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NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 25-48

43 Main Street East, Grimsby, ON

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

TAKE NOTICE that Grimsby Town Council passed Designation By-law 25-48 on September 8th, 2025, which designates the building known municipally as 43 Main Street East, 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. 25-48

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 43 MAIN STREET EAST, 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:

43 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 43 Main Street East 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.

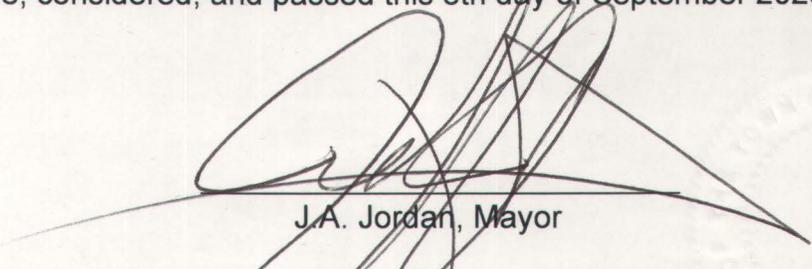
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

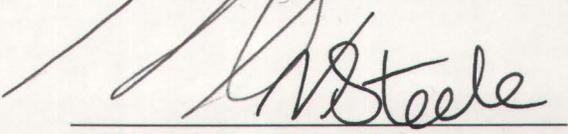
1. That the following real property, more particularly described in schedule "A" attached hereto and forming part of this By-law is hereby designated as being of cultural heritage value or interest:

43 Main Street East
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 25-48

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

PT LT 282, Corporation Plan 4 as in RO449542; GRIMSBY

Schedule 'B' to By-law 25-48

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

The dwelling located at 43 Main Street East is representative of the Italianate architectural style that was prevalent along Grimsby's Main Street corridors in the mid to late 19th century. Constructed in 1884, the historic structure reflects the Italianate style, which was a popular choice for residential buildings among affluent fruit farmers of the time.

Key identifying features include the arched windows, key stones, brick quoining, wide and deep frieze band with raised panels, corbels below the eaves, long narrow windows, a small round bullseye style window opening with four keystones below the peaked gable, and a symmetrical façade. The building is constructed with a soft red clay brick, paired with a lime mortar. The masonry on the building also features a row of horizontal bricks around the perimeter, where the house meets the cut stone foundation. This decorative technique is called a water table band and is a symbol of affluence. The brick work on the exterior elevations, the decorative voussoirs and limestone keystones display a high degree of craftsmanship and artistic merit.

The dwelling at 43 Main Street East has direct associations with the Anderson family, the Cargill family, Grimsby Park, the development of the rail road, the development of steam boat transportation, the early urban development of the Town, Gilbert John Murray-Kynynmound Elliot- Lord Minton and Governor General of Canada, Grimsby Ladies' Machine Gun Fund, the Town's agricultural history, the Grimsby school board, Town council, the Board of Directors at Grimsby Park, the Women's Institute and the Methodist Ladies' Aid Association.

The subject property was deeded to Hugh Henry Anderson Sr., in 1838 as part of an indenture contract signed with early Loyalist David Cargill. Hugh Sr. built a family home immediately adjacent to the foundations of the subject structure.

Hugh Henry Anderson Jr. built 43 Main Street East in the Italianate architectural style in 1884. The hill where the subject structure stands was known as "Anderson's Hill" after property owner. By 1895, Hugh was largely focused on fruit farming and the farm on the subject lands had become known as "Mountain View Orchards." By 1900, the Anderson farm was producing grapes, raspberries, pears, plums, peaches and apples. 43 Main Street East is directly associated with mixed-use farming and the tender fruit farming industry that contributed directly to Grimsby's development in the late 19th and 20th centuries. 43 Main Street East is a reminder that the Town's Main Street corridor was largely used for agricultural purposes for over a century. The residence serves as a strong example of the scale, mass and form of dwellings that lined the historic Main Street corridor. 43 Main Street East visually illustrates the transformation of the Main Street East corridor from a primarily residential area into a commercial core. The property at 43 Main Street East is historically linked to its surroundings, being constructed on a raised area of land, east of downtown, historically known as Andersons Hill.

Hugh Jr. served on the Hamilton Provident and Loan Society as a valuator in Wentworth and Lincoln from the 1880s until his death in 1920. He also served as secretary - treasurer of the Grimsby school board for 31 years, was a tax assessor, a Town councillor, and served as the Treasurer for the Board of Directors at Grimsby Park. He was also involved in developing rail and steamboat infrastructure at Grimsby Park and served on the Board of Directors when the Lord's Day Act restricted commercial activity at Grimsby Park. The commercial restriction within Grimsby Park eventually led to the sale and change of the lands into an amusement park.

As a land valuator, Hugh Jr. was largely responsible for selling Mountain Street below the escarpment for development and was remembered as a primary influence on the "property boom" Grimsby experienced in the early 1900s.

The house was also home to Margaret Clarke Linton, a member of the Women's Christian Temperance Union, the Methodist Ladies' Aid Association, the Ladies' Aid Society, the Women's Institute, and one of the organizers of the Grimsby Ladies' Machine Gun Fund. The Machine Gun Fund was an initiative undertaken by Grimsby women, working with the 44th Regiment, to provide Lewis machine guns to Grimsbyite soldiers in Europe in 1915. The Fund successfully raised money for two Lewis machine guns, which were sent to the 89th Regiment, and also supported the British Red Cross Society and the Order of St. John

43 Main Street East held meetings for the Women's Institute and the Methodist Ladies' Aid Association. In 1903, it also served as the venue for a reception honoring Gilbert John Murray-Kynynmound Elliot—Lord Minto and Governor General of Canada—during his official visit to Grimsby.

The Heritage Attributes to be designated at 43 Main Street East include:

- 2 storey brick structure in Italianate architectural style
- Hipped roof with intersecting gables and widows walk
- Wide eaves with decorative brackets
- Round Window/vent under the front central gable peak
- Narrow arched windows with stone keystones
- Two storey bay windows
- Brick façade with brick quoining
- Stone foundation
- Symmetrical façade
- Original placement of the building (approx. 33 meters from the center of Main Street)
- Setback from Main Street East
- View of second floor of the building from Main Street East (within view cone as shown in Schedule 'C')

Schedule 'C' to By-law 25-48 Protected View that applies to the Designation

