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NOTICE OF PASSING - BYLAW 25-33

262 Main Street West, Grimsby, ON

RECEIVED
2025/07/21
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Grimsby Town Council passed By-law 25-33, to amend Designation By-law 04-77 on July 7th, 2025, which designates the building known municipally as 262 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 Amend the Designation for the Property and Town Council passed the By-law amending the Designation for 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 Victoria Steele, Town Clerk, 160 Livingston Avenue, Grimsby ON, L3M 0J5. Within thirty days of July 17th, 2025.

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: August 16th, 2025

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 25-33

A BY-LAW TO AMEND BY-LAW NO. 04-70, BEING A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 262 MAIN STREET WEST AS A FEATURE OF HISTORICAL, ARCHITECTURAL, AND/OR CONTEXTUAL SIGNIFICANCE

Whereas the Council of the Town of Grimsby deems it necessary to amend By-law No. 04-70, being a By-law to designate 262 Main Street West (Nixon Hall) as a feature of historical, architectural and /or contextual significance; and

Whereas pursuant to Part IV of the Ontario Heritage Act, R.S.O 1990, Chapter 0.18, 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 pursuant to Section 30.1(1) of the Ontario Heritage Act, R.S.O 1990, the Council of a municipality may, by By-law, amend a By-law designating the property made under Section 29; Section 29 applies, with necessary modifications, to an amending By-law; and

Whereas the appropriate notices under the Ontario Heritage Act, R.S.O 1990 have been provided;

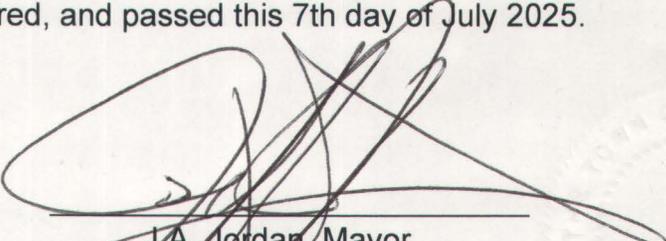
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

1. That Schedule A to By-law 04 -70 is hereby amended to replace the existing legal description with the following;

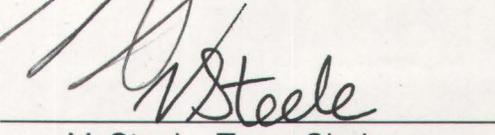
PT LT 13 CON 2, North Grimsby (FMLY PCL 28); PT 1, 30R-7989 ; GRIMSBY

2. That Schedule B to By-law No. 04-70 is hereby replaced with Schedule A attached herein.
3. All other sections of By-Law No. 04-70 shall be deemed to remain in force.

Read a first time, considered, and passed this 7th day of July 2025.



J.A. Jordan, Mayor



V. Steele, Town Clerk

Schedule 'A' to By-law 25-33
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

Nixon Hall is a unique example of the Gothic-Revival architectural style and is one of the largest and most decorated examples of this style within Grimsby. Nixon hall and its opulent architectural elements display the wealth of Dennis Nixon, who constructed the building in 1854. The structure has a "T" shaped floorplan, with a rear summer kitchen addition. Notable exterior features include the decorative barge boards, drop-roof finials, carved stone window lintels, groupings of windows with unique muntin bar configurations. With triple brick exterior walls ornamented in an English style brick bond with raised ribbon tuck pointing above the locally quarried stone foundation with a decorative stone belting course.

The Gothic revival structure displays a high degree of craftsmanship and artistic merit. These intricate details would have been custom designed and built by highly skilled craftsmen in the 1850's. The retention of these fine details is a testament to the quality of work and materials used at the time of construction and the wealth of the historic property owner. The building was further decorated at the turn of the century in the classical style, including the existing porch.

The structure showcases the work of D. Marsh and Sons, respected local builders. In 1900, Daniel Marsh added a 110-foot classical-style verandah for Adolphus Pettit, once considered among the finest in the region. Though reduced in size, the remaining section at the front entrance still reflects the craftsmanship and quality of its original construction. In 1885, Daniel Marsh and his wife Margaret Borland moved to Grimsby Park, where Daniel partnered with E.W. Bowslaugh to build cottages and structures in the expanding Methodist campground.

The property has the potential to yield information that contributes to the understanding of Grimsby's Black communities, as a skilled Black tradesman named Bass is documented to have crafted the home's decorative plasterwork, including medallions, curved walls, and crown moldings.

The surrounding historical events in the Niagara Region provides greater context that may lead to the further discovery of Bass's role in Grimsby's Black communities and his arrival into Canada. The time period that Bass was working on the plaster at Nixon Hall, coincides with the arrival of many Freedom Seekers to the Niagara Area. This may be Bass's story, or he may have come to Niagara much earlier, with the Loyalists following the American Revolution. Nixon Hall has the potential to provide insight into this important layer of Grimsby's history.

The property at 262 Main Street West has direct associations with themes and notable figures in Grimsby's history. Dennis Nixon, a prominent agriculturalist and community leader in 19th-century Grimsby, was a descendant of early settlers Allan and Mary Nixon. Dennis inherited part of the family farm in 1852 and built Nixon Hall in 1854. He was deeply involved in agricultural development, serving in leadership roles within local and regional agricultural societies and as a judge at provincial exhibitions. A founding member of Grimsby Grange #131, he supported the Dominion Grange movement in Canada. Dennis also contributed to civic life—funding Grimsby's first Town Hall and grammar school, supporting militia families during the Fenian Raids, and promoting local heritage through his work with the Loyal Canadian Society. He also founded the Grimsby Farmers Sportsman's Club in 1860.

During World War II, Nixon Hall served as a hostel for "Farmerettes"- high school and college-aged girls from cities like Hamilton and Toronto who worked on farms while men were away at war. After the war, it was used for 14 months as a

temporary hospital following the Deer Park hospital fire, treating over 1,000 patients and delivering 288 babies. Nixon Hall provides a greater understanding of how the Grimsby Community was obtaining health care during the 20th Century.

The dwelling also contributes to the scale, mass and form of the dwellings that line the historic Main Street East corridor. Built as a farmhouse on over 100 acres, it is one of the oldest surviving homes on Main Street West.

The character of Main Street West is comprised of various historic and highly decorated homes and are a testament to the prosperous farming industry that the Town of Grimsby experienced in the 1890s-1920s. Nixon Hall is one of the earliest surviving examples of these dwellings that contributed to the town's agricultural success. The building is also one of Grimsby's most intact examples of Gothic Revival architecture.

The house at 262 Main Street West is visually and historically linked to its surroundings as it contributes to the historical character and former agricultural use along this section of Main Street West.

The Heritage Attributes to be designated at 262 Main Street West include:

- 2-storey structure in the Gothic Revival Style
- "T" shaped building footprint
- Steeply pitched gable roof with intersecting dormers
- Wood shingle roofing
- Octagonal buff brick chimneys
- Decorative bargeboard on the gables
- Drop finials at the gable peaks
- Stone carved window and door lintels and sills, some featuring decorative carvings
- Wood windows and doors throughout, multiple styles of window muntin bar configurations
- Classical style porch
- Balcony over the porch roof with camel back railings and turned spindles
- Groupings of tapered Tuscan columns on paneled pedestal bases supporting the porch roof
- Front door entrance with stone surround, paneled front door, sidelights, and transom
- Mechanical doorbells
- Wood paneled bay window on the east façade
- Wooden porch over the east kitchen door
- Wooden portico over the west kitchen door supported by iron brackets
- Triple red-clay brick construction with soft lime mortar with tuck pointing detail
- Stone water table banding between the brick and stone foundation
- Stone foundation
- Setback from Main Street West
- Front Lawn