

City of Mississauga Corporate Report



Date: May 6, 2025 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Raj Sheth, P.Eng, Commissioner of Corporate Services	Meeting date: June 10, 2025

Subject

Proposed Heritage Designation of 1040 Welwyn Drive (Ward 2)

Recommendation

That the property at 1040 Welwyn Drive (Ward 2) be designated under Part IV of the Ontario Heritage Act for its historical and associative value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as per the Corporate Report from the Commissioner of Community Services, dated May 6, 2025.

Executive Summary

- Area pioneer William Somerset Bowbeer built part of the subject house in the 1870s.
- Fruit farmer Charles Ralph Terry expanded the house and held an annual strawberry festival at the site.
- The property merits designation under the Ontario Heritage Act.

Background

Trafalgar Township native William Somerset Bowbeer (1819-1900) built part of the subject home in the 1870s. Charles Ralph Terry (1866-1959) purchased the property in 1910 and expanded it. The farm became known for its annual strawberry festival, hosted by the Clarkson Lorne Park Women's Institute from 1919 into the 1940s. The Rotary Club chauffeured two hundred veterans to the property from Toronto hospitals to partake in the festivities, which included supper, games and a concert. According to the Toronto Star, in 1911, Clarkson shipped more strawberries than any other station on the Grand Trunk Railway. As such, strawberries and Terry's festival were an important part of the community culture. Terry turned the farm over to his son Burton Terry (1898-1972) in 1943. Burton sold most of the estate in 1955. Developer S. Eric Johnson created and sold the immediately adjacent surrounding lots in the 1970s. A location map, photos and a research report are attached as appendices 1 thru 3.

Comments

To merit designation under the Ontario Heritage Act, a property must meet the criteria for determining cultural heritage value or interest, i.e. it must have physical, design, historical, associative, and/or contextual value, per Ontario Regulation 9/06 (Appendix 4).

The property has historical and associative value as it is associated with area pioneers and the annual strawberry festival. The property also yields information that contributes to an understanding of Clarkson's agricultural and community roots. The designation statement is attached as Appendix 5.

Engagement and Consultation

In response to City correspondence about the *More Homes Built Faster Act*, the property owner expressed interest in heritage designation. Staff met the owner on site on May 24, 2024 to photograph the property. Once the heritage report was complete, Heritage Planning staff sent the report to the owner for review. Minor edits were made to the designation statement for clarification before bringing the report to the Heritage Advisory Committee.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

1040 Welwyn Road meets the criteria for determining cultural heritage value or interest, per Regulation 9/06. As such, the subject property merits designation under the Ontario Heritage Act.

Attachments

Appendix 1: Location Map

Appendix 2: Photos

Appendix 3: Research Report

Appendix 4: Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value and Interest

Appendix 5: Proposed Designation Statement



Raj Sheth, P.Eng, Commissioner of Corporate Services

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