

**The Corporation of the Municipality Of Clarington
By-Law No. 2021 – XXX**

Being a by-law to designate the property known for municipal purposes as 40 Station Street (Orono), Municipality of Clarington as a property of historic or architectural value or interest under the *Ontario Heritage Act*, R. S. O. 1990, Chapter 0.18;

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

AND WHEREAS the subject lands are currently designated under Part IV of the Ontario Heritage Act by By-law 90-22, and have been severed (File No. LD XXX/20XX);

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 as 40 Station Street 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 in the Clarington This Week, a newspaper having general circulation in the area of the designation on _____ ; and

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

AND WHEREAS the Clarington Heritage Committee has recommended that the property known for municipal purposes as 40 Station Street Orono, be designated as a property of historic or architectural value or interest under the *Ontario Heritage Act*; and

ANDWHEREAS 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 as 40 Station Street, Orono, 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 in the Clarington This Week, a newspaper having general circulation in the area of the designation.

4. That By-law 90-22 be Repealed

By-law passed in open session this ____ day of _____, 2021

June Gallagher, Municipal Clerk

Adrian Foster, Mayor

Schedule 'A' **To By-law 2021- XXX**

Statement of Significance and list of character defining features.

Description of Property

40 Station Street, Orono is known as the “John Cobbledick House”, and is located on Lot 27, Concession 4 in the Township of Clarke, Municipality of Clarington. The property consists of a one-and-a-half storey, fieldstone residential structure that dates to 1853.

Statement of Cultural Heritage Value or Interest

40 Station Street is a representative example of a Georgian style residence built in the mid-19th century. The one-and-a-half storey structure with course fieldstone and uncoursed masonry displays historic masonry styles and techniques. Elements typical of the Georgian Style include the symmetrical three-bay façade, the central doorway and rectangular window openings, the refined wooden molded cornice, and prominent wooden molded door surrounds at the entrance and boxed eave return.

Contextual Value

40 Station Street is a visual landmark. It is positioned at the crest of a slight hill and is prominent when viewed from Station Street. The property’s historical architectural style and massing contributes to the building’s status as a visual landmark.

Description of Heritage Attributes

40 Station Street is a representative example of a Georgian style residence built in the mid-19th century. The property contains the following heritage attributes that reflect these values:

- One-and-a-half storey Georgian style residence
- Side gable roof
- Symmetrical, three-bay façade
- Coursed fieldstone masonry on façade with beaded mortar profile
- Uncoursed fieldstone masonry on north and south elevation
- Rectangular window openings with jack arch and finished with stone voussoirs
- Decorative wooden molded roof cornice
- Central entryway with rectangular transom and sidelights
- Wooden door surround around entry door with moulded entablature and architrave framed by pilasters
- Stone chimney on north elevation
- Remaining wood windows casements and sills

40 Station Street is a visual landmark. It is positioned at the crest of a slight hill and is prominent when viewed from Station Street. The property contains the following heritage attributes that reflect these values:

- One-and-a-half storey Georgian style residence
- Location on a slight rise above Station Street
- View from Station Street across the rising topography to the façade of the stone residence
- Mature trees that frame the residence

Schedule 'B'
To By-law 2021- XXX

Legal Description:

Part Lot 27, Concession 5
Part 11, Part 1, Part 4, Plan 10R919
Municipality of Clarington
Regional Municipality of Durham

PIN 26680-0006 (LT)

Note: the legal description is subject to change upon the approval of a related Land Division application.