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January 4th, 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 23-97

Please find the Notice of Passing – Heritage Designation By-law 23-97 enclosed for the property at 332 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

Received

JAN 04 2024

Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 23-97

332 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 23-97 on December 4th, 2023 which designates the building known municipally as 332 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 January 4th, 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: February 3rd, 2024

THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 23-97

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 332 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:

332 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 332 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:

332 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 4th day of December, 2023.

J.A. Jordan, Mayor

B. Nistico-Dunk, Town Clerk

Received

JAN 04 2024

Schedule 'A' to By-law 23-97

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

PT LT 15 CON 2, North Grimsby (FMLY PCL 20), as in RO724872; PT 1, 30R 12098; GRIMSBY

Schedule 'B' to By-law 23-97
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

The structure at 332 Main Street West is representative of the Italianate architectural style. Italianate architecture in Ontario gained popularity from the 1850s-1900's. The style followed the same principals of classical architecture, which was utilized in early Canada to bring order, stability, and authority to areas with developing governments. Key identifying features of the structure include: two storey stature, hipped roof, brick chimneys, dentil moldings, heavy cornice, decorative rosette in the front gable peak, tapered window and door headers, full width front porch with upstairs balcony, the exterior clapboard siding, and the setback from Main Street West.

332 Main Street West is associated with the United Empire Loyalist Pettit family. Andrew Pettit and his brother were the first Pettit's to settle in Grimsby. In 1780 Andrew married Sarah Smith and settled on a small farm near the Log Gaol. After the Revolutionary War ended the British Government offered protection and 100 acres of land in Canada for loyal subjects, so in 1787 Andrew and Sarah with their three kids gathered their things and begun the trek with some forty odd families to Upper Canada. On July 2nd 1787 Andrew and Sarah settled on what would become Lot 15, Cons 1 and 2.

Andrew had 10 children with Sarah and started to buy up land around his initial 100 acres. Andrew was the driving force in establishing a church in Grimsby. Andrew was clerk of the Grimsby Township Council from 1792 until 1819 when he died. Before Andrew passed he donated 20 pounds to the erection of a new stone church. Unfortunately, he wasn't able to see it through, but the community decided to name St. Andrews Anglican Church after him and Saint Andrew.

Andrew Hamilton Pettit was the son of Andrew Jr. and grandson to Andrew Pettit. Andrew married Sarah Pamela Nixon in 1857 and built the subject structure "Green Trees" around 1860. The house was built on the land originally granted to Andrew Pettit in 1787.. It's believed that this house was located in close proximity to the site of Andrew Pettit's original log cabin.

During WWII Green Trees was used as a very successful guest home, and the veranda was enclosed at the east end to hold a shop where antiques were sold. The proceeds from this venture were given to the war effort.

The historic dwelling at 332 Main St West is representative of the age and architectural style that was historically found along the historic corridor. Historically these dwellings lined the Main Street West corridor, many being constructed during the height of the farming industry. The location of the house on Main Street West provides insight into the early development within Grimsby. The prosperity of the farming industry led to higher quality and varying styles of nineteenth and early twentieth century homes being constructed within this portion of Main Street. Before the Great War and the Great Depression, the Town of Grimsby had a large influx of industry and fruit farming that helped define its local character. The scale, mass and form of the historic dwelling at 332 Main Street West contributes to that character of the Main Street West corridor.

332 Main Street West is physically, functionally, visually, and historically linked to its surroundings. Built in the 1860's, the land surrounding the structure was used as livestock farmland that transitioned to fruit farming. Andrew Hamilton was a pioneer in the fruit growing industry, he was a specialist in the development of apples and peach culture. He held in a position with the Dominion Government in respect to fruit, he also represented the Ontario Government at the World's Fair in 1893. This connection to Grimsby's early fruit farming industry historically connects the structure to the surrounding property. This dwelling visually illustrates the wealth and prosperity within the Town during the height of the tender fruit industry. Before the Great War and the Great Depression, the Town of Grimsby had a large influx of industry and fruit farming that helped define its local character.

The Heritage Attributes to be designated at 332 Main Street West include:

- Two storey structure
- Hipped roof

- Both brick chimneys
- Dentil moldings
- Heavy cornice with inset-panel soffit
- Decorative rosette in the front gable peak
- Window and door openings
- Tapered window and door headers
- Full width front porch with upstairs balcony
- The exterior clapboard siding
- Setback from Main Street