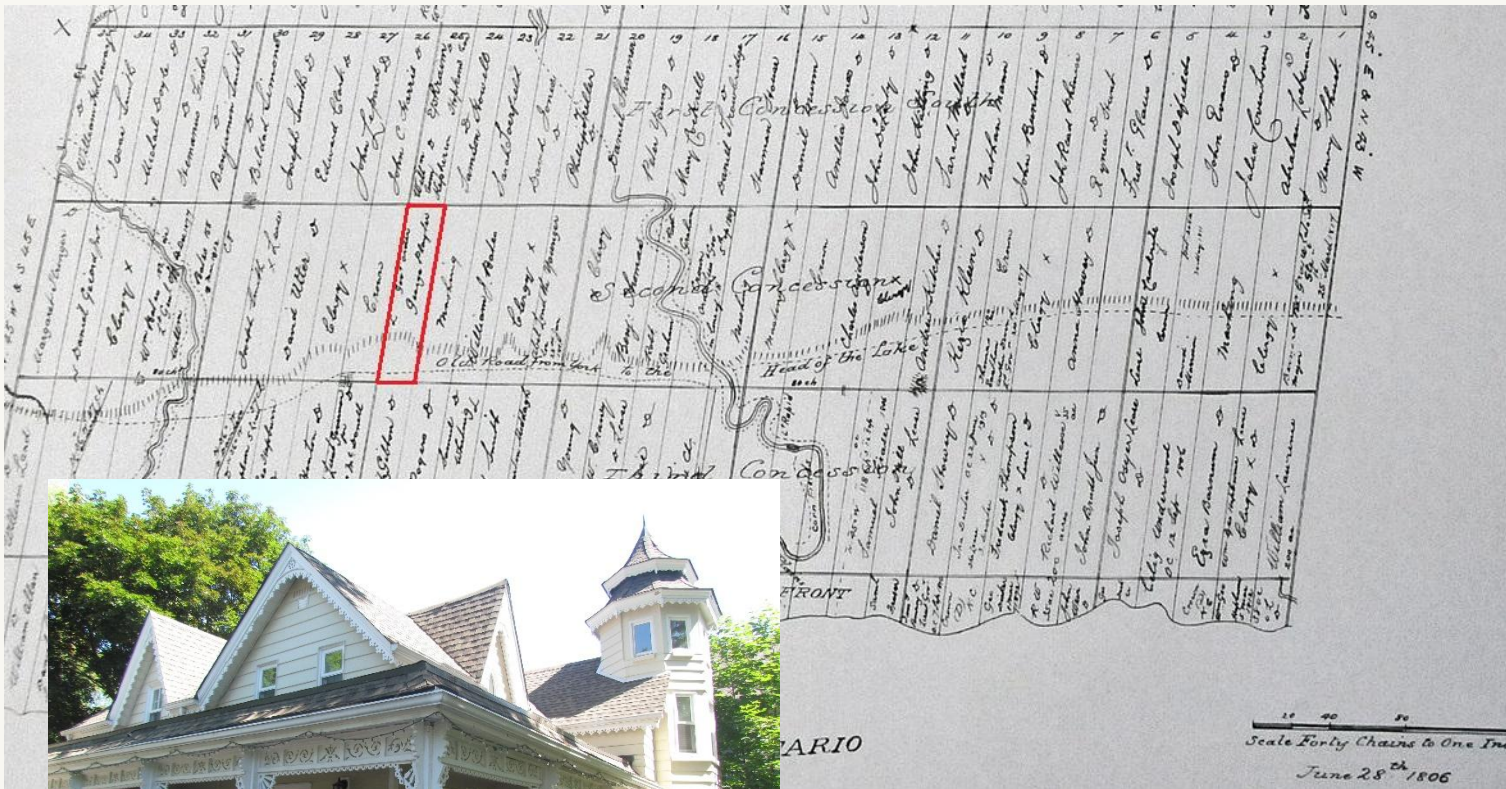
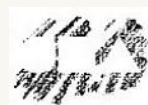


## Heritage Impact Assessment related to 1207 Lorne Park Road, Mississauga



View from the South



**James Bailey Architect**  
September 2020

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*This study has been commissioned by its current owner in support of an application for enlarging and renovating 1207 Lorne Park Road, Mississauga. It specifically addresses the architectural resources of the property which has been designated as being of historical and architectural interest since 1983. We have re-evaluated the house in respect to Ontario Regulation 9/06 made under the Ontario Heritage Act as well assessed the impact of the proposed alterations. The conclusions represent the independent opinions of the author.*

## EXECUTIVE SUMMARY

As a requirement of any redevelopment of a property which has been designated by the City of Mississauga, a Heritage Impact Assessment must be prepared for the property to be submitted as part of the requirements for a building permit.



1207 Lorne Park Road is a distinguished house sited on the north side of that historical right-of-way. There are no neighbouring homes of similar vintage or stature nearby on Lorne Park Road, but adjacent development has been respectful of this particular house. Most recently (c. 2008) a medium density row-house condominium was developed to the east of the subject property.

Architecturally, the house is a delight. What we uncover, when we investigate the history of what is today a storey-and-a-half example of the Picturesque Vernacular architectural style that was so admired in the 1880's, is that it began as James McGill's log cabin--reported to have been moved from across the road in 1858 (from Canada Historic Places citation).

The whimsical two-and-a-half story tower with its pagoda roof has become a landmark in Lorne Park. A relatively small number of owners, listed in this study, have each left his/her mark, but through each owner's commitment to the house, it has remained structurally sound and architecturally integrated.

The Herbert Denison House was designated by the City of Mississauga under part IV of the Ontario Heritage Act, in 1983 (Mississauga By-law 281-83), and in 2010 it was recognized on Parks Canada's register of Canadas Historic Places. In addition we have done our own assessment of the house using the criteria listed in Regulation 9/06 made under the Ontario Heritage Act.

What has been proposed by the current owner are two additions, plus interior alterations, which will provide them with the amount of space and level of comfort expected by people who live in the Lorne Park Community.

Given that this house is distinguished by the way it has been altered through a succession of owners, and given that the perception of the house from Lorne Park Road will not change, we support the proposed additions and alterations to the Herbert Denison House at 1207 Lorne Park Road.



## 1.0 Design Proposal and Report Objective

The distinguished house located at 1207 Lorne Park Road has been known by a number of monikers over its almost 150 years of existence. The designation by-law refers to it as the “McDougall House” but recognizes that it had formerly been known as the “Tedder House”. References to this house in the history of Lorne Park, “Lorne Park Dreams of Long Ago”, by Verna Mae Weeks reports that it was first known as the “Tower House”. Most recently it is often referred to as the “Herbert Denison House”, which is the name used by Parks Canada on whose website, Canadian Register of Historic Sites, it is listed.

The Herbert Denison House was formally designated through a Heritage By-law by the City of Mississauga in 1983 and listed on the Canadian Register of Historic Places in 2010.

The house is located on north side of Lorne Park Road just north of the CNR railway right-of-way. Ten years ago the City approved infill housing behind and beside 1207 at street addresses 1195, 1197, 1203 Lorne Park Road.

The current owner of 1207 Lorne Park Road has retained Lucid Homes to expand the house to meet increased needs. It is recognized that the heritage stature of this home will limit possibilities, but as this house has evolved in the past to meet new needs, surely it must continue to do so.

James Bailey Architect has been retained to prepare a Heritage Impact Assessment of this design proposal, required as it proceeds toward Site Plan Approval and ultimately is submitted for a Building Permit.

## 2.0 Location Plan of Subject Property

1207 Lorne Park Road is located in community of Lorne Park (federal riding of Mississauga-Lakeshore). Using major north-south and east-west arterials as references, the property sits between Lakeshore Road West and the Queen Elizabeth Expressway and on the other axis Southdown Road and Mississauga Road.





Historically this property was in what was known as Toronto Township. Toronto Township was formed as part of York County, Upper Canada on August 2, 1805 when officials from York (what is now the City of Toronto) purchased 84,000 acres (340 km<sup>2</sup>) of land from the Mississauga for 1,000 pounds. At this time the land was surveyed by John Wilcox and much of it was given by the Crown in the form of land grants to Loyalists.

Landtitle transcripts indicate that the patent for Lot 25, Concession 2, SDS (south of Dundas Street) was with Joseph Cawthra. This map of 1806, included here has the name of George Playter most prominent (although the smaller script seems to read Jos Cawthra).



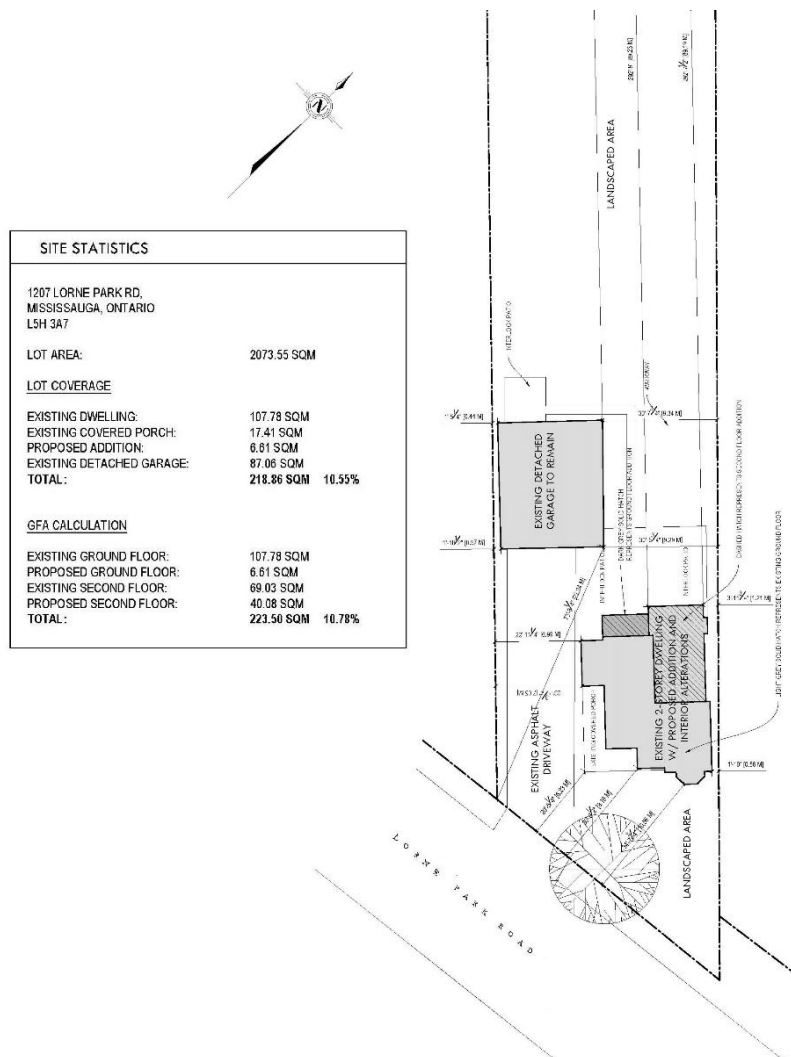
### 3.0 Description of the Property

The legal description of the property is CON 2 SDS LOT 25 (tax roll number 21-05-020-032-026500-0000). PIN is 13451-0156.

The zoning of the property is R2-1 and in July of 2008 the Owner requested that the Committee of Adjustment authorize a minor variance to permit the lowering of the basement floor and underpinning of the existing footings proposing a side yard of 0.23 m (0.75 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.80 m (5.90 ft.) in this instance.



**Position on Lorne Park Road** (City of Mississauga down-loadable maps)



**Property Survey** (showing proposed additions)

### 3.1 History and Description of the Present House

Lorne Park Road has its beginnings as the continuation of a logging trail which came down from Milton on an angle, crossed the Middle Road and continued down to the Indian Road where it turned directly south. Following the lot line (between lots 25 and 26) this trail would normally have continued south to the Lakeshore Trail, however it would have encountered some marshy ground dotted with three separate ponds as well as a stream.

At this point, therefore, the logging trail was directed to follow an angle of 45 degrees to the lot divisions until it connected with Lakeshore Trail.

It is along this length of (what today is known as) Lorne Park Road, that the McDougall House (Herbert Denison House) is located.

According to Verna Mae Weeks' history of Lorne Park ("Lorne Park Dreams of Long Ago") the subject house has as its beginnings a log cabin which was the home of James and Eliza McGill first constructed on the east side of Lorne Park Road. This was at a time in history when new Canadians were trading products like flour and pork for baskets that the indigenous tribes brought to the door.

Herbert, son-in-law of the McGills, was a carpenter (source: 1891 Canada Census) and is reported to have logged timber in the Milton area and hauled lumber to Lorne Park in order to improve the home he bought from his mother-in-law, Eliza McGill, in 1890.

Difficult to confirm is that the tower element, which makes the house so distinctive, has been reported to have come from another house up the road. It was Herbert Denison, who is said to have moved it and attached it to the log cabin where he lived with his mother-in-law. (Given that archival sources are hard to access during the pandemic, I have only Verna Mae Weeks' book and the Parks Canada citation to rely on.)

This house is a very prominent landmark on Lorne Park Road, which has been recognized for the character it imparts to a neighborhood of traditional suburban homes. Its most distinguishing features is the octagonal tower with its two-tiered pagoda roof and the veranda/porches which have been added over the years. The house itself stands a storey and a half in height.

The updated main floor is largely open plan which includes a living room, family room, dining area and kitchen (as well as a two-piece bathroom). It encompasses just over 1100 square feet. The ceiling height is an unusually low 7'-6". The second floor is actually only a half storey, sitting under the slope of the roof. Again, the ceilings are remarkably low and the floor area is no more than 600 square feet in floor area.

The basement offers the highest space in the house, having been excavated and the stone foundation walls were underpinned about ten years ago (2008). The clear height is now almost 9'-0" and the walls have been insulated. The space is undeveloped (used for storage).

In addition to the house, there is an adjacent coach-house (a secondary, occupied residence) and further back on the very deep property, are two other out-buildings which appear to have been used for garden storage.



