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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
2025/04/23
(YYYY/MM/DD)
Ontario Heritage Trust

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

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

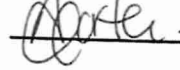
Applicant Client File Number : BY-LAW HERITAGE PT 400 HOLLOWAY BAY RD S

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 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.

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