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Sara Parsons, Law Clerk – Real Estate & Development
sparsons@newmarket.ca | 905-953-5300, ext. 2431 | Fax: 905-953-5136

August 14, 2025

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3

RECEIVED
2025/08/14
(YYYY/MM/DD)
Ontario Heritage Trust

Sent via email to: registrar@heritagetrust.on.ca

Attention: Courtney Kovacich, Provincial Heritage Registrar

Dear Ontario Heritage Registrar

**Re: Notice under Section 29(12)(b) of the *Ontario Heritage Act*
Registered Designating By-laws**

In accordance with Section 29(12)(b) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, this letter serves as formal notice that the Council of the Corporation of the Town of Newmarket has passed designating by-laws for the properties described in the enclosed schedule.

Pursuant to the requirements of the Act, please find enclosed:

1. Schedule of Properties – listing the municipal addresses, legal descriptions, and instrument numbers for 45 designated properties; and
2. Registered Instruments – copies of the instruments as registered on title.

These materials are provided for the purpose of ensuring that the Ontario Heritage Trust has on record the complete details of each designation.

Should you require any further information or clarification, please contact the undersigned.

Yours truly,

A handwritten signature in cursive script that reads "SParsons". The "S" is large and loops around the "P".

Sara Parsons
Law Clerk – Real Estate & Development

Enclosures:

- Schedule of Designated Properties
- Registered Instruments (45)

Properties

PIN 03607 - 0132 LT

<i>Description</i>	PT BLK A PL 75 NEWMARKET CONFIRMED BY 65BA236, AS IN R207005 ; NEWMARKET
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Address 480 EAGLE STREET
NEWMARKET

Applicant(s)

This Order/By-law affects the selected PINs.

Name CORPORATION OF THE TOWN OF NEWMARKET

Address for Service 395 Mulock Drive
P.O. Box 328, STN Main
Newmarket, ON L3Y 4X7

This document is being authorized by a municipal corporation John Taylor, Mayor and Lisa Lyons, Town Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Schedule: This document relates to 480 Eagle Street. See attached bylaw for details.

Signed By

Sara Jessie Parsons	395 Mulock Drive Newmarket L3Y 4X7	acting for Applicant(s)	Signed	2025 08 05
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Tel 905-895-5193

Email sparsons@newmarket.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

THE CORPORATION OF THE TOWN OF NEWMARKET 395 Mulock Drive 2025 08 05
 NEWMARKET Newmarket
 L3Y 4X7

Tel 905-895-5193

Email sparsons@newmarket.ca

Fees/Taxes/Payment

<i>Statutory Registration Fee</i>	\$70.90
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<i>Total Paid</i>	\$70.90
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File Number

Applicant Client File Number : HERITAGE 480 EAGLE ST - BYLAW 2025-40

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 10th 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 Associated 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

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- 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)