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## Development Services

The Corporation of the County of Prince Edward  
Office: 280 Picton Main Street, Picton, ON K0K 2T0  
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[mmichaud@pecounty.on.ca](mailto:mmichaud@pecounty.on.ca) | [www.thecounty.ca](http://www.thecounty.ca)

**To:** Ontario Heritage Trust  
[REDACTED]

**From:** Michael Michaud, Manager of Planning

**Date:** February 16, 2024

**RE:** Notice of Designation – 89 Colliers Road, Ward of South Marysburgh

**RECEIVED**  
2024/02/20  
(YYYY/MM/DD)  
Ontario Heritage Trust

This letter is to inform you of the passing of **By-law 04-2024** to designate the property at 89 Colliers Road, known as the Cooper House. Please see the attached designation by-law, which includes a description of the property, statement explaining the cultural heritage value of the property and a description of the heritage attributes of the property. The by-law will be registered on the title of the lands.

If you have any questions, please do not hesitate to contact us.

Best Regards,

for Michael Michaud, MCIP RPP  
Manager of Planning  
The Corporation of the County of Prince Edward  
MM/pt  
Encl

THE COUNTY OF PRINCE EDWARD  
NOTICE OF DESIGNATION  
DESIGNATION OF A PROPERTY OF CULTURAL HERITAGE VALUE OR INTEREST UNDER THE PROVISIONS OF SECTION 29  
PART IV OF THE ONTARIO HERITAGE ACT, R.S.O. 1990 AS AMENDED

**TAKE NOTICE** that the Clerk did not receive any objections to the Notice of Intention to Designate the Properties. Therefore, Council did not consider any objections and passed the Designation By-law for the Properties described below, in the County of Prince Edward, Province of Ontario, as properties of cultural heritage value or interest under Part IV, S. 29 of the Ontario Heritage Act, R.S.O. 1990.

**Properties**

**Church House** is located on the west side of County Road 13, municipally known as **1676 County Road 13**, and legally described as Part Lot 23 Concession Round Prince Edward Bay South Marysburgh as in PE93119, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 03-2024** - The property has both historical or associative value.

**Cooper House** is located on the north side of Colliers Road, municipally known as **89 Colliers Road**, and legally described as Part Lot 23-24 Concession Round Prince Edward Bay South Marysburgh Part 2, 5 & 9 47R7203 subject to PE157773, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 04-2024** - The property has both historical or associative value.

**Joseph Clapp House** is located on the north side of Royal Road, municipally known as **1327 Royal Road**, and legally described as Part Lot 26 -27 Concession 1 South of Black River South Marysburgh Part 1 47R6652 and Part 1 47R6776, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 06-2024** - The property has both historical or associative value.

**Welbanks House** is located on the north side of County Road 13, municipally known as **1972 County Road 13**, and legally described as Part Lot 20 Concession Round Prince Edward Bay South Marysburgh as in PE95233 subject to PE168055 and SM4577, in the Ward of South Marysburgh, in the County of Prince Edward. **By-Law 05-2024** - The property has both historical or associative value.

**Appeals**

Any person or public body may appeal to the Ontario Land Tribunal (formerly Local Planning Appeal Tribunal) in respect to the passing of a Heritage Designation By-law, by filing with the Clerk of The Corporation of the County of Prince Edward no later than the **16<sup>th</sup> day of March, 2024** a notice of appeal setting out:

- (1) the reasons for the objection to the Designation By-law; and
- (2) the reasons in support of the objection to the Designation By-law.

The appeal must be accompanied by the prescribed appeal fee - a certified cheque or money order made payable to the Minister of Finance. The OLT fee for filing an appeal to a Heritage Designation By-law is \$1,100.00. Should you wish to appeal to the OLT, forms are available from the OLT website at <https://olt.gov.on.ca> .

**County Weekly News Publication Date: February 15, 2024**  
**Wellington Times Publication Date: February 14, 2024**  
**Picton Gazette Publication Date: February 15, 2024**  
**Deadline for Objections: March 16, 2024**

RECEIVED

2024/02/20

(YYYY/MM/DD)

Ontario Heritage Trust

Objections should be directed to:  
Catalina Blumenberg  
Municipal Clerk  
332 Picton Main Street  
Picton, ON, K0K 2T0

**For more information about this matter, including information about preserving your appeal rights, please contact;**  
**The Corporation of the County of Prince Edward**  
**Development Services**  
Location: 280 Picton Main Street, 2nd Floor, Picton, ON K0K 2T0 / Mailing: 332 Picton Main Street, Picton, ON K0K 2T0  
Telephone: 613.476.2148 / Fax: 613.471.2051 / [www.thecounty.ca](http://www.thecounty.ca)



**This notice is available in alternate formats upon request.**

CERTIFIED TO BE A TRUE &  
EXACT COPY OF ORIGINAL

  
FEB 16/24

Pamela Renee Thompson, a Commissioner, etc.,  
Province of Ontario, for the Corporation of the  
County of Prince Edward.  
Expires January 24, 2026.

