

Heritage Impact Assessment

Hyde Mill Ruins

+VG Architects

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1.0 Introduction

+VG Architects (The Ventin Group, Toronto, Ltd.) was retained by the City of Mississauga in May/2025 to develop a Heritage Impact Assessment (HIA) in compliance with the City's official plan, policy 7.4.1.12, to determine the impacts to heritage resources within the precinct located at 56 Ontario Street East, known as Hyde Mill ruins. Designated under Part IV of the Ontario Heritage Act, the remains of the mill are recognized as having historical significance.

The scope of the HIA includes an analysis of proposed interventions that include the removal of non-heritage elements, including the pumping station building and other ancillary structures from site, while maintaining the ruins of the original mill and any associated features with heritage value. The intervention will enhance safety and usability of City parklands, while conserving parts of the structure and rehabilitating the site. The intent is to restore and naturalize the lands surrounding the original 19th century mill, satisfying all requirements of the Credit Valley Conservation Authority while maintaining the integrity of the on-site heritage structures. The heritage Mill will be fenced off to discourage unauthorized access.

The HIA includes a description of existing structures on site, history of land use and ownership, a detailed analysis of the impact of the demolition and mitigation measures to address negative impact, and recommendations as per City of Mississauga's terms of reference for a Heritage Impact Assessment. In addition to the documents that form the background for this HIA, a structural report, being undertaken by Tacoma Engineering, is currently underway. The structural report is awaiting further site investigations and materials testing and is expected to be completed in February 2025.

The HIA will be supported by technical drawings and specifications that include measures for the protection of on-site heritage assets, as well as measures to conserve masonry walls where they are impacted by demolition activities.

This HIA has been drafted with a close consideration of the heritage values of the remaining structure as they have been described in the Short Statement of the Reasons for Designation (By-law 360-92), as well as those features that contribute to Streetsville as a Heritage Conservation District and Credit River Corridor as a Cultural Heritage Landscape, and are supported by conservation methodologies informed by publications such as:

- Parks Canada Standards and Guidelines for the Conservation of Historic place

- Heritage Resources In The Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005 – Information Sheet series (published by the provincial government)
- Streetsville Heritage Conservation District Plan
- Conserving Heritage Landscapes, Cultural Heritage Landscape Project, Credit River Corridor (Volume 3)

2.1 Detailed Site History

2.1.1 Early History of the Site (Including Listing of Owners and History of Site Uses)

The following sections focusing on the early history of the site benefit from previous reports. Two frequently cited sources include: *Conserving Heritage Landscapes, Cultural Heritage Landscape Project – Volume 3, Chapter 3 – Credit River Corridor*, Prepared by ASI for the City of Mississauga, January 2022, Final Report; and *Streetsville: From Timothy to Hazel*, by K. A. Hicks.

Credit River Corridor and the Industrialization of the River Banks

The early history of the site at 56 Ontario Street East is closely linked with patterns of growth and land use development along the banks of Credit River. While the river was mainly a natural source of nutrition for the abundance of fish and used for leisurely activities, the growth in the industries of timber, and the construction of mills along the river slowly transformed the landscape.



Map showing the extent of Credit River corridor, extending from Port Credit to the northern boundaries of Mississauga – Image credit: (Figure 3-1: Location of the Credit River Corridor Cultural Landscape (Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA) – map extracted from *Conserving Heritage Landscapes, Cultural Heritage Landscape Project – Volume 3, Chapter 3 – Credit River Corridor*, Prepared by ASI.

The changing landscape of the Credit River valley in the mid-1800s and the factors that led to these changes are summarized in the above-cited report by ASI as follows:

Settlement of the land and early industry eventually began to take its toll on the river system. The Credit River provided an efficient source of energy and transport and, as a result, took on the appearance of an early industrial corridor. In 1846, concern for the state of the river grew as residents noted a decrease in the number of fish, suspecting dams and sawdust to be the reason. Waste disposal of various nineteenth-century activities impacted the quality of the rivers as sewage from privies, sawdust from lumber mills, mash from breweries, washings from woolen mills, and whey from cheese factories discharged into nearby streams and tributaries and were carried downstream. Water ponding behind mill dams impacted plant life in the area, and the environmental shields that maintained the volume of flow of the river were slowly eliminated. The leafy cover that prevented evaporation was slowly cut back as land was cleared, and swamps that slowly released stored waters back into the river system were destroyed (Conserving Heritage Landscapes, p. 21 (information originally based on Puddister 2002)

The river corridor was a major artery used for the transport of lumber, which contributed to the growth of milling industries along Credit River banks:

The early timber industry arose in part due to the dense forest in the valley, but also because the river provided a valuable transportation and energy source. Harvested logs were either rafted downstream, to Port Credit, where they were then floated to York, or they were processed at one of the many sawmills along the way. As the land was cleared and cultivated sawmills decreased in number and were slowly replaced with flour or grist mills (Conserving Heritage Landscapes, p. 20 - information originally based on Puddister 2002)

For a historical summary of the Credit River corridor, its geological formation, natural habitat, associated early historical events, and a description of indigenous land use and settlement patterns, refer to 2022 report by ASI, p. 18.

Streetsville and Milling Industries in the 1800s

Milling was one of the main industries that thrived in Streetsville. This was mainly due to Credit River providing a significant source of energy. There are reports of grist mills built along the banks of Credit River in the early 1800s. In 1821, Timothy Street after whom Streetsville is named, built a water-powered grist mill and sawmill, followed by a lumber mill on the banks of the Credit River.* (Source: <https://www.visitmississauga.ca/chapter-3-streetsville-mills/>) Timothy Street (1777-1848) was instrumental in surveying the second purchase of land from the Mississaugas in 1818, which according to Hicks was linked to the formation of Streetsville. For the early history of Streetsville, and Timothy Street refer to pages XIV to XVI in *Streetsville: from Timothy to Hazel*.



The Street Mill, date of photo unknown (source: Hicks, *Streetsville*, p.XV)

By 1835 Streetsville had attracted many merchants and was on the verge of becoming the political and economic centre of the surrounding township. This high level of growth is indicated by developments that included both commercial and industrial structures including grist mills, sawmills, a tannery, and several inns at this time. <https://heritagemississauga.com/streetsville/>. The growth in the milling industry in combination with the increasing number of entrepreneurs, who cultivated the fertile lands to the north of Dundas Street, created opportunities for the production

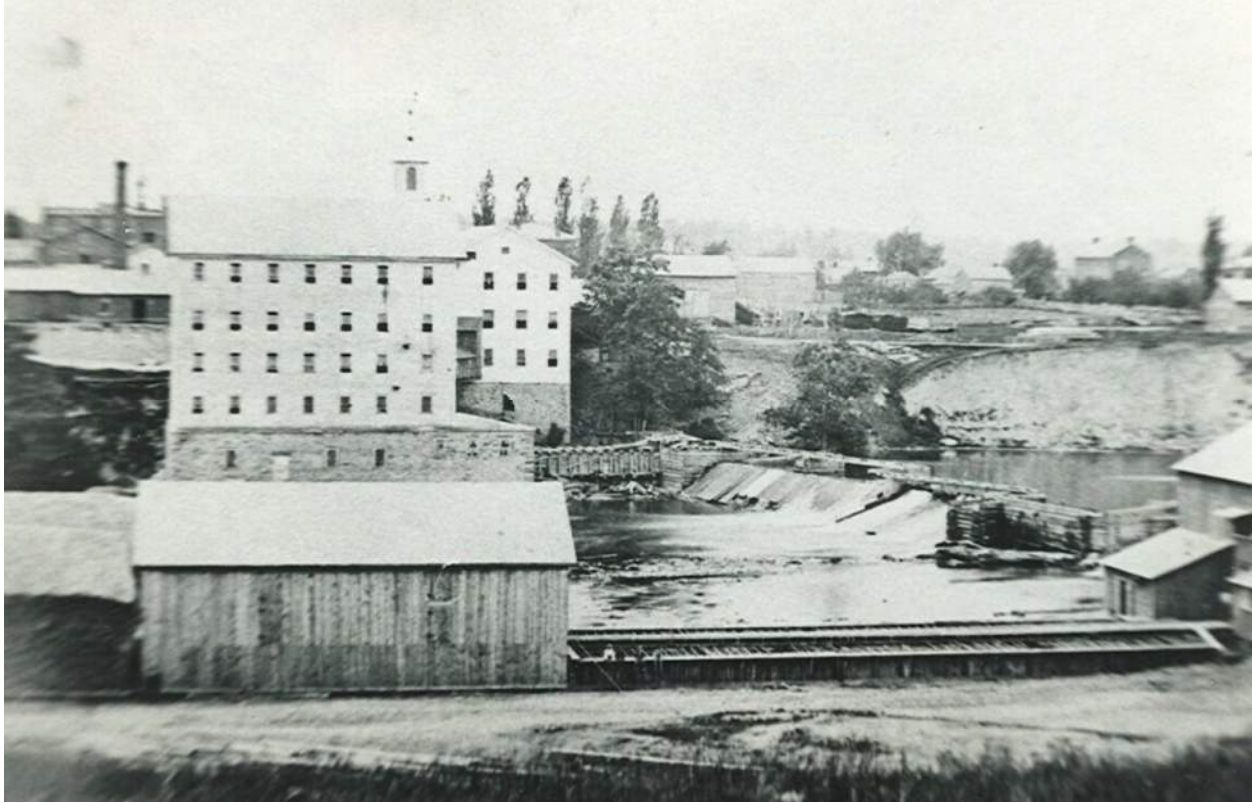
of surplus of milled flour that could be exported to Great Britain. (Lisa Hrabluk, 2024 - <https://www.visitmississauga.ca/chapter-3-streetsville-mills/>).

The Hyde Family and the Establishment of “Ontario Mill”

Amongst the early settlers who were attracted to the village of Streetsville were Herman and Mary Hyde. This couple, who emigrated from Vermont U.S. in the early 1820s, first opened a hotel on Queen Street (at the corner of Queen and Ontario St). They were granted the first liquor license in Streetville on May 6, 1824. The hotel was called Ontario House (nicknamed Mother Hyde’s by the locals). The importance of the hotel to the early history and a civic identity of Streetsville was made evident when, “*For his victory in December 1833 of becoming the first mayor of the newly named Toronto, Mackenzie celebrated at Mother Hyde’s.*” (Streetsville, Hicks p. 35)

When Herman passed away in 1836, John “Church Hyde” took over the operation of the family enterprises, which included the hotel, a general store, a boarding house and stable. The Hydes decided to get out of the hotel business in 1847, and in 1848 (or 1850) bought 35 acres of land at the foot of the Ontario Street to begin a new commercial enterprise and enter the milling industry, which was thriving at the time. Soon thereafter a stave factory was added to manufacture wood slats for barrels and cooperage, used in distilleries, and winery, and used in shipping flour and other dry goods. The entire complex was called “Ontario Mills.” (Mackintosh 2021 - <https://heritagemississauga.com/way-back-wednesday-ontario-street-and-the-ontario-mills/>)

The new business was recognized as one of the largest in the area. The success of their business has been attested to by Mary Manning (published in *A History of Streetsville*, quoted in the *Heritage Structure Report*, issued on September 1983), who commented on how the Hyde Mill “little industrial complex” drew some of the activity away from the Main Street up to Ontario Street.” Other authors comment on the fierce competition that had taken shape with the expansion of John Hyde’s ‘Ontario Mills’, which in turn had forced local millers such as John Street, who had been working his father’s (Timothy Street) mill to sell his mill to John Blain in 1854 (Streetsville, Hicks, p. XVI). Although John Blaine’s business was also destined to fail shortly thereafter.



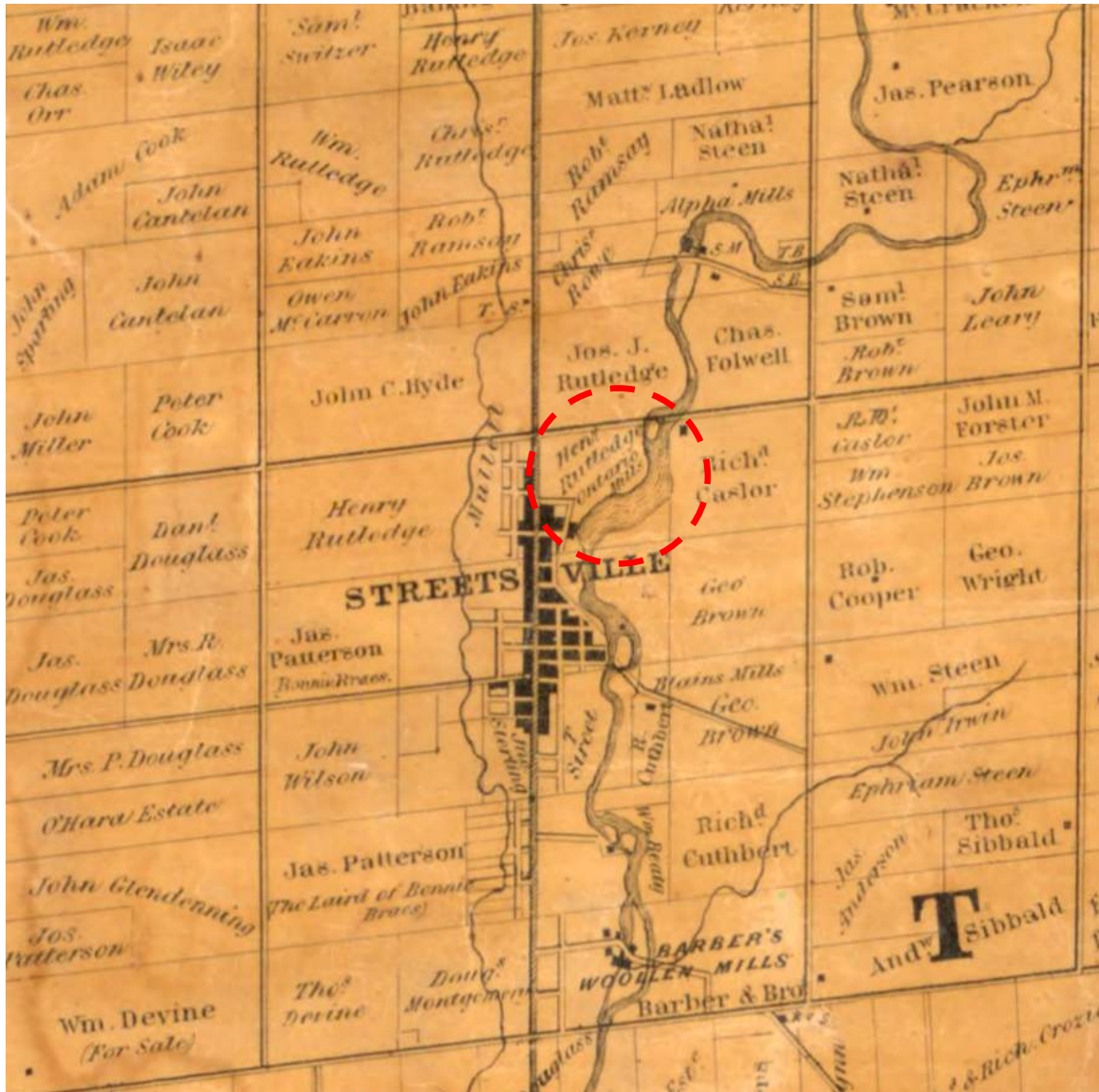
Streetsville – Hyde’s Ontario Mills – C. 1870 (source: History of Mississauga’s Ontario Street and the Ontario Mills, <https://www.modernmississauga.com/main/2021/1/13/the-history-of-mississaugas-ontario-street-and-the-ontario-mills>). The existing ruins appear to be of the stone walls of the structure behind the large 6 storey structure in the foreground, which may refer to the saw mill and stave factory that was added to the complex shortly after the construction of the grist mill.

