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May 2<sup>nd</sup>, 2024

10 Adelaide Street  
Toronto, Ontario  
M5C 1J3

 Received

MAY 03 2024

Ontario Heritage Trust

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 24-29

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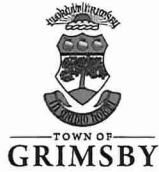
Please find the Notice of Passing – Heritage Designation By-law 24-29 enclosed for the property at 24 Main Street West.

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](mailto:gfrance-wyllie@grimsby.ca)



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-29**

**24 Main Street West, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 24-29 on April 15<sup>th</sup>, 2024, which designates the building known municipally as 24 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.

### **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 Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5. Within thirty days of May 2<sup>nd</sup>, 2024.

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](mailto:bverrecchia@grimsby.ca)

**Last date to file Notice of Objection: June 1<sup>st</sup>, 2024**

## THE CORPORATION OF THE TOWN OF GRIMSBY

## BY-LAW NO. 24-29

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 24 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:

24 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 24 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:

24 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 15<sup>th</sup> day of April, 2024.



J.A. Jordan, Mayor

V. Steele, Town Clerk

Schedule 'A' to By-law 24-29

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

PT LT 330, Corporation Plan 4 as in RO528590; GRIMSBY

## Schedule 'B' to By-law 24-29

### Statement of Significance and Description of Extent of the Features to which the Designation Applies

The structure at 24 Main Street West has direct associations with the Livingston family and their publication The Independent, as well as the Miller family who owned various businesses on Main Street West.

James Livingston was born in Nottawasaga Township, Simcoe County Ontario, his parents were natives to, Ireland. He and his wife Isabelle Trew moved to Grimsby in 1885; James and Isabelle were convinced by Matt Meaghr to buy into his recently established newspaper the Independent, which he called 'The People's Paper'. James became sole proprietor before the paper's second issue.

The Livingston's also owned and published; the Merritton Advance, Smithville Advance, Ancaster Advance, the Canadian Sportsman, Canadian Poultry News and the Fruit Grower & Farmer, and briefly in 1900 the Morning Post in Hamilton, which was the first morning publication in the city.

James was elected as reeve (mayor) of the Village of Grimsby in 1893, 1899, and again from 1888 to 1897. James also conducted a large horse livery and bus/stage business between Grimsby, Grimsby Park, Beamsville and Smithville. After his newspaper interests were disposed of, James devoted much of his time to the operation of several large fruit markets and in 1928 organized a company to construct the Grimsby Grape and Wine Company factory.

James' two sons started working with their father in the newspaper business as early as 10 years old. In 1919 the family business was renamed "James Livingston & Sons", Orlon worked as the editor and Art worked as the business manager.

In 1979 Wilf and Barbara Miller started their Jewelry business, which they ran out of 24 Main Street West. The couple also operated other businesses on Main Street such as a restaurant and music store. The Millers sold various types of Jewelry and specialized in gold repair and custom jewelry making.

24 Main Street West continues to yield information about the foundational newspaper business called The Independent, this notable paper served the Grimsby, Beamsville and Smithville area, expanding as the years went on. The building 24 Main Street West was integral to the newspaper business, the building's location enabled the Livingstons to be close to their newspaper operation. The Livingstons lived out of the adjacent Victorian house at 22 Main Street West.

In 1886, James Livingston installed a Washington press, which improved the production process of the Independent. Often there would be a few community members inside the building, waiting for their copy of the daily paper. While the patrons waited they would help with the printing process.

Thanks to the contributions of James Livingston, his family and staff, The Independent provides a clear and complete documentation of Grimsby's events, including the activities and daily life of the Town's citizens. The paper continues to be an invaluable resource for the community, a legacy that has carried on long after the end of its publication.

Grimsby's downtown commercial core is made up of predominantly two and three storey mixed use buildings, commonly built of masonry in the Victorian and Italianate styles. The buildings share the same setbacks, and massing that create a cohesive and uninterrupted historic downtown corridor. A majority of the buildings were constructed in the mid to late 1800's and still resemble their original designs. The structure 24 Main Street West is one of the few remaining

wood framed buildings remaining within the downtown corridor, acting a tangible layer to the earlier type of structures that occupied the streetscape prior to the introduction of the more commonly seen red brick structures. 24 Main Street West is an integral layer that provides context as to how the corridor evolved.

The building at 24 Main Street West is historically connected to 22 Main Street West. At the time of construction, the properties were on the same parcel, historically owned by the notable Woolverton Family.

During the 1880's the two structures were used by the Livingston family, who ran their very successful publication from the commercial structure. The paper continues to provide insight into Grimsby's history.

The Heritage Attributes to be designated at 24 Main Street West include:

- Two Storey Structure – measured 11.5 meters from the Front Lot Line (see Schedule C)
- Cornices, Dentil Moldings, Corbels
- Tapered Window Headers
- Window and Door Openings
- Three Bay Façade
- Setback from Main Street West

Schedule 'C' to By-law 24-29  
Photo of the Two Storey Protected Structure (yellow area) - measured 11.5M  
from the Front Lot Line