**Exterior Photographs****View of front façade (from south east)****View from the south (showing laneway and entrance)**





**Rear (north-west) façade**



**East wall (windowless)**

**Adjacent Coach House**



## ARCHITECTURAL FEATURES



**Wrap around veranda**



**Octagonal Tower**

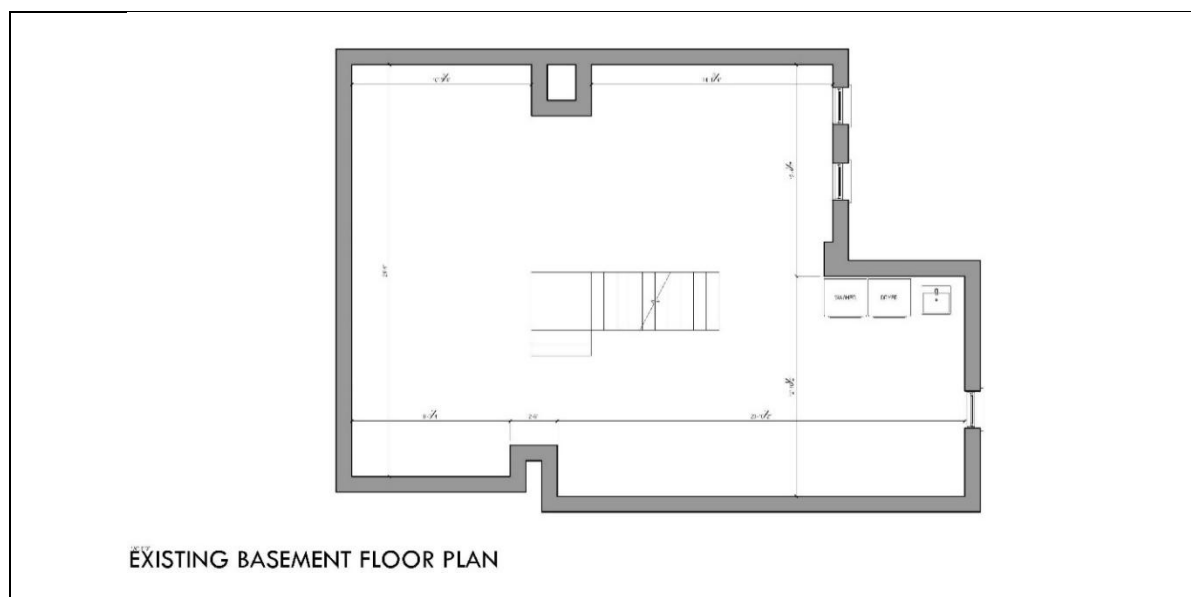


**Interior of Tower**





### 3.2 Plans of the Existing House



#### 4.0 Historical Research

The most convenient way to understand the history of this neighborhood, and this particular house, is to read the 1993 history of Lorne Park as captured by Verna Mae (Denison) Weeks book: “Lorne Park Dreams of Long Ago”.

During this period of social distancing resulting from the COVID-19 Pandemic, access to archival repositories have been limited. Using land ownership records available on-line

through ONLAND, Verna Mae Weeks social histories, Canada Census information, and materials included in the Canadian Register of Historical Places, we provide the succession of ownership of this property from when Joseph Cawthra took the patent for Lot 25, Concession 2 SDS until the current ownership.

In the course of our research we often come across further archival materials which do not relate to the change of ownership but shed some light on the lives of its occupants or perhaps confirm that the owner occupied the property. These are included in shaded boxes and the text is italic.

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1812	Joseph Cawthra		Patent of Lot 25, Concession 2, SDS All 200 acres Land Title Transcripts
1851	George McGill (1802-1861)	George McGill arrived from Scotland in 1834 with his wife Elizabeth Bishop. He had two sons, James (1833 - 1888) and Henry (1829 - 1893)	Verna Mae Weeks Land Title Record #40076
1858	James McGill (1833-1888)	Son of George McGill	Land Title Record #691/2 (?)
1887	On January 10, 1887 there are a number of title transactions within the McGill family, with ownership final ending up in the name of Eliza McGill.		Land Title Records
1889	Eliza Catherine (Evans) McGill (1845-1913)	Widow of James McGill (In 1893 she remarried Henry Ellis)	Land Title Record #6565 Verna Mae Weeks
1890	Herbert Willoby Denison (1864-?) and Elizabeth Anne (McGill) Denison (1868- ?)	Elizabeth Anne McGill was the daughter of James and Eliza Catherine McGill. She married Herbert Denison in 1885.	Land Titles Record #9061 Verna Mae Weeks
1891	<i>Indicates the Herbert Denison (carpenter) and Richard Luker (stonemason) families as neighbors in Lorne Park. House sizes seem to be indicated. Denisons in a larger wood frame house (2 storey)</i>		1891 Canada Census
1913	Mary Augusta McGill Denison (1878-1958)	Granted by Herbert W. Denison et lux for a value of \$2,150	Land Title Record #15804
1919	Mary Jane Denison. Luker (1862-	½ part granted by Mary A. Denison for \$2000.	Land Title Record #18947
1919	Arthur Evan Luker marries Irene May Looker and they are indicated as living in Lorne Park.		
YEAR	OWNER/OCCUPANT	DETAILS	SOURCE



1919	<i>Herbert Denison and Annie McGill Denison indicated as living in Erindale based on their son, Milford Herbert Denison's wedding certificate (Milford living in Port Credit)</i>		Ancestry.ca
1931	Arthur Evan Luker (1889-	Son of Mary Jane Denison Luker	Land Title Record #34035 63/100 of an acre. <i>Natural Love and affection.</i>
1932	<i>Irene Mae Luker (1902-1932), Arthur's wife died in Lorne Park Indicated that she had lived two years on Lorne Park Rd.</i>		Ancestry.ca Death Certificate
1939	Margaret King	Part comm. SE Lot 1 Plan H-12 thence SW 76'3" & NW 338'6" NE 61'2" x SE 388.6 to POC ( <i>as per designation</i> ) Granted by Arthur Luker, widower	Transaction 39102 Land Title Records
1941	Edith H. Haney (1905-1990)	Purchased from Margaret King for \$2,500	Land Title Record 41123 referenced back to Transaction 39102
1940-1945	<i>Edith Haney and her husband Berton Haney live on Brant Avenue in Port Credit</i>		Ancestry.ca Peel Voters' list
1942	Mary F. Tedder	692'6" west of easterly limit of lot being SE angle of lot 1 H-13 Thence W 76'3" x N 338'6" x E 61'2" x S 388'6" to place of beginning.	Land Transaction 41532
1949	<i>Jason Tedder on the voters list for Peel, indicated as a cabinet maker and living in Lorne Park</i>		1949 Peel Voters' Lists
1958	<i>Mary F. Tedder is listed as residing at 1207 Lorne Park Road with Joseph Tedder (assumed to be husband)</i>		1958 Peel Voters' Lists
1965	<i>Mrs. Mary Fraser Tedder living with Charles Tedder and Joseph Tedder at 1207 Lorne Park Road Arthur Lorne Luker (1921- and Mrs. Margaret Luker (1922-1991) living at 1195 Lorne Park Road</i>		1965 Peel Voters' Lists
1976	Joseph O. Tedder Mary F. Tedder as joint tenants	Granted by Mary Tedder. Description to match that of the 1942 sale	Land Titles transaction #406135VS
1978	Dirk Vanderklift And Helena C. Wilkschut	Purchased from Joseph O. Tedder for \$2.00 & C. Cross-referenced to #406135VS	Land Titles transaction #483840
1980	Richard Andrew McDougall	Purchase from D. Vanderklift and H. Wilkschut cross-referenced to #40613518	Land Titles transaction #566878

YEAR	OWNER/OCCUPANT	DETAILS	SOURCE
1983	Heritage By-law 281-83		Historical Book Transaction 642406
1985	<i>A Dirk Vanderklift died in Australia in March of this 1985---we can't be sure if this is the same, but he could have left the country following the sale of the property in 1980.</i>		Ancestry.ca
1989	Yvonne Irvine (70%) Mark Andrew Powell (30%)	Purchased from Richard and Stephanie McDougall for \$400,500.00	Historical Book Transaction 642406
2000 2001	<i>Mark Andrew Powell resident in at 2171 Jenner Crt Mississauga</i>		
2008	Guiseppe & Lacey Sciamanna, owners applied for approval to excavate basement and stabilize the foundation		Mississauga property look-up
2009	These same Owners received a Heritage Grant to repaint the exterior of the house		Mississauga property look-up
2012	Yvonne Irvine grave in the Kawatha Lakes area b. 1928-2012 widow of Murray Allen Irvine 1928-1995 <i>(this is unlikely the Yvonne Irvine who owned the house in 1889)</i>		Ancestry.ca
2017	Lorne Park Road Holdings (II) Limited		Title transcript

The first owner, Joseph Cawthra, immigrated in Canada in 1803 from Yorkshire. He not only acquired large tracks of land along the Lake Ontario shoreline, but also soon moved into the Town of York where he continued his land-purchasing spree.

Among other properties, he was once owner of the land which today is Mount Pleasant Cemetery, in Toronto.

From the subsequent ownership of George McGill in 1851 through to the purchase of the house by Margaret King in 1939, there has been a succession of ownership by descendants of the same family.

This lineage ended in 1939 when Margaret King was granted the title by Arthur Luker. She only kept the house for a couple of years and Edith Haney who purchased it in 1941 doesn't seem to have lived in the house, given that the Peel Voter's list showed her living in Port Credit.

Two generations of the Tedder family occupied the house from 1949 through to 1978—almost thirty years. The Tedders were followed by another very short occupancy--a couple we are unable to find out much about: Dirk Vanderklift and Helena Wilkschut. Ancestry.ca was able to track down a grave in Australia for a Dirk Vanderklift dating from 1985. There is a possibility that on selling the house in 1980, he made off for “down under”, but this is pure conjecture.

It was Richard Andrew McDougall who was the owner at the time that the house was designated by the City of Mississauga under by-law 281-83. For this reason the house is referred to as the “McDougall House” in most City of Mississauga records.

Richard McDougall sold the house to a couple where one member held 70% interest (Yvonne Irvine) while her partner retained 30% (Mark Andrew Powell). These are, again, two individuals of whom we can find very little information.

The current owner bought the house in 2017 under his investment company. His partner, Maureen Bates is a principal of Bates Design Build. The intent is to upgrade the house to match today's standards of space and comfort with a minimal impact on the exterior.

## 5.0 Statement of Significance of the Property

Ontario Regulation 9/06 made under the Ontario Heritage Act establishes three criteria for determining Cultural Heritage Value or Interest.

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

## 5.1 Design or physical value

This house has been found to have evolved from a simple settler's cottage, built by George McGill upon his arrival from Scotland in 1834. This was moved across Lorne Park Road, and over a number of occupancies (many of them descendants of George McGill) the house evolved into what it is today.

Subsequent owners have been "house proud" and we commend the Tedder and McDougall families for having cherished this unique home. Improvements and changes were made, as required, but the character and longevity of the house have been preserved.

The house has been already recognized by both the Ontario Heritage Act and the Canadian Register of Historic Places (CRHP).

Parks Canada describes the house as follows (on next page):



*The Herbert Denison House is an unusually rich example of the picturesque vernacular style of the 1880s. This is depicted with its variety of gabling and ornately carved bargeboard and gingerbread that was hand carved by Herbert Denison. The structure was added to over the years, with the two-and-a-half storey tower marking the most notable addition. The octagonal tower provides a romantic Asian influence with its two-tiered pagoda roof. The veranda complicates the house's massing and adds to the variety of roof types utilized. The porches, balconies and verandas added to the Herbert Denison House give it an airy spatial quality and are testament to the high degree of craftsmanship demonstrated by its builders.*

<b>DESIGN OR PHYSICAL VALUE</b>	
Is it a rare, unique, representative or early example of a style, type, expression, material or construction method	<b>YES</b> This is a unique home that is the result of a number of additions/interventions over
Displays a high degree of craftsmanship or artistic merit	<b>YES</b> The very intricate barge boards and gingerbread trim represents a high level of artistry.
Demonstrates a high degree of technical or scientific achievement	<b>NO</b> The construction methods and assemblies used for this house are not extraordinary
<b>CONCLUSION:</b>	
The house can be considered as having high design and physical value	

## 5.2 Historical or associative value

Again, we could not describe the historical associations of this property better than how they have been described on the Canadian Register of Historic Places.

*The Herbert Denison House is associated with many different owners, including the Denison, McDougall, and Tedder families, all of whom were responsible for various additions to the structure. Land records indicated that there were no buildings on this site in 1877. A portion of the house is believed to incorporate a log structure known as the McGill Cabin, which was constructed in circa 1858 and subsequently moved to the site. Most notable is the home's distinctive octagonal tower, which was added by Herbert Denison. It was salvaged from a nearby building and rolled down the street, where he incorporated it into the home's design. The architectural evolution of the home mirrors the passing of families through the house and their love for this structure.*

It was Joseph Tedder who built the attached coach house in a sympathetic style to the main house.

<b>HISTORICAL OR ASSOCIATIVE VALUE</b>	
Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	<b>YES</b> This house is a testament to the evolution of the neighborhood over the past 16 decades.
Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<b>YES</b> The history of the owners is, effectively, a history of the evolution of Lorne Park
Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<b>YES</b> Certainly James McGill displayed great architectural playfulness when he added the pagoda roofed tower to his log cabin.
<b>CONCLUSION</b>	
The succession of owners, rather than any one owner, impart associative value to this house.	

### 5.3 Contextual Value / Landmark Status

*Located in the Lorne Park neighbourhood, the picturesque silhouette of the Herbert Denison House stands out on Lorne Park Road. The homes on the street have become in close proximity to each other and are a combination of older homes and very modern ones, none of which are as notable as 1207 Lorne Park Drive. The Herbert Denison House is a very prominent landmark on the streetscape, imparting character to the neighbourhood of traditional suburban houses.*

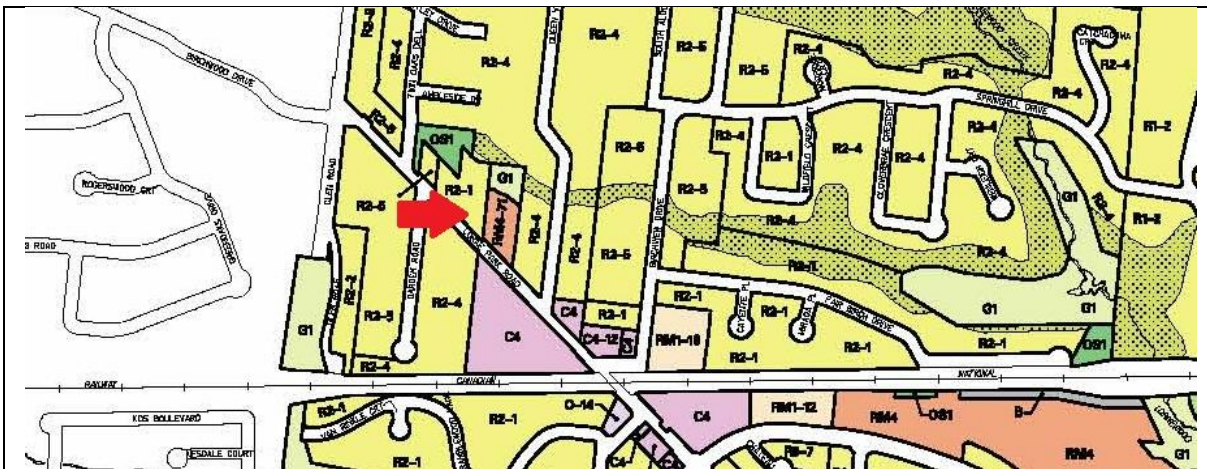
Quoted from the CRHP

<b>CONTEXTUAL VALUE / LANDMARK STATUS</b>	
Is important in defining, maintaining or supporting the character of an area,	<b>YES</b> It is located in a neighborhood of mixed architecture, both in style and age. 1207 Lorne Park Road is distinctive.
Is physically, functionally, visually or historically linked to its surroundings,	<b>NO</b> The neighborhood has evolved over the life of this house and little 19 <sup>th</sup> other century building fabric remains.
Is a landmark	<b>YES</b> The distinctive tower has been a recognized feature on Lorne Park Road for over 150 years.
<b>CONCLUSION:</b>	
On the distinctiveness of that octagonal tower, the Landmark of this house cannot be questioned.	

