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## The Corporation of the Municipality of Clarington

### By-law 2026-027

Being a by-law to designate the property known for municipal purposes as 4-10 King Avenue East, Newcastle, 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 4-10 King Avenue East, Newcastle, 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 January 8, 2026; 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 4-10 King Avenue East, Newcastle, 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 4-10 King Avenue East, Newcastle, 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 27<sup>th</sup> day of April, 2026.

  
\_\_\_\_\_  
Granville Anderson, Deputy Mayor

  
\_\_\_\_\_  
June Gallagher, Municipal Clerk

This by-law is deemed to have been passed on the expiry of the two-day period prescribed under Part VI.1 of the Municipal Act, 2001, no veto having been exercised.

## **Schedule 'A'** **To By-law 2026-027**

### Statement of Significance and List of Character Defining Features

#### Description of Property

4-10 King Avenue East is located in the commercial core of the historic Village of Newcastle, at the historic four-corners. It consists of a two-storey Italianate building constructed in circa 1859.

#### Physical/Design Value

4-10 King Avenue East is a representative example of a building constructed in the Italianate architectural style, specifically the commercial Italianate form. The two-storey red brick building is composed of two distinct sections divided by a fire wall which create a rectangular plan fronting towards King Avenue East. The heavily ornamented side gable roof and one-storey rear wing located on Mill Street carry through the Italianate aesthetic and emphasize the buildings' location on the corner. The building has predominantly segmentally arched window openings with brick voussoirs and tin clad sills which is typical of Italianate architecture. The building showcases eave returns and an ornate bracketed cornice along façade and west elevation composed of individual projecting brackets of varying sizes and molded frieze board which are key characteristics associated with Italianate design. The building has a balanced façade, with each section showcasing balanced composition and rhythmic elements. The west portion of the building, known as 4 King Avenue East, includes a three bay façade with two entryway openings topped with rectangular transoms, whereas the east sections centrally placed entrance includes decorative transom and sidelights flanked by one-story canted bay windows. The bay windows are topped by truncated hip roofs with bracketed cornices and include decorative brickwork features which are representative of the Italianate architectural style.

#### Contextual Value

4-10 King Avenue East is important in defining, supporting, and maintaining the four corners of the commercial core within the historic village of Newcastle. The development of the commercial core in the mid-to-late 19th century played a significant role in the social and economic development and growth of the community of Newcastle, which resulted in its incorporation as a village in 1856. The lots lines, layout, and built form of the historic core is consistent with typical 19th century commercial streetscape found throughout Ontario. The King Avenue streetscape is comprised of predominantly one- to two-storey commercial and institutional buildings of primarily brick construction with narrow, uniformed setbacks along the street. Furthermore, the stylistic similarities between several properties, including red brick construction, ornamented rooflines, decorative brickwork and balanced façades with formal entrances, strengthens their contribution to the historic character of the commercial area. 4-10 King Avenue East helps support the historic core through its setback, massing, and decorative details which is consistent with the surrounding area. Due to its prominent location at the north-east corner of King Avenue East and Mill Street, 4-10 King Avenue East holds importance at the historic four corners, reinforced by the detailed ornamentation on both the façade and west elevation. The four corners anchor the commercial core in the historic village of Newcastle and defines the east and west side of King Avenue. It is notable that 4-10 King Avenue served as Newcastle Village's post office from 1880-1923.

#### Description of Heritage Attributes

4- 10 King Avenue East is a representative example of a building constructed in the Italianate

architectural style, specifically the commercial Italianate form. The property contains the following heritage attributes that reflects this value:

#### 4 King Avenue East

- Two-storey building constructed in the Italianate commercial architectural style
- Red brick construction
- Balanced three-bay façade
- One-storey rear wing with gable roof and segmentally arched window with brick voussoirs
- Side gable roof with return eaves
- Decorative bracketed cornice with molded frieze board along façade roofline and side gable roof
- Segmentally arched window openings with tin clad sills
- Two entryway openings topped with segmentally arched transoms

#### 10 King Avenue East

- Symmetrical three-bay façade
- Decorative bracketed cornice with molded frieze board along façade roofline
- Segmentally arched window openings with tin clad sills
- Centrally placed formal entrance opening with transom and sidelights
- Canted bay windows with truncated hip roofs, bracketed cornices, and decorative brickwork

4-10 King Avenue East is important in defining, supporting, and maintaining the four corners of the commercial core within the historic village of Newcastle. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Italianate commercial architectural style
- One-storey attached wing located along Mill Street
- Red brick construction
- Location at intersection of King Avenue and Mill Street
- Overall massing, setback, and decorative details

**Schedule 'B'**  
**To By-law 2026 -027**

Legal Description:

MORE WESTERLY LT 1 BLK E PL VILLAGE OF NEWCASTLE HANNINGS PL UNDATED  
NEWCASTLE; PT LT 4 BLK E PL VILLAGE OF NEWCASTLE HANNINGS PL UNDATED  
NEWCASTLE AS IN N113064 MUNICIPALITY OF CLARINGTON

PIN 26656-0115

**Properties**

*PIN* 26656 - 0115 LT  
*Description* MORE WESTERLY LT 1 BLK E PL VILLAGE OF NEWCASTLE HANNINGS PL  
UNDATED NEWCASTLE; PT LT 4 BLK E PL VILLAGE OF NEWCASTLE HANNINGS  
PL UNDATED NEWCASTLE AS IN N113064; MUNICIPALITY OF CLARINGTON  
*Address* 10 KING STREET  
NEWCASTLE

**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 Granville Anderson, Deputy 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. acting for Signed 2026 06 04  
Bowmanville Applicant(s)  
L1C 3A6

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. 2026 06 04  
Bowmanville  
L1C 3A6

Tel 905-623-3379  
Email jbarchard@clarington.net

**Fees/Taxes/Payment**

*Statutory Registration Fee* \$71.55  
*Total Paid* \$71.55

**File Number**

*Applicant Client File Number :* 4-10 KING AVE. NEWCASTLE