

CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT for 1150 STAVEBANK ROAD, MISSISSAUGA, ONTARIO

(Part of LOT 6, RANGE 1 CREDIT RIVER INDIAN RESERVE, TORONTO TOWNSHIP)

Table of Contents

Land Acknowledgement	1
Introduction	2
Property Overview	2
Mineola West Neighbourhood	2
Mineola West Cultural Landscape	3
Location of Property	3
Current Setting	4
History	4
Property Details	8
Chain of Ownership and Historical Associations	8
Building Details	10
Existing Structure	10
Exterior Photos	12
Interior Room Layout	15
Interior Photos	16
Development Proposal	21
Summary Statement and Conservation Recommendations	25
Mitigation Measures	26
Mandatory Recommendation	26
Provincial Policy Statement	27
Cultural Heritage Landscape Inventory	27
Bibliography	28
Author Bio	28
References and Resources	28
Appendices	29
Appendix 1 - Chain of Ownership	29
Appendix 2 - Neighbouring Properties	35

Land Acknowledgement

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

Introduction

It is a requirement for the City of Mississauga to request “Heritage Impact Statements” for proposed demolitions of homes listed within the Cultural Landscape Inventory. The subject property at 1150 Stavebank Road is part of the Mineola West Cultural Landscape and as a result it is “Listed on the Heritage Register but Not Designated”.

This report will review the subject property as a part of the Mineola Neighbourhood Cultural Landscape. The property owners are planning to construct a new dwelling. Due to the requirement for the demolition of the existing house on the subject property, a Heritage Impact Statement has been prepared. This report adheres to the City’s [Cultural Heritage Landscape HIA terms of reference](#)

Property Overview

Mineola West Neighbourhood

The subject property is located in the Mineola West neighbourhood of Mississauga, Ontario.

The Mineola West Neighbourhood is bordered by the Credit River on the West, the QEW highway to the North, Hurontario Street (Hwy 10) on the East, and the Lakeshore West (formerly CN) rail line to the south. It lies in what was once known as the Credit Indian Reserve (CIR).



Map of Mineola West Cultural Neighbourhood

Mineola West Cultural Landscape

In the Cultural Landscape Inventory, the unique features of the Mineola Neighbourhood are described:

“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.”

Location of Property



Map of the City of Mississauga, showing location of subject property

Current Setting

The subject property is located in the south-east corner of the Mineola West Cultural Landscape. It is situated on the south-west side of Stavebank Rd, immediately west of the railway. The right-of-way and former lots along Websters Lane are not typical of the area, but recent merges have made the lot size more aligned with neighbouring lots. See Appendix 2.

The Mineola West Neighbourhood is noted for having a number of culturally desirable features:

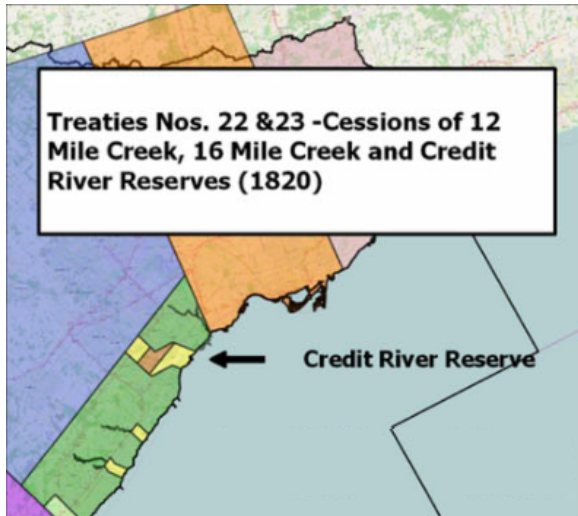
The **scenic and visual** quality is dominated by mature trees. Many street and property boundaries have been maintained with a line of mature vegetation, creating canopies over properties and road sides, resulting in an urban forest that is enjoyed by residents and visitors alike.

The **natural environment** is enhanced by the infrastructure, or lack thereof: there are very few "engineered streets". The roads are often narrow and most do not have sidewalks or curbs. Storm water management is mainly through the use of road-side ditches. This creates an environment that feels less urban than other city neighbourhoods.

The housing that creates the **built environment** consists of a wide variety of building ages, sizes, and styles, creating a patchwork of architectural interest.

History

Along with the architectural timelines, the area has an important social and ecological history. The Mississaugas of the Credit were the previous inhabitants of this territory up to a series of treaties and land purchases by the British Government in and around the early 1800s. The completion of the Ajetance Treaty of 1818 left the Mississaugas of the Credit with three small reserves at 12 Mile Creek, 16 Mile Creek, and the Credit River. "On February 28, 1820, according to the terms of Treaty 22, the Mississaugas acquiesced to the Crown and ceded their lands at 12 and 16 Mile Creeks along with northern and southern portions of the Credit River Reserve." Almost all of the Mississauga had left the area by 1847.



Map of Credit River Reserve

After 1820, farmers and investors began to acquire property and develop the area. With the CN rail line and the new Middle Road (later Queen Elizabeth Way), Toronto businesspeople began to invest and/or reside in the area, as it began to be developed and subdivided into residential lots and dwellings.



Plan of the township of Toronto, Mississauga Indian Reserve on the River Credit, 1876

Robert Cotton emigrated from Ireland in 1832 and became a well-known farmer and merchant in Toronto. In the 1850s, Robert Cotton acquired much of the land in the Credit Indian Reserve east of the Credit River. He purchased land in the Port Credit area and built a home in 1856. The Cotton Homestead still exists, located at 1234 Old River Road, part of Range 1 of the CIR.

Ownership of the subject property can be traced back to the crown patents of lots 5 and 6 in the Credit Indian Reserve to James W. Cotton. In 1867, Robert's son, James Cotton, was issued the Crown patent for Lot 6 in Range 1 of the Credit Indian Reserve. James was going to take over Robert's business interests but he died at age 38 in 1884 — a year before his father died.



J.H. Pope, "Southern Half Toronto Township," *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 24.

Parts of Range 1, Lot 6 were granted to Alice M Webster in 1908 and 1914 from James Block and Edwin McKay. The location of these parcels are described with respect to the intersection of Stavebank Road, CNR line, the Credit River, and fences in the area. A 40' Right-of-Way was created and later became known as Webster's Lane.

Alice M Webster (1870-1958) was the eldest daughter of Charles Webster (1842-1923) and Marion Webster (nee Halliday). Along with siblings Frederick Grant, Loren, Charles, and William, the Websters immigrated to Toronto from Port Huron, St. Clair, Michigan, USA. Charles had properties in both Toronto and in the Port Credit area that he left to Alice and Frederick on his death in 1923. Frederick was a builder and carpenter; he died in 1934.

Property Details

Municipal Address	1150 Stavebank Road
Legal description	RANGE 1 CIR PT LOT 6
Municipal Ward	Ward 1
Zoning	RL-1 (0225-2007)
Zone Description:	Large Lot Detached and Semi-Detached
Lot Frontage	38.5 m
Lot Depth	30.66 m
Lot Area	1106.09 sqm
Orientation	Front facing north
Type	1½ storey detached dwelling
Vegetation	Several mature trees and shrubs around the property
Access	Existing paver driveway and gravel parking pad
Current Property Owner	Ian MacLeod and Natalie Green

Chain of Ownership and Historical Associations

Based on title search documents gathered from the Ontario Land Registry office for the Region of Peel and other resources indicates the chain of ownership from James W. Cotton in December of 1867 to present day. The information gathered and provided below has been acquired through the use of microfilm archives along with current Land Title search. Refer to Appendix 1 for details.

