



## MEMORANDUM



**TO:** Heritage Markham Committee

**FROM:** Evan Manning, Senior Heritage Planner

**DATE:** June 11, 2025

**SUBJECT:** Official Plan Amendment Application  
10690 McCowan Road ("Robinson Glen East lands")

**FILE:** 24 116785 PLAN

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**Property/Building Description:** Dwellings and agricultural buildings

**Use:** Agricultural

**Heritage Status:** There are three (3) municipally recognized heritage resources within the boundaries of the Robinson Glen East lands.

### **Application/Proposal**

#### *Official Plan Amendment (OPA)*

- The City has received an OPA application for the area generally bound by Elgin Mills Road to the north, McCowan Road to the east, Major Mackenzie Drive to the south, and Robinson Creek to the west (the "Robinson Glen East lands").
- The purpose of the proposed OPA is to expand the Urban Area boundary to include the Robinson Glen East lands and to amend the existing Robinson Glen Secondary Plan to include these lands. Note that the address referenced in the memo title is a convenience address for the OPA application.
- Refer to Appendix 'A' for a map of the proposed Secondary Plan area.

#### *Heritage Resources*

As noted above, there are three (3) municipally-recognized heritage properties contained within the Robinson Glen East lands. Below is a list of the properties along with their heritage status (refer to Appendix 'B' for images of the resources):

- Council-adopted Designation By-law:
  - 10690 McCowan Road ("William Henry Meyer House")
- Listed Properties:
  - 10192 McCowan Road
  - 10346 McCowan Road ("Summerfeldt House")

#### *Status of 10690 McCowan Road*

- In accordance with Staff recommendations, Council adopted a designation by-law for 10690 McCowan Road (the "Property") at its meeting on January 31, 2024 (refer to By-law 2024-4 included as Appendix 'D' of this memo). The Property Owner

subsequently appealed the by-law to the Ontario Land Tribunal (“OLT”) and a hearing was scheduled for January 15-16, 2025.

- It was the finding of the Tribunal member, as detailed in the appended decision, that the Property did not meet the minimum of two O.Reg 9/06 criteria and that the appeal against By-law 2024-4 be allowed. As a result of the OLT order, the designation by-law has been repealed, and the Property is required to be removed from the Heritage Register. As such, it is not afforded the protections from demolition or adverse alterations provided by Part IV of the Act.

#### *City of Markham Official Plan (2014)*

- Chapter 4.5 of the Official Plan (“OP”) contains policies concerning cultural heritage resources. The following are relevant to this OPA application:
  - Section 4.5.3.3 of the OP states that it is the policy of Council to: *use secondary plans, zoning by-laws, subdivision and site plan control agreements, signage by-laws, and other municipal controls, to ensure that development that directly affects a **cultural heritage resource** itself and **adjacent lands**, is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the **heritage attributes** of the resource, including considerations such as scale, massing, height, building orientation and location relative to the resource.*
  - Section 4.5.3.4 of the OP states that it is the policy of Council to: *impose conditions of approval on development containing a **cultural heritage resource** itself and **adjacent lands** to ensure the continued protection of the **cultural heritage resources**.*

#### **Staff Comment**

##### *Secondary Plan Policies*

- Heritage Section staff (“Staff”) propose to amend the cultural heritage policies within the Robinson Glen Secondary Plan to address the three cultural heritage resources. This can be accomplished through the OPA application for the Robinson Glen East lands which seeks to incorporate them into the existing Robinson Glen Secondary Plan and modify the existing secondary plan policies where required.
- The disposition of the three cultural heritage resources will be addressed during future development applications for the impacted properties.
- While 10690 McCowan Road is no longer included on the Heritage Register, Staff remain of the opinion that it is a significant cultural heritage resource notwithstanding the recent OLT decision. This position is substantiated by Council’s adoption of a designation by-law for the property in January 2024.
- Refer to Appendix ‘C’ for an example of the cultural heritage policies are currently contained in the Robinson Glen Secondary Plan.

