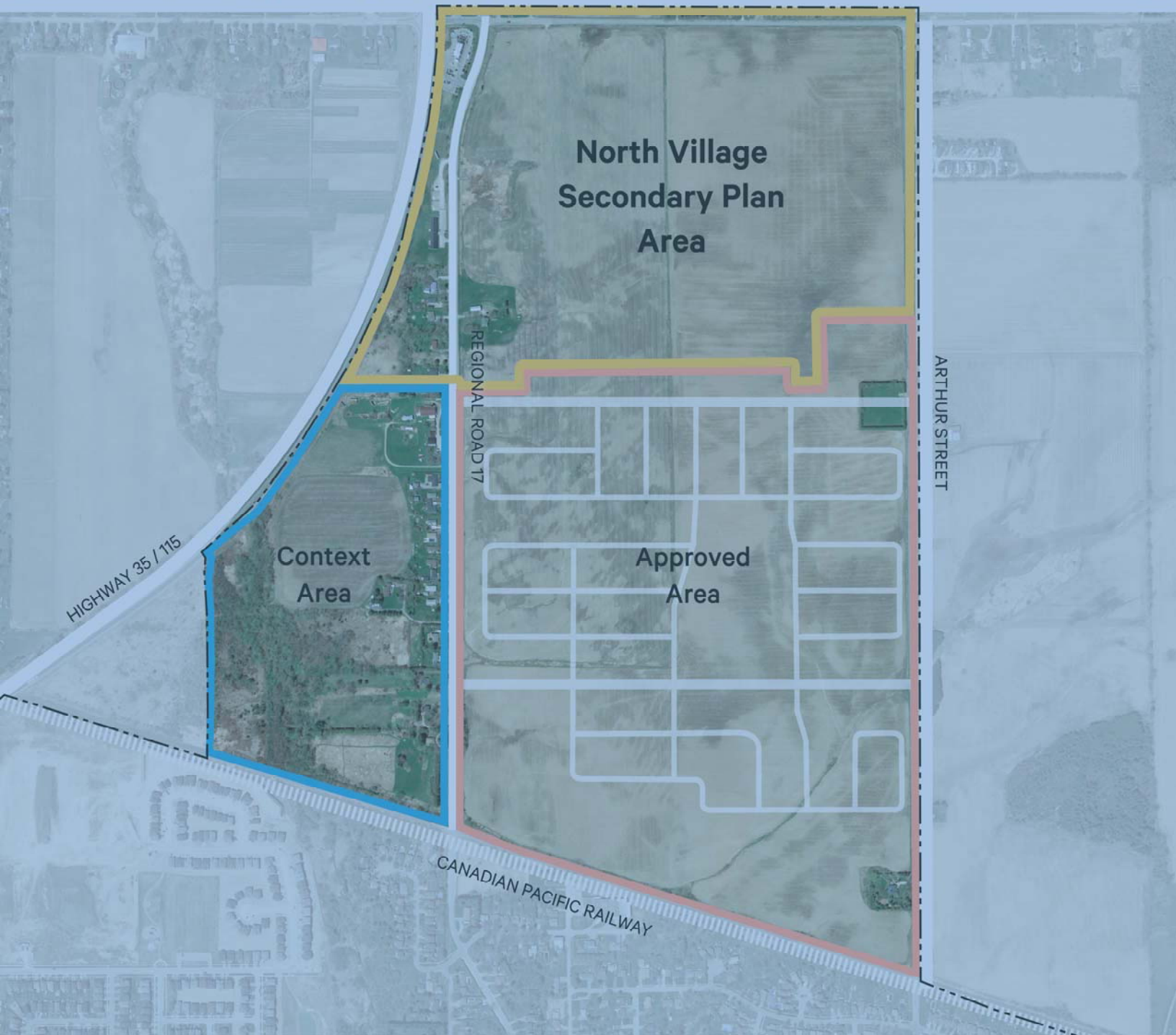


CONCESSION ROAD 3



Newcastle North Village Secondary Plan

Cultural Heritage and Cultural Heritage Landscape Screening Report

May 1, 2020





Table of Contents

Table of Contents	2
List of Figures	3
Report Authors	3
1. Executive Summary	4
2. Introduction	4
2.1. Study Purpose	4
3. Study Methodology	5
3.1. Regulatory Framework	6
3.2. Ontario Heritage Act	6
3.3. Municipality of Clarington	7
3.3.1. The Municipality of Clarington Official Plan	7
3.3.2. Heritage Register and Inventory	7
4. Historical Overview	8
4.1. Setting	8
4.2. Early History of Clarke Township and Newcastle	8
4.3. Study Area History	9
5. Existing Condition	11
6. Heritage Recognition: Properties of Significance or Interest	12
6.1. Existing Heritage Recognized Properties	12
6.2. Potential Heritage Properties	12
6.3. Adjacent Recognized Heritage Properties	13
7. Conclusions	13
8. Recommendations	14
9. Maps and Images	15
10. Built Heritage Resources and Cultural Heritage Landscape Inventory	31
11. Sources	35



List of Figures

Figure 1: Study Area.....	16
Figure 2: Study Area Aerial	17
Figure 3: Study Area Overlaid on Tremaine’s Map of Durham County, 1861	18
Figure 4: Study Area, 1878.....	19
Figure 5: Study Area, 1930.....	20
Figure 6: Study Area Aerial, 1964.....	21
Figure 7: Heritage Property Status within the North Village Secondary Plan Area and Context Area.....	22
Figure 8: BHR 1.....	23
Figure 9: BHR 2.....	24
Figure 10: BHR 3.....	25
Figure 11: BHR 4.....	26
Figure 12: BHR 4A	27
Figure 13: BHR 5.....	28
Figure 14: BHR 6.....	29
Figure 15: BHR A1	30

Report Authors

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1. Executive Summary

AECOM Canada Ltd. (AECOM) was retained by SvN Architects + Planners on behalf of the Municipality of Clarington to complete a Cultural Heritage and Cultural Heritage Landscape Screening Report (CHSR) for the North Village Secondary Plan (NVSP) Area, in the Municipality of Clarington.

The principal goal of this assignment is to screen the NVSP area (the 'Project Area') and Context Area to be studied for known and potential cultural heritage resources and cultural heritage landscapes in advance of and to guide future planning of the area for the urban expansion of the Village of Newcastle through the completion of the North Village Secondary Plan.

The NVSP Area is roughly bounded by Highway 35/115 to the west, Concession Road 3 to the North, Arthur Street to the East and the existing Neighbourhood Design Plan Area to the south which extends to the Canadian Pacific Railway Line. "Context Area" lands located west of North Street (Regional Road #17) and East of Highway 35/115 and North of the Canadian Pacific Railway Line are also included. The terms of reference for this study establish that this context area is to be included within this study.

