

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 2026-087

Being a by-law to designate the property known for municipal purposes as 3438 Green Road, 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 3438 Green Road, 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 May 19, 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 3438 Green Road, 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 3438 Green Road, 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 19th day of August 2026.



Adrian Foster, Mayor



June Gallagher, Municipal Clerk

By signing this by-law on August 19, 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 2026-087

Statement of Significance and List of Character Defining Features

Description of Property

3438 Green Road is located on the west side of Green Road north of the urban area of Bowmanville. The subject property consists of a one-and-a-half-storey, stone building, constructed in a Gothic Revival style likely built between 1861 and 1870.

Physical/Design Value

3438 Green Road has design value as a representative example of Gothic Revival architectural style. 3438 Green Road is a one-and-a-half-storey, stone building which follows an L-shaped plan built in the Gothic Revival architectural style. The main portion of the building follows an L-shaped plan with an asymmetrical but balanced massing and composition. The cross gable roofline has overhanging eaves, a small front gable peak adorned with decorative scrolled vergeboard, while the gables ends and the front gable have a more elaborate and ornate vergeboard with finials which are key characteristics associated with Gothic Revival residential architecture. The building contains segmentally arched window openings with large stone voussoirs and a lancet window with tracery and stone voussoirs in the front gable peak which are representative of residential Gothic Architectural design. The primary rectangular entrance is centrally placed and is located under an open one-storey porch. The porch spans the entranceway and is supported with decorative treillage, which adds to the ornate characteristics associated with residential Gothic Revival architectural style. 3438 Green Road has physical value for its use of stone construction which is a rare material for this building type within the local context. According to the local heritage committee, the subject property is the only one of this type built in fieldstone, as brick was the primary material of choice, making it a rare material type with the local context.

Contextual Value

3438 Green Road is a well-built structure with stone masonry which displays a high degree of craftsmanship, especially within the local context. The building's stone cladding is assembled in an Aberdeen bond, with stone faces alternating between headers and stretchers. Specifically, the headers composed of small stones stacked in groups of three and the stretchers with the full-size stones together create a unique pattern which is augmented by the colour contrasts and created an overall noticeable and unique stone wall assemblage. The stone masonry, and the inclusion of the Aberdeen bond, demonstrates a high level of craftsmanship and technique by the builder.

Description of Heritage Attributes

3438 Green Road has design value as a representative example of Gothic Revival architectural style and is constructed with stone which is a rare material for this building type within the local context. The property contains the following heritage attributes that reflect this value:

- One-and-a-half-storey building constructed in the Gothic Revival style.
- Stone construction executed with 'Aberdeen Bond' masonry.
- L-shaped plan with an asymmetrical but balanced massing and composition.

- Cross gable roofline with overhanging eaves, with a small front gable peak adorned with decorative scrolled vergeboard; the gable ends and the front gable showcase more elaborate and ornate vergeboard with finials.
- Segmentally arched window openings with large stone voussoirs
- The lancet window with tracery and stone voussoirs in the front gable peak
- The centrally placed primary rectangular entrance
- Open one-storey porch with ornate treillage supports

3438 Green Road is a well-built structure with stone masonry which displays a high degree of craftsmanship, especially within the local context. The property contains the following heritage attributes that reflect this value:

- Stone construction executed with 'Aberdeen Bond' masonry
- Stone voussoirs

Schedule 'B'
To By-law 2026 - 087

Legal Description:

LT 17 CON 3 DARLINGTON EXCEPT PT 1, N32731; S/T DN22040, DN22047; CLARINGTON

PIN 26696-0066