## **Suggested Recommendation for Heritage Markham**

THAT Heritage Markham has no objection to the Official Plan Amendment provided that appropriate cultural heritage policies are included in the amended Robinson Glen Secondary Plan to address the three cultural heritage resources (10690 McCowan Road, 10192 McCowan Road and 10346 McCowan Road) within the Robinson Glen East lands.

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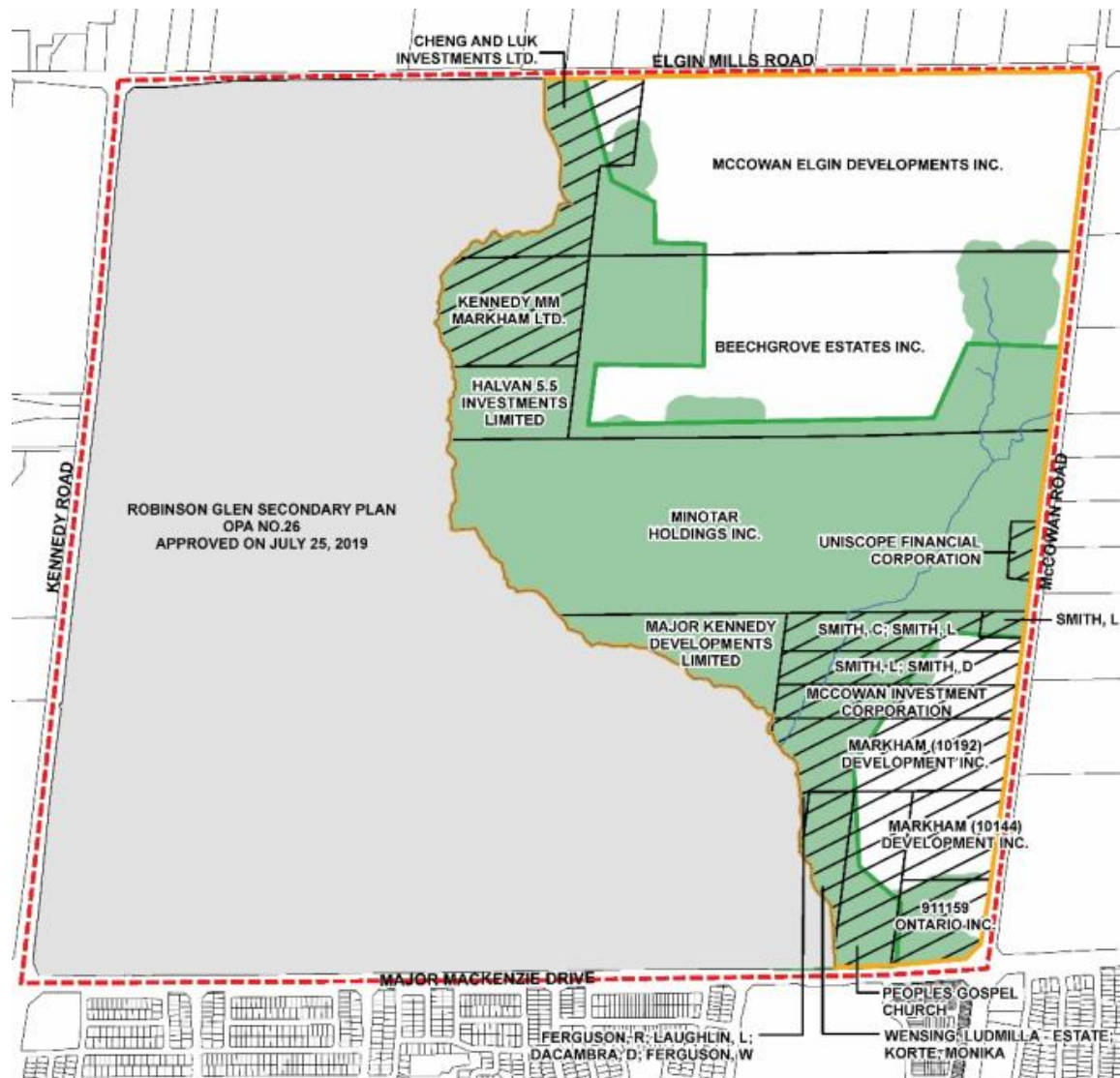
### **ATTACHMENTS:**