Dec 1867, transfer from Bank of Upper Canada to James W Cotton

May 1869, transfer to John Crickmore

Sep 1869, transfer to Wm. B. Hunter

Sep 1869, transfer to Peel General Mfg Co

Oct 1889, transfer to Thomas Hector

Jun 1891, transfer to Arthur W Gordon (4 acres)

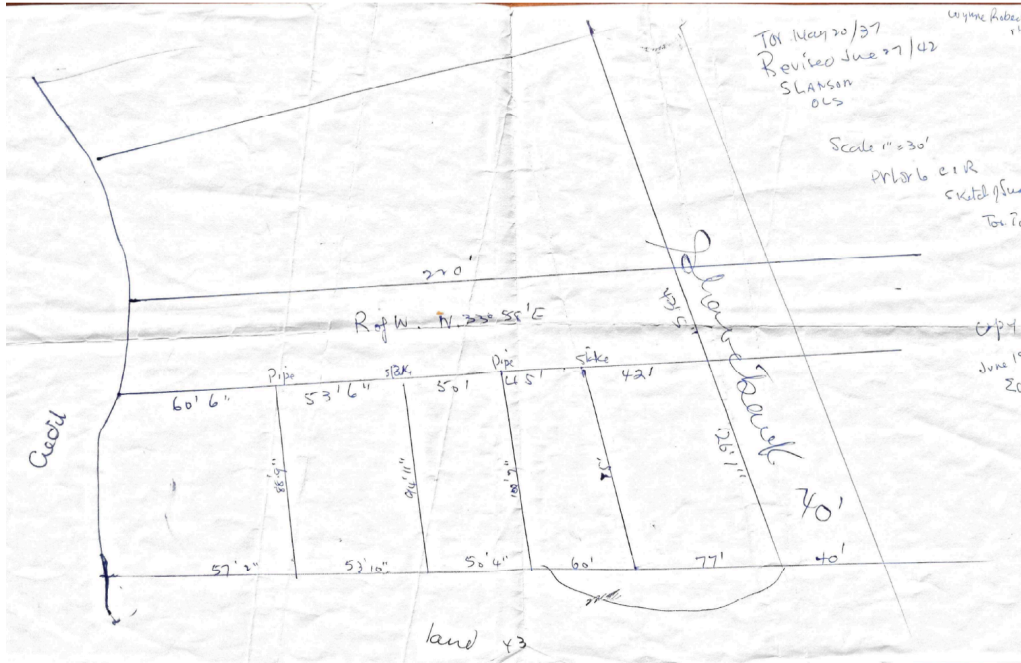
Oct 1893, transfer to Ann Janet Blair (2 ¼ acres)

Apr 1914, transfer to Edward A. McKay

Jun 1914, transfer to Alice M. Webster

Jan 1928, transfer to Alice M. Webster & Frederick G. Webster

At this time the lot which included the subject property (1150 Stavebank) also included several of the surrounding present-day properties (1168 Stavebank Road, and 224, 232, and 236 Webster's Lane). Ownership reverted back to Ms. Webster after her younger brother, Frederick Grant Webster, passed away in 1934 and the property was divided and sold over the next two decades.



Websters Lane survey, 1942

The current dwelling on the subject property was constructed in 1949 (mpac.ca) and would have been the last of four dwellings along the east side of the right-of-way, later known as Webster's Lane. All four dwellings are visible in this historic airphoto of Port Credit from 1949.



Port Credit, 1949

While 236 Webster’s Lane had only one owner from 1944 to 2012, the other three properties (224 and 232 Webster’s Lane, and the subject property at 1150 Stavebank Road) changed hands over the following decades. Some records from the 1940s and 1950s may have been lost or destroyed.

1949, transfer to Garnet and Edith McGill
 1959, transfer to Doris and Peter Shipwright
 1962, transfer to Nigel and Joan Freeman
 Date unknown, transfer to Harold Robert Hare
 1975, transfer to Charles Alan Hare and Judith Hare
 1981, transfer to Janette Halket Rennie
 1983, transfer to James Dennis Banks and Janette Halket Banks
 1996, transfer to Janette Halket Banks
 2007, transfer to Douglas Rennie, David Rennie, and Scott Rennie
 2007, transfer to Christie and Patricia Brusha
 2016, transfer to Gregory Bruce Rogers
 2024, transfer to Websters Lane Developments
 2025, transfer to Ian MacLeod and Natalie Green

Building Details

Existing Structure

The existing dwelling is a 1½ storey house with a basement. It was built in 1949. It is designed in the post-war era vernacular, similar to “Victory” houses in the region built in the 1940s, and similar to the other original dwellings on Webster’s Lane.

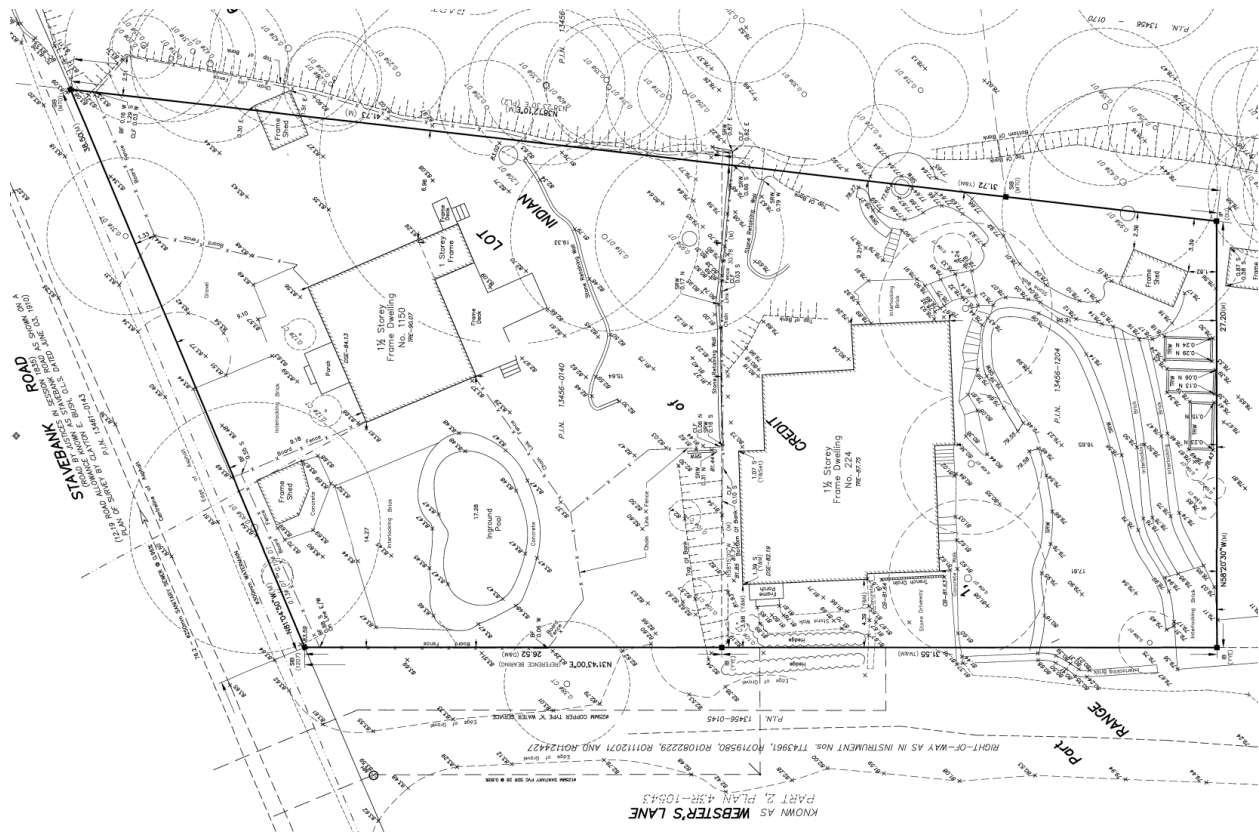
The house has a concrete block foundation and basement with wood-frame construction above ground, clad in aluminum siding. The approximate size of the existing dwelling is 1200 sq ft (110 sq m). The roof is finished in asphalt shingles, and the windows and door frames are of wood construction. The building does not appear to have had any major renovations since its construction in the 1940s, though the kitchen and living/dining room have been remodelled to remove the separating wall, likely in the 1980’s. The only permit on the dwelling is from 1999 with the addition of the swimming pool, including a small shed for housing pool equipment.

