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April 14, 2025

Sent Via Registered Mail

Sent Via Email: registrar@heritagetrust.on.ca

OHA Registrar
Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Re: Submission of Registered By-Laws – Fort Erie Properties

Please find enclosed copies of the registered by-laws for the following properties located within the Town of Fort Erie, Ontario:

- 45 Princess Street
- 304 Ridge Road North
- 367 Crescent Road
- 487 Niagara Boulevard
- 164 Point Abino Road South
- 400 Holloway Bay Road South
- 651 Ridge Road North
- 3555 Yacht Harbour Road

These properties have been designated under Part IV of the Ontario Heritage Act, and the enclosed by-laws have been registered accordingly.

If you require any additional documentation or information regarding these designations, please feel free to contact me at your convenience.

Yours very truly,

Kimberlyn Smith
Junior Community Planner
Town of Fort Erie
905-871-1600 Ext. 2508
kmsith@forterie.ca

Received

APR 23 2025

Ontario Heritage Trust

Properties

PIN 64228 - 0164 LT

Description PT BLK G W/S NIAGARA ST PL 525 VILLAGE OF BRIDGEBURG PT 2, 59R11045;
TOWN OF FORT ERIE

Address 487 NIAGARA BOULEVARD
FORT ERIE

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 L2A 2S6

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. acting for Signed 2025 03 21
Fort Erie
L2A 2S6 Applicant(s)

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. 2025 03 21
Fort Erie
L2A 2S6

Tel 905-871-1600

Email JNahachewsky@forterie.ca

Fees/Taxes/Payment

Statutory Registration Fee \$70.90

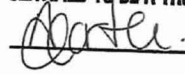
Total Paid \$70.90

File Number

Applicant Client File Number : HERITAGE AGT 487 NIAGARA BOULEVARD

Received
APR 23 2025
Ontario Heritage Trust

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 110-2024

Being a By-law to Designate 487 Niagara Boulevard 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-36-2024 to designate 487 Niagara Boulevard 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 487 Niagara Boulevard 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 487 Niagara Boulevard 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 487 Niagara Boulevard 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 110-2024

LEGAL DESCRIPTION

487 NIAGARA BOULEVARD

Legal Description

487 Niagara Boulevard is legally described as Part Block G, W/S Niagara Street, Plan 525 Bridgeburg, Designated as Part 2 on 59R11045, in the Town of Fort Erie.

Schedule "B" to By-law Number 110-2024

STATEMENT OF SIGNIFICANCE

487 NIAGARA BOULEVARD

(WINTEMUTE BUILDING)

Description of the Property

The property is municipally known as 487 Niagara Boulevard and legally described as Part Block G, W/S Niagara Street, Plan 525 Bridgeburg, Designated as Part 2 on 59R11045, in the Town of Fort Erie.

487 Niagara Boulevard is located along a residential street adjacent to the Niagara River between Bridgeburg and Fort Erie. Situated on the property is a one-and-a-half-storey house built around 1792 in the Regency architectural style that has since been heavily altered.

Statement of Cultural Heritage Value or Interest

487 Niagara Boulevard has associative value for the direct association with the Wintemute family, an early United Empire Loyalist family who moved from Pennsylvania in the 1780s and built one of the earliest homes in the Fort Erie area. The subject property was built for the Wintemutes, a prominent local family recognized for their wartime contributions. Philip Wintemute and his wife Mary arrived in Niagara in 1778 with their family. All of their six sons served in the Butler's Rangers. Abraham Wintemute, a son of Phillip and Mary Wintemute, petitioned King George III for land due to him and his family for service during the American Revolution in 1786 and went on to occupy the subject property and remained in the Wintemute family ownership for over a century. Historically, the house exhibited a significant amount of ornate detail as expressed in the fine woodwork, the chimneys, and overall craftsmanship, reinforcing the prominence and wealth that the Wintemute family displayed to the community. The family's significance to the community is further reinforced by the naming of nearby "Wintemute Street."

487 Niagara Boulevard has contextual value because it is historically linked to its surroundings. The property is adjacent to a building that was built as a store for John Wintemute, Abraham's brother; the structure can be seen in the only existing historic photo of the subject house. 487 Niagara Blvd. is further linked historically to its surroundings through the nearby street named for the family: "Wintemute Street."

Description of Heritage Attributes

Key elements that contribute to the heritage value of 45 Princess Street include:

- Form of the 1792-built house

- Prominent location adjacent to the Niagara Rive, fronting onto the River Road now Niagara Boulevard
- Proximity to "Wintemute Street"