

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW 96-71

being a by-law to designate the property known for municipal purposes as 1467 Prestonvale Road, Courtice, as a property of historic or architectural value or interest under the Ontario Heritage Act

WHEREAS the Ontario Heritage Act, R.S.O. 1990, c.0.18 authorizes the council of a municipality to enact by-laws to designate properties to be of historic or architectural value or interest for the purposes of the Act;

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 1467 Prestonvale Road, Courtice, 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 Canadian Statesman, a newspaper having a general circulation in the area of the designation, once each week for three consecutive weeks, namely January 24, 31 and February 7, 1996;

WHEREAS the reasons for the designation of the aforesaid property under the Ontario Heritage Act are contained in Schedule "A" hereto;

WHEREAS the Local Architectural Conservation Advisory Committee of the Municipality of Clarington has recommended that the property known for municipal purposes as 1467 Prestonvale Road, Courtice, be designated as a property of historic or architectural value or interest pursuant to the Ontario Heritage Act;

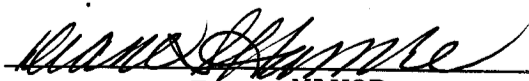
WHEREAS no notice of objection to the proposed designation was served upon the Clerk within the period prescribed therefore by the Ontario Heritage Act.

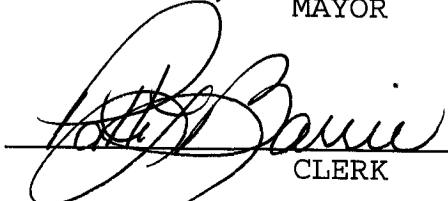
NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON HEREBY ENACTS AS FOLLOWS:

1. The property known for municipal purposes as 1467 Prestonvale Road, Courtice, 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.0.18.
2. The reasons for designation of the property described in Schedule "A" hereto are set out in Schedule "A" which is attached to and forms part of this by-law.
3. 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.
4. The 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 Clerk is also authorized to cause notice of the passing of this by-law to be published in the Canadian Statesman, a newspaper having general circulation in the area of the designation, once each week for three consecutive weeks.

By-law read a first and second time this 15th day of April 1996

By-law read a third time and finally passed this 15th day of April 1996

  
MAYOR

  
CLERK

SCHEDULE "A"

TO BY-LAW 96-71

The 1861 Tremaine County Map and the 1878 Beldon's Atlas depict this property as being owned by William Stevens (Stephens). The Gothic centre gable farmhouse, built of coursed fieldstone, would have been constructed c 1860. The two French doors at the front suggest that the original format may have contained a verandah. The following architectural features are recommended for designation under Part IV of the Ontario Heritage Act:

- Exterior: the coursed fieldstone facade  
the two sets of Regency glazed French doors  
the front entrance with its pilasters, entablature and  
Regency glazed transom and sidelights  
the roof cornicing  
the gable's scroll-sawn bargeboard and finial
- Interior: the original staircase with its newel post and  
decorative trim  
the wooden window casings, door casings and baseboards  
of the two front rooms

Schedule "A" to  
By-law 96-71

The 1861 Tremaine County Map and the 1878 Beldon's Atlas depict this property as being owned by William Stevens (Stephens). The Gothic centre gable farmhouse, build of coursed fieldstone, would have been constructed © 1860. The two French doors at the front suggest that the original format may have contained a verandah. The property is designed for its historical significance and the following architectural features:

Exterior:

- The coursed fieldstone façade
- The two sets of Regency glazed French doors
- The front entrance with its pilasters, entablature and Regency glazed transom and sidelights
- The roof cornicing
- The gable's scroll-sawn bargeboard and finial

Interior:

- The original staircase with its newel post and decorative trim
- The wooden window casings, door casings and baseboards of the two front rooms

Schedule "B" to  
By-law 96-71

Part of Lots 33 and 32 and part of the original Road Allowance between Lots 33 and 32, Concession 1, Township of Darlington (now Town of Newcastle), Regional Municipality of Durham, being more particularly described as follows:

PREMISING the southerly limit of said Lot 33 to have a bearing of North 73 degrees 20 minutes 30 seconds East and relating all bearings herein thereto;

COMMENCING at an iron bar planted at the intersection of the fence marking the northerly limit of the herein described lands, with a fence marking the existing easterly limit of a travelled road (being part of Lot 33), which said iron bar is distant 3,990.0 feet on a bearing of North 17 degrees 25 minutes West from the intersection of the easterly limit of said travelled road with the southerly limit of Lot 33, said intersection being 60.0 feet easterly along the southerly limit of Lot 33 from the southwest angle of said Lot 33;

THENCE North 73 degrees 30 minutes East along a fence marking the northerly limit of the herein described lands a distance of 393.50 feet to an iron bar planted;

THENCE North 71 degrees 18 minutes East along the last mentioned fence a distance of 925.40 feet to an iron bar planted at the intersection of a fence running northerly;

THENCE North 16 degrees 42 minutes West along last mentioned fence a distance of 236.90 feet to an iron bar planted at the intersection of a fence running easterly;

THENCE North 73 degrees 44 minutes East along last mentioned fence a distance of 91.80 feet to an iron bar planted;

THENCE South 16 degrees 54 minutes East a distance of 504.10 feet to an iron bar planted;

THENCE South 73 degrees 06 minutes West a distance of 1,161.0 feet to an iron bar planted;

THENCE South 16 degrees 54 minutes East a distance of 236.29 feet to an iron bar planted;

THENCE South 72 degrees 15 minutes West a distance of 250.0 feet more or less to an iron bar planted in a fence marking the existing easterly limit of said travelled road distant 481.90 feet southerly thereon from the point of commencement;

THENCE North 16 degrees 54 minutes West along said easterly limit of the travelled road a distance of 481.90 feet to the POINT OF COMMENCEMENT:

The parcel of land as described herein containing an area of 10.0 acres, be the same more or less.

As described in instrument number N13203.