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<b>Report To:</b>	<b>Planning and Development Committee</b>		
<b>Date of Meeting:</b>	April 20, 2026	<b>Report Number:</b>	PDS-031-26
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<b>Reviewed By:</b>	Trevor Pinn, Deputy CAO/Treasurer (Acting CAO)		
<b>By-law Number:</b>		<b>Resolution Number:</b>	
<b>File Number:</b>	PLN 34.5.1		
<b>Report Subject:</b>	Intention to Pursue Heritage Designation – Multiple Properties in Newcastle and Bowmanville		

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### Recommendations:

1. That Report PDS-031-26, and any related delegations or communication items, be received;
2. That the Clerk issue a Notice of Intention to Designate the following properties as a cultural heritage resource as individual designations under Part IV of the Ontario Heritage Act, substantially in accordance with the Statements of Significance and Lists of Character Defining Features for each property outlined in Attachments 1-3 of this Report;
  - a. 106 Beaver Street, Newcastle
  - b. 107 Beaver Street, Newcastle
  - c. 3438 Green Road, Bowmanville
3. That the Clerk prepare the necessary by-laws if no objection(s) are received within 30 days after the date of publication of the Notice of Intention or Staff will report back to Council regarding objection(s); and
4. That all interested parties listed in Report PDS-031-26 and any delegations be advised of Council's decision.

## Report Overview

The subject properties have been identified as containing significant heritage attributes, indicating they meet the designation criteria outlined in Ontario Regulation 9/06 based on cultural heritage evaluations and consultation with the Clarington Heritage Committee. Staff recommend the designation of the following properties under Part IV of the Ontario Heritage Act:

1. 106 Beaver Street South, Newcastle
2. 107 Beaver Street South, Newcastle
3. 3438 Green Road, Bowmanville

Council holds the responsibility to designate a property when it concludes that the property meets the criteria outlined in Ontario Regulation 9/06 of the *Ontario Heritage Act*, indicating cultural heritage value or interest. Designation ensures the future of these significant cultural resources are appropriately conserved and continue to be an integral part of Clarington's history. Report PDS-031-26 recommends the subject properties be designated under Part IV of the *Ontario Heritage Act*.

## 1. Background

### Introduction

- 1.1 Cultural heritage is important to reflect the history, traditions, and values of a community. It also contributes to a sense of place that fosters a community's identity and cohesion.
- 1.2 Clarington's two Official Plans, Envision Durham, the Region of Durham Official Plan and the Clarington Official Plan contain policies 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.
- 1.3 Council holds the responsibility to designate a property under Part IV of the *Ontario Heritage Act* (OHA) when it concludes that the property meets the criteria outlined in Ontario Regulation 9/06 (O. Reg 9/06), indicating cultural heritage value or interest. A property is required to meet two or more criteria outlined in O. Reg 9/06 to be designated.

### Bill 23 and the Municipal Register

- 1.4 The OHA was amended by the *More Homes Built Faster Act* (Bill 23), which came into effect on November 28, 2022. Bill 23 amended the OHA in that a non-designated listed property on the Municipal Register must be removed from the Register after two years if no Notice of Intention to Designate has been issued.

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- 1.5 Clarington has 49 properties listed under Section 27 of the OHA, on the Municipal Register that must be evaluated and a Notice of Intention to Designate the property (if warranted) given prior to January 1, 2027, or they will be automatically removed from the Register. Evaluation of the listed properties is underway in accordance with the criteria under the OHA.
  - 1.6 In the past months, five separate Staff reports have recommended designating a total of 30 properties under Part IV of the OHA including:
    - a. [PDS-035-25](#) which recommended designation of five properties,
    - b. [PDS-067-25](#) which recommended designation of one property,
    - c. [PDS-003-26](#) which recommended designation of 17 properties,
    - d. [PDS-015-26](#) which recommended designation of four properties, and
    - e. [PDS-025-26](#), which recommended designation of three properties.
  - 1.7 The properties subject to these previous reports are now progressing through the subsequent stages of the designation process (i.e. issuance of the notice of intention to designate, objection period, by-law enactment, and appeal period).
  - 1.8 The Clarington Heritage Committee (CHC) is actively reviewing the remaining listed properties and will continue to provide recommendations for the remaining properties to be brought forward for Council's consideration in when meetings resume in 2027. Council provided budget for the completion of the evaluations in 2023. The subject report will be the last bringing forward new properties for designation to enable the subsequent steps in the process requiring Council decisions to be completed prior to the upcoming Council recess.

