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April 25th, 2024

10 Adelaide Street

Toronto, Ontario

M5C 1J3

Attention: Ontario Heritage Trust

To whom it may concern,

RE: Notice of Passing – Heritage Designation By-law 24-23

Please find the Notice of Passing – Heritage Designation By-law 24-23 enclosed for the property at 23 Mountain Street, Grimsby, ON.

Please do not hesitate to contact me if you have any questions.

Take care,

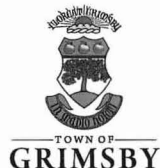


Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
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Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-23

23 Mountain Street, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 24-23 on April 15th, 2024, which designates the building known municipally as 23 Mountain Street., 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 April 25th, 2024.

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: May 25th, 2024

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-23

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 23 MOUNTAIN STREET, 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:

23 Mountain Street
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 23 Mountain Street 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:

23 Mountain Street
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 15th day of April, 2024.


J.A. Jordan, Mayor


V. Steele, Town Clerk

Schedule 'A' to By-law 24-23

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

LT 119, Corporation Plan 4; GRIMSBY

Schedule 'B' to By-law 24-23
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

The structure at 23 Mountain Street was built in circa 1855 in the Italianate architectural style with Neo-Classical influences. The key identifying Italianate features of 23 Mountain Street include the wide eaves with corbels, the eave returns, the bay window with decorative trim, the window openings with peaked window lintels, and the two-storey porch with Tuscan fluted columns. The Neo-Classical influences include the symmetrical façade, low-pitched gable roof, the front entrance configuration, and windowpane divisions.

This structure was well ahead of its time and was considered unique within the Ontario landscape during the mid-1850s. The style was eventually promoted by The Canada Farmer Journal in 1865, ten years after the construction of the dwelling. The introduction of this style provided a classical and symmetrical alternative to the Gothic Cottage.

23 Mountain Street has direct associations with the notable Grout Family. Reverend George Grout was the third Minister to St. Andrew's Church and the father of John Henry Grout. John Grout went on to establish the Grout Foundry in Grimsby and built the dwelling at 23 Mountain Street.

John served as the first Reeve of Grimsby when it was incorporated as a village in 1876 and became sole proprietor of the Grout Agricultural Works in 1864, while living at 23 Mountain Street. The Agricultural Works were located at the corner of Mountain and Elm Street and became very well known for their farm equipment which they both produced and invented. A very well known and celebrated invention of John Grout was the Sulky Plow, which allowed the farmer to ride the plow instead of having to walk behind it. The invention won prizes at the Dominion Industrial Exhibition in Toronto, the Great Central Fair in Hamilton and the Monck Agricultural Fair. John's son went on to join his father at the Agricultural Works and built the dwelling at 19 Elm Street.

The structure at 23 Mountain Street was built at a time when the Foundry was at its height of production. This dwelling is a strong example of the type of affluent & early housing being built within the Town of Grimsby for wealthy tradesmen. The historic dwelling at 23 Mountain Street supports the character of the area along the Mountain Street corridor and provides a greater understanding of how the corridor and Town evolved.

The structure has a strong tangible link to both the Grout Foundry and the Grout Family, being built to serve as the household for the Grout family during the height of the Grout Foundry's operation and acts as a strong tangible link to this important industry that once filled the Mountain Street corridor.

The Heritage Attributes to be designated at 23 Mountain Street include:

- Low Pitched Roof Line
- Eave Returns
- Wide Eaves with Corbels
- Two Storey Symmetrical Design
- Bay Window
- Single Central Front Entrance
- Window Openings with Tapered Window Lintels
- Front Door with Side Lights and Transom
- Stone Foundation

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