The overall Project Area is largely rural in character. In the North Village Secondary Plan Area proper most of the lands are open farm fields. East of Regional Road 17, the only complex of note is 879 North Street (Regional Road #17) which was reviewed by AECOM through a separate Cultural Heritage Impact Assessment report (HIA). West of North Street (Regional Road #17) the landscape is mostly comprised of 1960s/70s ranch bungalows with a variety of hipped and gable roofs, a Pentecostal Church of recent construction, possibly a number of prefabricated units, and a McDonald's hamburger franchise. Trees and hedgerows of approximately 30-60 years old, possibly dating to the time of the construction of the associated building run along North Street (Regional Road #17).

The Context Area contains a mix of 1960s/70s ranch bungalows, and some 19th and early 20th Century dwellings and outbuildings facing eastward on North Street (Regional Road#17), at the very north end of this area is Docville a private movie set of old buildings comprised of a mix of outbuildings and a house native to the site, and other structures moved to the property since 1985. Although the set is only 35 years old, it has become a local landmark and tourist attraction.

The Cultural Heritage Screening Report (CHSR) was prepared by Michael Seaman, MEDS, BES, MCIP, RPP, CAHP, CMA. a senior Cultural Heritage Specialist with AECOM and served as project lead. Emily Game, a Cultural Heritage Specialist with AECOM reviewed the report.

2. Introduction

2.1. Study Purpose

The principal goal of this assignment is to screen the study area and Context Area to be studied for known and potential cultural heritage resources and cultural heritage landscapes in advance of, and to guide, future planning of the area through the completion of the North Village Secondary Plan (NVSP).



The Municipality of Clarington was requested by a group of landowners to prepare this Secondary Plan. With input from the public, the Municipality prepared the Terms of Reference for the project, which was approved by Council in April 2019.

The NVSP Project Area is located within Newcastle's designated Urban Area. The project area is bound by Highway 35/115 to the west, Concession Road 3 to the north, Arthur Street to the East, and the Canadian Pacific Railway to the south. It is predominantly composed of farmland, with some rural residential properties, a church, and a fast-food establishment. To the immediate south of the NVSP Area is the council approved Neighbourhood Design Plan Area (the 'Approved Area'), which contains three approved subdivision plans. The Context Area is not being considered for development at this time, however, it will be reviewed through the background studies as part of this project.

The final deliverables of this project are a Secondary Plan and Zoning Bylaw that conform to and implement the Clarington Official Plan, the Durham Regional Official Plan and Provincial policies and plans. This study will be carried out in accordance with the Planning Act and Municipal Class Environmental Assessment Process (MCEA) under the Environmental Assessment Act. Both processes will guide and manage growth within the NVSP area into a sustainable and vibrant neighbourhood. The North Village Secondary Plan will create a neighborhood that includes a diverse mix of housing with access to shopping, services, schools and amenities. The urban design of the community will promote healthy and active lifestyles by integrating the mix of land uses with active transportation connections. This new neighborhood in Newcastle will be designed to include sustainable design elements for homes and stormwater control.

3. Study Methodology

The Cultural Heritage Screening Report (CHSR) was conducted according to the *Ontario Heritage Tool Kit, Heritage Property Evaluation*. This CHSR serves to quickly and efficiently allow the Municipality of Clarington to identify properties with recognized or potential cultural heritage value or interest. The following steps were taken:

The preparation of this CHSR was informed by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* and *Information Bulletin 3: Heritage Impact Assessments for Provincial Heritage Properties*.

- A review was carried out to identify properties that have been Designated under Parts IV or V of the *Ontario Heritage Act* (OHA) or listed on the Municipality of Clarington's Register of Cultural Heritage Resources (hereafter called the Register) and the Inventory of Heritage Properties (hereafter the Inventory).
- Copies of studies and documents relevant to the history of the Study Area and its historic character were obtained to provide a context for field review.
- Field review was carried out on January 22, 2020 to identify properties and cultural landscapes with heritage potential, if any, in addition to those previously listed on the Inventory.



- AECOM undertook consultation with Sarah Allin, the planner responsible for cultural heritage resources for the Municipality of Clarington.
- AECOM reviewed the online searchable database for the Canadian Register of Historic Places as well as the Directory of Federal Heritage Designations.

3.1. Regulatory Framework

The Planning Act (1990) and the associated Provincial Policy Statement (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The Planning Act requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the Planning Act makes a series of provisions regarding cultural heritage. Section 2 of the Planning Act identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the Planning Act states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states, “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*”

3.2. Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the province to designate individual properties and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property, or include a property on a municipal register, that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the specified criteria it may be designated under Section 29 of the *Ontario Heritage Act*.



3.3. Municipality of Clarington

3.3.1. The Municipality of Clarington Official Plan

Section 8.3.7 of the Official Plan identifies that development on or adjacent to a cultural heritage resource identified on the Municipal Register may be permitted where the proposed development has been evaluated through a Heritage Impact Assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Section 8.3.8 notes that without diminishing the importance of cultural heritage resources that are not identified on the Municipal Register, the Municipality will keep a Cultural Heritage Resource List to identify resources that have cultural value and interest. Development on lands identified in the Cultural Heritage Resource List may be subject to a Heritage Impact Assessment as determined by the Municipality.

3.3.2. Heritage Register and Inventory

Clarington's Municipal Heritage Register is a list of all the properties within the municipality which have been formally designated under Parts IV and V of the *Ontario Heritage Act*. Council may also include non-designated properties on the register if they are believed to be of cultural heritage value. These non-designated properties are not formally protected but cannot be demolished unless the owners give at least 60 days notice in writing. This allows for council to consider whether a demolition permit be issued, or if the property should be designated.

In addition to the Heritage Register, Clarington also maintains a Heritage Inventory. Although not recognized in the *Ontario Heritage Act*, the Inventory is a tool used by the Municipality of Clarington for identifying and categorizing potential heritage resources. In 1986, the Clarington Heritage Committee engaged a heritage consultant to complete an inventory of all the heritage resources in Bowmanville. The inventory recorded heritage buildings that mostly predated 1900 and was broken into three categories that are outlined below. The heritage resources inventory was updated in 1992 for all properties in Clarington. In 2004, photographs of each property were taken to assist with bringing the inventory up to date. It took four years to update the inventory that is used for various planning studies and mapped in the following manner:

- **Primary properties** those that were the best examples of a particular style of architecture.
- **Secondary properties** those that were constructed with a vernacular interpretation of a particular style of architecture.
- **Heritage merit** buildings are those that retain the majority of their original architectural features but are not the best or second-best example of that architectural style in Clarington.