App no.	Address	Unit no. ⚡	Scope	Issue date ⚡
Applied date ⚡	Description		Type description	Status ⚡
POOL 99 92	1150 STAVEBANK RD	-	INGROUND POOL	1999-05-19
1999-05-04	-		DETACHED DWELLING	ISSUED PERMIT

The rear entrance alcove appears to have been added along with a small wooden deck, but there are no permitting records associated with this. There is a red shed on the eastern boundary of the property. Parking pads are located at the north facing house front, and on the south end next to the backyard gate.

There does not appear to be any meaningful architectural elements that would be deemed worthy of preservation (see below for the existing floor plans and photographs). In addition, the dwelling does not appear to display any significance pertaining to a person, event, theme, activity, organization or institution from within the community. The existing dwelling does not appear to be the work of a known architect, designer, artist or builder. Thereby, there is no noteworthy justification for the preservation of the existing dwelling.

Existing survey



Survey by Young & Young, 2026

Exterior Photos



North Elevation



West Elevation



South Elevation



East Elevation



Out building - Shed

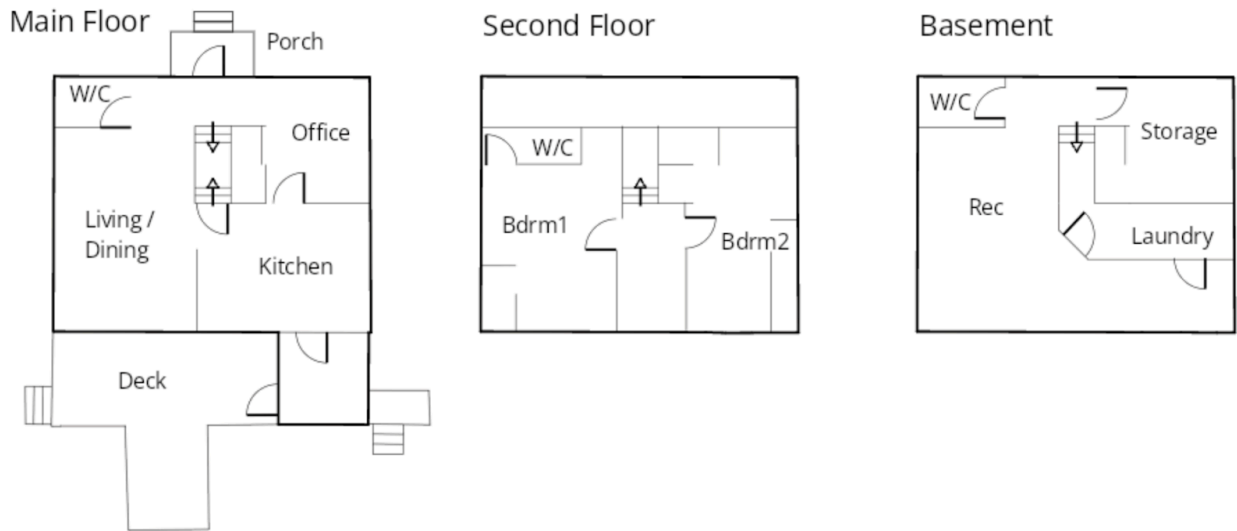


Out building - Pool Equipment



Inground Pool

Interior Room Layout



Interior Photos



Front Entry and Stairs



Living / Dining



Kitchen



Office