## 6.0 Summary of relevant municipal/agency requirements

The property is currently zoned R2-1. We understand that the proposed new use is in full compliance with this zoning. The easterly minimum side-yard requirement of minimum side yard of 1.80 m (5.90 ft.) will be encroached, however in 2008 a request the City's Committee of Adjustment proposed a side yard reduction to 0.23 m (0.75 ft.); to permit the lowering of the basement floor. The proposed new floor areas do not encroach further than this.

On its west side the property under examination abuts a property which carries the same zoning. On the easterly side a condominiumized property has a site specific zoning which allowed the development of a town-house complex: RM4-71. This development was approved in 2011.



As part of a designated cultural landscape, development is also controlled by the Ontario Heritage Act, Regulation 9/06, which is addressed by this study.

## 7.0 Proposed redevelopment plan

The owners of 1207 Lorne Park Road purchased what they knew was a historically designated property which within the last ten years had had some major interior renovations undertaken.

Much of the last renovation (c. 2009) was in respect to interior finishes including a new kitchen and new bathrooms. In addition, the basement was dug lower and the stone foundation was underpinned with a height of concrete foundation wall, and new footings.

In the current design proposal, the family wishes to achieve a home with three full bedrooms and an additional bathroom. In order to reach this goal, the upper level will be extended over the current single level family room (this is at the north-east of the house). This will provide floor area for a new Master Bedroom.

This second floor addition adds considerable bulk to the easterly elevation but because of the placement of this house so close to the east property line the condominium townhouse development, constructed within the last ten years, blocks this addition from public view.

The current Second Bedroom was undersized and of poor proportions. It will be improved by adding a 5'-8" addition to the basement and two floors to the north end of the west elevation. In order to be unobtrusive we have proposed that the roofline on this elevation match that of the existing roof.

The revised plan re-allocates the main floor areas, and in order to facilitate the bedroom layout, the staircase will be relocated to become a U-shaped stair with a landing touching the west exterior wall.

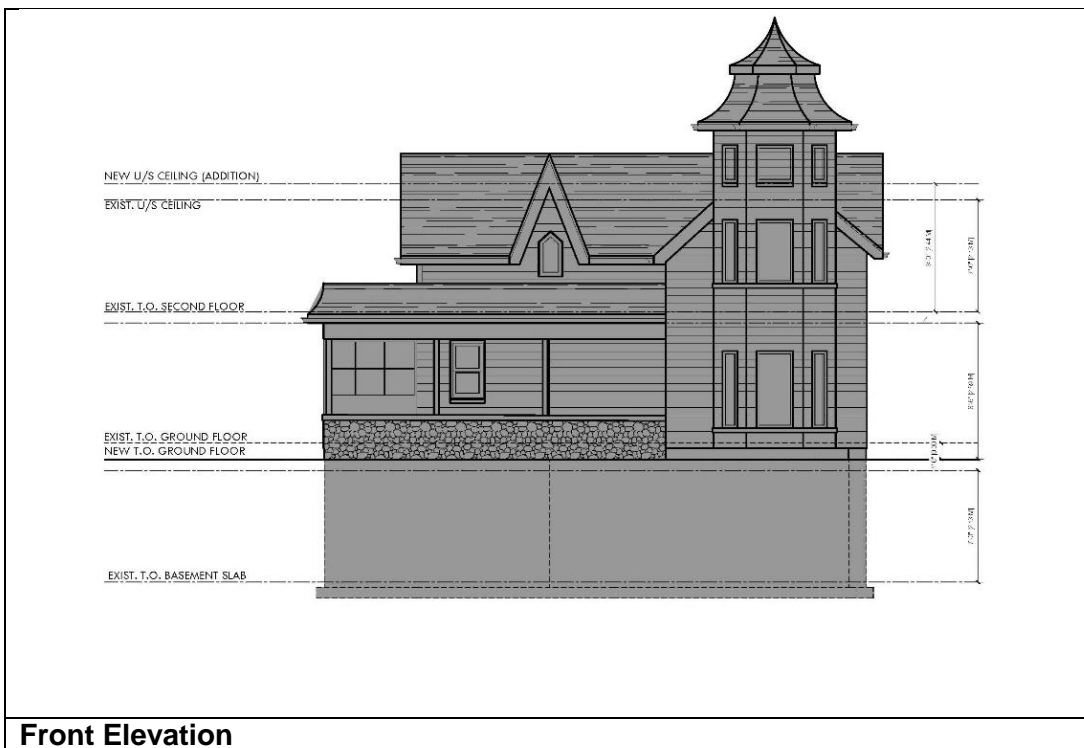
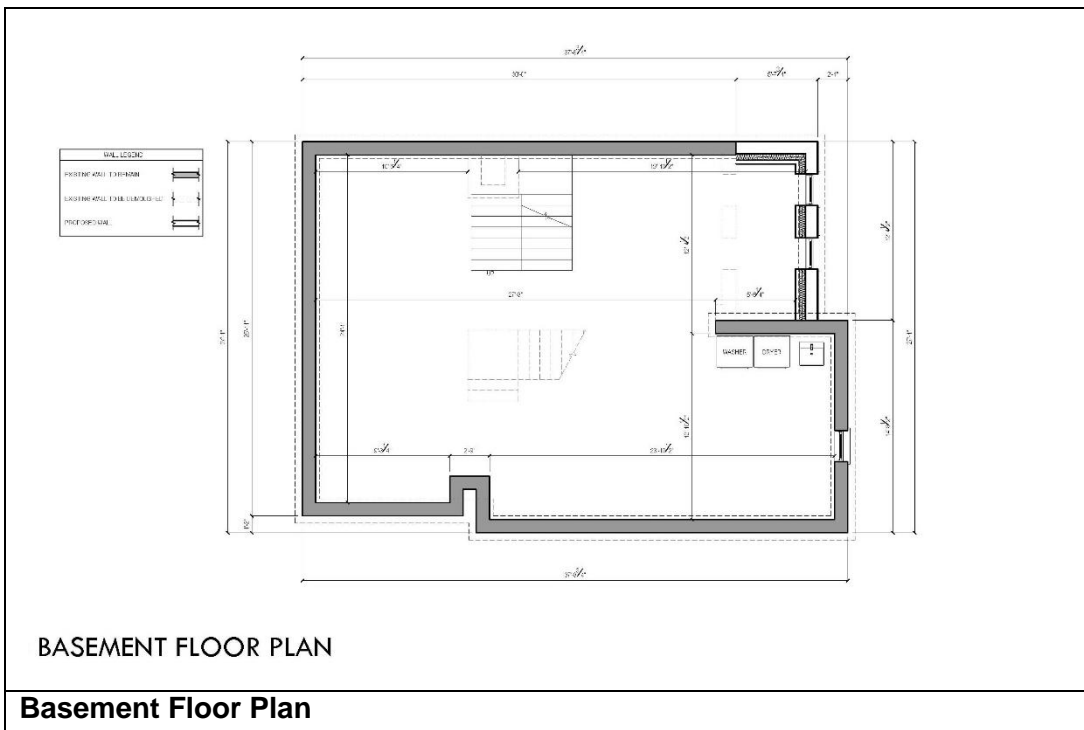
We have negotiated that the interior plan changes not affect the placement of the existing windows. These windows, along with the house's steep gabled roof and carved bargeboards, wrap-around veranda with bell-cast mansard roof with intricate gingerbread, and distinctive octagonal tower with its two-tiered, pagoda-like roof—features cited in the house's historical citation—will remain untouched.

New exterior wall finishes will match the existing horizontal siding. Windows will echo the proportions of the existing double hung units. None of the upgrades impact the street elevation of the McDougall House. The decorative trim will not extend onto the new additions in order to clearly delineate what has been added.

We include full plans and elevations of the 1207 Lorne Park Road showing alterations and additions being proposed by the current owner. The streetscape drawing below verifies that none of the changes will affect the view of the house from Lorne Park Road.



**Streetscape View of 1207 Lorne Park Road**







**West Side Elevation**



**Rear Elevation**



**East Side Elevation**

## 8.0 Impact of Proposed Alterations on the Herbert Denison House

While there are some quite significant alterations in all areas of the interior of the historic house (and it should be noted that similarly significant changes were undertaken in the course of past ownership), the impact of extending the footprint of the house at its north-west corner as well as extending the second floor over the present family room, will be almost imperceptible from Lorne Park Road.

Care will be taken to subtly delineate the new additions from what the house is today, but as these are all to the rear of the house, they have no impact on how the house is being publically enjoyed today.

## 9.0 Mitigation Measures

In the course of schematic design, the Consulting Heritage Architect has offered input to the Designer-of-Record, and these suggestions have been incorporated in the design being submitted.

It is a house that has been added to and altered many times over its life. This work has to proceed in a manner that has a minimum negative impact on the historic, exterior fabric. The stature of this house on the street, and how it sits on its site needs to be maintained.

The current repainting of 1207 Lorne Park Road was undertaken in 2009 under a Heritage Property Grant. Our assumption is that the colours were approved at that time, and we would recommend that if so, this colour scheme should be maintained.

## 10.0 Recommendation

The house has been recognized, at both the municipal and national levels, as being an important piece of architecture, worthy of preservation.

Looking at the history of the house, we see that it is what it is today through a number of subsequent additions and renovations. The current project simply carries on this history, which recognizes that homes are “living organisms” which need to respond to its occupants’ lifestyles and activities.

We are in full support of the changes being proposed to the Herbert Denison House by the current owners, and commend them on having purchased this house with the full intent of maintaining its heritage profile.

## **APPENDIX A1       Sources of Information**

City of Mississauga Services Online: Property Information

Government of Ontario landtitles repository at <https://onland.ca>  
Land Registry Abstracts for:  
Lot 25, Lot 2, Toronto Township

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2003

Ontario Ministry of Culture, Ontario Heritage Tool Kit

Parks Canada Agency, Canadian Register of Historic Places, a Federal, Provincial and Territorial Collaboration. <[HistoricPlaces.ca](http://HistoricPlaces.ca)>

Vera Mae (Denison) Weeks, Lorne Park Dreams of Long Ago, (self-published).

Census Returns, Canada, Ontario, Toronto Township. 1851, 1971, 1881, 1891, 1901, 1911

Mitchell and Co's Toronto City Directory and Gazetteer of the Counties of York and Peel, 1866

Ancestry.ca for a wide range of sources including birth, marriage and death certificates, and local directories

## **APPENDIX A2        Selected Reference Documents**

- a) City of Mississauga Heritage Designation for 1207 Lorne Park Road
- b) Parks Canada Agency, Canadian Register of Historic Places Listing
- c) Reprint of listings of Building Permit Applications and Development Applications as found on the City of Mississauga Property Look-up site.
- d) Property Index Map for 1207 Lorne Park Road
- e) Landtitle transcripts for Lot 25, Con. 2, SDS
- f) Teranet Land Registry
- g) Peel Voters List of 1965

## Property Information

Mississauga's heritage, which extends over 10,000 years, includes archaeological resources, numerous residential, commercial and industrial buildings, views, vistas, ridge lines, scenic routes and a variety of natural heritage properties.

To view details about the inventory item, please click on the INV # link.

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	<b>Heritage</b>	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	-----------------	--------

## PROPERTY HERITAGE DETAILS

▫ [View Another Property](#)

Please visit [www.mississauga.ca/portal/discover/culture-planning-heritage](http://www.mississauga.ca/portal/discover/culture-planning-heritage) for more information.

Address: 1207 LORNE PARK RD  
Legal Description: CON 2 SDS PT LOT 25  
Roll Number: 21-05-020-032-02600-0000



[Print Friendly Page](#)

## Heritage Status

Status: DESIGNATED UNDER THE TERMS OF THE ONTARIO HERITAGE ACT  
Conservation District:  
Bylaw: 281-83  
Bylaw Date: 1983-05-09

## Inventory Item

INV #	Property Name	Constructed	Decade	Demolished	Year Demolished
<a href="#">4170</a>	LOW STONE WALLS			N	
<a href="#">58</a>	HERBERT DENISON HOUSE	1834	1830	N	

## Designation Statement

The McDougal House - Architecturally, is an unusually rich example of the picturesque vernacular style of the 1870s and 1880s, with its complex roof massing, unusual plan, and asymmetrical composition, variety of gable pitches, and consistently ornate pierced and carved barge board and treillage. The south octagonal tower completes the silhouette. Built in a former amusement park/resort area, the architecture reflects the picturesque setting of the area.

---



## Property Information

All recognized heritage properties are listed on the City's Heritage Register. Some of these properties are designated under the Ontario Heritage Act. For more information visit [Heritage Planning](#).

Property Details	Zoning Information	Building Permits	Development Applications	Committee of Adjustment	<b>Heritage</b>	Map It
------------------	--------------------	------------------	--------------------------	-------------------------	-----------------	--------

### PROPERTY HERITAGE DETAIL

▣ [View Another Property](#)

#### Property Heritage Detail

Address: 1207 LORNE PARK RD  
Type: RESIDENTIAL  
Style: QUEEN ANNE

Area: CLARKSON  
Reason: ARCHITECTURAL



[Print Friendly Page](#)

#### Images



#### History

A good example of the Queen Anne style, this one and a half storey house has a steeply pitched gable roof with vergeboard in all the gables as well as along the edges of the eaves. The foundation is of stone which supports thick log walls, the whole covered in clapboard. Recently aluminum siding was applied to the entire exterior. The fenestration program is varied, all sashes are square headed except a small gothic window in the front gable. Different sizes of two over two paned, double hung windows appear on all facades of the structure. There is a small glassed in porch at one end of the verandah which is quite recent. The front door is not the original one and was moved from the far side of the tower to its present location. The octagonal tower is topped with a pagoda-like, two tiered roof with a finial on top. Two and one half storeys are spanned, the tower is not part of the original structure but was taken from another house prior to demolition and incorporated into the Tedder house. A verandah encircles the south-west part of the structure with a bell cast mansard roof, chamfered posts and intricate tree-like (this was added later). The interior, though greatly changed, still has much in the way of wooden trim and moldings still intact. The garage to the rear was built by Mr. Tedder and has vergeboard identical to that on the house.

BY-LAW NUMBER **281-83**

To designate the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, of architectural value and of historical interest.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS notice of intention to so designate the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, having been duly published and served and no notice of objection to such designation having been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule "A" hereto;

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

1. That the real property, more particularly described in Schedule "B" hereto, known as the "McDougall House" (formerly Tedder House) located at 1207 Lorne Park Road, be designated as being of architectural and historic value or interest.
2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

ENACTED AND PASSED this *9th* day of *May*, 1983.