Appendix 'A'	Map of the Robinson Glen East Lands
Appendix 'B'	Heritage Resources within the Robinson Glen East Lands
Appendix 'C'	Cultural Heritage Policies from the Robinson Glen Secondary Plan
Appendix 'D'	By-law 2024-4
Appendix 'E'	OLT Decision and Order (OLT-24-000239)

File Path: Q:\Development\Heritage\PROPERTY\MCCOWAN\10690 Meyer\HM Memos & Extracts

## Appendix 'A'

### Map of the Robinson Glen East Lands

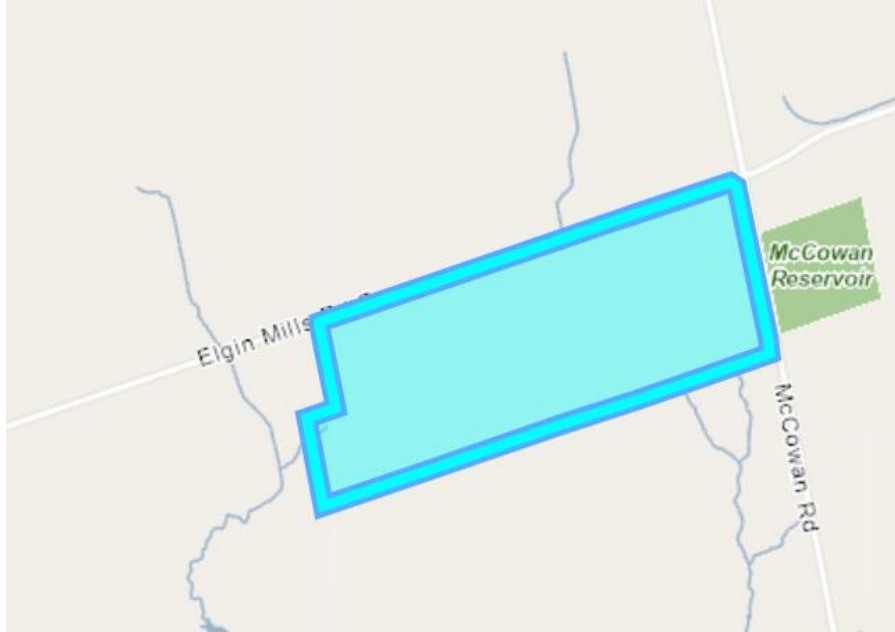


Map showing land ownership within the Robinson Glen East Lands and its relationship to the existing Robinson Glen Secondary Plan area (Source: Applicant)

