



MEMORANDUM

TO: Heritage Markham Committee

FROM: Peter Wokral, Senior Heritage Planner

DATE: February 9, 2022

SUBJECT: Site Plan Control Application
Proposed Accessory Building for Indoor Pool
11584 Highway 48
SPC 21 141009

Property/Building Description: 1 ½ storey frame farmhouse, c. 1850 enlarged and remodelled c. 1900 Vernacular L-Plan

Use: Rural Residence

Heritage Status: Designated under Part IV of the Ontario Heritage Act – By-law 2012-5

Application/Proposal

- The owner of the property has submitted a site plan application seeking permission to construct a one storey 199.5m² (2,147.4 ft²) detached accessory building to house an indoor pool in behind the recent addition to the existing heritage farm house;

Background

- The property was designated in 2012 to recognize the heritage significance of the Graham-Wideman House which is a vernacular frame farmhouse constructed c. 1850 and remodelled c. 1900;
- Despite the proposed accessory building not being readily visible from the public realm of Highway 48 or being attached to the heritage resource, Site Plan Approval is required due to the property being designated under Part IV of the Ontario Heritage Act;

Staff Comment

- The proposed accessory building is not anticipated to have any negative impacts to the heritage attributes of the property, as it is not attached to the heritage resource, the exterior walls are proposed to have the same cladding as the addition to the heritage dwelling, and its location is not readily visible from the public realm of Highway 48.

- Issues of grading, servicing and tree preservation have already been reviewed and resolved through the review of a building permit application;
- Given this, Heritage Staff recommends that Heritage Markham Committee provide no comments on the proposed accessory building and delegate final review of the Site Plan application to Heritage Section staff.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no comment from a heritage perspective on the site plan application for the proposed accessory building at 11584 Hwy. 48 and that final review of the application be delegated to Heritage Section staff.

File: 11584 Highway 48

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11584 Highway 48, Markham



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548 HIGHWAY #48
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548 HIGHWAY #48

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Proposed Elevations

