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October 26th, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-85

Please find the Notice of Passing – Heritage Designation By-law 23-85 enclosed for the property at 123 Main Street West.

Please do not hesitate to contact me if you have any questions.

Take care,



Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca





NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-85

123 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-85 on October 16th, 2023 which designates the building known municipally as 123 Main Street West., under Part IV, Section 29 of the *Ontario Heritage Act, R.S.O. 1990, c.O.18*, as amended, as a property of cultural heritage value or interest.

The Town Clerk received no objection to the Notice of Intention to Designate the Property and Town Council passed the bylaw designating the property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL (OLT):

An appeal of the Designation Bylaw for the Property may be made by filing a notice of appeal with the Town Clerk, Objections should be directed to Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of October 26th, 2023.

Appeals to Tribunal shall include:

1. A notice of appeal setting out the objection to the by-law.
2. The reasons in support of the objection.
3. Accompanied by the fee charged by the Tribunal.

If you wish to appeal to the OLT, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/file-an-appeal/>

WHO CAN FILE AN APPEAL?

Any person who objects to the by-law may appeal to the Tribunal by giving notice to the Tribunal and the clerk of the municipality, within 30 days after the date of publication 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.

GETTING MORE INFORMATION:

A copy of the bylaw and background information about the application is available for public inspection by directing inquiries to Bianca Verrecchia, Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: November 25th, 2023

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-85

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 123 MAIN STREET WEST, AS A FEATURE OF HISTORICAL, ARCHITECTURAL, AND/OR CONTEXTUAL SIGNIFICANCE

Whereas pursuant to Part IV of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, the Council of a municipality is authorized to enact by-laws to designate a real property, including all buildings and structures thereon, to be of cultural heritage value or interest;

And whereas the municipal council of the Corporation of the Town of Grimsby has cause to be served on the owners of the lands and premises at:

123 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 123 Main Street West and a statement of the reasons for the proposed designation, and further, has caused said notice of intention to be published in a newspaper with general circulation in the municipality;

And whereas the reasons for designation and extent to which the designation applies are set out in schedule "B" attached hereto and form part of the By-law.

Now therefore the Council of the Corporation of the Town of Grimsby 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:

123 Main Street West
Town of Grimsby
The Regional Municipality of Niagara

2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

Read a first time, considered, and passed this 16th day of October 2023.

J.A. Jordan, Mayor

B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 23-85

In the Town of Grimsby in the Regional Municipality of Niagara, property description as follows:

PT LT 142, Corporation Plan 4, as in RO659591; GRIMSBY



Schedule 'B' to By-law 23-85
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

Statement of Cultural Heritage Value or Interest

The structure at 123 Main Street West is representative of the Italianate architectural style. The Italianate structure at 123 Main Street West is a two and a half storey brick building featuring a frontispiece, large sash windows, and ornate details on the window and roof brackets, all of these are signature features of the Italianate style.

123 Main Street West is associated with Nathaniel Pettit a UEL settler, Robert Lillie Gibson, Richard Allison, and the Dolmage Family. The structure at 123 Main Street West was built by Robert Dolmage and his wife Francis in 1876. The Dolmage family was involved within the community and local politics.

The Dolmage General Store building (now demolished) was located on the corner of Main and Mountain Street. The General Store was an example of early adaptive reuse. The building acted as a home and a business until the construction of 123 Main Street West. In 1906 the Dolmage sisters sold the Dolmage General Store building to John Hewitt, who added a large extension to the building, converted the upstairs to guest rooms, added a kitchen, and a dining room which created *The Village Inn*. The Village Inn was a very notable structure along Main Street.

123 Main Street West is important in defining and maintaining the character of "Dolmage Corner", at the intersection of Gibson Street and Main Street West. Gibson street was first used as an access street for the Loyalist Mill operation (formerly known as Mill Road), and over time the street evolved into a residential corridor with a dead end.

Robert Dolmage built his Italianate house on top of the hill overlooking the intersection, showcasing the wealth and prosperity of the family. Dolmage oriented the house so that the front façade faced the intersection, letting the house stand prominently on top of the hill as viewers travelled down Main Street. At the time of construction the property extended south-east down Gibson Street and was used for farming, the area has since been developed.

The structure at 123 Main Street West is considered a landmark within the community. The house stands prominent within its landscape, and is the only example of a red brick Italianate style building within the immediate surroundings. Historic newspaper clippings refer to the intersection as "Dolmage corner". At one time the property was known for its beautiful gardens that were established and tended to by the daughters of Robert & Frances Dolmage.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 123 Main Street West includes:

- Two and a Half Storey Structure
- Italianate Style Architectural Features
- Hipped Roof with Multiple Projecting Gables and Dormers
- Protruding Frontice Piece with Pediment
- Bracketed Eaves below the Wooden Soffits
- Original Wooden Windows with Wooden Louvered Shutters
- Double Arched Front Door
- Two Storey Bay Windows
- Red Brick Façade
- Original Window and Door Openings

RECEIVED

OCT 27 2023