRUCTION MATERIALS ARE NOT TO BE PUT OUT FOR COLLECTION.
- ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
- ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.
- THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6m IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
- ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.
- ALL ASPHALT AND BASE MATERIALS OF THE EXISTING DRIVEWAY BEING REMOVED ARE TO BE REINSTATED WITH TOPSOIL AND SOD.
- ALL PROPOSED CURBING WITHIN THE MUNICIPAL BOULEVARD AREA FOR THE SITE IS TO SUIT AS FOLLOWS:
A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CURBING IS TO STOP AT THE PROPERTY LIMIT OR THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE, OR
B) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CONDOMINIUM DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH O.P.S.D. 350.010.
- THE PROPOSED DEVELOPMENT OF THE SUBJECT SITE MAY NEGATIVELY IMPACT THE ROOT ZONE(S) OF NEARBY TREE(S) ON ADJACENT PROPERTY AND ULTIMATELY DAMAGE THE TREE(S). THE OWNER SHOULD TAKE ALL REASONABLE STEPS TO MINIMIZE DISTURBANCE TO THE ADJACENT ROOT ZONE(S) THAT ARE WITHIN THE SUBJECT SITE. THE CITY OF MISSISSAUGA TAKES NO RESPONSIBILITY FOR THE PROTECTION OF TREES ON ADJACENT PROPERTIES.
- ALL DAMAGED OR DISTURBED AREAS WITHIN THE MUNICIPAL RIGHT-OF-WAY ARE TO BE REINSTATED AT THE APPLICANT'S EXPENSE.
- ALL LANDSCAPING AND GRADING WITHIN CLOSE PROXIMITY TO THE PROPOSED ACCESS POINTS IS TO BE DESIGNED TO ENSURE THAT ADEQUATE SIGHT DISTANCES ARE AVAILABLE FOR ALL APPROACHING AND EXISTING MOTORISTS AND PEDESTRIANS.
- THE PORTION OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE OWNER.
- DRIVEWAY ACCESS SHALL MAINTAIN A 1.5m SETBACK FROM ABOVEGROUND FEATURES SUCH AS UTILITIES AND TREES.
- ANY ABOVE GROUND UTILITIES LOCATED WITHIN 1.5m OF A PROPOSED ACCESS AREA TO BE RELOCATED AT THE APPLICANT'S EXPENSE.
- THE COST FOR ANY ALL ROAD IMPROVEMENTS REQUIRED IN SUPPORT OF THIS DEVELOPMENT APPLICATION WILL BE BORNE BY THE OWNER.
- THE OWNER SHALL MAKE SATISFACTORY ARRANGEMENTS WITH THE TRANSPORTATION AND WORKS DEPARTMENT FOR THE DESIGN, CONSTRUCTION, AND PAYMENT OF ALL COSTS ASSOCIATED WITH WORKS NECESSARY IN SUPPORT ACCESS TO THIS SITE.
- ANY ACCESS TO INTERNAL SERVICING SHALL BE PROVIDED INTERNALLY THROUGH THE SITE.
- DECORATIVE PAVING, POOL DECKING, AND OTHER HARD SURFACED LANDSCAPE MATERIAL ARE TO MAINTAIN A MINIMUM SETBACK OF 0.61m TO THE PROPERTY LINE.

- SEWERS
- EXISTING SANITARY SEWER TO BE USED PROVIDED A) APPROVAL FROM REGION OF PEEL.
- DEPTH OF SANITARY SEWER CONNECTION AT THE STREET LINE TO BE CONFIRMED IN FIELD PRIOR TO CONSTRUCTION TO ENSURE GRAVITY FLOW.
- SUMP PUMP
- FOUNDATION WEEPERS AND FLOOR DRAINS WILL BE SUMPED AND PUMPED TO THE SURFACE AND WILL DISCHARGE ONTO A CONCRETE SPLASH PAD IN THE FRONT OF THE HOUSE.
- SUMP PUMP/DOWNSPOUT DISCHARGE TO BE MANAGED WITHIN THE PROPERTY BOUNDARIES AND NOT HAVE A DETRIMENTAL EFFECT ON ABUTTING OR CITY OWNED LANDS AND INFRASTRUCTURE INCLUDING DITCHES
- RAIN WATER
- ALL DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH PADS AT GROUND LEVEL AT THE LOCATIONS INDICATED ON THIS PLAN.
- PROPOSED SWALES TO HAVE MAXIMUM 1:3 SIDE SLOPES.
- UNDERGROUND SERVICES
- THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