## Appendix 'B'

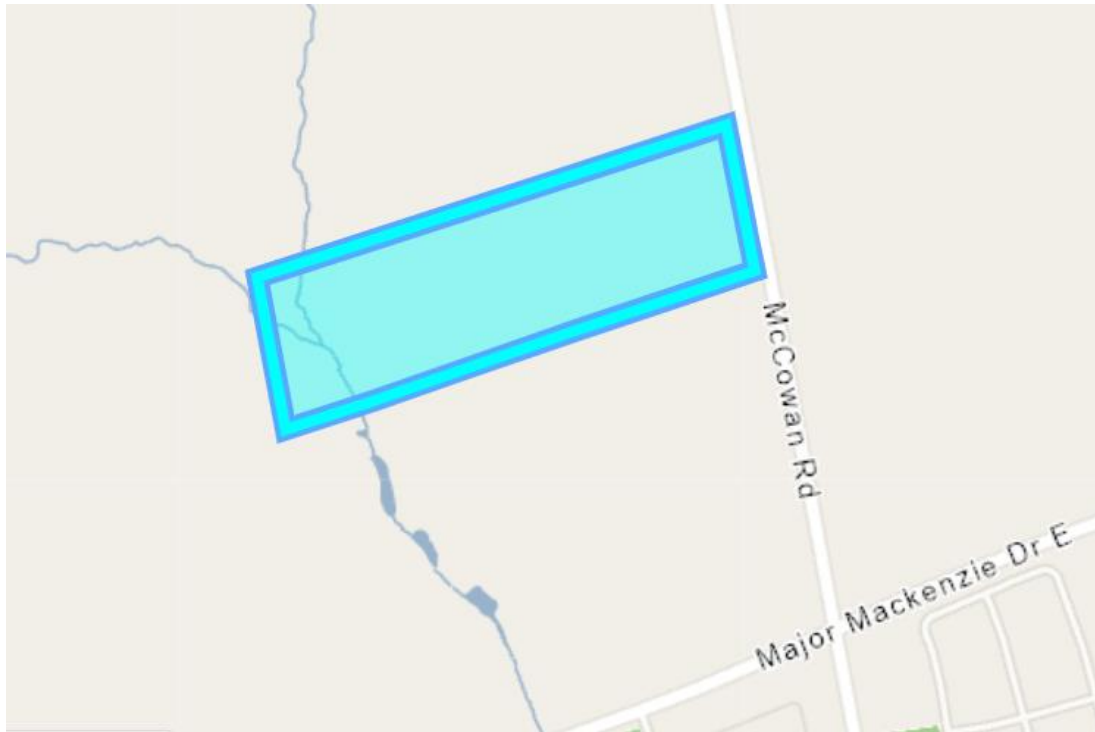
### *Heritage Resources within the Robinson Glen East Lands*

10690 McCowan Road ("William Henry Meyer House")





10192 McCowan Road



10346 McCowan Road ("Summerfeldt House")



## Appendix 'C'

### *Cultural Heritage Policies from the Robinson Glen Secondary Plan*

#### **5.4 Cultural Heritage Resources**

Seven residential properties within the Robinson Glen Secondary Plan Area are either designated or listed on the City's *Register of Property of Cultural Heritage Value or Interest*, together with the Pingle Farm Cemetery. The City's objective is to *conserve*, enhance and restore *significant cultural heritage resources* including *built heritage resources*, *archaeological resources* or *cultural heritage landscapes* that are valued for the important contribution they make to understanding the history of a place, event or a people, according to the policies of Section 4.5 of the Official Plan.

#### **It is the policy of Council:**

- 5.4.1 That consideration of *cultural heritage resources* within the Robinson Glen Secondary Plan Area shall be consistent with Section 4.5 of the Official Plan, and the policies of this Secondary Plan.
- 5.4.2 That the *cultural heritage resources* contained in the City's *Register of Property of Cultural Heritage Value or Interest* within the Robinson Glen Planning Area are identified in Appendix 2 – Cultural Heritage Resources.
- 5.4.3 That the retention and/or relocation of *cultural heritage resources* where required by Section 4.5 of the Official Plan will be considered in accordance with Section 4.5.3.12 and 4.5.3.13 of the Official Plan, and reflected in the Community Design Plan required in Section 6.2 of this Secondary Plan.
- 5.4.4 To ensure that development of a *significant cultural heritage resource* itself, or development on *adjacent lands* is designed, sited or regulated so as to protect and mitigate any negative visual and physical impact on the *heritage attributes* of the resource, according to policy 4.5.3.11 of the Official Plan, including considerations such as scale, massing, height, building orientation and location relative to the resource. The strategy for integrating *cultural heritage resources* where required shall be outlined in the Community Design Plan.
- 5.4.5 To impose the following conditions of approval on development or *site alteration* containing a *cultural heritage resource* in addition to those provided in Section 4.5 of the Official Plan, where it has been determined appropriate subject to the policies in Section 4.5 of the Official Plan to retain a *cultural heritage resource*:
  - a) securement of satisfactory financial and/or other guarantees to restore a *cultural heritage resource* or reconstruct any *cultural heritage resources* damaged or demolished as a result of new development;
  - b) obtaining site plan control approval and a site plan agreement for the *cultural heritage resource* including the implementation of a restoration plan for the heritage building;
  - c) requiring provisions in offers of purchase and sale which give notice of the *cultural heritage resource* on the property; and
  - d) requiring the commemoration of the *cultural heritage resource* through the provision and installation of an interpretive plaque, in a publicly visible location on the property (i.e., Markham Remembered Plaque).



