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## Notice of Passing

RECEIVED  
2025/02/19  
(YYYY/MM/DD)  
Ontario Heritage Trust

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 2025-40, 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:

480 Eagle Street, Newmarket, Ontario

PT BLK A PL 75 NEWMARKET CONFIRMED BY 65BA236, AS IN R207005;  
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 2025-40

A By-law to designate the property at 480 Eagle Street, the William Brunton 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 480 Eagle 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,

**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 480 Eagle 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 2025-40

## Statement of Significance Reason for Designation

The William Brunton House  
480 Eagle Street  
Newmarket, ON  
L3Y 1K8

## Reason for Designation

The property at 480 Eagle Street, also known as the William Brunton 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

480 Eagle Street is located on the east side of Eagle Street in the Town of Newmarket. The subject property contains a large two-storey building constructed in 1898 by local architect William Bunney.

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

### Physical/Design Value

480 Eagle Street is a representative example of a building constructed in the Queen Anne architectural style. The large two-storey building follows an irregular plan topped by a complex hip roofline with overhanging eaves, and prominent circular tower that creates the playful and asymmetrical composition typical of the Queen Anne design. Also, in keeping with Queen Anne design, the envelope exhibits several elaborate and decorative details including engaged columns with plain capitals at buildings corners, an elaborate cornice with decorative frieze which showcases a garland motif, and the decorative tower adorned with a highly ornate entablature that includes a moulded cornice, dentils, and carries through raised garland motif, and showcases fish scale belting. The formal central entranceway exhibits classical detailing in the door surrounds but are also expressed in the porch’s free-standing and engaged circular wood columns supporting an entablature with decorative detailing including dentils and moulded cornice which compliments the variation and detailing associated with Queen Anne design. The building has rectangular window openings of various sizes with plain surrounds, and also has one large rectangular window on the façade which is topped by a rectangular transom with an ornate stain glass pane. The irregular and complex composition, use of mixed materials, ornamental design details is representative of the whimsical nature of Queen Anne architectural style.

### Historical/Associative Value

480 Eagle Street is directly associated with the historic Village of Newmarket and local merchant William Brunton. 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 South 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 historic Village of Newmarket.

480 Eagle Street was associated with prosperous local general store owner William A. Brunton. William Albert Brunton was born in London, Ontario on November 13, 1856. William owned a general and grocery store with his brother, T.H. Brunton, located on Main Street and built 480 Eagle Street as a family residence in 1898. The Brunton's were both active in Newmarket's civic and social activities. William served on Public School and hospital boards, hosted receptions for important visitors, traditionally opened the Newmarket Christmas Market every year, and was also partially responsible for founding Newmarket's first public lawn bowling club prior.

480 Eagle Street reflects the work of local architect 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 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. William was hired as an architect to construct the subject property in 1898. He moved to Ottawa in 1898 and died in Hamilton in 1925. Many of William Bunney's local commissions were buildings constructed in the Queen Anne Style for prominent institutions or community members. The often elaborate and well-known buildings within Newmarket that reflect William Bunney's architectural work includes the Christian Church Manse at 127 Main Street, the William Widdifield House at 266 Prospect Street and his own residence at 70 Main Street South.

## Contextual Value

480 Eagle Street is important in supporting the 19th century character of the historic Village of Newmarket. The subject property is located along a section of Eagle Street which was historically residential but in close proximity to the historic commercial core. Many of the early residences were owned by local merchants who owned and/or worked within the commercial core. The buildings in the area 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. 480 Eagle Street exhibits setback, massing, style, decorative details consistent with the historic village character.

## Cultural Heritage Attributes

**480 Eagle 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:

- Large two-storey building constructed in the Queen Anne architectural style
- Asymmetrical composition following an irregular plan
- Complex hip roofline with overhanging eaves
- Circular tower adorned with ornate entablature that includes a moulded cornice, dentils, raised garland motif, and fish scale detailing
- Engaged columns with plain capitals at buildings corners, an elaborate cornice with decorative frieze which showcases a garland motif
- The formal central entranceway with classical detailing in the door surrounds and open porch with free-standing and engaged circular wood columns supporting an entablature with decorative detailing including dentils and moulded cornice

**480 Eagle Street is directly associated with the historic Village of Newmarket and local merchant William Brunton** The property contains the following heritage attributes that reflect this value:

- Large two-storey building constructed in the Queen Anne architectural style
- Overall massing, setback, and decorative details

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

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- Overall massing, setback, and decorative details

**480 Eagle 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:

- Large two-storey building constructed in the Queen Anne architectural style
- Overall massing, setback, and decorative details

# Schedule "B" to By-law 2025-40

## LEGAL DESCRIPTION

PT BLK A PL 75 NEWMARKET CONFIRMED BY 65BA236, AS IN R207005;  
NEWMARKET

Property Identification Number: 03607-0132 (LT)