Bedroom



Bedroom



Basement Rec



Basement Laundry

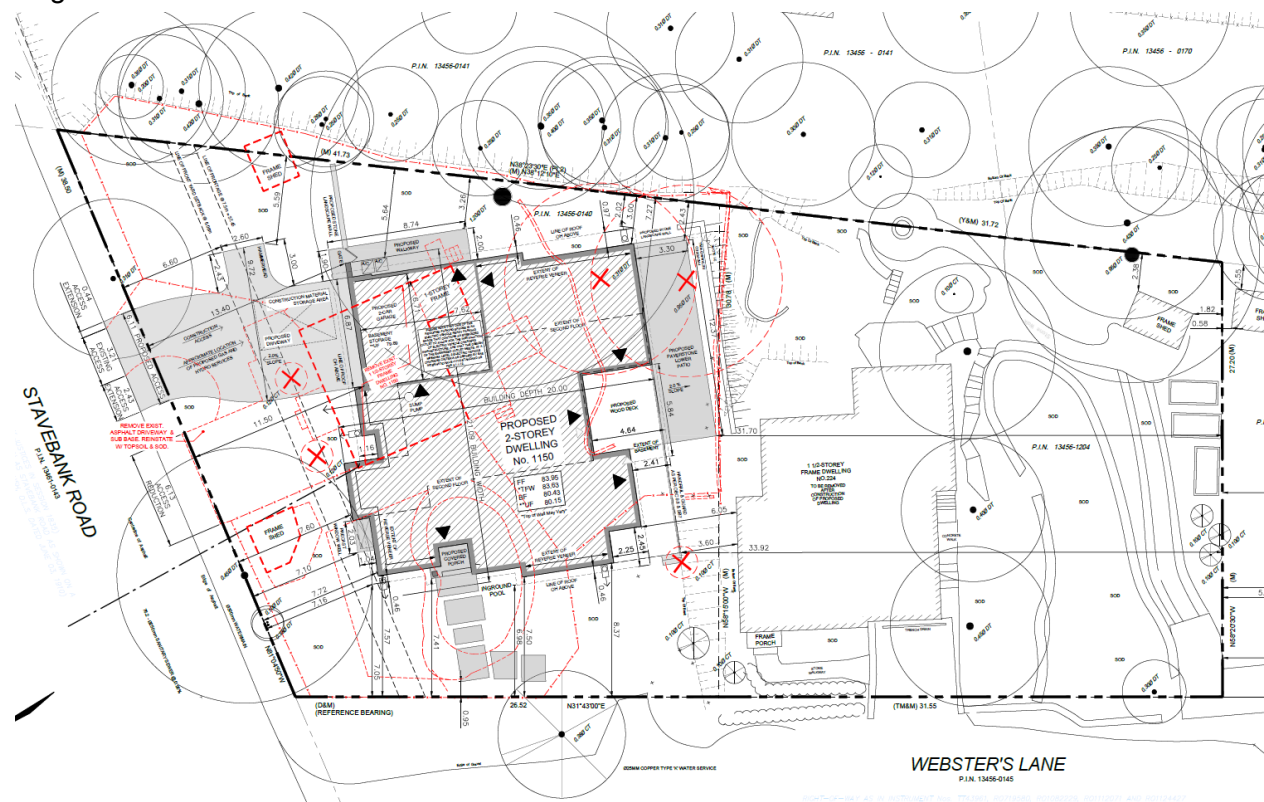


Basement Storage

Development Proposal

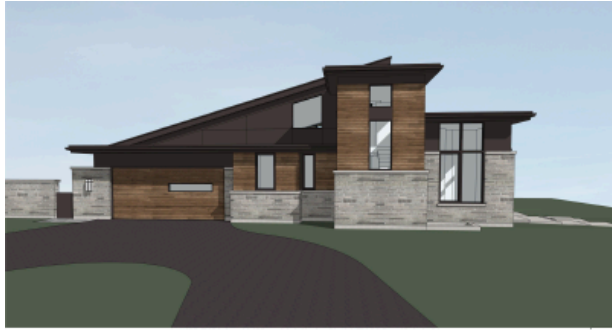
The proposed development plan is to merge 1150 Stavebank Road and 224 Websters Lane, demolish both 1 ½ story dwellings and the inground pool, and replace with a 1 ½ story monoslope in a style that is coherent with the recent development trends in the neighbourhood.

The proposed dwelling has been designed with a sensitivity to the topography of the property. It has similar massing characteristics of other homes on Stavebank Road and in the Mineola West neighbourhood. The proposed dwelling will add visual interest and serve to enhance the character and charm to the neighbourhood through its aesthetic. The preservation of existing mature trees is paramount to the home owners, and further additions will be part of the landscaping of the merged property, which is aligned with the large lot sizes in the neighbourhood.

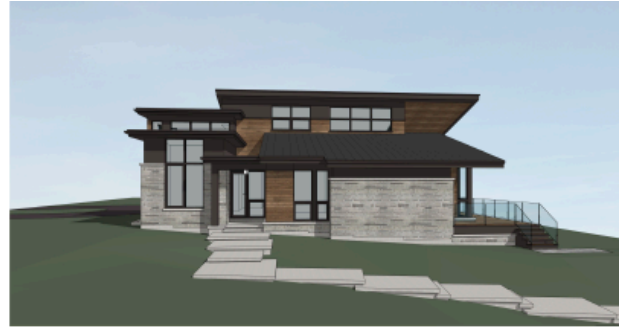


Site Plan of proposed dwelling at 224 Websters Lane & 1150 Stavebank Road

Elevations of Proposed Dwelling



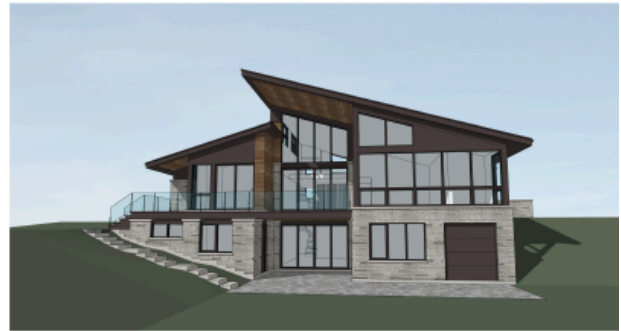
East Elevation



North Elevation



South Elevation



West Elevation

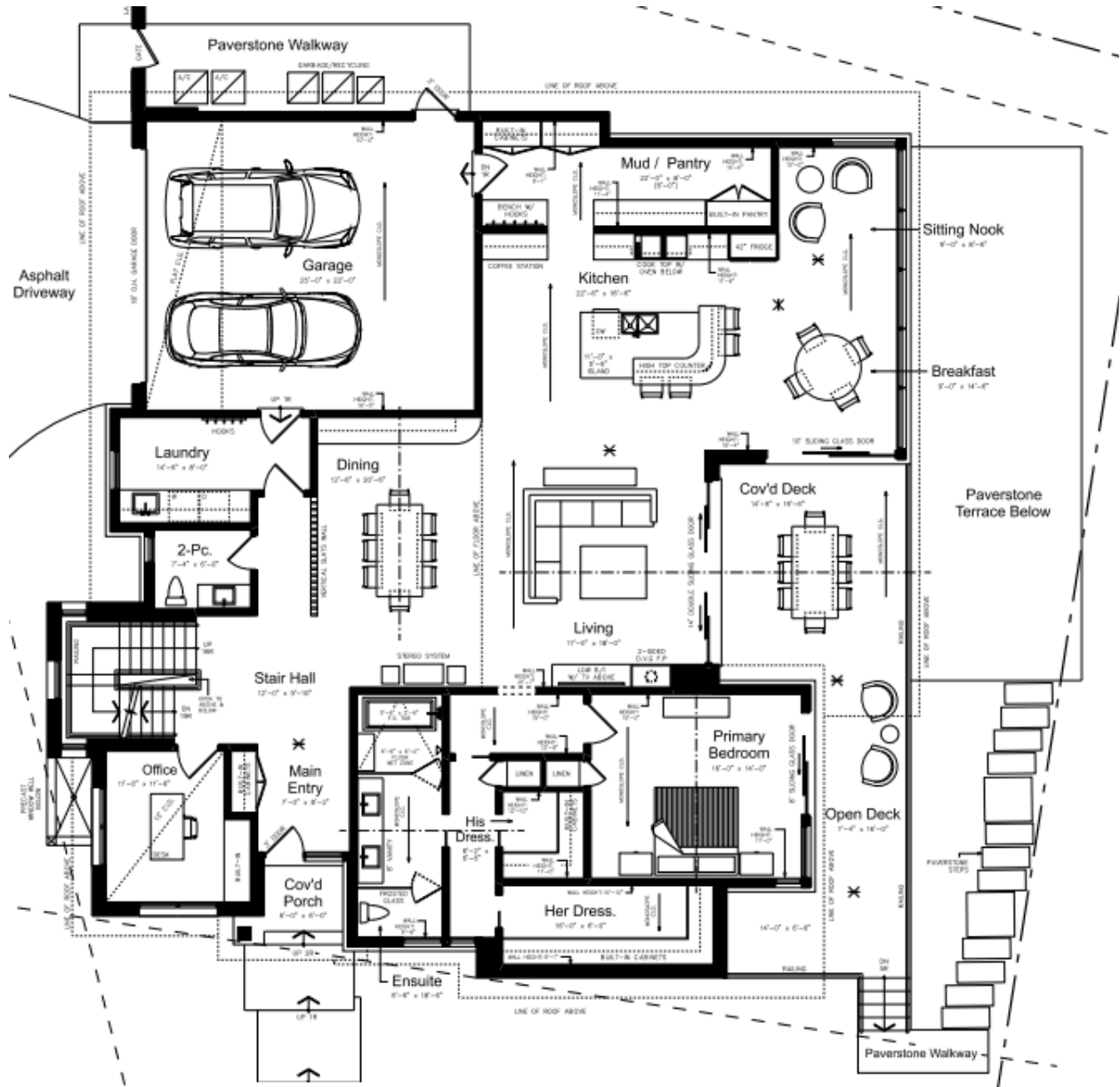
The east facing/Stavebank Road elevation greets residents and visitors alike from the village of Port Credit.

