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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 64191 - 0274 LT

Description PT LT 8 E/S RIDGE RD PL 349 VILLAGE OF RIDGEWAY; PT LT 23 CON 1 LAKE ERIE
BERTIE BEING PTS 1 & 2 ON 59R9502; S/T RO102244; FORT ERIE

Address 304 RIDGE ROAD NORTH
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 Ashlea Carter, Deputy 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 304 RIDGE ROAD NORTH

Received
APR 23 2025
Ontario Heritage Trust

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

Shirley CLERK



The Corporation of the Town of Fort Erie By-law 85-2024

Being a By-law to Designate 304 Ridge Road North 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 Regular Council meeting held on April 22, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-19-2024 to designate 304 Ridge Road North 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 legally described as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, designated as PARTS 1 & 2 on 59R9502, in the Town of Fort Erie, 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 one notice of objection to the proposed designated has been served on the Clerk of the Town of Fort Erie prior to the expiration of the 30-day objection period; and

Whereas at the Council-in-Committee meeting held on August 12, 2024, the Municipal Council decided not to withdraw its notice of intention to designate the property municipally known as 304 Ridge Road North, through Report number PDS-58-2024; and

Whereas it is deemed desirable to designate 304 Ridge Road North 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 as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, designated as PARTS 1 & 2 on 59R9502, in the Town of Fort Erie, and municipally known as 304 Ridge Road North 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 A" 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 26th day of August 2024.

[Signature] Mayor
Shirley Deputy Clerk

Schedule "A" to By-law Number 85-2024

STATEMENT OF SIGNIFICANCE

304 RIDGE ROAD NORTH

(BEESHY'S CHINA SHOP)

Description of the Property

The property is municipally known as 304 Ridge Road North (Beeshy's China Shop), and is legally described as CON 1 LE PT LOT 23, PLAN 227, PT LOT 8, PLAN 349, RP 59R9502, PARTS 1 & 2, in the Town of Fort Erie.

304 Ridge Road North is located in the historic commercial core of Ridgeway. 304 Ridge Road North is one large building with three notable sections constructed during different periods. The date of construction of the rear Gothic Revival section, which is only discernible from the center gable peak roof, is unknown; however, buildings of this type were common through the mid- to late-19th century. The two-and-a-half-story section was established in 1874 as a general store; however, the exact date of construction for the building is unknown. The Tudor-style façade was added in 1928. The one-storey wing addition, known presently as 300 Ridge Road North, was constructed in the Tudor style circa the 1930s.

Statement of Cultural Heritage Value or Interest

304 Ridge Road North includes a two-and-a-half storey building with a one-storey wing. The building is a representative example of the Tudor Revival architectural style, with a steep front gable roof, a half-timbered façade infilled with painted stucco, ornate oriel windows with wooden framing and muntin bars, diamond-paned leaded glass windows, and a jettied upper storey. The decorative elements and fenestration along the façade further reinforce the architectural style with carved and turned woodwork in the form of brackets, scroll work, and drop spindles, the row of decorative wood quatrefoil and diamond-shaped detailing, the placement of bay windows, and recessed entrances, including the primary entrance, which contains a wooden door flanked by fluted wooden pilasters.

304 Ridge Road North played an important role in the development of the late 19th and early 20th century commercial core of Ridgeway and is directly associated with the Beeshy family, who owned and operated a general store on the premises from 1874–1973. 304 Ridge Road North was established in 1874 as a general store for Jacob A. Beeshy and Zachariah Teal. The general store provided food and supplies to the village of Ridgeway and was known as "Beeshy's and Company." It was a general store typical of its period, with a wood platform slightly raised above the level of board sidewalks and

large front windows used to display items for sale such as grocery staples, kitchenware, and clocks and watches.

304 Ridge Road North is important in supporting the 19th- and early-20th-century character of the historic commercial core of Ridgeway. The commercial streetscape of Ridge Road North is comprised of predominantly one-and-a-half to three storey commercial buildings of various architectural styles and narrow setbacks along the street. 304 Ridge Road North was among the first stores in the historic Ridgeway community. It has unique construction and ornamentation and exhibits setbacks, massing's, and decorative details consistent with the character of the historic commercial core.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 304 Ridge Road North include:

- Location on Ridge Road North
- Orientation, massing and setbacks of the two-and-a-half-storey building with a one-storey wing Tudor Revival building
- Two-and-a-half-storey building with a one-storey wing Tudor Revival building
 - Front gable roof
 - Half-timbered façade infilled with painted stucco
 - Oriel windows with paired windows with wooden framing and muntin bars with diamond-paned leaded glass windows
 - Jettied upper-storey
 - Decorative woodwork in the form of brackets, scroll work, and drop spindle
 - Row of decorative wood quatrefoil and diamond shape detailing
 - Bar windows with leaded glass details
 - Recessed main entrance with wood door flanked by fluted wood pilasters
- Replica black basalt decorative panel