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July 9, 2025

The Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

REGISTERED MAIL

**RE: 1023 EAST AND WEST LINE, EPP FAMILY FRUIT FARM (NIAGARA PT
TWP LOT 69 RP, 30R7654 PART 1), Town of Niagara-on-the-Lake
Notice of Passing of By-law 2025-044
Ontario Heritage Act, Part IV**

Pursuant to the provisions of Section 29(6) (a) (ii) of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, please find enclosed a copy of:

By-law No. 2025-044, being a by-law to designate 1023 EAST AND WEST LINE, EPP FAMILY FRUIT FARM (NIAGARA PT TWP LOT 69 RP, 30R7654 PART 1).

Sincerely yours,

Grant Bivol
Town Clerk

Enc.

Received

JUL 10 2025

Ontario Heritage Trust

**THE CORPORATION
OF THE
TOWN OF NIAGARA-ON-THE-LAKE**

BY-LAW NO. 2025-044

(1023 East and West Line, Roll No. 020012008010000)

A BY-LAW TO DESIGNATE THE PROPERTY KNOWN MUNICIPALY AS, **1023 EAST AND WEST LINE (NIAGARA PT TWP LOT 69 RP 30R7654 PART 1)**, IN THE TOWN OF NIAGARA-ON-THE-LAKE, IN THE PROVINCE OF ONTARIO, AS BEING OF CULTURAL HERITAGE VALUE OR INTEREST.

WHEREAS Section 29 of the Ontario Heritage Act, R.S.O. 1990, Chapter 0.18, authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the Corporation of the Town of Niagara-on-the-Lake has caused to be served on the owner of the lands and premises known as **1023 EAST AND WEST LINE**, in the Town of Niagara-on-the-Lake in the Province of Ontario and upon the Ontario Heritage Trust, notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having general circulation in the municipality; and

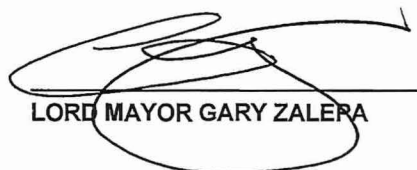
WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the proposed designation has been served on the clerk of the municipality;

NOW THEREFORE the Council of the Corporation of the Town of Niagara-on-the-Lake enacts as follows:

1. There is designated as being of cultural heritage value or interest the real property known as **1023 EAST AND WEST LINE** in the Town of Niagara-on-the-Lake in the Province of Ontario, more particularly described in Schedule 'A' hereto.
2. The municipal solicitor is hereby authorized to cause a copy of this By-law to be registered against the property described in Schedule 'A' hereto.
3. The Clerk is hereby authorized to cause copy of this By-law to be served on the owners of the aforesaid property and on the Ontario Heritage Trust and to cause notice of the passing of this By-law to be published in a newspaper having general circulation.

READ A FIRST, SECOND AND THIRD TIME AND PASSED ON THIS 24th DAY OF JUNE, 2025.


LORD MAYOR GARY ZALEPA


TOWN CLERK GRANT BIVOL

SCHEDULE 'A'

Legal Address: NIAGARA PT TWP LOT 69 RP, 30R7654 PART 1

PIN: 464100245

Civic Address: 1023 East and West Line

SCHEDULE 'B'

1023 EAST AND WEST LINE

Description of Property

The subject property is located on 1023 East and West Line. The subject land is located near the intersection of East West Line and Concession 3 Road towards the south of East and West Line. 1023 East West Line contains a residential structure, and a detached garage towards the east of the residential structure. The structure on the subject land is located with a moderate setback from the road. Access to the subject lands is through a gravel driveway.

Statement of Cultural Heritage Value or Interest

1023 East and West Line has cultural heritage value or interest for its design and physical values, its historical and associative values and its contextual values.

The residential structure on 1023 East and West Line is a representative example of a Gothic Cottage. The subject property is one and a half storeys in height with a symmetrical façade and balanced side elevations. The exterior walls are clad in plain fieldstone, laid in a random course which feature red brick quoins, radiating voussoirs, lintels and a stringcourse to differentiate the basement level. The roof of the subject property is a cross-gable roof with gable ends on the façade, and both the side elevations. The gable end on the façade is located centrally. The roof also contains overhanging eaves with plain fascia. The subject property contains rectangular window openings on the first storey while those on the upper storey are lancet windows. The openings on the first storey contain flat red brick lintels and the lancet windows on the upper storey contain radiating red brick voussoirs. All the windows also feature plain stone lug sills. The subject property has a celebrated main entrance which contains a pointed arched opening with glass panelled door with sidelights and transom. The transom contains decorative wooden fretwork. The main entrance also contains hood-mould detail with carved label stops on the base of red brick voussoirs.

1023 East and West Line has associative value as being a part of the Epp family fruit farm. The lands were acquired by the family sometimes in the late 1900s and were converted into a fruit farm. The Epp family has contributed to the agricultural growth of the rural areas of Niagara-on-the-Lake through their farmsteads. Research also indicates that they also lend a hand to their neighbouring farms whenever the need had risen, and sometimes at the cost of their own harvest being affected.

1023 East and West Line has the potential to yield information that contributes to the understanding of the cultural phenomenon created by the immigrant workers coming into Niagara Region as part of Seasonal Agricultural Work Program that was introduced in Canada in the mid-1960s. These workers have contributed to the local agricultural industry not only through physical labour but also through bringing in diverse knowledge from their countries.

The historic Gothic cottage has contextual value because it is important in maintaining the historic character of the area. East and West Line streetscape majorly consists of farmsteads, orchards and residential properties that are one to two storeys high with a large to moderate setback from the road. Most of the building are recent built structures or have been modified. The historic Gothic Cottage style structure reiterates the historic character of the area and connects the context to its historical agricultural roots. The subject property also has value because it is historically linked to its surroundings as being part of the Epps family fruit farm. The house structure was once a part of a larger farmstead. The land appears to have since been subdivided but the farms still exist towards the south and east of the subject property.

Description of Heritage Attributes

Key exterior attributes that embody the heritage value of the property at 1023

East and West Line include its:

- One and half storey Gothic Cottage
- Symmetrical façade and balanced side elevations
- Random fieldstone courses on exterior walls
- Red brick quoins, radiating voussoirs, lintels and stringcourse
- Cross-gable roof
- Gable ends on the façade and side elevations
- Overhanging eaves and plain fascia
- Rectangular window openings on first storey and lancet window openings on upper storey
- Main entrance with pointed arched opening, glass panelled door with sidelights and transom.
- Transom with decorative wooden fretwork.
- Hood-mould on main entrance with carved label stops on the base of red brick voussoirs
- Location along the East West Line
- Setback from the road
- Historical connection to farmstead

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