The north facing/Websters Lane elevation invites the use of the shared lane.

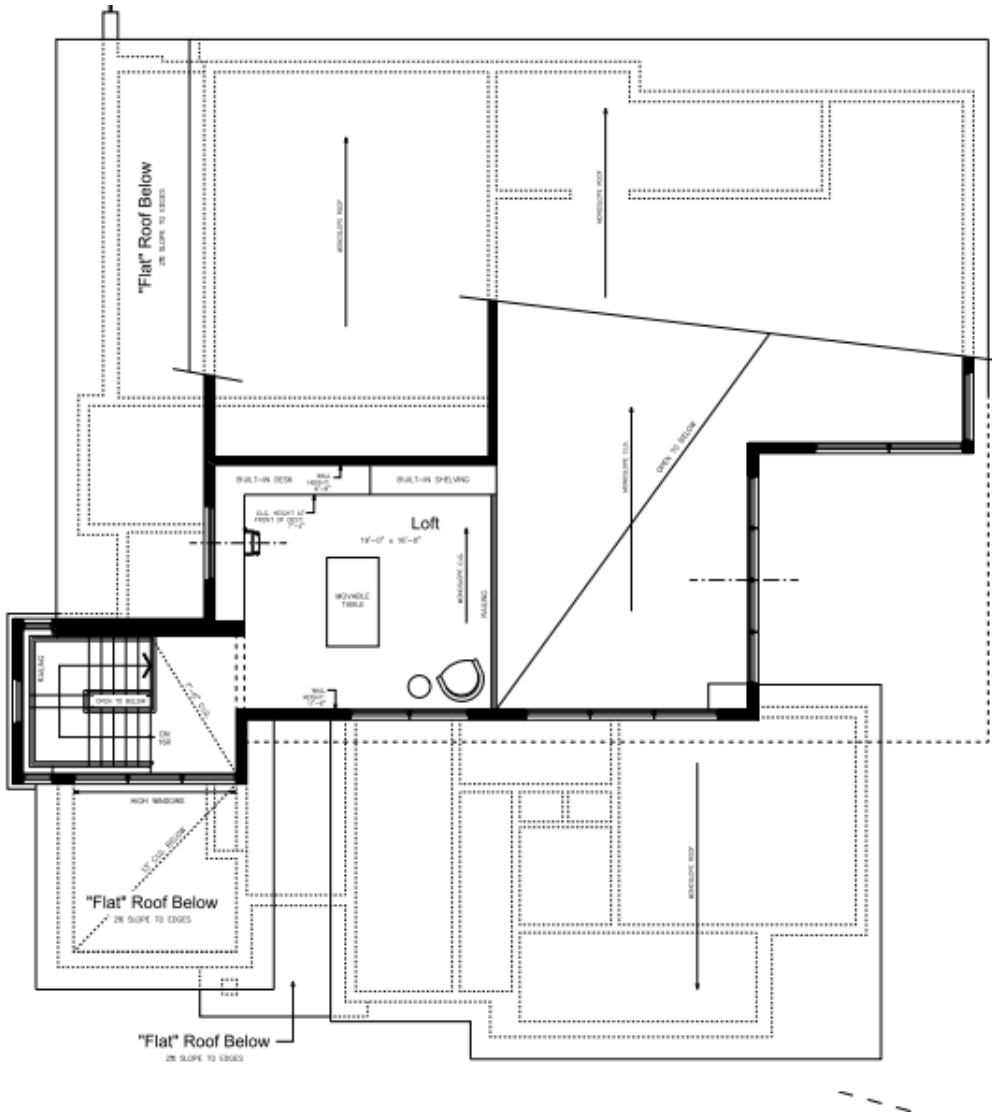
The west facing / river elevation has extensive windows, creating a connection with nature.

The south facing / CN Rail facing elevation is designed to minimize noise and impact from the train and nearby level crossing. It has minimal impact on the wildlife that traverses this area.

