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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 2025-34, 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:

451 D’Arcy Street, Newmarket, Ontario

PT LT 79 PL 81 NEWMARKET PT 1 65R9020; 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 2025-34

A By-law to designate the property at 451 D'Arcy Street 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 451 D'Arcy 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,

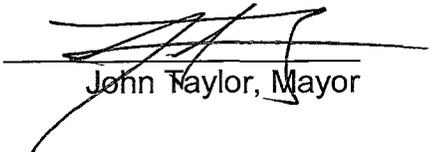
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 451 D'Arcy 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 2025-34

Statement of Significance Reason for Designation

451 D’Arcy Street
Newmarket, ON
L3Y 1M9

Reason for Designation

The property at 451 D’Arcy Street 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

451 D’Arcy Street is located on the north side of D’Arcy Street in the historic village of Newmarket. The one storey L shaped Regency Cottage was constructed for the Sharpe family circa 1862.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

451 D’Arcy Street is a representative example of a residence built in the Regency Cottage architectural style. The one-storey brick building with rear wing has an L-shaped plan and follows a low-profile which is typical of Regency Cottage massing and ornamentation. The building includes a rhythmic and symmetrical three-bay façade, hip roof with truncated roofline, wide overhanging eaves and ornamental treatment of window openings which are associated with the Regency Cottage architecture style. Moreover, the subject building includes a centrally placed door with sidelights and transom that exhibits classical detailing associated with this style. The use of a stone foundation and the dichromatic brick detailing expressed through buff brick on the quoins, window treatments and belting above the foundation, add to the aesthetic qualities of the mid-19th century building.

Historical/Associative Value

451 D’Arcy Street is 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 as shown in the commercial core found along Main Street and the large presence of residences located along several side streets. The development of commercial and residential buildings 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 grocer and liquor vendor Ingham Sharpe who is associated with 451 D’Arcy Street.

In 1860 the lands associated with 451 D’Arcy was under the ownership of Henry John Boulton, the son of D’Arcy Boulton. The Boulton family were a prominent and influential family involved in political and legal matters throughout the early 19th century. Boulton sold his land to Newmarket native and local merchant Ingham Sharpe in 1862. Ingham Sharpe owned a commercial property on Main Street in proximity to 451 D’Arcy Street and built the residence c. 1862. 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. 451 D’Arcy Street stayed within the Sharpe family ownership until 1909.

Contextual Value

451 D’Arcy Street is important in supporting the 19th century character of the historic Village of Newmarket. Several residential side streets, including D’Arcy 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. 451 D’Arcy Street exhibits setback, massing, style, decorative details consistent with the historic village character.

Cultural Heritage Attributes

451 D’Arcy Street is a representative example of a residence built in the Regency Cottage architectural style. The property contains the following heritage attributes that reflects this value:

- One-storey, L-shaped, Regency Cottage with rear wing
- Rhythmic and balanced three-bay façade
- Dichromatic brick featuring red brick construction with buff brick detailing
- Hip roof with truncated roofline and wide overhanging eaves
- Flat and segmentally arched window openings with buff brick voussoirs and decorative woodwork
- Centrally placed door with transom and sidelights
- Quoins

451 D’Arcy Street is directly associated with the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- One-storey, L-shaped, Regency Cottage with rear wing
- Dichromatic brick featuring red brick construction with buff brick detailing

451 D’Arcy 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:

- One-storey, L-shaped, Regency Cottage with rear wing
- Overall massing, setback, and decorative detail
- Location on D’Arcy Street

The following items are not heritage attributes:

- The rear 1924 addition on the east and south elevations

Schedule "B" to By-law 2025-34

LEGAL DESCRIPTION

PT LT 79 PL 81 NEWMARKET PT 1 65R9020; TOWN OF NEWMARKET

Property Identification Number: 03606-0058 (LT)