



Heritage Impact Assessment of Redevelopment of 436 and 440 Ridge Road North, Town of Ridgeway, Fort Erie, Ontario

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Parslow Heritage Consultancy Inc.

883 St. Clair Ave. West, Toronto, ON,
M6C 1C4

2855546 Ontario Inc.

10 Wilfred Laurier Crecent, St. Catharines, ON
L2P 0A1

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Executive Summary

Parslow Heritage Consultancy, Inc. (PHC) was retained by 2855546 Ontario Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the proposed redevelopment of the property comprised of 436 and 440 Ridge Road North, Ridgeway, Town of Fort Erie Ontario, located on parts of Town Plot Lots 18, 19, 21, and 23, former Lot 23, Concession 2 on Lake Erie, Bertie Township, as per Regional Plan 349, Town of Ridgeway, Ontario (Subject Property). The Proponent is undertaking this assessment at the request of the Town of Fort Erie as part of an application for an Official Plan Amendment and Zoning By-law Amendment.

This HIA has been prepared at the request of the Town Fort Erie's Planning Department and is designed to meet the scope of work outlined by city heritage staff. The purpose of the HIA is to assess potential impacts of the proposed redevelopment of the Subject Property on the adjacent Designated property located at 402 Ridge Road North and recommend mitigation options, if necessary. To achieve this, PHC reviewed the Designation By-law (1988-114) pertaining to 402 Ridge Road North and evaluated the potential impacts to the identified heritage value of the Designated property. To evaluate potential impacts, provisions in the *Ontario Heritage Act* (OHA) under Regulation 569/22, the *Planning Act* (1990), Provincial Policy Statement (2020) and Ministry of Citizenship and Multicultural (MCM) technical bulletins and consultation with Fort Erie planning staff were applied.

A site visit was conducted on November 5, 2023 to document the Subject Property and surrounding landscape.

Evaluation found the proposed redevelopment does not pose any direct impact to the identified heritage attributes of 402 Ridge Road North and was not found to pose any impact to the existing views into or out of the heritage structure associated with 402 Ridge Road North. While no direct impacts were identified, all construction activities have the potential to pose indirect impacts to existing infrastructure, as such the following recommendation is made:

1. A vibration assessment be undertaken by a qualified individual in order to determine a zone of influence where construction activities associated with the proposed redevelopment have the potential to impact existing infrastructure. And appropriate mitigative measures implemented to ensure there are no unintended impacts within the identified zone of influence.

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI and associated impacts. It is up to the community of the Town of Fort Erie to decide if the Proposed redevelopment of the Subject Property poses any impact and is in keeping with the overall character of the surrounding area. It is hoped that the information provided in this report is helpful in those determinations.

Project Personnel

Carla Parslow, Ph.D., CAHP

Senior Cultural Resource Specialist

Christopher Lemon, B.Sc., Dip. Heritage, CAHP

Lead Cultural Heritage Specialist

Jamie Lemon, M.A.

Project Manager

Acknowledgements

Stephanie Fischer

2855546 Ontario Inc.

Alex Herlovitch

Executive Advisor, Town of Fort Erie
Planning and Development Services

Project Context

Parslow Heritage Consultancy, Inc. (PHC) was retained by 2855546 Ontario Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the proposed redevelopment of the property comprised of 436 and 440 Ridge Road North, Ridgeway, Town of Fort Erie Ontario, located on parts of Town Plot Lots 18, 19, 21, and 23,, former Lot 23, Concession 2 on Lake Erie, Bertie Township, as per Regional Plan 349, Town of Ridgeway, Ontario (Subject Property). The Proponent is undertaking this assessment at the request of the Town of Fort Erie as part of an application for an Official Plan Amendment and Zoning By-law Amendment.