“Ontario Mills” likely included structures on both sides of the river bank. As indicated by Hicks:

He (John C. Hyde) built a large six storey stone building for a flour mill, and added other structures to accommodate a saw mill, stave factory and cooperage that were located on both sides of the Credit River.

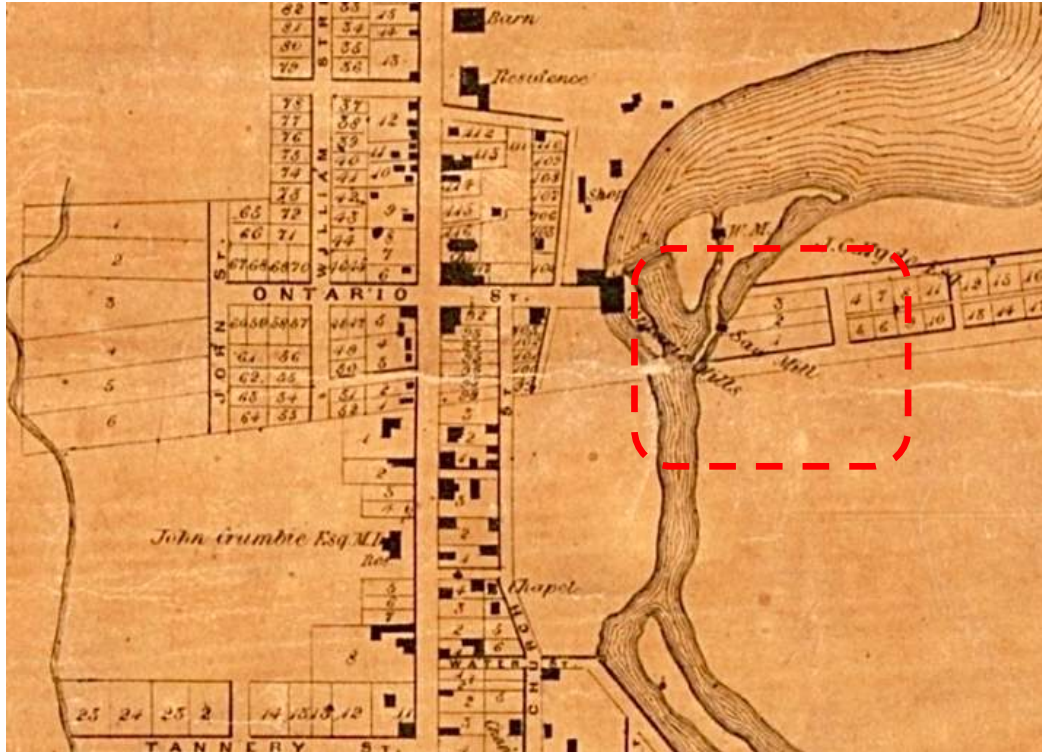
The historical significance associated with the Hyde Mill ruins is partially owed to the legacy of John and Herman Hyde for their engagement in local politics and their contribution to the village of Streetsville. As noted by M. Wilkinson:

John Church Hyde, much like his father, was a moving force in the village. He served on village council, and also as the Reeve of Toronto Township (historic Mississauga) from 1857 to 1859, and again in 1861.



(Map originally published by G.R. & G.M. Tremaine, 1859, accessible through internet archive: <https://archive.org/details/tremaines-map-of-the-county-of-peel-canada-west>)

According to the 2022 *Conserving Heritage Landscapes* report by ASI, seven mills could be identified along the river in the mid-19th century. Some are labeled on the map above (excerpt of the 1859 Tremaine map) and include Barber's Woolen Mills, Henry Ruteledge Ontario Mills, and **Blains Mills**. Of note is the parcel of land labeled with the name John C. Hyde. The parcel of land is located to the northwest of the developed section of Streetsville.



The Village of Streetsville, 1859, Tremaine's Historical Atlas of Peel County (image obtained from HMdb.org, The Historical Marker Database, <https://www.hmdb.org/m.asp?m=257567>) Ontario Mills is shown as a large complex at the east end of the Ontario Street.

The name John Hyde appears in a column on the left hand side of the map (not reproduced here). Included in the list of "Subscribers" is: *John C. Hyde, Esq. Merchant Miller, Ontario Mills.*



Comparative 2025 map (image source: Google maps)

2.1.2 Introduction of Hydro Power at the turn of the century & New Patterns of Development along the Banks of Credit River

The introduction of electric power instigated new patterns of development and land use along the banks of the Credit River. As noted by ASI, a movement towards industrialization placed additional burden on the Credit River corridor:

The onset of electrical power at the turn of the century fueled a new phase of growth. The Credit River was used to deliver this power in the form of steam and hydroelectric projects. By 1923, the burden was lifted slightly when Niagara Falls was able to supply the ever-growing need for electricity to the villages of Toronto Township and beyond. (Conserving Heritage Landscapes, p. 21)

While the buildings at “Ontario Mills” were repurposed a few times – e.g. when Gooderham firm took over in 1861 to use the mill to grind flax seed – until when the structure was damaged significantly by fire in 1867 (refer to Chronological history of the structure, under section 2.2) - the most significant shift in the history of site uses came at the turn of the century when the remaining parts of the mill at 56 Ontario Street East were transformed into a hydropower generating plant.

The Construction of the Dam & Transformation of the Mill into a Power Plant

The first intervention onsite was the construction of a hydro dam, which occurred in 1906 near the mill. There is little historical information on the construction of the dam. The following excerpt from an archival document provided by the City of Mississauga provides scant information on the dam and the individuals who played a role in realizing the changes:

About 50 years ago a dam was built. The late Dr. Bowie then Reeve was instrumental in the installation of the electric power plant. The dam was built by a Mr. Winger and all the concrete for this construction was mixed by hand. (Streetsville Centennial – City Archives Historical Information on the Pump House – provided by City of Mississauga)

Additional information is provided by Hicks who confirms that once the council had purchased the old Hyde mill property on September 17, 1907:

A contract was signed with contractor, Jesse Winger, in March to construct the concrete power dam, which was not to exceed \$8,000. The work would be carried out by civil engineer Jr. U. s. Fielding at that a rate of \$5,10 per cubic foot.

The damming of the river eventually cost over \$10,000. The final cost including the conversion of the mill including installation of the river in the mill as well as restoration of the building cost \$15,000. (*Streetsville*, Hicks, p.155)



Kids swimming at Streetsville Power Utility Company (PUC) Dam (photo credit: Mississauga Library)
<https://www.visitmississauga.ca/chapter-3-streetsville-mills/> Image captured standing on the west bank of the river.

In 1907, shortly after the construction of a dam across the river, a generator was added to the mill and the structure was converted into the region's first municipally owned hydro-electric plant, which produced power for the Town of Streetsville until 1975. The turbine from the former station is currently on display along Queen Street.

(Sources: <https://www.visitmississauga.ca/chapter-3-streetsville-mills/>; letter from THE STREETSVILLE HISTORICAL SOCIETY, addressed to Mr. Bob Johnston, City of Mississauga, June 1, 1992)

Doctor Thomas Innes Bowie

The association between Hyde Mill ruins and Dr. Thomas Innes Bowie's involvement in Streetsville's civic matters is important for understanding the historical values of the structures on site at 56 Ontario Street East. The contribution of Doctor Bowie in modernizing the infrastructure of

Streetsville, including the conversion of the remnants of “Ontario Mills” into a power plant, was noted in the passage above. As Kathleen Hicks recounts:

In late 1906, Reeve Dr. Thomas I Bowie started a movement to take advantage of the power of the Credit River and furnish their own electricity. So a vote by the citizens was conducted on January 7, 1907, as to the village having its own electric light plant, and it was passed by an overwhelming majority of 66 for and 13 against.” Streetsville, p. 155.*

* different dates noted by Perkins Bull, see below.

Bowie was a “leading citizen of the community.” Among his many credits was his role as the 13th and 17th Reeve of the village of Streetsville, from 1906 to 1908 and 1916 to 1917 respectively, (*Bowie, Medical Hall Heritage Assessment, Appendix, p. 14*). Slightly different dates are noted by Perkins Bull, who places the two terms between 1909 to 1912 and again from 1918 to 1924. (*From medicine man to medical man, p. 273*) The latter dates align more seamlessly with the information provided in the Title report, based on which the transaction between municipality and owner of the property took place in 1909.

Dr. Bowie, who served as the Warden of Peel County in 1908, may also have been instrumental in initiating projects to install infrastructure for holding and the conveyance of water to parts of Streetsville:

*While Reeve, Dr. Bowie worked with the local Council to provide municipal water and electric power to Streetsville. It was at this time that the railway had agreed to move forward with plans to pump water from the Credit River to the northern limits of the village, where its station was located. It is likely that Dr. Bowie, in response to a number of recent serious outbreaks of various diseases, realized that this was the opportune time to provide the community with clean, safe drinking water. Further, Dr. Bowie also began to provide clean, safe milk from the drive shed on his property.²⁷ The drive shed remained to the rear of the property until it was demolished in 2012.” (*Bowie Medical Hall – Heritage Assessment, p. 8*)*

For a more detailed description of Dr. Bowie’s municipal involvement, refer to *T. I. Bowie, Medical Hall: Cultural Heritage Assessment, 2013*.

2.1.3 Other Historical Associations:

WWII Air Raid Siren

An air raid siren, dating from the WWII, is located on site in close proximity to the domed structure on the current site of the Hyde Mill. This artifact adds another layer of historical significance to the site. Refer to section 2.2.3 (Other Objects of Significance On-site) for a description.



Hyde Mill dam, Credit River, looking south (from Timothy Street Complex, left of Centre?), date of photo is unknown, caption based on C of M archival notes (image source: City of Mississauga)

Other Neighbouring Structures and Archaeological Remains with Historical Significance

36 Ontario Street East



View of the industrial building at 36 Ontario Street East (image source: google maps)

Located at the back of the Trinity Anglican Cemetery property is a one-story industrial brick structure that is historically linked to the Hyde Mill Ruins. This building is listed on the City of Mississauga Heritage Register but not designated. The property is listed for its architectural and contextual significance.

36 ONTARIO ST E

Roll number: 05-12-0-006-11600-0000

Legal description: PLAN STR 2 PT LOT 104

The City website provides the following information:

... This property is historically linked to the former Ontario Mills, located today at 56 Ontario Street East ... The transformer building, located at 36 Ontario Street East, was an integral part of the 1906 power generation supply system, bringing electricity up from the river and distributing it to village homes and business.

<https://www.mississauga.ca/apps/#/property/view/heritage>

Timothy Street Mill

Based on archaeological assessment by ASI: *“Potential remains of the Timothy Street Mill (AjGw-67) were discovered through remote sensing on the floodplain of the river on the east side of the intersection of Main and Mill streets in Streetsville. The site is apparently buried beneath deep deposits of fill, but may comprise foundations and infilled cellars and possibly part of a turbine (MPPA 1986). The site was established by Timothy Street in 1821, originally as a grist mill, although*

a lumber and saw, mill followed soon after, as did tannery and distillery operations. The mill complex was operated by a series of owners between the mid-nineteenth century and the early twentieth.” (2022 Conserving Heritage Landscapes report by ASI, pp. 33-34)

Erindale Dam

This site is listed on the Heritage Register for Mississauga. It is recognized as an important cultural heritage resource linked with the early history of hydroelectric generation in Streetsville. The site for this dam is further south from the Hyde Mill ruins. 1901 has been noted as the year when the idea to utilize the bend on the Credit River at Erindale as a site for the construction of the dam was conceived. Construction on the dam began in 1904, predating the construction of the dam near Hyde mill by 2 years. The construction at Erindale was managed under the direction of the Southern Light and Power Company. The Company went bankrupt in 1906 with the project still incomplete. The dam became operational in 1910, it supplied power to areas in Mississauga and south Etobicoke. The dam was mostly demolished in 1941, with the remains moved in 1977. Refer to 2022 *Conserving Heritage Landscapes* by ASI, p. 33. Today, sections of the dam still remain at the Erindale park.

(<https://www.modernmississauga.com/main/2021/10/6/the-fascinating-history-of-mississaugas-erindale-hydroelectric-dam>)

2.1.4 Record of Property Ownership - Chain of Title Report

- Based on the chain of title report, searched at Brampton LRO #43, for the address 56 Ontario Street East Mississauga (Pin # 13199-0543 (LT)), the earliest record of ownership is registered on October 26, 1844, under the name Henry Rutledge.
- In January 12, 1850, a deed is associated with John Hyde.
- In July 23, 1853, a deed is transferred from John Hyde to Henry Rutledge -- This is consistent with the title noted on the 1852 Tremaine map, indicating: Henry Rutledge Ontario Mill.
- Between 1853 to 1909, the land ownership was transferred several times between individuals who appear to be members of the Rutledge family.
- In July 1, 1909, ownership is transferred to The Municipal Corporation of the Village of Streetsville. This is corroborated by Hicks, although the date is noted as being 2 years earlier:
 - *The council thought the ideal site was the former flax mill on Ontario Street. It was chosen as the location of the hydro project and they purchased the old Hyde mill property on September 17, 1907, with a first payment of \$200.*
- John Rutledge's name appears in relation to a deed on July 28, 1930.

It is noteworthy to mention that John C. Hyde was married to Helen Rutelidge, which potentially explains the names on the early transaction records. Refer to appendix 02 for a digital copy of the Chain of Title Report.

History of Ownership based on Other Sources

The following transactions are noted elsewhere:

- The structure was then converted to a flax mill shortly after 1860; according to K. Hicks: "in 1861, Gooderham & Worts took over the former Timothy Street mill owned by John Blain ... they also added the Hyde Mill to their holdings." (Hicks, p. 88)
- According to M. Wilkinson (web source [The history of Mississauga's Ontario Street and the Ontario Mills — Modern Mississauga Media](#)), the mill was sold in 1883 to James Bonham.

As the Chain of Title Report does not include information on these transactions, further research is required to confirm accuracy. It is also possible that no written agreement was made to endorse the transactions.

2.1.5 Fire Insurance Maps



Section clipped from fire insurance map Mississauga Streetsville, 1904 plan 1865
 Streetsville, Ont., June 1884 [revised Mar. 1904]
<https://recherche-collection-search.bac-lac.gc.ca/eng/Home/Record?app=fonandcol&IdNumber=3838614&new=-8585902746367477024&ecopy=e010761777-v8>

2.2 Existing Structures

2.2.1 Chronological Description of Existing Structures on Site

Hyde Mill Ruins – Description

Description of Hyde Mill ruins, located at 56 Ontario Street East, as provided by the City of Mississauga inventory of heritage properties:

The structure housed the generator which supplied power for streetsville. In 1906, a dam and generator were added to the mill in order to be able to produce electricity. It is a square plan, one story structure with a flat roof. The walls and the foundation are built with rubble masonry and reinforced with cement at different spots. The east side has a balcony (or well) enclosed by a cement wall. The foundation is more visible on the east and south sides due to topography. There is a brick chimney on the north face, and evidence of a second chimney on the opposite side. All the fenestration has been boarded up. The surrounds include brick voussoirs.** The bricks have been staggered. (The structure has been modified on the west side with the addition of a modern brick extension ...)*

* The footprint of the masonry structure associated with the original mill suggests an 'L' shaped plan, although the possibility of an infill that at one point was added to create a square plan should not be ruled out. The structure was originally higher than one storey. The reference to a flat roof reflects the modifications when the structure was transformed to a power generation plant.

