

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 6 Gravel Road 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 6 Gravel Road, 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 6 Gravel Road, 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 6 Gravel Road 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) "8. 6 Gravel Road":
 - 2) "(8) '6 Gravel Road' being more particularly described in Schedule 'A-8' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-8' attached hereto and forming part of this By-Law.":
 - 3) Schedule A-8: and
 - 4) Schedule B-8.
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

6 Gravel Road, Township of Cavan Monaghan

Section 2: Location of Property

Located on the east side of Gravel Road, south of King Street East and north of Dufferin Street.

Section 3: Legal Description

Lot 1 on the East side of Gravel Road, South of King Street East, 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 6 Gravel Road 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 as well as contextual value within the Township of Cavan Monaghan. The property is a representative example of a unique 19th century architectural style, displays a high degree of craftsmanship, and is important in supporting the character of the surrounding area.

Section 5: Statement of Cultural Heritage Value or Interest

The property located at 6 Gravel Road in Millbrook, Ontario is known locally as the William Grier House. The land upon which this house sits was a Crown grant to James Hunter registered in February of 1824 or 1825. In 1863, William Grier purchased the property from Robert Medd.

The house is an example of a brick Regency style Cottage estimated to have been built in the 1860s. The Regency style is evident in the medium pitch hip roof with a center gable at the front, its square plan, and symmetrical arrangement. The house features symmetrical ground floor masonry openings, an arched window in the front gable, and a transom and sidelights around the front door. The 1 ³/₄-storey house is constructed of red brick with knee-walls on the second floor.

While not a designated heritage feature, a wooden garage has existed on the property for much of its life. The original garage has been moved yet remains intact and in good condition with only some replaced woodwork.

The William Grier house merits heritage designation as it is a unique and representative example of brick construction Regency Cottage architecture and for its contribution to the overall heritage character of the surrounding area.

Section 6: Heritage Attributes

- Placement and orientation of the building on east side of Gravel Road
- Scale, form, and massing of the 1 ¾-storey house with a symmetrical square plan
- Red buff brick construction
- Symmetrical arrangement of the front elevation
- Fenestration pattern and style and existing masonry openings including a semi circle brick arch in the front gable and large symmetrical brick flat arches on the front and side elevations
- Window style and pattern hung 6 over 6
- Front doorway with transom and sidelights and associated wood detailing and trim
- Covered front porch including wood detailing and tongue and groove wood soffit (ceiling)