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March 21st, 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 24-13

Please find the Notice of Passing – Heritage Designation By-law 24-13 enclosed for the property at 326 Main Street West.

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

Take care,

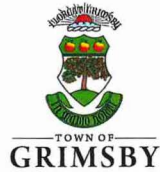


Garrett France-Wyllie
Heritage Planner
Planning Department
Town of Grimsby | 905-945-9634 X.2103
gfrance-wyllie@grimsby.ca

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MAR 22 2024

Ontario Heritage Trust



NOTICE OF PASSING - HERITAGE DESIGNATION BYLAW 24-13

326 Main Street West, Grimsby, ON

TAKE NOTICE that Grimsby Town Council passed Designation By-law 24-13 on March 4th, 2024 which designates the building known municipally as 326 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 Victoria Steele, Town Clerk, P.O. Box 159, 160 Livingston Avenue, Grimsby ON, L3M 4G3. Within thirty days of March 21st, 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: April 20th, 2024

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THE CORPORATION OF THE TOWN OF GRIMSBY

BY-LAW NO. 24-13

A BY-LAW TO DESIGNATE THE PROPERTY LOCATED AT 326 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:

326 Main Street West
Grimsby, ON

and upon the Ontario Heritage Trust, notice of intention to designate the property at 326 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:

326 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 March, 2024.

J.A. Jordan, Mayor

V. Steele, Town Clerk

Schedule 'A' to By-law 24-13

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

BLK 83, PL 30M-391; GRIMSBY

Schedule 'B' to By-law 24-13
Statement of Significance and Description of Extent of the Features to which the
Designation Applies

The structure at 326 Main Street West is a unique, and representative example of the Queen Anne architectural style. 326 Main Street West is a two and half storey brick house built in the Queen Anne style of architecture. Some of its key physical attributes include the gabled dormers, steeply pitched hip roof, square tower, smooth red brick facade, double chimney, and arched wooden doors with glazing and raised panels. Queen Anne architecture was a prominent building style between 1870 and 1910 that became popularized by upper to middle-class families who desired grand and opulent homes for their families. Queen Anne architecture does not typically have one distinct set of criteria, but instead incorporates a little of everything and often in excess.

The segmental brick arch lintels above the doors and windows as well as the L-shaped wrap-around porch are both common construction methods seen in Queen Anne architecture.

326 Main Street West is directly associated with the Pettit Family.

Andrew Pettit was one of the first United Empire Loyalists who settled in Grimsby in 1797. Andrew was a recipient of a Crown land grant and was granted land in cons 1 and 2 on lot 15. Andrew settled with his wife Sarah and three young children. Andrew Pettit was the driving force behind the founding of the first Anglican church in Grimsby. Before the church was constructed, Andrew held masses in his house. In 1792 Andrew started to serve on council and did so until his death in 1819. When the Town had finally raised enough money to build a stone church they named it after both Saint Andrew as well as Andrew Pettit, this was a testament to the impact Andrew had within the community. The church building is still known as St. Andrew's Anglican Church and is located along Main Street West.

Andrew Pettit Jr was the third son of Andrew and Sarah (Smith) Pettit, he was born in Grimsby on October 22nd, 1790. Andrew was educated in the log school built on his father's land. During the war of 1812 Andrew Pettit Jr. served with the 4th Lincoln Regiment and teamed for the army, Andrew married Mary Young in 1815.

Andrew Hamilton Pettit was born April 12th, 1836, to parents Andrew Jr and Anna Muir. Andrew married Sarah Pamela Nixon and lived on the land first granted to Andrew Pettit (Lot 15 Con 1). Andrew built the home at 332 Main Street West called "*Green Trees*" in the mid-1880s. Andrew Hamilton Pettit was a pioneer in the fruit growing industry, specializing in the growing of apples and peaches, and held a position as Secretary of the Central Farmers Institute of Ontario. Andrew represented the Ontario Government at the World Fair in 1893.

William Hamilton Pettit built the red brick house at 326 Main Street West. William Hamilton followed in his fathers footsteps to become a fruit farmer of tender fruit and helped his father at 332 Main Street West. William married Mabel Isabel Nelles, the couple also built 83 Main Street West and in their later years, their daughter Marion stayed home to nurse her parents. After their deaths Marion continued to nurse several elderly patients in her home before selling. The house was later named "Kilean Lodge".

The Pettit family was one of the first Loyalist families to settle within the Forty and were quite influential in the development and growth of Grimsby.

The historic dwelling at 326 Main Street West is representative of the age, scale, mass, form and architectural style that was historically found along the historic

Main Street West corridor. This heritage dwelling visually illustrates the wealth and prosperity within the Town during the height of the tender fruit industry.

326 Main Street West is physically and visually linked to its surroundings. The large Queen-Anne structure remains largely unchanged on the façade fronting Main Street West. The building maintains its original deep setback from Main Street West, this is an invaluable attribute found on other prosperous tender fruit farming estates within the Town. The structure was built by descendants of the Loyalist Pettit family, on a portion of the original Pettit Crown land grant.

The Heritage Attributes to be designated at 326 Main Street West include:

- Queen Anne Architectural Style Elements
- Two and Half Stories
- Tall Red Brick Chimneys with Decorative Details
- Gabled Dormers
- Steeply Pitched Hip Roof
- Square Turret
- Brick Facade
- Segmental Brick Arch Lintels
- Window and Door Openings
- Arched Wooden Front Door with Glazing and Raised Panels
- L-Shaped Wrap-Around Two Storey Porch with Pairings Of Tuscan Columns
- Brick Porch Column Piers with Decorative Brick Panels

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