This HIA has been prepared at the request of the Town Fort Erie's Planning Department and is designed to meet the scope of work outlined by city heritage staff. The purpose of the HIA is to assess potential impacts of the proposed redevelopment of the Subject Property on the adjacent Designated property located at 402 Ridge Road North and recommend mitigation options, if necessary. To achieve this, PHC reviewed the Designation By-law (1988-114) pertaining to 402 Ridge Road North and evaluated the potential impacts to the identified heritage value of the Designated property. To evaluate potential impacts, provisions in the *Ontario Heritage Act* (OHA) under Regulation 569/22, the *Planning Act* (1990), Provincial Policy Statement (2020) and Ministry of Citizenship and Multicultural (MCM) technical bulletins and consultation with Fort Erie planning staff were applied.

A site visit was conducted on November 5 2023 to document the property, adjacent structures, and surrounding landscape. Documentation took the form of high-resolution photographs using a Nikon D5600 DSLR camera the collection of field notes and the production of measured drawings. The assessment strategy was derived from the National Parks and Sites Branch Canadian Inventory of Historic Buildings (Parks Canada 1980), Well Preserved: The Ontario Heritage Foundation Manual on the Principles and Practice of Architectural Conservation (Fram 2003), the Guide to Field Documentation (HABS 2011), and the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada 2010).

Site Description and Context

The Subject Property is located on the east side of Ridge Road North, Ridgeway Ontario, comprising parts of Town Plot Lots 18, 19, 21, and 23,, former Lot 23, Concession 2 on Lake Erie, Bertie Township, as per Regional Plan 349, Town of Ridgeway, Ontario. The Subject Property is currently vacant land. The Subject Property is adjacent to the property limits of 402 Ridge Road North, Designated as per Section 29 of the OHA under Town of Fort Erie By-law 1988-114 (Appendix B). The basis of the Designation of 402 Ridge Road is the former Bertie Township Municipal Building constructed in 1874. The identified heritage resource is contained to a small portion of the Designated Property. When constructed, the former Bertie Township Municipal Building was constructed on Lot 13, Regional Plan 349, and since construction successive land acquisitions have increased the footprint of the land holdings around the structure.

402 Ridge Road North

The Bertie Township Municipal Building at 402 Ridge Road North was constructed in 1874. Originally a one storey building, the second floor was added in the 1950s. In the late 1930s the Bertie Township Police Department was based out of the structure. When Bertie Township became part of the Town of Fort Erie in 1970, the Bertie Township Municipal Building was used

as offices for the Road Department and the Bertie Historical Museum. Currently, the structure is home to the Fort Erie Historical Museum. Per the Fort Erie Historical Museum:

The hall originally consisted of one large room, a common feature in most other early township halls. It is with the exterior features that small towns showed off their personality. This Italianate structure was designed to look monumental, solid, and respectable. The hallmarks of the Italianate style on this building (the round-headed windows and paired brackets at the cornice) set off against heavy limestone, certainly achieve the design goal.

Appendix D includes a summary of the history of the Bertie Township Hall, provided by the Fort Erie Historical Museum.

