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Planning and Development Services

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 64178 - 0006 LT Affects Part of Prop

Description PT LT 31 CON BROKEN FRONT LAKE ERIE BERTIE DESIGNATED AS PART 1 ON 59R18157

Address 164 POINT ABINO ROAD
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 04 02
Fort Erie Applicant(s)
L2A 2S6

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 04 02
Fort Erie
L2A 2S6

Tel 905-871-1600

Email JNahachewsky@forterie.ca

Fees/Taxes/Payment

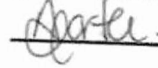
Statutory Registration Fee \$70.90
Total Paid \$70.90

File Number

Applicant Client File Number : HERITAGE PROP PT 164 POINT ABINO RD S

RECEIVED
2025/04/23
(YYYY/MM/DD)
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 91-2024

Being a By-law to Designate Part of 164 Point Abino Road South as Being of Cultural Heritage Value or Interest

Whereas Section 29(1) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, 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-20-2024 to designate 164 Point Abino 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 legally described as Part Lot 31, Concession 1, Lake Erie, Bertie, 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 it is deemed desirable to designate Part of 164 Point Abino Road South as having Cultural Heritage Value or Interest, under the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, 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 PART LOT 31, CONCESSION 1, Lake Erie, Bertie, in the Town of Fort Erie, and municipally known as Part of 164 Point Abino Road South being Part 1 on 59R-18157 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 0.18, 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 9th day of September 2024.


Mayor


Clerk

Schedule "A" to By-law Number 91-2024

STATEMENT OF SIGNIFICANCE

Part of 164 POINT ABINO ROAD SOUTH

(THE MCLEOD-MCGOWAN HOUSE)

Description of the Property

The property is municipally known as Part of 164 Point Abino Road South (The McLeod-McGowan House), and is legally described as PT LOT 31 CON BF LE, designated as Part 1 on 59R-18157, in the Town of Fort Erie.

Part of 164 Point Abino Road South is located on the east side of Point Abino Road. The property contains a two-storey red brick farmhouse built circa 1893 and a large Erie Shore Barn. The property is representative of a 19th-century farmstead and can be considered an evolved cultural heritage landscape.

Statement of Cultural Heritage Value or Interest

Part of 164 Point Abino Road South is a representative example of a 19th-century farmstead. The property contains several structures that could individually be considered to possess design and physical value; however, this significance is strengthened by the grouping of these buildings within the property. The property has a centralized 'farmstead' composed of a clustered grouping that includes a farmhouse, barn, and several outbuildings.

Part of 164 Point Abino Road South contains a representative example of a Queen Anne farmhouse built circa 1893. The two-storey red brick farmhouse retains much of the original historic fabric, including the massing, roof line, fenestration, windows, and large gable peaks, which are reflective of the Queen Anne architectural style.

The barn is a representative example of an Erie Shore Barn, which is a distinct barn found along the shores of Lake Erie and dates from a time period after 1880. Specifically, the composition and design of this barn are distinctive from other large barns as it is built with lumber and a gambrel roofline, creating a central vault.

Part of 164 Point Abino Road South has associative value for its direct association with John McLeod, who was a significant member of the community. The extant farmhouse was built circa 1893 by John McLeod.

Part of 164 Point Abino Road South has contextual value as it supports and maintains the agricultural character of the area around Point Abino Road South and Michener Road.

With a cluster of farmstead buildings with a modest setback from the road, the property continues to reflect the rural nature and character of the surrounding area.

Description of Heritage Attributes

Key elements that contribute to the heritage value of Part of 164 Point Abino Road South include:

- 19th-century farmstead including farmhouse, Erie Shore Barn, garage, and outbuilding
- Location along Point Abino Road South
- Unpaved and meandering laneways that connect between the components of the “farmstead cluster”
- Two-storey redbrick Queen Anne farmhouse
 - Asymmetrical façade and elevations
 - Irregular plan with multiple rooflines and gables
 - Three small redbrick chimneys
 - Façade, north and south elevation gables feature bargeboard and ornate. Gingerbread scroll and radiating motif on the façade
 - Window openings with brick voussoirs, dressed stone sill, and multi-paned windows
 - Square second-storey bay window opening on the façade
 - Stone foundation with dressed stone water course
 - Two-storey protruding bay windows on the façade, north elevation and south elevation, using similar yet varying ornamentation
 - Multi-shaped decorative shingle arrangement and rounded edges
 - One-storey porch with an upper-storey balcony with projecting pediment clad in decorative shingles and turned-post columns
- Erie Shore Barn
 - L-shaped plan
 - Horizontal barn board
 - Gambrel roof
 - Triangular dormers
 - Hay hood and pulley
- Front gable garage and side gable outbuilding with gable dormer
- Wood fencing with concrete posts