

## The Township of Cavan Monaghan

### By-law No. 2026-XX

**Being a by-law to Repeal and Replace sections of Village of Millbrook By-law Number 85-31, Designating 13 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 Number 85-31 designating 13 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 13 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 13 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 Number 85-31 are hereby repealed:
  - 1) "3. 13 Anne Street"
  - 2) "(3) '13 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 Number 85-31, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2026.

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**Matthew Graham**  
**Mayor**

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**Cindy Page**  
**Clerk**

## **Schedule A to By-law No. 2026-XX**

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

13 Anne Street, Township of Cavan Monaghan

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

Located on the South side of Anne Street, East of Prince Street.

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

Part of Lot 5 and Lot 6 as in Reference Plan 9R1503 Part 1, South side of Anne 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 13 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 as well as contextual value within the Township of Cavan Monaghan. The property is a representative example of a 19<sup>th</sup> century architectural style, has direct association with a notable family that is 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 property located at 13 Anne Street, also known as The Samuel Richardson House, is a good example of late 19<sup>th</sup>-century Victorian Gothic architecture prevalent throughout Ontario. The Victorian style is characterized in this house by the intricate dressings seen on each elevation. Notable features include the off-centre front verandah including a decorative frieze and soffit dentil blocks, and dramatic bargeboard in the roof gables which include quatrefoils. The house includes masonry opening for windows of various sizes as well as an off-centre bay window.

The lands were originally a Crown grant to James Deyell as a part of the original Deyell Mill lands. Samuel Richardson bought the property and is estimated to have built the house around 1880. The property was sold to George Needler in 1883 and remained in the Needler family until 1919.

The house is historically significant for its connection to early notable figures in Millbrook's history including the Deyell family and Needler family as well as its connection to Millbrook's history in the milling industry. It is also architecturally

significant as it is an example in good condition of the Victorian style of architecture popular in Ontario throughout the mid to late 19th century.

## **Section 6: Heritage Attributes**

- Placement and orientation of the building on south side of Anne Street
- Scale, form and massing of the brick building with an L-shaped plan
- Red brick construction with medium-pitch cross gable roof
- Fenestration pattern and style including flat brick arche on the ground level and segmental arches on the second level above the masonry openings
- Arched red brick detailing above upper façade masonry openings
- Off-center front verandah with intricate wood detailing within the frieze and soffit dentil blocks
- Dramatic bargeboard with quatrefoils and decorative trusses within the roof gables
- Brick chimney
- Fieldstone foundation