Average grade calculations

LOCATION	EXIST. GRADE	EXIST. GRADE
	LEFT SIDE	RIGHT SIDE
1 CENTRE LINE OF ROAD	96.29	95.95
2 FRONT CORNER	95.70	95.53
3 MIN. FRONT SETBACK	95.74	95.51
4 15 m BACK	96.12	95.95
SUM OF GRADE ELEVATIONS=		766.79
AVERAGE GRADE [metres] =		95.85



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Curriculum Vitae

LEAH D. WALLACE, MA RPP MCIP CAHP

CONSULTING HERITAGE PLANNER

NIAGARA-ON-THE-LAKE

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EDUCATION

University of British Columbia
Master of Arts, 1978 (Architectural History)

University of Guelph
Honours B.A., 1973

PROFESSIONAL MEMBERSHIPS

Ontario Professional Planners Institute (OPPI)
Canadian Institute of Planners (MCIP)
Canadian Association of Heritage Professionals (CAHP)

EXPERIENCE

2016 – Present	Consulting Heritage Planner
2012 – 2016	Senior Planner, Town of Niagara-on-the-Lake
2000 – 2012	Planner, Heritage & Urban Design, Town of Niagara-on-the-Lake
1994 – 2000	Contract Heritage Planner Hynde Paul Associates Incorporated, St. Catharines
1984 – 1994	Planning Consultant, Robert J. Miller & Associates Ltd., Mississauga
1979 – 1984	Editor and Division Manager, Longmans Canada, Toronto

APPOINTMENTS AND AWARDS

2017 - Present	Member, Board of Directors, Lower Grand River Land Trust, Cayuga Ontario (Ruthven Park)
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2007 - 2014	Member, Niagara-on-the-Lake Citizens' War of 1812 Bicentennial Committee and the Niagara Region Bi-national Bicentennial Working Group
2006 – 2018	Faculty Member, Willowbank School of Restoration Arts, Queenston
2002 – 2004	Municipal Sector Focus Group on Changes to the Ontario Heritage Act, Provincial Consultations, Ministry of Culture
2002	Member, Bi-national Coordinating Committee, First Bi-national Doors Open, Niagara Region
2000 – Present	Chair, Ruthven Park Building Conservation Committee Lower Grand River Land Trust
1999	Heritage Community Program Recognition Award, Ontario Heritage Foundation
1997 – 2000	Member, Ruthven Park Building Conservation Committee Lower Grand River Land Trust, Cayuga
1997 – 2002	Member, Bay Area Artists for Women's Art Hamilton-Burlington
1989 – 2000	Member and Chair (1991–1997), Local Architectural Conservation Advisory Committee Town of Flamborough

PUBLICATIONS AND PRESENTATIONS

Presenter, Ontario Heritage Conference (Ottawa), Municipal Grant Programs and Bill C323, Ontario Heritage Trust Session

Article, *Up in Flames*, Ontario Planning Journal, January/February 2015

Session Manager, National Trust for Historic Preservation (Buffalo, New York National Conference), Mobile Workshop – Adaptive Re-use of Culturally Sensitive Properties, Canadian Experiences

CIDA Sponsored Walking Tour and Public Planning Session, Niagara-on-the-Lake for Visitors from Xi'an, China Studying the Reconstruction of an Ancient Urban Area

