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October 26th, 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 23-83

Please find the Notice of Passing – Heritage Designation By-law 23-83 enclosed for the property at 482 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





NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-83

482 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-83 on October 16th, 2023 which designates the building known municipally as 482 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 26th, 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

Last date to file Notice of Objection: November 25th, 2023



THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-83

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 482 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:

482 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 482 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:

482 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.

J.A. Jordan, Mayor

B. Nistico-Dunk, Acting Town Clerk

Schedule 'A' to By-law 23-83

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

PT LT 20 CON 1, North Grimsby, as in RO716057; PT PT1, 30R-602; GRIMSBY

Schedule 'B' to By-law 23-83
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 482 Main Street West is a rare, unique, and representative example of the Ontario Regency Cottage style of architecture. 482 Main Street West is a one and a half storey house built with structural brick exterior walls, laid in a Flemish Bond pattern. Some key Regency style attributes include: the hipped roof with a front facing gable, gabled dormers, brick façade, the symmetrical fenestration and openings, the semi elliptical window, two pairs of slim French doors, the front entrance, the slim sidelights and transom, the verandah with slim columns and gingerbread detailing, and the long dramatic setback.

The structure at 482 Main Street West displays a high degree of craftsmanship. The regency style cottage at 482 Main Street West was built from hand made bricks with red clay that was most likely found in the surrounding area. The home would have been custom designed at the time of construction and intended to signify the wealth of the original owners.

482 Main Street West has direct associations with important figures in Grimsby's past. The property was originally granted to Levi Lewis (Sr.), he came in Canada in 1787 among the other United Empire Loyalists, Levi (Sr.) brought with him, his wife, three sons, two horses, and four cows. Levi Sr. settled on lot 20 cons 1 & 2 in Grimsby.

The property is associated with the Smith family, a very notable and important family within the Niagara Region. John Smith arrived in Canada along with other loyalist families in 1787. The ticketed location that John Smith received was Lot 17, Concessions I and II in Grimsby Township. John Smith was married to Hannah, daughter of Benjamin and Elsey (Lanning) Wilcox. John was a respected citizen within the Township of Grimsby and with his well-educated background took it upon himself to help other settlers in the community by writing letters and legal papers. From 1792 to 1800 John Smith's name is visible on the Grimsby Township Council serving such roles as Pound-keeper, Assessor, Collector, and Town Warden.

Isaac Smith is the oldest son of John Smith, born in New Jersey in 1779, he married Elizabeth the daughter of Andrew & Sarah Pettit in 1804. Isaac and Elizabeth settled on lot 20 concession 1 & 2, they lived in a log cabin and had 10 children before Elizabeth died in 1832. Isaac remarried in 1834 to Elizabeth Issac, the widow of John Foster. Isaac passed in 1840. His son Isaac (Jr.) born in 1823, married Mary Anne daughter of John W. Smith in 1846 and built the brick house at 482 Main Street West when he inherited his father's farm.

Charles Albert Smith, a son of Isaac Smith (Jr.) inherited his father's working farm and farmhouse, he married Emma Dora Book, and they had a daughter together. Charles's grandmother was Elizabeth Pettit, daughter of Andrew and Sarah Pettit, he became a very well-known local fruit grower within the township. Charles was so well known within that community that the regency style cottage at 482 Main Street West became known as Cap's Cottage.

Both the Lewis and Smith families have left lasting legacies within the Niagara Region. The Lewis family has notable structures within the Winona area, and the Smith family has ties to E.D. Smith and Sardis Smith both who have left lasting legacies within the tender fruit farming industry.

482 Main Street West is visually and historically linked to its surroundings. The brick structure with its deep setback has largely remained unchanged since its

construction in circa 1847. 482 Main Street West is one of the oldest brick structures within the Town of Grimsby.

HERITAGE ATTRIBUTES TO BE DESIGNATED

The Heritage Attributes to be designated at 482 Main Street West includes:

- 1 ½ Storey Regency Style Cottage
- Regency Architectural Style Features
- Hipped Roof with Front Facing Gable
- Dormers
- Semi Elliptical Window
- Brick Façade, Laid in a Flemish Bond Pattern
- Cornice with a Dentil Molding Detail Below The Soffit
- Cornice with Dentil Molding Detail on the Verandah (Reproduction)
- Wide Verandah with Gingerbread Detailing and Slim Columns (Reproduction)
- Two Pairs Of Slim French Doors on the Front Facade
- Centered Front Entrance With Wooden Sidelights and Transom,
- Wooden Shutters
- Original Lightning Rod
- Wooden Cross and Bible Front Door
- Stone Foundation
- Setback from Main Street

