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NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 25-47

10 Mountain Street, Grimsby, ON

RECEIVED
2025/09/30
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Grimsby Town Council passed Designation By-law 25-47 on September 8th, 2025, which designates the building known municipally as 10 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 September 25th, 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, Intermediate Heritage Planner at 905-945-9634 ext. 2122 or by email bverrecchia@grimsby.ca

Last date to file Notice of Objection: October 25th, 2025

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 25-47

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 10 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:

10 Mountain Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 10 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.

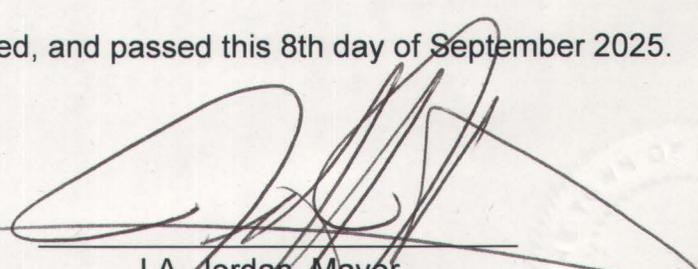
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

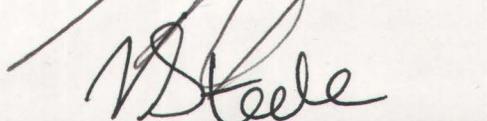
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

10 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 8th day of September 2025.


J.A. Jordan, Mayor


V. Steele, Town Clerk

Schedule 'A' to By-law 25-47

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

LT 166 & PT LT 167, Corporation Plan 4, as in RO25237; SUBJECT TO AN EASEMENT OVER PT 2, 30R-6477 ; GRIMSBY

Schedule 'B' to By-law 25-47

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

The structure at 10 Mountain Street is a unique example of Anglo-Gothic ecclesiastical architecture unique within Grimsby. The main hall of the church, its steeple, and the walls around the northern and secondary entrance are constructed with a local type of stone called "Grimsby Sandstone", quarried by congregant volunteers. In anticipation of future work Grimsby Sandstone was buried on site, the stone was later used to construct the 1957 addition. The structure at 10 Mountain Street displays a high-degree of craftsmanship. Built by the Firm Gordon & Newton, the Anglo Gothic structure features stained glass windows throughout Gothic-style lancet windows, buttresses and a tall steeple, crenelated in Norman fashion. The architectural blend of styles is reminiscent of many English and Scottish parish churches.

The Shafer Brothers were largely involved in the construction of the original 1928 portion of the church, excluding the Grimsby Sandstone masonry. The significant wooden elements on the building built by the Shafer's include the wooden rafter tails, lancet windows and door frames. The brothers were known for their high-end interior and exterior millwork, and unique designs. Harvey and Gordon Shafer started their building/contracting business in 1922, following in the path of their father who was a master carpenter for the Marsh & Son's Planing Mill. The Shafer brothers quickly became known by their motto "Builders of Fine Homes", and their homes exhibited high-quality workmanship and very fine moldings and built-ins. The Shafer Brothers ran an incredibly successful business, gaining contracts for homes and commercial structures throughout Grimsby including many structures along the Main Street corridor. The Brothers' architectural contributions include churches, schools, and factories.

The structure at 10 Mountain Street is an integral part of Grimsby's Presbyterian history and serves as a tangible link to both the community's successes and challenges. Built as a new home for the St. John's Presbyterian congregation following the Act of Union that formed Trinity United Church, this structure represents the collective determination of 92 congregants who chose to preserve their distinct Presbyterian identity. Notably, the mortgage was held by just 15 members of the congregation, demonstrating their unwavering commitment and shared purpose. This structure continues to represent the congregants' commitment to their faith and the long-standing Presbyterian church community that have persisted in Grimsby since 1832.

The structure at 10 Mountain represents more than a century of continued church occupation along Mountain Street. The structure contributes significantly to the character of Mountain Street and is considered a landmark structure within the corridor. The church can be seen from Beamer Point and is used as a landmark to orient onlookers to the historic downtown core. Its crenelated steeple and distinctive stonework make it easily recognizable amongst Grimsby's urban landscape. Since its construction in 1928, the landmark has been featured prominently in local photography, acting as a visual anchor in the historical record of downtown's shifting landscape.

The Heritage Attributes to be designated at 10 Mountain Street include:

- Intersecting gable rooflines
- Rectangular steeple made of Grimsby sandstone with crenelations, circular ventilators, and banded course of contrasting stone
- Grimsby sandstone masonry walls and buttresses
- Exposed rafter tails
- Paired lancet windows with coloured, leaded glass

- Original main entrance including double-leaf wooden door and lancet transom with coloured, leaded glass
- Secondary northern entrance with matched double-leaf door and lancet transom –
- Setback from Mountain Street