Article, *Heritage Conservation Districts*, Heritage Matters Journal, March 2010

Presenter, Heritage Planning in Niagara-on-the-Lake in association with the Ministry of Culture and the Regional Municipality of Niagara, Association of Municipal Clerks and Treasurers of Ontario Conference

Restoration Case Study: Ruthven Park National Historic Site – Course Presented to Students at the School of Restoration Arts, Willowbank

Presenter, Heritage Conservation Districts – The Good, the Bad & the Ugly Canadian Association of Professional Heritage Consultants Conference

Presenter, Protecting Special Places: Tax Relief Incentives for Heritage Properties, OPPI/OALA Conference – Power of Place

Presenter, Co-curator, The Sacred Sites Tour, Art Gallery of Hamilton, An Architectural Evaluation of the Sacred Sites, The Art Gallery of Hamilton, Lecture Series

The Sacred Site Project, Research Project Exploring the Contemporary and Historical Relationships between Artists and Faith Communities in Hamilton-Wentworth, Art Gallery of Hamilton

Presenter, ARCHINET, An Interactive Guide to Canadian Building Styles Paper presented at Continuity with Change, the 1997 Community Heritage Ontario Conference, Huronia

Presenter, Flamborough and Its Community Identity, Wentworth North Riding Association Town Hall Meeting

Presenter, Suitable Housing for Arts Groups: The Planning Process, The Art of Coming Together Conference, Hamilton Artists Inc.

PROFESSIONAL PROJECTS, REPORTS & APPRAISALS

ARCHINET, An Interactive Guide to Canadian Building Styles

Architectural and Historical Appraisal of the National Fireproofing Company of Canada (Halton Ceramics Limited) Burlington, Ontario, Architectural Conservancy of Ontario and the Burlington Local Architectural Conservation Advisory Committee

Municipal Register of Properties of Cultural Heritage Value or Interest (inclusion of non-designated properties), Town of Niagara-on-the-Lake, Project Manager

Community Vision Statement, Town of Niagara-on-the-Lake, Project Manager

Queen-Picton Streets Heritage Conservation District Expansion Study and Draft of Revised District Plan, Town of Niagara-on-the-Lake

1495 Mississauga Road, Mississauga
 May 2024 – Revised September 2024
 Leah Wallace, MA RPP MCIP CAHP

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Dock Area Public Realm and Urban Design Master Plan, Project Manager

Official Plan Review; Community Engagement Sessions, Background Reports, Heritage Policies, Third Draft of Official Plan, Project Manager

Heritage Impact Assessment, Plan of Subdivision, 1382 Decew Road, City of Thorold

Heritage Impact Report for Minor Variance, 32 Ivy Court (formerly 1382 Decew Road), City of Thorold

Heritage Impact Assessment, Hotel Expansion, 124 on Queen Hotel and Spa, Old Town, Town of Niagara-on-the-Lake

Heritage Permit and Minor Variance Application, 7 Queen Street (Exchange Brewery), Town of Niagara-on-the-Lake

Heritage Impact Assessment, Randwood Estate, Hotel Development, 144-176 John Street and Conservation Review Board Pre-hearing, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Assessment and Addendum, 200 John Street & 588 Charlotte Street, Proposed Plan of Subdivision and Conservation Review Board Pre-hearing and Hearing, Old Town, Town of Niagara-on-the-Lake

Heritage Impact Report, 1317 York Road, Consent Application, St. Davids, Town of Niagara-on-the-Lake

Heritage Impact Assessment, 240-246 Main Street East, Plan of Subdivision Application, Town of Grimsby

Heritage Impact Report, 705 Nashville Road, Proposed Demolition, (Kleinburg-Nashville Heritage Conservation District) City of Vaughan

Heritage Impact Assessment, 6320 Pine Grove Avenue, Severance Application, City of Niagara Falls

Built Heritage Assessment and Recommendations, 133 Main Street East (Nelles House), Town of Grimsby