**Appendix ‘D’**  
*By-law 2024-4*



## By-law 2024-4

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
"William Henry Meyer House"

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WHEREAS Pursuant to Part IV, Section 29, of the Ontario Heritage Act (the "Act"), the Council of a Municipality is authorized to enact by-laws to designate a real property, including all the buildings and structures thereon, to be of Cultural Heritage Value or Interest;

WHEREAS the property described in Schedule "A" to this By-law (the "Property") contains the cultural heritage resource known as the William Henry Meyer House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on October 18, 2023, has caused to be served on the owners of the lands and premises at:

McCowan Elgin Developments Inc.  
5400 Yonge Street – Suite 501  
Toronto, Ontario  
M2N 5R5


and upon the Ontario Heritage Trust, notice of intention to designate the William Henry Meyer House, 10690 McCowan Road, and has caused such notice of intention to be published digitally in a manner consistent with the requirements of the Act;


AND WHEREAS Council has described the Property, set out the Statement of Cultural Heritage Value or Interest for the Property, and described the heritage attributes of the Property in Schedule "B" to this By-law, which forms part of this By-law;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE CITY OF MARKHAM HEREBY ENACTS AS FOLLOWS:

1. THAT the following real property, more particularly described in Schedule "A" attached hereto and forming part of this by-law is hereby designated as being of cultural heritage value or interest:  
  
"William Henry Meyer House"  
10690 McCowan Road  
City of Markham  
The Regional Municipality of York
2. THAT the City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" attached hereto in the property Land Registry Office.

Read a first, second, and third time and passed January 31, 2024.

  
Kimberley Kitteringham  
City Clerk

  
Frank Scarpitti  
Mayor

# SCHEDULE ‘A’ TO BY-LAW 2024-4

In the City of Markham in the Regional Municipality of York, the property municipally known as 10690 McCowan Road, Markham, Ontario, and legally described as follows:

CON 6 PT LT25 RP 65R15202 PT 1, MARKHAM

PIN: 030560127

# SCHEDULE 'B' TO BY-LAW 2024-4

## STATEMENT OF SIGNIFICANCE

### William Henry Meyer House

10690 McCowan Road  
c.1893

The William Henry Meyer House is recommended for designation under Part IV, Section 29 of the Ontario Heritage Act as a property of cultural heritage value or interest, as described in the following Statement of Significance.

#### **Description of Property**

The William Henry Meyer House is a one-and-a-half store, brick dwelling located on west side of McCowan Road, south of Elgin Mills Road, east of the historic crossroads community of Cashel. The house is oriented eastwards.

#### **Design Value and Physical Value**

The William Henry Meyer House has design and physical value as a representative example of a late-nineteenth century Gothic Revival farmhouse. Few significant exterior alterations have been made with the original windows and veranda still remaining intact. The shaped L-plan was associated with the picturesque Gothic Revival and Italianate architectural styles that were popularized through architectural pattern books beginning in the mid-nineteenth century. In rural areas such as Markham Township, stylistic innovations were late to be adopted, and it was not until the last quarter of the nineteenth century that the architecture of the Picturesque began to have a significant influence upon the built-form character of the Township.