### **Properties Proposed to be Designated**

- 1.9 The CHC conducted a preliminary evaluation of the following properties which are listed on the Municipal Register. See Figures 1-4 below.

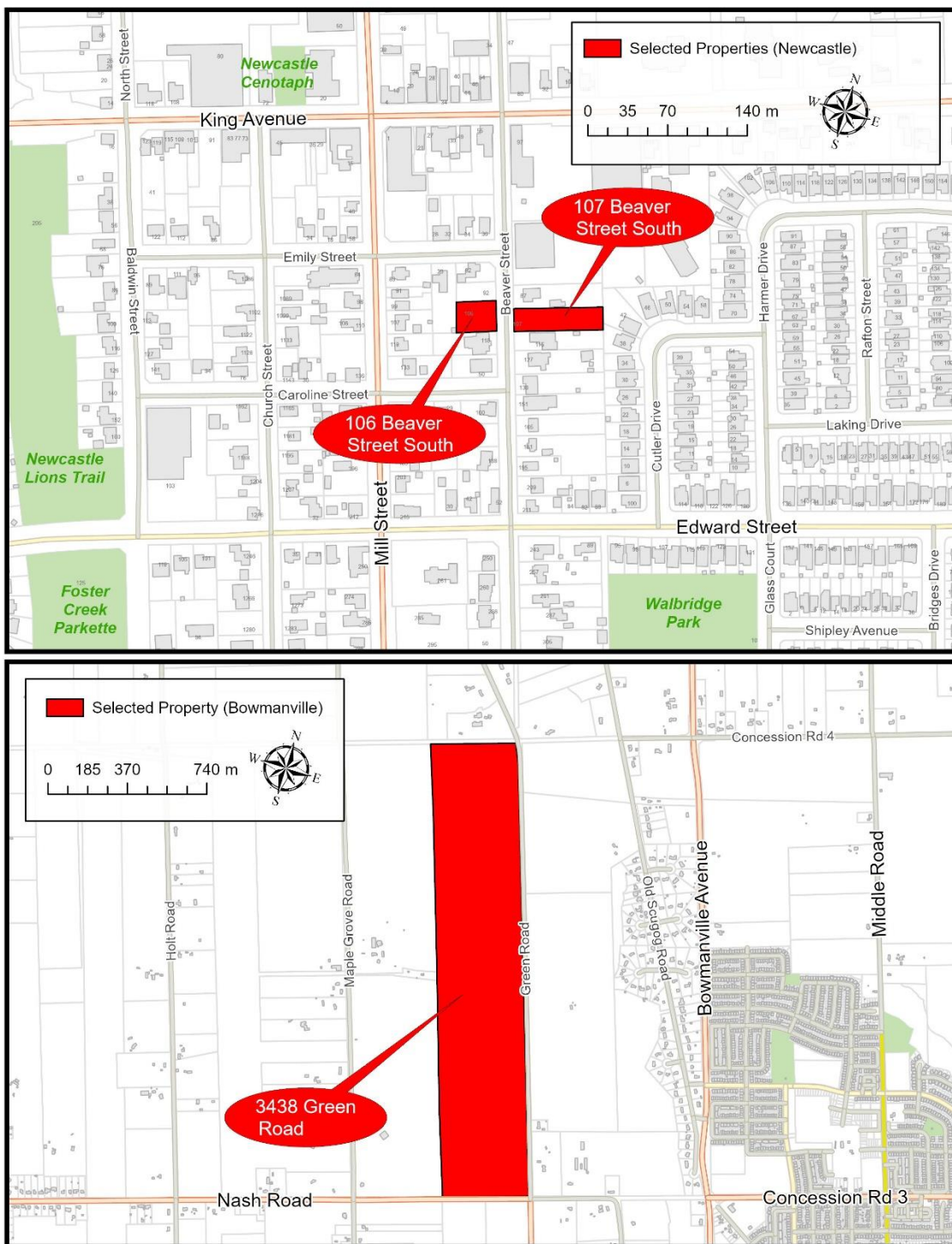


Figure 1: Map of Subject Properties



**Figure 2: 106 Beaver Street S**



**Figure 3: 107 Beaver Street S**



**Figure 4: 3438 Green Road**

- 1.10 Using the CHC subcommittee's preliminary evaluation information as a foundation, Archaeological Research Associates Ltd. (ARA) conducted their own assessments and completed Cultural Heritage Evaluation Reports for the subject properties. Each ARA report concluded that the property possessed significant heritage attributes, met the designation criteria outlined in O. Reg. 9/06, and recommended that the property be designated under Part IV of the OHA.
- 1.11 The Statement of Significance and List of Character-Defining Features for the subject properties can be found in Attachments 1-3 of this report.

