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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 2025-38, 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:

471 D’Arcy Street, Newmarket, Ontario

LT 77 PL 81 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 2025-38

A By-law to designate the property at 471 D'Arcy Street, the Peck 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 471 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,

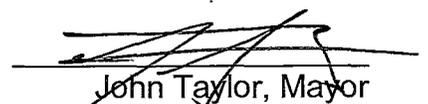
Whereas a notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket, and the notice was subsequently withdrawn;

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 471 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 2025-38

Statement of Significance Reason for Designation

The Peck House
471 D’Arcy Street
Newmarket, ON
L3Y 1M9

Reason for Designation

The property at 471 D’Arcy Street, also known as the Peck 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

471 D’Arcy Street is located on the north side of D’Arcy Street in the Town of Newmarket. The subject property contains a two-storey vernacular frame building that was constructed in 1865 and underwent modifications in 1890.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

471 D’Arcy Street is a symmetrical two-storey frame building constructed in 1865 and underwent modifications in 1890. The main level of the building reflects the form and style of Neoclassical architecture expressed primarily in the clapboard siding, gable roof ends and the style and composition of windows and doors treatments. In contrast, the upper portion appears to be where the 1890 alterations were applied by local architect William Bunney. Bunney’s architectural style typically involved Edwardian and Queen Anne design motifs often with artistic and stylistic finishes. The large centrally placed gable peak, upper storey rectangular windows with decorative arched surrounds and trefoil decorations appear to draw influence from the more ornate and decorative Gothic Revival and Queen Anne style associated with the picturesque movement. 471 D’Arcy Street is a representative 19th century vernacular building influenced by Neoclassical principles and the picturesque movement.

Historical/Associative Value

471 D’Arcy Street is directly associated with the historic Village of Newmarket and Dr. Stephen N. Peck. 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. Many early merchants with stores on Main Street lived in the nearby side streets, including dentist Stephen N. Peck who is associated with 471 D’Arcy Street.

In 1860 the lands associated with 471 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 dentist

Stephen Northrup Peck in 1864. Dr. Peck was born in New York in 1814 and immigrated to Newmarket prior to 1861, where he served the community as a dentist. Dr. Peck was one of five local dentists practicing in Newmarket during the late 19th century, in the era before anesthetic drugs were used to relieve the pain of tooth extractions. Dr. Peck's dental office was located in the Wasley Block on the east side of Main Street, opposite the Railroad Hotel (currently 234 Main Street). Dr. Peck built 471 D'Arcy Street between 1864 and his death in 1865. His widow, Susan Peck, and later their daughter, Ida Peck, lived in the residence until it was sold out of the Peck family in 1903.

Contextual Value

471 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. 471 D'Arcy Street as a former place of worship represents the range of buildings and uses in the historic village and exhibits setback, massing, style, decorative details consistent with a place of worship of that time period and supports the historic character of the area.

Cultural Heritage Attributes

471 D'Arcy Street is a representative 19th century vernacular building influenced by Neoclassical principles and the picturesque movement.

The property contains the following heritage attributes that reflect this value:

- Two-storey vernacular frame building
- Gable roof with large central gable peak and overhanging eaves
- Symmetrical composition
- Clapboard siding
- Rectangular window openings and treatments on the main level
- Rectangular window openings with decorative arched surrounds on upper level
- Formal front entrance with rectangular door opening, transom, and sidelights
- Three trefoils

471 D'Arcy Street is directly associated with the historic Village of Newmarket and Dr. Stephen N. Peck, a local Newmarket dentist. The property contains the following heritage attributes that reflect this value:

- Two-storey vernacular frame building
- Overall massing, setback, and decorative details

471 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:

- Two-storey vernacular frame building
- Overall massing, setback, and decorative details
- Location on D'Arcy Street

Schedule "B" to By-law 2025-38

LEGAL DESCRIPTION

LT 77 PL 81 NEWMARKET; NEWMARKET

Property Identification Number: 03606-0055 (LT)