

THE CITY OF VAUGHAN

BY-LAW

BY-LAW NUMBER 144-2024

A By-law to designate 8785 Dufferin Street, in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, as a property of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18.

WHEREAS Pursuant to Part IV, Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, as amended, the council of a municipality is authorized to enact a by-law to designate real property within the municipality, including all buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS section 29(1.1) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires the Council of a municipality to cause notice of intention to designate a property to be given by the Clerk of the municipality;

AND WHEREAS the property described in Schedule "A" to this By-Law, municipally known as 8785 Dufferin Street is deemed to contain cultural heritage value or interest;

AND WHEREAS section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 requires a notice of intent to designate to be served on the Property Owner, on the Ontario Heritage Trust, and to be published in a newspaper;

AND WHEREAS, on March 26, 2024, the Council of the Corporation of the City of Vaughan caused notice of intention to designate 8785 Dufferin Street as a property of cultural heritage value or interest, with the notice served to the Ontario Heritage Trust and to the owners of 8785 Dufferin Street.

AND WHEREAS section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 requires a municipality to adopt and maintain policies with respect to the specific form and manner of the provision of notices;

AND WHEREAS sections 26(4) and 39.1(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18 permit a municipality to publish notices in accordance with a policy adopted by the municipality under section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25;

AND WHEREAS the City of Vaughan enacted By-law 021-2024 on January 30, 2024 pursuant to section 270 of the *Municipal Act, 2001*, S.O. 2001, c. 25 which allows for

notice to be provided by way of the City's website;

AND WHEREAS on April 16, 2024, the City of Vaughan published a notice of intention to designate 8785 Dufferin Street on the City of Vaughan's website in accordance with By-law 021-2024;

AND WHEREAS a notice of objection to the proposed designation was served within the thirty-day timeline prescribed by section 29(5) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18, on the Clerk of the City of Vaughan;

AND WHEREAS Council made a decision not to withdraw the notice of intention to designate the property as per section 29(6) of the *Ontario Heritage Act*, R.S.O. 1990, c.O.18;

NOW THEREFORE the Council of the City of Vaughan ENACTS AS FOLLOWS:

1. That pursuant to Section 29 of the *Ontario Heritage Act*, the property located at 8785 Dufferin Street (the "Property"), in the City of Vaughan, in the Regional Municipality of York, Province of Ontario, being more particularly described in Schedule "A" attached hereto and forming part of this By-law, shall be and is hereby designated as a property of cultural heritage value or interest.
2. That the Statement of Cultural Heritage Value or Interest for the Property explaining the reasons the Property is of cultural heritage value or interest is attached hereto in Schedule "B" and forms a part of this By-law.
3. That the City Solicitor is hereby authorized to cause a copy of this By-law and its Schedules to be registered against the title to the Property in the proper land registry office.
4. That the City Clerk is hereby authorized to cause a copy of this By-law and its Schedules to be served on the Property Owner and on the Ontario Heritage Trust.
5. That the City Clerk is hereby authorized to publish notice of this By-law on the City of Vaughan's municipal website.

Voted in favour by City of Vaughan Council this 25th day of June, 2024.

Steven Del Duca, Mayor

Todd Coles, City Clerk

Authorized by Item No. 19 of Report No. of 1 the Committee of the Whole.
Adopted by Vaughan City Council on March 26, 2024.
City Council voted in favour of this by-law on June 25, 2024.

SCHEDULE "A" TO BY-LAW NUMBER 144-2024

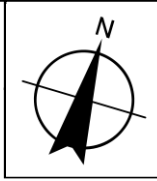
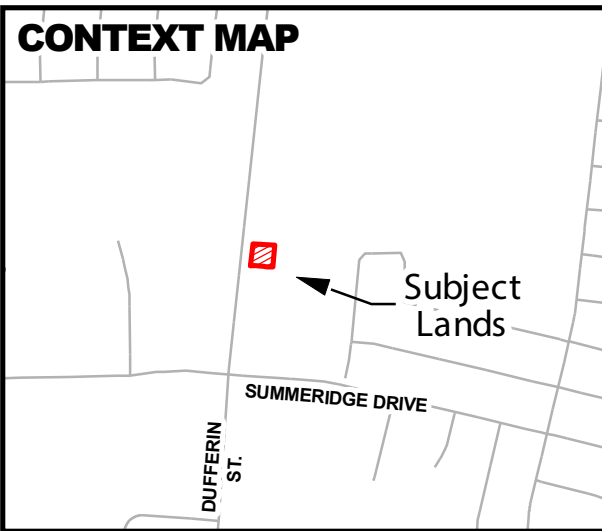
Description of Lands

