

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE
BY-LAW NO. 4863-16**

(421 Hunter Road, Roll No. 26270200091260000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS,
LOCUST GROVE, 421 HUNTER ROAD, IN THE TOWN OF NIAGARA-
ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF
CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the Lake has caused to be served on the owner of the lands and premises known as Locust Grove, 421 Hunter Road, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as Locust Grove, 421 Hunter Road in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Foundation and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 29TH DAY OF FEBRUARY, 2016.



LORD MAYOR PAT DARTE



TOWN CLERK HOLLY DOWD

SCHEDULE 'A'

PIN: 46411-0050 (LT)

Legal Description:

Part Lot 77 Plan M11, Part 1 30R-11935, PT M11 is not a Plan of Subdivision within the meaning of the Planning Act; S/T Easement RO32698; T/W Easement over Part 2 30R-11269 in favour of Part 1 30R-11935 as in NR86030 Niagara-on-the-Lake

SCHEDULE 'B'

421 Hunter Road, ca 1820, Locust Grove

Description of Property

421 Hunter Road, 'Locust Grove,' has a two-storey residence that sits on a large lot between Hunter Road and Niagara Stone Road in Niagara-on-the-Lake's agricultural area.

Statement of Cultural Value or Interest

The heritage value of the property lies in the fact that this property has direct ties to early settlers in the area and the War of 1812. The original 1,000 acre estate that came to be called Locust Grove, was granted to Jacob Ball, one of Butler's Rangers, by the British Crown in 1782. The original farmhouse was burned by American forces in December 1813 during the War of 1812. The surrounding farmland, being right on the edge of the woods, was twice a battlefield during the war.

A large two-storey residence was re-built on the same property ca 1820 by Jacob's son, George Ball. Locust Grove became one of the most renowned country mansions in Upper Canada. A description of the interior of the ca 1820 building by George Ball's daughter demonstrates its unique grandeur in the area.

The building suffered major fires in 1904 and 1934. In the 1940s the dwelling became a dormitory for students of what would become Eden Christian College. The current residence has been restored to the 1890s form based on early photographic and written evidence. The few remaining ca 1820 components of the house appear to include the foundation, parts of the brick front wall and the stone arch over the front door.

Description of Heritage Attributes

Key attributes that embody the heritage value of 421 Hunter Road as one of the earliest manor houses in Niagara-on-the-Lake include the:

- Entire exterior of the building including the form and massing which has been restored to its early form, the window lug sills and stone arch over the front door
- Original stone foundation
- Original brick front wall
- Centre hall floor plan and main staircase

N.B. A pencil sketch by Julia Ball, completed in 1850, depicts William Ball's home immediately to the right of Locust Grove. It seems a smaller and more common house; it is no longer present. A smoke house and bake ovens also stood on the property with the ca 1820 dwelling.