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### Properties

**PIN**                      64177 - 0121    LT

☒ Affects Part of Prop

**Description**        PT OF THE GORE LYING W OF LT 35 CON BROKEN FRONT LAKE ERIE BERTIE; PT  
LT 35 CON BF LAKE ERIE BERTIE PT 5 ON 59R8890; FORT ERIE

**Address**              400 HOLLOWAY BAY ROAD SOUTH  
FORT ERIE

**RECEIVED**  
2025/04/14  
(YYYY/MM/DD)  
Ontario Heritage Trust

### Applicant(s)

This Order/By-law affects the selected PINs.

**Name**                      THE CORPORATION OF THE TOWN OF FORT ERIE

**Address for Service**    1 Municipal Centre Drive  
Fort Erie, ON L2A2S6

This document is being authorized by a municipal corporation The Corporation of the Town of Fort Erie by Wayne Redekop, Mayor and Peter Todd, Town Clerk..

This document is not authorized under Power of Attorney by this party.

### Statements

This application is based on the Municipality By-law See Schedules.

### Signed By

Jayne Nahachewsky

Legal Services, 1 Municipal  
Centre Dr.  
Fort Erie  
L2A 2S6

acting for  
Applicant(s)

Signed    2025 04 02

Tel            905-871-1600

Email        JNahachewsky@forterie.ca

I have the authority to sign and register the document on behalf of the Applicant(s).

### Submitted By

TOWN OF FORT ERIE

Legal Services, 1 Municipal Centre Dr.  
Fort Erie  
L2A 2S6

2025 04 02

Tel            905-871-1600

Email        JNahachewsky@forterie.ca

### Fees/Taxes/Payment

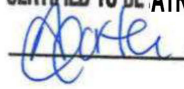
**Statutory Registration Fee**                      \$70.90

**Total Paid**    \$70.90

### File Number

**Applicant Client File Number :**                      BY-LAW HERITAGE PT 400 HOLLOWAY BAY RD S

THE CORPORATION OF THE TOWN OF FORT ERIE  
CERTIFIED TO BE A TRUE COPY



CLERK



## The Corporation of the Town of Fort Erie By-law 108-2024

### Being a By-law to Designate Part of 400 Holloway Bay Road South as Being of Cultural Heritage Value or Interest

**Whereas** Section 29(1) of the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to pass a by-law to designate a property within the municipality to be of cultural heritage value or interest; and

**Whereas** at the Council-in-Committee meeting held on July 8, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-34-2024 to designate Part of 400 Holloway Bay Road South under the Ontario Heritage Act; and

**Whereas** in accordance with subsection 29(3) of the Ontario Heritage Act, Council of the Town of Fort Erie has caused to be served upon the owners of the lands municipally known as Part of 400 Holloway Bay Road South and legally described in accordance with "Schedule A" and upon the Ontario Heritage Trust, a Notice of Intention to Designate the property as being of cultural heritage value or interest, and has caused the Notice of Intention to Designate to be published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie; and

**Whereas** it is deemed desirable to designate Part of 400 Holloway Bay Road South as having Cultural Heritage Value or Interest, under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended;

**Now therefore** the Municipal Council of The Corporation of the Town of Fort Erie enacts as follows:

1. **That** the property legally described in accordance with "Schedule A" and municipally known as Part of 400 Holloway Bay Road South is hereby designated as having cultural heritage value or interest for architectural, historical, and contextual attributes and reasons under the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, for the reasons set out in the Statement of Significance attached as "Schedule B" and forming part of this by-law.
2. **That** the Clerk of the Town is authorized to affect any minor modifications, corrections or omissions, solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Read a first, second and third time and finally passed this 18th day of November 2024.



Mayor



Clerk

**Schedule “A” to By-law Number 108-2024**

**LEGAL DESCRIPTION**

**Part of 400 HOLLOWAY BAY ROAD  
SOUTH**

**Legal Description**

Part of 400 Holloway Bay Road South is legally described as Part of Lot 35 and Part of the Gore West of Lot 35, Broken Front Concession, Lake Erie, Being Part 5, 59R8890, in the Town of Fort Erie.

## **Schedule “B” to By-law Number 108-2024**

### **STATEMENT OF SIGNIFICANCE**

#### **Part of 400 HOLLOWAY BAY ROAD SOUTH**

##### **Description of the Property**

The property is municipally known as Part of 400 Holloway Bay Road South and is legally described as described as Part of Lot 35 and Part of the Gore West of Lot 35, Broken Front Concession, Lake Erie, Being Part 5, 59R8890, in the Town of Fort Erie.

Part of 400 Holloway Bay Road South is a large parcel of approximately 25 acres, bordering the south shore of Lake Erie. This property contains multiple structures, with five facing Holloway Bay Road South and others located along private roadways. Situated on the property is a two-and-a-half-storey frame house built in the Queen Anne style, and constructed between 1871 and 1891.

##### **Statement of Cultural Heritage Value or Interest**

Part of 400 Holloway Bay Road South is a representative example of the Queen Anne style. The two-and-a-half storey building has a hip roof with a lower cross-gable roof, projecting gable ends, a front gable adorned with decorative shingles and wood panelling, an oriel window, and projecting gable ends on the north and south elevations, all common features of the Queen Anne style. The asymmetrical façade dominated by the front porch with decorative woodwork is also typical of the Queen Anne style.

Part of 400 Holloway Bay Road South has associative value with the development of seasonal, recreational residences in the greater Fort Erie area. **Part of** 400 Holloway Bay Road South is part of a locally common settlement pattern of wealthy Americans owning property on the north shore of Lake Erie for use as summer residences, a theme that is significant to the historic development of the community. Soon after the subject building was constructed by the Page family, it was sold to Charles O. Rano for use as a summer residence, thus beginning a recreational land use pattern on the larger property and surrounding area.

The property has contextual value because it is important in defining the character of the area. The character of the Holloway Bay Road South area is comprised of large, wooded lots near and along the south shore of Lake Erie that contain mostly one-to one-and-a-half storey 19- 20th century cottages. As one of the early buildings in the area, the subject house was integral to establishing the area as an attractive space for seasonal recreation. A known developer of seasonal recreational communities, Ward Winger, purchased the entire property after the subject house was built, further supporting the recreational context of the area.

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## **Description of Heritage Attributes**

Key elements that contribute to the heritage value of Part of 400 Holloway Bay Road South include:

- Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area
- Overall height, scale, and massing
- Two-and-a-half-storey Queen Anne style house
- Irregular floor plan
- Hip roof with lower cross-gable roof and projecting gable ends
- Decorative shingles
- Oriel window
- Horizontal wood cladding
- Interior redbrick chimney
- Front porch
- Various size and shaped window openings