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# City of Orillia

BOX 340 — ORILLIA, ONTARIO  
L3V 6J1  
(705) 325-1311

OFFICE  
OF THE  
CLERK-ADMINISTRATOR

October 31, 1986

REGISTERED

The Ontario Heritage Foundation  
77 Bloor Street  
TORONTO, Ontario  
M7A 2R9

Dear Sirs:

Re: City of Orillia Designating By-laws  
1986-115, 1986-117

Please find enclosed the following:

1. Copy of By-law Number 1986-115, A By-law to designate the Lynch House as being of architectural and historical value or interest.
2. Copy of By-law Number 1986-117, A By-law to designate the Mill House as being of architectural and historical value or interest.

These documents are forwarded to you pursuant to The Ontario Heritage Act, R.S.O. 1980, Chapter 337, Section 29(6).

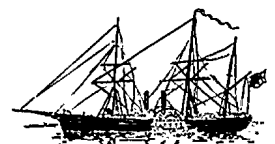
Yours truly,

Ronald J. Ellett  
Deputy Clerk

RJE:sf  
Encls.



CITY ON THE LAKES — BIRTHPLACE OF CENTRAL ONTARIO



BY-LAW NUMBER 1986-117 OF THE CITY OF ORILLIA

A BY-LAW TO DESIGNATE THE MILL HOUSE AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST

WHEREAS the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of architectural and historic value or interest;


AND WHEREAS the Council of the Corporation of the City of Orillia has caused to be served on the owners of the lands and premises known as the Mill House and upon the Ontario Heritage Foundation, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks;

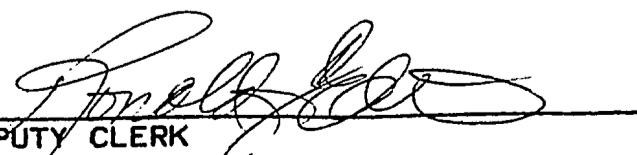
AND WHEREAS no notice of objection to the proposed designation has been served on the Clerk of the municipality.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF ORILLIA HEREBY ENACTS AS FOLLOWS:

1. THAT the Mill House, more particularly described in Schedule "A" attached hereto, be and it is hereby designated as being of architectural and historic value or interest.
2. THE Clerk is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the Registry Office for the division of Simcoe.
3. THE Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and on the Ontario Heritage Foundation and cause notice of the passing of this by-law to be published in the same newspaper having general circulation in the municipality once for each of three consecutive weeks.

BY-LAW read a first, second and third time and finally passed this 14th day of October A.D. 1986.

  
MAYOR

  
DEPUTY CLERK

SCHEDULE "A" TO BY-LAW NUMBER 1986-117 OF THE CITY OF ORILLIA

FIRSTLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate lying and being in the City of Orillia (formerly in the Township of South Orillia) in the County of Simcoe and being composed of part of the east half of Lot 10 in the 3rd Concession of the said City and being more particularly described as follows.

PREMISING that the bearings hereinafter mentioned are astronomic and are derived from the centerline of construction of Highway No. 12, South Orillia By-Pass which is assumed to be North  $81^{\circ}35'$  East as shown on deposited Plan 62680.

COMMENCING at the southeast corner of Lot 10 in Concession III;

THENCE South  $59^{\circ}29'$  West along the southerly limit of said lot a distance of 301.35 feet to the point of intersection of the southerly limit of Lot 10 with the centerline of Highway No. 12, South Orillia By-Pass as shown on deposited Plan 62680;

THENCE South  $81^{\circ}35'$  West along the said centerline a distance of 437.29 feet at the intersection with the westerly limit of a sixty-six foot public road known as the Ridge Road opened up by By-Law 159 dated August 13th, 1883;

THENCE North  $18^{\circ}54'$  East along the westerly limit of said Ridge Road a distance of 234.17 feet to an iron bar planted therein, said point being the Place of Beginning for the parcel being conveyed herein;

THENCE continuing along the westerly limit of Ridge Road North  $18^{\circ}54'$  East a distance of 143.17 feet to an iron bar planted therein;

THENCE South  $82^{\circ}17'$  West a distance of 277.14 feet to an iron bar planted;

THENCE South  $7^{\circ}43'$  East a distance of 128 feet to an iron bar planted;

THENCE North  $82^{\circ}17'$  East a distance of 213.0 feet to an iron bar planted being the Place of Beginning.

The said parcel or tract of land being shown outlined in red on a Plan of Survey by Dearden and Stanton, Ontario Land Surveyors, dated October 22nd, 1964 and which said Plan of Survey is attached to Instrument No. 196537.

SECONDLY

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Orillia (Southern Division) (now in the City of Orillia) and being composed of part of Lot 10 in Concession III in the said Township, which said parcel or tract of land may be more particularly described as follows.

PREMISING that the easterly limit of said Lot 10 has an astronomic course of North 30°17'40" West as shown on a plan deposited in the Land Titles Division of the Registry Office for the Registry Division of the County of Simcoe as Plan 51R-4069 and relating all bearings herein thereto;

COMMENCING at an iron bar planted in the westerly limit of the Ridge Road which said iron bar is distant 1,532.67 feet measured South 17°18'30" East from the northeast angle of Lot 1 according to a plan registered in the Registry Office for the Registry Division of the County of Simcoe as Plan 219;

THENCE North 75°42'30" West 94.44 feet to a point;

THENCE South 82°08'50" West 321.34 feet to a point;

THENCE South 7°51'10" East 253.0 feet to a point;

THENCE North 82°08'50" East 86.86 feet to a point;

THENCE North 7°51'10" West 128.0 feet to a point;

THENCE North 82°08'50" East 277.14 feet to the intersection with the westerly limit of the said Ridge Road;

THENCE North 18°45'50" West along the westerly limit of the said Ridge Road 99.99 feet to the Point of Commencement.

IN THE MATTER OF The Ontario  
Heritage Act, R.S.O. 1980,  
Chapter 337

- and -

IN THE MATTER OF By-law Number  
1986-117, a by-law to designate  
certain property pursuant to  
the Act.

REASONS FOR DESIGNATION

THE MILL HOUSE

HISTORY

The Mill house has been recommended for designation for historical and architectural reasons. A study of currently available historical documentation indicates that the "Mill House" was built in the early 1840's. The house displays typical characteristics of neo-classical dwellings of that period; simple rectangular plan, symmetrical arrangement of windows above a central hallway, low pitched gable roof, flanking chimneys, use of double hung 12 over 8 paned windows. Structurally the house is described as a heavy timber frame (post and beam) structure assembled with mortice and tenon joints and fastened with wooden pegs and hand-forged nails. The house was originally sheathed in horizontal ship-lapped wooden siding, then roughcast and subsequently faced in brick.

The introduction of the brick facing appears to have been part of a program to adapt the house to a Victorian style. The use of red brick in combination with buff accent around the door and window openings is typical of the second half of the 18th century. It was at this time that the centre dormer on the south elevation was added as was the decorative barge boards at the gable ends, the bay window on the east elevation and the addition and/or modification to the veranda.

Interior restoration will include:

- re-affixing fireplace surrounds and banister railings
- restoration of stairs and floors
- replacing interior panel doors
- installing lighting fixtures appropriate to the period of 1860/70