APPROVED  
AS TO FORM  
City Solicitor  
MISSISSAUGA

DATE *7/5/83*

*[Signature]*  
MAYOR

*[Signature]*  
CLERK

CERTIFIED A TRUE COPY  
CITY OF MISSISSAUGA  
DEPUTY CITY CLERK

SCHEDULE "A" TO BY-LAW NUMBER

281-83

SHORT STATEMENT OF THE REASONS FOR THE  
PROPOSED DESIGNATION

Architecturally, the McDougall House is an unusually rich example of the picturesque vernacular style of the 1870's and 1880's, with its complex roof massing, unusual plan, asymmetrical composition, variety of gable pitches, and consistently ornate pierced and carved barge board and treillage. The south octagonal tower completes the silhouette. Built in a former amusement park/resort area, the architecture reflects the picturesque setting of the area.

Description: Part of Lot 25, Concession 2 South of Dundas Street

ALL AND SINGULAR, that certain parcel or tract of land and premises situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 25 in the Second Concession South of Dundas Street in the said City and which said parcel may be described as follows:

PREMISING that the Northerly limit of Lorne Park Road, (being a road established by the Warden and Council of the Home District, February 17, 1843, by By-law No. 16), has a bearing of North 85 degrees 00 minutes East and relating all bearings herein thereto;

BEGINNING at a point in the Northeasterly limit of said Lot 25 distant 1399.66 feet more or less measured Northwesterly thereon from the most Easterly angle thereof where it is intersected by the Northerly limit of said Lorne Park Road;


THENCE South 85 degrees 00 minutes West along the last mentioned limit, 692.50 feet to the point of commencement;

THENCE South 85 degrees 00 minutes West continuing along the Northerly limit of said Lorne Park Road, 76.25 feet to a point therein;

THENCE North 45 degrees 00 minutes West, 338.50 feet to a point;

THENCE North 44 degrees 00 minutes East, 61.17 feet to a point;

THENCE South 44 degrees 40 minutes East, 388.50 feet more or less to the point of commencement, the hereindescribed parcel being all of the lands described in Instrument 54842 (Toronto Township).

  
John Wintle,  
Ontario Land Surveyor.



A Federal, Provincial and Territorial Collaboration

**Herbert Denison House**

1207, Lorne Park Road, City of Mississauga, Ontario, Canada

Formally Recognized: 1983/09/05



Herbert Denison House



Herbert Denison House



Herbert Denison House

**OTHER NAME(S)**

Herbert Denison House

Tedder House

McDougall House

1207 Lorne Park Road

**LINKS AND DOCUMENTS**[City of Mississauga](#)**CONSTRUCTION DATE(S)**

LISTED ON THE CANADIAN REGISTER: 2010/02/10

**STATEMENT OF SIGNIFICANCE****DESCRIPTION OF HISTORIC PLACE**

The Herbert Denison House is located at 1207 Lorne Park Drive, on the north side of Lorne Park Drive, between Garden Road and Queen Victoria Avenue, in the City of Mississauga. The one-and-a-half storey residence was constructed in circa 1890 and is currently clad in aluminum siding.

The property was designated, by the City of Mississauga in 1983, for its cultural heritage value, under Part IV of the Ontario Heritage Act, By-law 281-83.

**HERITAGE VALUE**

Located in the Lorne Park neighbourhood, the picturesque silhouette of the Herbert Denison House stands out on Lorne Park Road. The homes on the street have become in close proximity to each other and are a combination of older homes and very modern ones, none of which are as notable as 1207 Lorne Park Drive. The Herbert Denison House is a very prominent landmark on the streetscape, imparting character to the neighbourhood of traditional suburban houses.

The Herbert Denison House is associated with many different owners, including the Denison, McDougall, and Tedder families, all of whom were responsible for various additions to the structure. Land records indicated that there were no buildings on this site in 1877. A portion of the house is believed to incorporate a log structure known as the McGill Cabin, which was constructed in circa 1858 and subsequently moved to the site. Most notably is the home's distinctive octagonal tower, which was added by Herbert Denison. It was salvaged from a nearby building and rolled down the street, where he incorporated it into the home's design. The architectural evolution of the home mirrors the passing of families through the house and their love for this structure.



The Herbert Denison House is an unusually rich example of the picturesque vernacular style of the 1880s. This is depicted with its variety of gabling and ornately carved bargeboard and gingerbread that was hand carved by Herbert Denison. The structure was added to over the years, with the two-and-a-half storey tower marking the most notable addition. The octagonal tower provides a romantic Asian influence with its two-tiered pagoda roof. The veranda complicates the house's massing and adds to the variety of roof types utilized. The porches, balconies and verandas added to the Herbert Denison House give it an airy spatial quality and are testament to the high degree of craftsmanship demonstrated by its builders.

Sources: Heritage Structure Report, City of Mississauga, February 17, 1982; Toth, Edna. Gingerbread House: a Lorne Park Landmark, The Mississauga News, May 25, 1990; The City of Mississauga By-law 281-83.

#### CHARACTER-DEFINING ELEMENTS

Character defining elements that contribute to the heritage value of the Herbert Denison House include its:

- one-and-a-half storey construction
- steeply pitched gable roof
- gingerbread in all the gables and along the eaves
- stone foundation
- log walls covered in clapboard
- two-and-a-half storey projecting octagonal tower, topped with a pagoda-like, two-tiered roof and a finial
- varying sized two-over-two, double hung windows
- small gothic window in front gable
- wrap around veranda with bellcast mansard roof, cambered posts and intricate gingerbread

#### RECOGNITION

##### JURISDICTION

Ontario

##### RECOGNITION AUTHORITY

Local Governments (ON)

##### RECOGNITION STATUTE

Ontario Heritage Act

##### RECOGNITION TYPE

Municipal Heritage Designation (Part IV)

##### RECOGNITION DATE

1983/09/05

#### HISTORICAL INFORMATION

##### SIGNIFICANT DATE(S)

1858/01/01 to 1858/01/01

##### THEME - CATEGORY AND TYPE

Peopling the Land  
Settlement

##### FUNCTION - CATEGORY AND TYPE

###### CURRENT

Residence  
Single Dwelling

###### HISTORIC

#### ARCHITECT / DESIGNER

n/a

#### BUILDER

n/a

#### ADDITIONAL INFORMATION

##### LOCATION OF SUPPORTING DOCUMENTATION

City of Mississauga Planning & Heritage 201 City Centre Drive 9th Floor, Community Services  
Mississauga, Ontario L5B 2T4

##### CROSS-REFERENCE TO COLLECTION

##### FED/PROV/TERR IDENTIFIER

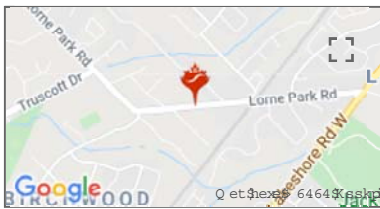
HPON10-0006

##### STATUS

Published

##### RELATED PLACES

n/a



#### NEARBY PLACES



##### Bradley Museum

1620, Orr Road, City of Mississauga, Ontario

The Bradley Museum is located at 1620 Orr Road, on the south side of Orr Road east of Bob-O-

[Link...](#)



##### Lislehurst

3359, Mississauga, City of Mississauga, Ontario

Lislehurst, located at 3359 Mississauga Road, is at the end of Principal's Road in the University...



A Federal, Provincial and Territorial Collaboration

**Herbert Denison House**

1207, Lorne Park Road, City of Mississauga, Ontario, Canada

Formally Recognized: 1983/09/05



Herbert Denison House



Herbert Denison House



Herbert Denison House

**OTHER NAME(S)**

Herbert Denison House  
Tedder House  
McDougall House  
1207 Lorne Park Road

**LINKS AND DOCUMENTS**[City of Mississauga](#)**CONSTRUCTION DATE(S)**

LISTED ON THE CANADIAN REGISTER: 2010/02/10

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Sources: Heritage Structure Report, City of Mississauga, February 17, 1982; Toth, Edna. Gingerbread House: a Lorne Park Landmark, The Mississauga News, May 25, 1990; The City of Mississauga By-law 281-83.

#### CHARACTER-DEFINING ELEMENTS

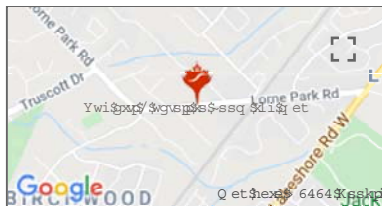
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- stone foundation
- log walls covered in clapboard
- two-and-a-half storey projecting octagonal tower, topped with a pagoda-like, two-tiered roof and a finial
- varying sized two-over-two, double hung windows
- small gothic window in front gable
- wrap around veranda with bellcast mansard roof, cambered posts and intricate gingerbread

#### ▶ RECOGNITION

#### ▶ HISTORICAL INFORMATION

#### ▶ ADDITIONAL INFORMATION



#### NEARBY PLACES



##### **Bradley Museum**

1620, Orr Road, City of Mississauga, Ontario

The Bradley Museum is located at 1620 Orr Road, on the south side of Orr Road east of Bob-O-

[Link...](#)



##### **Lislehurst**

3359, Mississauga, City of Mississauga, Ontario

Lislehurst, located at 3359 Mississauga Road, is at the end of Principal's Road in the University...



Address: 1207 LORNE PARK RD  
 Legal Description: CON 2 SDS PT LOT 25  
 Roll Number: 21-05-020-032-02600-0000

 [Print Friendly Page](#)

## Building Permits

9 Permit(s) found Page: 1 of 1

App Number	Address	Scope	Issue Date
App Date	Description	Type Description	Status
HVACHOUS 8 2241 R1  2009-10-07	1207 LORNE PARK RD  HVAC REVISION	REVISIONS  DETACHED DWELLING	2009-10-09  COMPLETED -ALL INSP SIGNED OFF
HVACHOUS 8 2241 HEA  2008-08-07	1207 LORNE PARK RD  HEATING ONLY	ALTERATION TO EXISTING BLDG  DETACHED DWELLING	2008-08-21  COMPLETED -ALL INSP SIGNED OFF
BP 9ALT 8 1207  2008-05-07	1207 LORNE PARK RD  ALTERATIONS - BASEMENT UNDERPINNING	ALTERATION TO EXISTING BLDG  DETACHED DWELLING	2009-11-17  COMPLETED -ALL INSP SIGNED OFF
BPC 89 8603  1989-12-04	1207 LORNE PARK RD	OTHER  DETACHED DWELLING	1989-12-05  ISSUED PERMIT
HCC 84 232940  1984-05-24	1207 LORNE PARK RD  SEWER CONVERSION CODE: 0986 PERMIT 56526 MAY 24/84		HISTORY COMMENT PERMIT
HCC 82 232939  1982-04-15	1207 LORNE PARK RD  REPLACE HOT WATER BOILER CODE: 8288 PERMIT 44969 APR 16/82		HISTORY COMMENT PERMIT
HCC 64 232938  1964-04-22	1207 LORNE PARK RD  REBUILD GARAGE		HISTORY COMMENT PERMIT
HCC 63 232937  1963-07-16	1207 LORNE PARK RD  ENCLOSE/WINTERIZE FRONT PORCH		HISTORY COMMENT PERMIT
HCC 55 232936  1955-01-01	1207 LORNE PARK RD  *****HISTORICAL BUILDING #58 - MCDOUGALL HOUSE BY-LAW 281-83***		HISTORY COMMENT PERMIT

9 Permit(s) found Page: 1 of 1

**Property Information**

The Development Applications page displays a listing of all Development Applications. Development Applications are, in some cases, the pre-requisite to a Building Permit. These applications include, ReZoning, Site Plan and Official Plan Amendment.

Development Application data is displayed in order of Application Date with the most recent application appearing first in the list below. You can change the sort order by clicking on the App Date, Type or Status link. If you have any questions about the development application data displayed below, please contact our Planning Division at (905)615-3200 ext 5541.

Property Details	Zoning Information	Building Permits	<b>Development Applications</b>	Committee of Adjustment	Heritage	Map It
------------------	--------------------	------------------	---------------------------------	-------------------------	----------	--------

**PROPERTY DEVELOPMENT APPLICATIONS**
[View Another Property](#)

Address: 1207 LORNE PARK RD  
 Legal Description: CON 2 SDS PT LOT 25  
 Roll Number: 21-05-020-032-02600-0000

 [Print Friendly Page](#)
**Development Applications**

3 Application(s) found Page: 1 of 1

App Number	Location	Description	App Date	Status
Type				
HPG 9 10 HERITAGE PROPERTY GRANT APP	LORNE PARK	Painting house exterior. Includes scraping, sanding and priming.	2009-05-01	APPROVED
HPA 8 31 HERITAGE PROPERTY PERMIT APP	LORNE PARK	1207 Lorne Park Road	2008-07-29	APPROVED
HPG 8 10 HERITAGE PROPERTY GRANT APP	LORNE PARK	Excavate basement and stabilize foundation.	2008-05-01	APPROVED

3 Application(s) found Page: 1 of 1





**PROPERTY INDEX MAP**  
PEEL(No. 43)

**LEGEND**

- FREEHOLD PROPERTY
  - LEASEHOLD PROPERTY
  - LIMITED INTEREST PROPERTY
  - CONDOMINIUM PROPERTY
  - RETIRED PIN (MAP UPDATE PENDING)
  - PROPERTY NUMBER
  - BLOCK NUMBER
  - GEOGRAPHIC FABRIC
  - EASEMENT
- 0449  
08050

