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April 14, 2025

Sent Via Registered Mail  
Sent Via Email: [registrar@heritagetrust.on.ca](mailto: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](mailto:kmsith@forterie.ca)

Received

APR 23 2025

Ontario Heritage Trust

### Properties

PIN 64222 - 0159 LT

Description PT LT 8 N/S PRINCESS ST PL 504 VILLAGE OF FORT ERIE AS IN RO424809, S/T RIGHTS IN BB13105; FORT ERIE

Address 45 PRINCESS STREET  
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, Ontario 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. Fort Erie L2A 2S6	acting for Applicant(s)	Signed	2025 03 21
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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 03 21
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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 45 PRINCESS STREET

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APR 23 2025  
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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 109-2024

### Being a By-law to Designate 45 Princess Street 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-35-2024 to designate 45 Princess Street 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 45 Princess Street 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** after further discussions with the owner of 45 Princess Street, the Museum and Cultural Heritage Advisory Committee passed a resolution on November 1, 2024 recommending the designation of 45 Princess Street, Fort Erie, for architectural, historical and contextual attributes under Part IV of the *Ontario Heritage Act* with the acknowledgement that the owner intends to replace the windows without impacting the elliptical arch openings and radiating brick voussoirs, remove the bay windows facing Princess Street to restore them to the original garden doors, reinstall a cupola in keeping with the original design, replace the non-original front door and side door with steps, and reinstall the verandah, reflective of the original style; and

**Whereas** it is deemed desirable to designate 45 Princess Street 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 45 Princess Street 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 and second time on the 18<sup>th</sup> day of November 2024.

Read a third time and finally passed this 25<sup>th</sup> day of November 2024.

  
Mayor

  
Clerk

**Schedule "A" to By-law Number 109-2024**

**LEGAL DESCRIPTION**

**45 PRINCESS STREET**

**Legal Description**

45 Princess Street is legally described as Part Lot 8, N/S Princess Street, Plan 504, in the Town of Fort Erie.

## **Schedule “B” to By-law Number 109-2024**

### **STATEMENT OF SIGNIFICANCE**

#### **45 PRINCESS STREET**

#### **(THE WILLIAM STOCKDALE HOME)**

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

The property is municipally known as 45 Princess Street and is legally described as Part Lot 8, N/S Princess Street, Plan 504, in the Town of Fort Erie.

45 Princess Street is located in a residential area near the historic core of Fort Erie. Situated on the property is a two-storey brick Italianate-style residence constructed between 1858 and 1861 for William Stockdale.

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

45 Princess Street is a representative example of an Italianate-style residence. The two-storey square-plan house is red brick construction on stone foundations, with a stone belt course on the east elevation. Typical of the style is the low hip roof with deep eaves, and elevating the house to more high style is the wood panelled soffits supported by paired scroll brackets and the frieze board with dentil detailing. The window openings on the first storey of the street facing symmetrical façade and both storeys in the east elevation are large elliptical arch openings with radiating brick voussoirs and stone sills, while the remaining window openings are rectangular with ornate wood panel lintels and stone sills. The remaining woodwork decorating the house is indicative of the Italianate high style, including the elaborately appointed main entryway with wood panelling in the recess, the beaded wood trim of the elliptical transom, and sidelights.

45 Princess Street has design value because it displays a high degree of artistic value and craftsmanship. The Italianate architectural style is often defined by its ornamentation, but this residence displays many features that elevate it as a high-style example of Italianate. The totality of well-executed decorative elements that have been retained in exceptional condition were skillfully arranged and presented, reflecting a high degree of craftsmanship and artistic merit. The beaded panelling in the soffits and within the wood-framed recessed doorway, as well as the paired carved scroll brackets, exhibit imaginative skill in their arrangement and execution.

45 Princess Street has contextual value because it is important in defining and maintaining the 19<sup>th</sup>-century residential character of the Princess Street neighbourhood. The property stands out on the corner of Archange and Princess Streets as the only brick house in the area against the background of the other surrounding 19<sup>th</sup>-century frame residences. The uniqueness of the construction material as well as the interesting

woodwork distinguish the property from the surrounding residences. The subject property is important in defining the 19<sup>th</sup>-century residential character of the area.

### **Description of Heritage Attributes**

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

- Location on the corner of Archange and Princess Street
- Overall height, scale, massing, and ornamentation
- Two-storey square plan Italianate-style house of red brick construction with a stone foundation
- Stone belt course on east elevation
- Symmetrical façade and side elevations
- Hip roof with wide eaves, including paired carved wood brackets, frieze boards with dentils, and wood panel soffit
- Elliptical arch window openings with radiating brick voussoirs
- Rectangular window openings with ornate wood panel lintels
- Elliptical arch formal entryway with wood surrounds and panel detailing, elliptical transom, and sidelights
- One-storey rear wing