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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 2025-21, 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:

337-339 Park Avenue, Newmarket, Ontario

LT 3 PL 55 NEWMARKET; 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 2025-21

A By-law to designate the property at 337-339 Park Avenue, the Charles G. Rose (Ross) 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 337-339 Park Avenue 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,

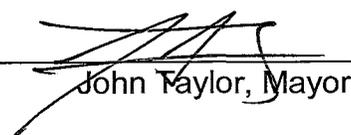
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 337-339 Park Avenue, 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 2025-21

Statement of Significance Reason for Designation

The Charles G. Rose (Ross) House
337-339 Park Avenue
Newmarket, ON
L3Y 1V4

Reason for Designation

The property at 337-339 Park Avenue, also known as the Charles G. Rose (Ross) 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

337-339 Park Avenue is located on the north side of Park Avenue in the Town of Newmarket. The property contains a two-storey building constructed between 1887 and 1891.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

337-339 Park Avenue is a representative example of a building constructed in the Italianate architectural style. The large, two-storey brick building follows a rectangular plan with a complex multi-gable roofline comprised of rear and side gables and a prominent and balanced triple gable façade with wide overhanging eaves which is representative of the Italianate design. The prominent two-storey bay windows with hip roof and rhythmically placed wood brackets flank the centrally placed and recessed entryway with upper storey balcony add to the Italianate aesthetic. The main entrance consists of an ornate rectangular wood door with leaded glass panels topped by an arched transom and flanked by sidelights that also appear to include leaded glass surrounded by classically inspired engaged columns and decorative architrave motif. The entrance, and upper storey recessed balcony access by arch opening with French doors, also showcase decorative woodwork includes faux columns, brackets, gingerbread trim and finials. The segmentally arched window openings with brick voussoirs and balanced and symmetrical façade with decorative detailing is consistent with Italianate design.

Historical/Associative Value

337-339 Park Avenue is directly associated with the historic Village of Newmarket and banker Charles G. Ross. 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 and early 20th century played a significant role in the social and economic development and growth of the Village of Newmarket. While 337-339 Park Avenue was located outside of the historic village core, its construction and location along the late 19th and early 20th century streetscape found on this section of Park Avenue is clearly legible. 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.

337-339 Park Avenue was built between 1887 and 1891 for bank clerk, and later manager of the Ontario Bank, Charles G. Ross as a private family residence. Charles George Ross was born on September 9, 1859, and was living in Newmarket by 1881. In addition to his role as banker, Charles Ross assisted on several committees in Newmarket, such as William Mulock's deputation to Ottawa to request funding for the Newmarket Canal, and a committee to honour returning Newmarket veterans.

Contextual Value

337-339 Park Avenue is important in supporting the late 19th and early 20th century character of the historic Village of Newmarket. Several residential side streets, including Park Avenue, were established in the village core, near the commercial Main Street. The expansion of the historic village in the late 19th and early 20th century resulting from the subdivision of several large land parcels associated with early settlers created an increase of development, particularly along arterial roads, and saw the creation of several new side streets. The village's expansion naturally extended along the existing and arterial roads which served as important connectors for surrounding villages and often provided direct access the historic commercial core. The buildings located along these key roadways and 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.

The properties at 337-339 Park Avenue were originally part of the extensive land owned by the Millard family, who were early settlers, before being subdivided in the mid to late 19th century. The establishment of Plan 55 led to the creation of the subject property, referred to as Lot 3, in 1886, laying the foundation for the development of the streetscape and the formation of rhythmic lots. The presence of buildings along both side of the streetscape were well established by 1929. 337- 339 Park Avenue exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

337-339 Park Avenue is a representative example of a building constructed in the Italianate architectural style. The property contains the following heritage attributes that reflect this value:

- The two-storey building that is constructed in Italianate architecture style
- Balanced and symmetrical façade
- Rectangular plan
- Complex multi-gable roofline comprised of rear and side gables and a prominent and balanced triple gable façade with wide overhanging eaves
- Segmentally arched window opening
- Two-storey bay windows with hip roof and rhythmically placed wood brackets
- Centrally placed and recessed entryway with upper storey balcony
- Primary entrance opening with ornate rectangular wood door with leaded glass panels topped by an arched transom and flanked by sidelights that also appear to include leaded glass
- Entrance is surrounded by classically inspired engaged columns and decorative architrave motif

- The entrance and upper storey recessed balcony access by arch opening with French doors also showcase decorative woodwork includes faux columns, brackets, gingerbread trim and finials

337-339 Park Avenue is directly associated with the historic Village of Newmarket and banker Charles G. Ross. The property contains the following heritage attributes that reflect this value:

- The two-storey building that is constructed in Italianate architecture style
- Brick construction
- Overall massing, setback, and decorative details

337-339 Park Avenue is important in supporting the late 19th and early 20th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- The two-storey building that is constructed in Italianate architecture style
- Brick construction
- Overall massing, setback, and decorative details
- Location on Park Avenue

Schedule "B" to By-law 2025-21

LEGAL DESCRIPTION

LT 3 PL 55 NEWMARKET; NEWMARKET

Property Identification Number: 03604-0062 (LT)