



**PLANNING, DEVELOPMENT & SUSTAINABILITY
MEMORANDUM**

TO: Mayor R. Bonnette & Members of Council

FROM: Curtis Marshall, Planner – Policy

DATE: April 2, 2014

MEMO NO.: MEM-PDS-2014-0005

RE: Hamlet of Norval Secondary Plan Review – Final Proposed
Official Plan and Zoning By-law Amendment

The purpose of this memorandum is to advise Council of a change to the final proposed Zoning By-law Amendment related to the Norval Secondary Plan review, to update Council on actions related to a submission received at the March 17, 2014 Council Meeting regarding the Presbyterian Manse and Lucy Maud Montgomery, and to recommend that time lines be associated with the proposed Secondary Plan and Zoning deferrals of 16 Adamson St. N, and Lots 11-15, Plan 64, Louisa St.

Change to Zoning By-law Amendment:

As outlined in Report PDS-2014-0012, a “Medical Office” has been added as a permitted use in the Hamlet Community Core Area Designation in the revised Secondary Plan. A final draft of the Zoning By-law was attached to the Staff report which was intended to implement this direction.

Planning Staff have updated the final draft Zoning By-law Amendment to clarify that a “Medical Office” use is permitted on properties zoned Hamlet Commercial (HC) located within the Hamlet Community Core Area Designation which implements the direction of the revised Secondary Plan. The final draft Zoning By-law has been forwarded to Council for consideration at the April 14, 2014 Council Meeting.

Historical Submission Related to Presbyterian Manse and Lucy Maud Montgomery:

A submission was received (attached as **Schedule 1**) outlining the historical and literary significance of the Presbyterian Church manse in Norval which was Lucy Maud Montgomery’s home for a number of years. The submission was authored by Mary Henley Rubio, University professor Emeritus, University of Guelph.

Planning Staff have forwarded the information to the Economic Development Office for consideration by the Town's Tourism Committee.

Time Lines for Deferrals:

As outlined in Report PDS-2014-0012, two deferrals are proposed in the Secondary Plan for the properties at 16 Adamson St. N., Norval, and Lots 11-15, Plan 64, Louisa St, Norval.

Deferral #1 relates to the vacant property known as Lots 11-15, Plan 64, Louisa St. It was recommended in the Staff Report that the designation and zoning on the property be deferred for a one year period to provide the owner sufficient time to satisfy the concerns of, and apply for the necessary permits from the CVC to construct a single detached dwelling on the property.

Deferral #2 relates to the property known as 16 Adamson St. N. It was recommended in the Staff Report that the designation and zoning be deferred on the property to allow for further discussions with the new owner and surrounding property owners regarding an appropriate land use designation and zoning for the property. As a result of concerns raised by an adjacent property owner with the open ended nature of the deferral it is now being recommended that the deferral be limited to ninety (90) days.

To provide further clarity, Planning Staff have prepared two additional Report Recommendations for Council's consideration which associate time lengths with the deferrals as follows:

AND FURTHER THAT the Secondary Plan Designation and Zoning for the property known as Lots 11-15, Plan 64, Louisa St., Norval (shown as Deferral #1 of Official Plan Amendment No. 20) be deferred for one year period to provide the owner sufficient time to satisfy the concerns of, and apply for the necessary permits from the CVC to construct a single detached dwelling on the property.

AND FURTHER THAT the Secondary Plan Designation and Zoning for the property known as 16 Adamson St. N., Norval (shown as Deferral #2 of Official Plan Amendment No. 20) be deferred on the property for ninety (90) days to allow for further discussions with the new owner and surrounding property owners regarding an appropriate land use designation and zoning for the property.

Respectfully submitted,

Curtis Marshall, MCIP, RPP
Planner – Policy

John Linhardt, MCIP, RPP
Director of Planning, Development and
Sustainability

Schedule 1 to MEM-PDS-2014-0005

Rec'd March 17/14
from Kathy Gastle

To: Matthew Rowe, Manager, Operations & Partnerships, "Prince's Charities Canada"
(PCC), 22 St. Claire Avenue East, Suite 1901, Toronto, M4T 2S3

Date: March 12, 2014

Subject: Brief Overview of the Historical and Literary Significance of the Norval, ON,
Presbyterian Manse

From: Mary Henley Rubio, University Professor Emeritus, University of Guelph

PLANNING DEPARTMENT

MAR 18 2014

MAIL NUMBER 196

The Presbyterian Manse in Norval has both literary/cultural and historical significance:

From 1926 to 1935, the Manse was the home of the internationally beloved Canadian writer, Lucy Maud Montgomery, author of Anne of Green Gables and over 20 more novels, and she partly wrote or published six of these books while living there. She also wrote several volumes of her personal journals about Norval.

