

City of Mississauga  
**Memorandum**



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Date: February 12, 2025

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Indigenous Relations, Museums and Heritage

Meeting date: March 4, 2025

Subject: **Proposed New Dwelling at 7060 Old Mill Lane (Ward 11)**

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### **Recommendation**

That the memorandum from John Dunlop, Manager, Indigenous Relations, Museums and Heritage, entitled “Proposed New Dwelling at Heritage Designated Property at 7060 Old Mill Lane (Ward 11),” dated February 12, 2025, be approved.

### **Background**

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014, and substantive changes identified in said plan require a heritage permit. Non-substantive changes that do not comply with the design guidelines also require a heritage permit.

In 2019, previous owner Credit Valley Conservation, amended the zoning to create a buildable residential lot.

### **Comments**

The current owner of the subject property proposes a new dwelling and detached garage. The proposal and Heritage Impact Assessment are attached as Appendices 1 and 2 respectively. The proposed built form is set back from Old Mill Lane, as dictated by the site-specific zoning, in order to maintain the open views in this area. It should be noted that the applicant is also seeking a variance as the house is moved 1.5 m towards the street as recommended through discussion with Heritage.

The proposed two storey house includes traditional materials: wood siding, board ‘n batten, metal roof on the garage; and traditional vocabulary: gables, sash and multipaned windows and a verandah; without mimicking a specific historical design. Staff have worked with the consultant to limit the ornamentation and reduce the proposed hardscaping, in compliance with the “modest” character of the HCD and the

Credit Valley Conservation's 2019 Urban Design Study respectively. The proposal complies with the Meadowvale Village Heritage Conservation District Plan. As such, staff recommend that it be approved.

### **Conclusion**

A dwelling is proposed at the subject property. The design maintains the large open space along Old Mill Lane and complies with the Meadowvale Village Heritage Conservation District Plan. As such, it should be approved.

### **Attachments**

Appendix 1: Proposed New Dwelling

Appendix 2: Heritage Impact Assessment

Prepared by: P. Wubbenhorst, Heritage Planner