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Notice of Passing

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 2025-37, 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:

465 Davis Drive, Newmarket, Ontario

PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY; PT STRIP OF LAND IN REAR OF LT 1 TO 11 N/S HURON ST PL 78; PT BLK D PL 78; PT LT 11 N/S HURON ST PL 78, PT 1 65R7199 AMENDED BY R368686; SAVE & EXCEPT PTS 4 & 9 ON EXPROP PLAN YR1371416; S/T TEMPORARY EASE OVER PTS 6 & 7 ON EXPROP PL YR1371416; S/T EASE OVER PTS 5 & 8 ON EXPROP PL YR1371416; S/T B16294B R280789 & R624623; S/T B36555B, R177355, R350961. S/T EASE UNTIL 2014/05/31 OVER PTS 2 & 3 ON EXPR PLAN YR1887084. SUBJECT TO AN EASEMENT OVER PTS 2 & 3 EXPROP PLAN YR2094669 UNTIL 2015/10/31 AS IN YR2094669; 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 2025-37

A By-law to designate the property at 465 Davis Drive, the Davis Leather Company, 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 465 Davis Drive 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,

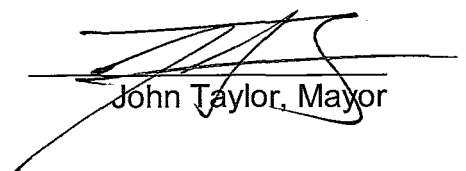
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

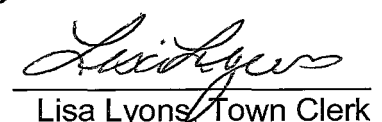
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 465 Davis Drive, 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 2025-37

Statement of Significance Reason for Designation

The Davis Leather Company
465 Davis Drive
Newmarket, ON
L3Y 7T9

Reason for Designation

The property at 465 Davis Drive, also known as the Davis Leather Company, 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 historical/associative value and contextual value.

Description of Property

465 Davis Drive is situated along the north side of Davis Drive, in proximity to the intersection of Davis Drive and Main Street North in the Town of Newmarket. The subject lands are associated with the former Davis Leather Factory and contains a large red brick chimney which is associated with the original factory.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Historical/Associative Value

465 Davis Drive is associated with E.J. Davis, Oliver E. Tench, and has historic value as an early 20th century tannery and factory, the Davis Leather Factory. The Davis family was originally from Wales and settled in the United States before immigrating to Wentworth County, near Hamilton, Ontario, in 1792. Patriarch, James Davis worked as a tanner, passing on the trade to his children. James' son, Andrew Davis, built a prosperous factory in Kinghorn, Ontario, where he taught his son, E.J. Davis the trade, however, the Kinghorn facility was destroyed by fire in 1903. Through encouragement by Newmarket Town Council, the Davis Leather Company moved its operation to Newmarket. The Davis Leather Company constructed a new large factory in Newmarket in 1904 on the subject property, which was designed by local architect Oliver E. Tench.

Oliver Tench was born in King Township in 1859 and worked predominately in the Town of Newmarket throughout his career. He came to local prominence in 1893, when his design for the Newmarket High School was accepted by the Ministry of Education. He also designed one of the first reinforced concrete industrial buildings for the Davis Leather Company in 1909, which led to other commissions from the company. Oliver Tench was also employed by the Newmarket Public School Board to design new facilities and additions for existing facilities. Oliver Tench design both residential and commercial/industrial works. He retired from the Ontario Association of Architects in 1932 and died in Newmarket in 1941.

Under the ownership of E.J. Davis, the prosperity of the Davis Leather factory resulted in expansion of the facilities in 1912, which doubled the business' production capacity. By 1915, the Davis Leather Company employed around 200 men and was the largest producer of calf leather in the British Empire with additional facilities in Quebec and Boston. For more than 50 years, the Davis Leather Company was a mainstay of Newmarket's industrial sector and

a driving force in the community. The factory closed in 1962, and remained largely vacant until it was redeveloped in the 1980s.

In addition to his successful management of the Davis Leather Company, owner E.J. Davis also played a significant role in civic matters throughout his lifetime. Prior to moving to Newmarket, E.J. Davis served in politics for 32 years, including as the MPP for his riding between 1888 and 1902, including serving as the Provincial Secretary in 1896. E.J. Davis retired from politics in 1904, the same year he moved his business and family to Newmarket. E.J. Davis died in 1936, and the management of the factory passed to his sons. Due to his immense financial success, he became a highly respected and prominent local community member and was known for his philanthropist pursuits until his death in 1936. Davis Drive is named after the Davis Leather Company and E.J. Davis.

Contextual Value

465 Davis Drive has contextual value as a local landmark. The history of the Davis Leather Company is well known and is reflected in the name of the building, "The Tannery". The large brick smoke chimney topped with clocktower, is distinguishable and is a well-known marker in the community.

Cultural Heritage Attributes

465 Davis Drive is associated with E.J. Davis, Oliver E. Tench, and has historic value as an early 20th century tannery and factory, the Davis Leather Factory. The property contains the following heritage attributes that reflect this value:

- Large red brick chimney stack

465 Davis Drive has contextual value as a local landmark. The property contains the following heritage attributes that reflect this value:

- Large red brick chimney stack
- Visibility of the large brick chimney stack from Davis Drive

Schedule “B” to By-law 2025-37

LEGAL DESCRIPTION

PT LT 96 CON 1 E YONGE ST EAST GWILLIMBURY; PT STRIP OF LAND IN REAR OF LT 1 TO 11 N/S HURON ST PL 78; PT BLK D PL 78; PT LT 11 N/S HURON ST PL 78, PT 1 65R7199 AMENDED BY R368686; SAVE & EXCEPT PTS 4 & 9 ON EXPROP PLAN YR1371416; S/T TEMPORARY EASE OVER PTS 6 & 7 ON EXPROP PL YR1371416; S/T EASE OVER PTS 5 & 8 ON EXPROP PL YR1371416; S/T B16294B R280789 & R624623; S/T B36555B, R177355, R350961. S/T EASE UNTIL 2014/05/31 OVER PTS 2 & 3 ON EXPR PLAN YR1887084. SUBJECT TO AN EASEMENT OVER PTS 2 & 3 EXPROP PLAN YR2094669 UNTIL 2015/10/31 AS IN YR2094669; TOWN OF NEWMARKET

Property Identification Number: 03556-0770 (LT)