PIN: 03271-0551

Legal Description:

Part of Lot 12, Concession 2 (Vaughan) as in VA70868 & VA70869, except Part 1, Plan 65R22335; City of Vaughan

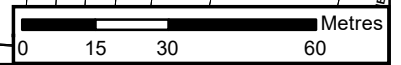
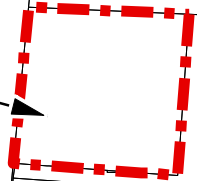
CONTEXT MAP



8785 Dufferin Street

DUFFERIN STREET

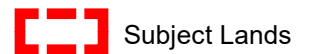
CONFEDERATION PARKWAY



Location Map To By-law 144-2024

Legal Address: 8785 Dufferin Street

Legal Description: Part of Lot 12, Concession 2 (Vaughan) as in VA70868 & VA70869, except Part 1, Plan 65R22335; City of Vaughan.



SCHEDULE "B" TO BY-LAW NUMBER 144-2024

STATEMENT OF CULTURAL HERITAGE VALUE

DESCRIPTION

Municipal Address: 8785 Dufferin Street

Legal Description: Part of Lot 12, Concession 2 (Vaughan) as in VA70868 & VA70869, except Part 1, Plan 65R22335; City of Vaughan

Brief description: 1-storey structure with shiplap siding

OVERVIEW

The cultural heritage value of the property known as 8785 Dufferin Street meets the criteria set out by the *Ontario Heritage Act* under Province of Ontario Regulation 9/06 for the categories of design/physical, historical/associative and contextual value.

Name: Cober Dunkard Church

Date Built: 1888

Location: east side of Dufferin Street, north of Confederation Parkway

Condition: good

DESIGN OR PHYSICAL VALUE

The structure located at 8785 Dufferin Street is a one-storey frame church that was built in 1888. *A History of Vaughan Churches* describes the structure as being unique, the last of its kind in Vaughan. Measuring approximately 36 feet by 60 feet, it was built in the plain style of the "meeting house." The reasoning for the selection of the style, was for the church to be an embodiment of the congregation's faith and values, which focuses on simplicity, piety, and spirituality. Nicholas Cober junior was the main carpenter, and he was assisted by neighbouring families including the Keffers, Bakers, Reamans, Wingers, and various others.

The church is a small structure, with the main entrance facing Dufferin Street. The front elevation has a single door at the center, with stone slab steps leading to it. The north and south walls each contain three windows that are evenly spaced, and they have nine over six panes of glass. Located at back of the structure is a door that is off-centre. The cladding is shiplap siding sourced from the local first growth white pine in this area and was historically always painted white.

A drive shed, also located on the property, is set back from the church: it is a rectangular shaped frame structure constructed with vertical plank siding – it is not painted. The purpose of the drive shed was to shelter horses and buggies; it helps to give insight into the means of transportation of those who attended the church during the time it was built. The automobile would later eliminate the historic need for this a structure.

HISTORIC AND ASSOCIATIVE VALUE

The subject property located on Concession 2 Lot 12 has a long association with the Cober (Cover) family who were German-Pennsylvanian; they were one of the first families to settle in Vaughan. A source of evidence which signals the length of time the Cober family has been located in Vaughan is an inscription found in the Baker-Cober cemetery which states that states, "*of the first settlers on Yonge Street they were the fifth family.*" The cemetery was in use prior to the construction of the church, with the earliest known burial dating back to 1839.

The land for the cemetery was donated by brothers-in-law Peter Cober and Michael Baker. Many of Vaughan's earliest settlers are buried in the cemetery, including members from the Baker, Cober, Reaman, and other families.