Heritage Impact Assessment, 133 Main Street East, Application for Official Plan and Zoning By-law Amendments and Heritage Permit Application, Town of Grimsby

Ontario Land Tribunal Hearing, 133 Main Street East (Nelles House)

Heritage Impact Assessment, 95 Cline Mountain Road, Niagara Escarpment Commission Development Permit Application and Heritage Permit Application, Town of Grimsby

Peer Review of Cultural Heritage Impact Assessment, Proposed Development, Guelph Avenue, City of Cambridge

Heritage Designation Evaluation and Regulation 9/06 Review, 4105 Fly Road, Campden, Town of Lincoln

Heritage Impact Assessment, 4918 King Street, Beamsville, Town of Lincoln

Heritage Impact Assessment, Heritage Permit Application for Garage, 4918 King Street, Beamsville, Town of Lincoln

Cultural Heritage Assessment Report, 177 Byron Street, Town of Niagara-on-the-Lake

Heritage Impact Assessment Report, 3627 Campden Road, Plan of Subdivision, Town of Lincoln

Heritage Attribute Assessment, 1389 Progreston Road, Carlisle (Former Town of Flamborough), Application for Demolition, City of Hamilton

Heritage Impact Report, 17 Peel Street, City of St. Catharines (Port Dalhousie Heritage Conservation District), Application for Demolition

Heritage Impact Assessment, 30 McLaughlin Road South,), Official Plan & Zoning Amendments, Site Plan Agreement, Brampton, Ontario

Conservation and Temporary Protection Plan, 9-11 Queen Street, Town of Niagara-on-the-Lake, Ontario

Heritage Impact Assessment, 262 Main Street West (Nixon Hall), Plan of Subdivision, Town of Grimsby, Ontario

Heritage Impact Assessment, 31 Queen Street South, Demolition and Construction of New Building, City of Mississauga (Streetsville)

Heritage Assessment Report for Owner, 491 Pearl Street, Possible Redevelopment, Burlington, Ontario

Peer Review of Heritage Impact Assessment, 13 Mountain Street & 19 Elm Street, Proposed Condominium Development, Town of Grimsby

Peer Review of Heritage Impact Assessment, 140 Old Mill Road, Development Application for a Transportation Hub, Blair Heritage Conservation District, City of Cambridge

55-65 Park Street Heritage Report, Application for Zoning By-law, New Apartment Building, City of Brampton

Heritage Impact Assessment, 14 & 18a Lakeport Road, Restoration & Alterations, City of St. Catharines (Port Dalhousie)

Heritage Impact Assessment, 292 Main Street West, Application for Consent to Sever, Town of Grimsby

Cultural Heritage Evaluation Report, Statement of Significance, and Notice of Intention to Designate, 546 Ridge Road, Town of Fort Erie and Ontario Land Tribunal

Cultural Heritage Impact Assessment, 12879 The Gore Road, Caledon Ontario, Demolition Application

Cultural Heritage Impact Assessment and Commemoration Plan, 14785 Niagara River Parkway, Town of Niagara-on-the-Lake.

Cultural Heritage Impact Assessment, 3821 Main Street, Jordan, Town of Lincoln, Demolition Application, Zoning Amendment and Site Plan Application

Cultural Heritage Evaluation Report & Ontario Land Tribunal, 1 Burns Place, Town of Fort Erie

Cultural Heritage Impact Assessment, 245 Main Street East, Application to Sever, Town of Grimsby

Cultural Heritage Impact Assessment, 241 Johnson Street, Application to Sever, Town of Niagara-on-the-Lake

Cultural Heritage Impact Assessment, 228 Queen Street, Hotel Development, Town of Niagara-on-the-Lake

Peer Review of Heritage Impact Assessment, 134 – Fountain Street North (Former Preston Springs Hotel), Condominium Development, City of Cambridge

Cultural Heritage Impact Assessment, 4481 – 4491 Queen Street, Condominium Development, City of Niagara Falls