** the use of brick could not be verified, however, there is evidence of brick arches at the window heads in some locations.



The remaining stone walls of the Hyde Mill ruins showing fenestration pattern, and footprint



Concrete features including the well and balcony as indicated in the description above

Hyde Mill Ruins – History of Alterations

Based on the available documents, the following key dates are associated with the early history of the mill:

- The original mill was built by John C. Hyde in c. 1847 (or possibly 1850)
- The structure was then converted to a flax dressing mill in 1861 by the Gooderham firm
- The structure was reportedly burned in 1867
- Conversion of the remains of the mill to a power generating plant in 1907, following the construction of the dam in 1906

Original Structure

The early structure is described as a 6 story building with 4 grindstones. Hicks has noted that the “Ontario Mills included a sawmill and a six storey grist mill later turned into a flax mill by Gooderham and Worts.”

One author describes the early complex as an “imposing” structure that was, “6 storeys, the bottom 30 feet of which were made of stone, housing four grindstones, which was more than any other nearby mill.” (Wilkinson 2021 - <https://www.modernmississauga.com/main/2021/1/13/the-history-of-mississaugas-ontario-street-and-the-ontario-mills>)

Based on historical images, the industrial complex known as “Ontario Mills” included several large buildings. The large structure in the foreground of the 1870 photograph showing the early stages of the establishment matches the description above pointing to a 6-storey mill. The two buildings in the photograph are built with a one-storey stone base with a timber framed structure above and a pitched roof with an attic. It is difficult to confirm the height of the masonry base, however, based on the historical image the base appears to be lower than what has been suggested above. The building in the background, which is more likely to be associated with the existing ruins, appears to consist of a four-storey building with an attic.

Fire of 1867

According to existing documents, the mill was destroyed by fire in 1867. While little photographic documentation remains to convey the level of damage, the fire likely led to the full destruction of the upper wooden sections of the mill. The notched wood beams which are currently found on site may have belonged to the original grist mill and were pieces that survived the fire; whether they were the original beams for the second floor is unclear as the timber salvaged from other parts of the mill could have been repurposed to support the flat roof that was added as part of the conversion of the structure to a power plant in the early 1900s.



Hyde's Ontario Mills and Ker's Bobbin Factory, Streetsville, c1870. As there are records of a fire in 1967, it is unclear whether the building on the left side of the image is the original mill, although the position of the structure in relation to the dam, faintly outlined in the middle, and the overall form of the building including the gabled roof and cupola seems to suggest that.

Construction of the Dam & Modifications to Create a Power Plant

By 1906 a power dam was built near the ruins of the mill, and the ruins became part of a power generating plant. (Heritage Structure Report, 1983 – refer to Appendix 3).



Streetsville Hydro Dam (former Hyde Mill, c1910), The L shaped layout of the one-storey stone structure with a flat roof added as part of the conversion of the structure to a power plant, housing a generator; two brick

chimneys visible on the north wall. Also noteworthy is the roof which creates a parapet along the north, east and west walls, but overhangs walls to the south. (Image Source: Heritage Mississauga - provided in email sent to City of Mississauga project contact).



Image of Credit River Dam Page. Image of the dam and the remnants of the mill structure, looking from upstream (image source: City of Mississauga)



Remnants of the dam structure built across Credit River in 1906. (image source: City of Mississauga)



Remnants of dam foundation wall; Image of the dam (image source: Hiking the GTA website: <https://hikingthegta.com/2014/09/25/hyde-mill-streetsville/>)



The structure of mill at the river discharge; the concrete overlay including remnants of concrete buttresses on the face of the pier may have been original (image source: City of Mississauga)



Remnants of a steam pipe (image source: GTA Hikes)



Holes where shafts came up from water tunnels (image source: GTA Hikes)

<https://hikingthegta.com/2014/09/25/hyde-mill-streetsville/>

The mill structure is noted to have been in operation, supplying power to parts of Streetsville until the mid-1970s (<https://www.visitmississauga.ca/chapter-3-streetsville-mills/>)

Later Modifications

Based on a *Heritage Structure Report* from 1983 (Appendix 03), all that remained from the original structure of the mill at this time was a square rubble stone structure. This report refers to unsafe conditions of the mill ruins. The report also includes recommendations for repairs in order to stabilize the ruins. Referencing the importance of the structure as “one of the few remaining early 19th century remnants of the industrial heritage of the Credit valley”, there is mention of the long-term goals for the site, which was to create a historical interpretive center and integrate the mill into the Credit River Park system. The date of the report (1983) coincides with when Streetsville Cadet Centre established their headquarters at 56 Ontario Street East.

Further archival documents from the mid-1980s, provided by the city of Mississauga, refer to a “Wooden addition.” Based on close examination of photos provided by the City, it appears that the wooden addition was only wood boards used as cladding on the masonry structure, or enclosing the south-west quadrant of the L-shaped plan.



Hyde Mill Ruins (1985) with images of the walls clad with wood (image source: City of Mississauga)



1991 image showing walls with remnants of the timber beams still in place (image source: City of Mississauga)

Pumping Station Building - Description

The pumping station building consists of an irregular layout that is reflective of several phases of construction. The structural assessment report completed in 1996 by M. M. Dillon Limited – Consulting Engineers (Dillon) includes a description and the sequence of alterations although no clear timelines are provided.

The exterior walls mainly consist of brick masonry with concrete block back-up as structural load bearing elements. The building, as noted in the report cited above, is not insulated, and there is no cavity between the brick veneer and the concrete block back-up. The roof structure within the older section of the building consists of reinforced concrete, approximately 230mm thick and covered with built-up tar and gravel. The floor structure is reinforced concrete. Below this area is a substructure/reservoir 10m wide and 20m long. The top slab of the reservoir is supported by approximately 16 circular columns, 8 columns on two grid lines running north-south.

A large, partially buried holding tank (3000 Gallon as identified on the 1986 Washroom addition drawings) is located on northeast side of the building. The existing reports refer to a well, located on the property to the southeast of the building with a steel access hatch. A concrete curb surrounds the holding tank, and access panel.



Aerial view of the structures onsite showing the relationship between Hyde Mill ruins and the pumping station building. The reservoir is buried beneath the open landscape at the far left of the image. (image source: City of Mississauga)

Pumping Station Building - History of Alterations

The chronological history of the pumping station can be extracted from a few different sources, although there appears to be some discrepancy on the dates. Based on *Streetsville Centennial – City Archives Historical Information on the Pump House* – provided by City of Mississauga, Appendix 06, p.62:

In ... (1946) a filtration plant was installed so as to make the river water purified for drinking. This plant has been enlarged twice since being installed due to the fast increasing population.

than the first building. The addition utilized similar materials used in the original section. According to the 1996 structural report, a substructure may also be present below this addition and pump well pits were observed at the time the site was reviewed.

A third addition was constructed in 1985, consisting of washrooms built on the north side of the existing structure. Refer to appendix 10 for the permit drawings. This phase of construction also included the removal of the existing washrooms located on the east side of the pumping station building, bridging the gap between the ruins of the mill and brick walls of the pumping station building. There are currently two steel beams exposed above grade that connect the east wall of the pumphouse and the ruins. If the report is correct, the walls of the original washroom may have been built without foundation walls and supported on the steel beams.

The pumping station building was leased by the Streetsville Cadet Centre (Cadet Centre) beginning in the 1980s. The lease agreement was repeatedly renewed until October of 2012, when the Cadet Centre was moved to a new location at Russell Langmaid School, on Church Street (as of February of 2012) (*Memo, Sept 12, 2012 – Streetsville Cadet History and Demolition*).

Since this time, the property has remained vacant and all services; gas, hydro, and water, have been disconnected.

Ancillary Structures - Reservoir

A reservoir is located on the southeast side of the pumping station building. The following description of the reservoir is taken from the 1996 Dillon Structural report:

To the south of the present building is a below grade reinforced concrete reservoir, which is no longer in service. The reservoir is believed to have been constructed at the same time as the first stage the existing building was constructed. The reservoir was not totally accessible but its interior could be viewed from a manhole located at the southeast corner of the reservoir ... The reservoir is of reinforced concrete construction. It is estimated that the reservoir is about 10 metres wide (3 east-west bays) and 20 metres long (9 north-south bays). The top slab of the reservoir is supported by about 16 circular columns, 1 columns on two grid lines which run north-south.

The exact date of construction of the reservoir cannot be determined with certainty, however, given the orientation of the structure, the reservoir likely predates the pumping station building, or was built as part of the early section of the pumping station, if the 1930 date is correct. As the reservoir is related to the conveyance of water, which according to some sources was initiated early in the 1900s, it could also have been built closely after the construction of the dam in 1906.

Ancillary Structures – Domed Building, Concrete Slab of Former Garage Structure

The following detailed description is taken from 1996 Dillon Structural report:

Located southwest of the other structures, on a hill overlooking them, is a wood framed domed structure. Photographs 21 and 22 show the exterior views of the dome. The structure is 4 meters in diameter. The interior of the building contains an open reinforced concrete chamber that is estimated to be about 3 meters deep. The chamber has been divided into two annular compartments (wells) by a circular steel wall. At grade level, a steel platform has been provided from the main entrance to just past the centre of the dome. The platform appears to provide access and support to rotating machinery that, at one time, operated within the well(s). (It is possible that this facility was a chemical settling tank that used, for example, alum to assist with the settlement of fine particles in the raw water.)

The wood dome framing consists of several radial wood (about 40 mm by 125 mm) arch ribs (at about 13.3' radially), cut to shape, spanning from an interior compression ring to the top of the concrete foundation wall. Eight lines of circumferential supports (about 30 mm by 125 mm) have been provided to support the exterior cladding. The exterior cladding is light gauge sheet steel.

The entrance structure, located on the west side of the building, is a gently sloping rectangular wood frame connected to the dome ... On the east side of the dome is a small rectangular structure ... Below the two projections are rectangular chambers, presumably inlet and outlet structures.



Image of the domed structure in winter (image source: City of Mississauga)

As noted by M. Wilkinson of Heritage Mississauga in an email correspondence, the dome structure was likely a part of the municipal hydro station facility, although the precise function of the domed structure remains unclear:

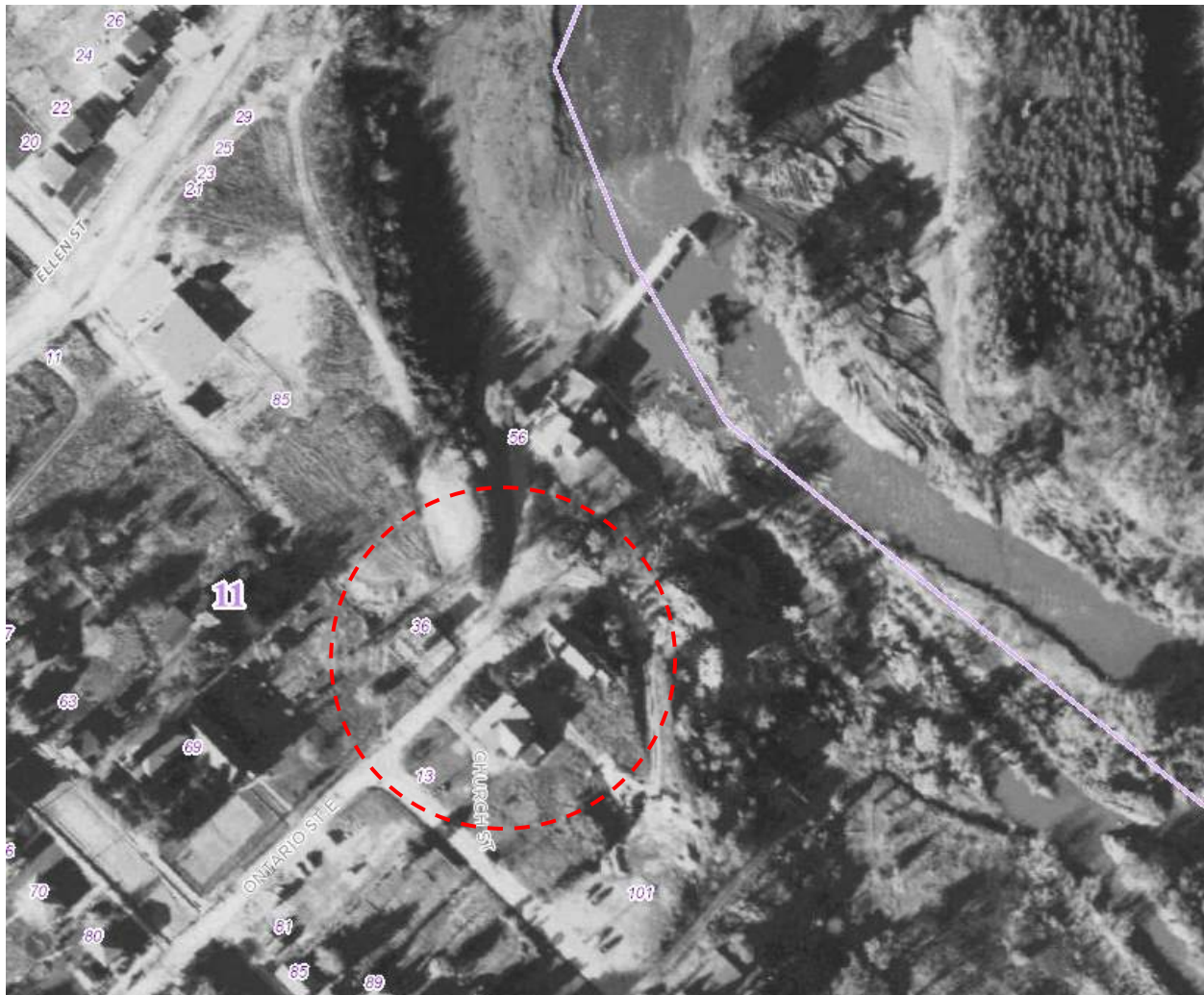
*The **domed structure**, it was (we were told) part of the municipal hydro station facility infrastructure for the Town of Streetsville prior to amalgamation, which in part utilized the former Hyde mill site. The turbine from the former station is on display along Queen Street. What the exact purpose of the domed structure was, I do not know.*

2.2.2 Structures no Longer Extant on Site



Image of garage prior to demolition of the exterior envelope (image source: 1996 structural report)

Based on the 1996 structural report, a large two door garage was observed on the north portion of the property. The date of the construction of the garage is unclear. According to a different source, the garage was constructed in 2001. The garage structure exterior walls and roof have been removed as part of a previous application for demolition (refer to permit drawings noted below) but the concrete pad still remains in place.



