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NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 25-49

242 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 25-49 on September 8th, 2025, which designates the building known municipally as 242 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. 25-49

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 242 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:

242 Main Street East
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 242 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.

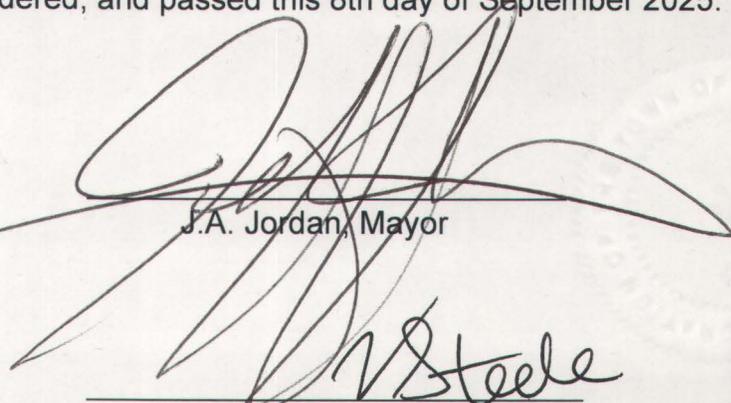
Now therefore the Council of the Corporation of the Town of Grimsby enacts as follows:

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:

242 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 25-49

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

CON 1 TO 2 PT LOT 3 GRIMSBY

Schedule 'B' to By-law 25-49

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

The structure at 242 Main Street East was originally built as the home of Albert Oscar Bowslaugh, a fruit farmer and Grimsby's last surviving veteran of the Fenian Raids. He and his wife, Sarah Jane Calder, were active members of the Order of Good Templars, both holding senior positions. Albert and Sarah Jane had deep ties to the community, including ownership of the land that hosted the Methodist Campground. After his father's death, Albert inherited the deed to the Methodist Campground land, which he eventually sold to H.H. Wylie.

Albert's father was a founder of Grimsby Park, and the Bowslaugh family played a key role in the Campground's operations. In his youth, Albert helped manage horse rotations for coaches stopping in Grimsby Beach. Albert later became an engineer with the Canadian Southern Railroad. Upon returning to Grimsby, he served as a Health Inspector and the oldest county constable in Lincoln County, known by Badge No. 2. Albert's role as the oldest county constable in Lincoln County provides insight into Grimsby Park patrons and how the local community was supervised daily. He handled police duties for both Grimsby Beach and the old Park, and also managed the Grimsby Park electrical power plant—one of the earliest in the region. Albert's management of the Grimsby Park Powerplant also provided insight into how the Methodist Campground would have been powered during the height of the organization's operation.

The property later came into the ownership of John Hewitt and his daughter and was integrated into the Deer Park Farm. Later, it was sold to Scottish immigrant and veteran Henry Dowie, who continued fruit farming on the land until 1965. Dowie's military service included joining the Royal Canadian Airforce soon after its 1924 creation, and became a permanent force instructor with the 112th City of Winnipeg Squadron. In 1938, Henry secured an officer's commission with the Royal Canadian Air Force (RCAF) and served in the organization throughout the Second World War. In 1945, he was awarded the Order of the British Empire, and in December of that year moved to Niagara. When Howie purchased the subject lands, a portion of the purchase was paid for by the Veterans Land Act (1942), for his time in service. Dowie was an executive of the Peach Kings from 1946-1949 during that time he helped to lead the team to become Intermediate Level Champions. He was also a member of the Lions' Club and of the local Legion branch and was one of the volunteers who solicited donations for the West Lincoln Memorial Hospital following the Deer Park Hospital fire.

The structure at 242 Main Street East is associated with the long-standing agriculture use of the Main Street East corridor, contributing to several separate farm operations. The property was home to three different farms over 90 years. These farms included Bowslaugh Farm, Deer Park Farm, and Harry Dowie's Farm from as early as 1871. This property provides insight into how families utilized their farm parcels, often leading to the construction of additional dwelling units for family members as generations matured into adulthood while working on the farm. The original farm included both 242 Main Street West as well as the original family home built by the family patriarch, John B. Bowslaugh located at what is now 245 Main Street East. The property is associated with experimental farming practices and the innovative development of the Bowslaughs Late, a peach varietal named for its late fruiting season.

The structure at 242 Main Street East is important in maintaining and supporting the character of the Main Street East corridor. The mass, scale and form of the subject structure, is an example of a vernacular Ontario farmhouse constructed during the Victorian era. The Main Street East setback from the dwelling supports the historic character of the area as an agricultural landscape. This farmhouse estate are surviving examples of the area's 19th and 20th century agricultural history and visually illustrates the development that occurred during the height of the farming industry. The historic estates visually illustrates the scale of the original farming operation conducted by the Bowslaugh family and serves as strong

example of an original farm that stretched across the old arteria road, originally extending to both the north and south side of Main Street East.