**THIS IS NOT A PLAN OF SURVEY**

**NOTES**

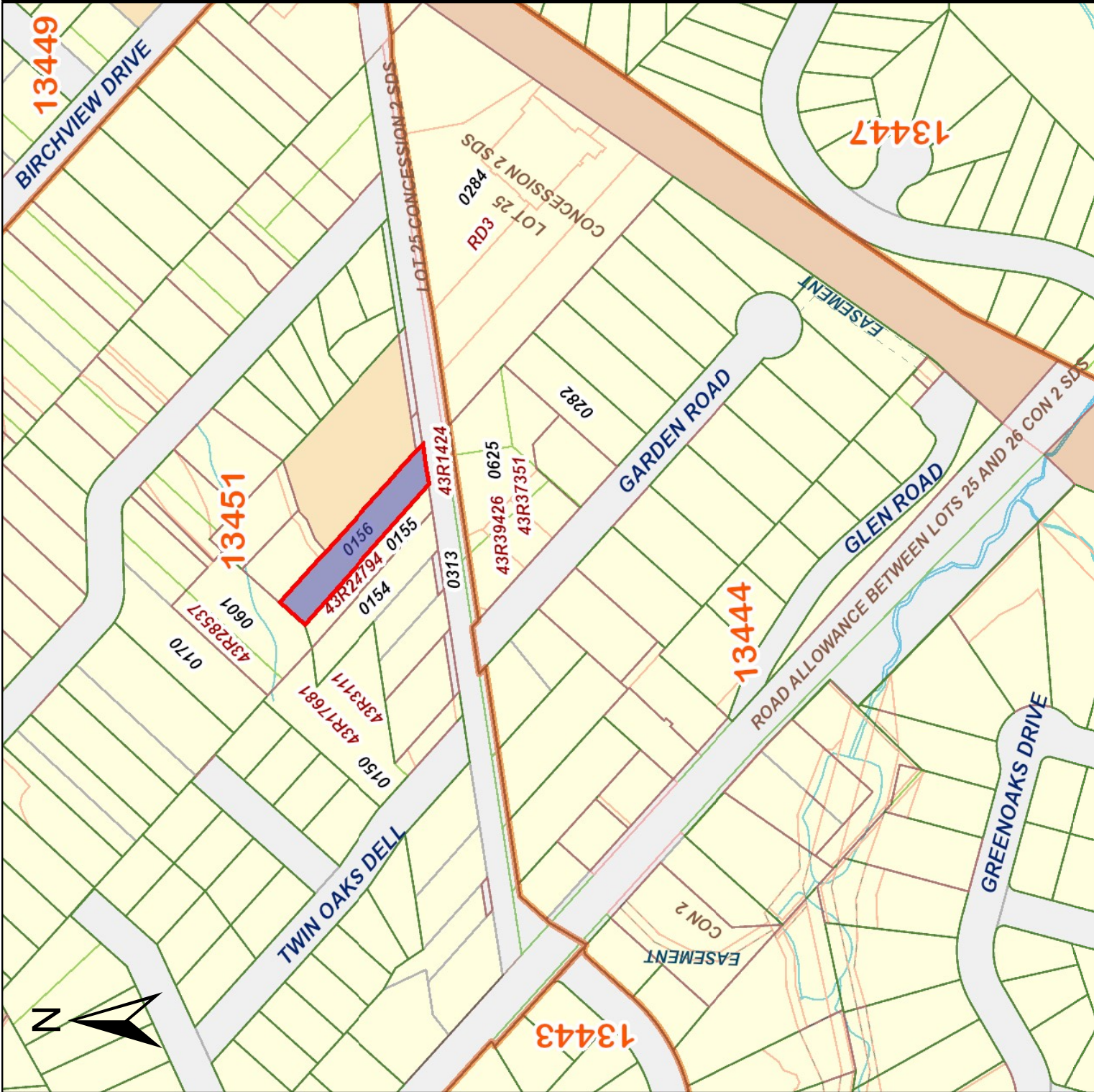
**REVIEW THE TITLE RECORDS FOR COMPLETE  
PROPERTY INFORMATION AS THIS MAP MAY  
NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND  
DOCUMENTS RECORDED IN THE LAND  
REGISTRATION SYSTEM AND HAS BEEN PREPARED  
FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE  
RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT  
REFERENCE PLANS ARE NOT ILLUSTRATED





THIS IS A COMPILED  
ABSTRACT AND DOES NOT  
SHOW DELETED ENTRIES

REGISTRATION NUMBER	DATE OF INSTRUMENT	DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
40076	Attest B.S. 31 Oct. 1851	2 Oct. 1851	The Crown William Cawthra et ux	Joseph Cawthra George McNeill et al	L. 300	all 200 acres all
642	G.	19 Nov. 1853	George McNeill et ux	Hamilton & Toronto Railway Company	L. 418	3 19/100 ac.
5122	Q.C. B.S. 24 Mar. 1858	25 Mar. 1858	George McNeill et ux	James McNeill	L. 200	all
5949	B.S. 10 Jan. 1887	21 Jan. 1887	Henry McNeill et al	Margaret McNeill	1.00	48 1/4 ac.
5950	B.S. 10 Jan. 1887	21 Jan. 1887	James McNeill et ux	Henry McNeill	1.00	50 1/4 ac. All his 1/2 interest
5951	B.S. 10 Jan. 1887	21 Jan. 1887	Henry McNeill	James McNeill	1.00	49 14/100 & 4 3/4 ac.
6565	B.S. 25 Sept. 1888	1 Oct. 1888	Geo. McNeill	Eliza C. McNeill his wife	1.00	as in no. 5951
6751	B.S. 11 Feb.	22 Feb. 1889	Eliza C. McNeill	Mary J. Luker	25.00	1/4 ac.
6759	B.S. 30 Jan. 1889	12 Mar. 1889	Eliza C. McNeill	Wilbert Oliphant	25.00	1/4 ac.
6897	B.S. 9 Jul. 1889	11 Jul. 1889	Eliza C. McNeill	William Dait	1200.00	4 3/4 ac.
6898	MORTGAGE B.S. 9 Jul. 1889	11 Jul. 1889	William Dait et ux	Eliza C. McNeill	800.00	4 3/4 ac.
7103	B.S. 5 Mar. 1890	13 Mar. 1890	Eliza C. McNeill	Andrew H. More	50.00	1/2 ac.
7139	MORTGAGE B.S. 1 Apr. 1890	8 Apr. 1890	Eliza C. McNeill	Addison Perrin	800.00	4 3/4 ac.
7437	B.S. 27 Dec. 1890	30 Jan. 1891	Wm. Dait et ux	Minnie McSpadden	1.00 ac.	4 3/4 ac.
7438	MORTGAGE B.S. 2 Dec. 1890	30 Jan. 1891	Minnie McSpadden et al	Francis W. Muttelbury	1376.00	4 3/4 ac.
7714	B.S. 2 Nov. 1891	16 Nov. 1891	Minnie McSpadden et al	Francis W. Muttelbury	1.00	4 3/4 ac.
7929	B.S. 7 Jul. 1892	8 Jul. 1892	Eliza C. Dait	Francis E. McNeill & Mary A. McNeill	1.00	Part
8158	Will B.S. 29 Oct. 1893	24 Oct. 1893	Henry McNeill	Margaret McNeill		
8159	B.S. 22 Apr. 1893	24 Apr. 1893	Wm. McNeill et al et ux	James MacKerron	3400.00	50 1/4 ac.
8160	B.S. 23 Apr. 1893	24 Apr. 1893	Margaret McNeill	James MacKerron	2500.00	43 1/4 ac.
8177	MORTGAGE B.S. 11 May 1893	13 May 1893	Wilbur Oliphant et ux	Dorothy Featherston	100.00	1/4 ac.
8229	B.S. 5 Jan. 1891	4 Aug. 1893	Andrew H. Orr et ux	Mary J. Luker	80.00	1/2 ac.
8804	B.S. 2 Apr. 1895	6 Apr. 1895	Addison Perrin	Mary A. Shaver	340.00	4 3/4 ac. under Power
9061	B.S. 1 Nov. 1890	23 Mar. 1896	Eliza C. McNeill (widow)	Herbert W. Denison	100.00	1 acre of sale



## CONCESSION 2305

Township of Toronto LOT 25

THIS IS A COMPILED  
ABSTRACT AND DOES NOT  
SHOW DELETED ENTRIES

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
11392	Absent	25 Jan. 1904	19 Feb. 1904	Henry Pickett	Robert Wm. Ward	\$50.00	8 pt.
11405	Absent	1 Feb. 1904	27 Feb. 1904	unmarried Henry Pickett	Toronto & Niagara Power Co.	600.00	1.29 pt. see plan attached here to.
12284	Absent	25 Apr. 1906	4 May 1906	Robert Wm. Ward	George H. Pritchett	900.00	pt. 8.8 pt.
13070	Absent	31 Mar. 1907	24 Jun. 1908	Frederick A. Hamilton	Frederick A. Hamilton Railway Company of Canada	800.00	pt. all his right title etc. to over head bridge crossing etc.
13341	Absent	6 Mar. 1909	10 Mar. 1909	George H. Pritchett et ux	Wesley J. J. Pritchett	1000.00	8.8/100 pt.
13500	Absent	2 May 1909	16 Jun. 1909	Robert Swetten et ux	Charles A. Risk & Jesse A. Mills	3500.00	20 ac.
13915	Absent	7 Mar. 1910	17 Apr. 1910	Joseph Asmann et ux	Norman R. Denison	245.00	2 1/2 pt.
13964	Absent	30 Apr. 1910	3 May 1910	Andrew Burns et ux	Andrew James Burns	9.00	1 <sup>st</sup> other consideration
14397	Absent	9 Mar. 1911	31 Mar. 1911	Wesley J. J. Pritchett et ux	George Pepper	2000.00	pt. 8.8/10 pt.
14587	Absent	5 Jul. 1911	3 Aug. 1911	Norman R. Denison Bachelor	Mary J. Luker	1.00	pt. 2 1/2 & assumption of Midge for 150.00
14605	Absent	24 Aug. 1911	2 Sept. 1911	George A. Mills et ux & Charles A. Risk et ux	Reginald B. Colloton	8000.00	pt. 20 pt.
15228	Absent	23 Sept. 1912	29 Oct. 1912	Andrew Burns et ux	Wm. J. Shearn	600.00	pt. 2 pt. & right of way
15559	Absent	15 Mar. 1913	27 Mar. 1913	Wesley J. J. Pritchett et ux	Samuel P. Biggs	3000.00	pt. 77/100 pt. & 0.2 pt. for right of way
15582	Agreed	29 Mar. 1913	2 Apr. 1913	Wm. J. Shearn	Andrew Burns	1.00	pt. re right of way
15583	Absent	29 Mar. 1913	2 Apr. 1913	Andrew Burns et ux	Samuel P. Biggs	450.00	0.37 pt. for right of way
15584	Absent	29 Mar. 1913	2 Apr. 1913	Eliza J. Sharp et ux	Samuel P. Biggs	246.00	0.41 pt. for right of way
15698	Absent	25 Apr. 1913	9 May 1913	Shannon E. Sharp et ux	George Perry	13,000.00	pt. 49.14 pt. sold off
15804	Absent	9 May 1913	4 Jun. 1913	Herbert W. Denison et ux	Mary A. Denison	2150.00	1/2
H'13	Plan	14 Jun. 1913	9 Jul. 1913	George Perry	Subdivision of parts of Harry H. Pritchett	Lot 25 Con 2305.	etc. pt. 1.75 pt.
15955	Absent	5 Sept. 1913	12 Sept. 1913	Wesley J. J. Pritchett et ux	et ux	1.00	etc. pt. 1.75 pt.
16044	Absent	9 Aug. 1913	18 Oct. 1913	Reginald B. Colloton et ux	Andrew H. Daigle	2500.00	1/2 pt.



## LOT CONCESSION

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
16045	Mort	10 Oct. 1913	18 Oct. 1913	Andrew R. Douglas et ux	Elizabeth Douglas	1.00	4 1/2 pt.
16169	Mort	15 Dec. 1913	19 Dec. 1913	Andrew Burns et ux	William J. Shearn	1.00	pt. 2 to rectify description in 15228
16182	Mort	6 Dec. 1913	22 Dec. 1913	Andrew Burns et ux	George F. Shaver	250.00	pt. pt.
16421	Mort	16 Mar. 1914	3 Apr. 1914	Andrew Burns et ux	Jane Hodge	300.00	pt. pt.
16497	Mort	28 Apr. 1914	11 May 1914	Andrew Burns et ux	Jane H. Brown	250.00	pt. pt.
16663	Mort	18 May 1914	5 Sep. 1914	George Peppers et ux	Esther Johnson	1000.00	pt. 1 pt.
17506	Mort	14 Feb. 1916	2 Mar. 1916	Reginald B. Colloton et ux	Rowise H. McLean	500.00	pt. pt.
17666	Mort	26 May 1916	1 Jun. 1916	Andrew Burns et ux	John Marks	1000.00	pt. pt.
17667	Mort	26 May 1916	1 Jun. 1916	John Marks et ux	Andrew Burns	900.00	pt. pt.
17716	Mort	29 Jun. 1916	30 Jun. 1916	Samuel P. Biggs et ux	Toronto Dwellings Ltd.	1.00	pt. pt. & O.L.
17866	Mort	21 Nov. 1916	29 Nov. 1916	Andrew Burns et ux	Jane H. Brown	100.00	pt.
17876	Mort	5 Oct. 1916	7 Dec. 1916	Andrew Burns et ux	Victor Marks	900.00	1 1/2 pt.
17987	Mort	12 Oct. 1916	13 Feb. 1917	William J. Shearn	George A. Castle	1250.00	pt.
17991	Mort	15 Feb. 1917	17 Feb. 1917	Toronto Dwellings	Toronto A & W Rly Co.	1.00	pt. & O.L.
18039	Mort	16 Mar. 1917	23 Mar. 1917	Andrew Burns	Charles Bennett	1.00	pt. Design (17667)
18059	Mort	20 Nov. 1916	11 Apr. 1917	Jane H. Brown et ux	Eva E. Allen	1000.00	pt.
18217	Mort	3 May 1917	29 Aug. 1917	Reginald B. Colloton et ux	Annice J. Richardson	500.00	pt. pt.
18219	Mort	8 May 1917	29 Aug. 1917	Annice J. Richardson	Reginald B. Colloton	375.00	pt. pt.
18539	Mort	6 May 1918	13 May 1918	Reginald B. Colloton et ux	Joseph A. Neal	7600.00	6.4/10 pt.
See Deposit No. 89							
18821	Mort	18 Dec. 1918	11 Feb. 1919	Elizabeth Douglas	Barbara L. Bull	415.00	pt.
18947	Mort	4 Apr. 1919	22 Apr. 1919	Mary A. Denison	Mary J. Kuter	200.00	1/2 pt.
19451	Mort	11 Nov. 1919	9 Dec. 1919	Reginald B. Colloton et ux	John M. C. Surge	800.00	pt.
19753	Mort	6 Apr. 1920	10 Apr. 1920	Alice Clark	Wesley J. D. Patchett	7000.00	8.8 ac except 1.75 ac
19754	Mort	6 Apr. 1920	10 Apr. 1920	Wesley J. D. Patchett et ux	Alice Clark	11,000.00	sold off 8.8 ac except 1.75 ac
19907	Mort	11 May 1920	17 May 1920	Harry H. Patchett et ux	Thomas E. M. Murray	2500.00	sold off 1.75