1954 Aerial view showing other structures previously located on site. 36 Ontario Street East can also be as having been built directly across from the T shaped building

As has been pointed out by M. Wilkinson of Heritage Mississauga, there had been buildings on site adjacent to (or possibly at the location of) the existing domed structure. As can be seen on a 1954 aerial image (above), a T shaped building with sloped roofs stood where the domed structure is currently placed. There is evidence of a second building on the east side of the T-shaped building. The second building also had a sloped roof. Aside from a 1954 aerial photo, no other information on these buildings has been located. These structures, which appear to have been demolished in the 1960s, may have been part of the original Streetsville hydro facility. However this assertion remains to be verified as the configuration of the site seemed to have been altered with the changes to Ontario Street, which at the time of this photograph continued further east than it currently does.



2005 aerial view with location of domed structure corresponding with where previously buildings were located

2.2.3 Objects of Significance On-site

The site of the mill is associated with a WWII air raid siren, mounted onto a hydro pole and encased in a wooden box. The following historical context and description has been provided M. Wilkinson of Heritage Mississauga in an email correspondence:

... These (air raid sirens) were initially installed as part of a Civil Defence initiative warning system by Peel County and were scattered throughout Peel. These initial sirens were superseded in 1969 during the Cold War by a new wave of siren locations. To the best of our knowledge, it is the last remaining siren located in-situ from the Second World War. We have documented other known locations, but none of those sirens appear to survive or to remain in place.

We do not know for certain when this siren was installed, but it was likely made between 1941-1943 and installed shortly after, although the siren model is not known for certain - it is possible it is a NS-16626 model, made 1941, or a CLM-5223 model made in 1943, or perhaps a different model. The model plate identification would likely be on the siren itself, which of course is on top of a pole and underneath protective housing.

After the Second World War, the siren was linked to the Streetsville Fire Department, through a Bell telephone line (the Bell telephone box is still affixed to the base of the pole) and was used to call out the volunteer firefighters when there was a fire. Some older

residents still recall the siren going off. The siren was in use until around 1972. The siren itself is located under the protective housing, which was repainted in 2022 ...

The siren was manufactured by Wheelock Signals Inc. in New Jersey and was distributed by Northern Electric.



Images of the maker's plate and part of the original siren



View of siren mounted to the hydro pole to the. The close proximity to the domed structure is to be noted; 36 Ontario Street East can be seen in the background

2.2.4 Natural Setting



Aerial view of site at 56 Ontario Street East

The natural context, where the mill ruins are located, is part of the Credit River corridor. The immediate context at the mill ruins is characterized by secondary vegetation with native and non-native species.

The riverbank, where the structure was first built, takes advantage of the natural topography where the river swerves, and creates a smaller branch. The structure of the mill as it juts into the river created a balcony above (as it was noted in the description above), which may have served as a lookout over the river, giving this industrial building a social purpose.

The river is the dominant feature of the natural setting which through the years since settlement has been increasingly polluted. Despite the establishment of the *Credit Valley Conservation Authority* in 1954, development in the area has reduced the extent of natural vegetation. As noted in the 2022 report by ASI:

While the Authority developed programs encouraging proper resource management during the 1960s and 1970s, growth within the watershed continued at an incredible pace. By the 1970s, only three percent of forest cover remained in the city (Puddister 2002). The 1973/74 topographic map shows the further expansion of development, particularly around the shore of Lake Ontario, Erindale, the Forest Wood Community, and Streetsville.

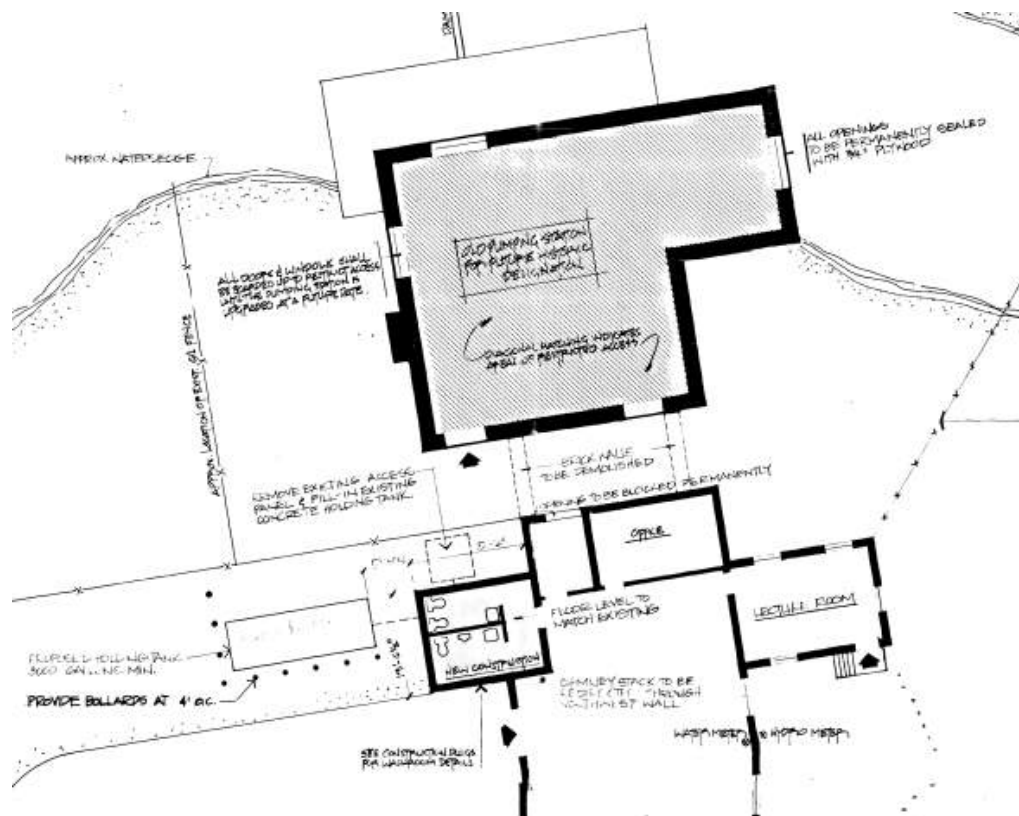
2.2.5 Review of Permit Applications

City of Mississauga's records on building permits associated with the subject site (56 Ontario Street East) include records from 1950 onwards. There is no record of permits issued for the construction of the main sections of the pumping station, as they predate the records.

The earliest records from 1950 and 1967 provide no information on the scope of work, or whether any work was carried out. The entry from a 1983 application is noted as having been cancelled.

There is a record of a permit application for a washroom addition in 1985; the records do not indicate whether a permit was issued.

The records include drawings for a two-stall washroom addition built against the existing masonry walls (described as brick/block masonry construction). Based on the 1985 site plan, and plans of the washroom addition project, it appears that the pumping station building was used as offices for the Cadet Centre. Based on the drawing, two brick walls that connected the pump house building to the south wall of the "L" shaped footprint of the mill building (shown with as hatched, and labeled as "restricted access") are shown as dotted lines, and were to be demolished. All the openings into the mill building were to be permanently sealed with $\frac{3}{4}$ " plywood. The project also included the removal of an existing holding tank and the addition of a new 3,000 gallon tank with gravel bedding adjacent to the washrooms.



Clipped section from the permit drawings submitted in 1985 for a washroom addition. The drawing is dated July 22, 1983, revised Jan 24, 1985, and is related to a project when Streetsville Cadent Centre was occupying the pumping station building

There is a record for demolition of a garage/carport, for which a permit was issued. There are records for the demolition of the pumping station building from October 29, 2012. A drawing which is a marked-up version of the site plan previously used as part of the permit package for the washroom addition of the 1983, is stamped with “Credit Valley Conservation – No Objection”. Refer to appendix 9 for a list of all the building permit applications associated with the address 56 Ontario Street East, as provided on City of Mississauga website.

2.2.6 Significance of Cultural Heritage Resources and their Attributes

Hyde Mill Ruins Designation Statement (By-Law 360-92)

Hyde Mill Ruins is designated under Part IV of the Ontario Heritage Act (OHA). Refer to by-law 360-92, enacted and passed on July 15th, 1992, and included as part of appendix 1. According to the “Short Statement of the Reasons for the Designation”:

The Hyde Mill Ruins have been recommended for heritage designation for reasons of its historical significance. This mill was one of the later mills to be established in Streetsville, preceded by the Timothy Street Mill and Comfort's saw and grist mill, both downstream on the Credit River. John Hyde emigrated from Vermont, United States of America, to the Streetsville area about 1840. He was said to have the latest technology to begin his Ontario Mills, which included a saw mill, grist mill and barracks for the workmen.

The success of John Hyde's Ontario Mills came to a sudden end when much of the mill was destroyed by fire in 1867: The site was revived in 1906 with the building of a dam across the Credit River and conversion of the mill to generate electricity. This significant site was the first municipally-owned power plant and supplied Streetsville with hydro-electric power until 1943 when the village joined Ontario Hydro. The site continued to supply auxiliary power until 1960.

The original stone walls of the mill remain today, but the wooden superstructure was demolished due to extreme deterioration. The extant ruins are a reminder of the significant role the milling industry played along the banks of the Credit River in the development of Streetsville and the first hydro-electric station (M. Warrack 1992)

Streetsville Heritage Conservation District

Hyde Mill Ruins is part of the Streetville Heritage Conservation District, designated under part V of the Ontario Heritage Act, by-law 234-2024. As such, the structure is subject to the policies

and guidelines listed in the Streetsville Heritage Conservation District Plan, dated December 2024.

The mill infrastructure along the banks of the Credit River are recognized in Streetsville Heritage Conservation District Plan under: 2.4.3, Mill Infrastructure. (for policies see below under 2.4.1).

Credit River Corridor Cultural Landscape

The site where Hyde Mill Ruins is located is part of the Credit River and Valley lands, which is recognized for its significance as a Cultural Landscape. The range of topography and importance of the Credit River corridor is described in the 2022 report by ASI:

This landscape is a core of greenspace through the heart of Mississauga and its topography varies from sharply sloping valley walls to wide floodplains. The Credit River is the most significant natural landscape and wildlife habitat in the city and has had a huge impact on the history and development of Mississauga. p. 17

And further:

The Credit River Corridor Cultural Landscape was identified in the 2005 Cultural Landscape Inventory for its landscape environment, historical associations, historical or archaeological interest, outstanding features or interest, and significant ecological interest (The Landplan Collaborative Ltd. et al. 2005). The landscape is noted for its scenic quality, varied topography, historical associations, and community value.

Refer to the statement of Significance (Cultural Heritage Value) provided in report 2022 report by ASI, Chapter 3.4.

Credit River Corridor is included in the Cultural Landscape Inventory of the City of Mississauga, as noted in the *Cultural landscape inventory: City of Mississauga*, by the Landplan collaborative Ltd. 2005.

According to this document, the criteria based on which Credit River Corridor is recognized include:

- Landscape Environment:
 - Scenic and Visual Quality
 - Natural environment
 - Landscape Design, Type and Technological Interest
- Historical Association
 - Direct Association with Important Person or Event
 - Illustrates Important Phase in Mississauga's Social or Physical Development
- Other:

- Historical or Archaeological Interest
- Outstanding Features / Interest
- Significant Ecological Interest

Note: The entry for Credit River corridor makes mention of Erindale mill and four flour mills in connection with Streetsville. There is no specific reference made to Hyde Mill ruins in the description. (City of Mississauga, Cultural Landscape Inventory, Credit River Corridor, L-NA-2).

Other facts that contribute to the significance of the site include connections with indigenous history and the natural features that characterize the Credit River corridor as a Cultural Landscape:

The Credit River Corridor is noted as a Cultural Landscape for a variety of reasons. The corridor is a scenic rare natural landmark in the city. The 58 mile river cuts through both the Peel and Iroquois Plains. In some of these areas underlying Paleozoic bedrock of shale and sandstone is exposed. There are also heavily treed and marshy areas. Benches and alluvial terraces provide for a variety of recreational opportunities. The Mississaugas settled on the banks of the river until they were displaced by European settlers. Pioneers established mills on the river in Meadowvale Village, Streetsville and Erindale. Some remain. Thus, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history, as well as a link to the historic community development along the river corridor.

<https://www.mississauga.ca/apps/#/property/view/heritage>

(Under History of Credit River Corridor)

Legislative Context for the recognition of Credit Valley as a Conservation Authority

The following content, extracted from 2022 report by ASI, provides the following key dates on the establishment of Credit Valley Conservation Authority:

May 13, 1954 - the Credit Valley Conservation Authority (now Credit Valley Conservation) was established.

Mid-1970s - the City of Mississauga's new Official Plan recognized the significance of the Credit River Valley.

1979 - Project Planning study investigated the Credit River Valley's recreational potential, illustrating the contribution the Valley made to the city. This study highlighted the Valley as the most significant natural landscape and wildlife habitat in the City of Mississauga.

Recommendations followed suggesting extensive set-backs from the Credit River Valley to ensure long-term slope protection and to maintain existing scenic views of towering slopes from the valley floor. Mississauga City Council adopted many of these recommendations the following year (Puddister 2002). (p. 22, from 2022 report by ASI)

1992 - The Conservation Authority completed the "Credit River Water Management Strategy"

Conclusions - The Significance Heritage Attributes of the Cultural Heritage Resource

Hyde Mill ruins is designated under part IV of the OHA and recognized for its historical significance. Furthermore, as part of early mill infrastructure that developed along Credit River corridor, the remains of the old mill contribute to Streetsville Heritage Conservation District as well as Credit River corridor as a Cultural landscape.

Elements which constitute parts associated with earlier fabric, and those that shall be preserved as part of the conservation strategy include:

- Stone perimeter walls
- Concrete foundation walls including the well within the east "balcony"
- Concrete infrastructure including water intakes at the mouth of Credit River
- Other parts of the original mill structure that were altered in the early 20th as part the transformation of the structure to a power plant.
- Historical artifacts associated with the site including the WWII air raid siren
- The reservoir footprint and layout, which is recommended to remain at least partly in place for embankment stabilization.

2.3 Existing Conditions



Aerial view of the site showing Hyde Mills ruins and its densely vegetated context

2.3.1 Hyde Mill Ruins



View of the west walls of the ruins with remnants of a concrete well in the foreground



Concrete foundations belonging to a later structure attached to the original mill foundations at the corner



View from inside the mill ruins showing deteriorated masonry conditions including loss of mortar, unstable masonry units and graffiti on the walls



View from inside the wall ruins, showing deteriorated masonry conditions, vegetation growing inside the precincts, remnants of original timber structure. The changing topography evident with level changes at the thresholds



Rubble wall of the mill structure, with trees growing close to and undermining the existing wall



View from inside the mill toward the pump building, showing steps at the threshold, application of graffiti, and overall deteriorated conditions of the masonry walls



Remains of a concrete pipe through the wall



View of the concrete steps



Section of the rubble wall with brick build-out



Remnants of a concrete pad retaining the side wall of the mill



The Hyde Mill ruins west masonry wall at the interface with the pump house building; according previous citation, the two steel beams may be associated with walls from a previous structure



Arched brick lintels supported at the fenestration



Remnants from the original timber structure of the mill (left) and concrete retaining walls (right)



View of the masonry walls (left) and Credit River looking south from the mill (right)



Existing condition of the ruins at the concrete foundation and water discharge and the balcony, on the southeast corner of the building



Concrete buttress dated 1938

2.3.2 Pumping Station Building



North Elevation of the Pump House Building, with the 1985 washroom addition on the left, clad with concrete veneer blocks



West exterior wall of pumping station building with plywood hoarding at an opening in the wall



Image showing the dilapidated condition of the interior finishes



Interior view of pump house building, with mold on the walls and window openings infilled with brick



Ladder rungs into one of the below-grade pump wells.