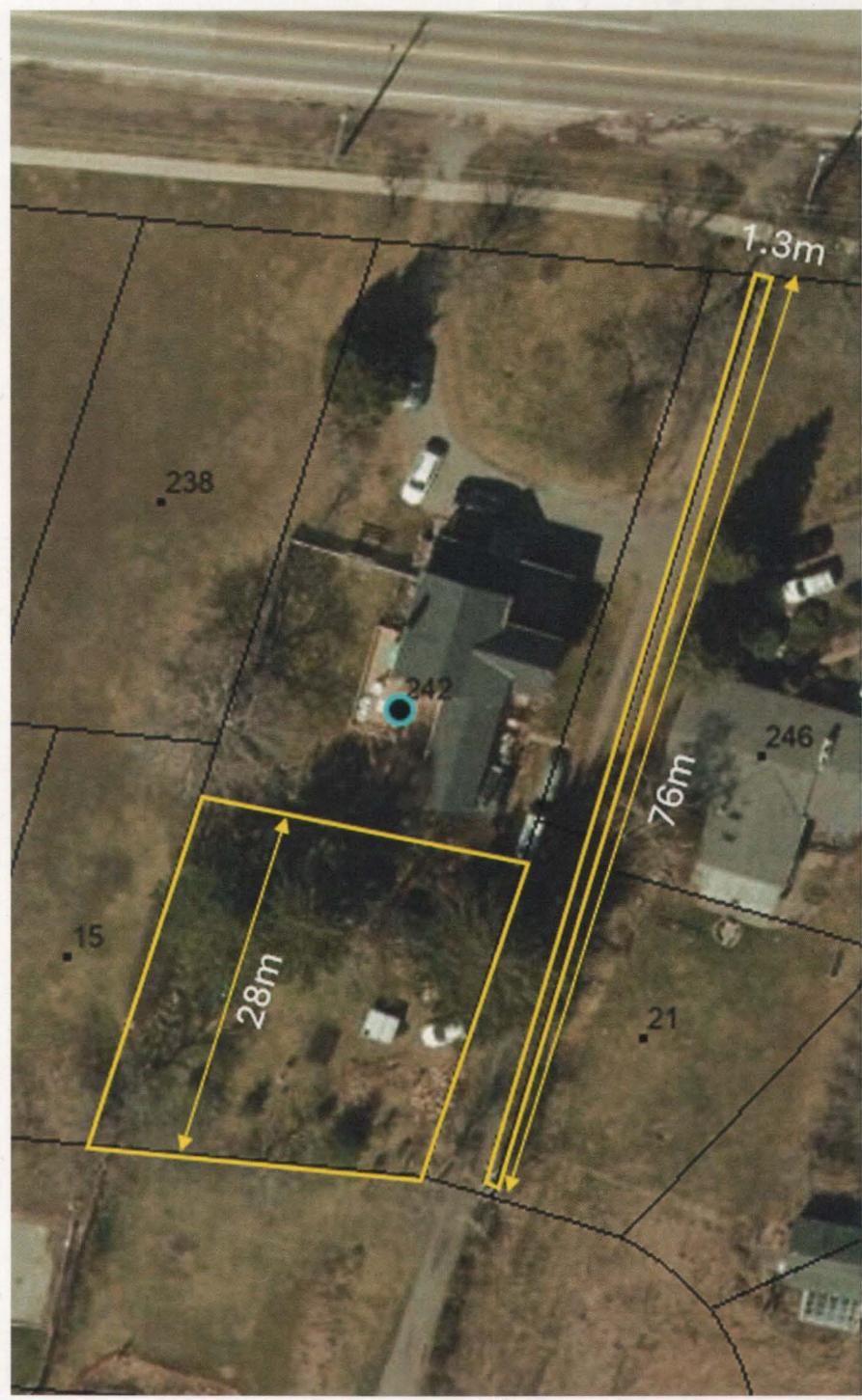
The Heritage Attributes to be designated at 242 Main Street East include:

- The Lands recognized as an attribute to support the property's character include: 26.8m of frontage on Main Street East x 49m depth from Main Street East
- 1-1/2 Storey Vernacular Victorian Era Exterior
- Intersecting gable roofs
- Wooden soffits and fascia
- General form of rear addition
- Window and door openings
- Stone foundation
- Set back from Main Street East
- Proximity to family patriarch John Bowslaugh's House at 245 Main Street East

The Heritage Attributes not to be designated at 242 Main Street East include:

- *Excluding the rear yard of the property -28m from Teeter Place to the South (See Schedule 'C')*
- *Parcel to the East of the Dwelling measured as 76m x 1.3m (See Schedule 'C')*
- *Outbuilding(s)*

Schedule 'C' to By-law 25-49
Photo of the area not to be designated (yellow areas) - 28m rear yard from Teeter Place
& Parcel measuring 76m x 1.3m.



Charbmore
KINGSTON, ONTARIO