

The Township of Cavan Monaghan

By-law No. 2024-XX

Being a by-law to Repeal and Replace sections of Village of Millbrook By-law 85-17, Designating 22 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 85-17 designating 22 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 22 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 22 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 85-17 are hereby repealed:
 - 1) "4. 22 King Street East";
 - 2) "(4) '22 King Street East' being more particularly described in Schedule 'A-4' attached hereto and forming part of the By-law. The reasons for the designation of this property are set out in Schedule 'B-4' attached hereto and forming part of this By-law.";
 - 3) Schedule A-4; and
 - 4) Schedule B-4.
5. All other relevant provision of By-law 85-17, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2024.

Matthew Graham
Mayor

Cindy Page
Clerk

Schedule A to By-law No. 2024-XX

Section 1: Description of Property

22 King Street East, Township of Cavan Monaghan

Section 2: Location of Property

Located on the north side of King Street East, east of Union Street and west of Tupper Street.

Section 3: Legal Description

Lots 7 and 8 on the North side of King Street East, East 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 22 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. The property is a representative example of a 19th century architectural style and is important in supporting the character of the surrounding area.

Section 5: Statement of Cultural Heritage Value or Interest

The building located at 22 King Street East in Millbrook, Ontario forms a part of a larger block of commercial buildings fronting Millbrook's 19th century main street. known as the Turner Block. 22 King Street East is part of a modest, 2-storey, red buff brick building that features brick pilasters and a projecting parapet with tapered brick detailing. The upper façade features two (2) window openings with transom windows above. The windows and transom wrap into the recessed front entrance. A transom opening is located above both the ground floor door to the commercial space and the door to the second floor residential unit. The recessed front entryway includes a ceiling clad in embossed metal panels. A wood bulkhead is present along King Street.

This structure has served the Millbrook community in a variety of functions and is estimated to have been built in the late 19th century. The building likely originally

served as a grocery and butcher shop with apartments on the upper level until 1978 when a yarn and craft business, The Village Shoppe, took occupancy of the storefront. The building has subsequently served the Millbrook community as a pub, boutique, fine dining restaurant, and Community Care office.

While little historical information is known besides the various uses of the building over time, 22 King Street East is both historically and architecturally significant to the Township for being an integral part of Millbrook's 19th century main commercial block.

Section 6: Heritage Attributes

- Essential structure to the view corridors along King Street East in both the east and west directions
- Placement and orientation of the building along the north side of King Street East, a key component of the King Street East, north side streetscape elevation (west bookend of the former Turner Block)
- Scale, form, and massing of the 2-storey building with a slender rectangular plan
- Red buff brick on front elevation and brick detailing along projecting parapet
- Red brick pilasters on either side of storefront spanning entire height of the south façade
- Fenestration pattern and style including existing masonry openings with arched brick lintels above second storey windows with stone sills with ribbed finish
- Wooden storefront bulkhead and detailing around storefront windows and door openings including decorative Doric style faux wood columns recessed from entryway including the embossed metal soffit tiles.