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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 2025-43, 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:

57 Main Street South, Newmarket, Ontario

PT LT 78 E/S MAIN ST PL 222 NEWMARKET AS IN R648990 SAVE & EXCEPT PTS 2, 3 & 6, 65R29437, NEWMARKET; S/T EASEMENT IN GROSS OVER PT 5, 65R29437 AS IN YR972936. S/T EASE OVER PT 4, 65R29437 IN FAVOUR OF PT LT 78 E/S MAIN ST PL 222, PTS 2 & 3, 65R29437 AS IN YR973439.

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 2025-43

A By-law to designate the property at 57 Main Street South, the Samuel Sykes House, 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 57 Main Street South 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,

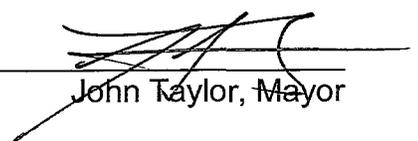
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 57 Main Street South, 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 2025-43

Statement of Significance Reason for Designation

The Samuel Sykes House
57 Main Street South
Newmarket, ON
L3Y 3Y5

Reason for Designation

The property at 57 Main Street South, also known as the Samuel Sykes House, 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

57 Main Street South is located on the east side of Main Street South in the Town of Newmarket. The property consists of a two-storey Italianate building which was constructed in 1866.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

57 Main Street South is a representative example of a building constructed in the Italianate architectural style. The grand two-storey red brick building has a buff brick belted course, window surrounds, and quoins creating a dichromatic brick design which is common in Italianate buildings. The hip roof with wide overhanging eaves, ornate cornice with paired decorative wood brackets and an ornamental square belvedere with rounded row windows are typical features of the Italianate style. The rhythmically placed rectangular window openings with decorative buff brick surrounds and stone sills, combined with its recessed and formal double door entrance surrounded by moulded wood panels and topped by a rectangular transom showcases additional elements associated with the Italianate style.

57 Main Street South displays a high degree of artistic value. The subject property retains all the significant and highly decorative features associated with Italianate architectural style. The legibility and retention of these original stylized elements, particularly the intact belvedere, decorative cornice, and moulded entrance surrounds, conveys the elegance, grandeur, and artistic design intent of the building.

Historical/Associative Value

57 Main Street South is directly associated with the historic Village of Newmarket and Samuel Sykes. 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. The brick used in the construction of the building was likely from the Stickwood Brickyard. Local historians indicate that almost all of the brick buildings built in Newmarket between 1860 and 1910 were likely constructed with bricks that originated at the Stickwood Brickyard.

57 Main Street South is directly associated with Samuel Sykes, who was a prominent and highly respected community member. English-born, Sykes trained as a mechanical engineer in England and moved to Toronto in 1855 where he worked as the mechanical superintendent at the Toronto Locomotive Works. Sykes was not only responsible for overseeing the construction of the first, locomotive engines in Toronto but the first 21 locomotive engines built in Canada. Samuel Sykes moved to Newmarket and opened the community's first foundry between 1856 and 1858, which was located on Davis Drive just east of the Holland River. Samuel Sykes was involved in other real estate ventures within the Newmarket, such as purchasing and refurbishing the Newmarket Brewery in the 1870s. As a well-known and a prominent businessman, Sykes was involved in many aspects of civic life such as serving on the Public-School Board and as a Conservative Councilman. Samuel Sykes died in 1911 and was buried with family members under a well-known marble monument in the Newmarket Cemetery.

Contextual Value

57 Main Street South is important in supporting the 19th century character of the historic Village of Newmarket. The subject property is location along a section of Main Street which was historically residential but in proximity to the historic commercial core. Many of the early residences were owned by local merchants who owned and/or worked within the commercial core. The buildings in the area 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. 57 Main Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

57 Main Street South is a representative example of a building constructed in the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Dichromatic brick construction
- Buff brick belted course
- Quoins
- Rhythmically placed rectangular windows with buff brick surrounds
- Hip roof
- Wide overhanging eaves with decorative cornice including wood soffits and paired decorative wood brackets
- Ornate square belvedere with decorative detailing and rounded row windows
- Recessed entranceway with double doors topped by stain glass transom and surrounded by decorative wood panel

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- Dichromatic brick construction
- Buff brick belted course
- Quoins
- Rhythmically placed rectangular windows with buff brick surrounds
- Hip roof
- Wide overhanging eaves with decorative cornice including wood soffits and paired decorative wood brackets

- Ornate square belvedere with decorative detailing and rounded row windows
- Recessed entranceway with double doors topped by stain glass transom and surrounded by decorative wood panel

57 Main Street South is directly associated with the historic Village of Newmarket and Samuel Sykes. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Overall massing, setback, and decorative details
- Dichromatic brick construction

57 Main Street South is important in supporting the 19th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-storey Italianate building
- Overall massing, setback, and decorative details
- Location on Main Street

Schedule "B" to By-law 2025-43

LEGAL DESCRIPTION

PT LT 78 E/S MAIN ST PL 222 NEWMARKET AS IN R648990 SAVE & EXCEPT PTS 2, 3 & 6, 65R29437, NEWMARKET; S/T EASEMENT IN GROSS OVER PT 5, 65R29437 AS IN YR972936. S/T EASE OVER PT 4, 65R29437 IN FAVOUR OF PT LT 78 E/S MAIN ST PL 222, PTS 2 & 3, 65R29437 AS IN YR973439.

Property Identification Number: 03609-0182 (LT)