

## 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 38 Centre Street (formerly known as 32 Centre Street, in the Village of Millbrook) in the Township of Cavan Monaghan 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 32 Centre Street, Village of Millbrook, now 38 Centre Street, Township of Cavan Monaghan, 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 38 Centre 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 38 Centre 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 84-12 are hereby repealed:
  - 1) "1. 32 Centre Street"
  - 2) "(1) '32 Centre Street' being more particularly described in Schedule 'A-1' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-1' attached hereto and forming part of this By-Law."
  - 3) Schedule A-1
  - 4) Schedule B-1
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**

38 Centre Street, Township of Cavan Monaghan

### **Section 2: Location of Property**

Located on the North side of Centre Street, West of Collins Lane.

### **Section 3: Legal Description**

Part 4 of Plan 45R16049, Lots 3, 4, and Part of Lot 2, North side of Centre Street, Registered Plan No. 13 and Part of Lot 12, Concession 5, Formerly in the Geographic Township of Cavan, Now Township of Cavan Monaghan, Geographic Village of Millbrook, County of Peterborough.

### **Section 4: Reasons for Designation**

The property at 38 Centre 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 as well as contextual value within the Township of Cavan Monaghan.

### **Section 5: Statement of Cultural Heritage Value or Interest**

The property located at 38 Centre Street in Millbrook, Ontario is representative of Ontario farmhouse vernacular architecture of the mid to late 19th century. The lands, originally addressed as 32 Centre Street, were subject to Consent (Severance) Application Nos. B-80-14 and B-81-14. Two new lots were created. The designated property was renumbered and is now addressed as 38 Centre Street, Millbrook, Ontario.

The red brick house exemplifies Ontario farmhouse vernacular architecture and exhibits Georgian influence in its rectangular plan. It is estimated to have been built circa 1862. The house features a symmetrical front elevation. The original door unit no longer exists, but has been replaced with a door, sidelites and curved transom which is assumed to have been similar to the original. The street-facing south façade is of particular heritage interest, including the steep central gable and sash windows on either side of the front door with flat soldier brick lintels above.

While no other historical information is known about the property, it exhibits features characteristic of typical 19th century Ontario farmhouse architecture and supports the 19<sup>th</sup> century historic character of the Millbrook area.

### **Section 6: Heritage Attributes**

- Placement and orientation of the building set well back on the north side of Centre Street
- Scale, form, and massing of the 1 ½ storey building. Built originally in a rectangular plan, the addition constructed in the rear resulted in a T-shaped plan
- Symmetrical principal (south) elevation with evenly spaced windows on either side of front entryway
- Fenestration pattern and style
- Mixture of flat and semi-circle brick arches
- Brick windowsills
- Red brick construction and cross gable roof with steep central gable on south elevation
- Front entrance masonry opening with curved brick arch