



## By-law 2023-xx

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
“Thomas and Catharine Peach 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 Thomas and Catharine Peach House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on September 12, 2023, has caused to be served on the owners of the lands and premises at:

Times 1038 Inc.  
3985 Highway 7 East – Unit 202  
Markham, Ontario  
L3R 2A2

and upon the Ontario Heritage Trust, notice of intention to designate the Thomas and Catharine Peach House, 10387 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:

“Thomas and Catharine Peach House”  
10387 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 December 13, 2023.

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Kimberley Kitteringham  
City Clerk

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Frank Scarpitti  
Mayor

# **SCHEDULE ‘A’ TO BY-LAW 2023-xx**

In the City of Markham in the Regional Municipality of York, the property municipally known as 10387 McCowan Road, Markham, Ontario, and legally described as follows:

PART WEST HALF LOT 23, CONCESSION 7, MARKHAM, PART 1, PLAN  
65R-40555 CITY OF MARKHAM

PIN: 030620449

# SCHEDULE 'B' TO BY-LAW 2023-xx

## STATEMENT OF SIGNIFICANCE

### Thomas and Catharine Peach House

10387 McCowan Road  
c.1845

The Thomas and Catharine Peach 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 Thomas and Catharine Peach House is a two-storey brick dwelling located on the east side of McCowan Road, north of Major Mackenzie Drive. The house faces west.

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

The Thomas and Catharine Peach House has design and physical value as an exceptionally fine example of a farmhouse in the Georgian architectural tradition with Neoclassical details. The full two-storey height of the main block and the use of Flemish bond brickwork on the primary (west) elevation are indications of both high quality design and construction. The shallow depth of the main block gives a sense of verticality to the house and sets this example of a mid-nineteenth century rural dwelling apart from other local brick farmhouses of the same period which were typically one-and-a-half storeys in height and two bays in depth. The overall character of the Thomas and Catharine Peach House is one of formality and authenticity. The presence of original gable-end chimneys enhance this aspect of the building.

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

The Thomas and Catharine Peach House has historical and associative value, representing the theme of immigration, particularly the significant wave of British families who came to Markham Township from 1830 onwards, the importance of religion, and the theme of the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase. Thomas Peach, an English immigrant who came to Canada in 1834 with his wife Catharine and their son John, purchased the western 100 acres of Lot 23, Markham Township in 1838. Thomas Peach was a farmer and a lay-preacher or class leader in the Primitive Methodist Church. In 1863, he donated land for Peach's Chapel. By 1845, the family was sufficiently established to construct a substantial brick dwelling on their property. John Peach inherited the farm in 1880. He married Martha Lewis in 1885 and lived on this property until his death in 1916 after which the farm passed out of the Peach family's ownership.

#### **Contextual Value**

The Thomas and Catharine Peach House has contextual value as one of several important mid-nineteenth century farmhouses on the stretch of McCowan Road between Major Mackenzie Drive and Elgin Mills Road. Together these high-quality, substantial farm residences are an indication of the prosperity of Markham Township's agricultural community in the mid-nineteenth century.

#### **Heritage Attributes**

Character-defining attributes that embody the cultural heritage value of the Thomas and Catharine Peach 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 an exceptionally fine representative example of a farmhouse in the Georgian architectural tradition, with Neo-classical influences:*

- T-shaped plan with two-storey main block and one-and-a-half storey rear wing;
- Fieldstone foundation;
- Red brick walls laid in Flemish bond and common bond with buff brick accents consisting of quoins and splayed arches above window openings on the main block;
- Neo-classical wood door surround and panelled single-leaf front door;
- Existing window openings with 6/6 single hung windows;
- Medium-pitched gable roof with overhanging, boxed eaves and eave returns, and heavy, single-stack brick chimneys on each gable end;

*Heritage attributes that convey the property's historical value and associative value, representing the themes of immigration, particularly the significant wave of British families who came to Markham Township from 1830 onwards, and the improvement of nineteenth century farmsteads as the agricultural community progressed past the early settlement phase:*

- The dwelling is a tangible reminder of the Peach family of English descent that historically resided here, and the success they achieved in establishing a farm in their new country.

*Heritage attributes that convey the property's contextual value as a building that is physically, functionally, visually or historically linked to its surroundings, as one of several mid-nineteenth century farmhouses in the area that provide an indication of the agricultural prosperity of Markham Township during that time period:*

- The location of the building facing west, on the site where it has stood since c.1845.

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

- Frame side wing;
- Exterior brick chimney against the east wall of the rear wing;
- Accessory buildings.