

The Township of Cavan Monaghan

By-law No. 2023-XX

Being a by-law to Repeal and Replace sections of Village of Millbrook By-law 84-12, Designating 21 King Street East 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 84-12 designating 21 King Street East, 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 21 King Street East, 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 21 King Street East 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 84-12 are hereby repealed:
 - 1) "8. 21 King Street East"
 - 2) "(8) '21 King Street East' 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
 - 4) Schedule B-8
5. All other relevant provision of By-law 84-12, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2023.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule A to By-law No. 2023-XX

Section 1: Description of Property

21 King Street East, Township of Cavan Monaghan

Section 2: Location of Property

Located on the South side of King Street East, East of Union Street and West of Distillery Street.

Section 3: Legal Description

Part 1 of Reference Plan 9R1523, Part of Lot 1, South side of King Street East and West side of Distillery Street, Being Part of Lot 12, 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 21 King Street East 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.

Section 5: Statement of Cultural Heritage Value or Interest

The commercial building located at 21 King Street East is a part of the historic Wood and Kells commercial block in Millbrook, Ontario representative of the Second Empire style. It is estimated to have been built after The Great Fire of 1875. The building features a variety of notable architectural elements including a wooden entry door with a detailed wooden lintel and semi-circular transom window above as well as first storey windows with semi-circular upper panes and keystone arches on top. Other features of heritage value include 2 over 2 operable wood windows with wood sills and window cornices complete with corbels. There are also brick pilasters delineating the second storey window bays as well as decorative brickwork detailing above the second storey windows and below the wood soffit, fascia, and cornice with heavy brackets.

This building, along with its adjoining sections at 15, 17, and 19 King Street East make up a large portion of the historic view corridor along King Street in

downtown Millbrook. The building is well preserved and presents many unique architectural features. It is a wonderful example of Second Empire Design and contributes greatly to Millbrook's architectural identity and historic character.

Section 6: Heritage Attributes

- Essential structure to the view corridors along King Street; in both the east and west directions
- Placement and orientation of the building along the south side of King Street East, a key component of the King Street East South side streetscape elevation
- Scale, form, and massing of the 2 storey building with a slender rectangular plan
- Buff brick construction
- Decorative wood front door with rectangular glazing panels complete with wood cornice above with carved '21' and semi-circular transom window
- Large rectangular window openings on ground floor, with wood sills and decorative brickwork below and wood cornice above completed with semi-circular transom window
- Brick arch with keystone above arched transoms on ground floor
- Decorative band in line with bottom of transoms
- Storefront cornice terminated by large decorative brackets
- Large rectangular 2 over 2 operable wood windows with wood sill and window cornice complete with corbels
- Brick pilasters equally separating upper façade window bays
- Decorative brickwork detailing above second storey windows and below cornice
- Wood soffit, fascia, trim detailing, and distinctive brackets at cornice