



## Regular Council Meeting

|                       |   |
|-----------------------|---|
| <b>To:</b>            | Mayor and Council   |
| <b>Date:</b>          | June 2, 2025  |
| <b>From:</b>          | Karen Ellis, Director of Planning   |
| <b>Report Number:</b> | Planning 2025-24  |
| <b>Subject:</b>       | Intention to Repeal and Replace sections of Village of Millbrook By-law Number 85-26 Designating Properties under Part IV of the Ontario Heritage Act |

### Recommendation:

That Council approve By-law Nos. 2025-31 and By-law No. 2025-32 being By-laws to Repeal and Replace sections of Village of Millbrook By-law Number 85-26, Designating 7 Prince Street and 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*.

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### Overview:

The repeal and replacement of sections of Village of Millbrook By-law Number 85-26 is needed to:

- provide more information on the cultural heritage value or significance of the one of the properties covered by the By-law;
- provide each individual property with its own designating By-law; and
- bring the designations into compliance with current legislative requirements.

The repeal and replacement of sections of Village of Millbrook By-law Number 85-26 represents another step in the initiative led by Township Staff to update the Township's heritage designation By-laws.

The new By-laws generated through this initiative provide property owners, Municipal Revitalization and Heritage Advisory Committee (MRHAC) members and Council with more clarity and information regarding heritage matters in hopes of providing better protection of the Township's heritage assets.

**Discussion:**

Under the Ontario Heritage Act, Ontario Regulation 385/21, a municipal heritage designation by-law must include certain information. While Village of Millbrook By-law Number 85-26 complied with legislative requirements at the time of its enactment, the By-law now lacks the required information. The By-law is provided as Attachment No. 1 to this Report.

Please note that By-law Number 85-26 deals with three (3) properties. This Report deals with the repeal and replacement of the sections of the By-law pertaining to 7 Prince Street and 8 Dufferin Street only. The remaining property will be addressed at a later date because of the complexity of the property.

By-law No. 2025-31 and By-law No. 2025-32, provided as Attachment Nos. 2 and 3 to this Report, include the reasons for designation, the statements of cultural heritage value or interest and list the specific heritage attributes to be protected. Attachment No. 4 is a key map showing the location of the subject properties.

**Communications:**

The Township of Cavan Monaghan Municipal Revitalization and Heritage Advisory Committee (MRHAC) was consulted on February 20, 2025. Members of the Committee support the proposed repeal and replacement of the sections of Village of Millbrook By-law Number 85-26 pertaining to 7 Prince Street and 8 Dufferin Street.

In accordance with Sections 29 and 31 of Part IV of the Ontario Heritage Act, the property owners and the Ontario Heritage Trust were provided with a Notice of Intention to Repeal and Replace sections of the Heritage Designation By-law for 7 Prince Street and 8 Dufferin Street on March 3, 2025. Notice of Intention to Repeal and Replace Sections of By-law Number 85-26 was published in the May 2025 edition of the Millbrook Times. The information was also posted on the Township website.

From the circulation of the Notice, Township Staff received comments from the property owners, via email, about the information in the By-laws. Both property owners requested minor revisions to the By-laws. The comments were reviewed by the Chair of the MRHAC and Township Staff. Minor changes to the draft By-laws were completed to address property owners' comments. The revised By-laws were circulated to the property owners for review. Township Staff received email confirmation that the revised By-laws are satisfactory. No other public comments were received.

The Clerk received no objections within 30 days of providing the written Notices of Intention to the owners of the properties outlined in this Report.

**Financial Impact:**

There are no financial implications resulting from the adoption of this Report.

**Linkage to the Strategic Plan:**

The renewal of heritage by-laws aligns with Strategic Priority #3 Environmental Sustainability, Objective 1 to promote the preservation and conservation of heritage buildings.

**Attachments:**

Attachment No. 1: Millbrook By-law 85-26  
Attachment No. 2: By-law No. 2025-31  
Attachment No. 3: By-law No. 2025-32  
Attachment No. 4 Key Map for Designated Properties

Respectfully Submitted by,

Reviewed by,

Karen Ellis, B.A.A.  
Director of Planning

Yvette Hurley  
Chief Administrative Officer

## Attachment No. 1: Village of Millbrook By-law Number 85-26

## VILLAGE OF MILLBROOK

## BY-LAW NUMBER 85- 26

A BY-LAW TO DESIGNATE CERTAIN PROPERTIES IN THE VILLAGE OF MILLBROOK AS BEING OF HISTORIC VALUE OR INTEREST.

