

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

The Corporation of the Municipality of Clarington

By-law 2026-063

Being a by-law to designate the property known for municipal purposes as 75 Wellington Street, Bowmanville, 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 75 Wellington Street, Bowmanville, 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 April 15, 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 75 Wellington Street, Bowmanville, 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 75 Wellington Street, Bowmanville, 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 22nd day of June, 2026.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

By signing this by-law on June 22, 2026, 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 2026-063**

Statement of Significance and List of Character Defining Features

Description of Property

75 Wellington Street is located on the south side of Wellington Street in the Town of Bowmanville. The subject property contains a one-and-a-half storey, brick building, constructed circa 1875.

Physical/Design Value

75 Wellington Street has design value as a representative example of a residential building constructed in a subtype of Gothic Revival architecture style, known as Gothic/Ontario Cottage design. The one-and-a-half-storey, brick building includes a side gable roof with overhanging eaves and a high-pitched central gable peak finished with decorative vergeboard and finial which are key characteristic of the Gothic/Ontario Cottage design. Similarly, the symmetrical and balanced three-bay façade exhibits typical massing and decorative elements associated with the Gothic/Ontario Cottage. The segmentally arched window openings with brick voussoirs and the centered rectangular door opening with classically inspired surrounds are additional features representative of the Gothic/Ontario Cottage aesthetic.

Contextual Value

75 Wellington Street is important in supporting the 19th and early 20th century residential area associated with the historic town of Bowmanville. The lot lines and block layout of the historic town was well established in the late-19th century and reflected in the commercial core found along King Street and the large presence of residences located along several side streets at this time. The development of commercial and residential area during this time played a significant role in the social and economic development and growth of the Bowmanville. The location of the subject property along Wellington Street supports the character of the streetscape and the local context. Located off or parallel to King Street, the buildings in the historical town located along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction and often showcase ornate details. 75 Wellington Street exhibits, massing, style, and decorative details consistent with character of the historic town of Bowmanville. It is notable the property was once owned by the White Family. Members of the White Family were stone masons who worked in the community and nearby villages, with notable work including the construction of five stone houses along Concession Road 7.

Description of Heritage Attributes

75 Wellington Street is important in supporting the 19th and early 20th century residential area associated with the historic town of Bowmanville. The property contains the following heritage attributes that reflect this value:

- One-and-a-half-storey, building constructed in a subtype of Gothic Revival architecture style, known as Gothic/Ontario Cottage design
- Brick construction

- Side gable roof with over hanging eaves and a central gable peak adorned with decorative vergeboard
- Symmetrical and balanced three-bay façade
- Rectangular front entrance opening with classical detailing
- Segmentally arched window openings with brick voussoirs

75 Wellington Street is important in supporting the 19th and early 20th century residential area associated with the historic town of Bowmanville. The property contains the following heritage attributes that reflect this value:

- One-and-a-half-storey, building constructed in a subtype of Gothic Revival architecture style, known as Gothic/Ontario Cottage design
- Setback, massing and decorative details
- Location along Wellington Street

Schedule 'B'
To By-law 2026 - 063

Legal Description:

PT LT 3 BLK X PL GRANT BOWMANVILLE AS IN N71606; MUNICIPALITY OF
CLARINGTON

PIN 26627-0059 (LT)