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June 14<sup>th</sup>, 2023

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 23-50

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Please find the Notice of Passing – Heritage Designation By-law 23-50 enclosed for the property at 122 Main Street East.

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)

**RECEIVED**  
2023/06/19  
(YYYY/MM/DD)  
Ontario Heritage Trust



## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-50**

**122 Main Street East, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 23-50 on June 12<sup>th</sup>, 2023 which designates the building known municipally as 122 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 Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of June 12<sup>th</sup>, 2023.

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: July 15<sup>th</sup>, 2023**

The Corporation of the Town of Grimsby

By-law No. 23-50

A by-law designate the Property located at  
122 Main Street West, as a feature or  
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;

**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:

122 Main Street East  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at **122 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.

**COUCIL 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:

122 Main Street West  
Town of Grimsby  
The Regional Municipality of Niagara

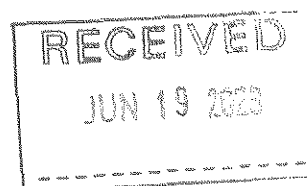
2. That the Town solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule "A" attached hereto at the Land Registry Office.

READ A FIRST TIME this 5<sup>th</sup> day of June, 2023.

READ A SECOND AND THIRD TIME AND FINALLY PASSED this 5<sup>th</sup> day of June, 2023.

\_\_\_\_\_  
J.A. Jordan, Mayor

\_\_\_\_\_  
B. Dunk, Town Clerk



Schedule 'A' to  
By-law 23-50

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

PT LT 7 CON 2, North Grimsby (FMLY PCL 3), as in RO385903 ; GRIMSBY

Schedule 'B' to  
By-law 23-50  
Statement of Significance  
And Description of extent of the features  
To which the designation applies

**Statement of Cultural Heritage Value or Interest**

The dwelling built in 1897 at 122 Main Street East was constructed with clay brick construction and sits on a cut stone foundation. The window openings feature segmental arches with header brick detailing above the voussoirs. The original window openings are completed with cut stone sills and some of the original wood windows still remain. The front façade of this structure is dressed with a wrap around porch, decorative fretwork and a unique double stacked porch over the original entry way. The entrances contain the original wood carved doors. The roof line of this structure is quite ornate with matching chimneys on either side of the hipped roof and an additional chimney in the rear of the structure. The historic fish scale slate tiles can still be found on the wraparound porch and the stacked porch. The chimneys have decorative stepping details and seem to be in excellent condition. The mortars used on this structure were likely lime based and are quite soft to complement the kiln fired red clay brick construction. The foundation was constructed from cut stone and placed in a course formation that would have again been paired with a complementary lime based mortar.

The dwelling at 122 Main Street East has a high degree of craftsmanship and artistic merit. The dwelling acts as an excellent example of the style of housing historically found along the Main Street East corridor at the end of the 19<sup>th</sup> Century. The ornate details on the dwelling visually illustrate the prosperity of the tender fruit farming industry. Notable features include the double decker porch and ornately crafted turned columns, fretwork, spindles and railing.

This dwelling has direct association with a theme and activity that is significant to the Town of Grimsby. The dwelling at 122 Main Street East provides insight into the successful tender fruit farming industry that put the Town of Grimsby on the map. The development of the farm house estates along Main Street is also directly linked to the introduction of the HG& B electric railway that provided an opportunity for produce to be shipped further and faster than ever before. The substantial fruit industry also provided an opportunity for the community to advance and contributed directly to the wealth and prosperity within the Town during the height of the fruit farming industry.

The property has the potential to yield, or has the potential to yield information that contributes to an understanding of a community or culture. The estate at 122 Main Street East is an excellent example of an intact prosperous farm from the end of the 19<sup>th</sup> century.

The dwelling at 122 Main Street East is significant in supporting the character of Main Street's Council identified Cultural Heritage Landscape. The scale, materials, and setbacks of the historic structure contribute to the style of farm houses that were historically found along this historic Main Street corridor.

The dwelling at 122 Main Street East is physically, functionally, visually and historically linked to its surroundings as it contributes to the Council identified Cultural Heritage Landscape along the historic Main Street corridor. The scale, mass and form of the historic dwelling contributes to the cohesive collection of traditional farm house estates that continued to fill the significant streetscape as the Main Street developed, and further as the prosperity of the fruit industry heightened. The remaining farm house estates act as vestiges of the past that visually depict the successful tender fruit industry.

**HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Heritage Attributes to be designated at 122 Main Street East includes:

- Exterior clay brick construction with stretcher bond
- Original window openings
- Wood windows – one over one pane division with a segmentally arched top sash
- Original doorways
- Wood doors with wood detailing and inserted glass panel
- Cut stone sill and lintels
- Cut stone foundation – cut stone foundation is placed in a coursed formation and paired with a lime based mortar
- Wrap around and stacked wood porch, porch fretwork & porch roof line (fish scale slate shingles)
- Roof line
- Stepped clay brick chimneys
- Front facing secondary gable
- Setback from Main Street East