From 1860 to 1878, the property was owned by Peter Cober. Built in 1888, The Cober Dunker Church was described as being located by the neighbouring cemetery and the woods. Upon completion of the church, the first service was held on October 21, 1888. The service was led by Rev. Fred Elliot, and it has been documented that one of the hymns that was sung in the service was "Blow ye the trumpet, blow." Up until 1860 services were held in German, after which Peter Cober began introducing preaching in English. Singing in German at the end of each service continued to be a custom until 1916.

While the main carpenter was Nicholas Cober junior, he was assisted by neighbouring families. These families included the Bakers, Keffers, Reamans and various others. This helps to showcase the collaborative nature of the community and to signify the importance of religion. Moreover, not only was the church built on the land of the Cober family, but Peter Cober was also involved in the church. An archival record indicates that Peter Cober was a minister around 1830 and became a bishop in 1840. Furthering his involvement, he made five trips to Pennsylvania as means to further the interest of the church.

Prior to the building of the church, services were held in the homes the family members who were part of the congregation. The members, which comprised of families that came from Somerset and Lancaster counties in Pennsylvania around 1800. The organization of the congregation dates back to 1808, when there was fifteen members. The families included Baker, Doner, Heise, and Steckley. Overtime, additional families would include the Bennet, Cober, Reaman, and several other families. The rotation of meetings would take place at sixteen different homes, and occurred over a span of sixty years. They were known as the River Brethren or "Tunkers." In 1904, they were known as the "Brethren in Christ." *Canadian German Folklore: Pioneer Hamlets of York* discusses that due to limited social contact and the journey of travelling, the meetings were something to look forward to. It could then be understood that these meeting created a sense of community.

CONTEXTUAL VALUE

The Cober Dunker Church is located on the east side of Dufferin Street. *Canadian German Folklore: Pioneer Hamlets of York* documents the placement of the church on the hill, how it overlooked the surrounding area, and how the location of church amongst the trees was considered to be beautiful and quiet. In addition, *A History of Vaughan Township* also describes the location of the church as being amongst beautiful pine trees, and almost surrounded by the nearby Vaughan woods.

Although the surrounding area has become residential and commercial, both the church and drive shed historically represents a way of life during the time-period they were built. The church and drive shed serve as a connection to the early pioneer living within Vaughan. These elements support the understanding about the history and development of Vaughan, which is just as important as the building's architectural value.

SUMMARY OF CULTURAL HERITAGE VALUE

Physical/Design Value

Church:

- Simple one-storey frame structure
- Shiplap siding, painted white, that was sourced from local first growth white pine
- Six windows – three on either side of the structure
- Gable roof
- Stone foundation
- Brick chimney
- The structure is the last of its kind in Vaughan

Drive Shed:

- Rectangular shaped frame structure constructed with vertical plank siding

Historical/Associative Value

- the congregation goes as far back as 1808
- Peter Cober was a minister in the 1830s and became a Bishop by 1840
- land was donated by Peter Cober (1888), same as the cemetery (1839)
- the building was built by Peter's son, Nicholas Cober Jr.

Contextual Value

- this church building has served as a landmark since its inception
- the subject property is contextually linked to Vaughan's history, and the evolution of the community development in the 19th and 20th century

BIBLIOGRAPHY AND SOURCES

City of Vaughan Archives

Cook, H. A. (2011). *Some of Vaughan's pictorial past*. Hugh A. Cook.

Macfarlane, C., & Somerville, P. (1984). *A History of Vaughan Township Churches*. Vaughan Township Historical Society.

Reaman, G. E. (1971). *A History of Vaughan Township: Two centuries of life in the township*. Vaughan Township Historical Society.

Canadian-German Folklore: More pioneer hamlets of York. (1985). Pennsylvania-German Folklore Society of Ontario.

PHMC meetinghouses 1700 - 1860. PHMC > Pennsylvania Architectural Field Guide. (n.d.). <https://www.phmc.state.pa.us/portal/communities/architecture/styles/meetinghouses.html>