



MEMORANDUM



TO: Heritage Markham Committee

FROM: Evan Manning, Senior Heritage Planner

DATE: June 11, 2025

SUBJECT: Authority to Enter into a Heritage Easement Agreement
7822 Highway 7 East ("Henry and Annetta Clarry House")

FILE: N/A

Property/Building Description: One-and-a-half storey dwelling constructed c.1910 as per MPAC records

Use: Residential

Heritage Status: 7822 Highway 7 East is designated under Part IV of the Ontario Heritage Act (the "Act")

Application/Proposal

- The owner of 7822 Highway 7 East (the "Subject Property") has applied for the Heritage Property Tax Reduction Program. Refer to Appendix 'B' for a copy of the designation by-law.
- The Ontario Government has enabled local municipalities to offer tax relief to owners of heritage properties to help owners maintain and restore these unique and valuable resources. On December 16, 2003, Council of the City of Markham approved the implementation of a Heritage Property Tax Reduction Program, effective January 1, 2003.
- The amount of the annual tax reduction is 30% of taxes payable on the eligible property. Property taxes are made up of three components: the municipal component (Markham), the school board component, and the regional component (York). Note that the Region of York has not agreed to participate in the Heritage Property Tax Reduction Program. As such, only the municipal and school board components are currently eligible for the reduction.

Eligibility

- An eligible heritage property must be designated under Part IV of the Act (an individual property designation) or it must be part of a Heritage Conservation District via designation under Part V on the Act; and in either case, the property must be subject to a Heritage Easement Agreement ("HEA") under Section 37 of the Act.
- A Heritage Easement Agreement is required because designation alone does not oblige owners to maintain their properties on an ongoing basis. The purpose of the tax relief measure is to offer an incentive for heritage property conservation.

Therefore, relief will be available to those owners who have made a commitment to maintain and preserve their heritage properties on an ongoing basis.

Staff Comments

- As per the Act, consultation with a municipal heritage committee (Heritage Markham) and approval by Council is required prior to entering into an HEA.

Suggested Recommendation for Heritage Markham

THAT Heritage Markham has no objection to the granting of authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act for the Part IV-designated property at 7822 Highway 7 East.

ATTACHMENTS:

Appendix 'A'	Property Map and Image of the Subject Property
Appendix 'B'	By-law 2023-132

File Path: Q:\Development\Heritage\PROPERTY\HWY7\7822\HM Memos & Extracts

Appendix 'A'

Property Map and Image of the Subject Property



Property map showing the location of the Subject Property [above] and an image of the primary (south) elevation of the on-site heritage resource as seen in November 2024 [below]
(Source: City of Markham/Google)

Appendix ‘B’
By-law 2023-132



By-law 2023-132

A by-law to designate a property as being of
Cultural Heritage Value or Interest
"Henry and Annetta Clarry House"

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 Henry and Annetta Clarry House;

AND WHEREAS the Council of the Corporation of the City of Markham, by resolution of passed on June 13, 2023, has caused to be served on the owners of the lands and premises at:

Yu Zhang
7822 Highway 7 East
Locust Hill, Ontario L0H 1J0

and upon the Ontario Heritage Trust, notice of intention to designate the Henry and Annetta Clarry House, 7822 Highway 7 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:

"Henry and Annetta Clarry House"
7822 Highway 7 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 September 27, 2023.



Kimberley Kitteringham
City Clerk



Frank Scarpitti
Mayor

SCHEDULE 'A' TO BY-LAW 2023-132

In the City of Markham in the Regional Municipality of York, property descriptions as follows:

Henry and Annetta Clarry House
7822 Highway 7 East
PT LT 11, CON 10 MARKHAM PT 1 64R4520; MARKHAM

PIN: 700140009

SCHEDULE 'B' TO BY-LAW 2023-132

STATEMENT OF SIGNIFICANCE

Henry and Annetta Clarry House

7822 Highway 7 East

The Henry and Annetta Clarry 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 Henry and Annetta Clarry House is a frame bungalow on the north side of Highway 7, within the hamlet of Locust Hill.

Design and Physical Value

The Henry and Annetta Clarry House has design and physical value as it displays a high-degree of artistic merit as a representative example of a Craftsman Bungalow of frame construction, exhibiting design elements typical of the American Arts and Crafts Movement. It is particularly significant for its superb state of preservation, retaining its original exterior character as represented in an archival photograph dated 1909.

Historical and Associative Value

The Henry and Annetta Clarry House has historical and associative value as it represents the theme of early twentieth century development of the hamlet of Locust Hill and the theme of early settlers and descendants and their continued influence in the development of their community. This is the former home of Henry J. Clarry and Annetta (Pike) Clarry, descendants of the Clarry family which settled in Markham in the early 1800s. Henry Clarry was the son of William Clarry and Jane Lorena (Reynolds) Clarry. In the 1911 census his occupation was given as "commercial traveller", meaning a travelling salesman. Since his brother Frederick was the owner and operator of the Maple Leaf Woolen Mill in Markham Village, it is possible that Henry Clarry was a salesman for that industry's products. This early twentieth century bungalow was built on a parcel of land on Lot 11, Concession 10 purchased from John A. E. Reesor in 1908. The Clarry family owned the property until 1922. Subsequent owners maintained the house in close to original condition.

Contextual Value

The Henry and Annetta Clarry House has contextual value as one of a group of late nineteenth to early twentieth century of buildings that are important in defining, maintaining and supporting the historic character and extent of the hamlet of Locust Hill.

Significant Architectural Attributes to be Conserved

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

Heritage attributes that convey the property's design and physical value as a well-crafted and representative example of a Craftsman Bungalow style of the American Arts and Crafts Movement, and a locally rare example of wood frame construction for its style and time period:

- The form of the dwelling, including its rectangular plan with its projecting conservatory on the east wall and one-and-a-half storey height;
- Foundation of moulded concrete block;
- Narrow wood clapboard siding with corner boards and water table;

- Shingled gable end walls and wood gable ornamentation in the apex of the front gable;
- Medium pitched gable roof with open eaves and exposed purlins and rafter ends and shed roofed dormer;
- Cutaway porch supported on grouped plain wood posts resting on brick pedestals capped with concrete or limestone copings;
- Square wood lattice at the base of the porch;
- Single-leafed wood front door with multi-paned glazing in its upper portion;
- Wood sash-style windows typically arranged in groups, with multi-paned upper sections and single-paned lower sections;
- Three-part wood window in the front gable end wall;
- Four-paned wood windows in the conservatory and dormer;
- Exterior fireplace chimney of riverstone and red brick.

Heritage attributes that convey the property's historical and associative value as a significant part of the early twentieth century development of the hamlet of Locust Hill:

- The dwelling is a tangible reminder of Henry and Annetta Clarry that historically resided here and who were responsible for the building of the house c.1908.

Heritage attributes that convey the property's contextual value as a building that helps define the extent of the historic hamlet of Locust Hill:

- The siting of the dwelling its prominence and unobstructed visibility from Highway 7 East.

Attributes of the property that are not considered to be of significant cultural heritage value:

- Frame accessory building in the rear yard.