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Notice of Passing

RECEIVED
2025/02/19
(YYYY/MM/DD)
Ontario Heritage Trust

Notice of Passing a By-law to designate the following property to be of cultural heritage value and interest pursuant to the provisions of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18.

Take Notice that the Council of the Corporation of the Town of Newmarket, on February 10, 2025, passed By-law Number 2025-14, under Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18 ("the Act"), to designate the following property to be of cultural heritage value and interest:

180 Lorne Avenue, Newmarket, Ontario

PT LT 28 PL 48 NEWMARKET; PT LT 18 PL 48 NEWMARKET, PART 1 PLAN
65R-39617; TOWN OF NEWMARKET

In accordance with Section 29(11) of the Act, any person who objects to the By-law may appeal to the Ontario Land Tribunal (OLT) by providing a notice of appeal to the OLT and the Town Clerk.

This notice of appeal must:

1. Be filed within 30 days of the publication of the notice of passing (publication was on February 18, 2025) and by 4:30 p.m. on **March 20, 2025** (the filing of an appeal after 4:30 p.m., in person or electronically, will be deemed to have been received the next business day) to the attention of the Town Clerk, either via the OLT e-file service (first-time users will need to register for a My Ontario Account) at <https://olt.gov.on.ca/e-file-service/> by selecting Newmarket as the Approval Authority or by email at clerks@newmarket.ca, or in person or by mail at the Municipal Offices, 395 Mulock Drive, Newmarket, ON, P.O Box 328 STN, L3Y 4X7; and,
2. Set out the objection(s) to the By-law and the reasons in support of the objection(s); and,
3. Be accompanied by the fees charged by the OLT and the Town of Newmarket. The OLT appeal fee of \$1,100 can be paid online through e-file or by certified cheque/money order to the Minister of Finance, Province of Ontario. If you wish to appeal to the OLT or request a fee reduction for an appeal, forms are available from the OLT website at <https://olt.gov.on.ca/>. The Town of Newmarket's fee is \$200.82 and must be paid in person at the Town of Newmarket's Customer Service Department or by phone at 905-895-5193.

The appeal form is available from the Ontario Land Tribunal (OLT) website:
<https://olt.gov.on.ca/>.

The last date to file a notice of appeal in relation to this By-law is March 20, 2025.

Additional information, including a full description of the reasons for designation is available upon request from Umar Mahmood, Planner, Committee of Adjustment and Cultural Heritage at 905-953-5300, extension 2458, or at umahmood@newmarket.ca during regular business hours.

Dated at the Town of Newmarket
this 18th day of February 2025

Town Clerk
Town of Newmarket

Corporation of the Town of Newmarket

By-law 2025-14

A By-law to designate the property at 180 Lorne Avenue, as being of cultural heritage value or interest pursuant to the provisions of the Ontario Heritage Act.

Whereas pursuant to Section 29, Part IV of the Ontario Heritage Act, the Council of a municipality is authorized to enact By-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and,

Whereas authority was granted by Council to designate the property at 180 Lorne Avenue as being of cultural heritage value or interest; and,

Whereas the Council of the Corporation of the Town of Newmarket has caused to be served on the owners of the lands and premises, and upon the Ontario Heritage Trust, Notice of Intention to Designate, and has caused such notice of intention to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act; and,

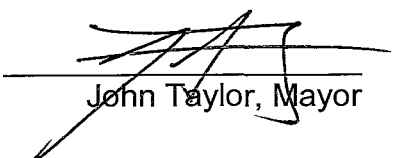
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

Whereas the reasons for designation are set out in Schedule "A" to this By-law;

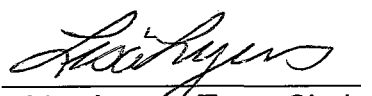
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 180 Lorne Avenue, more particularly described in Schedule "B" to this By-law, is hereby designated as being of cultural heritage value or interest.
2. That Schedule "A" and Schedule "B" is declared to form part of this By-law.
3. That the Town Clerk is authorized to cause a copy of this By-law to be served on the owners of the lands described in Schedule "B" and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published on the Town of Newmarket website for a period of 30 days in accordance with the municipality's Notice Policy addressing notice requirements under the Ontario Heritage Act.
4. And that the Municipal Solicitor or designate is authorized to cause a copy of this By-law to be registered against the property described in Schedule "B" to this By-law in the Land Registry Office.

Enacted and passed this 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-14

Statement of Significance Reason for Designation

180 Lorne Avenue
Newmarket, ON
L3Y 4J9

Reason for Designation

The property at 180 Lorne Avenue, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 1990 for its cultural heritage value or interest, and meets Ontario Regulation 9/06, for design/physical value, historical/associative value and contextual value.

Description of Property

180 Lorne Avenue is located on the west side of Lorne Avenue in the Town of Newmarket. The subject property contains a two-and-a-half storey Queen Anne building which was constructed between 1889 and 1891.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

180 Lorne Avenue is a representative example of a building constructed in the Queen Anne architectural style. The two-and-a-half storey, brick building follows an irregular plan with complex roofline showcasing a truncated hip roof section crossed by side and rear gables with a dominant front facing gable accentuated by overhanging eaves and finished with horizontal siding which in combination with the rough faced stone foundation and decorative brick belt courses create the playful, asymmetrical composition typical of the Queen Anne design. The variety of window openings include segmental, rounded, rectangular and elliptical style, some of which house stain glass windows, are finished with brick voussoirs and rough faced stone sills, and are uniquely grouped which is in keeping with the Queen Anne aesthetic. Additional Queen Anne features include the asymmetrical façade which showcases the one-storey open verandah adorned with heavy classical influences such as pedimented gable with brackets, moulded architrave, freestanding and engaged wood columns which shelters the rectangular entrance which is topped by an arched transom with stain glass. The use of window groupings, mixed materials and ornamental design of openings is representative of the Queen Anne design aesthetic.