The Clarington Planning Department on the advice of its planner responsible for heritage recommends to Council those properties that should be included on the Heritage Register or designated under the *Ontario Heritage Act*. Council seeks the opinion of the Clarington Heritage Committee when considering each recommendation for inclusion on the register or designation. The Clarington Heritage



Committee assists Planning Staff with the inventories, research, verification, and evaluating heritage resources.

The completion of the screening report and the recommendations pertaining to next steps follow the Guidance of the Ontario Heritage Toolkit. Specifically, the preparation of this CHSR was informed by the Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI):

- Info Sheet #1: Built Heritage Resources;
- Info Sheet #4: Adjacent Lands and Protected Heritage Policy;
- Info Sheet #5 Heritage Impact Assessments and Conservation Plan; and,
- Eight Guiding Principles in the Conservation of Built Heritage Properties.

4. Historical Overview

4.1. Setting

The study area is located to the immediate north of the existing community of Newcastle in the Municipality of Clarington, Ontario.

The area is largely rural in character. In the North Village Secondary Plan Area proper most of the lands are open farm fields. East of Regional Road 17, the only complex of note is 879 North Street (Regional Road #17) which was reviewed by AECOM through a separate Cultural Heritage Impact Assessment report (HIA). West of North Street (Regional Road #17) the landscape is mostly comprised of 1960s/70s ranch bungalows with a variety of hipped and gable roofs, a Pentecostal Church of recent construction, possibly several prefabricated units, and a McDonald's hamburger franchise. Trees and hedgerows of approximately 30-60 years old, possibly dating to the time of the construction of the associated building run along North Street (Regional Road #17).

The Context Area contains a mix of 1960s/70s ranch bungalows, and some 19th and early 20th Century dwellings and outbuildings facing eastward on North Street (Regional Road #17), at the very north end of this area is "Docville" a private movie set of old buildings comprised of a mix of outbuildings and a house native to the site, and other structures moved to the property since 1985. Although the set is only 35 years old, it has become a local landmark and tourist attraction.

The present street pattern was laid out with the original survey of Clarke Township in 1797.

4.2. Early History of Clarke Township and Newcastle

Prior to the opening up the area of Clarke Township for European Settlement, these lands were occupied for thousands of years by indigenous peoples. The area is the traditional territory and treaty territory of the Mississaugas and Chippewas of the Anishinabeg, known today as the Williams Treaties.¹

¹ Jennifer O'Meara. "Clarington to acknowledge Indigenous Land: New statement crafted with local Indigenous community consultation", DurhamRegion.com, October 25, 2019



Clarke Township was opened for settlement in 1792. The first two acres of land were cleared by Colonel Joshua Y. Cozens near Newcastle, and the earliest settlers established themselves in the Township by 1797. The earliest settlement of Newcastle began in 1833, when Stephen Crandall opened a tavern near the present intersection of King Avenue and Mill Street. Two years later, he was joined by Ezra Shelley, who opened a shop nearby. The settlement became known as Crandell's Corners. Further south, the community of Bond Head was also establishing itself.² In 1839, construction began on a shipping pier by the Bond Head Harbour Company, the directors of which envisioned a thriving community and harbour. For various reasons, Newcastle proved to be the more popular of the two settlements. Its location on the Danforth Road provided easier road access, and many settlers chose to live away from the marshy lakefront for fears of fever and disease.³ By the 1840s, Newcastle had a population of over 300 people, with two churches and many stores and merchants. In 1851, Newcastle and Bond Head merged to become the Village of Newcastle. The arrival of the Grand Trunk Railway in 1856 further increased the village's population to 1200 by the end of the nineteenth century.⁴

4.3. Study Area History

The lands of the North Village Secondary Plan Study Area and Context Area comprise parts of lots 27, 28, and 29, Concession II of Clarke Township, in historical Durham County. The history of each lot is as follows:

Lot 27, Concession II

Originally a Clergy Reserve, this lot was given by the Crown to the Rectory of St. George on January 21, 1836. William Allin purchased the lot on August 20, 1873. Allin, an emigrant from Devonshire, England, married and build a homestead on the lot. After his death in 1889 and the death of his wife in 1911, the lot remained in the Allin family until 1941.

Lot 28, Concession II

Land Registry records indicate that the original 200-acre Crown Patent for Lot 28 was granted to Robert Baldwin in November of 1802. Known as "Robert the Emigrant" to differentiate him from his son, Robert Junior, Baldwin was among the earliest settlers of Clarke Township, arriving in 1799. The Baldwin family emigrated from Ireland to York (Toronto) by way of New York in 1798 and travelled to Clarke Township by boat along the shore of Lake Ontario in 1799 (Van Dyke 2017).⁵ Members of the Baldwin family were prominent citizens in the early history of Upper Canada. As Robert Baldwin did not

² Historic Village of Newcastle". *Village of Newcastle*. <https://villageofnewcastle.ca/community/history/>. (Accessed September 2019)

³ Historic Village of Newcastle". *Village of Newcastle*. <https://villageofnewcastle.ca/community/history/>. (Accessed September 2019)

⁴ "Historic Village of Newcastle". *Village of Newcastle*. <https://villageofnewcastle.ca/community/history/>. (Accessed September 2019)

⁵ Myno Van Dyke. "The First Settlers in Clarington – Canadian History in the Making". Newcastle Village & District Historical Society Newsletter #127. Spring 2017.



acquire Lot 28 until four years after his arrival in the Township, it is unlikely that they resided on this property.

According to Land Registry records, Robert's youngest son John received the property under his father's will in April of 1816 and sold the property to Holmes Van Howten in 1818 for £187 and 10 Shillings. Howten then sold the lot to Joseph Freeday in 1819. Freeday divided the property in two; he sold the north 100 acres of the lot to Sorel Beach in 1821. Beach sold the north half of the lot to Jesse Hutchison in 1825. McIntosh acquired the north half of the lot from Jesse Hutchison in 1831. Portions of the southern half of the lot were divided up into building lots as the nearby Village of Newcastle expanded; the north half remained as agricultural land.

McIntosh Sr. passed away around 1849, and the property passed to his wife Elizabeth. When their son, William McIntosh Jr. came of age, he acquired the property from his mother (Van Dyke 2019). It appears that the McIntosh family never resided on the property and were renting it to tenant farmers. The 1858 Assessment Roll for Clarke Township identifies a tenant farmer named Lewis Wilmot on the north half of Lot 28, Concession II. The property was assessed with a higher value than that of neighboring lots, which may indicate that some form of dwelling was present on the property at that time. The same assessment roll identifies William McIntosh as a merchant, living in the village of Newcastle.

