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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

03599 - 0374 LT

Description

PT LT 28 PL 48 NEWMARKET; PT LT 18 PL 48 NEWMARKET, PART 1 PLAN 65R-39617.; TOWN OF NEWMARKET

Address

180 LORNE AVE
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 180 Lorne Avenue. 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 - 180 LORNE AVE - BYLAW 2025-14

Corporation of the Town of Newmarket

By-law 2025-14

A By-law to designate the property at 180 Lorne Avenue, 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 180 Lorne 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,

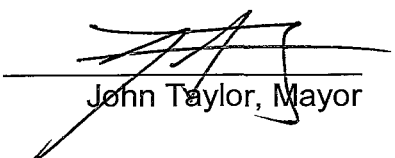
Whereas no notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

Whereas the reasons for designation are set out in Schedule "A" to this By-law;

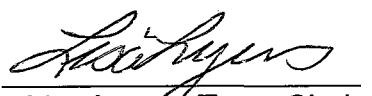
Therefore the Council of the Corporation of the Town of Newmarket enacts:

1. That the property at 180 Lorne 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 10th day of February, 2025.



John Taylor, Mayor



Lisa Lyons, Town Clerk

Schedule “A” to By-law 2025-14

Statement of Significance Reason for Designation

180 Lorne Avenue
Newmarket, ON
L3Y 4J9

Reason for Designation

The property at 180 Lorne Avenue, 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

180 Lorne Avenue is located on the west side of Lorne Avenue in the Town of Newmarket. The subject property contains a two-and-a-half storey Queen Anne building which was constructed between 1889 and 1891.

Statement of Cultural Heritage Value or Interest/Statement of Significance

Physical/Design Value

180 Lorne Avenue is a representative example of a building constructed in the Queen Anne architectural style. The two-and-a-half storey, brick building follows an irregular plan with complex roofline showcasing a truncated hip roof section crossed by side and rear gables with a dominant front facing gable accentuated by overhanging eaves and finished with horizontal siding which in combination with the rough faced stone foundation and decorative brick belt courses create the playful, asymmetrical composition typical of the Queen Anne design. The variety of window openings include segmental, rounded, rectangular and elliptical style, some of which house stain glass windows, are finished with brick voussoirs and rough faced stone sills, and are uniquely grouped which is in keeping with the Queen Anne aesthetic. Additional Queen Anne features include the asymmetrical façade which showcases the one-storey open verandah adorned with heavy classical influences such as pedimented gable with brackets, moulded architrave, freestanding and engaged wood columns which shelters the rectangular entrance which is topped by an arched transom with stain glass. The use of window groupings, mixed materials and ornamental design of openings is representative of the Queen Anne design aesthetic.

Historical/Associative Value

180 Lorne Avenue is associated with the late 19th and early 20th century expansion of the historic Village of Newmarket and directly associated with the William Rannie, and J. T. Stokes.

The development of the commercial core along Main Street and surrounding residential streetscapes in the mid 19th century played a significant role in the social and economic development and growth of the Village of Newmarket. Located on the edge of the historic village of Newmarket, Lorne Avenue was created as part of the late 19th and early 20th century expansion which saw the subdivision of large land holdings typically held by early settler families. It is likely the brick used for the construction of 180 Lorne Avenue 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 Town in the mid 19th to early 20th centuries.

180 Lorne Avenue is associated with William Rannie. William Rannie was born on June 27, 1847, in Aberdeenshire, Scotland. The Rannie's immigrated to Canada in 1854, and by 1861, the family was living in East Gwillimbury. On July 18, 1877, William married Emily T. Stokes, the daughter of local architect John T. Stokes. William Rannie was a public school principal for over 26 years and retired in 1899. William was well respected and played an active role in social matters serving as the director of the Newmarket Mechanics' Institute, where he taught adult art classes. William Rannie died in 1907 and was buried in Newmarket Cemetery.

180 Lorne Avenue is believed to have been built by Emily Rannie's father, John T. Stokes and it is possible that this was one of Stokes last buildings. John T. Stokes was born in Portsmouth, England in 1824, and was trained as a civil engineer. He immigrated to Ontario in 1849 and settled in Sharon, where he served as Sharon's postmaster, Inspector of Public Schools, and later as the Clerk-Treasurer of the Township of East Gwillimbury. He was appointed as the Superintendent of Public Roads for York County in 1874. Stokes worked predominately in the Gothic Revival style as reflected in his own Sharon residence on Leslie Street, the caretaker's residence at the Newmarket Cemetery, and numerous public commissions such as the Christian Baptist Church and St. Andrew's Presbyterian Church, both in Newmarket. Other commissions included the first and second North York Registry Offices in Newmarket, and public schools in Ringwood, Bolton, and Newmarket, among others. In addition to his architectural works John Stokes played a significant role in civic matters and was a founding member of the Canadian Society of Civil Engineers with Cazimir Gzowski and was also active as a municipal official in Sharon, Ontario. John T. Stokes died of pneumonia on November 30, 1891, and is buried in the Newmarket Cemetery, whose caretaker's residence he designed.

Contextual Value

180 Lorne Avenue is important in supporting the late 19th and early 20th century expansion of 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 expansion of the historic village in the late 19th and early 20th century resulting from the subdivision of several large land parcels associated with early settlers created an increase of development, particularly along arterial roads, and saw the creation of several new side streets. The village's expansion naturally extended along the existing and arterial roads which served as important connectors for surrounding villages and often provided direct access the historic commercial core. The buildings located along these key roadways and 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.

180 Lorne Avenue was original part of the Millard family's large land holding, which was subdivided in the mid-to-late 19th century. The development of the Plan 48, registered by 1879 set the groundwork for the opening of the streetscape and the creation of rhythmic lots. The presence of buildings along both side of the streetscape were well established by 1929. 180 Lorne Avenue supports the continued growth of the historic village into the late 19th century and early 20th century. Located on an important arterial road, 180 Lorne Avenue exhibits setback, massing, style, and decorative details consistent with the character of the expanded areas of the historic Village of Newmarket.

Cultural Heritage Attributes

180 Lorne Avenue 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:

- Two-and-a-half storey building constructed in the Queen Anne architectural style
- Asymmetrical composition and irregular plan
- Brick construction
- Complex roofline with overhanging eaves showcasing a truncated hip roof crossed by side and rear gables with dominant front façade gable
- Variety of window openings, some of which house stain glass windows, which include segmental, rounded, rectangular, and elliptical examples with brick voussoirs, and rough faced stone sills
- Brick banding accenting window openings
- One-storey open verandah with classical detailing, pedimented front gable, moulded architrave and freestanding and engaged wood columns
- Primary entrance with rectangular door opening topped by an arched transom with stain glass window

180 Lorne Avenue is associated with the late 19th and early 20th century expansion of the historic Village of Newmarket and directly associated with the William Rannie, and J. T. Stokes. The property contains the following heritage attributes that reflect this value:

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

180 Lorne Avenue is important in supporting the late 19th and early 20th century expansion 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 Queen Anne architectural style
- Overall massing, setback, and decorative details
- Location along Lorne Avenue

Schedule “B” to By-law 2025-14

LEGAL DESCRIPTION

PT LT 28 PL 48 NEWMARKET; PT LT 18 PL 48 NEWMARKET, PART 1
PLAN 65R-39617; TOWN OF NEWMARKET

Property Identification Number: 03599-0374 (LT)