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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", and the "Parsons" is written in a fluid, connected style.

Sara Parsons
Law Clerk – Real Estate & Development

Enclosures:

- Schedule of Designated Properties
- Registered Instruments (45)

Properties

PIN

03606 - 0058 LT

Description

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

Address

451 DARCY 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 451 D'Arcy 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

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
Newmarket
L3Y 4X7

2025 08 05

Tel

905-895-5193

Email

sparsons@newmarket.ca

Fees/Taxes/Payment

Statutory Registration Fee

\$70.90

Total Paid

\$70.90

File Number

Applicant Client File Number :

HERITAGE 451 D'ARCY ST - BYLAW 2025-34

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,

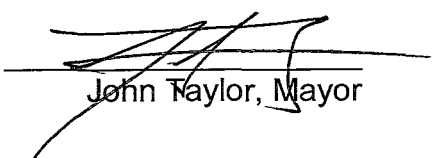
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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 place 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)