

## 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 7 Anne 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 84-12 designating 7 Anne 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 7 Anne 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 7 Anne 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) "3. 7 Anne Street"
  - 2) "(3) '7 Anne Street' being more particularly described in Schedule 'A-3' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-3' attached hereto and forming part of this By-Law."
  - 3) Schedule A-3
  - 4) Schedule B-3
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.

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**Matthew Graham**  
Mayor

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**Cindy Page**  
Clerk

## **Schedule A to By-law No. 2023-XX**

### **Section 1: Description of Property**

7 Anne Street, Township of Cavan Monaghan

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

Located on the Southeast side of Anne Street, West of the intersection of Hay Street, Anne Street, and Needlers Lane.

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

Part 2 of Reference Plan 9R505, Part of Lots 2, 3, and 4, South side of Anne Street, 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 7 Anne 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, as well as contextual value within the Township of Cavan Monaghan.

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

The property located at 7 Anne Street in Millbrook, Ontario is known locally as the Needler House and was built circa 1865. It is representative of late Victorian architecture, presenting as a hybrid of classical and gothic styles dated from 1840-1900. There is a medium pitch gable over the front door. The front door is also surrounded by sidelites and a rectangular multi-pane transom above. The house also features rounded windows at the rear as well as windows leading to the large verandah wrapping around the front and sides of the structure.

The nearby Deyell Mill was built by Walker Needler after the lands were bought in 1857. Walker Needler's eldest son, George, had the house built between 1864 and 1865 on a sloping lawn overlooking the Millpond and 3 storey mill he managed.

The property is of historical significance to Millbrook as it is closely tied to Millbrook's history in the milling industry as well as to prominent figures in the

community throughout the 19<sup>th</sup> century. The house is also of architectural significance in the Millbrook area as it is an example in excellent condition of 19<sup>th</sup> century farmhouse vernacular.

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

- Placement and orientation of the building on the southeast side of Anne Street, its principal elevation facing Needler's Mill
- Scale, form, and massing of the 2-storey building with a T-shaped plan
- Red brick construction with medium pitch cross gable roof and smaller gable on north and east elevations
- Symmetry of the bays and chimneys
- Principal elevation entryway with rectangular transom and sidelites, wood panelling detailing and wood muntins
- Fenestration pattern and style
- Mixture of flat, semi-circle and segmental brick window arches
- 6-over-6 wood windows along ground level elevations with wood storm windows
- Semi-circle gable and storm window in Anne Street elevation
- Pointed lancet windows in the rear wing of the house
- Wrap around verandah with decorative woodwork
- Principal elevation gable balcony; with wooden lattice and railing
- Masonry chimney
- Wood Soffit, trim and fascia detailing