Applicant Contact Information

2855546 Ontario Inc.

10 Wilfrid Laurie Crescent, St. Catharines, ON
L2P 0A1

C/O Stephanie Fischer, eMail: Stephanie@eprime.ca

FIGURE 1: LOCATION OF SUBJECT PROPERTY ON TOPOGRAPHIC MAP



FIGURE 2: LOCATION OF SUBJECT PROPERTY ON AERIAL IMAGE

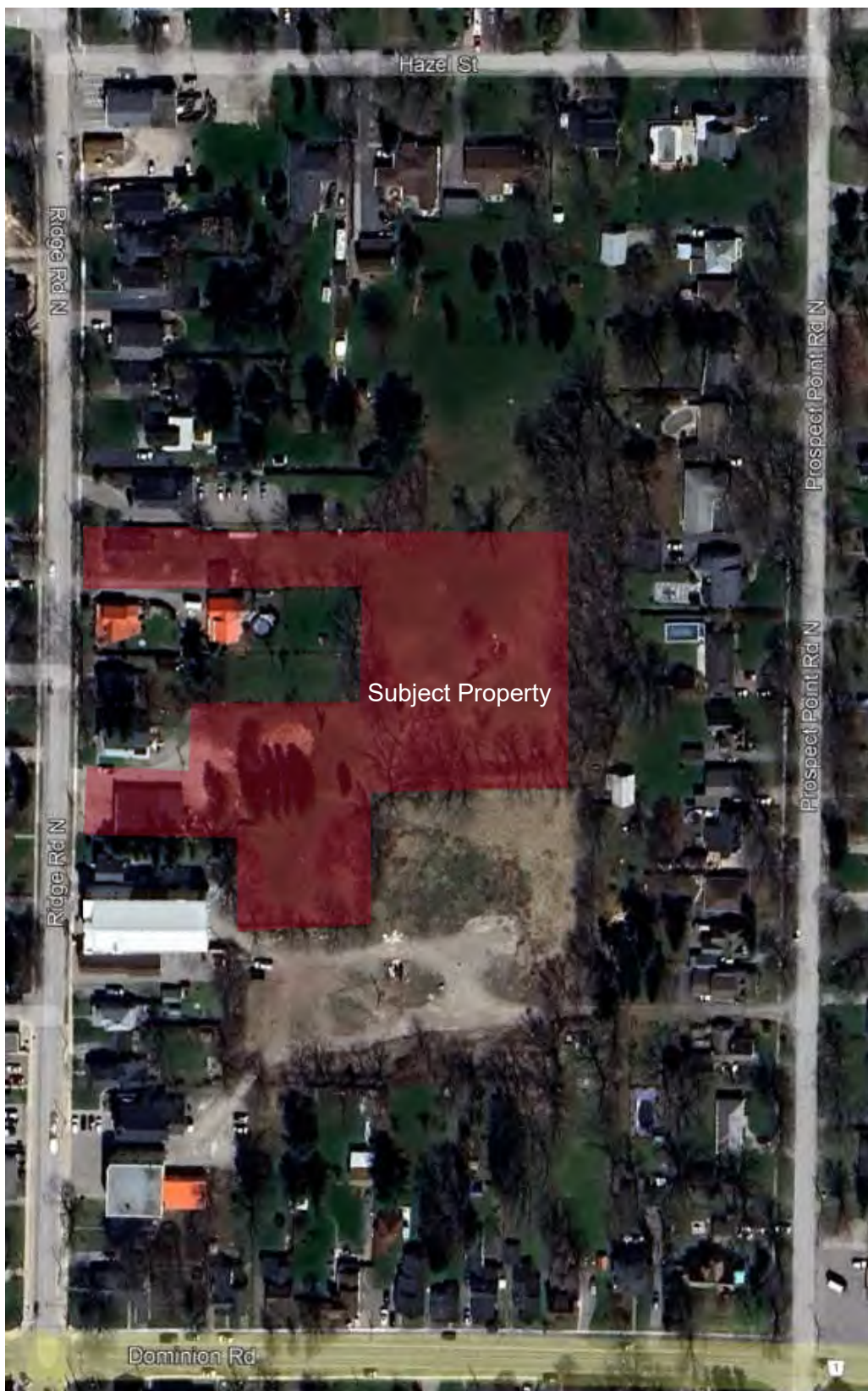


FIGURE 3: SUBJECT PROPERTY IN RELATION TO ADJACENT HERITAGE RESOURCE



Existing Conditions of Subject Property

The Subject Property located on the east side of Ridge Road North, Ridgeway, Ontario, comprising parts of Town Plot Lots 18, 19, 21, and 23,, former Lot 23, Concession 2 on Lake Erie, Bertie Township, as per Regional Plan 349, Town of Ridgeway, Ontario. The Subject Property is currently vacant land. The east and west limits of the Subject Property are confined by existing residential development fronting onto Ridge Road North (west limit) and Prospect Point Road North (east limit). The north limit abuts undeveloped green space that is confined by existing residential development. The south boundary of the Study Area abuts vacant land that is part of the Designated property identified by Town of Fort Erie By-law 1988-114.