McIntosh sold the property to Thomas and Ellen Allin in 1902. Unlike the McIntosh family, the Allins used the house and property as the family farm and would continue to do so for over 100 years. When Thomas Allin passed away in 1920, his son Howard bought out his siblings for control of the farm. Howard farmed the property with his son Glenn until 1979; Howard passed away in 1981. In 1989 the entire 100-acre farm was sold to developers, except for the house, barns, and ten acres of property. The present house on the property at 879 North Street was constructed circa 1870 (Van Dyke 2019)⁶. The 1878 *Illustrated Historical Atlas of Northumberland & Durham Counties* published by H. Belden & Company clearly shows the house at the present location.

Lot 29, Concession II

The Grant for all 200 acres of Lot 29, Concession II was initially given to the Honourable Captain John McGill in 1795. He sold the property to Robert Baldwin in 1801. Following his death, Anna Maria Baldwin was willed the property. She sold the 50 acres of the north $\frac{1}{4}$ to Henry Trickey in 1828, 75 acres in the north $\frac{1}{2}$ of the south $\frac{3}{4}$ to Henry Munro in 1834, and the south 75 acres of the southern $\frac{3}{4}$ to Jonathan Dean in 1835. The majority of the north $\frac{1}{2}$ of the property remained with Henry Munro until it was deeded to Matthew Garvin in 1884. Matthew Garvin and his wife sold the property to Norman Allin in 1905. The property remained in the Allin family until at least the 1940s.

It is believed that Henry Munro constructed a one-storey home on his lands around 1832. Later the home had two storeys of brick added. The House was known on the 1861 Map of the County of

⁶ *Ibid.*



Durham as “Rosedell Cottage”. The building (BHR4) still stands today and is part of the “Docville” movie set. 7

Until approximately 1888 a Primitive Methodist Church was located at the northwest corner of Lot 29, Concession II. 8

The Docville Movie Set was established in 1985 by a descendant of John Henry “Doc” Holiday on the site of BHR4. The owner added several smaller historical buildings to the site to create the appearance of a Western Town. Original historic features of the site are the House (BHR4) and barn (BHR4a).

5. Existing Condition

This report covers the North Village Secondary Plan area and Context Area located to the west of North Street (Regional Road #17). Both areas are located immediately north of the historic rural village of Newcastle.

North Village Secondary Plan Area

The North Village Secondary Plan area, located on part Lots 27, 28 and 29, Concession II, of the former Clarke Township is comprised largely of relatively flat agricultural lands with a singular farmhouse and small barn, located on the property at 879 North Street. The area is bounded on the west side by Highway 35/115, on the north by Concession Road 3 and on the east by Arthur Street. The southerly boundary is the northern boundary of previously planned areas of the village of Newcastle. West of Regional Road #17 is a line of single storey rural residential houses, a prefabricated mid-20th century church building and a modern McDonald’s fast food restaurant on the northwest corner.

Context Area

The Context Area is located entirely within Lot 25, Concession II, Clarke Township and is located south of the North Village Secondary Plan area and west of North Street and Regional Road #17. The northwest corner of the Context Area is bounded by Highway 35/115 and the southern boundary is the Canadian Pacific Railway line. This area contains a cluster of rural housing fronting onto North Street & Regional Road #17 and rural agricultural areas to the rear. At the northeast corner of the Context Area is “Docville”, a film set, and replica western village set around an authentic historical farmhouse and barn, with other smaller outbuildings either native to the site or relocated/reconstructed from elsewhere.

Cultural Heritage Landscape Consideration

The entire area is typical of a rural agricultural landscape, south of the Oak Ridges Moraine, east of Toronto, the landscape contains farmers’ fields and some rural lots established in the 19th Century and

⁷ Myno Van Dyke. “The History of “Docville””, as included within Municipality of Clarington Staff Report, PSD-030-19, Clarington, 2019

⁸ *Ibid.*



a larger number of rural residential lots established in the mid-20th Century. The area is typical but not remarkable in the context of its potential for identification as a significant cultural heritage landscape. The landscapes of the study area and Context Area do not appear to be of any particular historical, architectural or contextual significance and the natural landscape as modified in recent times by the construction of Highway 35/115, rural residential lots and modern agricultural practices. Therefore, no significant cultural heritage landscape could be identified.

6. Heritage Recognition: Properties of Significance or Interest

6.1. Existing Heritage Recognized Properties

The Municipality of Clarington has identified one property in the area and Context Area for inclusion on the municipal heritage register and one which is of interest and is included within the Municipal Heritage Inventory (see Table 1). For the purpose of this report Built Heritage Resource is identified as BHR and Cultural Heritage Landscape is identified as CHL with individual reference numbers for each.

Table 1: Existing Heritage Registered and Inventoried Properties

BHR 5	House	879 Durham Road #17	Municipal Heritage Inventory, Heritage Merit	N/A	13

The house known as 879 Durham Road #17 (North Street) (BHR 5) was evaluated as part of a Heritage Impact Assessment report completed by AECOM in 2019. The subject property was determined to not be of significant cultural heritage value or interest and accordingly, no Statement of Cultural Heritage Value or Interest was prepared. The house known as 816 Durham Road #17 (Rosdell Cottage), a part of the “Docville” film set, is a very early (circa 1832) Regency Style home of a prominent landowner. The house appears to be the most significant built heritage resource within the study area and Context Area. It was included in the municipal heritage register in 2019.

6.2. Potential Heritage Properties

In addition to previously identified cultural heritage resources, during the field review, AECOM used the MHSTCI rolling 40-year rule, and if the resource has potential to meet at least one of the criteria for Design/Physical Value, Historical/Associative Value, and/or Contextual Value under *Ontario Regulation 9/06* to identify potential cultural heritage resources within and/or adjacent to the study area. A total of five potential heritage resources were identified. No Significant Cultural Heritage Landscapes were Observed (see Table 2).