The large, stately Presbyterian manse and the church, which were the center of the entire community, are superb examples of late 19th century Canadian Ontario architecture; it is worth noting that the manse and church lie in the little village of Norval, Ontario, which has retained its distinctive and quaint character because of its protected position in a "glen" created by the Credit River.

Literary and cultural significance:

Lucy Maud Montgomery (1874-1942) is without question Canada's best-known author of the early 20th century. She wrote both fiction and non-fiction, and her cultural impact has been -- and *continues to be* -- international more than half a century after her death. During her lifetime, she published over 20 best-selling novels, and over 1,000 short stories and poems. After her death, ten volumes of her secret journals were published between 1985 and 2012, establishing her as one of the 20th century's most prolific woman diarists.

Her first novel, Anne of Green Gables (1908), is the best-known book in the Anne series. It has never gone out of print, and it has been translated into at least 34 different languages by 2008, often in multiple translations. By 2000, there were, for instance, 20 different translations into Polish, and most of her other novels, especially the Emily series, were also translated there and in other countries. In 2012, the Chinese National Publishers' Association listed Anne of Green Gables as one of the 50 most influential novels in China. Her influence in Japan is legendary, and has brought generations of Japanese tourists to Canada. In 2009, Sweden hosted an international conference on Montgomery, and it was attended by scholars from around 11 different countries. Montgomery's cultural impact shows no signs of diminishing.

Montgomery's novels are read for pleasure, and by all ages, but they have also figured in national political narratives (such as Poland where she was regarded by the Soviets as a subversive write to be banned), in the worldwide empowerment of women (e.g., in the 20th century Western countries, and now in Muslim countries like Iran), and in influencing an untold number of other women' writers (including the Canadian writer, Alice Munro, who in 2013 won the Nobel Prize for literature, and who credits Montgomery as a very important early influence; also Margaret Laurence and Margaret Atwood have spoken to her impact on their early lives. Likewise, Astrid Lindgren in Sweden, Rosemary Sutcliff in England, Madeleine l'Engle and Stephenie Mayer in the USA are some of the many international authors who cite her influence on them.).

Montgomery had many gifts: she was a superb storyteller; she had an extraordinary understanding of human behavior, and an ability to describe in narrative how people behave; and she had the unique ability to point out human imperfections while making her readers feel that "all is right with the world;" she had a rare gift at describing the natural beauty in the world; and she was very witty, teaching readers to laugh at themselves. She was also an avid student of history, and said in her final book, Anne of Ingleside, that "*Life and death are in the power of the tongue.*"

Her many books were enjoyed by children, but she also appealed to a general audience of men and women, adults and young people, sophisticates and ordinary readers. Men who praised her writing included Mark Twain; Earl Grey, the Governor-General of Canada in 1911; and Stanley Baldwin and Ramsay Macdonald, British Prime Ministers. By 1920, she was an international celebrity, her novels being known all over the English-speaking world. At her death in 1942, the Canadian novelist, Robertson Davies, wrote: "*Nations grow in the eyes of the world less by the work of their statesmen than their artists. Thousands of people all over the globe are hazy about the exact nature of Canada's government and our relation to the British Empire, but they have clear recollections of Anne of Green Gables.*"

Montgomery's stories, especially those in the Anne and Emily series, have been made into many movies, plays, dramatic readings, and TV programs. The Harron-Campbell musical based on "Anne" was established at the Confederation Centre in PEI in 1965. This hit musical has run continuously since then, touring in countries like Japan, the USA, and the UK, and it is now listed as the longest running annual music theatre production in the Guinness World Records. Every year hundreds of high schools in North America put in on stage. A hit musical based on Montgomery's The Blue Castle has played for years in Poland, along with their Anne play. More recently, in 2011, when the newly married Prince of Wales and his wife, Kate Middleton, toured Canada, Kate asked to visit P.E.I. as part of the couple's Canadian tour because it was the setting for Anne of Green Gables, one of her favorite childhood novels.