#### **Historical Value and Associative Value**

The William Henry Meyer House has historical value and associative value, representing the dominant agricultural character of Markham Township, specifically the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. In 1892, William Henry Meyer purchased the east 100 acres of Markham Township Lot 25, Concession 6, from Christian L. Hoover and his wife, Susannah, his in-laws. The property contained a two-storey frame farmhouse located at the approximate centre of the lot. Meyer was a member of a Swiss Mennonite family who came to Markham in the 1860s. He was married to Annie Hoover, the daughter of Christian L. Hoover. In the early 1890s, William Henry Meyer established a new farmstead closer to McCowan Road. The farmstead included a substantial, new buff brick farmhouse. After the death of Annie Hoover in 1893, he married Matilda Hoover in 1894. William Henry Meyer sold the farm to a relative, Christian G. Hoover, in 1917. The property remained in the ownership of the Hoover family until 1953.

#### **Contextual Value**

The William Henry Meyer House has contextual value as a former farmhouse that has stood on this site, east of the historic crossroads hamlet of Cashel, since the early 1890s. As such, it helps make legible the agricultural tradition of Markham Township.

#### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the William Henry Meyer House are organized by their respective Ontario Regulation 9/06 criteria, as amended, below:

*Heritage attributes that convey the property's design value and physical value as a good, representative example of a late nineteenth century L-plan farmhouse designed with the influence of the Gothic Revival style:*

- L-shaped plan;
- One-and-a-half storey height;
- Buff brick veneer with projecting brick plinth and radiating brick arches over window openings;
- Medium-pitched cross-gabled roof with overhanging open eaves and steep gabled wall dormer with a pointed-arched 2/2 single-hung window;
- Single-leaf doors within the front veranda;
- Segmentally-headed 2/2 and 1/1 single-hung windows with projecting lugsills;
- Two-storey canted bay window capped by an extension of the gable roof;
- Hip-roofed front veranda supported on slender turned wood posts ornamented with fretwork brackets.

*Heritage attributes that convey the property's historical value and associative value, representing the agricultural character of Markham Township, specifically the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling is a tangible reminder of the Meyer family's success in Markham's nineteenth century agricultural economy.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings:*

- The location of the building facing east, east of the historic crossroads community of Cashel, where it has stood since the early 1890s.

*Attributes of the property that are not considered to be of cultural heritage value, or are otherwise not included in the Statement of Significance:*

- Rear wing and additions.



## **Appendix ‘E’**

*OLT Decision and Order (OLT-24-000239)*

**Ontario Land Tribunal**  
Tribunal ontarien de l'aménagement  
du territoire



**ISSUE DATE:** February 07, 2025

**CASE NO(S).:**

OLT-24-000239

**PROCEEDING COMMENCED UNDER** subsection 29(11) of the *Ontario Heritage Act*,  
R.S.O. 1990, c. O.18

Applicant:	McCowan Elgin Developments Inc.
Description:	Designate the Property as a property of Cultural Heritage value or interest
Reference Number:	Heritage Permit Application
Property Address:	10690 McCowan Road
Municipality/UT:	Markham/York
OLT Case No.:	OLT-24-000239
OLT Lead Case No.:	OLT-24-000239
OLT Case Name:	McCowan Elgin Developments Inc. v. Markham (City)

**Heard:** January 15–16, 2025 by video hearing

**APPEARANCES:**

**Parties**

McCowan Elgin Developments Inc.

