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Planning and Development Services

January 16, 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

RECEIVED
2025/01/16
(YYYY/MM/DD)
Ontario Heritage Trust

NOTICE OF DESIGNATION – 651 RIDGE ROAD NORTH, RIDGEWAY

Please be advised that the Council of the Corporation of the Town of Fort Erie, at its meeting on December 16, 2024, passed By-law 127-2024 which designates the property legally described as Part Lot 23, Concession 2, Lake Erie Bertie, Being Part 1 on 59R15255, in the Town of Fort Erie, and municipally known as 651 Ridge Road North, 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 the by-law.

The Notice of Designation will be published in the Fort Erie Observer, a newspaper with general circulation in the Town of Fort Erie, on January 23, 2025.

Any person who objects to the by-law may appeal to the Ontario Land Tribunal by giving the Tribunal and the clerk of the municipality, within 30 days after the date of publication of the notice, a notice of appeal setting out the objection to the by-law and the reasons in support of the objection, accompanied by the fee charged by the Tribunal.

A copy of the By-law is enclosed for your records and will be registered on the title to the property.

Yours very truly,

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



THE MUNICIPAL CORPORATION OF THE TOWN OF FORT ERIE

Public Notice

**In the matter of the *Ontario Heritage Act*, R.S.O.
1990, Chapter 0.18**

**And in the matter of the lands and premises known as
651 Ridge Road North
legally described as Part Lot 23, Concession 2, Lake
Erie Bertie, Being Part 1 on 59R15255, in the
Town of Fort Erie.**

NOTICE OF DESIGNATION

TAKE NOTICE THAT the Council of the Corporation of the Town of Fort Erie, at its meeting on December 16, 2024 passed By-law 127-2024 which designates 651 Ridge Road North, 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 the by-law.

The Notice of Intention to Designate under Section 29 of the Ontario Heritage Act was published in the *Fort Erie Observer*, a newspaper having general circulation in the Town of Fort Erie, October 10, 2024.

If you wish to appeal the By-law to the Ontario Land Tribunal, you can obtain an appeal form from the OLT website at <https://olt.gov.on.ca/forms-submissions/>. Appeals may be filed with the Town Clerk, Ashlea Carter, in person, by mail, or by email at clerk@forterie.ca no later than February 22, 2025.

The Notice of Appeal must include reasons for the objection to the by-law accompanied by any applicable fee, payable by certified cheque or money order to the Minister of Finance. The Ontario Land Tribunal Fee Schedule is available at <https://olt.gov.on.ca/fee-chart/>.

A copy of By-law 127-2024 is available from the Clerk of the Town of Fort Erie.

Ashlea Carter, Manager, Legislative Services/Town Clerk
Town of Fort Erie
1 Municipal Centre Drive
Fort Erie, Ontario, L2A 2S6
(905) 871-1600 ext. 2212
clerk@forterie.ca



The Corporation of the Town of Fort Erie
By-law 127-2024

Being a By-law to Designate 651 Ridge Road North 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 August 12, 2024, the Municipal Council of the Town of Fort Erie approved the Museum and Cultural Heritage Advisory Committee's recommendation through report number PDS-57-2024 to designate 651 Ridge Road North 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 651 Ridge Road North 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 651 Ridge Road North 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 651 Ridge Road North 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 16th day of December 2024.

Mayor

Clerk

Schedule "A" to By-law Number 127-2024

LEGAL DESCRIPTION

651 RIDGE ROAD NORTH

Legal Description

651 Ridge Road North is legally described as Part Lot 23, Concession 2, Lake Erie Bertie, Being Part 1 on 59R15255, in the Town of Fort Erie.

Schedule “B” to By-law Number 127-2024

STATEMENT OF SIGNIFICANCE

651 RIDGE ROAD NORTH

Description of the Property

The property is municipally known as 651 Ridge Road North, and is legally described as Part Lot 23, Concession 2, Lake Erie Bertie, Being Part 1 on 59R15255, in the Town of Fort Erie.

651 Ridge Road North is located near a historically important crossroad with Ridge Road North and Nigh Road. It consists of a two-storey frame Georgian building constructed between 1828 and 1851 as a hotel and tavern.

Statement of Cultural Heritage Value or Interest

651 Ridge Road North is a representative example of a residence built in the Georgian architecture style. The two-storey rectangular shaped plan building has a steep side gable roof, box-like massing, and symmetrical five-bay façade, which is typical of the Georgian architecture style. Additionally, the symmetrical composition of the subject property combined with its rhythmically placed rectangular window openings and centrally placed entrance adorned with sidelights and finished with Classical detailing, are also features associated with the Georgian architectural style.

651 Ridge Road North has associative value as an early business associated with the crossroads at two important early thoroughfares, Ridge Road and Nigh Road, in addition to an association with the Willson family, an early settler family in the Ridgeway area. The Willson family were early settlers to the Ridgeway area who opened and ran a hotel/tavern business near the intersection of two important thoroughfares, Ridge Road and Nigh Road, just north of the main commercial core of Ridgeway. The inn was established some time between 1828 and 1851 and was known locally as Willson’s Hotel, near Willsons Corners. The Willson family also supplemented their income as farmers, and in 1861 owned approximately 80 acres in addition to the subject property. The subject property operated as inn until at least 1871, when Alexander Wilson was listed as a hotel keeper. The Willsons owned the subject property from 1798 until it was sold in 1954 ending approximately 156 years of continuous ownership.

651 Ridge Road North is historically linked to its surroundings. The subject building is an example of an early building in the area. Combined with its function as a tavern for over a century and its occupation by the Wilson family for over 150 years, as well as its proximity to Willson’s Corners, the subject property provides a historical link to its surroundings.

Description of Heritage Attributes

Key elements that contribute to the heritage value of 651 Ridge Road North include:

- Two-storey Georgian architecture style building
- Side gable roof
- Box-like massing
- Symmetrical five-bay façade and two-bay side elevations
- Rhythmically placed rectangular window openings
- Formal front entrance with sidelights and classical detailing
- Red brick chimney
- Location along Ridge Road North near major crossroads