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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 64188 - 0239 LT
Description PT LT 22 CON BROKEN FRONT LAKE ERIE BERTIE, PT 1, 59R13402; T/W BB18054;
FORT ERIE
Address 3555 YACHT HARBOUR ROAD
RIDGEWAY

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. 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 3555 YACHT HARBOUR ROAD

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 77-2024

Being a By-law to Designate 3555 Yacht Harbour Road 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 notice of intention to designate as required under Section 29(1) of the aforesaid Act was served on the owner, Heather Hicks, of the property legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie, and municipally known as 3555 Yacht Harbour Road; 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-21-2024 to designate 3555 Yacht Harbour Road under the *Ontario Heritage Act*; and

Whereas notice of intention to designate the property known as 3555 Yacht Harbour Road, as required under Section 29(3) of the *Ontario Heritage Act*, was served on the owner and the Ontario Heritage Trust, and was published in the Fort Erie Observer, a newspaper having general circulation in the Town of Fort Erie, on May 23 2024; and

Whereas it is deemed desirable to designate 3555 Yacht Harbour Road 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 Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie, and municipally known as 3555 Yacht Harbour Road 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 22nd day of July 2024.


Mayor


Clerk

Schedule "A" to By-law Number 77-2024

STATEMENT OF SIGNIFICANCE

3555 YACHT HARBOUR ROAD

(THE HAUN LAWSON HOUSE)

Description of the Property

The Haun Lawson House, is municipally located at 3555 Yacht Harbour Road, and is legally described as Part Lot 22, Broken Front Concession, Lake Erie, designated as Part 1 on 59R13402, in the Town of Fort Erie.

The property is located close to the north shore of Lake Erie and consists of a two and-a-half storey stone Georgian residence with a side gable roof, constructed between 1810 and 1812.

Statement of Cultural Heritage Value or Interest

3555 Yacht Harbour Road is a representative example of a residence built in the Georgian architectural style. The two-storey-and-half building follows a box-shaped plan with a side gable roof, symmetrical five-bay façade, and a formal recessed entryway with fanlight transom, which are all typical features of the Georgian architectural style. The solid construction, minimal ornamentation, plain frieze, rectangular window openings with six over six and two over two windows, and paired stone chimneys in gable ends are also indicative of the Georgian architectural style.

3555 Yacht Harbour Road is an early example of a large Georgian two-and-a-half-storey stone building. Construction began in 1810 and was completed in 1812, making it one of the oldest buildings in Fort Erie.

3555 Yacht Harbour Road is directly associated with the Haun family, a United Empire Loyalist family that was one of Bertie Township's earliest settlers. The stone house was built for Mathais Haun (junior), the son of Mathais Haun (senior), a United Empire Loyalist from Pennsylvania who immigrated to Upper Canada in 1787. Mathais Haun Junior received the patent in 1798, and the stone house was constructed between 1810 and 1812. Mathais Haun was a large landholder in the area and played an important role in the early municipal administration of the township, serving as a tax assessor (1810), a tax collector (1821), and a town warden (1825). Haun's son, Isaac Haun, also played an important role in the municipal development and was Bertie Township's first Reeve.

3555 Yacht Harbour Road is historically and functionally linked to its surroundings. The subject property has a strong historical connection to the War of 1812, which was a pivotal event in the development of Canada. The building's strategic location on a ridge above Lake Erie with a commanding view of the United States, as well as its size and

sturdy stone construction, were attractive and tactical features that resulted in the British commandeering the house for use as barracks for three years during the War of 1812.

3555 Yacht Harbour Road is functionally linked to its surroundings, specifically its location on a small cove on the waterfront. The house was built at a time when the township was largely without surveyed roads in the late 18th and early 19th centuries, making water travel an essential form of transportation.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 3555 Yacht Harbour Road include:

- Prominent position along Lake Erie edge within a cove
- Two-and-a-half-storey Georgian building with a one-storey addition on the east elevation
 - Side gable roof with paired stone chimneys in gable ends
 - Symmetrical five-bay façade
 - Centered entrance with fanlight transom
 - Stone masonry construction
 - Rectangular window openings with jack arch made of stone voussoirs
 - Six-over-six and two-over-two wood windows across all elevations
 - Queen-Anne style multi-paned windows on west elevation
 - Five-bay rear (south) elevation
 - Shed-roof veranda spanning first-storey along the rear elevation supported by four stone pillars