

## The Township of Cavan Monaghan

### By-law No. 2025-XX

#### **Being a by-law to Repeal and Replace sections of Village of Millbrook By-Law Number 85-26, Designating 8 Dufferin 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 85-26 designating 8 Dufferin 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 8 Dufferin 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 8 Dufferin 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 85-26 are hereby repealed:
  - 1) "1. 8 Dufferin Street";
  - 2) "(1) '8 Dufferin 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; and
  - 4) Schedule B-1.
5. All other relevant provision of By-Law Number 85-26, as amended, shall apply unless previously amended.

Read a first, second, and third time and passed this [DAY] day of [MONTH], 2025.

---

**Matthew Graham**  
Mayor

---

**Cindy Page**  
Clerk

## **Schedule A to By-law No. 2025-XX**

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

8 Dufferin Street, Township of Cavan Monaghan

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

Located on the North side of Dufferin Street, West of Gravel Road.

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

Lot 2 and Part of Lot 3, North side of Dufferin Street, West of Gravel Road, being Part of Lot 13, 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 8 Dufferin 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. 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 house located at 8 Dufferin Street in Millbrook, Ontario, known locally as the Alexander Armstrong House, holds historic significance in the community, being one of very few Italianate Style Townhouses in the area. The two-storey red brick house features ornate brackets under the eaves, contrasting buff brick quoins, a wraparound verandah, and arched French windows on the ground level. These features are well-preserved examples of the Italianate Style design popular throughout the mid to late nineteenth century.

The house was built in 1880 by horticulturist and implement merchant, Alexander Thomas Armstrong, who married Rebecca O'Brian. The house remained in the Armstrong family for over 100 years until 1986.

The Alexander Armstrong House is historically significant for its longstanding connection to Millbrook's early families. The house is also of great architectural significance as it is a unique and well-preserved example of fine 19<sup>th</sup>-Century Italianate residential architecture.

## Section 6: Heritage Attributes

### Exterior:

- Placement and orientation of the building on north side of Dufferin Street
- Scale, form, massing, of the 2-storey red and contrasting buff brick building with a rectangular plan
- Contrasting buff brick quoining
- Decorative corbels under second storey eaves
- Wood frieze boards, soffits and integrated venting, associated wood detailing and trim
- Arched and slender masonry openings including buff brick arches and wood sills
- Fenestration pattern and style including slender arched upper window panes (first and second storey) and arched transoms (first storey)
- Large ground floor wood doors with wood storm windows with wood transoms and storm transom above
- Large arched 2 over 2 single hung wood windows
- Arched shutters
- Wood front door, sidelites, and arched transom including decorative moulding and brackets
- Wraparound verandah with intricate wood detailing and decorative brackets

### Interior:

- Wood doors and associated door hardware
- Door surrounds and trim
- Wood baseboards
- Wood window surrounds, trim and sills
- Wood newel posts and railing (second floor)
- Wood floors
- Wood surrounds, trim and decorative corner brackets for openings between rooms