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October 26<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 23-82

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Please find the Notice of Passing – Heritage Designation By-law 23-82 enclosed for the property at 470 Main Street West.

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)





## **NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-82**

**470 Main Street West, Grimsby, ON**

**TAKE NOTICE** that Grimsby Town Council passed Designation By-law 23-82 on October 16<sup>th</sup>, 2023 which designates the building known municipally as 470 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 Designate the Property and Town Council passed the bylaw designating 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 Bonnie Nistico-Dunk, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of October 26<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: November 25<sup>th</sup>, 2023**



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-82

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 470 MAIN STREET  
WEST, 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:

470 Main Street West  
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 470 Main Street West 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:

470 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, considered, and passed this 16th day of October, 2023.

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J.A. Jordan, Mayor

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B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 23-82

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

PT LT 19, CON 1 North Grimsby ; PT LT 19 CON 2, North Grimsby, (FMLY PCL 1); PT ROW BTN CONS 1 & 2, North Grimsby (CLOSED BY BY-LAW

Schedule 'B' to By-law 23-82  
Statement of Significance and Description of Extent of the Features to which the  
Designation Applies

**Statement of Cultural Heritage Value or Interest**

The structure at 470 Main Street West is a rare, unique, and representative example of a style. The house at 470 Main Street West was built between 1816-1851. The house is a two storey structure built with rubble stone, from the surrounding fields. The walls of the house are made of two layers of stone paired with a rubble core, creating a very thick and strong building envelope. The house features a gable roof and matching chimney at each gable end, which is a traditional attribute of the Georgian architectural style. The current property owners have restored the chimneys with a traditional rendered plaster.

The front façade of the stone Georgian structure is symmetrical, with 5 bays and a central front entrance. Shutters made from modern materials and stone sills surround the original window openings. The front door surround has wooden pilasters separating the original multi-pane divided side lites from the door and features original inset wooden panels. The front and side porch were later additions to the residence. The stone used on the front porch columns is slightly larger than the stone used in the main structure, both the porch and residence have been re-pointed with raised ribbon tuck pointing. Most likely at the time of construction the front façade would not have had any porches, as this was uncommon in the Georgian period.

The residence shows a high degree of craftsmanship. The house was constructed between 1816-1851, by members of the Nelles, Bingle, and Waddell families. Thomas Waddell was involved in the construction of Nelles Manor, and was one of few individuals capable of constructing a stone Georgian home of this style and caliber within Grimsby at the time.

The property has direct associations with Benjamin Wilcox one of the first United Empire Loyalists to settle within the town as well as the Nelles, Bingle, Waddell and Doran Families.

Benjamin Willcox and his wife Elsey came to Canada from New Jersey in 1788, they settled on Lot 19 Cons 1 & 2, land that was granted to him from the Crown after petitioning to the government. Benjamin immediately after settling became heavily involved in community affairs, He served on the town council as the surveyor of roads.

Thomas Waddell was known as one of few individuals capable of constructing a stone Georgian home during the early to mid 19<sup>th</sup> century within Grimsby. Evidence suggests that the residence was likely constructed between 1816-1831, by members of the Nelles, Bingle, and Waddell families. Before eventually being sold to the Doran family in 1851.

Sylvester Doran and his wife Elizabeth came to Canada in 1818 from Carlow Ireland, they settled in Grimsby. The Doran's did not purchase the Georgian home at 470 Main Street West until 1851.

470 Main Street West is one of the oldest surviving buildings between Hunter Road and Oaks Road North. 470 Main Street West is an integral part of the evolution of the Main Street West corridor, this structure's early construction provides a greater understanding of how our community developed following the war of 1812. The property has evolved with each property owner with a notable history as working fruit farm and successful bed and breakfast. While the property's use evolved, the residence continued to house many of Grimsby's important families.



470 Main Street West is physically and historically linked to the property as the structure was originally built out of the rubble stone found on the property.

**HERITAGE ATTRIBUTES TO BE DESIGNATED**

The Heritage Attributes to be designated at 470 Main Street West includes:

- Georgian Architectural Style and Proportions
- Reinstated Georgian Style Eave Returns with new materials (Reproduction)
- Stone Exterior Paired with a Lime Based Mortar
- Raised Ribbon Tuck Pointing
- Set-Back From Main Street West
- Original Door Openings and Window Openings
- Flat Top Stone Voussoirs over the Windows and Doors
- Chimneys Projecting from the Gable Ends (Plaster Rendering - Reproduction)
- Original Front Door Surround and Side Lites
- Cut Stone Window Sills (On Front Windows Only)
- Cut Stone Front Porch Columns and Railings
- Side Porch Flat Roof Structure

