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**Municipality of
Dutton Dunwich**

199 Currie Road
Dutton, ON N0L 1J0

Phone: (519) 762-2204

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Email: planning@duttondunwich.on.ca

November 28, 2018

ONTARIO HERITAGE TRUST



Wallacetown, ON
N0L 2M0

NOV 30 2018

RECEIVED

Re: 8987 Coyne Road
Notice of Passing to Designate Heritage Property
Municipality of Dutton Dunwich

Dear 

On behalf of Council for the Municipality of Dutton Dunwich, I would like to thank you for the heritage designation of your property.

Attached is a copy of the notice and approving by-law #2018-82. The by-law will be registered on the title of the property at the local land registry office.

Notice has been given to the Ontario Heritage Trust to be listed on the provincial register of heritage properties, which can be accessed at www.culture.gov.on.ca.

The Dutton Dunwich Cultural Heritage Committee will be contacting you at a later date to determine whether or not you wish to have a plaque mounted on the building to designate it as a site of historical value.

If you have any questions or require clarification, please contact the undersigned.

Sincerely,

Tracey Pilon-Abbs MCIP, RPP
Planner



Municipality of
Dutton Dunwich

**NOTICE OF THE PASSING TO DESIGNATE
A PROPERTY OF CULTURAL HERITAGE
VALUE OR INTEREST
BY THE CORPORATION OF THE
MUNICIPALITY OF DUTTON DUNWICH**

TAKE NOTICE that the Council of the Corporation of the Municipality of Dutton Dunwich passed By-law No. 2018-62 on the **14th day of November, 2018**, under the provisions of Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, C. O. 18, for property known as **8987 Coyne Road**, Municipality of Dutton Dunwich, in the County of Elgin.

The building is a two storey structure, which was originally constructed as an Inn in 1853, in a Classical Revival style, and is known as the "McGugan Hotel".

DATED at the Municipality of Dutton Dunwich, this **28th day of November, 2018**.

Clerk, Municipality of Dutton Dunwich
199 Currie Road
Dutton, Ontario, N0L 1J0
(519) 762-2204
planning@duttondunwich.on.ca



Municipality of
Dutton Dunwich

BY-LAW NO. 2018-62

**BEING A BY-LAW TO DESIGNATE 8987 COYNE ROAD TO BE OF
CULTURAL HERITAGE VALUE OR INTEREST**

WHEREAS pursuant to the Ontario Heritage Act, R.S.O. 1990, c. 0.18, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 8987 Coyne Road has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE, the Council of the Corporation of the Municipality of Dutton Dunwich enacts as follows:

1. THAT the real property at 8987 Coyne Road, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. THAT the Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. THAT the Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in the West Elgin Chronicle, and to enter the description of the aforesaid property, the name and address of its registered owner, and short reasons for its designation in the Register of all properties designated under the Ontario Heritage Act.

THIS By-law comes into force and effect on the day it is passed.

READ a first and second time this 14th day of November, 2018.

READ a third time and finally passed this 14th day of November, 2018.

Mayor

Chief Administrative Officer/Clerk

SCHEDULE "B"
TO BY-LAW #2018-62

Description of Property

The property municipally known as 8987 Coyne Road is located at the corner of Coyne Road and Talbot Line. The property is located in former Township of Dunwich.

The building was constructed as an Inn in 1853.

Statement of Cultural Heritage Value or Interest

The property municipally known as 8987 Coyne Road is of cultural heritage value because of its physical or design value, its historical or associative value, and its contextual values.

Physical/Design Values

Heritage attributes which support and contribute to the physical/design value or interest of this property include:

- Built in a Classical Revival Style in 1853
- Built as an Inn
- Later Victorian Verandah was added
- Interior and exterior architectural features that date back to its mid nineteenth century construction
- Wood frame post and beam construction
- Painted wood clapboard siding, doors and windows
- Front door with decorative pilasters and cornice
- Front door has 2 sidelights
- Twelve over twelve over eight windows for principal rooms
- Twelve over eight windows on the upper level
- Returned eaves
- Original front door

Historical/Associative Values

Heritage attributes which support and contribute to the historical/associative value or interest of this property include:

- Located at Coyne's Corner, Henry Coyne provided the name in 1817
- Operated as an Inn
- Isaac Coyne took over the Inn in 1842
- A new inn was built in 1840s
- Coyne Road was open to the north and provided a route for farmers in the north to deliver their produce to Tyrconnell for shipment
- In addition to the hotel, there was said to be two blacksmith shops in the area
- Following the construction of the railway to the north, business declined and the building was converted to a residents

Contextual Values

Heritage attributes which support and contribute to the Contextual value or interest of this property include:

- Heart of the Talbot Settlement
- Sole surviving example of a small hotel in south Dunwich
- Post pioneer period