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ONTARIO HERITAGE TRUST  
DEC 21 2017  
RECEIVED

 COBOURG	THE CORPORATION OF THE TOWN OF COBOURG
	BY-LAW NUMBER <u>092-2017</u>

**A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALLY AS 520 WILLIAM STREET AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST**

**WHEREAS** the *Ontario Heritage Act* authorizes the Council of a municipality to enact bylaws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

**AND WHEREAS** authority was granted by Council to designate the property at 520 William Street, as being of cultural heritage value or interest; and

**AND WHEREAS** the Council of the Town of Cobourg has caused to be served upon the owners of the land and premises known as 520 William Street, and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in the local newspaper for a period of 30 days in accordance with the requirements set out under the *Ontario Heritage Act*; and

**AND WHEREAS** the reasons for designation are set out in Schedule "A" to this bylaw; and

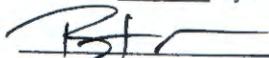
**AND WHEREAS** no notice of objection was served upon the Clerk of the municipality;

**NOW THEREFORE** be it resolved that the Municipal Council of the Corporation of the Town of Cobourg enacts as follows:

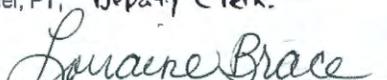
1. **THAT** the property at 520 William Street, more particularly described in Schedule "B" attached to this bylaw, is designated as being of cultural heritage value or interest.
2. **THAT** the Town Clerk is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

READ a first, second and third time and finally passed in Open Council  
this 11th day of December, 2017  
Cassal Brent Larmer, of the Corporation of the Town of Cobourg,  
hereby certify this to be a true copy of the original document.

Dated this 19<sup>th</sup> day of December, 2017



Cassal Brent Larmer, P1, Deputy Clerk.

  
MAYOR  
MUNICIPAL CLERK

**Schedule "A"**  
**REASONS FOR DESIGNATION**

**Description of Property**

The property at 520 William Street is a large industrial building complex situated between William Street and Ontario Street, north of the CNR/CPR tracks. The property includes three early 20<sup>th</sup> century red brick buildings fronting on Ontario Street.

**Statement of Cultural Heritage Value or Interest**

The property at 520 William Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design or physical value, historical or associative value, and contextual value.

The historic buildings located on the subject property are an example of a well-designed early 20<sup>th</sup> century industrial building complex with associated buildings that is a local landmark. They include a large brick factory building (Building "A"), a smaller brick building (Building "B") and a small brick administration office building built with a Greek style colonnade (Building "C"). It is one of the few historical industrial complexes remaining in Cobourg and is important in defining and maintaining the historical and aesthetic character of the area. This historic building complex was constructed by men with the surname of Jex, which was a name that was well-known in the building trade in Cobourg.

Originally constructed ca. 1909 as the Ontario Steel Plant, the original brick structures at 520 William Street were subsequently occupied by the Imperial Munitions Board during the First World War. In 1919 the buildings were purchased by the York State Fruit Company, a large manufacturer of vinegar as well as a product called pectin (a setting agent for jams and jellies). Operating under the new name of Douglas Packing Company, commercial grade pectin was sold as Certo. In 1929 the company was purchased by Postum, which was acquired by General Foods Canada. In 1985, General Foods was acquired by Kraft Canada.

The property has strong associations with many families and individuals in the Cobourg area because it was a significant industry, integrated within civic and economic life, and employing thousands of individuals in the Town over almost a century.

**Description of Heritage Attributes**

The heritage attributes of the property at 520 William Street are derived from the cultural heritage values of the property. These heritage attributes are:

- The setbacks, placement and orientation of the three original buildings on the west side of Ontario Street, north of the CNR/CPR tracks, being the original factory (Building "A"), an engineering building (Building "B") and an administration office building (Building "C")
- The scale, form, exterior massing and materials of Building "A", including the repeating bays, pediment on the south façade, original 12-over-12 wood windows with brick sills (some with original glass), the fenestration, red brick cladding, the remaining brick base of the original factory chimney, and a small second storey office space near the middle of the building containing original windows
- The scale, form, exterior massing and materials of Building "B", including a gable roof and three bay symmetrical windows on the south façade, red brick cladding, and a raised portico entrance on the west facade
- The scale, form, exterior massing and materials of Building "C", including its neoclassical design, a four column portico with pediment on the south façade, and red brick cladding

**Schedule "B"**  
**LEGAL DESCRIPTION**

PT LT 13, 14 & 15 BLK A PL CADDY (FOMERLY LT 19 CON A HAMILTON)  
COBOURG; PT BLK A PL CADDY (FORMERLY LT 19 CON A HAMILTON)  
COBOURG; PT NW 10 ACRES LT 19 CON A HAMILTON; PT S ½ OF N ½ LT 19 CON  
A HAMILTON; PT N ¼ LT 19 EXCEPT THE NW 10 ACRES CON A HAMILTON; S/T  
CB35601, CB31300, CB124060; T/W EASEMENT IN FAVOUR OF PTS 8, 10, 11, 14,  
15, 16, 17, 18, 21, 22, & 23 39R12039 OVER PTS 6,7,9 & 12 39R12039 AS IN  
ND27451; SUBJECT TO AN EASEMENT AS IN ND27451; TOWN OF COBOURG

PIN # 51090-0453 (LT)