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The Corporation of the Municipality of Clarington

By-law 2025-026

Being a by-law to designate the property known for municipal purposes as 2774 Concession Road 6, Darlington, Municipality of Clarington, as a property of historic or architectural value or interest under the *Ontario Heritage Act*, R. S. O. 1990, Chapter O.18;

Whereas the *Ontario Heritage Act*, R. S. O., 1990, c.O. 18 authorizes the Council of the Municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act; and

Whereas the Council of the Corporation of the Municipality of Clarington has caused to be served upon the owner of the property known for municipal purposes at 2774 Concession Road 6, Darlington and upon the Ontario Heritage Foundation, Notice of Intention to Designate the aforesaid real property and has caused such Notice of Intention to be published on the municipal website having general circulation in the area of the designation on May 7, 2025 ; and

Whereas the reasons for the designation of the aforesaid property under the *Ontario Heritage Act* are contained in Schedule "A" attached to and forming part of this by-law; and

Whereas the Clarington Heritage Committee has recommended that the property known for municipal purposes as 2774 Concession Road 6, Darlington, be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

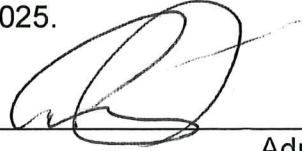
Whereas no notice of objection to the proposed designation was served upon the Municipal Clerk within the period prescribed by the *Ontario Heritage Act*;

Now Therefore the Council of the Corporation of The Municipality of Clarington hereby enacts as follows:

1. The property known for municipal purposes at 2774 Concession Road 6, Darlington which is more particularly described in Schedule "B" which is attached to and forms part of this by- law, is hereby designated as a property which has historic or architectural value or interest under Section 29 of the *Ontario Heritage Act*, R. S. O. 1990, c., O. 18.
2. The Solicitor for the Municipality of Clarington is hereby authorized to cause a copy of this by-law to be registered against the title to the property described in Schedule "B" hereto.

3. The Municipal Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the property described in Schedule "B" hereto and on the Ontario Heritage Foundation. The Municipal Clerk also is authorized to cause notice of the passing of this by-law to be published on the municipal website having general circulation in the area of the designation.

Passed in Open Council this 23rd day of June, 2025.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

By signing this by-law on June 23, 2025, Mayor Adrian Foster will not exercise the power to veto this by-law and this by-law is deemed passed as of this date.

Schedule 'A'

To By-law 2025- 2026

Description

The Roy House Farmstead at 2774 Concession Road 6 is located on the north side of Concession Road 6, east of Clemens Road, south of the Village of Tyrone in the Municipality of Clarington. The original 53.8-hectare property comprises agricultural fields, two barns, a garage, and a 1 ½-storey fieldstone farmhouse. The fieldstone house, severed from farmland, was constructed circa 1852.

Physical/Design Value

The farmhouse has design value as a rare example of a vernacular Georgian farmhouse with Regency/Picturesque features. The farmhouse's 1 ½ storey massing and form is generally representative of the Georgian style popular through the late 1800s in Ontario, however, features such as the large tripartite windows, high ground floor ceilings, "Chinoiserie" patterning on the transom and sidelights of the central entrance, and its siting at the top of a gentle slope are distinctly Regency/Picturesque in their character. Another rare design choice is the use of flat brick arches over openings with wide skewbacks. The farmhouse's field stone material is representative of a common local material, less common in other jurisdictions, and is dressed with courses every 18" or so on the façade with "boulder coins" elevating the farmhouse's design.

Historical/Associative Value

The farmhouse and associated farmstead were developed by the Roy family. The Roy family emigrated from Scotland in the 1840s. William Roy purchased the property in 1845 and constructed the fieldstone farmhouse by 1852. William Roy was an active member of the local community, and the Roy family inhabited and actively farmed the property for over 130 years.

Contextual Value

The farmstead and surrounding agricultural fields maintain and support the rural character of the surrounding area. The farmstead contributes to an agricultural parcel fabric throughout the rural areas of the former Darlington Township that is characterized by rolling hills, farm fields and pastures, barns and other outbuildings, and 1 ½ - 2 storey farmhouses built of stone or frame.

The farmstead is located to maximize views to and from the property, supporting its Regency/Picturesque attributes. It has a large setback from the roadway and a long straight drive to a cluster of buildings, with the farmhouse sitting proudly in the forefront. From the roadway, the farmhouse appears low and rectangular in a park-like setting.

Description of Heritage Attributes

Key exterior elements that contribute to the property's cultural heritage value include its:

- 1 ½ storey massing;
- Side gable roof with original wooden eaves with returns;
- Symmetrical three bay façade with centrally located front door;
- Dressed broken coursed fieldstone façade with “boulder quoins”;
- Minimally dressed rubblestone side and rear walls;
- Original window openings with wooden sills and flat red brick arches with skewbacks;
- Three original wooden vertically sliding sash windows on with 12 over 12 pattering on the ground floor of the west, north and east elevations;
- Original large wooden tripartite windows with vertically sliding sash with 9 over 9 patterning on the central sashes and 3 over 3 on the side sashes on the façade;
- Original door opening with flat red brick arch and skewbacks and transom and sidelights with “Chinoiserie” patterning;
- Original basement window openings and with flat red brick arches and skewbacks (two in front façade, one on each side wall towards the rear); and
- Picturesque landscape with farmhouse set back from the road via a long straight driveway, and surrounded by agricultural fields;

Schedule 'B'

To By-law 2025- 2026

Legal Description:

Part of Lot 8, Concession 6

Part 1 on 40R-32799

Municipality of Clarington

Regional Municipality of Durham

PIN Part of 26720-0181(LT)

Properties

PIN

26720 - 0181 LT

☒ Affects Part of Prop

Description

PT L PT LT 8 CON 6 DARLINGTON, PART 1, 40R-32799; CLARINGTON, REGIONAL MUNICIPALITY OF DURHAM

Address

2774 CONCESSION ROAD 6
CLARINGTON

Applicant(s)

This Order/By-law affects the selected PINs.

Name

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

Address for Service

40 Temperance St.
Bowmanville, Ontario
L1C 3A6

This document is being authorized by a municipal corporation Adrian Foster, Mayor and June Gallagher, Municipal Clerk.
This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

Joanne Marie Barchard

40 Temperance St.
Bowmanville
L1C 3A6

acting for
Applicant(s)

First
Signed

2025 06 26

Tel

905-623-3379

Email

jbarchard@clarington.net

Joanne Marie Barchard

40 Temperance St.
Bowmanville
L1C 3A6

acting for
Applicant(s)

Last
Signed

2025 07 02

Tel

905-623-3379

Email

jbarchard@clarington.net

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

MUNICIPALITY OF CLARINGTON - LEGAL

40 Temperance St.
Bowmanville
L1C 3A6

2025 07 02

Tel

905-623-3379

Email

jbarchard@clarington.net

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90