WHEREAS Section 29 of The Ontario Heritage Act, 1980 authorizes the Council of the Municipality to enact by-laws to designate real property including all of the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of the Corporation of the Village of Millbrook deems it desirable to designate the following properties:

1. 8 Dufferin Street
2. 7 Prince Street
3. 16 Centre Street

and has caused to be served on the owners of the respective lands and premises, and upon The Ontario Heritage Foundation, Notices of Intention to designate the aforesaid real properties and has caused such Notice of Intention to be published in newspapers having a general circulation in the municipality once a week for each of three consecutive weeks, namely in the Peterborough Examiner.

AND WHEREAS the lands of the subject properties are more particularly described in Schedule "A-1" to "A-3" attached hereto and the reasons for designating the respective properties are set out in "B-1" to "B-3" attached hereto;

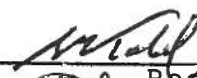
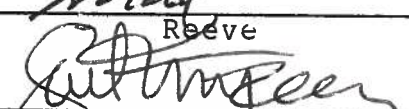
AND WHEREAS no notification of objections to any of the proposed designations has been served on the Clerk of the Municipality;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE VILLAGE OF MILLBROOK ENACTS AS FOLLOWS:

1. There is designated as being of historic and/or architectural value or interest the following real properties as important components of the Village of Millbrook.
  - (1) "8 Dufferin St." 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.
  - (2) "7 Prince Street" being more particularly described in Schedule "A-2" attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule "B-2" attached hereto and forming part of this By-Law.
  - (3) "16 Centre 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.

The Clerk of the Village of Millbrook is hereby authorized to serve, publish and register copies of the By-Law in accordance with the Ontario Heritage Act, 1980.

Read a first, second and third time in Open Council this  
12th day of August 1985. Passed, signed and  
sealed.

  
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Reeve  
  
\_\_\_\_\_  
Clerk

" SCHEDULE A-1 "

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Millbrook, in the County of Peterborough (formerly the County of Durham) in the Province of Ontario and being composed of:

FIRSTLY: Of part of Township Lot 13 in Concession Four (4) of the said Village of Millbrook being all of Lot Number 2, north of Dufferin Street, east of Brock Street and west of Gravel Road.

SECONDLY: Of part of Township Lot 13 in Concession Four (4) in the Village of Millbrook being part of Village Lot Number 3 north of Dufferin Street, east of Brock Street and west of Gravel Road, more particularly described as follows:-

COMMENCING at the south west angle of the said Lot Number 3.

THENCE easterly in and along the south limit of the said Lot Number 3, 38.50 feet;

THENCE northerly at right angles to the said south limit of Lot Number 3, 151.80 feet;

THENCE westerly and parallel with the south limit of the said Lot Number 3, 38.50 feet to a point in the west limit of the said Lot Number 3;

THENCE southerly in and along the west limit of the said Lot Number 3, 151.80 feet more or less to the place of beginning.

"Schedule B-1"

Reasons for the designation of 8 Dufferin Street, Millbrook.

SIGNIFICANCE

The presence of Italianate Style Townhouses in the community is rare. This building is an ideal and well preserved example of this style. The front veranda that extends around the side and back of the house and the well preserved French Regency windows add to the beauty and uniqueness of this house.

The house historically has been owned by predominantly one family and thus holds an historically significant position in the community.

" SCHEDULE A-2 "

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Village of Millbrook in the County of Peterborough (formerly in the County of Durham) and Province of Ontario and being composed of part of Lot 16, East of Princess Street and West of Prince Street (formerly part of Lot 12, Concession 4 Township of Cavan) designated as Part 1, according to reference Plan deposited in the Registry Office for the Registry Division of Port Hope (No. 9) as Number 9R-1178.

"SCHEDULE B-2"

Reasons for the designation of 7 Prince Street, Millbrook.

SIGNIFICANCE

This house is the only Homestead Style house in the area. The style of the house makes it architecturally significant. The carving in the one window - "Clarence Wilgar"- and the initials "WW" and date 1886 carved in the brick under said window make the house historically significant.

The tree in front of the house is one of the original trees on the block.



" SCHEDULE A-3"

ALL AND SINGULAR that certain parcel or tract of land and premises situate and being in the Village of Millbrook in the Township of Cavan in the County of Durham and Province of Ontario containing by admeasurement a fraction of an acre being composed of the West part of Village Lot Number 20 on the north side of Centre Street as laid down over duly Registered Map on Plan of a part of the East Half of Lot Number Twelve in the Fifth Concession of the said Township of Cavan made by William Murdoch Esquire P.L.S., for the said party hereto of the First part - the said parcel or tract of land hereby conveyed lying East of and adjoining the present site of "St. Thomas Church" in the said Village of Millbrook and is further described as follows, That is to say: Commencing at the South West corner of said Village Lot Number Twenty thence north seventy four degrees East Ten Feet thence North Sixteen degrees west three chains and fifty links to Ann Street as laid down on said map or plan, thence south seventy four degrees West ten feet more or less to the North West corner of said Lot Number Twenty, thence southerly along the Western boundary of the said Lot number Twenty - Three chains and fifty links more or less to the place of beginning.

