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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 2025-39, 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:

471 Eagle Street, Newmarket, Ontario

PT LT 97 PL 81 NEWMARKET; PT BLK K PL 85 NEWMARKET PTS 1 & 2
65R1599, AS CONFIRMED BY BA236 AS IN R115553; S/T NE10608
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 2025-39

A By-law to designate the property at 471 Eagle Street, the Dye's Inn, 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 471 Eagle Street 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,

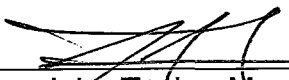
Whereas a notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

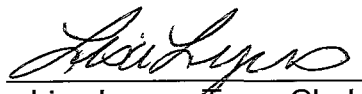
Whereas the reasons for designation are set out in Schedule "A" to this By-law;

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

1. That the property at 471 Eagle Street, 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 2025-39

Statement of Significance Reason for Designation

The Dye's Inn
471 Eagle Street
Newmarket, ON
L3Y 1K7

Reason for Designation

The property at 471 Eagle Street, also known as the Dye's Inn, 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

471 Eagle Street is located on a large lot on the west side of Eagle Street in the Town of Newmarket. The subject property consists of a two-and-a-half storey Georgian building with two-storey rear wing which was constructed between 1820 and 1822.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

471 Eagle Street has physical value as an early example of an inn and tavern in the Town of Newmarket. The two-and-a-half storey wood frame building with two-storey rear wing was constructed between 1820 and 1822. The inn is believed to have housed the first tavern in the Town of Newmarket.

471 Eagle Street is a representative example of a building constructed in the Georgian architectural style. The building includes a large two-and-a-half storey wood frame building with a balanced and symmetrical three-bay façade and centrally place rectangular door opening with transom and sidelights which are typical features of Georgian architecture. The box like main portion of the building has side gable roof with overhanging eaves, end chimneys, one-storey bay window, and unadorned and rhythmically placed rectangular window openings which are also common features associated with Georgian architecture style.

Historical/Associative Value

471 Eagle Street is directly associated with the historic Village of Newmarket and several prominent community members. The lots lines, layout, and built form of the historic village of Newmarket was well established in the mid-19th century and evident in a well-established commercial core found along Main Street and the large presence of residences located along several side streets. The development of the commercial core 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.

471 Eagle Street, originally known as Dye's Inn, was built between 1820 and 1822 for proprietor Michael Dye. It is one of the oldest remaining buildings in Newmarket and remains in its original location along Eagle Street, a historically important roadway. The two-storey building with rear wing are present on an 1862 map of the Village. The former inn's narrow setback to the road is a visible reminder of Newmarket's early beginnings when travel was by stagecoach and there were hotels and taverns in most settlements.

Some historical documentation note that the property might have been the site of an early inn operated, by either Elisha Beman or Thomas Dye, where the first murder in Newmarket occurred in 1819. The property was seized from Michael Dye due to bankruptcy, however it had several prominent owners throughout the 19th century. John Cawthra was the proprietor of Newmarket's first bank and used the inn as a private residence before it was sold to Hugh Willson. He operated it as Willson's Hotel during the 1850s. It was sold to a local doctor in the 1860s and converted into a private residence, which it remained until 1985.

Contextual Value

471 Eagle Street is important in supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including Eagle Street, were established in the village core, near the commercial Main Street. Located off or parallel to Main Street, the buildings along the side streets are comprised of predominantly one to two-and-a-half storey residences, primarily brick construction, with modest setbacks and include a range of architectural styles from that time period. As one of the earliest buildings in Newmarket, 471 Eagle Street exhibits setback and massing which are associated with early buildings and which help define the early origins of the historic village.

Cultural Heritage Attributes

471 Eagle Street physical value as an early example of an Inn and tavern in the Town of Newmarket and is a representative example of the Georgian architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Georgian building with two-storey rear wing
- Balanced and symmetrical façade
- One-storey bay window
- Rhythmically placed rectangular window openings
- Gable roof with overhanging eaves and end chimneys
- Centrally placed rectangular door opening with transom and sidelights

471 Eagle Street is directly associated with the historic Village of Newmarket and several prominent community members. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Georgian building with two-storey rear wing
- Overall massing and setback
- Location on Eagle Street

471 Eagle Street is important in maintaining and supporting the 19th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Georgian building with two-storey rear wing
- Overall massing and setback
- Location on Eagle Street

Schedule “B” to By-law 2025-39

LEGAL DESCRIPTION

PT LT 97 PL 81 NEWMARKET; PT BLK K PL 85 NEWMARKET PTS 1 & 2
65R1599, AS CONFIRMED BY BA236 AS IN R115553; S/T NE10608
NEWMARKET

Property Identification Number: 03606-0069 (LT)