THIS IS A COMPILED  
ABSTRACT AND DOES NOT  
SHOW DELETED ENTRIES

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
31107	Mt.	28 Dec 1928	21 Dec 1928	Thomas E. Murray	Bank of Montreal	2.00	etc. pt. 1-77 pt.
31399	Q.C. Deed	22 Mar 1929	2 Apr 1929	Bank of Montreal	Thomas E. McMurphy	1.77	pt. Q.C. 31107.
33953	Mt.	15 May 1931	13 Aug 1931	Robert C. Haggard	Violet Corbet + David Miller Corbet	5777.26	8.8/10 ave and except pt sold (letter from Briggs dated June 1/33 stating Haggard deed not registered 63/100 material love and affection pt.
34035	Mt.	21 Aug 1931	26 Sept 1931	Mary J. Raker	Arthur Raker		
34088	Agreement	17 Oct 1931	21 Oct 1931	Albert H. Haggard	John Marks	1000.00	pt. agree for purchase of land 2900.00 + 8 ac. except part 7000.00 Mtg. 8.8/10 Depts. detailed & specified.
34933	Mt.	6 Oct 1932	12 Oct 1932	Daisy MacMillan	Frank Parker	2900.00	
35368	Q.C. Deed	18 Apr 1933	31 May 1933	Violet Corbet and David M. Corbet (Haggard)	Deborah C. Haggard and Foster E. Haggard (Depts)		
35941	Mt.	10 Apr 1934	20 Apr 1934	Violet Corbett et al	Shelma McKeown	1350.00	Part
36093	Mt.	23 Jun 1934	28 Jun 1934	Emma J. Denison	Wesley Patchett	850.00	3/4 Part.
36203	Mt.	1 Sept 1934	14 Sept 1934	Wesley Patchett	Mildred M. Kennedy	1200.00	3/4 Part.
36337	Mt.	14 Oct 1934	14 Dec 1934	John Marks et al	Albert Allen	1000.00	Part as in mo. 17666
36573	Q.C.	21 Mar 1935	8 May 1935	Frank Parker and Alma M. Parker	Wm. Rightfoot	100.00	Taken in satisfaction of Mortgage mo. 19753.
36631	Mt.	23 May 1935	28 May 1935	Lauchlan A. Hamilton et al	Helen Ryan + Kertrude McKeown	900.00	3 ac joint tenants
37452	Mt.	31 Oct 1936	26 Nov 1936	Arthur Raker	Frank W. Brown and Sophia Brown as joint tenants	350.00	2 ac Part Sketch Attached
37667	Q.C.	27 Feb 1936	17 Apr 1937	Thomas Steele	Reginald B. Colston	100.00	Part as in mo. 21535
37708	Mt.	17 May 1937	18 May 1937	Robert P. Ward	William M. Ward	1.00	2.5 N. & S. A Part as in 23627
37750	Release	25 May 1937	7 Jun 1937	National Trust Co. Ltd.	Hydro-Electric Power Comm.	1.00	Part 9 O.L. Relinquish Mortgage dated 1st March 1908
38461	Mt.	13 Jun 1938	14 Jun 1938	Myrtle L. Grouther	Orange E. Byers		Part as in mo. 22686



## LOT CONCESSION

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	CONSIDERATION	REMARKS
39102	Grant	22 Mar. 1939	22 Apr. 1939	Arthur Huber, widower	Margaret King	Part Comm. SE lot 1, plan 113. Thence SW 76'3" x NW 338'6" x NE 61'2" x SE 388'6" to poys. Sketch attached.
<i>See Deposit No. 451</i>						
39105A	Grant	24 Apr. 1939	25 Apr. 1939	Orange E. Burns et ux	Wilbert G. Blake	Part as in No. 22686
39113	Q.C.	-- May 1939	27 May 1939	James E. Durham	Daisy M. Durham	L. & P. Part Comm. 275' E of intersection of S. pass. Road & Road allowance between 25x26 Thence E 115'3" Thence N 175' etc.
39572	Grant	3 Nov. 1939	14 Nov. 1939	Mildred M. Kennedy	Jos. Mallin & Mayou	100.00 3/4 47'4" frontage on S. pass. Rd. 7 adjoining former Huber lot.
39578	Grant	17 Nov. 1939	16 Nov. 1939	Cuba C. Whittaker	Thomas E. Maymurry	2.00 A front of right-of-way
39857	Grant	12 Apr. 1940	25 Apr. 1940	Daisy M. Durham	Edward Wilkes	1.00 Part Comm. in 714 Limit of S. pass. Road
40659	Grant	27 Feb. 1941	12 Mar. 1941	Arthur E. Huber	Betham A. Hale	600.00 275' E. of W. limit of lot Thence E 115'3" x 175' 0.98 Sketch Attached. Comm.
40659	Grant	27 Feb. 1941	12 Mar. 1941	Arthur E. Huber	Betham A. Hale	600.00 491'7" E. of W. angle in S. limit of Indian Road Thence W 129'8" x S 338'9" x E 134" x N 342'3" Open. Consent Attached.
40994	Probate	24 Apr. 1941	22 May 1941	James A. Hamilton	A. J. Miles et al	Part among other bequests
40994	Grant	19 Jul. 1941	29 Jul. 1941	M. Joseph Asman	Wm. Lightfoot and Mabel A. Lightfoot as joint tenants	4000.00 2 Part Comm. at NW angle Thence E 395' x S 395' x W 395' x N 395' to right.
41123	Grant	9 Aug. 1941	15 Sept. 1941	Margaret King	Edith H. Haney	2500.00 Part as in No. 39102
41123	Grant	10 Aug. 1941	27 Sept. 1941	Charles W. Harrison	Anna Brown	1.00 Part Comm. 302'23" of W angle Thence E 508' x E 154'5" x S 190'5" x W 654'9" x N 139' to place of beginning.



CONCESSION 2 SDS

LOT 25

Township of Ontario

THIS IS A COMPILED  
ABSTRACT AND DOES NOT  
SHOW DELETED ENTRIES.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
41164	Mortgage	6 Sept. 1941	29 Sept. 1941	Violet Carbet et al Exrs. Her Rapper	Ann Braser	\$100	Part as in mto 41163
41532	Agreement	14 Feb. 1942	16 Feb. 1942	Edith H. Haney	Mary G. Sedden	3000.00	Agreement for sale. Part Comm in Nly limit of Home Park Rd. 692'6" W of Ely limit of lot being S.E. angle of lot 1 H-13 Thence W 76'3" x N 7338'6" x E 61'2" x S 388'6" to place of beginning.
41928	Mortgage	13 June 1942	21 July 1942	William Lightfoot and Mabel Q. Lightfoot	Reginald G. S. Graham	300.00	Part Comm in Wly limit of lot 231 S of Wly Thence N 50' x E 245' x S 550' x W 245' to pg 6. pt. as in mto 41928.
42055	Mortgage	10 Aug. 1942	27 Aug. 1942	Emmeline Goman	Reginald G. S. Graham, as joint tenants	\$100	
42288	Mortgage	31 July 1942	19 Oct. 1942	Elsie Oliphant, exr. Wilbert Oliphant & personally	Elsie Oliphant & Wilbert Oliphant	100.00	Attached Comm in N limit of L.P. Rd 13.87 cks E of W limit of lot Thence E 50 cks x N 5 cks x W 50 cks x S 5 cks to pg 6. pt. 90.0 L Comm in E limit of lot 24. plan H-13. 31' S of NEA. Thence N 64° E 18'6" x S 26° E 18'6" x S 64° W 15'6" to NE limit of lot 24 H-13 Thence N 18' to pg 6.
42759	Mortgage	5 Oct. 1943	12 Apr. 1943	Alodys M. Scott exr. J. Marime Scott & personally	Richard Cottrill & Es-ther Cottrill, as joint tenants	\$2000.00	
42922	Mortgage	1 June 1943	1 June 1943	Sida Jane Blackley, Ethel Gibson, wife Carrie Hibbard	David M. Battersby	\$200.00	Attached Comm 2229'9" S of NW 1/4 Thence NW 399' x 764' 7' E 693'6" x SE 455' x S 68° 21' 45" to pg 6.



LOT CONCESSION

REGISTRATION NO.	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION \$	LAND AND REMARKS
406135VS	Mort	2 Sept. 1976	Mary D. Jadder	Joseph O. Jadder & Mary D. Jadder, as joint tenants	2.000	Part as in mo. 41532 except p. of c. is Comm. 692'6" wily from 312 L of lot, Plan H-13. Sketch attached
406300VS	Mort	8 Sept. 1976	Louis O. Simonson & Francis Obrodovich	Henry Hueso Construction Limited, Matt Hueso & John Hueso Construction Limited c.o.b. White Oaks Homes	2.000	2.000 pt. designated as Pt. 2 on 43R-4297 C. of A. endorsed
406757VS	MORTGAGE	31 Aug. 1976	Bruce Haas	C.A.E. Realty Limited	17,600.00	pt. as in 359066VS
408355VS	Mort	29 Sept. 1976	John A. Haas	John A. Hayton Margaret J. Hayton	8.00	pt. designated as pt. 2 on 43R-4300 discharged from 367688VS
408326VS	Mort	15 Sept. 1976	John A. Hayton Margaret J. Hayton	Herbert G. Bunge Helen Bunge as joint tenants	2.000	pt. designated as pt. 2 on 43R-4350 C. of A. endorsed
409721VS	Mort	30 Sept. 1976	Frances De Brobandere	Armi R. Luvanon Maryjoie R. Luvanon as joint tenants	2.000	pt. designated as pt. 2 on 43R-2170
412866VS	Mort	11 Nov. 1976	Michael Chilco	Duane R. Brooks & Ora P. Brooks, as joint tenants	2.000	Part as in mo. 332686VS
428153	Mort	4 April 1977	29 Apr. 1977	Termy W. Chamberlain Alija Chamberlain	2.000	part as in 137757VS
428154	MORTGAGE	9 Mar. 1977	John Craig & Mary B. Craig	Kenner Mortgage Corporation	20,000.00	part as in 137757VS
429143	MORTGAGE	27 Oct. 1977	Edward Adipito	De Jarento Adminis. Co. Inc.	65,000.00	Part designated as pt. 1 on 43R-4209
429662	Mort	29 Mar. 1977	11 May 1977	Joan M. Swartz Jeanne C. Newton	2.000	part as in mo. 137757VS



REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
365563	MORTGAGE	15 June 1966	3 Dec. 1980	Silverwood Services Limited	The Canada Trust Company, trustee	\$1.00	Part as in 0.10 of 005618 & 0.10.
366378	Mort.	25 Nov. 1980	9 Dec. 1980	Duke Wankerslyt Helena C. Wankerslyt	Richard H. McQuay all 1/2 Stephanie B. Allen as joint tenants		Part as in V.S. 406135
367700	MORTGAGE	25 Nov. 1980	10 Dec. 1980	Kimberly A. Lang James H. Lang	Royal Trust Corporation Trust of Canada	\$2,000.00 (\$15,000.00)	Part Comm. 2694'2" S thence NW 1/4 + 780'3" E thence NW 1/4 x SW 70' x SE 175' x NE 70' to page 2.0000 Part Comm. 31' SE of 714' L thence 716' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page 2.0000 Part Comm. 31' SE of 714' L thence 716' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page 2.0000
367869	Mort.	3 Dec. 1980	30 Dec. 1980	Sam M. Mason Janet C. Mason	Cominco Ltd.	\$2.0000	Part Comm. 31' SE of 714' L thence 716' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page 2.0000
367920	Deed of 1 Jan. 1980	16 Jan. 1981	16 Jan. 1981	Phoenix Development Limited	Kinross Mortgage Corporation		Part Comm. 31' SE of 714' L thence 716' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page 2.0000
368778	Deed of 24 June 1980	28 Jan. 1981	28 Jan. 1981	Alga Group	Huronian Management Services Limited	\$10,000.00	Part Comm. 31' SE of 714' L thence 716' 18' 6" x SE 18' 6" x SW 15' 6" x NW 18' to page 2.0000
371253	Mort.	13 Feb. 1981	16 Feb. 1981	Cominco Ltd.	Peter J. Newhouse as joint tenants	\$2,000.00	Part as in 567868
371254	MORTGAGE	9 Feb. 1981	16 Feb. 1981	Peter J. Newhouse as joint tenants	Newhouse Trust Company	\$6,000.00	Part as in 567868
375532	MORT.	15 Oct. 81	15 Oct. 81	Bernard, Audrey M. (formerly Clerk, Audrey M.) Remus, John (joint party of third part)	Royal Trust Corp. of Canada	\$5,000.00	Part as in 567868
375644	Deed	16 Oct. 81	16 Oct. 81	City Corporation of the City of Winnipeg	Royal Trust Corporation	\$100	Part as in 567868



## LOT 25 CONCESSION 2 S.D.S.

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	REGISTRATION DATE	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
540925	Halt Enclad 25-01-83	1 Jan 1980	04 JANUARY 1980	MANSEKA Dango	hold Robert H	29,100.00	ph as in 5-4-02-94
540926	AN Enclad 25-01-83	7 Jan 1980	21 Jan 1980	hold Robert H	hold Patricia JH and Suzanne Catherine	64,000.00 26,000.00	with ph bet 29 plan 5C 1113- 540925 540926 540927
644069	Grant		04-05-83	MANSEKA Dango	MANSEKA Dango	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
644070	Grant		04-05-83	MANSEKA Dango	MANSEKA Dango	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
644512	Grant		04-05-83	MANSEKA Dango	MANSEKA Dango	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
647406	By-Law 281-83		18-05-83	City of Missinaga	City of Missinaga	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
643305	2-77		27-03-83	KUNNY Agreement	KUNNY Agreement	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
643424	Grant		27-03-83	LEDERWOOD, David LEDERWOOD, Jean D. as third party	LEDERWOOD, David LEDERWOOD, Jean D. as third party	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
643425	Grant		27-03-83	LEDERWOOD, David LEDERWOOD, Jean D. as third party	LEDERWOOD, David LEDERWOOD, Jean D. as third party	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83
643882	Grant Assigned by RO 1097906		31-05-83	NATURAL, Benjamin D. NATURAL, Anthony as third party	NATURAL, Benjamin D. NATURAL, Anthony as third party	DISCHARGED BY # 540925 06-05-83	DISCHARGED BY # 540925 06-05-83



ABSTRACT INDEX  
 LOT 25 CONCESSION 2 S.D.S.  
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REGISTRATION NUMBER	INSTRUMENT	REGISTRATION DATE DAY MONTH YEAR	GRANTOR	GRANTEE	CONSIDERATION ETC.	LAND AND REMARKS
885038	Mort	89 03 08	MOUSEY, Richard Craig Bass, Albert	DISCHARGED BY KOLLODZKO ASST. DEP. LAND REG. LR 0405116	250,000.00	part as in 861226-861225- SUGGEST 25% S.D.S. 50% MORTG. 25% S.D.S.
885073	Mort	89 03 08	MOORE, Terrence MOORE, Sandra	CHADZIAN, LITE CORP. LTD.	300,000.00	part as in 861226-861225- SUGGEST 25% S.D.S. 50% MORTG. 25% S.D.S.
885932	Assgt	89 03 10	MOUSEY, Richard Craig Bass, Albert	CORONET TRUST COMPANY	Discharged by # 201038787	part as in 861226-861225- SUGGEST 25% S.D.S. 50% MORTG. 25% S.D.S.
886734	Grant	89 03 17	BROOKS, Duane Ranson BROOKS, Cora Priscilla	CAPEK Olga CAPEK Jaroslav	305,000.00	part as in 412866vs, — as it
886735	Mort	89 03 17	CAPEK Olga CAPEK Jaroslav	BAYSHORE Trust Company	200,000.00	part as in 412866 vs.
886736	Mort	89 03 17	CAPEK Olga CAPEK Jaroslav	BROOKS, Duane Ranson BROOKS, Cora Priscilla	75,000.00	part as in 412866vs
889161	Ass. Below			on it account with right of successorship		
889442	Mort	89 03 20	IRVINE, Yvonne 70% interest POWELL Mark Andrew 30% interest	THE Royal Bank of Canada	300,000.00	part as in 566378 DISCHARGED BY KOLLODZKO ASST. DEP. LAND REG. LR 0405116
887441	Grant	89 03 28	McDOUGALL, Richard Gregory McDOUGALL, Stephanie Beth	IRVINE, Yvonne 70% interest POWELL Mark Andrew 30% interest	400,500.00	part as in 566378



