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<b>Report To:</b>	<b>Planning and Development Committee</b>		
<b>Date of Meeting:</b>	April 14, 2025	<b>Report Number:</b>	PDS-018-25
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<b>Reviewed By:</b>	Mary-Anne Dempster, CAO		
<b>By-law Number:</b>		<b>Resolution Number:</b>	
<b>File Number:</b>	<b>PLN 34.5.2.93</b>		
<b>Report Subject:</b>	Intent to Pursue Heritage Designation for the Property at 2774 Concession Road 6, Darlington		

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### Recommendations:

1. That Report PDS-018-25 and any related communication items, be received;
2. That the Clerk issue a Notice of Intention to Designate 2774 Concession Road 6, Darlington, as a cultural heritage resource under Part IV, Section 29 of the *Ontario Heritage Act*;
3. That the Clerk prepare the necessary by-law if no objection(s) are received within 30 days after the date of publication of the Notice of Intention or report back to Council regarding objection(s); and
4. That all interested parties listed in Report PDS-018-25, and any delegations be advised of Council's decision.

## Report Overview

The Municipality is responsible for conserving significant heritage resources. 2774 Concession Road 6, Darlington, is a rare example of the vernacular Georgian farmhouse with Regency/Picturesque features in Clarington and is identified as Primary resource on the Clarington Cultural Heritage Resources List.

The Clarington Heritage Committee and staff recommend the designation of the property under Part IV, Section 29 of the *Ontario Heritage Act* to ensure the future of the significant cultural resources is appropriately conserved and that it continues to be an integral part of Clarington's history. The owner agrees with the designation.

## 1. Background

- 1.1 Cultural heritage is important to a community because it reflects its history, traditions, and values. It also contributes to a sense of place that fosters a community's identity and cohesion.
- 1.2 The conservation of significant architectural, cultural, historical, and archaeological resources is a matter of provincial interest and is regulated through legislation and policies.
- 1.3 The Region of Durham and Municipality of Clarington have policies in their Official Plans that promote the protection and conservation of significant cultural heritage resources. These policies align with the goals of enhancing community health and safety and improving the quality of life for residents.
- 1.4 Council holds the responsibility to designate a property under Part IV, Section 29 of the *Ontario Heritage Act* (the OHA) when it concludes that the property meets the criteria outlined in Ontario Regulation (O. Reg) 9/06 under the OHA, indicating Cultural Heritage Value or Interest (CHVI). These criteria are based on three overarching principles related to physical and design attributes, historical and associative connections, as well as contextual significance. A property is required to meet two or more criteria prescribed in O.Reg 9/06 to be designated.
- 1.5 The subject property is identified as Primary resource in the Clarington Cultural Heritage Resource List. This property was subject to a Planning Act Application (severance) in 2024, and a Heritage Impact Assessment (HIA) was required to support the severance application in accordance with the Official Plan. The HIA concluded that the property met four of the nine criteria to be considered for designation (see Attachment 1). The proposed severance did not negatively impact the property's cultural heritage value.

- 1.6 The Clarington Heritage Committee reviewed the HIA, and passed Motion 24.36 at its meeting on September 17, 2024, recommending designation of the subject property because it had sufficient cultural heritage value or interest to merit designation. The property owner attended the Heritage Committee meeting and provided information on the current conditions of the house and other structures on the property
- 1.7 Staff also communicated with the property owner regarding the heritage designation process and heritage attributes. With the property owner's concurrence, the designation process was planned to be initiated after the severance was complete.
- 1.8 The property is shown on the location Map (Figure 1).

