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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 2025-15, 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:

185 Prospect Street, Newmarket, Ontario

PT LT 1 E/S PROSPECT ST PL 22 NEWMARKET AS IN R696153; 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 2025-15

A By-law to designate the property at 185 Prospect Street, the Doctor Playter 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 185 Prospect 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 185 Prospect 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 2025-15

Statement of Significance Reason for Designation

The Doctor Playter House
185 Prospect Street
Newmarket, ON
L3Y 3T7

Reason for Designation

The property at 185 Prospect Street, also known as the Doctor Playter 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

185 Prospect Street, is located on the west side of Prospect Street in the Town of Newmarket. The two-storey Neoclassical building was constructed between 1870 and 1873.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

185 Prospect Street is a representative example of a residence built in a Neoclassical architectural style. The two-storey, three-bay, buff brick building follows a rectangular plan with a symmetrically balanced box-like façade and hip roof with wide overhanging eaves and rhythmically placed paired and carved wood brackets which are representative of Neoclassical architecture. The rhythmically and symmetrically placed large rectangular windows openings showcase the classically inspired flat arch brick voussoirs which are key characteristics associated with Neoclassical fenestration. The formal and centrally placed entrance features a rectangular door opening with flat arch brick voussoirs and side lights which is protected by a classically inspired rounded arch portico with decorative architrave supported by paired wood columns which are representative of Neoclassical design. The one-storey porch on the side elevation carries through the Neoclassical finishes expressed in the detailing on the architrave and square wood columns.

Historical/Associative Value

185 Prospect Street is directly associated with the historic Village of Newmarket and Dr. Edward Playter, a local physician, author, and public health reformer. 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. Simultaneously, Prospect Street, located on the east side of the Holland River and part of a community known as Garbutt Hill, developed during the mid-19th century. Garbutt Hill was the site of several important businesses such as the Stickwood Brickyard, the pump factory, Thomas Gardiner’s foundry, later occupied by the Newmarket Dairy, and the York County Hospital. By 1865, several small bridges and makeshift roads had been constructed across the Holland River and Timothy Street extending the road to Garbutt Hill (Prospect Street) was opened the same year. The development of the commercial core and surrounding residential streetscapes, including the community of Garbutt Hill, in the mid 19th century played a significant role in the social and economic development

and growth of the Village of Newmarket. It is likely that the brick used for the construction of 185 Prospect Street 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.

185 Prospect Street was constructed between 1870 and 1873 for physician Dr. Edward Playter. Dr. Playter was descended from a prominent UEL family and received his Doctor of Medicine from the University of Toronto before starting his medical practice in York Township, where he also served as the county coroner. In addition to his medical practice, Dr. Playter was the editor and author of a public health journal, the owner of the local Newmarket newspaper from 1873 until 1875, and a strong proponent for government intervention in public health. After moving to Toronto at some point after 1873, he served as the first medical health officer in the province for the Parkdale neighbourhood and was influential in the establishment of the first provincial board of health, formed in 1882.

Contextual Value

185 Prospect Street is important in supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including Prospect 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. 185 Prospect Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

185 Prospect Street is a representative example of a residence built in a Neoclassical architectural style. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Neoclassical architectural style
- Three-bay, symmetrically balanced box-like façade
- Buff brick construction
- Hip roof with wide overhanging eaves and rhythmically placed paired wood brackets
- Rhythmically placed large rectangular windows topped with flat arch brick voussoirs
- Formal and centrally placed rectangular door opening with flat arch brick voussoirs and side lights
- Classically inspired rounded arch portico with decorative architrave supported by paired wood columns
- One-storey porch on the side elevation with decorative architrave supported by square wood columns

185 Prospect Street is directly associated with the historic Village of Newmarket and Dr. Edward Playter, a local physician, author, and public health reformer. The property contains the following heritage attributes that reflect this value:

- Two-storey building constructed in the Neoclassical architectural style
- Buff brick construction
- Overall massing, setback, and decorative details

185 Prospect 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 Neoclassical architectural style
- Overall massing, setback, and decorative details
- Location on Prospect Street

Schedule "B" to By-law 2025-15

LEGAL DESCRIPTION

PT LT 1 E/S PROSPECT ST PL 22 NEWMARKET AS IN R696153;
NEWMARKET

Property Identification Number: 03612-0015 (LT)