"SCHEDULE B-3"

Reasons for the designation of 16 Centre Street, Millbrook.

Significance

The architecture of this church is very significant. The tower buttresses and windows all demonstrate the beauty of this Gothic Revival building.

As a church, this building has always held a prominent position in the community since the date it was built.

**The Township of Cavan Monaghan**

**By-law No. 2025-31**

**Being a by-law to Repeal and Replace sections of Village of Millbrook By-Law Number 85-26, Designating 7 Prince 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 7 Prince 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 Prince 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 Prince 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) "2. 7 Prince Street"
  - 2) "(2) '7 Prince Street' being more particularly described in Schedule 'A-2' attached hereto and forming part of the By-Law. The reasons for the designation of this property are set out in Schedule 'B-2' attached hereto and forming part of this By-Law."
  - 3) Schedule A-2
  - 4) Schedule B-2
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 2<sup>nd</sup> day of June, 2025.

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**Matthew Graham**  
**Mayor**

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**Cindy Page**  
**Clerk**

## **Schedule A to By-law No. 2025-31**

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

7 Prince Street, Township of Cavan Monaghan

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

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

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

Part of Park Lot 16, Concession 4, East of Princess Street, Part 1 on Reference Plan 9P1178, 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 Prince 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, and is important in supporting the character of the surrounding area.

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

The house located at 7 Prince Street in Millbrook, also known as the Wilgar House, stands as an example of a Homestead Style house in the Millbrook area. The original house is large and rectangular in shape, with a medium pitch gable roof. The front façade features a large bay with three narrow 1-over-1 window panes, a verandah with decorative wood brackets and inverse clover detailing, as well as plain bargeboard and corner boards. There are buff brick lintels above the windows and doorways, contrasting the red brick construction of the rest of the house. Generally, the brick and wood features are in good condition and have been well maintained.

The house occupies land sold to Margaret Wilgar in 1877 and was built in 1878. There is a large tree in front yard which is one of a handful of historic trees along Prince Street.

The Wilgar House is a unique red and buff brick late 19<sup>th</sup> century home in excellent condition. It merits designation for its connection to Clarence and Margaret Wilgar as well as its contribution to the historic streetscape along Prince Street and throughout the Millbrook area.

## **Section 6: Heritage Attributes**

- Placement and orientation of the building on west side of Prince Street
- Scale, form, massing, of the building with a rectangular plan
- Red brick construction with contrasting buff brick lintels
- Fenestration pattern and style including hung style windows
- Prince Street facing brick bay with 3 slender masonry openings
- Masonry openings for front door and transom window above
- Wood verandah with railing and decorative detailing with inverse clover pattern in the brackets
- Brick chimney

**The Township of Cavan Monaghan**

**By-law No. 2025-32**

**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
  - 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 2<sup>nd</sup> day of June, 2025.

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**Matthew Graham**  
**Mayor**

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**Cindy Page**  
**Clerk**



## **Schedule A to By-law No. 2025-32**

### **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 to 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) and hung style windows
- Large ground floor wood doors with wood storm windows with wood transoms and storm transom above
- 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 window surrounds, trim and sills





County of  
Peterborough

## Location Map - 7 Prince Street and 8 Dufferin Street



1: 9,028

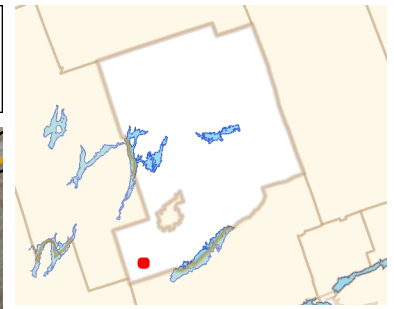


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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



### Legend

#### Roads < 50,000

- PRIV ; Private; PRIV
- City Arterial
- City Collector and Local
- City Owned Unclassified
- Provincial
- County
- Township
- Water Access Only

#### Outside Roads < 50,000

- Major Roads
- Local Roads

■ Peterborough Proposed Bypass

■ First Nations

□ Parcel Fabric

□ Parcel First Nations - Canada I

#### Rivers

- Intermittent
- Permanent

■ Clean Water Act Policies Apply

■ Provincially Significant Wetland

■ Locally Significant Wetlands

■ Non-evaluated Wetlands

■ Lakes - Local Scale

■ Municipal Boundary - Upper Ti

■ <all other values>

■ COUNTY OF PETERBOROUGH

### Notes