Historical/Associative Value

180 Lorne Avenue is associated with the late 19th and early 20th century expansion of the historic Village of Newmarket and directly associated with the William Rannie, and J. T. Stokes.

The development of the commercial core along Main Street and surrounding residential streetscapes in the mid 19th century played a significant role in the social and economic development and growth of the Village of Newmarket. Located on the edge of the historic village of Newmarket, Lorne Avenue was created as part of the late 19th and early 20th century expansion which saw the subdivision of large land holdings typically held by early settler families. It is likely the brick used for the construction of 180 Lorne Avenue was from Stickwood's brickyard which produced both red and buff/yellow-coloured bricks during this time period. Local historians indicate that almost all of the brick buildings built in Newmarket between 1860 until 1910 were likely constructed

with bricks that originated at the Stickwood brickyard. The use of locally made bricks reflects the concentrated development and prosperity of the Town in the mid 19th to early 20th centuries.

180 Lorne Avenue is associated with William Rannie. William Rannie was born on June 27, 1847, in Aberdeenshire, Scotland. The Rannie's immigrated to Canada in 1854, and by 1861, the family was living in East Gwillimbury. On July 18, 1877, William married Emily T. Stokes, the daughter of local architect John T. Stokes. William Rannie was a public school principal for over 26 years and retired in 1899. William was well respected and played an active role in social matters serving as the director of the Newmarket Mechanics' Institute, where he taught adult art classes. William Rannie died in 1907 and was buried in Newmarket Cemetery.

180 Lorne Avenue is believed to have been built by Emily Rannie's father, John T. Stokes and it is possible that this was one of Stokes last buildings. John T. Stokes was born in Portsmouth, England in 1824, and was trained as a civil engineer. He immigrated to Ontario in 1849 and settled in Sharon, where he served as Sharon's postmaster, Inspector of Public Schools, and later as the Clerk-Treasurer of the Township of East Gwillimbury. He was appointed as the Superintendent of Public Roads for York County in 1874. Stokes worked predominately in the Gothic Revival style as reflected in his own Sharon residence on Leslie Street, the caretaker's residence at the Newmarket Cemetery, and numerous public commissions such as the Christian Baptist Church and St. Andrew's Presbyterian Church, both in Newmarket. Other commissions included the first and second North York Registry Offices in Newmarket, and public schools in Ringwood, Bolton, and Newmarket, among others. In addition to his architectural works John Stokes played a significant role in civic matters and was a founding member of the Canadian Society of Civil Engineers with Cazimir Gzowski and was also active as a municipal official in Sharon, Ontario. John T. Stokes died of pneumonia on November 30, 1891, and is buried in the Newmarket Cemetery, whose caretaker's residence he designed.

Contextual Value

180 Lorne Avenue is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket.

The lots lines, layout, and built form of the historic Village of Newmarket was well established in the mid-19th century as shown in the commercial core found along Main Street and the large presence of residences located along several side streets. The expansion of the historic village in the late 19th and early 20th century resulting from the subdivision of several large land parcels associated with early settlers created an increase of development, particularly along arterial roads, and saw the creation of several new side streets. The village's expansion naturally extended along the existing and arterial roads which served as important connectors for surrounding villages and often provided direct access the historic commercial core. The buildings located along these key roadways and side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period.

180 Lorne Avenue was original part of the Millard family's large land holding, which was subdivided in the mid-to-late 19th century. The development of the Plan 48, registered by 1879 set the groundwork for the opening of the streetscape and the creation of rhythmic lots. The presence of buildings along both side of the streetscape were well established by 1929. 180 Lorne Avenue supports the continued growth of the historic village into the late 19th century and early 20th century. Located on an important arterial road, 180 Lorne Avenue exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

Cultural Heritage Attributes

180 Lorne Avenue is a representative example of a building constructed in the Queen Anne architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Queen Anne architectural style
- Asymmetrical composition and irregular plan
- Brick construction
- Complex roofline with overhanging eaves showcasing a truncated hip roof crossed by side and rear gables with dominant front façade gable
- Variety of window openings, some of which house stain glass windows, which include segmental, rounded, rectangular, and elliptical examples with brick voussoirs, and rough faced stone sills
- Brick banding accenting window openings
- One-storey open verandah with classical detailing, pedimented front gable, moulded architrave and freestanding and engaged wood columns
- Primary entrance with rectangular door opening topped by an arched transom with stain glass window

180 Lorne Avenue is associated with the late 19th and early 20th century expansion of the historic Village of Newmarket and directly associated with the William Rannie, and J. T. Stokes. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Queen Anne architectural style
- Overall massing, setback, and decorative details
- Brick construction

180 Lorne Avenue is important in supporting the late 19th and early 20th century expansion of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Queen Anne architectural style
- Overall massing, setback, and decorative details
- Location along Lorne Avenue

Schedule “B” to By-law 2025-14

LEGAL DESCRIPTION

PT LT 28 PL 48 NEWMARKET; PT LT 18 PL 48 NEWMARKET, PART 1
PLAN 65R-39617; TOWN OF NEWMARKET

Property Identification Number: 03599-0374 (LT)