

The Township of Cavan Monaghan

By-law No. 2024-XX

Being a by-law to Repeal and Replace sections of Village of Millbrook By-law 85-17, Designating 1 Dufferin Street in the Township of Cavan Monaghan (formerly Village of Millbrook) as being of Cultural Heritage Value or Interest under Part IV of the *Ontario Heritage Act*

Whereas Section 31 of the *Ontario Heritage Act*, R.S.O. 1990, provides that the Council of a municipality may repeal a by-law passed under Section 29 of the Act designating a property within the boundaries of the municipality at Council's initiative;

And Whereas a Notice of Intention to Repeal sections of Village of Millbrook By-law 85-17 designating 1 Dufferin Street, Township of Cavan Monaghan (formerly Village of Millbrook), described further in Schedule A, has been given in accordance with Section 31 of the *Ontario Heritage Act*;

And Whereas no objection to the proposed repeal of sections of the designating By-law has been served on the Clerk of the Municipality within the prescribed time under the *Ontario Heritage Act*;

And Whereas Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, provides that the Council of a municipality may pass a by-law to designate a property within the boundaries of the municipality as being of cultural heritage value or interest;

And Whereas a Notice of Intention to Designate 1 Dufferin Street, Township of Cavan Monaghan has been given in accordance with Section 29 of the *Ontario Heritage Act*;

And Whereas no objection to the proposed designation has been served on the Clerk of the Municipality;

And Whereas Council has consulted with its Municipal Revitalization and Heritage Advisory Committee;

And Whereas the reasons for designation are set out in Schedule A;

Now Therefore the Council of the Township of Cavan Monaghan enacts as follows:

1. The property located at 1 Dufferin Street is designated as being of cultural heritage value or interest, as described further in Schedule A. This designation shall not preclude alterations to the property but that any and all alterations shall be in keeping with the original and present character of the property and that no alterations to the property

affecting its heritage attributes as outlined in Schedule A shall be made without written consent from the Township.

2. The Township is hereby authorized to have a copy of this By-law registered against the property described above in the Land Registry Office.
3. The Clerk is hereby authorized to serve a copy of this By-law to the owner of the property and to the Ontario Heritage Trust and to provide notice of the passing of this By-law in a newspaper having general circulation in the Municipality.
4. The following excerpts from By-law 85-17 are hereby repealed:
 - 1) "2. 1 Dufferin Street";
 - 2) "(2) '1 Dufferin Street' being more particularly described in Schedule 'A-2' attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule 'B-2' attached hereto and forming part of this By-law.";
 - 3) Schedule A-2; and
 - 4) Schedule B-2.
5. All other relevant provision of By-law 85-17, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2024.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule A to By-law No. 2024-XX

Section 1: Description of Property

1 Dufferin Street, Township of Cavan Monaghan

Section 2: Location of Property

Located on the south side of Dufferin Street, west of Gravel Road.

Section 3: Legal Description

Lots 1 to 5, South side of Dufferin Street, West side of Gravel Road, Being Part of Lot 13, Concession 4, Formerly in the Village of Millbrook, Now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

Section 4: Reasons for Designation

The property at 1 Dufferin 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 the categories of design/physical value, historical/associative value, and contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19th century architectural style, has direct association with an important institution significant to the community, and is important in supporting the character of the surrounding area.

Section 5: Statement of Cultural Heritage Value or Interest

The building located at 1 Dufferin Street, Millbrook is the only remaining 19th century school building in Millbrook. The Millbrook Public School building is located atop a hill between natural conservation land and residential land. The building served as a schoolhouse and was originally built in 1889 on lands purchased by the Trustees of School Section 11 from Thomas Medd for a total of \$618.75. The grounds of the property are thought to have originally been an indigenous gathering site. The school officially opened in 1890 after a fire destroyed the previous largest school in the area in 1887.

The original building consisted of just four classrooms on the north side of the site. An architecturally compatible addition was constructed in 1922 on the south side of the site containing another four classrooms. The two symmetrical sections are joined with a central staircase between them. While most entrances to the building have been modified, some of the original details on the north and west façades remain intact. The original windows have been replaced with compatible modern assemblies reflective of the original heritage patterning.

The schoolhouse presents significant historical importance to the community, standing as a physical representation of Millbrook's growth throughout the late 19th and early 20th centuries. Today, the building continues to serve the community, housing the Millbrook branch of the Public Library, the Old Millbrook EarlyOn Child and Family Centre, Community Policing offices and the Millbrook and District Foodshare. The building is a well-preserved example of 19th century Ontario schoolhouse architecture and merits designation for its service to the Millbrook community for over 130 years.

Section 6: Heritage Attributes

Exterior

- Placement and orientation of the large building on the south side of Dufferin Street
- Unobstructed views around the building
- Scale, form, and massing of the 2-storey building with a rectangular plan and 2-storey entrance wing
- Original buff brick construction, split fieldstone foundation and cut stone window sills and lintels
- Split stone wing wall for the former east entrance staircase
- Brick trim detailing between storeys, decorative brick frieze and weather brick course
- Combination of rectangular with flat and semi-circle arches masonry openings
- Fenestration pattern and style reflective of original windows
- Masonry openings of 2 large arched windows in east and west stair wells
- Rectangular 4 over 3 wood transom on east elevation
- Arched window transom and wood doors on west elevation complete with decorative wood arch above
- Protruding brick dormer on north elevation of entrance wing including brick detailing below the windows, semi circle carved stone in gable, semi circle brick arches, brick keystone, and decorative metal including corner posts, capping, centre post and horizontal decorative rails
- Stair tower at 1920s connection on west elevation with arched openings with wood vents, decorative brick parapet with cap stone, brick detailing around the door masonry opening, brick pilasters and stone insets at upper corners
- 1920s east entrance brick detailing around the door masonry opening, stone insets at upper corners
- Brick chimneys

Interior

- Wood trim surrounds of windows and doors
- Wood window sills and depth of window casements

- Metal grilles
- Wood floor
- Entrance wing wood staircase and associated decorative trim
- Wainscoting on walls and ceiling at main library entrance
- Exposed interior brick
- Interior wood windows (former exterior windows) and associated window hardware
- Wood doors
- Stucco walls with curved detailing
- Miscellaneous wood detailing including baseboards and trim
- East and west wood staircase and associated decorative trim
- Wood threshold and transoms in east and west side entrance/stair wells

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