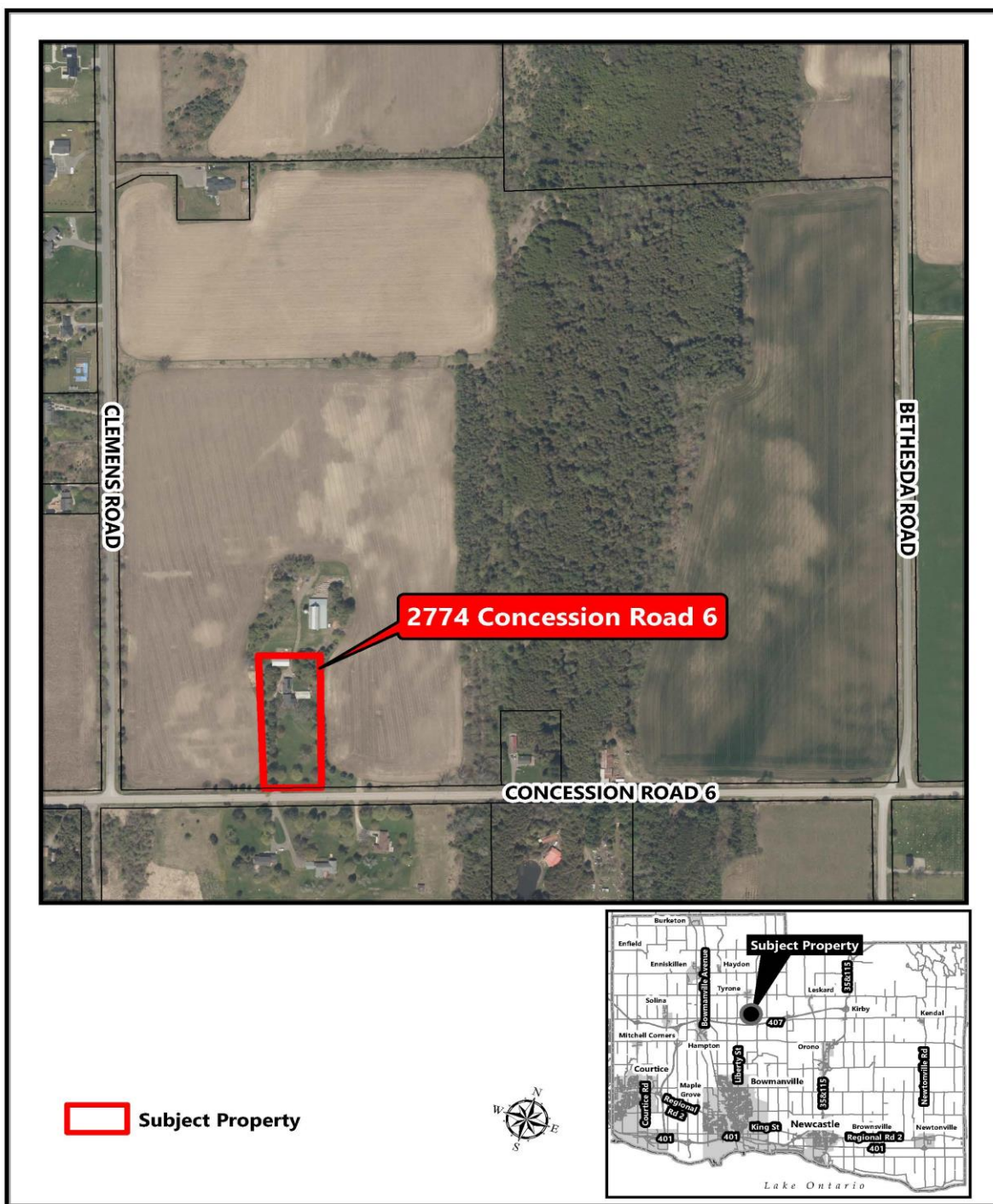


Figure 1 Location Map: 2774 Concession Road 6, Darlington

## 2. 2774 Concession Road 6, Darlington

- 2.1 2774 Concession Road 6 (known as the Roy House Farmstead) 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. It is considered a rare example of a vernacular Georgian 1 ½ storey farmhouse with Regency/Picturesque features, constructed circa 1852.



Figure 2: The front view of 2774 Concession Road 6 (known as the Roy House Farmstead)

- 2.2 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.
- 2.3 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.

