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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 2025-11, 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:

156 Church Street, Newmarket, Ontario

LT 8 PL 31 NEWMARKET EXCEPT PT 15, 65R224; 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 2025-11

A By-law to designate the property at 156 Church Street, the Ernest E. Groome 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 156 Church 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,

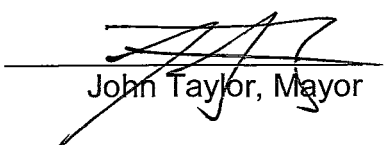
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

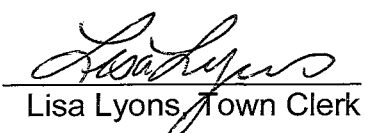
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 156 Church 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 2025-11

Statement of Significance Reason for Designation

The Ernest E. Groome House
156 Church Street
Newmarket, ON
L3Y 4B8

Reason for Designation

The property at 156 Church Street, also known as the Ernest E. Groome 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

156 Church Street is located on the west side of Church Street in the Town of Newmarket. The property contains a two-storey building constructed in 1894.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

156 Church Street is a representative example of a building constructed in the Italian Villa architectural style. The two-storey brick building follows an L-shaped plan with irregular massing with multiple porches which are typical with Italian Villa design. The complex roofline with prominent front gable and wide overhanging eaves and wood brackets. The distinguishing feature of the Italian Villa design on 156 Church Street is the prominent two-storey ornate brick tower located at the corner of the L-shape plan which is topped by decorative iron cresting on top of a mansard roof with ornamental gable peaks which showcase woodwork, mould fascia, and finials. The two-storey rectangular bay-window contains paired tall and narrow window openings with brick voussoir and keystone on the upper level and large rectangular window with rectangular transom and have recessed voussoirs with keystone and stone stills which are characteristics of Italian Villa architectural style. 156 Church Street contains a large wrap around porch on the main level with enclosed sections with ornamented cornice, rhythmically placed wood brackets, and dentils which flank an open portico area supported by wood post as well as enclosed porch on the second level with flat roof and rectangular ribbon windows which are also characteristics of Italian Villa architectural style.

Historical/Associative Value

156 Church Street directly associated with 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 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. 156 Church Street was built in 1894 for general painter Ernest Groome and his family. It is likely that the brick used for the construction 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 historic core.

Contextual Value

156 Church Street is important in supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including Church 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 most using bricks from Stickwood's brickyard, with modest setbacks and include a range of architectural styles from that time period. 156 Church Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

156 Church Street is a representative example of a building constructed in the Italian Villa architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Italian Villa design
- L-shape plan
- Complex roof with prominent gable ends and wide overhanging eaves
- Tower with mansard roof with decorative gable peaks which are adorned with ornamental woodwork and finials
- Tower is topped by an overhanging ornamental metal cresting and includes brackets in cornice
- Rhythmically placed rectangular windows openings with buff brick surrounds
- Two-storey rectangular bay window adorned with tall, paired, windows and large rectangular window with transom with brick voussoirs and stone sills
- One-storey wrap around porch with enclosed section and centrally placed open portico with small, ornamented cornice with rhythmically placed wood brackets and dentils
- Enclosed second storey porch with flat roof and rectangular ribbon windows

156 Church Street directly associated with the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Italian Villa design
- Brick construction

156 Church Street 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 building constructed in the Italian Villa design
- Overall massing, setback, and decorative details
- Location on Church Street

Schedule “B” to By-law 2025-11

LEGAL DESCRIPTION

LT 8 PL 31 NEWMARKET EXCEPT PT 15, 65R224; TOWN OF
NEWMARKET

Property Identification Number: 03604-0109 (LT)