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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

03605 - 0047    LT

Description

PT LT 9 S/S BOTSFORD ST PL 20 NEWMARKET; PT LT 21 N/S TIMOTHY ST PL 20  
NEWMARKET AS IN R336721 ; NEWMARKET

Address

360 BOTSFORD 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 360 Botsford 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 360 BOTSFORD ST - BYLAW 2025-23

# Corporation of the Town of Newmarket

## By-law 2025-23

A By-law to designate the property at 360 Botsford Street, the First William Lyons 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 360 Botsford 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 360 Botsford 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 2025-23**

## **Statement of Significance Reason for Designation**

First William Lyons House  
360 Botsford Street  
Newmarket, ON  
L3Y 1S6

## **Reason for Designation**

The property at 360 Botsford Street, also known as the First William Lyons 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**

360 Botsford Street is located on the south side of Botsford Street in the Town of Newmarket. The subject property contains a two-and-a-half storey building constructed in the Edwardian-Four Square architectural style built circa 1910.

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

### **Physical/Design Value**

360 Botsford Street is a representative example of a building constructed in the Edwardian-Four Square- architectural style. The two-and-a-half storey, brick building follows a square plan with canted wall and has a hip roof with front and side gable peaks decorated with ornamental woodwork clad with wood shingles, and showcases wide overhanging eaves, solid wood soffit, which is typical of the Edwardian- Four Square design. 360 Botsford Street has a variety of window openings, the majority of which are segmentally arched, that have voussoir constructed with several row of brick laid in header bond and finished with rusticated stone sills, which aligns with the Edwardian-Four Square- style. Several are adorned with stain glass The centrally placed formal entrance with segmentally arched door opening is located under the one-story open wrap around verandah showcases classical design elements, including moulded architrave and wood columns with plain capitals and bases sitting on brick piers with stone caps and ornamental wood railing positioned in-between the brick piers design which is representative of the Edwardian-Four Square architectural style.

### **Historical/Associative Value**

360 Botsford Street is directly associated with the historic Village of Newmarket and with William and Beatrice Lyons. 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 which continued into the 20th century. It is likely that the brick used in the construction of the residence was from the Stickwood 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 and 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. 360 Botsford Street is associated with local candy store owner William E. Lyons, who owned the property when it was built the property in 1910. William had a store located on Main Street and served the village as Newmarket's First Deputy Reeve in 1930. 360 Botsford Street is also associated his daughter Beatrice Lyons, who owned the property between 1931 and 1952, was elected to the Council of the Canadian Bar Association as their only female member in 1947.

## **Contextual Value**

360 Botsford Street is important in supporting the late 19th century and early 20th century character of the historic Village of Newmarket. The subject property is located along a section of Botsford Street which was historically residential but in proximity to the historic commercial core. Many of the early residences we 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. 360 Botsford Street exhibits setback, massing, style, decorative details consistent with the historic village character.

## **Cultural Heritage Attributes**

360 Botsford Street is a representative example of the Edwardian-Four Square architectural style. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Edwardian-Four Square architectural style
- Square plan
- Brick construction
- Hip roof with front and side gables with wide overhanging eaves and solid wood soffit
- Two-storey canted wall
- Variety of window openings with brick voussoirs, stone sills, some of which showcase leaded and coloured glass
- Large ornamental wrap around verandah, with Classical elements such circular wood columns on brick piers, moulded architrave and decorative wood railing
- Centrally placed segmentally arched entrance opening

360 Botsford Street is directly associated with the historic Village of Newmarket and with William and Beatrice Lyons. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Edwardian-Four Square architectural style
- Overall massing, setback, and decorative details
- Brick construction

360 Botsford Street is important in supporting the late 19th century and early 20th century character of the historic Village of Newmarket. The property contains the following heritage attributes that reflect this value:

- Two-and-a-half storey building constructed in the Edwardian-Four Square architectural style
- Overall massing, setback, and decorative details
- Location on Main Street South

## **Schedule “B” to By-law 2025-23**

### **LEGAL DESCRIPTION**

PT LT 9 S/S BOTSFORD ST PL 20 NEWMARKET; PT LT 21 N/S TIMOTHY  
ST PL 20 NEWMARKET AS IN R336721; NEWMARKET

Property Identification Number: 03605-0047 (LT)