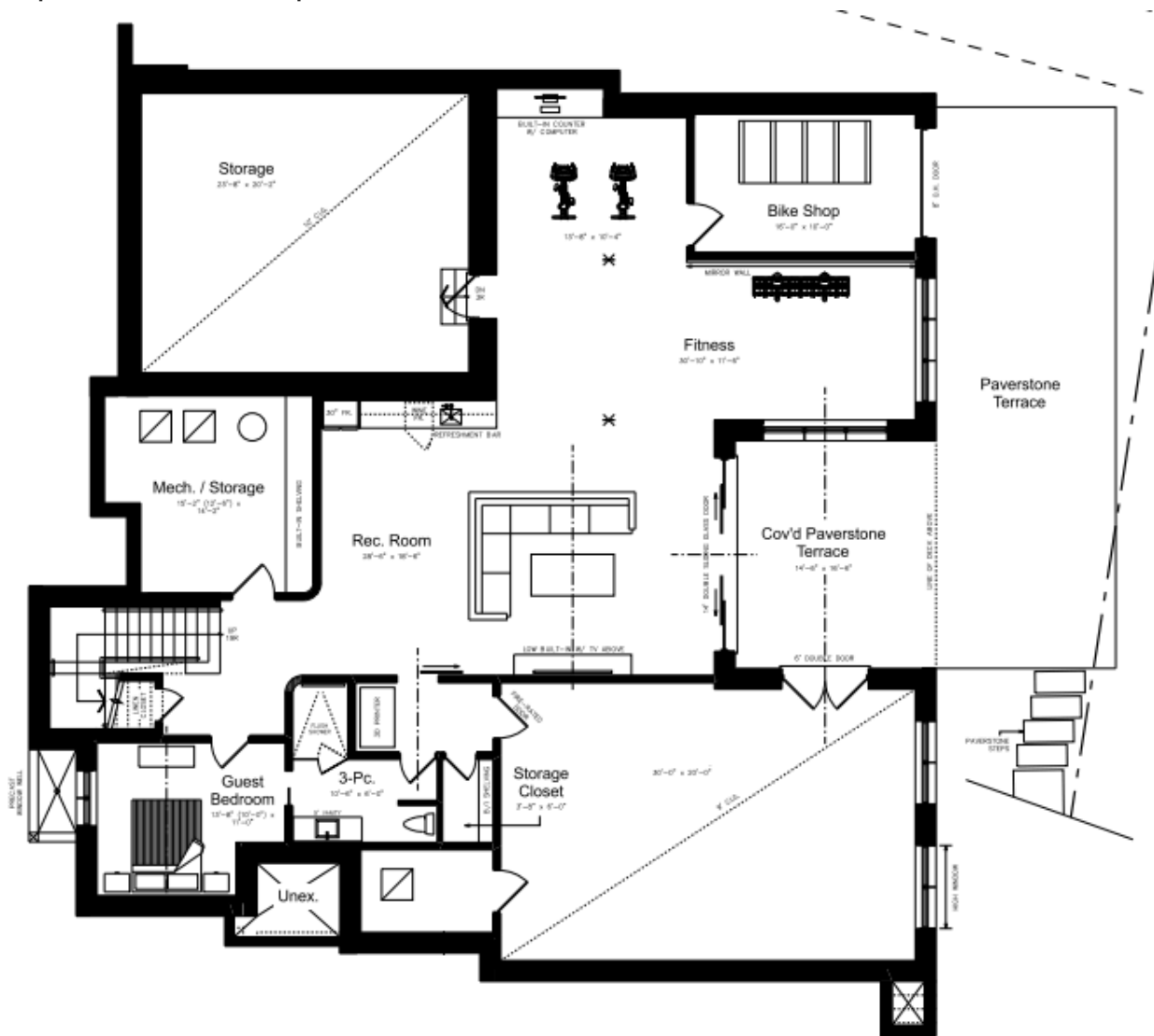
Proposed ground floor plan



Proposed loft plan



Proposed basement plan



Summary Statement and Conservation Recommendations

The existing dwelling located at 1150 Stavebank Road has not been designated under the heritage register. However, the property has been listed on the register under the Mineola West Cultural Landscape. The existing dwelling does not convey cultural or historical value or interest, and as such does not merit conservation measures and is thereby appropriate for demolition.

The removal of the existing dwelling will have no impact on the Mineola Cultural Landscape. The Mineola landscape is in fact currently undergoing a transition from post-war bungalows, to modern and energy efficient dwellings. The proposed dwelling will serve to add to the growing aesthetic and character of the neighbourhood. Therefore, it is recommended that the existing

structure be demolished in favour of the proposed dwelling which will serve to enhance the Mineola Cultural Landscape.

Mitigation Measures

Although there are no grounds for preserving the existing dwelling, based on the above evaluation for O.H.A. designation, its demolition should still be executed in an environmentally sustainable manner. All salvageable materials will be made available for reuse.

Mandatory Recommendation

As per [Cultural Heritage Landscape Heritage Impact Assessment Terms of Reference \(Mississauga.ca\)](http://Mississauga.ca)

In accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act the following reasons are why the subject property is not worthy of heritage designation and does not meet the criteria as stated in Regulation 9/06.

1. Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?

The subject property has been listed on the heritage register under the Mineola West Cultural Landscape but is not designated. The existing house does not meet the criteria set out in Regulation 9/06, Ontario Heritage Act.

2. If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization, or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has no contextual value in as far as its support of the character of the area. There is no link to its physical, function, visual or historic surroundings and it is not a landmark.

3. Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

The property has been listed on the register and does warrant conservation as per the Mineola West Cultural Landscape. The proposed development proposes conservation of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act.

Provincial Policy Statement

Under the Provincial Policy Statement, “Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Under this definition, and by virtue of its presence in a Mineola West Cultural Landscape, the existing property at 1150 Stavebank Road does warrant conservation.

Cultural Heritage Landscape Inventory

The proposed demolition of the existing house will not have any negative impacts on its status within the cultural landscape. The proposed development aligns with the features identified with the Mineola West Neighbourhood Cultural Heritage Landscape Inventory.

Landscape Environment:

- Scenic and visual quality:

The proposed dwelling has been designed to address the conditions of the site. It is the first home encountered at this east entrance to the Mineola West Neighbourhood. The spatial organization of the dwelling on the site is much more appropriate for the neighbourhood and continues to protect the area from intensification. The scale of the proposed dwelling is in keeping with the massing of new dwellings on Stavebank Road, as well as the Mineola West Neighbourhood as a whole. The proposed coverage of the new dwelling is 27%, which is under the City’s zoned maximum coverage of 30% for the property, as are all proposed setbacks.

- Natural Environment:

Several mature trees and existing landscaping will be updated to preserve the visual integrity of the street. The proposed development will maintain a strong street edge of mature trees that the neighbourhood is known for.

- Landscape Design:

There will be minimal impact on the existing topography.

Built Environment:

-Aesthetic/ visual quality:

The character and quality of the proposed design will serve to integrate into the existing housing stock as well as the natural feel the Mineola West Neighbourhood maintains.

-Consistent scale of built features:

There is a variety of dwellings in the vicinity, from new bungalows to older two-storey homes. Several homes in this area have been redeveloped into larger custom homes.

Other:

-Significant Ecological Interest:

The proposed dwelling will have a minimal impact on existing topography. The preservation of the majority of the trees, existing as well as new landscaping will be incorporated.

Bibliography

Author Bio

“A qualified heritage professional is *recommended* to help you prepare a clear, comprehensive and professional application.” [emphasis added]

[How to prepare your heritage application – City of Mississauga](#)

Although the author of this report is not a qualified heritage professional, this report is not only a clear, comprehensive, and professional application, it has been thoroughly researched and documented, and meets the requirements outlined in both the [Cultural Heritage Landscape Heritage Impact Assessment Terms of Reference](#).

Natalie Green holds an Honours B. Sc. from York University, and has been an engaged member of the Mineola West community since 2011.

References and Resources

- Ontario Land Registry Access, [OnLand.ca](#)
- Mississauga Deed Abstract 1800-1958 (sourced from [FamilySearch.org](#))
- Peel Art Gallery Museum and Archives, with assistance from Nick Moreau, Archivist
- If You Build It: Exploring Mississauga's Historic Architectural Style, with Historian Matthew Wilkinson <https://www.youtube.com/watch?v=MBgS7zFcePs>
- Library and Archives Canada (<https://www.canada.ca/en/library-archives.html>)
- Internet Archive (<https://archive.org/>)
- Heritage Mississauga, <https://heritagemississauga.com/>
- MPAC (mpac.ca)
- Mississaugas of the Credit First Nation (<https://mncfn.ca/>)
- Heritage Assessments from mississauga.ca for
 - 1267 Mississauga Road
 - 1448 Stavebank Road
 - 1392 Stavebank Road
 - 1251 Stavebank Road
 - 1171 Stavebank Road
 - 1285 Minaki Road
 - 200 Oakhill Drive

