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April 25<sup>th</sup>, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

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

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Please find the Notice of Passing – Heritage Designation By-law 24-24 enclosed for the property at 34 Mountain Street, Grimsby, ON.

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)

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Ontario Heritage Trust



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

**34 Mountain Street, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 24-24 on April 15<sup>th</sup>, 2024 which designates the building known municipally as 34 Mountain Street., 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 April 25<sup>th</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: May 25<sup>th</sup>, 2024**

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-24

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 34 MOUNTAIN STREET, 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:

34 Mountain Street  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 34 Mountain Street 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.

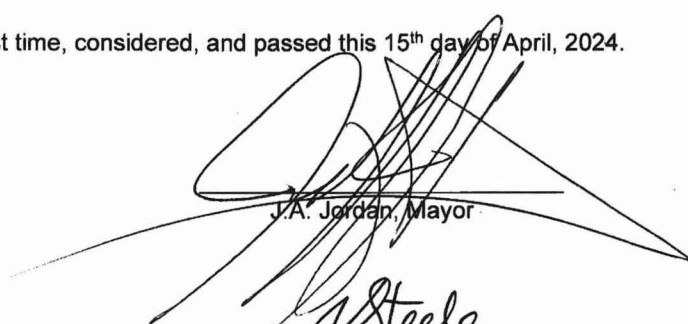
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:


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:

34 Mountain Street  
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 24-24**

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

**LT 84 & PT LT 83, Corporation Plan 4; PT 2, 30R-4736; GRIMSBY**

Schedule 'B' to By-law 24-24  
Statement of Significance and Description of Extent of the Features to which the  
Designation Applies

Charles T. Farrell resided at 34 Mountain Street during his tenure as the first mayor of the Town of Grimsby. While Charles lived at 34 Mountain Street the property was decorated for parades, elections, and other community events.

In 1862, South Grimsby, North Grimsby, and the Village of Grimsby were all one township. This historic amalgamation was then subsequently redivided again into three municipalities, and it remained that way through the start of Charles' tenure as mayor until at least 1922. In 1922, the Town of Grimsby incorporated once again and at this time all three municipalities (North Grimsby, South Grimsby & The Village of Grimsby) stood behind Charles as mayor of all three districts. Charles was beloved by the community and was re-elected once again, in 1923, by acclamation, meaning that there was no vote-by-ballot, but rather vote-by-voice. This system of election was employed when the candidate was largely uncontested.

The community's commitment to Charles speaks volumes of his virtues and dedication to the Town's development and success. Charles lived in the dwelling during his tenure on Council and the historic dwelling is a lasting tangible link to this important period in Grimsby's early development and Charles' legacy as the first mayor of the municipality known today as the Town of Grimsby.

Charles Farrell would have contributed significantly to the early development of the newly amalgamated Township. Many of the decisions made during Farrell's tenure would have been foundational decisions with lasting impacts. His property at 34 Mountain Street is a tangible piece of this important layer in Grimsby's history and provides a greater understanding of how the community evolved over time.

Charles grew up in Grimsby, interacting with and participating in local events and attending daily gatherings with other prominent residents, shaping his political interests.

When the parcel was originally granted by the Crown to Nathaniel Pettit the larger property encompassed both the grist mill (1791) and the sawmill (1792). As the parcel was broken up and sold off, those parts were granted or sold to notable families in Town, including (originally) the Pettit's, Richard Allison and William Wilson, the Gibson's, Patrick and Katherine O'Farrell and Charles T. Farrell.

The historic dwelling is located along the Mountain Street corridor. The historic structure is situated at the base of the escarpment and is visible as you travel up the Mountain Street corridor. The scale, mass and form of the dwelling contributes to the established character of the Mountain Street corridor.

The property remains well known by the community for its association with the Farrell family, primarily Charles' role as the first mayor of Grimsby. A strong tangible link to the memories of celebrations during campaigns and holidays, events that demonstrated Farrell's pride for his family home and community.

The Heritage Attributes to be designated at 34 Mountain Street include:

- Italianate Form and Proportions
- Hipped Roof
- Wooden Soffit and Fascia
- Two Storey Facade

- Symmetrical Three Bay Facade
- Tapered Window Headers on the North and East facades
- Large Bay Window on East Facade
- Grimsby Sandstone Foundation
- Setback from Mountain Road
- Black Walnut Tree

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