The pumping station has been subject to extensive vandalism causing deterioration. The constrained spaces of the wells create dangerous conditions. The air quality is poor due to standing water and growth of mold.

Findings from the structural assessment and the ground penetrating radar study are currently underway.

2.3.3 Other Built Structures on Site



Concrete floor remaining from the Garage



Inside of the existing domical structure planned to be removed.

2.3.4 Objects of Significance Found on Site

WWI Air Raid Siren

2.3.5 Natural Features

See content above under 2.2.4, Natural Setting.

2.3.6 Proposed Intervention - Drawings

Refer to section 2.4.

2.3.7 Relevant Municipal or Agency Requirements

City of Mississauga Plans and Policies

Mississauga Official Plan guides how the City will grow and develop, as required by the Ontario Planning Act. The Official Plan provides the basis for Mississauga's land use and urban design, in line with the City's Strategic Plan. Its policies address important parts of city-building that affect everyone that lives and works in Mississauga, including transportation, housing, culture and heritage, the environment, and the economy.

The Official Plan also sets standards for the review and approval of development applications in the City. The goal of these policies is to create inclusive communities where people are connected, supported and allowed to flourish. The goals as they relate to the conservation of culturally significant resources are contained in part 2 (City Wide Policies), subsection 7 (Complete Communities):

- 7.1.8 Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance.
- 7.1.10: When making planning decisions, Mississauga will identify, maintain and enhance the distinct identities of local communities by having regard for the built environment, natural or heritage features, and culture of the area.

Sub-section 7.5 Heritage Planning of the Mississauga Official Plan (July 2023 Consolidation) provide direction for development on or adjacent to the Cultural Heritage Resources and Properties:

7.5 Heritage Planning

Heritage planning is the responsibility of the Provincial Government and the City. The Heritage Advisory Committee has been established to advise City Council on matters pertaining to cultural heritage value or interest.

7.5.1 Cultural Heritage Resources

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources

are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest. These include, but are not limited to:

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

7.5.1.1 The heritage policies are based on two principles:

- a. heritage planning will be an integral part of the planning process
- b. cultural heritage resources of significant value will be identified, protected, and preserved.

7.5.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.5.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.5.1.4 Mississauga will encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of cultural heritage resources.

7.5.1.5 Mississauga will encourage private and public support and the allocation of financial resources for the preservation and rehabilitation of cultural heritage resources.

7.5.1.6 Mississauga will foster public awareness of and commitment to the protection and enhancement of cultural heritage resources.

7.5.1.7 Mississauga will maintain a Heritage Register of property, including structures and cultural landscapes that should be preserved as cultural heritage resources. The cultural heritage resources in the Heritage Register will be assessed based on their design or physical value, historical or associative value, contextual value and archaeological significance including the aggregation of both natural and cultural heritage resources.

7.5.1.8 The Heritage Register will contain a legal description of the property, the name and address of the owner, a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

7.5.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.

- 7.5.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 7.5.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 7.5.1.12 The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction
- 7.5.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.5.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.5.1.15 Mississauga will regulate use and other matters, as appropriate, for heritage preservation through zoning by-laws.
- 7.5.1.16 Mississauga will acquire heritage easements, apply restrictive covenants, and enter into development agreements, as appropriate, for the preservation of cultural heritage resources.
- 7.5.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.
- 7.5.1.18 Mississauga recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance.
- 7.5.1.19 Mississauga will consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 7.5.1.20 Mississauga will consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

7.5.2 Cultural Heritage Properties

Cultural heritage properties are those properties or defined areas that are determined to be of cultural, historical, archaeological or natural significance and/or value. A heritage designation is applied to properties that have contextual, archaeological, historical/associative and/or physical/design value that is to be preserved. Properties of cultural heritage value are designated under the Ontario Heritage Act, on the City's Heritage Register, and include listed properties that have not been designated under the Act, but that City Council believes to be of cultural heritage value or interest.

- 7.5.2.1 Programs for the selective acquisition of cultural heritage properties by the City will be considered. Assistance from the Federal and Provincial Governments will be requested in realizing these programs.
- 7.5.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.
- 7.5.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

Streetsville Heritage Conservation District Plan

The following policies and guidelines included in the Streetsville Heritage Conservation District (HCD) Plan, supplement the conservation of the on-site heritage resources:

- 2.4 Credit River and Valley Lands
 - 2.4.1 Landscape Conservation
 - 2.4.2 Buildings & Structures
 - 2.4.3 Mill Infrastructure
 - 2.4.4 Views

Furthermore, the guidelines and policies listed for “all properties” included in the Streetsville HCD Plan are applicable to the property at 56 Ontario Street East.

- 2.5 All Properties
 - 2.5.1 Demolition
 - 2.5.3 Part IV Designations within the Streetsville HCD
 - 2.5.4 Accessibility
 - 2.5.6 Land Use
 - 2.5.8 Maintenance

Credit Valley Natural Corridor by-law

The address at 56 Ontario Street East is subject to guidelines and policies mandated by Credit Valley Conservation Authority (CVCA) -- Established by the provincial government in 1954 as one of 36 Conservation Authorities in Ontario, CVCA provides primary scientific authority for the watershed and work in partnership with municipal governments, landowners, community organizations, schools and businesses to deliver locally-based programs). Relevant policies and guidelines can be found through the following link <https://cvc.ca/documents/policies-guidelines/>. Relevant content include:

- Environmental Inventories for Development Applications: A Resource Guide for Ecologists and Planners Prepared by: Credit Valley Conservation May 2025 version 1CVC Technical Guidelines for Floodproofing Issue Date: November 12, 2020
- Credit Valley Conservation Fluvial Geomorphic Guidelines: Factsheet VI Scour Analysis Prepared by: Credit Valley Conservation December 2019
- Erosion and Sediment Control Guide For Urban Construction, Prepared by: Toronto and Region Conservation Authority 2019
- Plant Selection Guideline Species List for Planting Plans within the Credit River Watershed Document Contents: Section 1: CVC Species List for Planting Plans within the Credit River Watershed Section 2: CVC Seed Mixes Section 3: CVC Cover Crop Selection Guideline Prepared by: Credit Valley Conservation April 2018

Parks Canada

The following guidelines for Cultural Landscapes included in *Parks Canada Standards and Guidelines* supplement the conservation of the on-site heritage resources:

4.1 Guidelines for Cultural Landscapes

4.1.7 Ecological Features

4.1.11 Built features

4.3 Guidelines for Buildings

4.3.4 Exterior Walls

4.4 Guidelines for Engineering Works

4.4.1 Constructed Elements

4.4.2 Functional Arrangement

4.5 Guidelines for Materials

4.5.1 All Materials

4.5.3 Masonry

4.5.4 Concrete

Zoning Requirements

Address: 56 ONTARIO ST E

Legal Description: CON 4 WHS PT LOT 5

Official Plan Designation/ Zoning: Greenlands (G1); Public Open Space (OS1)

Ward: 11

The property is subject to the requirement of Zoning bylaws for Open Space (OS), for:

- OS1 – Open Space Community Park
- OS2 – Open Space City Park

And Greenlands:

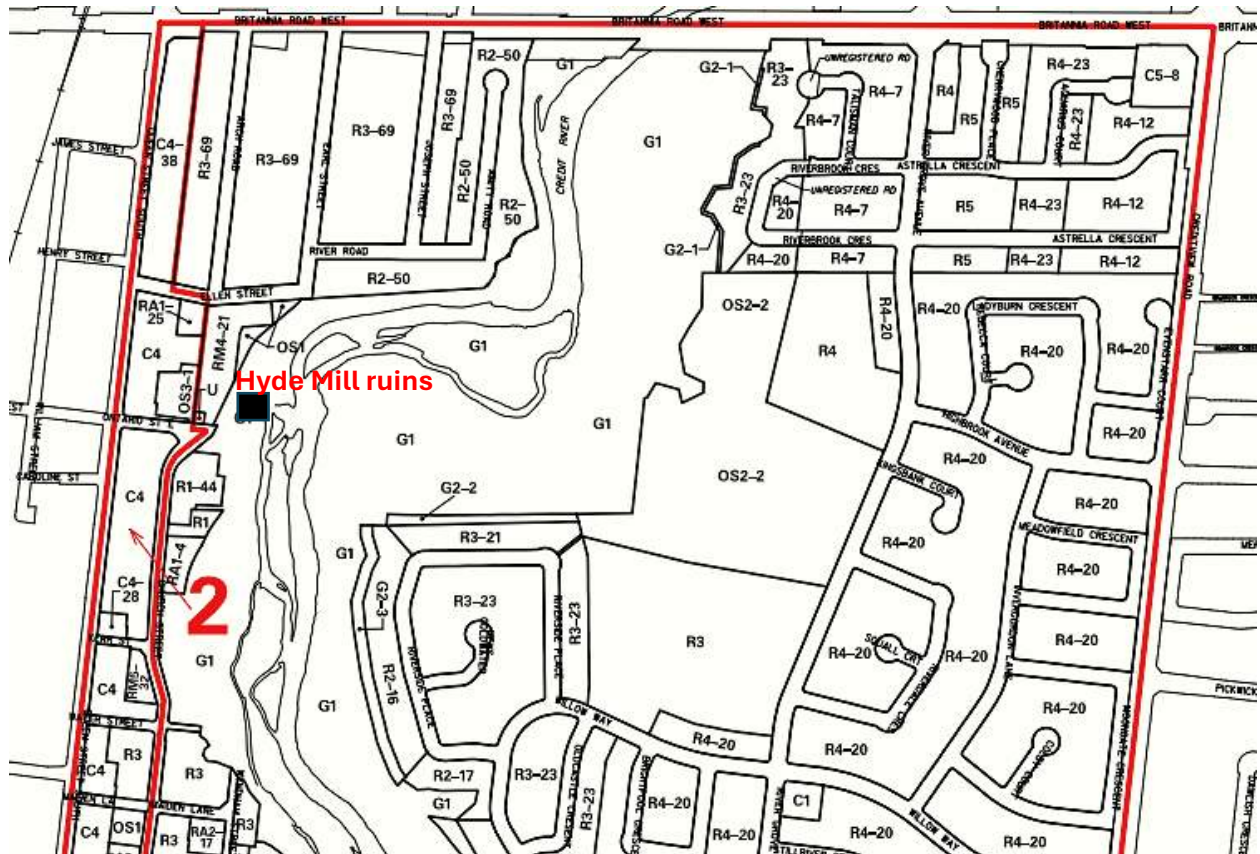
- G1 – Greenlands Natural Hazards
- G2 – Greenlands Natural Features

As such, further assessment of any proposed development is required to ensure the following criteria are addressed - further studies on the items below shall be provided, if required by Credit River Conservation Authority:

- Flood Control
- Stormwater Management
- Erosion Management
- Natural Protection Area
- Natural Heritage Features and Areas Conservation

Criteria under Open Space include Permitted uses and Zoning regulations. Relevant Permitted Uses criteria include:

- Passive Recreational Use
- Active Recreational Use



Subject site zoning map from City of Mississauga image database

Note: Zoning regulations including lot frontage, setbacks, building height, landscape buffer and lot lines do not apply to this application as the intervention will not increase existing measurements.

Other Relevant Provincial Legislation

- Ontario Building Code – a building permit is required for demolition
- Occupational Health and Safety Act
 - Hazardous Materials
 - “confined space” under O. Reg. 632/05
- Regulations on Soil Management and Excess Soil Quality Standards. O. Reg. 406/19 (On-Site and Excess Soil Management) made under the Environmental Protection Act, R.S.O. 1990, c. E.19 (EPA)

2.4 Proposed Development

The HIA is to support an application to demolish or partially demolish and decommission all non-heritage structures on site at 56 Ontario Street East, while ensuring the ruins remaining from the original mill are protected and preserved in preparation for conservation measures to be implemented in the future. The interventions include:

- Testing and inspection: the demolition scope will require testing of the soil and geotechnical investigations, and analysis of hazardous substances
- Removal of the pumping station building shell including brick and concrete block walls, roof structure, roof cladding, and all interior finishes and fixtures
- Partial removal of the pumping station concrete foundation walls and foundations including the two below-grade pump wells, decommissioning and infilling of the pump wells
- Demolition of the washroom addition built in 1985
- Removal of steel beams penetrating the masonry structure of the wall ruins at the interface between the pumping station building, and mortar patching the voids.
- Removal of existing walkways, stairs, landings and retaining walls built as part of the pumping station addition
- Removal and decommissioning of the septic tank on the north side of the washroom addition
- Removal of buried holding tank on northeast side the pumping station building
- Options being considered for decommissioning of the below-grade reservoir:
 - Retention of the reservoir structure in its current condition, waterproofing the slab on-top and integrating drainage to prevent any future accumulation of water inside the reservoir. This option is currently being considered as the preferred option pending the structural investigations of the reservoir that have yet to be completed.
 - Removal of the suspended concrete slab built on top of the reservoir, and retention of below-grade concrete structure (the side walls, columns and floor of the reservoir) as embankment stabilization. The below-grade spaces to be backfilled. This option is being considered pending completion of the structural investigations and budget availability.
- Removal of the domed structure and foundations
- Removal of the concrete slab-on-grade built as part of the former garage building north of the water pumping station
- Reinstating the existing chain link fence at the perimeter of the site to prevent the public from accessing the mill ruins.
- Measures to control and hinder further erosion of access routes from adjacent parking areas to the south, leading to the site
- Measures for stabilization of the shoreline, alterations for floodproofing structures to remain (excluding the mill ruin and other additional measures to protect the natural environment to be determined by the Credit River Conservation Authority.

- Retention of the WWII air raid siren in situ. No specific preservation treatment being considered.

2.4.1 Analysis of the Influence of the Development on the Subject Property and Adjacent Lands

As the subject site contributes to the values of Streetsville HCD, any intervention is required to be compliant with the Policies and Guidelines as they are included in the Streetsville Heritage Conservation District Plan. The proposed interventions remain sensitive to the natural context and values associated with the Credit River corridor as a Cultural Landscape.