## **2. Protecting Cultural Heritage Resources**

- 2.1 The conservation of significant natural, cultural, and archaeological resources is a matter of provincial interest identified in the Provincial Planning Statement (PPS) 2024, which is reinforced by the OHA.

- 2.2 The PPS includes policies that promote the protection of heritage properties. According to Section 4.6, protected heritage properties can contain both built heritage resources or cultural heritage landscapes and shall be conserved. Planning authorities are encouraged to develop and implement proactive strategies for conserving significant built heritage resources and cultural heritage landscapes. Designation provides a mechanism to achieve the necessary protection.

### **3. Legislation**

#### ***Ontario Heritage Act***

- 3.1 The OHA empowers a municipality to pass a by-law to designate properties that it considers to be of cultural heritage significance, in consultation with its Heritage Committee. The CHC supports the designation of the subject properties.
- 3.2 The OHA outlines the process to designate a property. Now that the CHC has recommended the designation to Council, the next step in the designation process (should Council support the designation) is publishing the Notice of Intention to Designate in the locally circulated newspaper and the municipal website. A summary description of the heritage designation process is found in Attachment 4 of this report.
- 3.3 Once a property is designated by by-law under Part IV of the OHA, the property owner is required to obtain consent for any proposed 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.

#### **Envision Durham, the Durham Region Official Plan**

- 3.4 Envision Durham, the Durham Region Official Plan, outlines objectives for complete communities, which includes promoting the conservation, protection and enhancement of built and cultural heritage resources and landscapes. This section encourages municipalities to utilize the OHA to conserve, protect and enhance the built and cultural heritage resources of the municipality.
- 3.5 Envision Durham prioritizes the recognition, conservation, and enhancement of cultural heritage such as downtowns, historical areas, scenic lookout areas, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association with the community.

#### **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 cultural heritage resources under Part IV of the OHA, with assistance from the CHC, in support of achieving the Municipality's cultural heritage objectives.

## 4. Communications

- 4.1 Prior to completing the Cultural Heritage Evaluation Report for the listed properties, a letter was sent to the property owners of the subject properties in September 2024 inviting them to a heritage information session which took place in October 2024. They were also notified that the Municipality was starting the heritage evaluation process for their property.
- 4.2 Staff communicated with the subject property owners sharing that Cultural Heritage Evaluation Reports had been completed on their properties and offering to provide a copy of the reports. Property owners were invited to contact Planning and Infrastructure Services staff to discuss the consultant's evaluation.
- 4.3 Property owners have been notified of the CHC's recommendations and that a Staff Report would be presented to the Planning & Development Committee April 20, 2026, recommending the designation of the subject properties under Part IV of the OHA. Two of the three property owners have engaged with Staff, and one of the subject property owners have expressed objection to designation, outlined in more detail in Section 5 below.

## 5. Properties Recommended for Designation

- 5.1 This section provides an overview of each property recommended for designation.

### 106 Beaver Street South, Newcastle

- 5.2 106 Beaver Street South is located on the west side of Beaver Street South, south of its intersection with Emily Street. The subject property consists of a two-storey, concrete block residence, built in 1905 and moved to its present location in 2011.
- 5.3 In January 2011, the property owner relocated the concrete block residences at 49 and 63 Beaver Street South to two vacant lots approximately 300 metres south of their original locations, where 49 Beaver Street South became 106 Beaver Street South and 63 Beaver Street South became 107 Beaver Street South.
- 5.4 The Cultural Heritage Evaluation Report indicates the property meets the designation criteria and recommends the property be designated. The report was circulated to the CHC and was reviewed by Staff.
- 5.5 The property has physical value as a vernacular building with Italianate influences, constructed with concrete block material which is rare within the local context. The property also has associative value because it demonstrates the work of prominent local contractor and builder John Hall. The property also has contextual value because it is historically and visually linked to 107 Beaver Street South.

