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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 23-84

Please find the Notice of Passing – Heritage Designation By-law 23-84 enclosed for the property at 400 Main Street West.

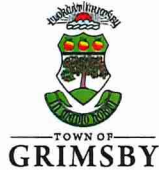
Please do not hesitate to contact me if you have any questions.

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 23-84

400 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-84 on October 16th, 2023 which designates the building known municipally as 400 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. 23-84

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 400 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:

400 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 400 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:

400 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 23-84

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

PT LT 17 CON 2, North Grimsby; PT ROW BTN CONS 1 & 2, North Grimsby, (UNOPENED), as in NG5336, LYING S OF LIVINGSTON AV ROW; PTS 1 & 2, 30R-5952; GRIMSBY

Schedule 'B' to By-law 23-84
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 400 Main Street West is representative of the Edwardian style. The features unique to the building are the hexagonal balcony above the porch on the front facade, corbels supporting the soffit on the dormers, and the "witches hat" detail on the end of the rafters. The structure at 400 Main Street West is an excellent intact example of the Edwardian style.

400 Main Street West is associated with the Smith Family. John Smith was a United Empire Loyalist who arrived in Canada in 1787 and was granted lot 17 on concessions I and II, located within the Township. John Smith was educated and highly respected within the community. Smith served on the town Council from 1792 until 1820, holding titles such as Pound-keeper, assessor, collector and town warden.

Ezekiel Smith was the youngest son of John and Hannah Smith, born in 1802. When his father passed Ezekiel inherited the west half of his farm, while his brother John Wilcox inherited the eastern half. The couple had five children, the youngest of which, Sardis, inherited his father's farm.

Sardis Smith was born in 1834, he was the youngest son of Ezekiel and Mary Smith. Sardis grew apples, and sold them not only at the Hamilton Market but packed and shipped them overseas, he was in competition with his cousin E.D. Smith who operated out of Winona. Sardis' son Robert Owen went on to inherit the farm.

Robert Owen Smith inherited the working farm. In 1913, Robert went on to build the brick house at 400 Main Street West. After Robert passed away his son Donald took over the farm operation and started to train his son Duncan in the family business. The farm had been run by six generations of Smith's, with a total of 85 acres of Peaches, Cherries, Plums, Grapes, and Nectarines. In 1995, Dorothy Turcotte wrote in her book "The People and Places from Grimsby's Past" that this farm was one of the few active farms ran under the same ownership for two Centuries, left within Ontario. John Smith created a sustainable farming operation that spanned generations.

During World War II the R.O. Smith farm was host, like many other farms within the area to the Farmerettes. When young men went to fight in the war, they left a gap in the farming operations. So farmers turned to young school girls for help during the harvest season, offering them a wage and housing for the duration. There are many documented stories of young girls who worked harvesting tender fruit during this time. The canning factories also employed young woman to help with canning operations during the harvest season.

The Smith family has built many additional significant houses along Main Street West, such as 382 Main Street West, 390 Main Street West and 482 Main Street West.

The scale, mass and form of the structure at 400 Main Street West is important in maintaining and supporting the character of the historic Main Street West corridor. The surrounding property still maintains its historic use as an agricultural farm.

The dwelling at 400 Main Street West is functionally linked to its surroundings. The house was built so that Robert Owen no longer had to commute from his home on Kerman Ave. Collectively the six generations of Smith farmers worked

the property for over 200 years, historically linking the parcels and buildings to John Smith, the original Crown land grant recipient.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 400 Main Street West includes:

Edwardian Dwelling

- Two and a Half Storey Dwelling
- Hipped Roof Featuring a "Witches Bend" Detail at the Eaves
- Gabled Dormers with Cedar Shake Siding and Decorative Brackets Supporting the Soffits
- Original Red Brick Exterior
- Stone Lintels and Sills
- Cedar Shake Exterior
- Flared Cedar Shake Detail Between the First and Second Floors
- Original Wooden Windows
- Original Window Openings and Door Openings
- Single Leaf Front Door with Sidelites
- Deep Porch With Brick Columns and Second Floor Balcony
- The Hexagon Shaped Balcony
- Red Brick Chimney