Table 2: Other Identified Resources

Identifier	Resource	Address	Status	By-law No.	Map No.
BHR 1	House	582 North Street	Potential	N/A	8
BHR 2	House	598 North Street	Potential	N/A	9
BHR 3	House	618 North Street	Potential	N/A	10
BHR 4a	Barn	816 Durham Road #17	Potential	N/A	12
BHR 6	Bridge	CPR Railway Bridge over North Street	Potential	N/A	14

6.3. Adjacent Recognized Heritage Properties

In addition to resources contained within the study area and context area, it was noted that the property at 3354 Concession Road 3 (BHRA1) is located adjacent to the study area. This property is identified as a Heritage Inventory Secondary Property in the Clarington Municipal Heritage Register. Although not evaluated as part of this study, it is noted given the potential for adjacent impacts. For the purposes of this report, the Provincial Policy Statement (2014) was used. It defines adjacent lands as “those lands contiguous to a protected heritage property or otherwise defined in the municipal official plan”. Adjacent built heritage resources are identified as BHRA in this report.

Table 3: Adjacent Recognized Heritage Resources

Identifier	Resource	Address	Status	By-law No.	Map No.
BHRA1	House	3354 Concession Road 3	Inventory, Secondary Property	N/A	15

7. Conclusions

One Heritage Inventory property is in the North Village Secondary Plan Area. This property was evaluated previously by AECOM in accordance with *Ontario Regulation 9/06* and was determined to not meet the minimum criteria for determining cultural heritage value or interest. No Significant Cultural Heritage Landscapes were identified in the North Village Secondary Plan Area.

One Heritage Register property (House only) is located within the Context Area, BHR#4, “Rosedell Cottage. This property is located at 816 Durham Road #17, is included on the municipal heritage register and is identified as being of potentially high significance and worthy of preservation. This property should also be evaluated through a CHER and in accordance with *Ontario Regulation 9/06*.



In addition to previously identified cultural heritage resources, during the field review, AECOM used the MHSTCI rolling 40-year rule, and if the resource has potential to meet at least one of the criteria for Design/Physical Value, Historical/Associative Value, and/or Contextual Value under *Ontario Regulation 9/06* to identify potential cultural heritage resources within and/or adjacent to the study area. AECOM identified an additional five built heritage resources, including four structures and one bridge (see Figure 2).

One of these properties (816 Durham Road #17) is already recognized on the municipal heritage register; however, this is for the house only. As part of the CHSR, the large barn on the property was also identified. The bridge is a simple concrete railway bridge built in 1971.

The NVSP area and Context Area present as a typical rural agricultural landscape on the edge of an historic urban centre, however, no significant cultural heritage landscapes were identified in the NSP area or the Context Area.

All properties and structures identified as having potential heritage significance within the study area and context area should be evaluated through the completion of a Cultural Heritage Evaluation Report (CHER) which will include assessment in accordance with *Ontario Regulation 9/06 and 10/06*.

One Heritage Inventory property is located adjacent to the North Village Secondary Plan Area. This property may be subject to impacts from the development of the North Village Secondary Plan area and should be evaluated through completion of a Cultural Heritage Evaluation Report (CHER) and include assessment in accordance with *Ontario Regulation 9/06 and 10/06*.

During the development and land alteration period within the Study Area, a priority will be to mitigate the possibility of damage to or functional interference with potential heritage resources in the NVSP Area and Context Area. Mitigation for impact on such resources will be determined on a case by case basis following best industry practices.

8. Recommendations

1. To determine the potential heritage value or interest of the one register property and five properties identified by this report as having potential cultural heritage value or interest and the adjacent property, AECOM recommends that these properties should be evaluated in a Cultural Heritage Evaluation Report (CHER) which will evaluate the resources against *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* and *Ontario Regulation 10/06 Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06)*.

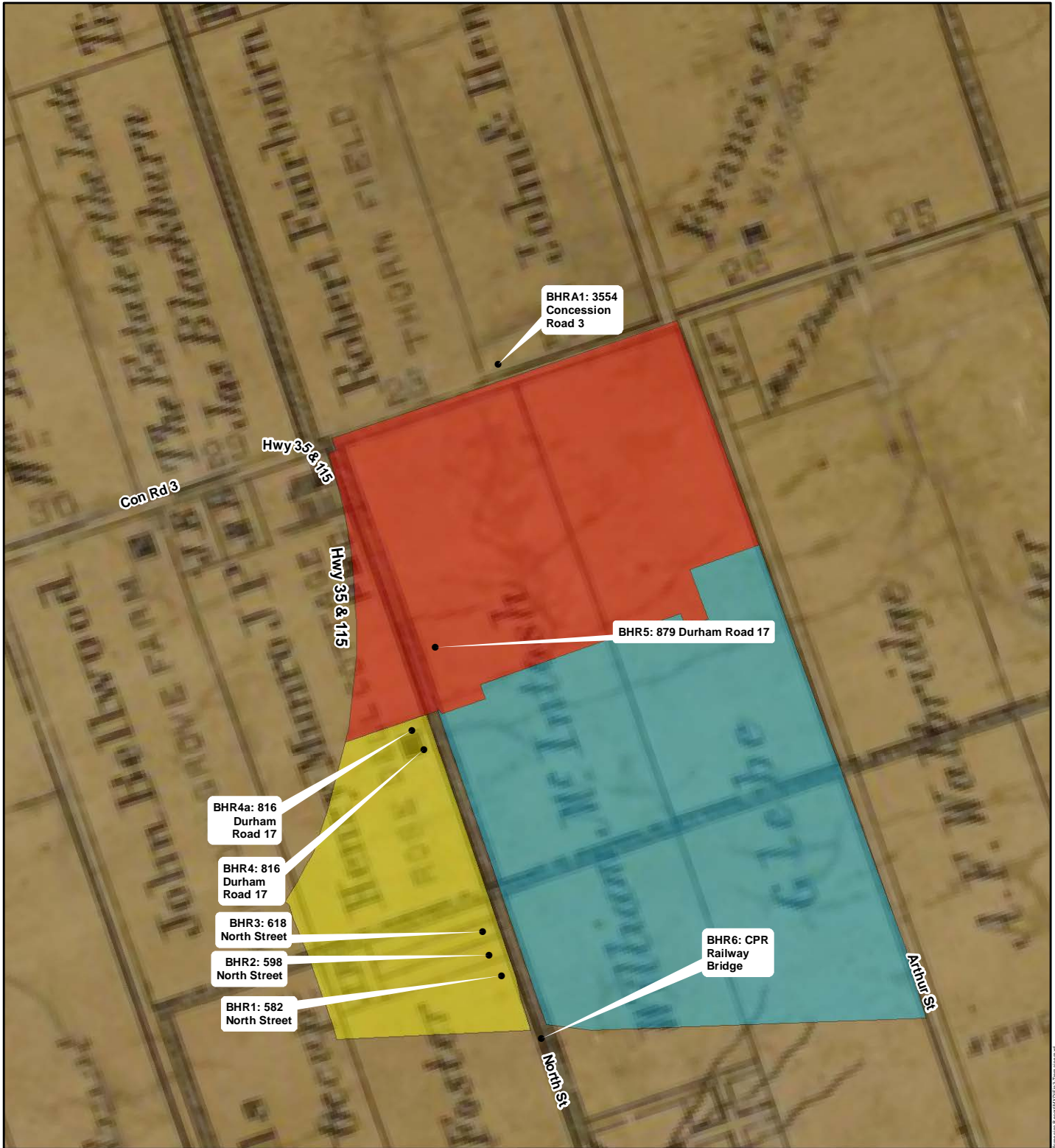


2. It is recommended that the CHERs be undertaken as part of the contemplated Regional Road 17 Environmental Assessment associated with the North Village Secondary Plan.