The guidelines pertaining to the existing mill infrastructure along the banks of the Credit River are included in the Streetsville Heritage Conservation District Plan under 2.4.3.:

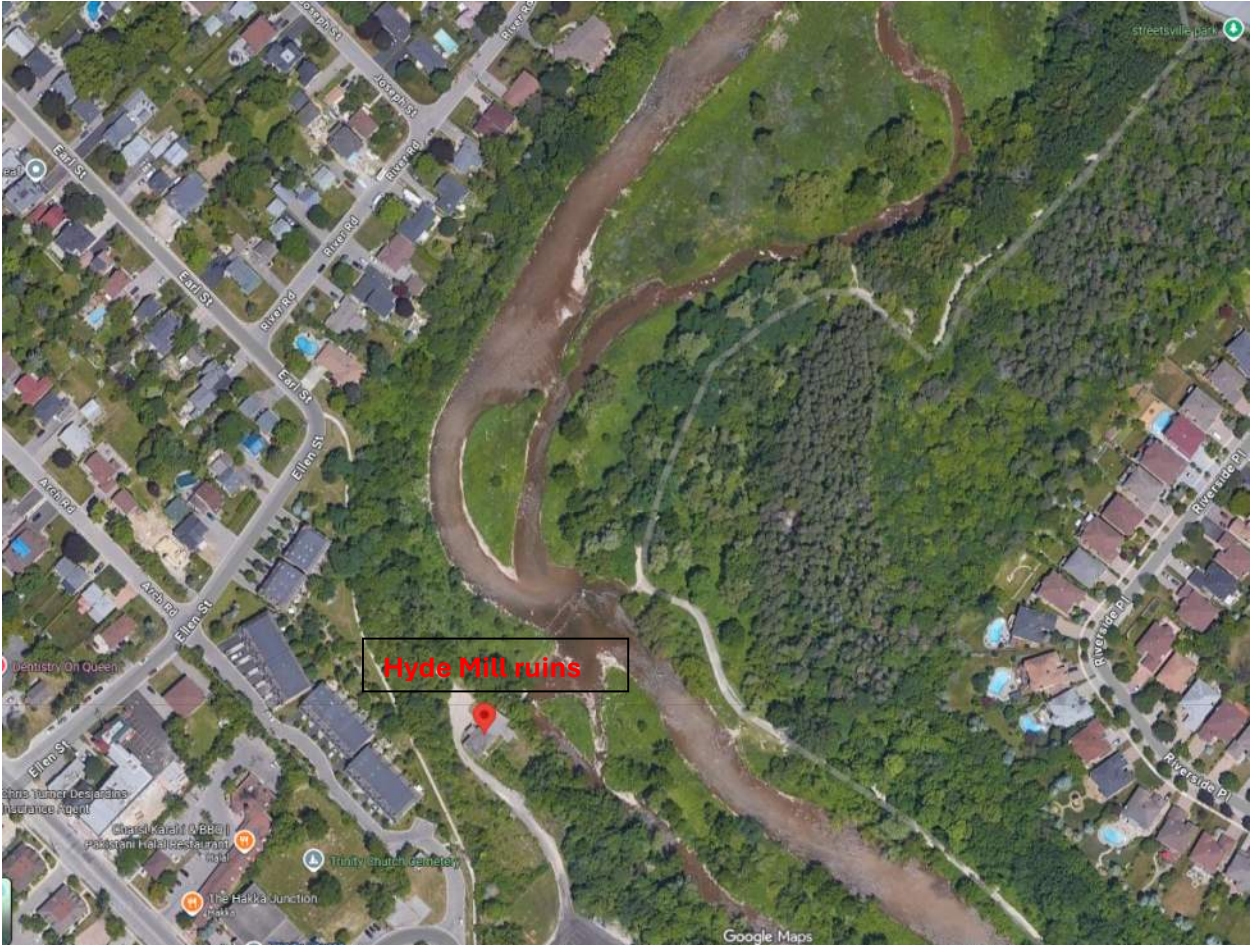
2.4.3 Mill Infrastructure

- This Heritage Conservation District Plan acknowledges that the Credit River Valley area within the HCD boundary includes the remains of cultural heritage features associated with former mills and mill infrastructure. These features, at times, are underwater or are hidden from view. These features should remain part of the landscape and should be retained, where feasible.*
- Marine Archaeological Assessments are required where in-water construction results in impacts to the Credit River and its tributaries. Should the removal of underwater features be proposed, a marine Archaeological Assessment shall be undertaken.*
- The City of Mississauga Credit River Parks Strategy identifies that there are 87 former mill and dam sites associated with the Credit River. Those which are located within the Streetsville Heritage Conservation District boundary are important to the historical development of the area and should be retained, where feasible. The alteration and/or removal of any mill and mill infrastructure features, including the remains of mill infrastructure and archaeological resources shall require a Heritage Impact Assessment. This includes the Hyde Mills ruins and dam, which are identified as a “feature site” in the Credit River Parks Strategy.*
- The installation of way-finding signage as well as co-ordinated and cohesive interpretive panels within the HCD boundary along the Credit River Valley and available parks and trails is highly encouraged in order to interpret the historic use of the area by both Indigenous and Euro-Canadians. This includes the interpretation of any existing, remnant, or former mills and mill infrastructure in order to commemorate and interpret cultural heritage features and landscapes.*

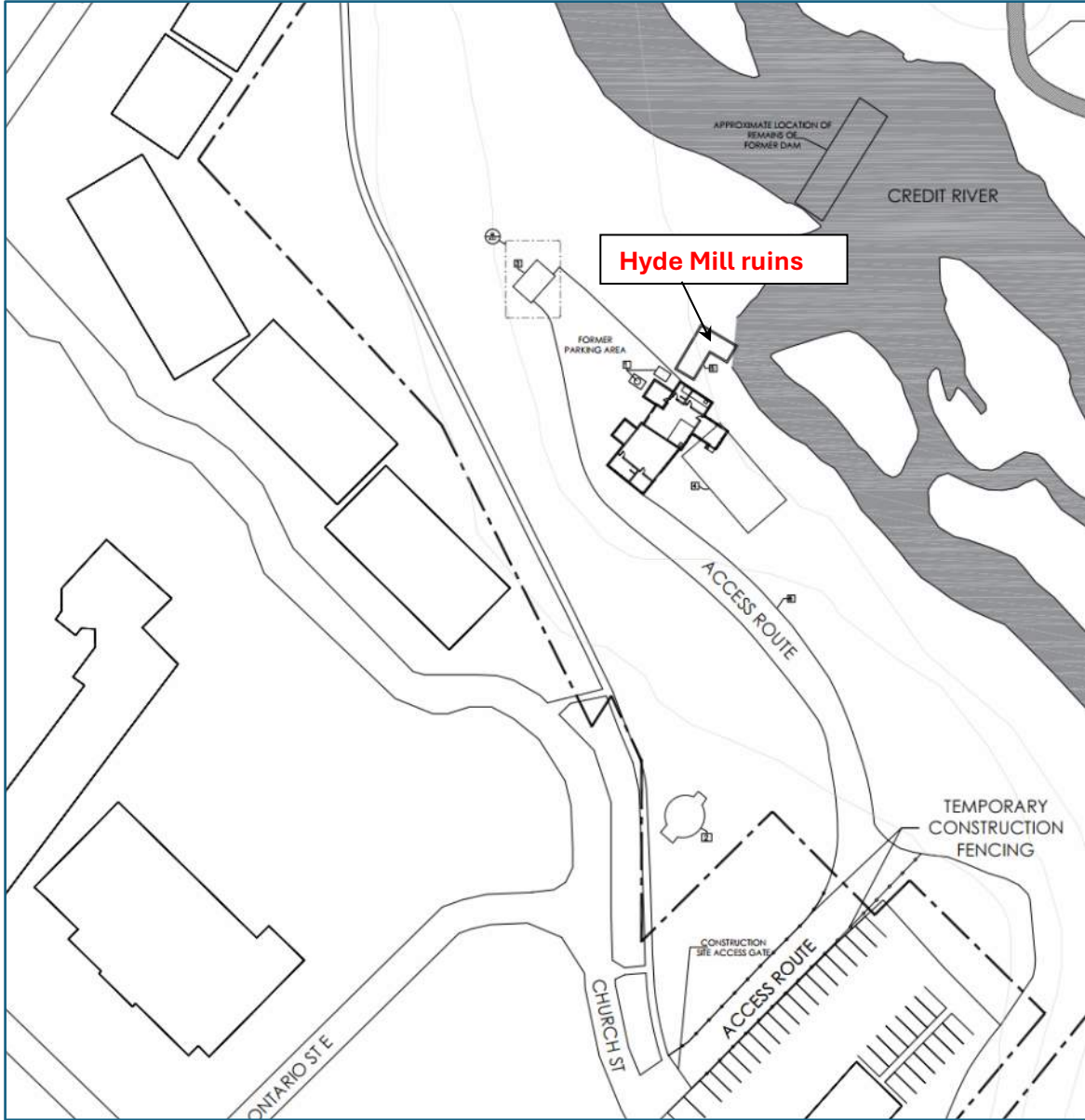
This document fulfills the requirement of 2.4.3.d. which requires an HIA for any alterations to the Hyde Mill ruins. For an analysis of the impact of the proposed interventions, and proposed mitigation strategies, refer to sections 2.6 and 2.8.

2.4.2 Image Showing the Subject Property in Relation to Its Context

With its relatively isolated structure, buffered by trees and vegetation, the proposed development has no negative impact on the streetscape characteristics of Streetsville Heritage Conservation District.

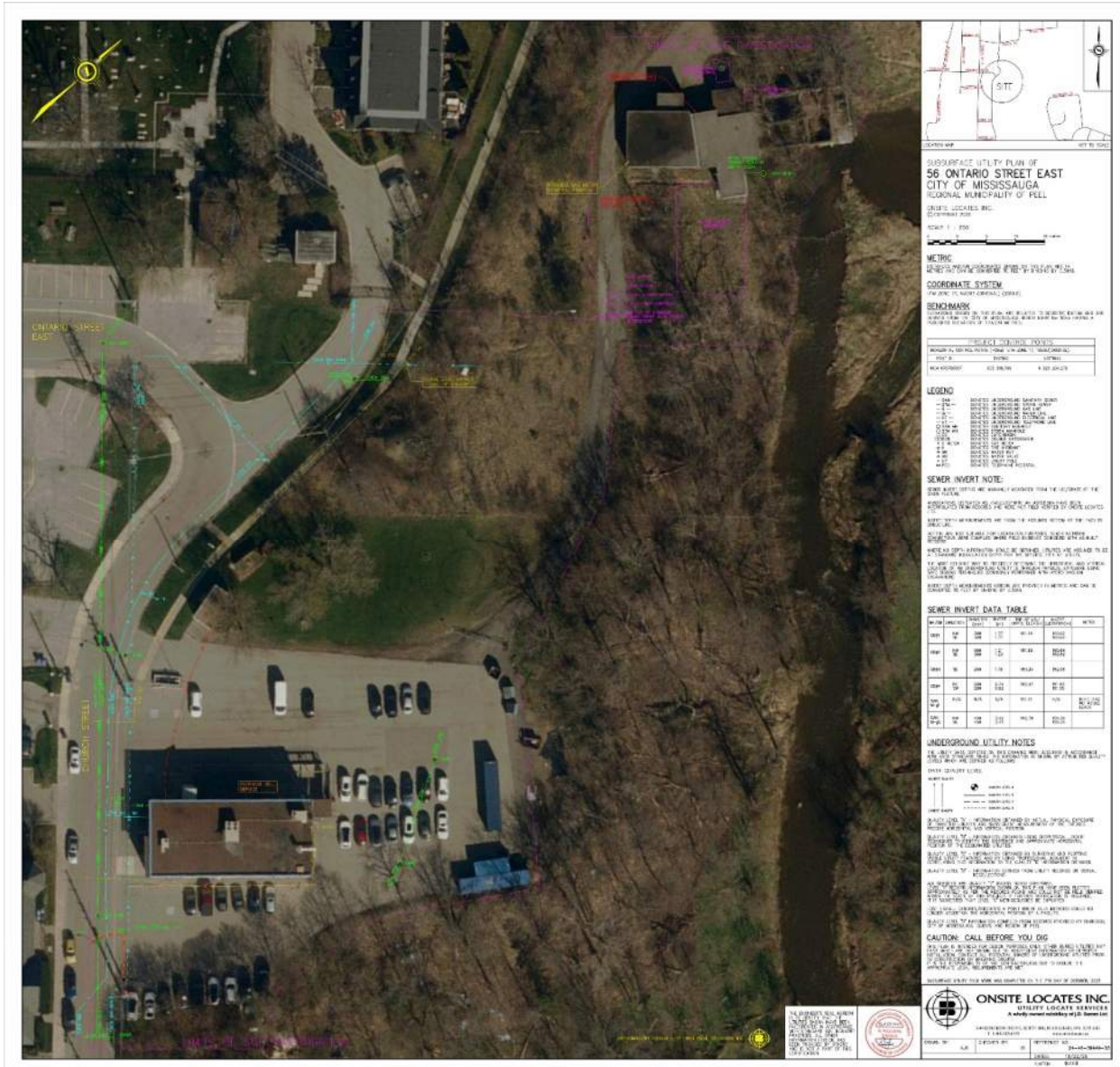


Map of site

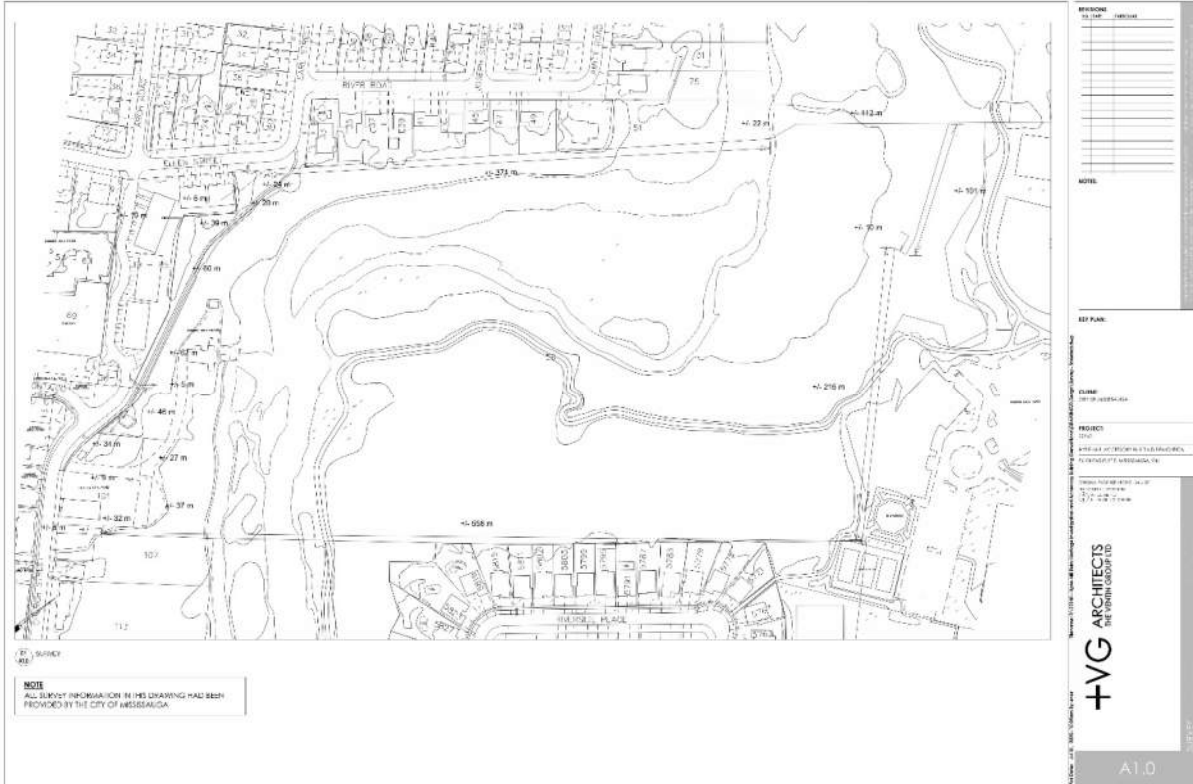


Drawing showing building mass and existing context including landforms and the river