City of Markham

**Counsel**

Kristie Stitt  
Ira Kagan (*in absentia*)

John Hart

**DECISION DELIVERED BY KURTIS SMITH AND ORDER OF THE TRIBUNAL**

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[Link to Order](#)

**EXECUTIVE SUMMARY**

[1] The City of Markham (“Markham”) passed By-law 2024-4 (“By-law”) which designated 10690 McCowan Road (“Subject Property”) as a property of cultural heritage value or interest, and more specifically, the 1890’s farmhouse (“Dwelling”) known as the William Henry Meyer House.

[2] McCowan Elgin Developments Inc. (“McCowan”) objected to the designation, stating that only one criterion has been met, whereas two or more criteria must be met for a property to be eligible to be designated under subsection 29(1) of the *Ontario Heritage Act* (“Act”).

[3] For the reasons below, the Tribunal finds that the Subject Property only meets criterion 1 of the Act as the Dwelling is representative of a Gothic Revival farmhouse. Therefore, having only met one criterion, the Tribunal Orders the By-law to be repealed.

**BACKGROUND**

[4] The Tribunal held a two-day hearing on the merits of the By-law designation of the Subject Property.

[5] In response to Bill 23’s deadline requirements for heritage designations, Markham staff took a streamlined approach to their typical process. The streamlined process determined which properties would and would not be considered for designation and determined the order of importance. The evaluation report, process report, and memorandum are found at Exhibit 1, Tab 15 – 17.

[6] A property is eligible for designation under subsection 29(1) of the Act if it meets two of the nine criteria set out in subsection 1(2) of O Reg 9/06. Markham City Council determined that three criteria were met relating to the Subject Property:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material, or construction method.

- L-shaped plan;
- One-and-a-half storey height;
- Buff brick veneer with projecting brick plinth and radiating brick arches over window openings;
- Medium-pitched cross-gabled roof with overhanging open eaves and steep gabled wall dormer with a pointed-arched two-over-two single-hung window;
- Single-leaf doors within the front veranda;
- Segmentally-headed two-over-two and one-over-one single-hung windows with projecting lugsills;
- Two-storey canted bay window capped by an extension of the gable roof; and
- Hip-roofed front veranda supported on slender turned wood posts ornamented with fretwork brackets.

4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.

- The dwelling is a tangible reminder of the Meyer family's success in Markham's nineteenth century agricultural economy.

8. The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.

- The location of the building facing east, east of the historic crossroads community of Cashel, where it has stood since the early 1890s.

[7] McCowan agrees with criterion 1 and objects to criteria 4 and 8.

[8] Two exhibits were marked during the Hearing:

- I. Exhibit 1 – Joint Document Book; and
- II. Exhibit 2 – Extracts from O Reg 385/21.

[9] Two witnesses, Mr. Evan Manning, on behalf of Markham, and Ms. Christienne Uchiyama, on behalf of McCowan, were qualified as heritage planners and provided written, oral, and visual evidence to the Tribunal to support their findings on the Subject Property and By-law. Mr. Manning and Ms. Uchiyama both agree that their respective documents (research report (Exhibit 1, Tab 8) and historic context (Exhibit 1, Tab 13) are not in conflict, but rather their opinions arising out of those facts are.



## **SUBJECT PROPERTY AND COMMUNITY CONTEXT**

[10] The Subject Property is a typical agricultural parcel located at the corner of McCowan Road and Elgin Mills Road East and is approximately 41.88 hectares. The current Dwelling fronts onto McCowan Road and is located close to the road and near the middle of the frontage.

[11] There are seven structures located on the Subject Property, the Dwelling and six small outbuildings. A wooden farm dwelling previously stood in the middle of the Subject Property but has been long demolished. In addition, a bank barn and silo were destroyed by fire in 2003 which once stood near the current structures.

[12] The Subject Property is located approximately 7.8 kilometres (“km”) northeast from downtown Markham and approximately 2 km from the crossroads community of Cashel. Historically, Cashel is the nearby settlement at the crossroads of Elgin Mills Road East and Kennedy Road, fulfilling local needs, for example: the post office, general store, blacksmith shoppe, sawmill, and hotel.