- 5.6 The CHC passed Motion 26.11 in February of 2026 to recommend to Council the designation of the property under Part IV of the OHA. Staff notified the property owner of the Committee recommendation. The property owner has verbally expressed to staff that they disagree with designation, not believing it has sufficient heritage value to be designated.
- 5.7 See Attachment 1 for the detailed Statement of Significance and List of Character-Defining Features.

### **107 Beaver Street South, Newcastle**

- 5.8 107 Beaver Street South is located on the east side of Beaver Street South. The subject property consists of a two-storey, concrete block residence, built in 1905 and moved to its present location in 2011.
- 5.9 In January 2011, the property owner relocated the concrete block residences at 49 and 63 Beaver Street South to two vacant lots approximately 300 metres south of their original locations, where 49 Beaver Street South became 106 Beaver Street South and 63 Beaver Street South became 107 Beaver Street South.
- 5.10 The Cultural Heritage Evaluation Report indicates the property meets the designation criteria and recommends the property be designated. The report was circulated to the CHC and was reviewed by Staff.
- 5.11 The property has physical value as a vernacular building with Italianate influences, constructed with concrete block material which is rare within the local context. The property also has associative value because it demonstrates the work of prominent local contractor and builder John Hall. The property also has contextual value because it is historically and visually linked to 106 Beaver Street South.
- 5.12 The Cultural Heritage Evaluation Report indicates the property meets the designation criteria and recommends the property be designated. The report was circulated to the CHC and was reviewed by Staff.
- 5.13 The CHC passed Motion 26.11 in October of 2025 to recommend to Council the designation of the property under Part IV of the OHA. Staff notified the property owner of the Committee recommendation.
- 5.14 See Attachment 2 for the detailed Statement of Significance and List of Character-Defining Features.

### **3438 Green Road, Bowmanville**

- 5.15 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-half-storey, stone building, constructed in a Gothic Revival style likely built between 1861 and 1870.

- 5.16 The property has design value as a representative example of Gothic Revival architectural style. The property also has physical value for its use of stone construction which is a rare material for this building type within the local context. The property is a well-built structure with stone masonry which displays a high degree of craftsmanship, especially within the local context.
- 5.17 The Cultural Heritage Evaluation Report indicates the property meets the designation criteria and recommends the property be designated. The report was circulated to the CHC and was reviewed by Staff.
- 5.18 The CHC also noted the contextual value of the property supported by the farm setting, and recommended the barn, Canadian Pacific Railway bed, farm setting, and elevation affording a panoramic view also be included in the Statement of Significance. At this time, Staff recommends proceeding with the Statement of Significance as presented, which focuses on the stone dwelling. There may be opportunity to amend the Designation By-Law once further research into these additional contextual components is completed.
- 5.19 The CHC passed Motion 26.12 in February of 2026 to recommend to Council the designation of the property under Part IV of the OHA. Staff notified the property owner of the Committee recommendation. The property owner contacted Staff for additional information about the upcoming PDC and opportunity for property owner involvement, which Staff provided by email.
- 5.20 See Attachment 3 for the detailed Statement of Significance and List of Character-Defining Features.

## **6. Financial Considerations**

- 6.1 Potential future financial consideration may be to hire external heritage consultants 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.

## **7. Strategic Plan**

- 7.1 The Clarington Strategic Plan 2024-27 outlines the objectives to cultivate a strong, thriving, and connected community where everyone is welcome. Designation of the subject properties contributes to achieving one of the priorities (Connect 4.1) that promotes and supports local arts, culture, and heritage sectors.

## **8. Climate Change**

- 8.1 Not Applicable.

## 9. Concurrence

9.1 Not Applicable.

## 10. Conclusion

10.1 The Clarington Heritage Committee and Staff are in support of the designation of the following properties under Part IV of the OHA:

- a) 106 Beaver Street South, Newcastle
- b) 107 Beaver Street South, Newcastle
- c) 3438 Green Road, Bowmanville

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 properties will be forwarded to Council for approval. Alternatively, if an objection(s) is received, Staff will provide a report to Council.

10.2 Upon designation, the owners of the properties will be presented with a plaque signifying the significance of the properties to the history of the community and the Municipality as a whole.

10.3 It is respectfully recommended that the Recommendations be adopted as presented.

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Attachments:

Attachment 1 to Report PDS-031-26

Attachment 2 to Report PDS-031-26

Attachment 3 to Report PDS-031-26

Attachment 4 to Report PDS-031-26

Interested Parties:

List of Interested Parties available from Department.