

**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 8 King Street West 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 8 King Street West, 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 8 King Street West, 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 8 King Street West 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) "1. 8 King St. West"
  - 2) "(1) '8 King Street West' 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 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**

8 King Street West, Township of Cavan Monaghan

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

Located on the North side of King Street West, West of Union Street.

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

Lot 3 and Part of Lot 4, North side of King Street West, West of Union Street, Part of Lots 3 and 4, South side of Centre Street, West of Union Street, being Part of Lot 12, Concession 5, 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 8 King Street West 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, and 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 person who 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 8 King Street West is one of very few Queen Anne Revival style houses in Millbrook, Ontario and is known locally as the Dr. Wright House. Estimated to have been built in the 1880s, this house is characteristic of the Queen Anne Revival style with its angled frontispiece, asymmetrical façade arrangement, front-facing gable, overhanging eaves, and double-height bay window. The house features an expansive verandah wrapping around the south and east elevations with painted wood columns and decorative brackets. Other notable features characteristic of the Queen Anne style are the steeply pitched roof, flat and arch topped windows with shutters, and abundance of dormers on all elevations of the house.

The late 19th century home was one of several buildings built by Archibald Wood. Wood was known for the Wood and Kells Dry Goods Store located in the iconic Second Empire commercial building in downtown Millbrook. In 1933, Dr. John W. Wright purchased the house and began his practice there, using the front

entrance as his office. Dr. Wright practiced in Millbrook for 40 years, also serving as coroner for many years, and as reeve from 1948 to 1953.

The Dr. Wright House presents unique features characteristic to the Queen Anne Revival Style and is one of only four homes in the area representative of the style. The house is also of historical and contextual value for its connection to early prominent figures in the Millbrook community.

## **Section 6: Heritage Attributes**

- Placement and orientation of the building on north side of King Street West
- Scale, form, and massing, of the brick building with an irregular L-shaped plan
- Red brick construction with asymmetrical façade arrangement and decorative brick coursing and corner details
- Gables and deep soffits
- Fenestration pattern and style including curved brick lintels with keystones on the front elevation and simple brick curved lintels on the side and back elevations. Masonry openings including decorative stone inserts on the bottom of the brick arches. Sandstone keystones and inserts are assumed
- 1 over 1 arched wood windows and wood exterior storm windows
- Wood or Stone window sills
- Sunrooms addition including decorative wainscotting and decorative sill
- Front verandah with wood columns, decorative brackets, railing including diamond shaped balustrades with diamond shaped voids, wood decking and its direction and installation starting point from the centre of the front door
- Wood front door with arched transom and sidelights
- Wood side door with large paned transom window leading to sunroom
- Brick chimneys with decorative coursing
- Split fieldstone foundation