## **HERITAGE EVIDENCE**

**Criterion 1: The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material or construction method.**

[13] Mr. Manning and Ms. Uchiyama both agree that criterion 1 is met because the Dwelling is representative of a Gothic Revival farmhouse.

**Criterion 4: The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community.**

[14] Mr. Manning and Ms. Uchiyama agreed that criterion 4 is a two-part test. The first being the direct association with a theme, event, belief, person, activity of organization and the ladder being that it must be significant to the community.

[15] Mr. Manning relied on the statement of significance (Exhibit 1, tab 7) and research report (Exhibit 1, tab 8) to form his opinion that farming is an activity and therefore the Dwelling being a farmhouse illustrates significant value of agriculture in the nineteenth century.

[16] Ms. Uchiyama agrees that farming can be considered an activity, but opined that there is no evidence that the Meyer family made any notable contributions to the community. She went on to state that the remaining physical features on the Subject Property are not directly associated with agriculture. She opined that with the loss of the bank barn in 2003 the Subject Property lacks the ability to indicate an association with agriculture in the nineteenth century.

**Criterion 8: The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings.**

[17] Mr. Manning opined that the location of the Dwelling facing east, the proximity to the crossroads community of Cashel, and the duration of time the Dwelling has been standing provides contextual value. In other words, Mr. Manning is of the opinion that there is connection between the Dwelling and Cashel as the owners would travel to and from for commerce due to the close proximity of the community. Therefore, the aforementioned is the link to the surroundings.

[18] Ms. Uchiyama provided the Tribunal with an overview of possible “linkages” that could be realized with the surroundings:

- a) Physical: a material connection between the Subject Property and its surroundings, for example: where built components cross property boundaries;
- b) Functional: a connection between the Subject Property that is necessary to fulfill a particular purpose, for example: a grain elevator in a parcel adjacent to a rail station;
- c) Visual: a visual connection between the Subject Property and at least one feature in the context, for example: a front door or building façade that is oriented to have views across a mill pond. It is not visually linked merely because adjacent properties can be seen from it; and
- d) Historical: a connection between the Subject Property and the historic context, for example: where a specific individual constructs a home and a business in close proximity, and both are still standing.

[19] It is the opinion of Ms. Uchiyama that the Subject Property does not have contextual value because its physical, functional, visual, or historical links to its surroundings.

## **FINDINGS**

[20] The Tribunal accepts the oral and written evidence of Mr. Manning and Ms. Uchiyama and agrees that criterion 1 is met.

[21] Relating to criterion 4, the Tribunal accepts the evidence of Ms. Uchiyama and finds that criterion 4 is not met. Tribunal heard no evidence from either witness relating to any outstanding success of the Meyer family beyond the fact that they had lived and

tilled the Subject Property which contributed to the agricultural industry during their time. The Tribunal agrees with both witnesses that farming is an activity, but finds that simply because the Dwelling is considered a farmhouse does not constitute it as being significant to the community beyond any other “common old farmhouse”.

[22] Concerning criterion 8, the Tribunal accepts the fulsome oral evidence of Ms. Uchiyama that criterion 8 is not met. No evidence was provided to support any notable physical, functional, visual, or historical links to the surrounding area. The Tribunal accepts that the Dwelling is located east of the crossroads community of Cashel. However, beyond the physical distance, the Tribunal heard no material evidence to prove physical, functional, visual, or historical links.

[23] The Tribunal finds that one criterion, as set out under subsection 29(1) of the Act, has been met.

## ORDER

[24] **THE TRIBUNAL ORDERS THAT** the appeal against By-law 2024-4 of the City of Markham is allowed. By-law 2024-4 is hereby repealed.

*“Kurtis Smith”*

KURTIS SMITH  
MEMBER

### Ontario Land Tribunal

Website: [www.olt.gov.on.ca](http://www.olt.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal (“Tribunal”). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.