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## Planning and Development Services

July 25, 2024

Sent Via Email  
Sent Via Registered Mail

**RECEIVED**  
2024/07/25  
(YYYY/MM/DD)  
Ontario Heritage Trust

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

**RE: NOTICE OF INTENTION TO DESIGNATE UNDER THE *ONTARIO HERITAGE ACT*, 400 HOLLOWAY BAY ROAD SOUTH, FORT ERIE**

Please be advised that at its Council-in-Committee meeting held on July 8, 2024, the Municipal Council of the Town of Fort Erie considered Report No. PDS-34-2024 and approved the following recommendations:

*THAT: Council approves the designation of 400 Holloway Bay Road South as outlined in this report, for architectural, historical and contextual attributes and reasons, under Part IV of the Ontario Heritage Act; pursuant to the recommendation of the Museum and Cultural Heritage Advisory Committee, and further*

*THAT: Council directs staff to prepare a Designation By-law and provide Notice of Intention to Designate in accordance with the Ontario Heritage Act.*

In accordance with Council's direction and pursuant to the *Ontario Heritage Act*, please find enclosed a Notice of Intention to Designate the above noted property. A Notice of Intention to Designate will also be published in the Town's local newspaper on August 1, 2024.

In the event that you have an objection to the proposed designation, you are required to serve a Notice of Objection on the Clerk of the Town of Fort Erie within 30 days after the date of publication of this notice, being August 31, 2024.

Thank you for your attention to this matter.

Sincerely,

Kimberlyn Smith  
Junior Community Planner  
Town of Fort Erie  
905-871-1600 Ext. 2508  
ksmith@forterie.ca



# THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

## Public Notice

### Notice of Intention to Designate Under *Ontario Heritage Act* 400 Holloway Bay Road South

**Take Notice** that upon recommendation of the Town's Museum and Cultural Heritage Committee, the Municipal Council of the Town of Fort Erie intends to designate 400 Holloway Bay Road South under Section 29 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended, as being of cultural heritage value or interest for its architectural, historical, and contextual value.

**Description of Property** – 400 Holloway Bay Road South – CON BFLE PT LOT 35 PT GORE RP 59R8890 PTS 5 & 7 D B M E INC 75% INT M RICHARDS 25% INT

400 Holloway Bay Road South is located within a larger approximately 25- acre property parcel that fronts the south shore of Lake Erie. The large property parcel contains several built structures with five that front Holloway Bay Road South, and the remaining buildings are built along interior private roadways, including Marcy Road. For the purpose of this designation, the subject property is defined as the single built structure associated with what is noted in the Municipal Heritage Register as 400 Holloway Bay Road South, the two-and- a-half-storey frame Queen Anne style house that was built between 1871-1891.

### **Statement of Cultural Heritage Value or Interest**

400 Holloway Bay Road South is a representative example of 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 paneling, 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.

400 Holloway Bay Road South has associative value with the development of seasonal recreational residences in the greater Fort Erie area. 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<sup>th</sup>- and 20<sup>th</sup> -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 400 Holloway Bay Road South include:

- Location along Holloway Bay Road South in proximity to Lake Erie in a wooded area
- Overall height, scale, massing
- Two-and-a-half storey Queen Anne style house
- Irregular floor plan
- Hip roof with lower cross gable roof, projecting gable ends
- Decorative shingles
- Oriel window
- Horizontal wood cladding
- Interior redbrick chimney
- Front porch
- Various size and shaped window openings

A more detailed description of the property's cultural heritage value or interest may be found in Council Report PDS-34-2024 dated July 8<sup>th</sup>, 2024.

Further information respecting the notice of intention to designate the property is available from the Town of Fort Erie by contacting Kimberlyn Smith, Junior Community Planner, at (905) 871-1600, Ext. 2508, or by email at [ksmith@forterie.ca](mailto:ksmith@forterie.ca).

### **Notice of Objection**

Any person may, within thirty (30) days after the date of the publication of this Notice of Intention to Designate, serve on the Clerk of the Town of Fort Erie a Notice of Objection to this proposed designation, setting out the reasons for this objection and all relevant facts.

If a Notice of Objection is received, the Council of the Town of Fort Erie shall consider the objection and decide whether or not to withdraw the notice of intention to designate the property within 90 days after the end of the 30-day objection period. If Council decides not to withdraw its intention to designate, a heritage designation bylaw must be passed within 120 days after the date of publication of the notice of intention to designate. Council must publish a notice of passing of the designation bylaw, which is followed by a 30-day appeal period when appeals of the bylaw may be made to the Ontario Land Tribunal.

Where no Notice of Objection is served, Council may pass a by-law designating the property.

Peter Todd, Manager, Legislative Services/Town Clerk  
Town of Fort Erie  
1 Municipal Centre Drive  
Fort Erie Ontario, L2A 2S6  
(905) 871-1600, Ext.2211