A recent book, Anne Around the World: L. M. Montgomery and Her Classic, ed. Jane Ledwell and Jean Mitchell (2013: McGill-Queens University Press), traces Montgomery's international impact. Another recent book, The L. M. Montgomery Reader, Volume One: A Life in Print, ed. Benjamin Lefebvre (2013: U of Toronto Press), traces her reputation in print. The University of Guelph website, www.lmmrc.ca, has a bibliography of the books and articles written about Montgomery over the years. The London Times Literary Supplement recently carried an article by Faye Hammill on Montgomery (18 October 2013), and the London Review of Books has another article on Montgomery forthcoming later this year; its author, Jenny Turner, writes: "As for the LMM connections and interest in the UK: every single female person I know over here has read and loved AGG and was agog to hear about ...[your] biography and journals and that I am writing about them....You wrote somewhere that when you did your tour of the LMM honeymoon venues, every hostess except one knew the books – I very much think you still would." (Personal email to Mary Henley Rubio dated 12 March 2014).

The posthumous publication of her journals has brought Montgomery new fame; they have given new depth and understanding to her life, and to the power of the human spirit. Eight of these ten journals are about her life in Ontario.

We all know that Montgomery has traditionally been associated with Prince Edward Island. She lived the first half of her life in Prince Edward Island, but she lived the second half of her life in Ontario – first in Leaskdale (1911-1926), then in Norval (1926-1935) and finally in Toronto (1935-1942). She wrote the first four of her novels while living in PEI, and 19 more in Ontario. She had affection for Leaskdale because this is where her two sons were born, but Norval was special to her because of its extraordinary natural beauty. She instinctively understood that nature and beauty restore people. Many readers would say that her books have so much power partly because she captures this restorative power of nature in her fiction.

After The Selected Journals of L. M. Montgomery were published, starting in 1985, people began to see Montgomery as an equally powerful non-fiction writer. Now that her journals are being translated into several languages, people are becoming aware of Montgomery's life in Ontario, and her specific delight in Ontario's landscape. As a result, more and more visitors have started travelling to see her various Ontario sites.

A number of Ontario sites are associated with Montgomery. *Leaskdale* has already partially restored the very modest Presbyterian Manse she lived in, and it draws both local school children and international tourists. Montgomery made the Northern Ontario landscape famous with her novel, The Blue Castle, set in Bala, Ontario. *Bala* has developed a private museum devoted to her memory that draws international tourists, and they can take the boat tours that steam around this Ontario lake district. The *University of Guelph's* huge archival "L. M. Montgomery Collection" is visited by researchers from around the world, too; because of Montgomery's international appeal, and all the detail of historical records she preserved, her collection is the most used archival source in the entire library (Guelph has the largest collection of Scottish materials outside of Scotland). In Guelph, there is also the beautiful Homewood Sanatorium, established in the 19th century, where Montgomery's husband was treated for depression in 1934. *Norval* has developed a "Montgomery Garden" to honour her love of gardening, as well as hosting many other festivities to allow people to see the beautiful village she loved so much. Purchasing and developing the large Manse as a museum honoring her is Norval's next goal: she had been thrilled to leave the very plain, drafty Manse in Leaskdale for this stately Manse in Norval, nestled in the glen by the river. The home where she lived in *Toronto* is still a private home, but a plaque commemorating her life there has been put in a local park. Walking tours have been developed of places she mentions in Toronto. It is worth noting that both Toronto and Norval are close to Pearson International Airport.

Montgomery's husband, the Rev. Ewan Macdonald, also served in the parish of another glen town called "Glen Williams" and the large stone church associated with that parish is also still standing a short drive away from Norval. The Glen Williams house belonging to Ernest Barraclough, the English owner of the woolen mills there, who, with his wife Ida, often hosted the Macdonalds, has already been privately restored as a personal residence, and can be admired from the outside. In addition, there is a "Radial Railway Museum" a few miles away from Norval where people can ride on the actual radial cars that Montgomery rode on.

Eventually, all these developments could form a larger constellation of sites in Ontario that relate to Montgomery and to the extraordinary record she left of early 20th century life in her journals.