Table 4: Heritage Resources and Recommended Action

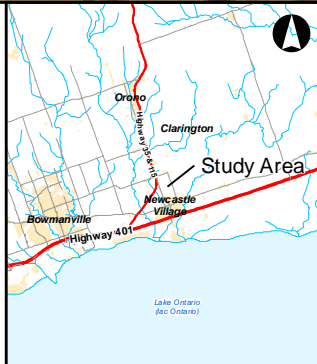
Identifier	Resource	Address	Status	Recommended Action
BHR 1	House	582 North Street	Potential	Undertake a CHER
BHR 2	House	598 North Street	Potential	Undertake a CHER
BHR 3	House	618 North Street	Potential	Undertake a CHER
BHR 4	House	816 Durham Road # 17	Register	Undertake a CHER
BHR 4a	Barn	816 Durham Road #17	Potential	Undertake a CHER
BHR 5	House and Drive Shed	879 Durham Road #17	Inventory	No Further Action Required
BHR 6	Bridge	CPR Railway Bridge over North Street	Potential	Undertake a CHER and evaluate against OHBG Guidelines
BHRA1	House	3354 Concession Road 3	Inventory, Secondary Property	Undertake a CHER

9. Maps and Images



Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Approved Area
- Context Area



Built Heritage Screening Report
North Village Secondary Plan
Municipality of Clarington, Ontario

North Village Secondary Plan Area
in relation to the 1861 Tremaine Map
of Durham County

April
2020

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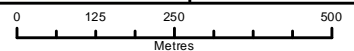
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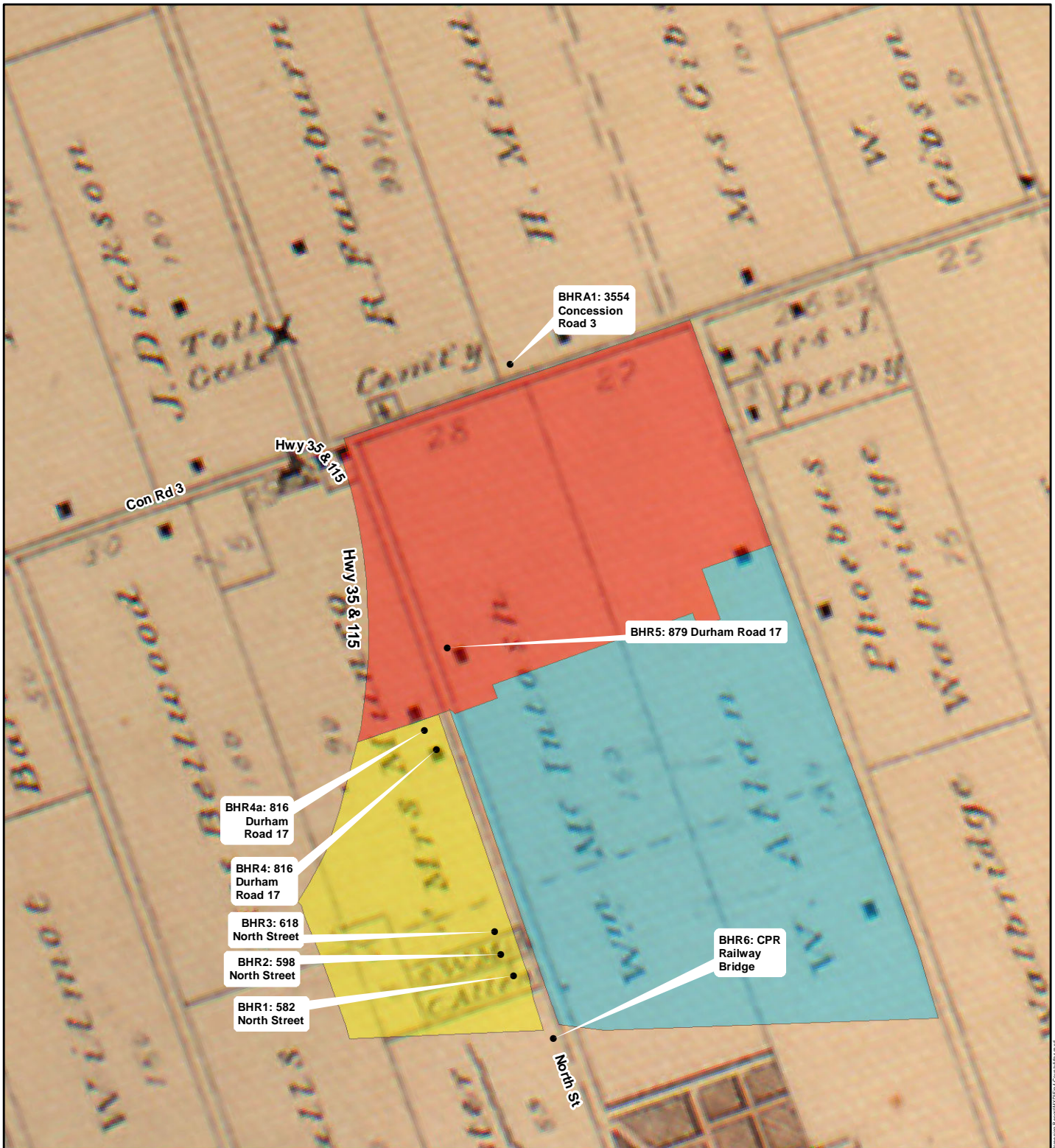
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Figure 3



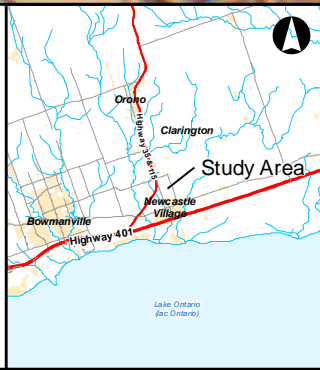
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Map Source: "CLARINGTON MUNICIPALITY OF CLARINGTON, ONTARIO" (2018). "North Village Secondary Plan Area in relation to the 1861 Tremaine Map of Durham County". AECOM. Report M2020-03-18-0001-001. Report Status: Issued. Drawing #: Report M2020-03-18-0001-001.



Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Approved Area
- Context Area



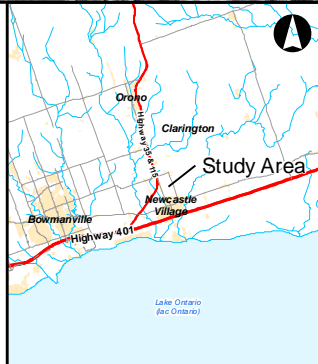
<p>Built Heritage Screening Report North Village Secondary Plan Municipality of Clarington, Ontario</p>		
<p>North Village Secondary Plan Area in relation to the 1878 County Atlas of Durham County</p>		
<p>April 2020</p>	<p>1:12,000</p>	<p>Datum: NAD 83 UTM17 Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en</p>
<p>P#: 60617636</p>	<p>V#:</p>	<p>Figure 4</p>
<p>AECOM</p>		<p>0 125 250 500 Metres</p>
<p><small>This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by government entities reviewing agencies. AECOM accepts no responsibility, and declines any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.</small></p>		

Map Source: "1878 County Atlas of Durham County" (1878), N.Y.P. 084 pp. 071. Report/Map Image. Drawing: B Report/Map/2021/4. County: Durham Co.



Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Approved Area
- Context Area



Built Heritage Screening Report North Village Secondary Plan Municipality of Clarington, Ontario		Datum: NAD 83 UTM17 Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en	
April 2020	1:12,000	P#: 60617636 V#:	
AECOM		Figure 6	
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File: C:\Users\jgibson\OneDrive\Documents\Projects\2020\17636_NVSP\08.dwg PLOT: 8/10/2020 10:07:19 AM 4:10 PM User: jgibson

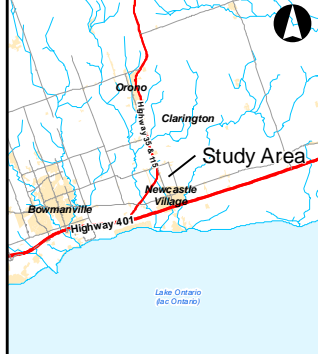


Resource No.: BHR1 - 582 North Street
Heritage Designation: Potential

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Built Heritage Resource Location
- Approved Area
- Context Area
- Property Boundary
- Expressway / Highway
- Major Road
- Railway Tracks



Built Heritage Screening Report North Village Secondary Plan Municipality of Clarington, Ontario		
North Village Secondary Plan Area - BHR1		
April 2020	1:2,800	Datum: NAD 83 UTM17 Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en
P#: 60617636	V#:	
AECOM		Figure 8
0 25 50 100 Metres		
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Map Source: © 2020 Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community. Drawing: 20200427/BHR1



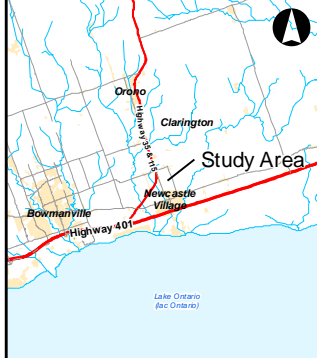
Resource No.: BHR2 - 598 North Street
Heritage Designation: Potential

BHR2

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Built Heritage Resource Location
- Approved Area
- Context Area
- Property Boundary
- Expressway / Highway
- Major Road
- Railway Tracks



Built Heritage Screening Report
North Village Secondary Plan
Municipality of Clarington, Ontario

North Village Secondary Plan Area -
BHR2

April
2020

1:2,800

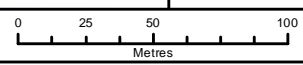
Datum: NAD 83 UTM17
Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en

P#: 60617636

V#:

AECOM

Figure 9



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Map Source: "C:\Users\jgibson\OneDrive\Documents\Projects\2020\North Village Secondary Plan\NVP\02\Map 01 - Report\Map 01 - Report.mxd" (1/1/2020 10:15:15 AM) by jgibson, Report.mxd (1/1/2020 10:15:15 AM)

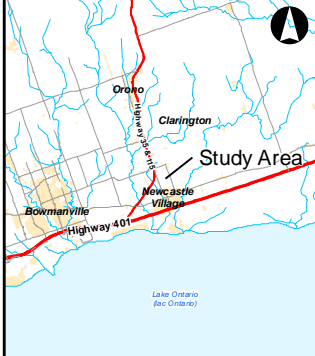


Resource No.: BHR4 - 816 Durham Road 17
Heritage Designation: Municipal Register

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Approved Area
- Context Area
- Property Boundary
- Expressway / Highway
- Major Road



Built Heritage Screening Report
North Village Secondary Plan
Municipality of Clarington, Ontario

North Village Secondary Plan Area -
BHR4

April
2020

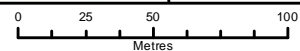
1:2,800
V#:

Datum: NAD 83 UTM17
Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en

P#: 60617636

AECOM

Figure 11



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Map Source: "CLARINGTON MUNICIPALITY OF CLARINGTON, ONTARIO" (2020), NAD 83 UTM17, Report No. 60617636, V# 1, BHR4 Area



Resource No.: BHR4a - 816 Durham Road 17
Heritage Designation: Potential

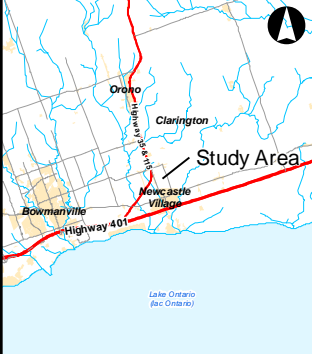
BHR4a

Hwy 35 & 115

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Approved Area
- Context Area
- Property Boundary
- Expressway / Highway
- Major Road



Built Heritage Screening Report North Village Secondary Plan Municipality of Clarington, Ontario		
North Village Secondary Plan Area - BHR4a		
April 2020	1:2,800	Datum: NAD 83 UTM17 Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en
P#: 60617636	V#:	Figure 12
0 25 50 100 Metres		
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Map Source: "C:\Users\jgibson\OneDrive\Documents\Projects\2020\172326_NVSP\03.apr.20\Report\Map12\Fig 12.dwg"