- 2.4 The complete description of the cultural heritage attributes of this property is included in Attachment 2.

### **3. Legislation**

#### **Provincial Policy Statement**

- 3.1 The conservation of significant architectural, cultural, historical and archaeological resources is a matter of provincial interest identified in the Provincial Planning Statement (PPS) 2024. PPS includes cultural heritage policies indicating that significant built heritage resources and significant cultural heritage landscapes shall be conserved. It also encourages the identification of significant heritage resources under the OHA.

#### **Ontario Heritage Act**

- 3.2 The OHA empowers a municipality to pass a by-law to designate a property that is of cultural heritage significance in consultation with the Heritage Committee. Designation under the OHA provides a mechanism to achieve the necessary protection of heritage property from demolition and inappropriate alterations.
- 3.3 O. Regulation. 9/06 under the OHA prescribes criteria for determining a property's cultural heritage value or interest for the purpose of designation. The prescribed criteria help ensure the effective, comprehensive and consistent determination of CHVI. The property may be designated if it meets two of nine criteria. The property was evaluated against the prescribed criteria, and it was concluded that the property's cultural heritage significance warranted designation.
- 3.4 The OHA outlines the process for designation. The Clarington Heritage Committee has been consulted and recommended designation. Upon Council's approval, the next step is to publish a Notice of Intention to Designate on the Municipality's website. A summary description of the heritage designation process is attached to this report as Attachment 3.
- 3.5 Once a property is designated by a by-law under Part IV, Section 29 of the OHA, the property owner is required to obtain consent for any proposed significant alterations to the building's heritage features that are listed in the designation by-law, or for demolition of all or part of the structure, or its significant attributes.

#### **Clarington Official Plan**

- 3.6 Promoting cultural heritage conservation is identified as a goal to foster civic pride and a sense of place, strengthen the local economy and enhance the quality of life for Clarington residents. Section 8 of the Clarington Official Plan, 2018 directs the designation of significant cultural heritage resources under Part IV of the OHA, with

assistance from the Clarington Heritage Committee, in support of achieving the Municipality's cultural heritage objectives.

## **4. Financial Considerations**

External heritage consultants may be required to provide evidence at the Ontario Land Tribunal (OLT) in support of designation if an appeal is made. External legal services may also be required in the event of any appeals to the OLT. This constitutes a potential future financial cost.

## **5. Strategic Plan**

The Clarington Strategic Plan 2024-27 outlines the objectives to cultivate a strong, thriving, and connected community where everyone is welcome. The community's unique history and characteristics contribute to the community identification. Actively identifying and designating significant cultural heritage properties contribute to achieving one of the priorities (Connect 4.1) that promotes and supports local arts, culture, and heritage sectors.

## **6. Climate Change**

Not Applicable.

## **7. Concurrence**

Not Applicable.

## **8. Conclusion**

- 8.1 The Clarington Heritage Committee and staff are in support of the designation of 2774 Concession Road 6, Darlington as an individual designation under Part IV, Section 29 of the OHA.
- 8.2 Should no objections be received by the Municipal Clerk within 30 days of publishing the Notice of Intention to designate, the proposed by-law designating the property will be forwarded to Council for approval. Alternatively, if an objection(s) is received the Clerk will provide a report to Council.
- 8.3 Upon designation, the owner of the property will be presented with a bronze plaque signifying the importance of the property to the community and the Municipality as a whole. Following designation, the property will be eligible for a Heritage Incentive Grant to maintain the heritage property.



8.4 It is respectfully requested that the Recommendations be adopted.

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or Lisa Backus, Manager, Community Planning ext. 2413 or [lbackus@clarington.net](mailto:lbackus@clarington.net)

Attachments:

Attachment 1 – 2774 Concession Road 6, Darlington, Heritage Impact Assessment

Attachment 2 – 2774 Concession Road 6, Darlington, Statement of cultural value and heritage attributes

Attachment 3 – Heritage designation process

Interested Parties:

List of Interested Parties available from Department.