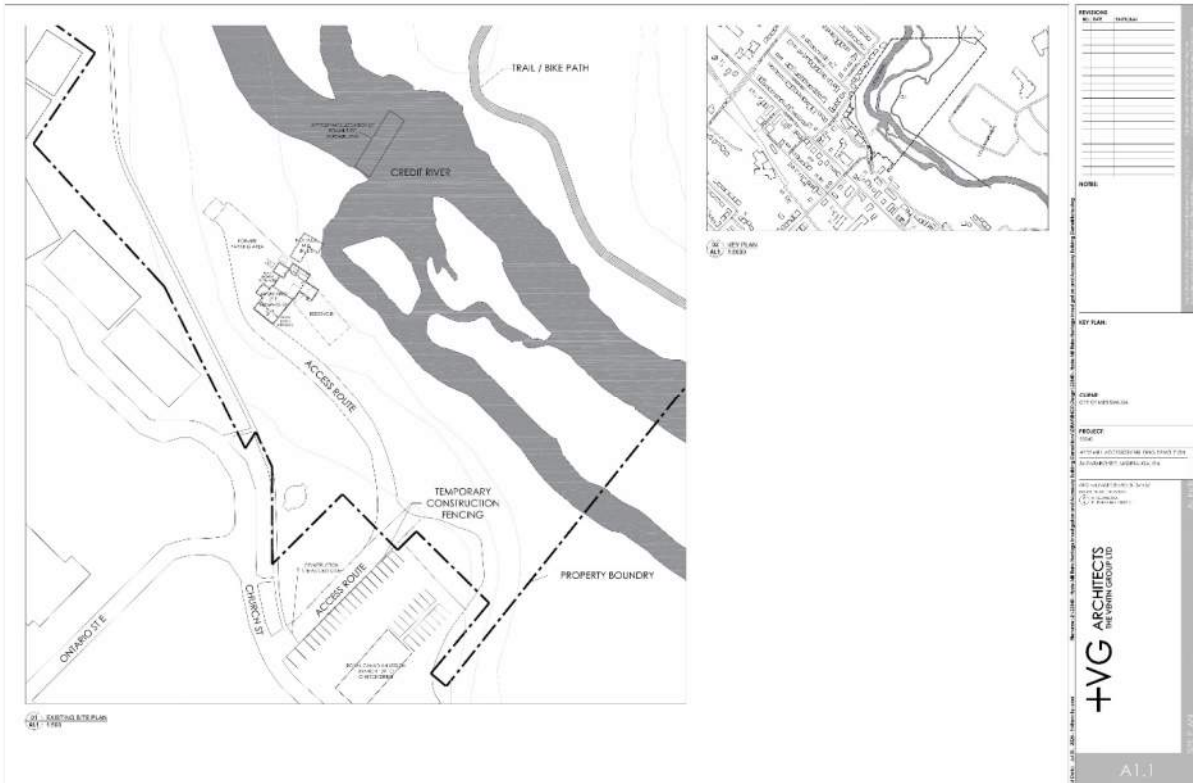
2.5 Architectural Drawings



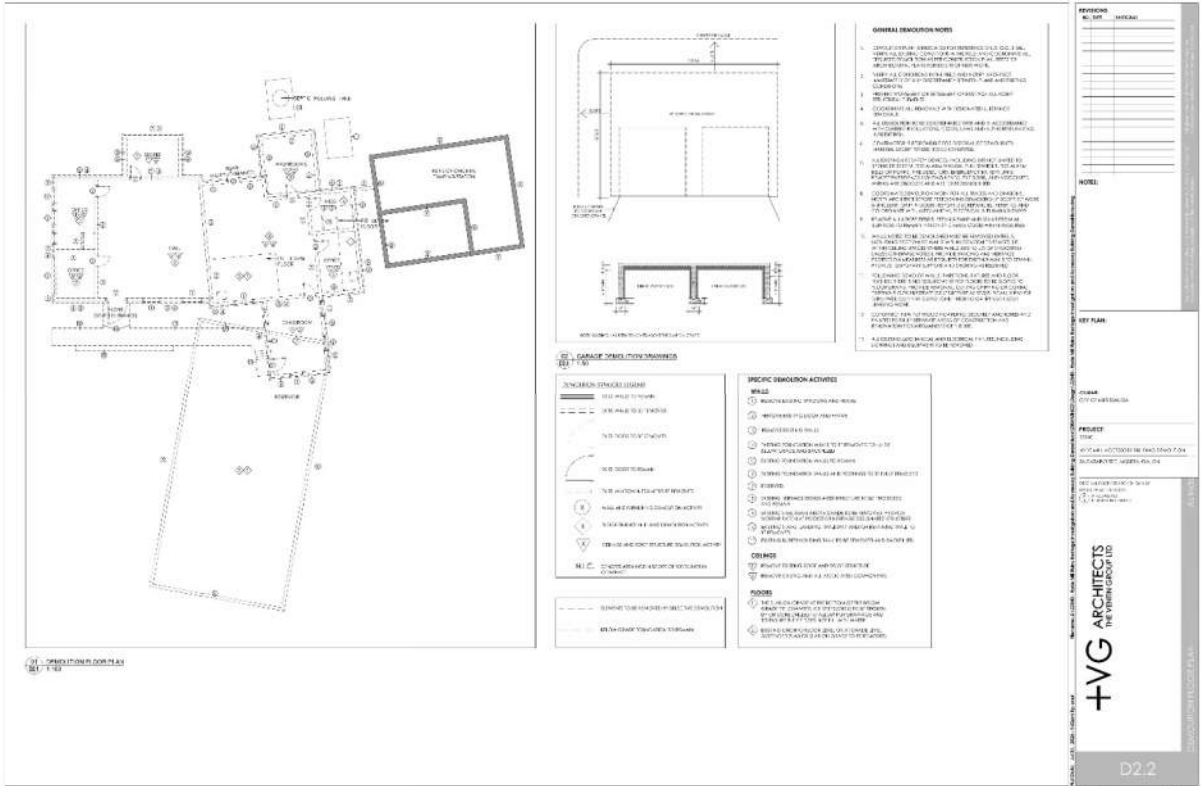
Survey by Onsite Locates Inc. provided by City of Mississauga



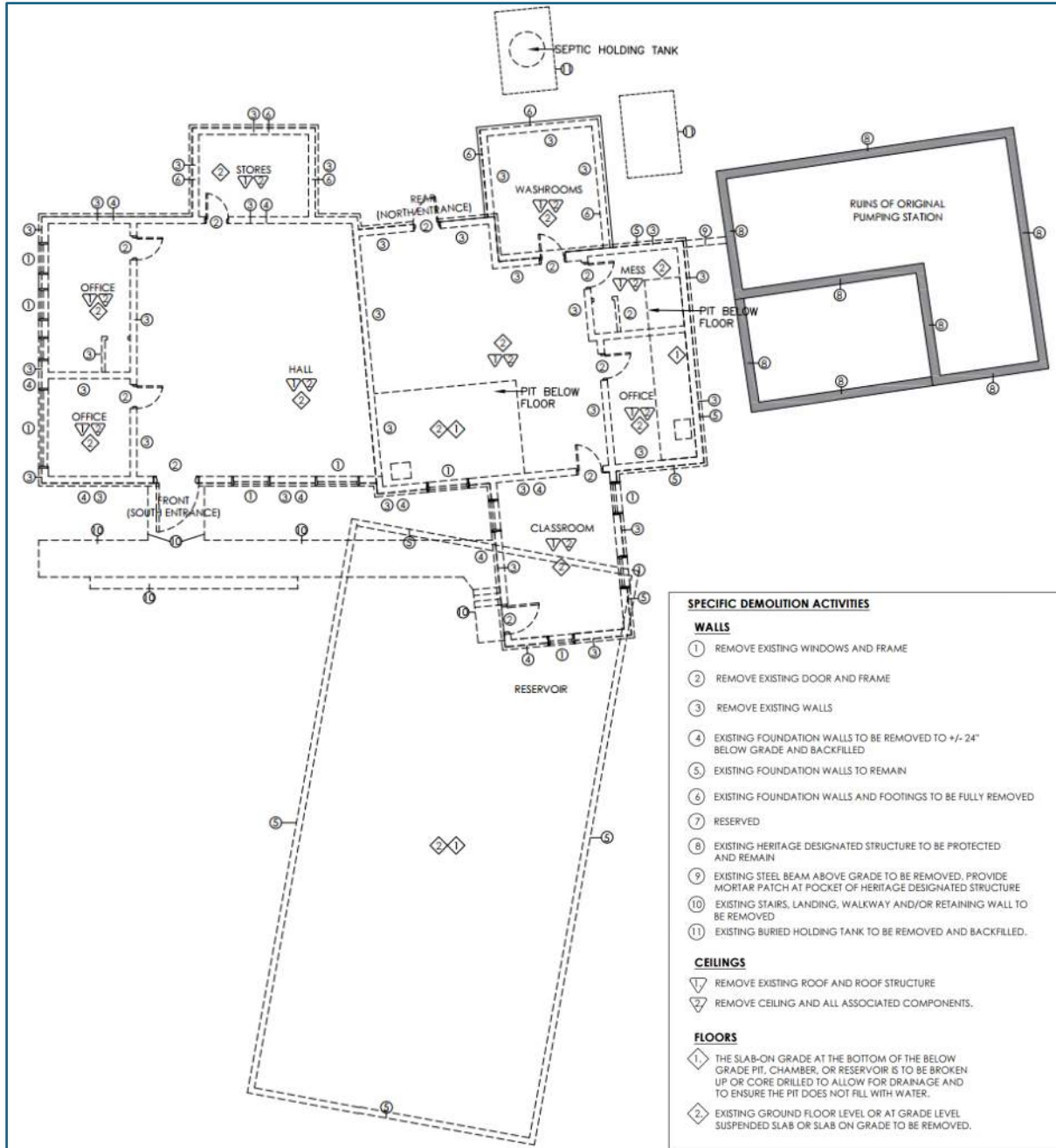
Site Plan with topographic information



Enlarged Site Plan and Location Key Plan



Demolition Plan, Garage Demolition Drawings, Notes



Enlarged Proposed Demolition plan – August 2025

2.6 Assessment of Alternative Development Options and Mitigation Measures

This section includes an assessment of alternative development options and mitigation measures in order to minimize any negative impact on the subject site. The proposed approach is consistent with Federal and Provincial publications on best-practice heritage conservation.

2.6.1 Impact Analysis

Based on the Ontario Heritage Tool Kit InfoSheet #5: Heritage Impact Assessments and Conservation Plans (Ministry of Tourism Culture and Sport, 2006b), negative impacts on a cultural heritage resource include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

As the proposed intervention consists of removing non-heritage additions to the original mill structure, the resulting alterations are not expected to have any negative impact on the heritage attributes based on which the property at 56 Ontario Street East has been designated. This conclusion is based on the following:

- The removal of the pumping station and the other accessory structures does not negatively impact the historical and heritage values of Streetsville Heritage Conservation District (HCD) values, and does not contravene the policies as they are laid out in the HDC Plan.
- The removal of the pumping station and the other accessory structures does not negatively impact the historical, ecological and scenic qualities based on which Credit River Corridor is recognized as a Cultural Landscape.
- The pumping station building is not an integral part of the heritage fabric; an analysis of the building and its features against the criteria included in O. Reg. 9/06, s. 27 (3) (b), (Criteria for Determining Cultural Heritage Value or Interest) does not suggest adequate justification

to merit designation of the pumping station building based on its own contextual, historical or design values. See below under Section 4.0, Mandatory Recommendations.

- The removal of the pumping station building has positive impact in so far as it will contribute to a more clear understanding of the Hyde Mill ruins and its historical associations initially with the growth of the milling industry along the Credit River corridor, and subsequently with the role the building had in the introduction of electrical power to Streetsville.
- The intervention implies positive impact due to the removal of the health and safety concerns associated with the existing pumping station, including vandalism, and dangerous condition presented by the pump wells, as well as health related concerns about standing water and poor air quality.

2.6.2 Alternative Development Options and Mitigative Measures

Provincial Policy Statement (PPS, 2005), Cultural Heritage and Archaeology Policies 2.6, infosheet 5, provides methods for minimizing or avoiding a negative impact on a cultural heritage resource. These include, but are not limited to:

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

For additional context, refer to section 2.7 - Conservation Principles for the list of *The Eight guiding principles in the Conservation of Built Historic Properties*.

In consideration of alternative development options to mitigate the impact of the proposed interventions on the heritage assets, the following mitigative measures are to be considered:

- Retention of sections of the below grade structure associated with the reservoir (likely of an earlier construction date) and related to the development of the infrastructure for conveyance of water to Streetsville. The following measures are recommended:
 - Conserving the concrete infrastructure associated initially with the mill and its industrial components that reflect the early modifications of the mill structure to function as a power generating plant
 - Symbolic preservation of sections of the reservoir, or the footprint of the reservoir including the exterior walls, and below grade infrastructure related to holding and conveyance of water to Streetsville

- Mitigative measures to minimize impact on site features that reinforce cultural heritage values associated with the Credit River Corridor Cultural Landscape, and Streetsville Heritage Conservation District: the following measures are recommended, and shall be provided if required by the Credit River Conservation Authority, or any other authority having jurisdiction:
 - Tree protection
 - Erosion control
 - Flood-proofing
- Planning for a future project with the aim to rehabilitate the site as open park space, while treating the mill as a landscape feature that is accessible to the public. Any future project is pending budget availability and council approval. The full scope of the project shall be determined at a later date, once more comprehensive and detailed site investigations have been carried out. The following scope items are recommended:
 - Conservation of the ruins of the original mill structure including masonry conservation and stabilization of the concrete foundation walls;
 - Preservation of the masonry walls, structural stabilization of the existing ruin walls.
 - Shoring and protection of the existing wall ruins prior to any removals
 - Removal of trees and their root system where the trees have grown in close proximity to the ruins, compromising the structural integrity of the masonry walls
 - Stabilizing the existing masonry walls including selective mortar repairs
 - Preventing further deterioration by capping the top of masonry walls to prevent further deterioration
 - Retention and conservation of sections of the poured in place concrete foundation walls associated with the original structure of the mill
 - Incorporating a heritage plaque that examines the use of the mill as a landscape element that is possibly accessible to the public

Note: The interventions to preserve the walls of the mill will not be fully reversible as they include removal of deficient mortar and may require the use of metal anchors. These minor modifications are necessary to ensure the structure becomes stable in the long run, while maintaining the majority of the original materials and overall forms as they currently exist.

2.7 Summary of Conservation Principles

2.7.1 Conservation Standards

The content of this HIA is informed by heritage conservation principles as they are set out in the second edition of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (SG) published by Parks Canada, and the *Eight guiding principles in the Conservation of Built Historic Properties*, published by the Ontario Ministry of Culture.

The conservation approach proposed for the site at 56 Ontario Street applies to a combination of *preservation* and *rehabilitation* treatments. Preservation pertains to the ruins remaining from the original mill structure, and rehabilitation is relevant to the site at large. In accordance with *Parks Canada Standards and Guidelines for the Conservation of Historic Places*, the preservation approach involves, “protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value”, while rehabilitation involves, “the sensitive adaptation of a historic site or individual component for a continuing or compatible contemporary use, while protecting its heritage value” (*Standards and Guidelines*, p. 15-16).

The nine (9) General Standards included in chapter 3 of the Standards and Guideline relate directly to preservation and are relevant in the context conserving the ruins of the mill. They include:

1. Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a *character-defining element*.
2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any *intervention*. Respect *heritage value* when undertaking an *intervention*.