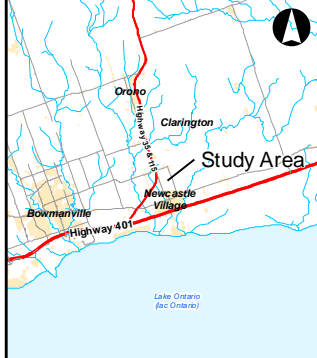
Resource No.: BHRA1 - 3554 Concession Road 3
 Heritage Designation: Heritage Inventory - Secondary Property



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Legend

- Built Heritage Resource Location
- North Village Secondary Plan Area
- Property Boundary
- Major Road





Built Heritage Screening Report North Village Secondary Plan Municipality of Clarington, Ontario		
North Village Secondary Plan Area - BHRA1		
April 2020	1:2,800	Datum: NAD 83 UTM17 Source: http://wms.ess-ws.nrcan.gc.ca/wms/toporama_en
P#: 60617636	V#:	Figure 15
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Map Source: © 2019 Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
 File Name: 15102019_17636_A01_1.pptx
 Report Name: Reporting/04/2019/04/2019_17636_A01_1.pptx



10. Built Heritage Resources and Cultural Heritage Landscape Inventory

Built Heritage Resource Inventory Form – BHR1 – Context Area	
Location: 582 North Street, west side North Street, north of CPR railway	
Resource Category: potential heritage interest	
Current Use: residential	
Construction Period: circa 1915-25	
Structural Material: red brick	
Cladding: red brick	
Roof Type Material: hipped roof with dormers asphalt shingles	
<p>Description: 1 ½ storey brick, bungalow, built with the influence of the Edwardian Classicism Style. The house features a pyramidal roof, a full width front porch with classical columns on brick piers.</p>	

Built Heritage Resource Inventory Form – BHR2 – Context Area	
Location: 598 North Street, west side North Street, north of CPR railway	
Resource Category: potential heritage interest	
Current Use: residential	
Construction Period: circa 1850	
Structural Material: wood frame	
Cladding: horizontal siding	
Roof Type Material: gable roof with asphalt shingles and dormer	
<p>Description: 1 ½ storey frame cottage with a three-bay façade and a medium pitched roof. There is a central doorway with a transom window above, flanked by sash windows and a dormer in the centre of the roof.</p>	



Built Heritage Resource Inventory Form – BHR3 – Context Area

Location: 618 North Street, west side North Street, north of CPR railway

Resource Category: potential heritage interest

Current Use: residential

Construction Period: circa 1850

Structural Material: wood frame

Cladding: horizontal siding

Roof Type Material: gable roof, steep pitch.



Description: 1 ½ storey frame cottage with a three-bay façade and a medium pitched roof. There is an asymmetrical front doorway flanked by sash double hung windows

Built Heritage Resource Inventory Form – BHR4 – Context Area

Location: 186 Durham Road #17, west side North Street, north of CPR railway. House is facing south, sideways to lot line.

Resource Category: municipal register – house only

Current Use: movie set, rural commercial, Residential

Construction Period: 1832, second storey added circa 1850

Structural Material: red brick.

Cladding: red brick

Roof Type Material: hipped roof, Regency style with chimneys at either end, asphalt roof.



Description: Two storey Regency Styled home built circa 1832 and possibly earlier. The house has a three-bay façade with a central doorway. A wrap-around tent roof veranda runs around the building, a one storey brick rear wing connects with a one storey brick kitchen addition. The house has wood sash windows with louvered wood shutters. Known as “Rosedell Cottage” on 1861 county map



Built Heritage Resource Inventory Form – BHR4A – Context Area

Location: 186 Durham Road #17, west Side North Street, north of CPR railway, structure is a gambrel barn located on north side of property.

Resource Category: Property is municipal register but house only. Barn is potential heritage resource.

Current Use: barn/movie Set

Construction Period: 1890-1900

Structural Material: timber frame

Cladding: wood barn board vertical

Roof Type Material: gambrel roof, asphalt Shingles



Description: A timber frame gambrel roofed barn, built to support the previous agricultural use on the property.

Built Heritage Resource Inventory Form – BHR5 – NVSP Area

Location: 879 Durham Road #17, east side, Durham Road, north of CPR railway.

Resource Category: heritage inventory: heritage merit

Current Use: vacant residence

Construction Period: 1870

Structural Material: red brick

Cladding: red brick

Roof Type Material: hipped and gable roof with gables.



Description: 1 ½ storey red brick farmhouse, with gothic windows in the gable ends, a period style veranda and a low pitched hipped roof.



Built Heritage Resource Inventory Form – BHR6 – Context Area

Location: CPR railway bridge over North Street, Newcastle.

Resource Category: potential heritage interest

Current Use: railway bridge

Construction Period: 1971

Structural Material: poured concrete

Cladding: poured Concrete

Roof Type Material: N/A – Railway Track



Description: Railway bridge built to carry the Canadian Pacific Railway tracks over North Street, north of the Village of Newcastle. The bridge is a poured concrete structure with a concrete beam spanning the roadway. The bridge has a date stamp 1971.

Built Heritage Resource Inventory Form – BHRA1

(Adjacent to Study Area)

Location: 3445 Concession Road 3, located on north Side of Concession Road 3, north of NVSP AREA

Resource Category: heritage inventory: secondary property

Current Use: residential

Construction Period: circa 1875

Structural Material: brick

Cladding: red brick with buff brick accents.

Roof Type Material: gable roof with gingerbread trim in gables, asphalt shingles



Description: 1 ½ storey gable roofed, L-Shaped Farmhouse built with the influences of the Gothic Revival and Picturesque Styles. The house is constructed of red brick with buff brick accents. It has segmental arched double hung windows, with a front veranda, and gingerbread wood trim throughout.



11. Sources

Primary and Secondary Sources

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Provincial Standards and Resources:

Ontario Heritage Tool Kit

<http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht>

Ontario Ministry of Tourism, Culture and Sport: Heritage Conservation Principle's for Land Use Planning

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm

Ontario Ministry of Tourism, Culture and Sport: Eight Guiding Principles in the Conservation of Historic Properties

http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm



North Village Secondary Plan Cultural Heritage Report

Ontario Heritage Act (2006)

Reference Guide on Physical and Cultural Heritage Resources (1996)

Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments (1992)

Guidelines on the Man-Made Heritage Component of Environmental Assessments (1981)

Environmental Guide for Built Heritage and Cultural Heritage Landscapes (2007)

National and International Standards and Resources:

Canadian Register of Historic Places

http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx

Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

Parks Canada National Historic Sites of Canada

http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp