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April 9, 2024

Berzcy Elgin Holdings Inc.  
300-30 Floral Parkway  
Concord, Ontario  
L4K 4R1

**RE: DESIGNATION OF A PROPERTY UNDER PART IV OF THE ONTARIO HERITAGE ACT,  
LYON-SCHELL-FRISBY HOUSE, 3575 ELGIN MILLS ROAD EAST**

To whom it may concern:

This will confirm that at a meeting held on April 3, 2024, Markham City Council adopted By-law 2024-62 to designate the Lyon-Schell-Frisby House pursuant to the *Ontario Heritage Act*.

As per the requirements of the *Ontario Heritage Act*, the following information is to be served on the owner of the property, on any person who previously objected to the intention to designate the property and on the Ontario Heritage Trust:

- i. A copy of the by-law; and
- ii. Notice that any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of notice of the by-law, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

Note that digital publication of the statutory notice occurred on April 9, 2024.

Please find attached the Designation By-law. Should you have any questions concerning the by-law or its implications, please contact Evan Manning, Senior Heritage Planner, at [emanning@markham.ca](mailto:emanning@markham.ca)

Kimberley Kitteringham  
City Clerk

C. Ontario Heritage Trust

Attachment: Designation By-law

A rectangular stamp with the word 'Received' in a bold, serif font.

APR 11 2024

Ontario Heritage Trust



## By-law 2024-62

A by-law to designate a property as being of  
Cultural Heritage Value or Interest  
"Lyon-Schell-Frisby House"  
3575 Elgin Mills Road East

CERTIFIED A  
TRUE  
COPY  
"Kimberley  
Kitteringham"  
c/s  
KIMBERLEY  
KITTERINGHAM,  
CITY  
CLERK  
THE  
CORPORATION  
OF THE CITY

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 Lyon-Schell-Frisby House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution passed on December 14, 2023, has caused to be served on the owners of the lands and premises at:

Berzcy Elgin Holdings Inc.  
300-30 Floral Parkway  
Concord, Ontario  
L4K 4R1

and upon the Ontario Heritage Trust, notice of intention to designate the Lyon-Schell-Frisby House, 3575 Elgin Mills Road East, 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:  
  
"Lyon-Schell-Frisby House"  
3575 Elgin Mills Road East  
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 April 3, 2024.

  
\_\_\_\_\_  
Kimberley Kitteringham  
City Clerk

  
\_\_\_\_\_  
Frank Scarpitti  
Mayor

## **SCHEDULE 'A' TO BY-LAW 2024-62**

In the City of Markham in the Regional Municipality of York, the property municipally known as 3575 Elgin Mills Road East, Markham, Ontario, and legally described as follows:

PART LOT 25 CONCESSION 4 MARKHAM, PART 1, PLAN 65R37936  
CITY OF MARKHAM

PIN: 030531521

# SCHEDULE 'B' TO BY-LAW 2024-62

## STATEMENT OF SIGNIFICANCE

### Lyon-Schell-Frisby House

3575 Elgin Mills Road East  
c.1846

The Lyon-Schell-Frisby 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 Lyon-Schell-Frisby House is a one-and-a-half storey brick dwelling located on the south side of Elgin Mills Road East, east of the historic crossroads community of Victoria Square. The house faces north.

#### Design Value and Physical Value

The Lyon-Schell-Frisby House has design and physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style, and for being a locally rare example of a brick farmhouse with a five-bay facade. The rational form of the building, following the strict symmetry of the Georgian architectural tradition but with details reflecting the Classic Revival style, is typical of mid-nineteenth century residential construction in Markham Township. The front doorcase, with its flat-headed transom light and sidelights, is the focal point of the facade. The large flat-headed windows that flank the entrance are noteworthy for their size.

#### Historical Value and Associative Value

The Lyon-Schell-Frisby House has historical and associative value for its association with Robert Lyon, a local builder, and for its association with the Schell and the Frisby families, prominent in Victoria Square and vicinity. Further, the property has historical and associative value as it reveals the progression of the agricultural community past the early settlement phase into a later period of prosperity where more sophisticated residential construction took place. The existing house on the property was constructed c.1846 by Robert Lyon on a portion of the eastern quarter of Markham Township Lot 25, Concession 4. Lyon sold to John F. Schell in 1854, a farmer who was a member of a family from New York State that came to Markham in the late 1790s. The local crossroads was once known as Schell's Corners. From 1888 to the 2010s, the farmhouse was home to multiple generations of the Frisby family, a family of English origin that were prominent members of the Victoria Square community.

#### Contextual Value

The Lyon-Schell-Frisby House has contextual value as the farmhouse that once served the Schell and Frisby farms to the east of the historic crossroads community of Victoria Square. It is historically linked to the former farm property where it has stood since c.1846, and to both the Thomas Frisby Jr. House at 83 Thomas Frisby Jr. Crescent and the Lucy Frisby House at 15 Victoria Street, Victoria Square.

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### **Heritage Attributes**

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

*Heritage attributes that convey the property's design value or physical value as a good representative example of a mid-nineteenth century brick farmhouse designed in the vernacular Classic Revival style:*

- Rectangular plan;
- Five bay configuration of the primary (north) elevation;
- One-and-a-half storey height;
- Red brick walls with Flemish bond on the façade and splayed brick arches over door and window openings;
- Medium pitched gable roof with projecting boxed eaves and remnants of eave returns;
- Front doorcase with wood six-panelled door, flat-headed transom light and sidelights with panelled aprons;
- Flat-headed window openings with projecting lugsills;
- Wood single-hung windows with a two-over-two configuration on the ground floor and altered six-over-six configuration on the second floor.

*Heritage attributes that convey the property's historical value for its association with Robert Lyon, a local builder, and the Schell and the Frisby families who were prominent in Victoria Square and vicinity:*

- The dwelling is a tangible reminder of Robert Lyon, who built the house, and the Schell and Frisby families that historically resided here after him.

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

- The location of the building facing north, east of the historic crossroads community of Victoria Square, where it has stood since c.1846.

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

- Garage and rear and east side additions;
- Brick chimney;
- Screen door.