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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 2025-18, 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:

266 Prospect Street, Newmarket, Ontario

PT LT 8 W/S PROSPECT ST PL 15 NEWMARKET; PT LT 9 W/S PROSPECT ST PL 15 NEWMARKET; PT LT 9 PL 34 NEWMARKET; PT LT 17 S/S WATER ST PL 85 NEWMARKET; PT LT 18 S/S WATER ST PL 85 NEWMARKET; PT BLK E PL 85 NEWMARKET PTS 1 & 2 65R10495; 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](mailto: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](mailto:umahmood@newmarket.ca) during regular business hours.

**Dated** at the Town of Newmarket  
this 18<sup>th</sup> day of February 2025

Town Clerk  
Town of Newmarket

# Corporation of the Town of Newmarket

## By-law 2025-18

A By-law to designate the property at 266 Prospect Street, the William Widdifield 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 266 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,

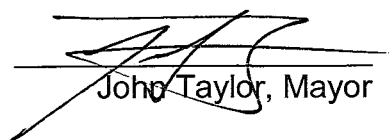
**Whereas** no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

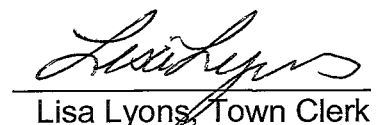
**Therefore** the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 266 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 10<sup>th</sup> day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

## **Schedule “A” to By-law 2025-18**

### **Statement of Significance Reason for Designation**

The William Widdifield House  
266 Prospect Street  
Newmarket, ON  
L3Y 3V2

### **Reason for Designation**

The property at 266 Prospect Street, also known as the William Widdifield 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**

266 Prospect Street is located at the southwest corner at the intersection of Prospect Street and Water Street in the Town of Newmarket. The subject property consists of a two-and-a-half storey Queen Anne building constructed in 1894.

### **Statement of Cultural Heritage Value or Interest/Statement of Significance**

#### **Physical/Design Value**

266 Prospect Street is a representative example of a building constructed in the Queen Anne architectural style. The two-and-a-half storey red brick building follows an irregular plan with complex roofline showcasing front and side gables, dormer, overhanging eaves which create the playful and asymmetrical composition typical Queen Anne design. The façade exhibits several elaborate and decorative details including an ornate banding and a one-storey portico with ornate keyhole arch entrance surrounded by decorative voussoir with keystone and stringers and a roofline with dentils and decorative detailing, and segmentally arched door which are characteristics of the Queen Anne style. The various window openings including the large prominent arched façade window with wooden detailing and brackets, the tall and narrow segmentally arched window openings with brick voussoirs and stone sills and the quarter circle windows, are representative of the variation associated with Queen Anne style. The one-storey southern wing with gable peak includes an enclosed porch/sunroom featuring ornate roofline with brackets, dentils and decorative detailing showcases additional elements associated with the Queen Anne style. The detailed woodwork and brickwork, and ornamental design of openings provides a playfulness that is representative of Queen Anne style.

#### **Historical/Associative Value**

266 Prospect Street is directly associated with the historic Village of Newmarket, lawyer William C. Widdifield and architect William Bunney. 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. Many early merchants with stores on Main Street lived in the nearby side streets, including lawyer William C. Widdifield, who kept his offices at 207 Main Street. It is likely that the brick used in the construction of the residence was from the Stickwood 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 and 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.

266 Prospect is associated with prominent lawyer William Clark Widdifield, who was descended from one of Newmarket's influential and early Quaker families. He kept offices in the Widdifield Building at the corner of Main Street and Botsford Street, which was built in 1879 by William Widdifield's brother Joseph Widdifield. In 1894, Widdifield hired local architect William Bunney to adapt the 1848 one-storey frame Baptist church that was on the subject property into two-and-a-half storey, brick and stone clad residence. The property remained in the Widdifield family for around 50 years before adapted into a nursing home, and then an apartment building.

266 Prospect is associated William Bunney. William Bunney was born in Cornwall, England in 1851 and immigrated to Bowmanville in 1871, where he began working as an architect. He joined the Ontario Association of Architects (OAA) in November 1890 and moved to Newmarket in 1894. William Bunney was locally employed by Wm. Cane & Sons, a manufacturer of a wide range of wood products, and also responsible for the design not only of his own residence at 70 Main Street South, but also several other residences of other prominent local citizens, some of which are still extant. He moved to Ottawa in 1898 and died in Hamilton in 1925.

## **Contextual Value**

266 Prospect Street reflects the work of local architect William Bunney. Many of William Bunney's local commissions were buildings constructed in the Queen Anne Style for prominent institutions or community members. The elaborate and/or well-known buildings within Newmarket that reflect William Bunney's architectural work includes the Christian Church Manse at 127 Main Street, his own dwelling at 70 Main Street, and the Brunton residence at 480 Eagle Street.

266 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. 266 Prospect Street exhibits setback, massing, style, decorative details consistent with the historic village character.

226 Prospect Street is a local landmark. Based on historical materials which notes the property's grandeur and prominence in Newmarket at the time of its construction, 266 Prospect Street continues to serve as a local landmark by the community both due to its prominent location on the corner of Prospect and Water Street atop a high ridge overlooking the historic village and its grand architecture.

## Cultural Heritage Attributes

**266 Prospect Street is a representative example of a building constructed in the Queen Anne architectural style.** The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building
- Red brick construction
- Irregular plan
- Complex roofline showcasing front and side gables, dormer, overhanging eaves
- Ornate brick banding
- One-storey portico with ornate keyhole arch entrance surrounded by decorative voussoir with keystone and stringers and a decorative roofline detailing
- Segmentally arched door
- Various arched and segmentally arched window openings with voussoirs
- One-storey southern wing with gable peak and enclosed porch/sunroom featuring row windows and ornate roofline with brackets, dentils, and decorative detailing

**266 Prospect Street is directly associated with the historic Village of Newmarket, lawyer William C. Widdifield and architect William Bunney.** The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building with one-storey wing
- Overall massing, setback, and decorative details
- Brick construction

**266 Prospect Street reflects the work of local architect William Bunney.** The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building with one-storey wing
- Overall massing, setback, and decorative details
- Brick construction

**266 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-and-a-half storey Queen Anne building with one-storey wing,
- Overall massing, setback, and decorative details
- Location on Prospect Street

**226 Prospect Street is a local landmark.** The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey Queen Anne building with one-storey wing,
- Overall massing, setback, and decorative details
- Location on Prospect Street

**The following are not heritage attributes:**

- Rear and side additions

## **Schedule “B” to By-law 2025-18**

### **LEGAL DESCRIPTION**

PT LT 8 W/S PROSPECT ST PL 15 NEWMARKET; PT LT 9 W/S PROSPECT ST PL 15 NEWMARKET; PT LT 9 PL 34 NEWMARKET; PT LT 17 S/S WATER ST PL 85 NEWMARKET; PT LT 18 S/S WATER ST PL 85 NEWMARKET; PT BLK E PL 85 NEWMARKET PTS 1 & 2 65R10495; NEWMARKET

Property Identification Number: 03607-0138 (LT)