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**Notice of Intention
to Repeal and Replace Sections of a Heritage Designation By-law**

Township of Cavan Monaghan

Take notice that the Council of the Township of Cavan Monaghan intends to repeal and replace sections of Village of Millbrook By-law Number 85-31, designating 13 Anne Street in the Township of Cavan Monaghan as being of Cultural Heritage Value or Interest under Sections 29 and 31, Part IV of the *Ontario Heritage Act* R.S.O. 1990, c.18.

The *Ontario Heritage Act* requires designation by-laws to include a Statement of Cultural Heritage Value or Interest, a description of Heritage Attributes, and an explanation of how the property meets Criteria for Determining Cultural Heritage Value or Interest under *Ontario Regulation 9/06*. Sections of the original designating by-law referring to 13 Anne Street are to be repealed and replaced with a new designating by-law to bring the by-law into compliance with current legislation and to better guide the future development of the property.

Description of Property

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.

Reason 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 19th 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.

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 19th-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

The features outlined in the existing by-law are limited to the exterior of the property. If there are original interior features that merit inclusion in the updated designation by-law, please contact the Director of Planning at kellis@cavanmonaghan.net.

A copy of this notice and draft by-laws are available on the Township website at: <http://www.cavanmonaghan.net/bylaw85-31>.

Any person may serve on the Clerk a Notice of Objection setting out the objection and all relevant facts within 30 days of the date of the Notice.

Objections can be filed with the Township Clerk by email at cpage@cavanmonaghan.net or in writing at the Cavan Monaghan Municipal Office, 988 County Road 10, Millbrook, ON L0A 1G0.

Dated at the Township of Cavan Monaghan this 29th day of January 2026.