Motion 2023-518

**THE CORPORATION OF THE COUNTY OF PRINCE EDWARD**

**BY-LAW NO. 04-2024**

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**A BY-LAW TO DESIGNATE THE COOPER HOUSE TO BE OF CULTURAL  
HERITAGE VALUE AND INTEREST PURSUANT TO PART IV OF THE ONTARIO  
HERITAGE ACT**

(Cooper House c. 1860 - 1071 Royal Road)

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**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 and interest;

**AND WHEREAS** the Built and Cultural Heritage Advisory Committee, at their October 4, 2023 meeting recommended to County Council to designate the Cooper House as a property of cultural heritage value and interest;


**AND WHEREAS** Notice of Intention to designate the property known as the Cooper House has been published and served in accordance with the provisions of the Ontario Heritage Act, R.S.O. 1990 and no notice of objection to the proposed designation has been received;

**NOW THEREFORE**, the Council of the Corporation of the County of Prince Edward enacts as follows:

1. **THAT** the property known as the Cooper House and more particularly described in Schedule 'A' attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value and interest for the reasons set out in Schedule 'B' attached hereto and forming part of this by-law.
2. **THAT** the Clerk is hereby authorized to cause a copy of this By-law to be served on the owner of the property, [REDACTED] and on the Ontario Heritage Trust.
3. **THAT** the property be added to the Municipal Register referred to in Section 27(1) of the Ontario Heritage Act, R.S.O. 1990.
4. **THAT** notice of this By-law be published in a newspaper having general circulation in the municipality.
5. **THAT** the County Solicitor is hereby authorized to register a copy of this By-law against the real property as described in the foregoing in the Land Registry Office.
6. **THAT** the provisions of this by-law shall come into force and take effect pursuant to Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990 c.O.18, as amended.

Read a first, second and third time and finally passed this 10th day of January, 2024.

  
Catalina Blumenberg, **CLERK**

  
Steve Ferguson, **MAYOR**



**SCHEDULE 'A' to By-Law No. 04 - 2024**

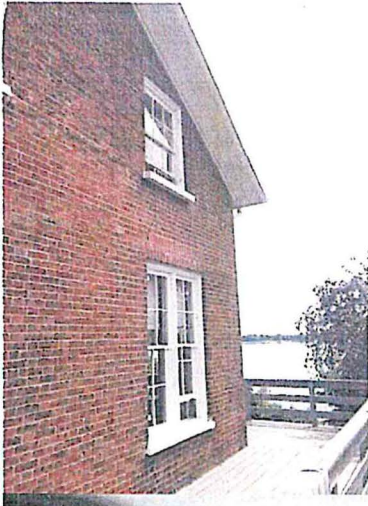
**Property Description:**

The subject lands are described as PT LT 23-24 CON ROUND PRINCE EDWARD BAY S MARYSBURGH PT 2, 5 & 9 47R7203 S/T PE157773; civic address 89 Colliers Road, Ward 9 (South Marysburgh), in the Municipality of the County of Prince Edward



**SCHEDULE 'B' to By-Law No. 04- 2023**

**Cooper House  
c. 1860  
89 Collier's Road**



House perched above South Bay, with pair of double-sash windows on gable end.



Interior view of second-floor window modified to accommodate summer kitchen roof.

**STATEMENT OF CULTURAL HERITAGE VALUE**

**Design or physical value**

The design of the house represents a style that was popular in Prince Edward County in the 1860s. The house is symmetrical in plan, and it has a wide central front entrance, with transom and sidelights. The wood-clad summer kitchen and woodshed are attached to the gable end of the one-and-a-half-storey brick house. The house's brick construction in a Flemish Bond pattern gives stature to the building. On the gable end wall, the lower sash of the second-floor window has been modified to accommodate the angle of the roof of the summer kitchen. The triangular dormer windows that light the

attic over the summer kitchen are an unusual feature. The pairs of double-sash windows imitating casements were fashionable in the County in the 1860s. These pairs of windows, which are located on the front façade and one gable end, are unusually large.

#### **Historical or associative value**

The property has direct associations with marine and trading activities at Port Milford. The property yields information that contributes to an understanding of this harbour village. At one time, several houses and stores were located along the road leading from Port Milford to County Road 13.

The property reflects the work of the Cooper brothers, who were significant figures in the community. James Cooper, in partnership with his brother William, took advantage of the natural deep-water harbour and built a wharf facilitating trade with ports in New York. The Coopers exported raw material such as lumber, fruit, barley and grain and returned with manufactured goods. As business grew, the brothers became active in shipbuilding. Cooper's wharf was the birthplace of the schooner Huron and saw many other ships launched.

The hamlet became known as Port Milford. James had purchased a single acre in 1849, eventually owning 90 acres at Port Milford and building his house in c.1860.

#### **Contextual value**

The property is important in defining and maintaining the marine character of the area. The Cooper House, and the Port Milford General Store across the lane, are significant remaining vestiges of the once busy harbour village.

The Cooper house is located high on a ridge, overlooking South Bay rather than facing the road. It is a prominent landmark that is physically, visually, and historically linked with South Bay's marine history and with the Port Milford General Store and various outbuildings and former storehouses.

#### **CULTURAL HERITAGE ATTRIBUTES**

- Size and massing of the house, summer kitchen, and woodshed
- One-and-a-half-storey brick house in a symmetrical plan
- Wood-clad summer kitchen and woodshed
- Brickwork in the Flemish Bond pattern
- Brick chimney at each gable end of house
- Wide central entrance comprised of door screen with sidelights and transom
- Arrangement and openings of the surviving windows and doors
- Pairs of unusually large double-sash windows imitating casements, located on the front façade and one gable end
- Triangular dormer windows over the summer kitchen
- Orientation of the house facing South Bay

#### **References:**

Cruickshank, Tom, and Peter John Stokes, *The Settler's Dream*, Picton: Corporation of the County of Prince Edward, 1984, SM-8, pp 67-68



Historical Architectural Survey of Prince Edward (HASPE)

*Illustrated Historical Atlas of the Counties of Hastings and Prince Edward, Ont.*, Toronto:  
H. Belden & Co., 1878

*Tremaine's Map of the County of Prince Edward, Upper Canada*, Toronto, 1863

*White Pines Wind Project Heritage Assessment Report*, 2013, Appendix A, Cultural  
Heritage Resource 46, p 94