



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)**.



**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 - 0259   LT

Description

PT LT 91 CON 1 WHITCHURCH AS IN R264214 ; NEWMARKET

Address

16874 BAYVIEW AVENUE  
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 16874 Bayview 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 16874 BAYVIEW AVE-BYLAW 2025-13

# 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,

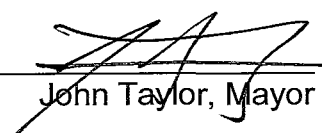
**Whereas** a notice of objection to the Notice of Intention to Designate was served to the Town Clerk of the Corporation of the Town of Newmarket; and,

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

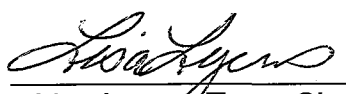
**Therefore** the Council of the Corporation of the Town of Newmarket enacts:

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)