The Presbyterian Manse, Church, and Surrounding Area - Historical Significance:

The little hamlet of Norval was founded in 1818 by a Loyalist of Scottish descent named Alexander McNab who had purchased the land from the Otter and Eagle Tribes. [Norval was reputed to take its name from a Scottish play by John Home (1722-1808) called Douglas: "My name is Norval; on the Grampian Hills...."] McNab and his brother built a grist mill on the Credit River which cascaded down from higher ground in the hills of Ontario into the glen that became the little village of Norval. The river curved into town from the North-West and exited through the other end, on its way to Lake Ontario. Little Norval itself was nestled in this long glen, with steep hills on each of the four sides.

Later in the 19th century, Norval became a thriving town on 400 people, with a tannery, brickyard, bakery, factories and various mills, including a vast flour mill which bought wheat by railway from the Canadian Prairies to be processed in Norval. By L. M. Montgomery's era, it also had the radial railway that allowed her to travel either to Guelph or to Toronto quickly, and Norval was still a thriving, perfectly self-contained community.

But when the mill burned down during her time there, and transportation routes changed, the little village of Norval went into rapid decline. Norval is now a well-preserved quaint little hamlet from a bygone age, with large successful farms above and beyond the glen. Although urban sprawl is now rapidly encroaching from several directions, Norval's 19th and early 20th century character is still intact because it is set deep in the protected and beautiful glen.

The entire area was - and still is -- one of great natural beauty, with many places for walking paths. Montgomery rhapsodizes about the landscape in her journals. The Credit River reminded her of the tumbling mountain streams she had seen in Scotland. She wrote to all her friends that Norval (and the surrounding Credit River valley area) was one of the "beauty spots" in Ontario. Montgomery told her Scottish pen-pal, G. B. MacMillan, that Norval was more like an "old-world" Scottish village than a Canadian one. It resembled the little villages J. M. Barrie or Sir Walter Scott described in their novels, which she had seen on her honeymoon in Scotland.

In March 27, 1926, she wrote: *"Tonight, standing on the back veranda [of the manse] I thought I had never seen anything of its kind more lovely than the moonlight behind the tall church spire. It was exquisite. And there is such a darling double echo here..."*

In May 26, 1927, she wrote: *"Norval is so beautiful now that it takes my breath. Those pine hills full of shadows—those river reaches—those bluffs of maple and smooth-trunked beech—with drifts of wild white blossom everywhere. I love Norval as I have never loved any place save Cavendish. It is as if I had known it all my life—as if I had dreamed young dreams under those pines and walked with my first love down that long perfumed hill."*

Of all the Ontario communities that Montgomery and her family lived in, the Norval site is the most beautiful, protected as it is by being in a glen carved out by the Credit River. However, little Norval is in danger of being swallowed by encroaching development unless steps are taken to preserve it now. (Leaskdale has already lost its rural character.) Buying the Manse, and making it into a museum, would be an invaluable step to saving this small quaint community, preserving it for future generations.

Addendum:

Novels either partly written or published during Montgomery's tenure in Norval:

The Blue Castle (1926) [published after the move to Norval, but written earlier]

Emily's Quest (1927)

Magic for Marigold (1929)

A Tangled Web (1931)

Pat of Silver Bush (1933)

Mistress Pat (1935)

Anne of Windy Poplars (1936)[begun in Norval, but finished in Toronto]

Attachments:

Two volumes of The Selected Journals of L. M. Montgomery: Volume III: 1921 - 1929, and Volume IV: 1925-1935. Oxford U Press, 1992 & 1998. [Covers the Norval years]

Rubio, Mary Henley. Lucy Maud Montgomery: The Gift of Wings. Random House: 2008.
[Shortlisted for the largest Canadian non-fiction prize in 2009]

Other miscellaneous newsletters and flyers.

Prepared by Dr. Mary Henley Rubio, University Professor Emeritus, U of Guelph. mrubio@uoguelph.ca / 519 821 0604

Author of the biography, Lucy Maud Montgomery: The Gift of Wings (2008, Random House).

Co-editor of The Selected Journals of L. M. Montgomery, Volumes 1-5. (1985-2004, Oxford U Press).

Co-editor of The Complete PEI Journals of L. M. Montgomery, Volumes 1 & 2. (2012, 2013, Oxford U Press).

Author of many articles on Montgomery (see U of Guelph Website).

Co-Editor of the academic journal, CCL: Canadian Children's Literature, 1975-2005.