



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

---

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **[www.heritagetrust.on.ca](http://www.heritagetrust.on.ca)**.

## 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 2025-13, 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:

16874 Bayview Avenue, Newmarket, Ontario

PT LT 91 CON 1 WHITCHURCH AS IN R264214; 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 2025-13

A By-law to designate the property at 16874 Bayview Avenue, the Joseph Lundy 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 16874 Bayview 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,

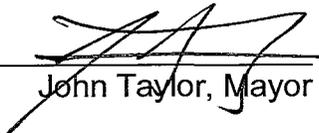
**Whereas** a notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

**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 16874 Bayview 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 10<sup>th</sup> day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

# Schedule “A” to By-law 2025-13

## Statement of Significance Reason for Designation

The Joseph Lundy House  
16874 Bayview Avenue  
Newmarket, ON  
L3Y 3W8

## Reason for Designation

The property at 16874 Bayview Avenue, also known as the Joseph Lundy 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, and historical/associative value.

## Description of Property

16874 Bayview Avenue is located on the west side of Bayview Avenue in the Town of Newmarket. The subject property includes a two-storey Queen Anne building that was constructed between 1889 and 1891.

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

### Physical/Design Value

16874 Bayview Avenue is a representative example of the Queen Anne architectural style. The two-storey building with balanced façade with protruding bays and recessed entrance creates an irregular plan which generally follows a T-shaped plan. The red brick building has a cross gable roof with two steeply pitched front gables which are symmetrically positioned but vary in size creating the playful composition typical Queen Anne design. The façade exhibits several decorative details including canted wall design, a two-storey bay window adorned with large decorative wooden bracket, and one storey portico supported by wooden columns with upper storey balcony which are features of the Queen Anne style. The segmentally arched window openings with ornate brick voussoirs which include a stretcher bond topped by a course of raised brick headers and the segmentally arched main entrance and upper storey door with single wood door with Queen Anne sash are representative of the Queen Anne architectural style.

### Historical/Associative Value

16874 Bayview Avenue is directly associated with the historic Village of Newmarket and Joseph Lundy. 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-to late 19th century played a significant role in the social and economic development and growth of the Village of Newmarket. 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.

16874 Bayview Avenue is directly associated with Joseph C. Lundy, a municipal official who was the original owner of the residence. Joseph Lundy was born in Whitchurch Township and was first elected to municipal office in 1874 as a Councillor, a role he filled until 1875, when he was elected as a Deputy Reeve. In 1878, Lundy was elected as Whitchurch Township's Reeve and filled that role until 1881. After a brief respite from civil service, Lundy served as town clerk from 1886 until 1912. Lundy had the building at 16874 Bayview Avenue built between 1889 and 1891, during the time he was working as the town clerk. He owned the property until 1913, which was shortly after his retirement from decades of civil service.

## **Cultural Heritage Attributes**

**16874 Bayview Avenue is a representative example of the Queen Anne architectural style.** The property contains the following heritage attributes that reflect this value:

- Two-storey Queen Anne building
- Irregular plan with red brick construction
- Cross gable roof
- Two steeply pitch front gables of various sizes with wide overhanging eaves
- Balanced façade
- Canted wall design and two storey bay-window with two large ornate wood brackets.
- Segmentally arched windows with decorative brick voussoirs
- Recessed entrance with segmentally arched door opening
- One storey portico with upper storey balcony

**16874 Bayview Avenue is directly associated with the historic Village of Newmarket and Joseph Lundy.** The property contains the following heritage attributes that reflect this value:

- Two-storey Queen Anne building
- Red brick construction
- Location on Bayview Avenue

**16874 Bayview Avenue 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 Queen Anne building
- Overall massing and design details
- Location on Bayview Avenue

## **Schedule "B" to By-law 2025-13**

### **LEGAL DESCRIPTION**

PT LT 91 CON 1 WHITCHURCH AS IN R264214; NEWMARKET

Property Identification Number: 03607-0259 (LT)