Appendices

Appendix 1 - Chain of Ownership

TOWNSHIP OF TORONTO							
Lot No. 6		In the		FIRST RANGE		C.I.R.	
No. of Instrument	Instrument	Its Date	Date of Registration	GRANTOR	GRANTEE	Consideration or Amount of Mortgage	REMARKS
16026	B.&S.	2 Nov1867	5 Dec1867	Bank of Upper Canada	James W. Cotton	\$3870.00	Part and O.L.
16027	B.&S.	27Nov1867	5 Dec1867	James W. Cotton	Bank of Upper Canada	3096.00	Part and O.L.
340	B.&S.	15May1869	6 Sep1869	Bank of Upper Canada	John Crickmore	7000.00	Part and O.L.
351	B.&S.	12Jul1869	20Sep1869	John Crickmore et ux	Wm. B. Hunter	25000.00	Part and O.L.
352	B.&S.	20Jul1869	20Sep1869	Wm. B. Hunter et ux	Peel General Mfg. Co.	14000 shares	Part and O.L.
1119	D.M.	18Dec1872	16Jan1873	C. Gamble	J. W. Cotton		Discharging No. 16027
1996	B.&S.	1 Sep1876	23Sep1876	Peel General Mfg. Co.	S. S. Lee et al	20000.00	All and O.L.
2158	B.&S.	28Nov1876	4 Apr1877	S. S. Lee et al	Canada Life Assce Co.	5.00	C.
379G.R.	Will	29Jul1884	24Oct1885	James W. Cotton	Susan A. Cotton		and O.L.
5677	Release	25Mar1886	14May1886	Canada Life Assce. Co. et al	Peel General Mfg. Co.	6000.00	All and O.L.
6948	B.&S.	1 Oct1888	18Oct1889	Peel General Mfg. Co.	Thomas Hector et al	9180.00	Part and O.L.
7588	B.&S.	13May1891	11Jun1891	Thos. W. Hector et al	Arthur W. Gordon	800.00	4 ac.
7867	B.&S.	24Mar1892	7 Apr1893	Arthur W. Gordon	Margaret Rice	275.00	1 ac.
8270	B.&S.	2 May1892	11Oct1893	Arthur W. Gordon	Ann. Janet Blair	250.00	1 1/2 ac.
8271	B.&S.	2 May1892	11Oct1893	Arthur W. Gordon	Ann. Janet Blair	200.00	1 ac.
8484	B.&S.	19Apr1894	21May1894	Margaret Rice	Henderson Allen	300.00	1 ac.
8967	B.&S.	31Oct1895	23Nov1895	Henderson Allan et ux	Simpson Hill	150.00	1 ac.
9135	B.&S.	30Apr1896	20May1896	Wm. J. McKay sur.Extr. of J. W. Cotton Est.	The Trusts Corp. of Ontario	1.00	C. Part and O.L. 215. ac. lying E. of Stave Bank Road;
11851	B.&S.	3 Mar1905	16Mar1905	The Toronto General Trusts Corp. trustees under will of Jas. W. Cotton	Cyril E. Cotton	1.00	Part and O.L.
13142	Q.C.	3 Sep1908	5 Sep1908	James Block et ux	Alice M. Webster	600.00	Part and O.L.
C*10	PLAN	7 Jul1910	16Jul1910	C. E. Cotton			Part and O.L.
14273	Q.C.	15Dec1910	6 Jan1911	Alice M. Webster (spinster)	Fred G. Webster	300.00	Part and O.L.
16531	B.&S.	30Apr1914	22May1914	Ann J. Blair	Edward A. McKay	3750.00	2 1/2 ac.
16726	B.&S.	27Jun1914	17Oct1914	Edward A. McKay	Alice M. Webster	1.00	2 1/2 ac.
				TO BOOK "C"			

Comm in w. limit of S.B. Rd. 1372.00 of lot 1 of 1st Range 4 along N.W. 1/2 of S.E. 1/4 of 1/2 along a fence to River & NW 1/4 of the same & 222.00 of 1/2 along a fence to p. of 1/2.

Comm. in w. limit of S.B. Rd. 1373.00 of lot 1 of 1st Range 4 along N.W. 1/2 of S.E. 1/4 of 1/2 along a fence to River & NW 1/4 of the same & 222.00 of 1/2 along a fence to p. of 1/2.

Comm. at intersection of 4th limit of S.B. Rd. & N.W. 1/2 of S.E. 1/4 of 1/2 of 1st Range 4 along N.W. 1/2 of S.E. 1/4 of 1/2 x 585' to 1st limit of S.B. Rd. (614.38) x 542' 45" to 2nd limit (250.00) to River & SE along River to C.N.R. x E along C.N.R. 4.52 to (590.32) to p. of 1/2.

Book "A"

			Lot #6	First Range Credit Reserve				
25882	Q.C.Deed	2Jan1925	9Mar1925	Thomas W. Hector & Edwin Crickmore etux	Alice M. Webster	\$	1.eto	pt & O.L.
27247	D.M.	14Oct1925	2Feb1926	Edwin Crickmore & Roland C. Strickland Exrs of John Crickmore	Thomas W. Hector & Edwin Crickmore			Dischg. 8231 Art 1 1936
2738	Grant	16Feb1926	20Mar1926	Thomas W. Hector & Edwin Crickmore etux	Alice H. Webster	pt	1.	& O.L.
27389	Grant	2Mar1926	20Mar1926	Alice M. Webster	Edwin Davey	pt	1.	& O.L.
27390	Grant	10Oct1926	20Mar1926	Jessie Allen, Marjorie Allen Wm. J. Allen, Elizabeth O'Dell, Capitola Hemphill	Edwin Davey	pt	1500000	& O.L.
29401	M.	15Mar1926	20Mar1926	Edwin Davey etux	Marjorie Allen	pt	850.00	& O.L.
29445	M.	22Apr1926	20Mar1926	Marjorie Allen	R.H. Jamieson	pt	1.eto	assign (27701) AP
29841	Grant	5Oct1927	25Jan1928	Alice M. Webster	Alice M. Webster & Frederick G. Webster	pt	1.eto	pt as joint tenants
29852	D.M.	6Mar1930	2Mar1930	R.H. Jamieson	Edwin Davey	pt		Dischg. 2731 & O.L.
23667	M.	14Apr1931	14Apr1931	Horace A. Lawrence & Hazel M. Lawrence	Alice M. Webster & Frederick G. Webster	pt	2250.00	& O.L.
33668	Grant	15Apr1931	14Apr1931	Alice M. Webster & Frederick G. Webster	Horace A. Lawrence & Hazel M. Lawrence	pt	5100.00	as joint tenants & O.L.
34252	M.	1Dec1931	14Dec1931	Edwin Davey etux	Charles D. Otten	pt	500.00	pt & O.L.

Book "C"



Plan 43R10543



LAND REGISTRY OFFICE #43
 13456-0145 (LT)
 * CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PAGE 1 OF 1
 PREPARED FOR Ngreen
 ON 2026/01/17 AT 16:57:13

ONLAND

PROPERTY DESCRIPTION: PT LT 6, RANGE 1 CIR TT , PART 2 , 43R10543 , S/T R01112071, R01124427, R0719580, TT43961, R01082229 ; MISSISSAUGA

PROPERTY REMARKS: (1150) (224) (232) (236) (1168)

ESTATE/QUALIFIER: RECENTLY: PIN CREATION DATE:
 FEE SIMPLE RE-ENTRY FROM 13456-0741 1998/02/23
 LT CONVERSION QUALIFIED

OWNERS' NAMES CAPACITY SHARE
 WEBSTER, ALICE M. JTEN
 WEBSTER, FREDERICK G. JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHRD
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN **WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/23 ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 4(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1998/02/24 ** TT29841 1928/01/25 TRANSFER \$1 WEBSTER, ALICE M. WEBSTER, ALICE M. REMARKS: ADDED 98/02/04 BY LAND REGISTRAR #1 WEBSTER, FREDERICK G. 43R10543 1982/12/22 PLAN REFERENCE						
						C
						C

