

SEND BY COURIER AND EMAIL

November 22, 2022.

Paula Kulpa
Heritage Branch, Ministry of Citizenship and Multiculturalism
400 University Avenue, 5th Floor
Toronto, ON M7A 2R9

Dear Ms Kulpa

Re: Bill 23 THE MORE HOMES BUILT FASTER ACT

Meadowvale Village was established in 1836. The City of Mississauga recognized that, while many of the smaller Villages within its boundaries were lost over time, steps had to be taken to protect the few that remained. Staff were directed to study and formalize the Meadowvale Village Heritage Conservation District Plan. The City, in collaboration with Village residents, were fortunate to have the Province of Ontario designate Meadowvale Village “ONTARIO’S FIRST HERITAGE CONSERVATION DISTRICT” in 1980.

One of the requirements for designation was that 85% of the residents living in the Village must vote in favour of designation. Meadowvale residents surpassed that number. They would give up certain rights that others took for granted such as restrictions on lot severances, additions, height restrictions, lot coverages, use of building materials and now, the need to get Mississauga City Council approval for any alteration to the property or buildings. Designation, however, provided a comfort level for residents past and present, that the unique character of their Village would be protected and preserved.

Meadowvale Village residents understand and support the need to make up for the housing shortage in Ontario and agree that red tape, bureaucracy, land use and finance are the key stumbling blocks. However, municipalities, community groups and residents have serious concerns with this rushed legislation and will make their voices heard.

It would appear that Bill 23 would have minimal impact on Heritage Districts and we feel that any changes to the legislation would have a negative impact on the cultural heritage value of Heritage Conservation areas both within and adjacent to districts and should not be included in this legislation.

While there is limited opportunity within our district, the Municipality should retain Site Plan Control on any development within the Meadowvale Village Heritage Conservation District. The right to appeal decisions to the OLT that are not compatible with the character of the Heritage Village must be retained and the financial burden for the legal costs should remain the responsibility of each participating party.

Thank you for the opportunity to comment on this important matter.

MEADOWVALE VILLAGE COMMUNITY ASSOCIATION

Jim Holmes, Chairman