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1400 McGarry, Mrs. Phyllis, hw	206
1414 Patterson, W. A., carton business	207
1414 Patterson, Mrs. Mae, hw	208

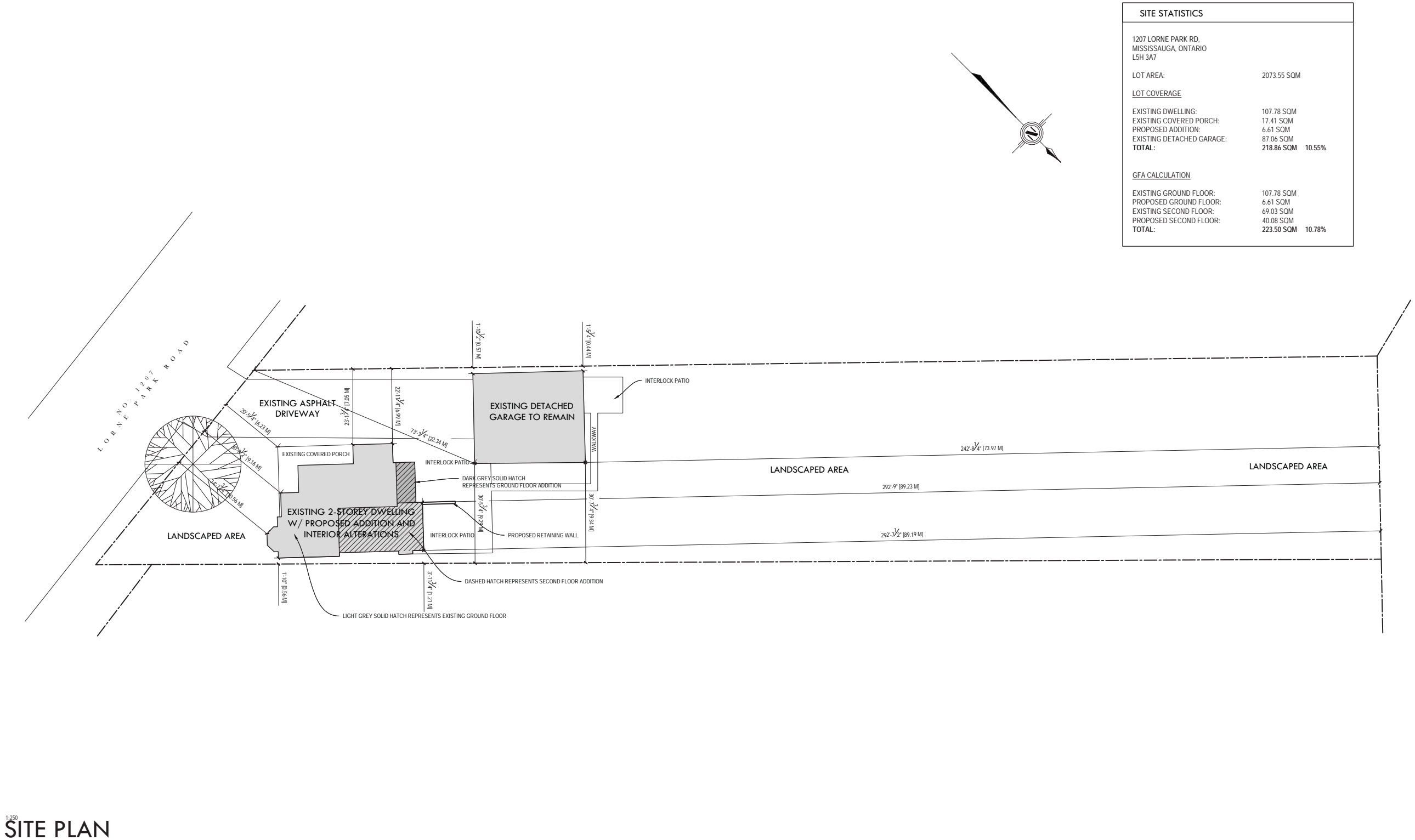
## JALNA AVENUE

1476 Hummel, Patrick, sales mgr.	209
1476 Hummel, Mrs. Isobel, hw	210
1481 Paton, David, chartered acct.	211
1481 Paton, Mrs. Marian, hw	212
1484 Phillips, John, architectural supplies	213
1484 Phillips, Mrs. Phyllis, hw	214
1489 Olafson, Harold, engineer	215
1489 Olafson, Mrs. Elizabeth, hw	216
1492 Spray, Peter, prof. engr.	217
1492 Spray, Mrs. Betty, hw	218
1499 Gordon, Bruce, self-employed	219
1499 Gordon, Mrs. Barbara, hw	220
1500 Reinards, William J. H., chief auditor	221

## LORNE PARK ROAD


1136 Jackson, Douglas, Ford employee	222
1136 Jackson, Mrs. Dorothy, hw	223
1140 Hubrich, Joseph, self-employed	224
1140 Hubrich, Mrs. Erna, hw	225
1140 Hubrich, Peter, bank employee	226
1170 Lane, Robert, bodyman	227
1170 Lane, Mrs. Marie, hw	228
1181 Dereg, Jan, sales manager	229
1181 Dereg, Mrs. Barbara, hw	230
1189 Johnson, Mrs. Annie, hw	231
1195 Luker, Arthur, self-employed	232
1195 Luker, Mrs. Margaret, hw	233
1200 Whatmough, Rev. K. D., clergyman	234
1200 Whatmough, Mrs. Hilda, hw	235
1203 Ireland, Gordon, civil servant	236
1203 Ireland, Mrs. Anne, hw	237
1207 Tedder, Joseph, advertising	238
1207 Tedder, Mrs. Mary Fraser, secretary	239
1207 Tedder, Charles, truck driver	240
1211 Oliphant, Harry, fire captain	241
1211 Oliphant, Mrs. Grace, hw	242
1221 Silcox, Phillips, probation officer	243
1221 Silcox, Mrs. Marjorie, hw	244
1221 Silcox, Graham, surveyor crew	245
1227 Poole, Fred, traffic mgr.	246
1227 Poole, Mrs. Helen, hw	247
1227 Poole, Wayne, radio tech.	248
1233 Wilson, James W., carpenter	249
1233 Wilson, Mrs. Beatrice, hw	250
1233 Jones, Kenneth, salesman	251
1233 Jones, Mrs. Anne, office supervisor	252
1238 Ionita, John A., control engr.	253
1238 Ionita, Mrs. Marjory, hw	254
1238 Beckett, Alfred, retired	255
1238 Beckett, Mrs. May, retired	256
1248 McLean, John, civil engineer	257
1248 McLean, Mrs. Margaret, hw	258
1251 Portman, David, self-employed	259
1251 Portman, Mrs. Bertha, hw	260
1255 Harrow, John M., accountant	261
1255 Harrow, Mrs. Ruby, hw	262
1258 Bruce, Douglas, consulting engr.	263
1258 Bruce, Mrs. Olga, hw	264
1260 Hardie, George, sec.-treasurer	265
1260 Hardie, Mrs. Mary, hw	266
1265 Colloton, Reginald, retired	267
1265 Colloton, Miss Marjory, clerk	268
1268 Gill, William, project co-ordinator	269
1268 Gill, Mrs. Gwendolyn, hw	270
1271 Ryde, Harry, erector, sheet metal	271
1271 Ryde, Mrs. Grace, hw	272

**APPENDIX A3: Complete Drawings of the Proposed Alterations**



SITE STATISTICS			
1207 LORNE PARK RD. MISSISSAUGA, ONTARIO L5H 3A7			
LOT AREA:	2073.55 SQM		
<u>LOT COVERAGE</u>			
EXISTING DWELLING:	107.78 SQM		
EXISTING COVERED PORCH:	17.41 SQM		
PROPOSED ADDITION:	6.61 SQM		
EXISTING DETACHED GARAGE:	87.06 SQM		
TOTAL:	218.86 SQM	10.55%	
<u>GFA CALCULATION</u>			
EXISTING GROUND FLOOR:	107.78 SQM		
PROPOSED GROUND FLOOR:	6.61 SQM		
EXISTING SECOND FLOOR:	69.03 SQM		
PROPOSED SECOND FLOOR:	40.08 SQM		
TOTAL:	223.50 SQM	10.78%	

1:250  
SITE PLAN



**LUCID HOMES**


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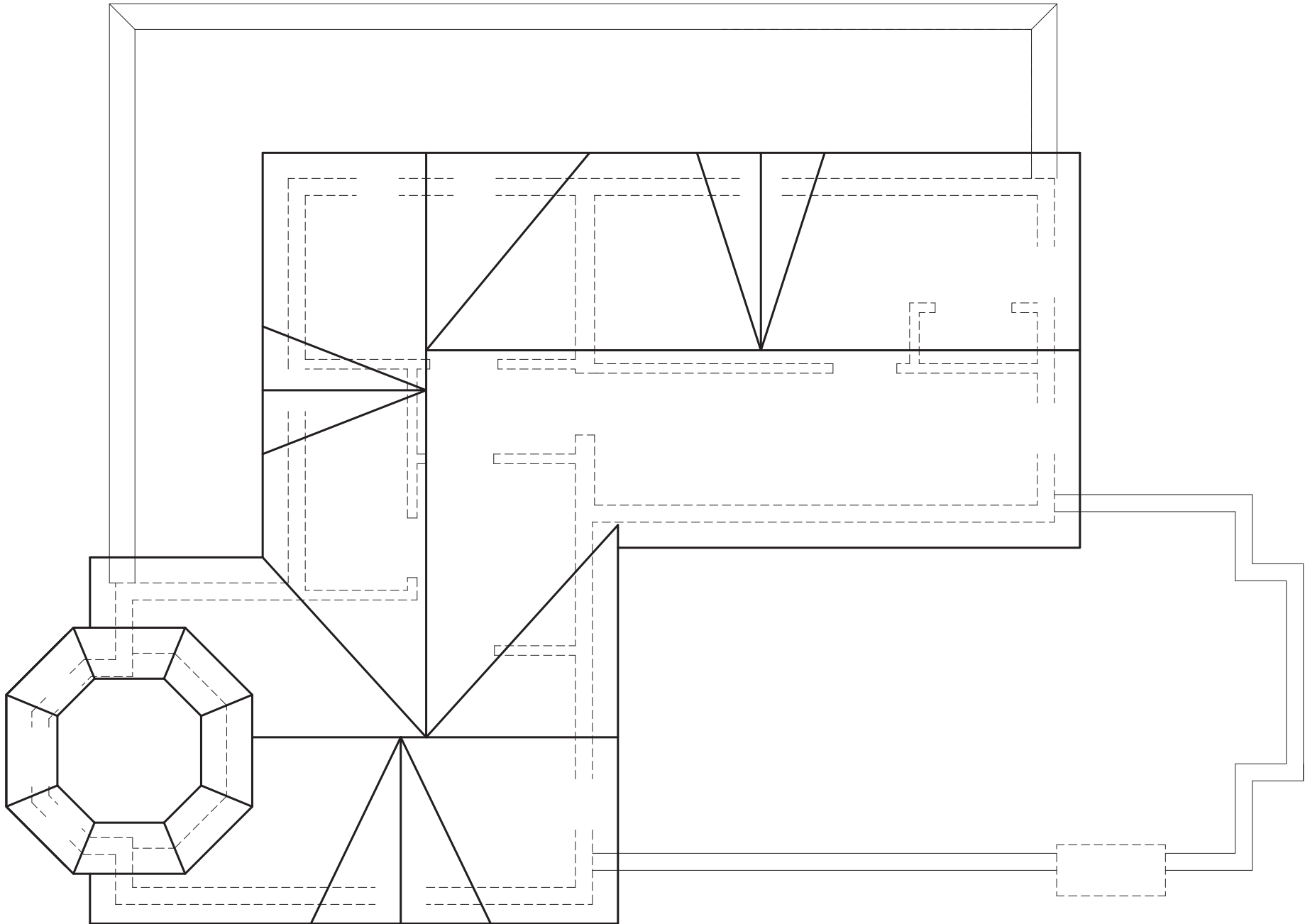
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DRAWING TITLE: SITE PLAN  
DRAWN BY: PR CHECKED BY:  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 1:250  
SHEET NO. **SP**





3/16"=1'-0"  
EXISTING ROOF PLAN



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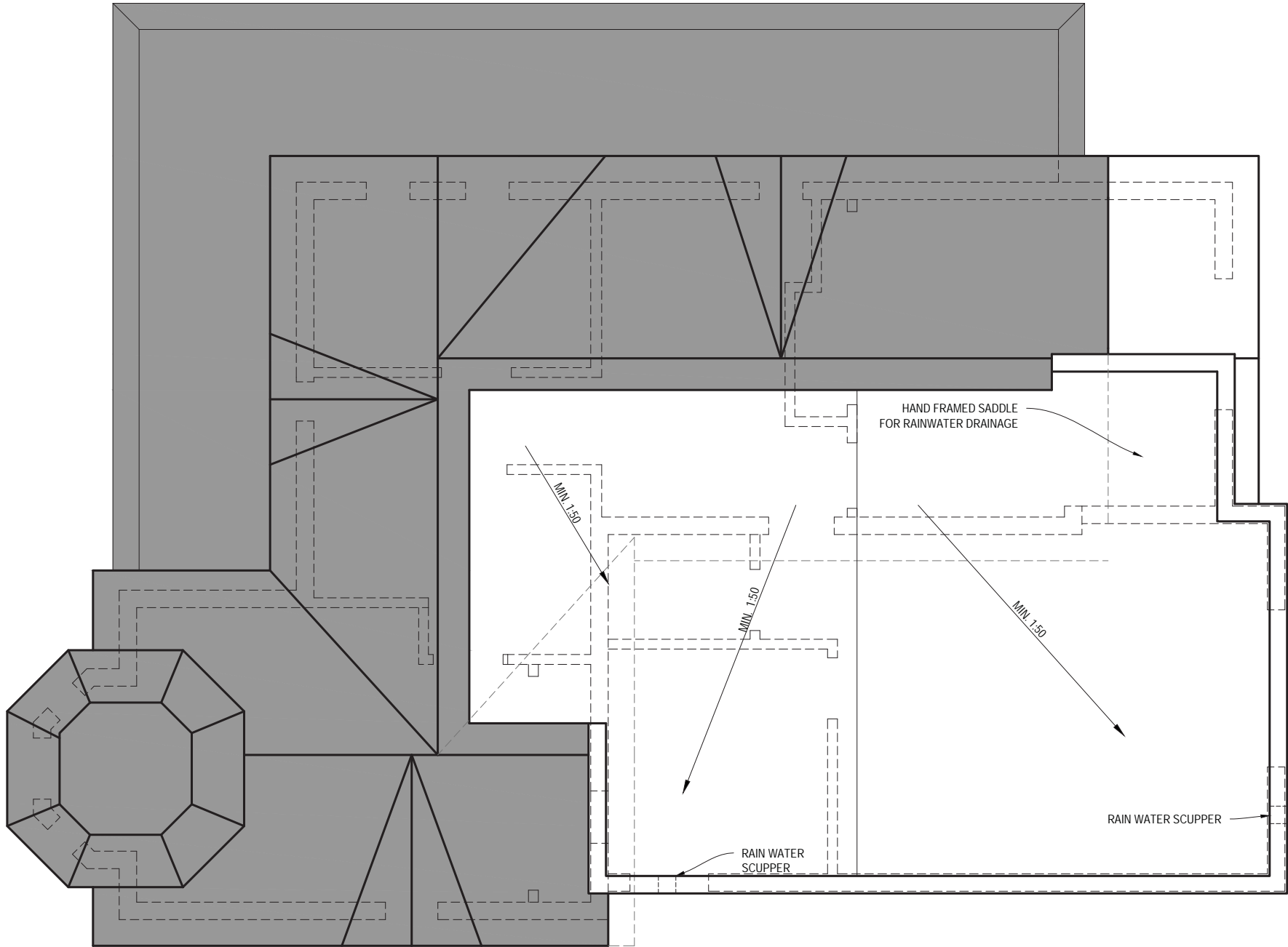
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DRAWING TITLE: ROOF PLAN  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO. **A103**



