

A By-law to designate 972 Clarkson Road South as
being of cultural heritage value or interest

WHEREAS Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property located at 972 Clarkson Road South in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0145-2025;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property ("Notice") was duly published and served, and a notice of objection was filed with the Clerk of The Corporation of the City of Mississauga within the 30-day period as required by the *Heritage Act*.

AND WHEREAS Council has considered the objection in accordance with section 29(6) of the *Heritage Act*, and has decided to not withdraw the Notice through Resolution _____-2025;

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

1. The Property, including all the buildings and structures thereon, located at 972 Clarkson Road South in the City of Mississauga and legally described in Schedule "A" attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Heritage Act*.
2. The reasons for designating the Property, including an explanation of the cultural heritage value and interest of the Property and a description of the heritage attributes of the Property, are set out in Schedule "B" to this By-law.
3. The City Clerk shall cause a copy of this By-law and prescribed information under section 29(8) of the *Heritage Act* to be served upon the owner of the Property and on the Ontario Heritage Trust, and cause notice of this By-law to be posted on the City's website in lieu of in a newspaper having general circulation in the City of Mississauga as per the City's Notice By-law 215-2008, as amended.
4. When this By-law comes into force, the City Clerk shall cause a copy of this By-law to be registered against the Property described in Schedule "A" in the proper land registry office.

ENACTED AND PASSED this _____ day of _____, 2025.

Approved by Legal Services City Solicitor City of Mississauga

Katie Pfaff
Date: October 15, 2025
File: CS.08-24.02

MAYOR

CLERK

SCHEDULE "A" TO BY-LAW _____

Legal Description

972 Clarkson Road South

PIN: 13491-0152 (LT)

In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 29, Concession 3, South of Dundas Street of the Said Township, as in RO720763.

SCHEDULE "B" TO BY-LAW _____

972 Clarkson Road South is a two-storey house on the west side of Clarkson Road South, south of Lakeshore Road West.

The house front façade has physical and design value as a rare turn of the century open-gable cottage in Mississauga. An open-gable cottage is a simple Classical house, represented on the easterly side of the house where façade and gable form a continuous plane with no distinction between the two.

The property has historical and associative value due to its association with Gordon Pattinson, for which the nearby street was named. As Toronto Township Hydro Commissioner from 1941 to 1963, Pattinson oversaw the post war development of modern Mississauga's electrical system at a time of rapid development. Though only a fraction of the original farm remains, in the guise of this house, with its age, the property speaks to the evolving and significant fruit growing history of Clarkson.

It has contextual value as it is visually related to its surroundings, including Pattinson Crescent and former Carman Church (1764 Lakeshore Road West), which the Pattinsons attended. The house is also a local landmark.

Heritage Attributes:

- The easterly front jogged front façade; its rectilinear proportions and architectural style – contributes to the cultural heritage value of the property because it speaks to the architecture styles prevalent to the period in which it was built, the time of Gordon Pattinson, as well as its location, the former Village of Clarkson.
- Visibility from Clarkson Road South and the fact that the house is setback from the street – contributes to the cultural heritage value of the property because the house is kitty corner to the former Carman Church and relatively proximal to Clarkson Road South, a main transportation corridor through the former Village of Clarkson.
- Unpainted brick on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Vergeboard and cornice returns on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Regularized rectilinear windows on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Wraparound front porch on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Minimal embellishment on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Classically styled window headers on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.
- Windowsills on the easterly front jogged front façade – contributes to physical and design value because it speaks to the turn of the century open-gable cottage style.