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July 1, 2021

JUL 06 2021

RECEIVED

File B-8600-0349

Re: Designation of 2651 Harmony Road North, Oshawa, Ontario under Section 29, Part IV of the *Ontario Heritage Act*

I confirm that the Council of The Corporation of the City of Oshawa passed By-law 80-2021 on June 21, 2021 designating the property legally described as:

PIN 16260-0089 (LT); Part Lot 4 Concession 5 East Whitby, Part 1, Plan 40R30044; City of Oshawa, Regional Municipality of Durham

as being of cultural heritage value or interest. Schedule "A" to By-law 80-2021 is a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property.

Please find served upon you pursuant to subsection 29(6) of the *Ontario Heritage Act* a copy of By-law 80-2021, including Schedule "A".

If you require further information or clarification, please contact me at the address shown or by telephone at (905) 436-3311, extension 2402 or by email to cleherbauer@oshawa.ca.



Connor Leherbauer, Planner B
Policy, Planning Services

CL/k

Attachment

- c. Sam Yoon, City Solicitor
Office of the Chief Administrative Officer

Ontario Heritage Trust
10 Adelaide Street West
Toronto, ON M5C 1J3



By-law 80-2021
of The Corporation of the City of Oshawa

being a by-law to designate the property located at 2651 Harmony Road North, specifically PIN 16260-0089 (LT); Part Lot 4 Concession 5 East Whitby, Part 1, Plan 40R-30044; City of Oshawa, Regional Municipality of Durham, as being of cultural heritage value or interest pursuant to Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18.

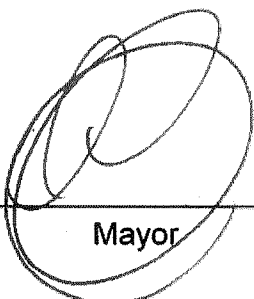
Recitals:

1. Section 29, Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18 (the "Act") authorizes the Council of a municipality to enact by-laws to designate a property to be of cultural heritage value or interest.
2. [REDACTED] of the property located at 2651 Harmony Road North, in the City of Oshawa. As per City Council's decision on April 26, 2021, the City of Oshawa has consented to Heritage Oshawa's request that the property, legally described as PIN 16260-0089 (LT); Part Lot 4 Concession 5 East Whitby, Part 1, Plan 40R-30044; City of Oshawa, Regional Municipality of Durham (the "Property"), be designated under Section 29 of the Act. The property to be designated contains a stone house constructed in the 1870s, sitting on a large lot at the southeast corner of Harmony Road North and Winchester Road East. The house at 2651 Harmony Road North, situated in the north half of the property adjacent to Harmony Road North, is an excellent example of an early gothic revival stone cottage with a 3-bay design (centre door, flanking windows). The Canada Farmer in 1865 featured this style of house complete with drawings for the farmer to build. The Canadian Farmer identified this style of Gothic Revival Cottage as a "cheap country dwelling house".
3. On May 13, 2021, the City forwarded to the Ontario Heritage Trust and the registered owners of the Property a Notice of Intent to Designate the Property.
4. Notice of Intent to Designate the Property was published on May 13, 2021 in the *Oshawa This Week* newspaper having general circulation in the City of Oshawa.
5. The last day for serving a Notice of Objection to the Notice of Intent to Designate the Property was June 14, 2021. No Notice of Objection to the proposed designation was served on the City Clerk.

NOW THEREFORE BE IT ENACTED AND IT IS HEREBY ENACTED as a by-law of The Corporation of the City of Oshawa, by its Council, as follows:

1. The Property, including its features which are described in Schedule "A" to this By-law, located at 2651 Harmony Road North, and legally described as PIN 16260-0089 (LT); Part Lot 4 Concession 5 East Whitby, Part 1, Plan 40R-30044; City of Oshawa, Regional Municipality of Durham is hereby designated as being of cultural heritage value or interest.
2. The reasons for designation of this Property under the Act are set out in Schedule "A" to this by-law. Schedule "A" forms an integral part of this by-law.
3. A copy of this by-law shall be registered against the Property in the Land Registry and Land Titles Offices for the Land Registry Division of Durham (No. 40).
4. The City Clerk is hereby authorized to serve a copy of this by-law on the Ontario Heritage Trust and the registered owners of the Property, and to publish notice of the passing of this by-law in the *Oshawa This Week* newspaper.

By-law passed this twenty-first day of June, 2021.



Mayor



City Clerk

**Schedule "A" to By-Law Number 80-2021
Passed This Twenty-First Day of June, 2021**

Designation Statement and Description of Property

Location and Description of Property:

2651 Harmony Road North is a 39.61 hectare (97.88 ac.) property located at the southeast corner of Harmony Road North and Winchester Road East. The property is generally bounded by agricultural lands to the south, agricultural lands and single detached dwellings fronting onto Winchester Road East to the east, and Harmony Road North and Winchester Road East to the west and north, respectively, beyond which are agricultural lands.

Legal Description:

The property at 2651 Harmony Road North is legally described as:

PIN 16260-0089 (LT); Part Lot 4 Concession 5 East Whitby, Part 1, Plan 40R30044; City of Oshawa, Regional Municipality of Durham.

Statement of Cultural Heritage Value or Interest:

Constructed in the 1870s, the stone dwelling at 2651 Harmony Road North sits on a large lot at the southeast corner of Harmony Road North and Winchester Road East in the former East Whitby Township. The house at 2651 Harmony Road North, situated in the north half of the property adjacent to Harmony Road North, is an excellent example of an early gothic revival stone cottage with a 3-bay design (centre door, flanking windows).

The Canada Farmer in 1865 featured this style of house complete with drawings for the farmer to build. The Canadian Farmer identified this style of Gothic Revival Cottage as a "cheap country dwelling house".

2651 Harmony Road North was located north of the area known as the Village of Foley located at the intersection of Harmony Road North and Conlin Road East.

Heritage Attributes:

The key heritage attributes of 2651 Harmony Road North that reflect its value as an important link to the history of the former East Whitby Township in Oshawa consist of the following:

Design/Physical Value:

- Built in the 1870s, the house at 2651 Harmony Road North is an excellent example of an early gothic revival stone cottage with a 3-bay design (centre door, flanking windows).
- The following noteworthy features make the house an excellent example of an early gothic revival stone cottage, a style commonly used for a 19th century 'country dwelling house':
 - A one-and-a-half storey, three-bay design;
 - A small centre gable;
 - Vergeboarding (barge boarding);
 - A fieldstone foundation;
 - Stone and slate cladding;
 - A classical front-door casing, with a transom above;
 - Flat, simple, symmetrically placed original 6x6 pane sash windows with segmented stone heads, and wooden frames and lugsills; and,
 - A steep roof with a centre gable pierced by a tall brick chimneystack on the north end.