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February 28, 2024

RECEIVED
2024/02/28
(YYYY/MM/DD)
Ontario Heritage Trust

Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

sent via email: registrar@heritagetrust.on.ca

Dear Sir/Madam:

Re: Notice of Passing – Designation By-law 2024-008
607260 Sideroad 13B, Duncan, Euphrasia Township, Grey Highlands

At the meeting of February 7th, 2024, Council passed the following resolution:
That Council approve By-law 2024-008 being a By-law to Designate the farmhouse located at 607260 Sideroad 13B, Duncan, Euphrasia Township, Grey Highlands as a Heritage Property.

Pursuant to Section 29(8) of the Ontario Heritage Act R.S.O. 1990, chapter O.18. any person who objects to the by-law may appeal to the Ontario Land Tribunal (OLT) by giving OLT and the clerk of the municipality, within 30 days after the date of publication of the notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by OLT.

Notice of the passing of the by-law will be placed in the local newspaper on February 28, 2024 and the last date for the filing of appeals is March 29, 2024.

If you require any other information, please contact the undersigned.

Amanda Fines-VanAlstine
Acting Clerk
clerks@greyhighlands.ca
519-986-1216 Ext. 241

Encl.
Attachment 1: Copy of By-law 2004-008

The Corporation of the Municipality of Grey Highlands

By-law No. 2024-008

**Being a By-law to Designate the farmhouse located at
607260 Sideroad 13B, Duncan, Euphrasia TWP, Grey
Highlands as a Heritage Property**

Whereas, 607260 Sideroad 13B is the civic address of the property which houses the original farmhouse known as the Fawcett House with a roll number of 420839000103000; and

Whereas, pursuant to Section 29, Part IV of the Ontario Heritage Act, R.S.O. 1990, chapter O.18, the council of a municipality is authorized to enact by-laws to designate a property within the municipality to be of cultural heritage value or interest; and

Whereas, the Council of the Corporation of Grey Highlands through Heritage Grey Highlands Committee have been in discussion with the owners of the property who have agreed to and requested the designation; and

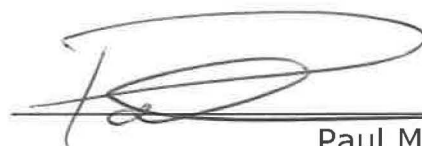
Whereas, Council directed staff at the August 2, 2023 Council meeting to proceed with the requirements to bring forward a by-law to designate the property as a Heritage Property and the required notice was posted in the Flesherton Advance on November 15, 2023 and received no objections within the 30 day period;

Now Therefore the Council of the Municipality of Grey Highlands hereby enacts as follows:

1. That the real property described as the original farmhouse located at 607260 Sideroad 13B, Duncan, Euphrasia TWP, Grey Highlands, having roll number 420839000103000 is hereby designated to be of cultural value or interest under section 29 of the Ontario Heritage Act.
2. That the description of the property, statement of its cultural heritage value or interest, and the description of its heritage attributes are set out in schedule A attached hereto and forming part of this by-law.
3. That the Clerk be authorized to have a copy of this by-law registered against the property at the land registry office, served on the property owner and notice publish notice in a newspaper having general circulation in the Municipality.

Read a first, second and third time, and finally passed on February 07 2024.

The Corporation of the
Municipality of Grey Highlands



Paul McQueen, Mayor



Amanda Fines-VanAlstine, Acting Clerk

Charles Fawcett Farm

Location: 607260 Sideroad 13B, Duncan, Euphrasia TWP, Grey Highlands. The 40H rectangular lot (100-acres) is the northern half of Conc 01-lot 12 located on the south-west corner of 13B junction with the Blue Mountains-Euphrasia Townline. Access to the buildings on the property is from SR 13B about 1.7 km north of Duncan.

Property description: The lot is long and narrow (305m x 1220m). The arable fields cleared on the eastern side of the property historically were about twice the current size. In the 1970's the western fields were abandoned, and the area is now largely reforested with native trees and plants. The altitude is 366m along the flat eastern half; the western rear of the property has several dips and rises and is crisscrossed with trails. The south property line abuts a stretch of the Bruce Trail. The property near the old farmhouse is studded with 2-3 old varieties of apple trees. The original 200-acre lot was surveyed as the north-east corner of Duncan.