8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

The three (3) additional standards included in chapter 3 of the Standards and Guideline relate to rehabilitation of the site, and can be considered in the context of the future transformation of the site into an open, publicly accessible, park space:

10. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
11. Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

In addition to the guidelines provided in federal publications, the following *Eight guiding principles in the Conservation of Built Historic Properties* (See: <https://www.ontario.ca/page/eight-guiding-principles-conservation-built-heritage-properties#section-1>) published by Ministry of Heritage, Tourism and Culture inform the recommendations of this report:

- 1) Respect for documentary evidence

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

- 2) Respect for the original location

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

- 3) Respect for historical material

Repair/conservate rather than replace building materials and finishes except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

4) Respect for original fabric

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

5) Respect for the building's history

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

6) Reversibility

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. For instance, when a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7) Legibility

New work should be distinguished from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8) Maintenance

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

2.8 Proposed Demolition/Alterations

2.8.1 Impact Summary Chart

Proposed Demolition/Alteration:	Impact on cultural heritage value interests in the site and the impact on the streetscape and sense of place:	Mitigation strategy:
Testing and inspection: the demolition scope will require testing of the soil and geotechnical investigations, and analysis of hazardous substances	The intervention has negligible impact on the on-site heritage resources.	Investigations are required to gain an understanding of existing site conditions.
Removal of the pumping station building including the demolition or selective demolition of the exterior shell, interior demising walls, foundations, the two below-grade pits, adjacent concrete walkways, stairs, and landings	<p>This intervention has no impact on the on-site heritage resources.</p> <p>Minimal impact on existing topography and vegetation.</p> <p>The intervention has positive impact as it contributes to a clear understanding of the original Hyde mill structure footprint. Removals will alleviate life safety concerns associated with this structure.</p>	<p>Foundations and below-grade structure are being retained to minimize impact to site topography and for shoreline retention.</p> <p>The existing structure will be documented prior to demolition.</p>
Removal of steel beams penetrating the existing masonry walls of the mill ruins	<p>The intervention has negligible impact on the on-site heritage resources.</p> <p>Removal of the beams will result in voids in the masonry structure.</p>	The voids will be mortar patched.
Decommissioning of the reservoir – two options are being considered: 1) retention of the existing sub-grade structure in its current state; 2)	The intervention has negligible impact on the on-site heritage resources.	In case of option 1, water-proofing the top slab will help to prevent further deterioration of the existing sub-grade structure;

removal of the top slab and back-filling to restore grade, this option includes the retention of existing below grade foundations wall and columns.	The intervention has positive impact as it will alleviate life safety concerns associated with this structure.	In the case of option 2, the existing structure will be fully documented prior to any removals.
Removal of the holding tank adjacent to the pumping station	This intervention has no impact on on-site heritage attributes.	None required.
Removal of domed structure	This intervention has no impact on on-site heritage attributes.	None required.
Removal of concrete slab on grade at the location where the garage structure once stood.	This intervention has no impact on on-site heritage attributes.	Non required.

2.9 Alternatives for Salvage Mitigation

As has been demonstrated in the Assessment of Alternative Development Options and Mitigative Measures (Section 2.6), the pumping station building and the ancillary structures on site pose significant health and safety concerns to the municipality. The pumping station building has for long been associated with safety concerns including vandalism, and dangerous conditions at the pump wells. Health related concerns stem from standing water in the reservoir and tunnels, mold in the building and poor air quality.

Furthermore, as demonstrated in Section 2, the removal of the pumping station building and adjacent non-heritage ancillary structures does not negatively impact the cultural heritage values associated with the Credit River Corridor as a Cultural Landscape, nor do they negatively impact the heritage attributes of the Streetsville Heritage Conservation District.

Having completed this review, +VG Architects' recommendation is to preserve the pumping station building and reservoir in both symbolic and material ways. The following design strategies can be considered:

- Retain below-grade foundation walls and columns associated with the reservoir and incorporate in the paving design of the new landscape design
- Include a commemorative plaque with historical images and information on the history of the Hyde mill and the pumping station building

3.1 Summary Statement and Conservation Recommendations

3.1.1 The Significance and Heritage Attributes of the Cultural Heritage Resource

The values based on which the property at 56 Ontario Street East have been recognized as a cultural heritage resource are primarily related to the historical value of the Hyde Mill ruins and its physical fabric including the original stone walls as remnants of the original mill, and the historical significance associated with the physical fabric of the building as it evolved from a grist mill to being one of the first hydro-electrical stations along the bank of the Credit River.

According to the short statement, the site is important due to:

- Historical significance of the mill being one of the later mills to be established in Streetsville, preceded by the Timothy Street Mill and Comfort's saw and grist mill.
- John Hyde, the owner and builder of the mill, was an American from Vermont who immigrated to Canada, bringing with him "the latest technology to begin his Ontario mills, which included a saw mill and barracks for the workmen."
- The fire of 1867 which destroyed much of the mill, and reportedly put "a sudden end" to the success of John Hyde's Ontario Mills
- The revival of the site in 1906 with a construction of a dam along Credit River, and in conjunction, the conversion of the remnants of the mill structure to a power generating plant.
- The site is recognized as the first municipally owned power plant, which supplied Streetsville with until 1943 when the village joined Ontario Hydro, with the site continuing to supply auxiliary power until 1960.
- The relationship between the ruins and the village of Streetsville as a Heritage Conservation District
- The relationship between the ruins and its natural context and the Credit River Corridor as a Cultural Landscape

3.1.2 Summary of the Impact of the Proposed Intervention on the Cultural Heritage Resource

Negative impacts include:

- Impact to trees and vegetation
- Loss of physical fabric of potentially early sections of infrastructure, in particular the reservoir built to contain and convey water to areas within the village of Streetsville.

Positive impacts include:

- Preservation of the mill structure including stone walls and concrete foundations and sections associated with the conversion of the original mill structure into a power generating plant
- The removal of the pumping station building will help to declutter the site and contribute to an enhanced understanding of the on-site heritage features, including the layout of the original mill
- The proposed interventions address major health and safety concerns with the existing pumping station building
- Improved usage of site with improved access
- Creation of an inviting space that will contribute to the spread of information about Mississauga's cultural heritage -- as part of larger plan to be rehabilitated as an open park space

3.1.3 Summary of Recommended Mitigative Measures and Approaches

- Use of tree protection and special procedures to be specified by an arborist to minimize harm to trees and vegetation
- Shoring and implementing measures to stabilize the foundations of the original mill structure
- Retention of parts of the foundation walls and below-grade infrastructure to mitigate adverse effect of the demolitions and to ensure stability of ground conditions
- Reservoir Option 1: Incorporating waterproofing details will mitigate and prevent further deterioration of existing below grade structure associated with filtration and conveyance of water to Streetsville neighbourhood.
- Reservoir Option 2 : Symbolic preservation of early infrastructure associated with filtration and conveyance of water to Streetsville neighbourhood by retaining sections of below-grade foundation walls and columns of the reservoir and incorporating design interventions such as different pavement treatment to articulate the location of these features on the ground.
- Documentation of the pumping station building and ancillary structures planned to be removed. Drawings and photographs will be preserved in the archives. The drawings can be included as part of the commemorative plaque.
- Develop a Heritage Conservation Plan for the site and its heritage features

4.0 Mandatory Recommendation

In November 2022, the Government of Ontario passed Bill 23, More Homes Built Faster Act. The Act included changes to O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest to establish that a property must meet two or more criteria in the regulation to be designated.

The criteria, s. 27 (3) (b), set out in Ontario Regulation 9/06 of the Ontario Heritage Act, and comments pertinent to the site at 56 Ontario Street East are as follows:

Criteria	Comments
<p><u>Design/Physical value</u></p> <ol style="list-style-type: none"> 1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method. 2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit. 3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement. 	<p>The pumping station is not representative of a cohesive period or style, with design values that could be categorized as rare, unique, representative, or early examples of a style, type, expression, material or construction method, demonstrative of high degree of craftsmanship or artistic merit, nor representative of a high degree of technical or scientific achievement;</p>
<p><u>Historical/Associative value</u></p> <ol style="list-style-type: none"> 4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. 5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture. 6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. 	<p>Although very unlikely, the pumping station and ancillary structure may prove to have some associative or historical value as a consequence of having direct association with a theme, event, organization that is significant to the community, or have historical/associative values due to the potential of the structure to yield information that contributes to the understanding of a particular community. The structure does not have historical or associative value due to its authorship as the work or ideas of an architect, artist, builder, designer or theorist significant to the community.*</p>

<p><u>Contextual value</u></p> <ol style="list-style-type: none"> 7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area. 8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings. 9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1. 	<p>The pumping station and ancillary structures are not suggestive of contextual value, which predicates their importance in defining, maintaining or supporting the character of an area; or as examples that are physically, functionally, visually or historically linked to their surroundings; or for being importance as landmarks.</p>

* Research completed to date has not revealed any clues on the significance of the pumping station building and the ancillary structures

Recommendation

The property at 56 Ontario Street East, known as Hyde Mill ruins is designated under part IV of the Ontario Heritage Act. By-law 360-92 was enacted and passed in July of 1992 to recognize the heritage importance of the property. The statement issued as part of the By-law, *Short Statement of the Reasons for the Designation*, clearly articulates the heritage attributes associated with the subject property. The Hyde Mill ruins is designated for reasons of its historical significance. The historical values associated are best associated with the original masonry walls that remain from the ruins, and the alterations which were initially made in the early 1900s to transform the masonry and concrete structure to function as a power generating plant. +VG concurs with the assessment. Refer to section 2.2.6 above for a discussion of the heritage attributes of the structures at 56 Ontario Street East and their contributions to Streetsville Heritage Conservation District, and Credit River Corridor Cultural Landscape.

The designation clearly identifies the protected heritage attributes as the original masonry ruins of the Hyde Mill. The ancillary structures, including the Pump House and Domed Buildings, are not identified as heritage attributes and do not contribute to the site's cultural heritage value. It is

therefore recommended that the ancillary buildings be demolished to address significant public safety risks, protect the designated ruins, and restore the ecological integrity of the site.

- **Protection of Heritage Attributes**

Removing the non-designated, deteriorating ancillary structures will allow the City to focus resources on stabilizing, conserving, and securing the protected Hyde Mill masonry ruins, preventing further damage and unauthorized access.

- **Public Health and Safety**

Over the past three years, the City has responded to over 25 incidents of vandalism and unauthorized entry. The Pump House and Dome ancillary buildings contain confined 10-foot open pits, hazardous materials, and poor air quality, all of which present significant risks of injury. Ongoing break-ins require repeated security responses and temporary boarding. Demolition will eliminate these hazards and reduce public risk exposure.

- **Ecological Restoration**

The site lies within the regulated corridor of the Credit Valley Conservation along the Credit River. Demolition of the ancillary buildings, followed by site remediation and native plant restoration will support habitat regeneration, reduce environmental risk, and restore the ecological function of this sensitive valley corridor.

- **Enabling Future Planning and Feasibility Studies**

Securing and stabilizing the Hyde Mill ruins within a naturalized landscape will establish a safe and sustainable baseline condition for the site. This will enable the City to undertake a future feasibility study to assess options for heritage interpretation, controlled public access, or other compatible public uses, consistent with conservation best practices.

Demolition of the ancillary buildings at 56 Ontario Street East is necessary to address public safety hazards, escalating security demands, and ongoing ecological degradation. The proposed action does not diminish the heritage value recognized under the Ontario Heritage Act; rather, it reinforces and protects that value by prioritizing the conservation of the designated Hyde Mill ruins— the primary heritage attribute of the site.

This strategy achieves a balance between heritage conservation, public safety, and environmental restoration, ensuring the long-term protection of both the historic ruins, the Credit Valley Conservation Corridor, and the Streetsville Heritage Conservation District.

5.0 Qualifications

This report is based on the latest available information and documentation provided by the City Mississauga as of December 2025.

This Heritage Impact Assessment Report has been Prepared by:

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In the preparation of this report David Ecclestone has conformed with accepted technical and ethical standards including the CAHP Code of Conduct for architectural heritage conservation in Ontario, Canada. The report has been prepared in accordance with the *Parks Canada - Standards and Guidelines for the Conservation of Historic Places in Canada*, the Ontario Ministry of Culture's *Eight Guiding Principles in the Conservation of Historic Properties* and following the City of Mississauga's Terms of Reference for Heritage Impact Assessments. The information included in the HIA is accurate and reflects our professional opinion.



David Ecclestone, B.E.S., M. Arch., O.A.A., M.R.A.I.C., CAHP

5.0 List of Documents and Appendices

Reports

Conserving Heritage Landscapes, Cultural Heritage Landscape Project – Volume 3, Chapter 3 – Credit River Corridor, Prepared by ASI for the City of Mississauga, January 2022, Final Report.

Cultural Landscape Inventory: City of Mississauga, by the Landplan collaborative Ltd. in association with

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Heritage Structure Report, issued as a City of Mississauga Memorandum, by the Department of Recreation and Parks, drafted by Ian W. Scott, Commissioner of Recreation and Parks, Sept 8, 1983 - Included in **Appendix 3**

Structural Assessment, Streetsville Gadget Centre, City of Mississauga, prepared by M. M. Dillon Ltd. Consulting Engineers, 1996 – Included in **Appendix 4**

T. I. Bowie, Medical Hall: 264 Queen Street West, Cultural Heritage Assessment. Prepared by Heritage Planning Community Services, for City of Mississauga, March 2013.

Puddister, M. 2002 *A River Runs Through It, The Life and Times of the Credit River. In Mississauga:*

The First 10,000 Years, F. A. Dieterman, ed, pp. 20–35. Mississauga Heritage Foundation, Mississauga, Ontario. (Source was not located)

Internet Sources:

City of Mississauga registry of heritage sites:

<https://www.mississauga.ca/apps/#/property/view/heritage>

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Mackintosh, M. (January 13, 2021). *Way Back Wednesday: Ontario Street and the Ontario Mills* <https://heritagemississauga.com/way-back-wednesday-ontario-street-and-the-ontario-mills/>

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Wilkinson, M. (2021, October 6). *The fascinating history of Mississauga's Erindale Hydroelectric Dam*. *Modern Mississauga*. (sources is pertinent to history of Erindale dam)
<https://www.modernmississauga.com/main/2021/10/6/the-fascinating-history-of-mississaugas-erindale-hydroelectric-dam>

Maps

Tremaine, G. C. (1859). Tremaine's Map of the County of Peel [Map]. George C. Tremaine.

1877 Illustrated Historical Atlas of the County of Peel.

Books

Bull, William Perkins. *From medicine Man to medical Man, A Record of a Century and a Half of Progress in Health and Sanitation as Exemplified by Development in Peel, 1934*. Published by the Perkins Bull Foundation, George G. McLeod, Ltd. Toronto Ontario.

Hicks, Kathleen A. *Streetsville: from Timothy to Hazel*. Published by the Mississauga Library System, 2008

Archival and Other Sources

Designation statement, 1992 – Included in **Appendix 1**

Chain of Title report, 56 Ontario St. East, Mississauga - Included in **Appendix 2**

Streetsville Centennial, pp. 62-63. provided by City of Mississauga - Included in **Appendix 6**

Streetsville Centennial, Public Utilities. Document provided by City of Mississauga (City Archives)

Letter addressed to Mr. Bob Johnston, City of Mississauga, from The Streetsville Historical Society (dated June 1, 1992) – Included in **Appendix 8**

Washroom permit drawings, 1983 – Included in **Appendix 10**

Demolition application, 2012 - Included in **Appendix 5**

Property Information, Building Permits, available on City of Mississauga Website- Included in **Appendix 9**