TT29841

OnLand

Instrument	Date	Grantor	Grantee
TT55290	1949/04/05	ALICE M WEBSTER	GARNET McGILL et al
TT122800	1959/09/09	GARNET McGILL and EDITH MAY McGILL	DORIS SHIPWRIGHT and PETER SHIPWRIGHT
TT145891	1962/01/10	DORIS SHIPWRIGHT and PETER SHIPWRIGHT	JOAN FREEMAN and NIGEL FREEMAN
Unknown	Unknown	JOAN FREEMAN and NIGEL FREEMAN	HAROLD ROBERT HARE
VS371352	1975/08/21	HAROLD ROBERT HARE	CHARLES ALAN HARE and JUDITH HARE
RO581379	1981/04/28	CHARLES ALAN HARE and JUDITH HARE	JANETTE HALKET RENNIE
RO650124	1983/06/29	JANETTE HALKET BANKS	JAMES DENNIS BANKS and JANETTE HALKET BANKS
RO1112071	1996/04/15	JAMES DENNIS BANKS and JANETTE HALKET BANKS	BANKS, JANETTE HALKET
PR1304423	2007/07/30	BANKS, JANETTE HALKET	RENNIE, DOUGLAS RENNIE, DAVID RENNIE, SCOTT
PR1305305	2007/07/30	RENNIE, DOUGLAS RENNIE, DAVID RENNIE, SCOTT	BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN
PR3039965	2016/12/01	BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN	ROGERS, GREGORY BRUCE
PR4360509	2024/08/01	ROGERS, GREGORY BRUCE	WEBSTERS LANE DEVELOPMENTS INC.
PR4531811	2025/11/18	Websters Lane Developments	MACLEOD, IAN GREEN, NATALIE



LAND REGISTRY OFFICE #43
 13456-0140 (LT)
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PAGE 1 OF 3
 PREPARED FOR Natalie
 ON 2025/12/23 AT 09:58:56

ONLAND

PROPERTY DESCRIPTION: PT LT 6, RANGE 1 CIR TT, AS IN R01112071, T/W R01112071, MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER: RECENTLY: FIN CREATION DATE:
 FEE SIMPLE RE-ENTRY FROM 13456-0736 1999/02/23
 LT CONVERSION QUALIFIED
 NAMES: BANKS CAPACITY SHARE
 MCLEOD, IAN JTES
 GREEN, NATALIE SUZANNE JTES

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
EFFECTIVE 2000/07/29 THE NOTATION OF THE BLOCK IMPLEMENTATION DATE* OF 1997/03/18 ON THIS FIN **WAS REPLACED WITH THE "FIN CREATION DATE" OF 1998/02/23** ** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE 1998/02/23 ** **SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO: ** SUBSECTION 49(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES * ** AND ESCHEATS OR FORFEITURE TO THE CROWN. ** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF ** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY ** CONVENTION. ** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES. **DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **						
R0766591	1986/08/28	CHARGE		*** COMPLETELY DELETED ***	SCOTIA MORTGAGE CORP.	
R0997308	1992/02/11	CHARGE		*** COMPLETELY DELETED ***	THE BANK OF NOVA SCOTIA	
R01112071	1996/04/15	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	BANKS, JANETTE HALMET	
LT1932459	1999/04/23	CHARGE		*** COMPLETELY DELETED *** BANKS, JANETTE HALMET	THE BANK OF NOVA SCOTIA	
LT1940691	1999/05/13	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: R0997308						

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
 NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.



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PAGE 2 OF 3
 PREPARED FOR Natalie
 ON 2025/12/23 AT 09:58:56

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
FR126769	2001/09/10	DISCH OF CHARGE		*** COMPLETELY DELETED *** SCOTIA MORTGAGE CORP.		
REMARKS: RE: R0766591						
FR742690	2004/10/28	CHARGE		*** COMPLETELY DELETED *** BANKS, JANETTE HALMET	HOME EQUITY MORTGAGE CORPORATION	
FR077642	2005/06/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE BANK OF NOVA SCOTIA		
REMARKS: RE: LT1932459						
FR1304423	2007/07/30	TRANSMISSION-LAND		*** COMPLETELY DELETED *** BANKS, JANETTE HALMET	RENNIE, DOUGLAS RENNIE, DAVID RENNIE, SCOTT	
FR1305305	2007/07/30	TRANS PERSONAL REP		*** COMPLETELY DELETED *** BRUSHA, CHRISTIE FRED RENNIE, DAVID RENNIE, SCOTT	BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN	
REMARKS: PLANNING ACT STATEMENTS						
FR1305306	2007/07/30	CHARGE		*** COMPLETELY DELETED *** BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN	CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES	
FR1247639	2007/10/02	DISCH OF CHARGE		*** COMPLETELY DELETED *** HOME EQUITY MORTGAGE CORPORATION		
REMARKS: RE: FR742690						
FR1326194	2010/05/26	CHARGE		*** COMPLETELY DELETED *** BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN	THE TORONTO-DOMINION BANK	
FR3039965	2016/12/01	TRANSFER		*** COMPLETELY DELETED *** BRUSHA, CHRISTIE FRED BRUSHA, PATRICIA LYNN	ROGERS, GREGORY BRUCE	
REMARKS: PLANNING ACT STATEMENTS.						
FR3039966	2016/12/01	CHARGE		*** COMPLETELY DELETED *** ROGERS, GREGORY BRUCE	CANADIAN IMPERIAL BANK OF COMMERCE	
FR3054662	2016/12/29	DISCH OF CHARGE		*** COMPLETELY DELETED *** CIBC MORTGAGES INC., TRADING AS FIRSTLINE MORTGAGES		

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REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
		REMARKS: FR1808906.				
FR3057557	2017/01/05	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO-DOMINION BANK		
		REMARKS: FR1826194.				
FR4260509	2024/09/01	TRANSFER		*** COMPLETELY DELETED *** ROGERS, GREGORY BRUCE	WEBSTERS LANE DEVELOPMENTS INC.	
		REMARKS: PLANNING ACT STATEMENTS.				
FR4370185	2024/05/27	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE		
		REMARKS: FR3038966.				
FR4821811	2025/11/18	TRANSFER	51	WEBSTERS LANE DEVELOPMENTS INC.	MACLEOD, IAN GREEN, NATALIE SUZANNE	C

Appendix 2 - Neighbouring Properties



224 Websters Lane - built in 1937, renovated multiple times, wood siding. Directly behind and adjacent to subject property.



236 Websters Lane - 1 ½ storey built in 1923, updated in 2013.



1153 Stavebank Road: built in 1954, one storey stucco and wood-clad dwelling.



1159 Stavebank Road: built in 1910, two storey, hipped-roof and wood-clad dwelling.



1168 Stavebank Road: stucco duplex.



1171 Stavebank Road - new, modern one storey replacement dwelling



1174 Stavebank Road: 1 ½ storey side-gabled dwelling with large front dormer, built in 1923, updated in 1998.



1181 Stavebank Road - front-gabled two-storey frame house with a stucco finish and circular driveway of interlocking brick.