The 1869 farmhouse is a 20'x30' board-and-batten bungalow with a full height cellar supporting the structure. Originally there was a "front" door on the north side facing SR 13B access. The original sleeping loft, likely originally accessed by a ladder is now two bedrooms with a staircase. A single-storey addition built 1970's flush to the southern and western sides of the original bungalow is a bright open concept living area and a mudroom-entry way. A 20'x20, carriage shed/stable with 2nd floor dormer and gable windows south of the farmhouse was likely also built C. 1869. This structure was originally located further west on the property and reputedly was moved to its current location south of the farmhouse c. 1980's at which time a single storey 30'x30' drive shed was added south of the square 2-storey stable.

NOTE: The area of the property that contains the original barn foundation is the intended location for a new home with surrounding decks, patios, access to a swimming pool with pool house (location shown on map) and is exempt from having any heritage significance. The barn's foundation is beyond repair or salvage. Any permits for construction on these approximately 5-6 acres should not be subject to any restrictions due to heritage designation of other structures and artefacts on the remainder of the property. Situated well back from the original farmhouse, a new home would not impact on any heritage attributes of the original farmhouse and stable, or their surroundings.

Fawcett property criteria for determining cultural heritage value or interest:

The property has **design value or physical value** because the 1869 farmhouse is a representative example of a wood frame, board and batten bungalow built above a stone cellar and having a sleeping loft in the gable roof which features original lighting rods at either end of the peak. It has been preserved and restored so that along with a complementary addition c. 1970's, the dwelling continues to provide comfortable and much needed family housing.

The property also has **design value or physical value** because the historic stable, a complimentary board and batten structure with an east facing dormer, is a typical multi-use outbuilding of suitable proportions with an interesting cupola and weathervane.

The property has **associative value** because it has direct associations with James Fawcett and his family who are numbered among the early founders of the Escarpment hamlet of Duncan. James Fawcett & wife Sarah emigrated from Ireland in 1845 with a very large family, many of whom were already married and had children of their own. The 1851 census has Charles Fawcett (Irish born second oldest son, age 31) living on the north 100 acres with wife Isabella 28 and 1-year-old Robert, born in Upper Canada. When Isabella died suddenly, Charles left with his young

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son and the property was rented out for 25 years. Robert returned in the mid 1880's. The 1891 census shows Robert 38, Elizabeth 41, 5 children ages 18, 16, 9, 6, 4, and his father Charles 74 also residing with them. The farm remained with Robert and his family until 1924.

Re the extended Fawcett Family: In 1851, James "Faussett" 60 & wife Sarah 54 were living on the south 100 acres with 2 youngest children, Alexander 17 & Irwin 13 who remained a lifelong resident of Duncan. At least 4 other grown Fawcett (Faussett) children occupied other farms in the area with their families. Descendants of all 6 Fawcett boys remained in the area for decades, some are still in the area several generations later. All contributed greatly to the growth and development of the agricultural community.

The property has **historical and associative value** because the cultivated fields and early orchards as well as the forested portions, yield valuable insights into understanding the many unique challenges faced by early settlers of high-altitude farms established atop Niagara Escarpment terrain above the steep slopes of the Beaver Valley.

The property has **contextual value** because it is a component helping to define, maintain, and support the scenic and historic character of the Beaver Valley. Physically, visually, and historically the property is linked to the scenic value provided by the many early farms and orchards established on both slopes of the acclaimed World Biosphere Reserve that includes the Niagara Escarpment cliffs and the entire Beaver River Valley, all of which is highly valued by the community and is a renowned tourist attraction.

Description of Heritage Attributes:

Key attributes that exemplify the physical and design value of the Charles Fawcett family farmhouse include:

- Thick stone cellar walls that form the farmhouse foundation
- Shape and massing of 20x30' 1869 board and batten house with sleeping loft as well as the 1970's addition that created space for more comfortable "modern" conveniences
- Iron lightning rods at either gable end of original farmhouse (an altitude protection)
- Gable plaque dated 1869, installed in peak above the east-facing entry porch

Key attributes of the 100-acre property settled in 1851 by Charles Fawcett and later operated by his son Robert that contribute to the historical and associative value of insights into farming on the steep slopes of the escarpment include:

- Trees and rocks in hedgerows that define field borders
- Pond likely created due to no open water on the site, probably for use by animals
- Old cedar rail fences in various states of repair
- Heritage apple trees (recently pruned for tree health)

Key attributes of the 100-acre property settled in 1851 by Charles Fawcett that contribute to the contextual value of the property as an integral component of the World Biosphere reserve of the Escarpment and the Beaver Valley include:

- Reforested areas that contribute to environmental preservation of escarpment (note: additional reforestation of open fields is not precluded by designation)
- Scenic views of the valley and escarpment ridges
- Areas containing clay "pools" or other natural features unique to the terrain