3/16"=1'-0"  
PROPOSED ROOF PLAN




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DRAWING TITLE: ROOF PLAN  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO. **A103**





3/16"=1'-0"  
FRONT ELEVATION



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DRAWING TITLE: FRONT ELEVATION  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO. **A201**



3/16"=1'-0"  
RIGHT ELEVATION



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DRAWING TITLE: RIGHT ELEVATION  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO. **A202**



3/16"=1'-0"  
LEFT ELEVATION



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DRAWING TITLE: RIGHT ELEVATION  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO.

A203



3/16"=1'-0"  
REAR ELEVATION



**LUCID HOMES**

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DRAWING TITLE: REAR ELEVATION  
DRAWN BY: PR CHECKED BY: -  
ADDRESS: 1207 LORNE PARK RD, MISSISSAUGA  
PROJECT NO: 2020-021 SCALE: 3/16" = 1'-0"  
SHEET NO. **A204**



**APPENDIX A4: Curriculum Vitae of the Author**



**James Bailey**  
Architect

49 MELBOURNE AVE  
TORONTO, ONTARIO  
M6K 1K6

VOICE: [416] 537 - 4140  
E-MAIL:  
jbarch@sympatico.ca

## **CURRICULUM VITAE: James R. Bailey**

### **EDUCATION**

- Bachelor of Architecture, Carleton University, Ottawa. 1975. General Scholarship in Architecture, 1971.
- Premier Degré Supérieur de Musique (Orgue), Schola Cantorum, Paris, 1978

### **PROFESSIONAL ASSOCIATIONS**

- Ontario Association of Architects
- Royal Architectural Institute of Canada
- Canadian Association of Heritage Professionals (CAHP)
- Royal Canadian College of Organists

### **PROFESSIONAL WORK HISTORY**

- 1992-present      Principal of James Bailey Architect, Toronto
- 1989-1992      Managing Architect with C.A. Ventin Architect Ltd., in charge of the firm's Toronto office and projects
- 1988-1989      Managing Architect with Lambur Scott Architects Inc., in charge of the firm's Toronto office and projects
- 1987-1988      Senior Architect with Douglas J. Cardinal Architect Limited, in charge of the firm's Newmarket, Ontario, office
- 1983-1987      Senior Architect with Douglas J. Cardinal Architect Limited, in Edmonton, then in Ottawa (after office move)
- 1981-1983      Senior Architectural Designer with Briskie Kasian Architects, Edmonton
- 1978-1981      Project Coordinator with Douglas J. Cardinal Architect Limited, Edmonton
- 1975-1977      Architectural Designer, ARCOP Associates, Ottawa
- 1975      Architectural Designer, Urbanetics, Ottawa

James R. Bailey  
O.A.A., M.R.A.I.C., C.A.H.P.  
Albena Bakalov  
O.A.A., M.R.A.I.C., C.A.H.P.

## COMMUNITY INVOLVEMENTS & TEACHING

- Member of the Board of Directors, Canadian International Organ Competition
- Royal Canadian College of Organists, National President, 2014-16
- Canadian Association of Heritage Professionals, Member of the Board, 2003-2005.
- Sheridan College, Professor of Architecture, 2001-2012
- Public Complaints Committee, Ontario Association of Architects, 1998-2001.
- Standing Committee for the administration of the Fabric Fund of Holy Trinity Church, Toronto, 1995-2003.

## AWARDS

- Award of Excellence, CAHP, “Small and Lovely” category, 2018
- Special Recognition Award, Heritage Mississauga, 2012
- Award of Merit, Heritage Toronto, The Allstream Centre, 2010
- Award of Distinction for Envelope Design, Allstream Centre, The Ontario Building Envelope Council, 2009
- Best of the Best Award, Toronto Construction Association, The Allstream Centre. 2009

## SELECTED ARCHITECTURAL PROJECTS

### Museums/Art Galleries

- \*Edmonton Space Science Centre
- \*Canadian Museum of Civilization, Hull
- \*St. Albert Municipal Museum, Alberta
- Macaulay Church Museum, Picton

### Performing Arts Centres

- \*Arden Theatre, St. Albert, Alberta
- \*Aurora Theatre, Spruce Grove, Alberta
- \*Theatre of the CMC, Hull, Quebec
- Capitol Theatre, Port Hope, Ontario
- Artword Theatre, Toronto

### Building Envelope Upgrades

- Buddies in Bad Times Theatre, Toronto
- \*\*Peel Court House, Brampton
- \*\*Metro West Detention Centre, Etobicoke
- \*\*Locke Memorial Library, Toronto
- Allstream Centre, Toronto
- St. John's United Church, Alliston
- Food Building, Exhibition Place
- Princes' Gates, Exhibition Place
- Strategic Communications, Toronto
- Mackenzie House, Toronto



Barrier-free Access/Life-safety Upgrades

- \*\*Toronto Old City Hall
- \*\*Yorkville Branch Library, Toronto
- \*\*Main Street Branch Library, Toronto
- Locke Memorial Library, Toronto
- Trinity Church, Port Credit
- St. John's United Church, Alliston
- Trace Manes Community Centre, Toronto
- Don Valley Bible Chapel, Toronto

Offices

- \*St. Albert Civic and Cultural Centre
- Public Service Commission, Ottawa
- Globe & Mail, Toronto
- Hitchman & Sprigings, Toronto
- \*York Administrative Centre, Newmarket

Housing/ Live-Work Facilities

- \*\*Armagh House, Mississauga
- Garden Residence, Aurora
- Webb Residence, Toronto
- Looney Residence, Toronto
- Kersey Residence, Toronto
- Hamilton Studio, South Mountain
- Dubil Residence, Toronto
- 81 Portland Live/work Studios, Toronto
- Hitchman Residence, Toronto
- Rose Residence, Port Credit
- O'Leary Residence, Toronto

Schools: New/Renovations

- Bowmore Road School, Toronto
- \*\*Charles Fraser P.S., Junior, Toronto
- George Harvey High School, City of York
- Jones Ave Adult Education Centre, Toronto
- Wycliffe College, U. of T., Toronto
- Island Public School, Toronto
- Palmerston Public School, Toronto
- Regal Road Public School, Toronto
- Alexander Muir Public School, Toronto

Schools: Exterior Upgrades

- Davisville Public School, Toronto
- North Toronto CI, Toronto
- Pape Public School, Toronto
- Palmerston Public School, Toronto
- John Ross Robertson Public School, Toronto

Public Library Renovations

- Parkdale Branch Library, Toronto
- Bloor Gladstone Branch Library, Toronto
- Yorkville Branch Library, Toronto
- Locke Memorial Library, Toronto
- Runnymede Branch Library, Toronto
- College Shaw Library, Toronto
- Saunderson Branch Library, Toronto
- Pape Danforth Library, Toronto
- Gerrard Ashdale Library, Toronto
- St. Clair/Silverthorn Library, Toronto
- Palmerston Branch Library, Toronto

Renovations for Exhibition Place, Toronto

- General Services Building
- Enercare Centre (Direct Energy)
- Allstream Centre (Automotive Building)
- Princes' Gates
- Food Building

Churches: New/Renovations/Additions

- Danish Lutheran Church, Toronto
- Devon Alliance Church, Alberta
- St. Luke's Church, East York
- St. Cuthbert's Church, Toronto
- St. John's Church, Whitby
- Faith United Church, Courtice
- Grace Ev. Lutheran Church, Oshawa
- Trinity Church, Port Credit
- St. Luke's Lutheran, Port Credit
- St. John's United Church, Alliston
- St. Paul's United Church, Bowmanville
- All Saints' Anglican Church, King City
- Knox Presbyterian Church, Burlington
- St. Andrew's Memorial P.C., Port Credit
- Trinity United, Peterborough
- St. John's Church, York Mills
- Don Valley Bible Chapel, Toronto
- Cathedral Church of St. James

Laboratories

- I-Fire Technology, Toronto
- Hemosol, Toronto
- Therapure, Mississauga

Historic Restorations

- \*\*Peel County Court House, Brampton
- \*\*St. John's Anglican Church, Ancaster
- St. John's Church, West Toronto
- St. John's United Church, Alliston
- 3 MacDowell Street, Toronto
- Allstream Centre, Exhibition Place
- Rackus Studio, Clarkson
- Boulder Villa, Clarkson
- Princes' Gates, Exhibition Place
- Macaulay Church Museum, Picton
- St. Clair Reservoir Valve House and Portal Building
- Harrison Waterworks Reservoir
- Church of the Holy Trinity, Toronto
- St. James' Cathedral, Toronto
- Scarborough Museum
- The Guild Monument Relocation
- Mackenzie House, Toronto
- Alexander Muir Gardens gateway
- Craigleigh Gardens Gates
- Carlsberg Carillon Tower, Toronto

\* Work undertaken while in the employ of Douglas J. Cardinal Limited, Ottawa

\*\* Work undertaken while Managing Architect, and Architect-of-Record, with Carlos Ventin Architect

## **STUDIES (Condition Studies/Heritage Impact Studies/Barrier-Free Access Studies)**

- Heritage Impact Study for 43 John Street South, Port Credit for Pamir Rafiq, 2020
- Heritage Impact Studies on 1800, 1808 and 1816 Mississauga Road, Mississauga for Moe Ahmed, 2020
- Heritage Impact Study for 1207 Lorne Park Road, for Pamir Rafiq, 2020
- Heritage Impact Study for 13 Thomas Street, Streetsville, 2019 for Mr. Carlos Valente
- A Study on a Proposed Move of “The Garden of the Greek Gods” to the Rose Garden, Exhibition Place, 2018
- Building Condition Assessment for the Beanfield Centre and for Three Heritage Towers (Fire Hall, BLC and Carillon), for Exhibition Place, 2017
- Building Condition Assessment for the Dempsey Store, for the City of Toronto Heritage and Museums, 2017
- Building Condition Assessment for 12 Alexander St., for the City of Toronto Heritage and Museums, 2017
- Heritage Statement for 75 Yorkville Avenue, for the Yorkville Ratepayer’s Association, 2015
- Heritage Impact Study of 1109 and 1115 Clarkson Road North, Mississauga, 2014
- Building Assessment Study for the Scarborough Historic Museum, Toronto, 2014
- Building Assessment Study for the Coliseum Complex and the Direct Energy Centre, Exhibition Place, 2013
- Building Code Conformance Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2013
- Heritage Impact Study for 1183 Dufferin Street, Toronto, for We Care Homes, 2012
- Heritage Impact Study for 1380 Glenwood Drive, Mississauga, Ontario, for Dr. Mehri Habib, 2012
- Building Code/Condition Assessment, Fulford Preparatory College, Merrickville, Ontario for Mr. Francois Bernard, Owner, 2012
- Heritage Impact Study for 149 Tremaine Road, Milton, for Royal Park Homes, 2011
- Heritage Impact Study for 94 Peru Road, Milton, for Humphries Planning Group, 2011
- Long-range Planning Study, Tarragon Theatre, Toronto, for the management and Board of Directors of Tarragon Theatre, 2010
- Heritage Impact Study for 5514 Fifth Line Road, Milton, for Sempronia Estates Inc., 2010
- Heritage Impact Study for 1336 Britannia Road, and 5553 Fourth Line Road, Milton, for Orianna Glen Home Corp., 2009



- Heritage Impact Study for 6390 Fifth Line Road, Milton, for Milton 7-5 Holdings Inc., 2009
- Heritage Impact Study for the Davis-Minardi House, 3079 Neyagawa Boulevard, Oakville for the Davis-Minardi Corporation, 2009
- Heritage Impact Study for 2554 Mississauga Road, Mississauga prepared for Dr. Alaa Al Tamimi, 2008
- Heritage Impact Study for a new development beside 1207 Lorne Park Road, Mississauga, prepared for Mr. Claudio Prosocco, 2008
- Heritage Impact Study for 3051 Victory Crescent, Mississauga prepared for Nirmal Sidhu, 2007
- Heritage Impact Study for 1190 Kane Road, Mississauga, prepared for Gemini, 2006
- Heritage Impact Studies for 1998 and 2030 Lakeshore Road, Mississauga, prepared for Gemini Urban Design, 2006
- Heritage Impact Statement, 2301/2303 Stanfield Road, Mississauga, prepared for Moldenhauer, 2006
- Automotive Building Condition Audit, prepared for the Board of Governors, Exhibition Place, Toronto, 2005
- A Masterplan Study for Knox Presbyterian Church, Burlington, Prepared for the Long-range Planning Committee, 2004
- Heritage Impact Statement, Horticulture Building, prepared for Musik Clubs Inc. who wished to use the Beaux Arts Exhibit Hall as a night club, 2004.
- A Condition Audit for Rosedale Presbyterian Church, Prepared for the Property Committee, Toronto, 2003
- Arts Centre Feasibility Study, prepared for the Town of Leamington, Ontario, 2003.
- A Barrier-Free Access Study for St. John's United Church, Alliston, prepared for the Property Committee, 2003.
- A Barrier-Free Access Study for Kimbourne Park United Church, Toronto, prepared for the Accessibility Committee, 2002.
- A Feasibility Study for the conversion of the Truax Lumber Building into a Performing Arts Centre for the Town of Leamington, Ontario, 2002.
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