The south limits of the Subject Property share a property boundary with the property municipally identified as 402 Ridge Road North and Designated by Town of Fort Erie By-law 1988-114. The reason for designation of 402 Ridge Road North is limited to the former Bertie Township Municipal Building being located within the original confines of Lot 13, Regional Plan 349, Town of Ridgeway, Ontario.

Based on the lot configurations of the Subject Property and 402 Ridge Road North, the Subject Property is legally adjacent to a heritage resource that is Designated under Section 29 of the OHA. When the distance from the identified heritage structure identified by Town of Fort Erie By-law 1988-114 is compared to the structural footprint of the proposed redevelopment within the Subject Property, it reveals a separation in excess of 60 m between the former Bertie Township Municipal Building and the structural footprint of the proposed redevelopment of the Subject Property.

No archaeological resources have been identified in the block bounded by Hazel Street, Ridge Road North, Dominion Road and Prospect Point Road North, containing the Subject Property and 402 Ridge Road North.



FIGURE 4: FRONT FAÇADE OF 402 RIDGE ROAD NORTH (DESIGNATED PROPERTY), FORMER BERTIE TOWNSHIP HALL



FIGURE 5: SOUTH SIDE OF 402 RIDGE ROAD NORTH FACING NORTH TOWARDS SUBJECT PROPERTY, SUBJECT PROPERTY IS IN BACKGROUND OF FAR RIGHT SIDE OF IMAGE



FIGURE 6: SOUTHWEST EXPOSURE OF 402 RIDGE ROAD NORTH, SUBJECT PROPERTY IS LOCATED BEHIND THE FORMER BERTIE TOWNSHIP HALL (STONE STRUCTURE)



FIGURE 7: VIEW TOWARDS STRUCTURE LOCATED AT 402 RIDGE ROAD NORTH FROM PROPERTY LINE BETWEEN 402 RIDGE ROAD NORTH AND SUBJECT PROPERTY, VACANT LAND SHOWN IN IMAGE WILL NOT BE IMPACTED BY PROPOSED DEVELOPMENT, HERITAGE STRUCTURE AT 402 RIDGE ROAD NORTH ILLUSTRATED WITH RED ARROW



FIGURE 8: LOOKING TOWARDS 402 RIDGE ROAD NORTH FROM SOUTHERNMOST LIMIT OF SUBJECT PROPERTY, HERITAGE STRUCTURE AT 402 RIDGE ROAD NORTH ILLUSTRATED WITH RED ARROW, WHITE BUILDING ON RIGHT OF IMAGE IS 424 RIDGE ROAD NORTH



FIGURE 9: VIEW TOWARDS 402 RIDGE ROAD NORTH FROM NORTHEAST CORNER OF SUBJECT PROPERTY, HERITAGE STRUCTURE AT 402 RIDGE ROAD NORTH NOT VISIBLE



FIGURE 10: VIEW TOWARDS 402 RIDGE ROAD FROM SOUTHEAST LIMIT OF SUBJECT PROPERTY, FENCE DENOTES PROPERTY LINE BETWEEN 402 RIDGE ROAD NORTH AND SUBJECT PROPERTY, RED ARROW POINTING AT HERITAGE STRUCTURE AT 402 RIDGE ROAD NORTH



FIGURE 11: LOOKING SOUTH DOWN RIDGE ROAD NORTH FROM 456 RIDGE ROAD NORTH, SUBJECT PROPERTY IS TO THE LEFT OF IMAGE, SITUATED BEHIND STRUCTURES FRONTING ONTO RIDGE ROAD NORTH

Statement of Cultural Heritage Value for 402 Ridge Road North

BY-LAW 1988-114

Title:	Former Bertie Township Hall
Address:	402 Ridge Road
Legal Description:	PLAN 227, PT LOTS 9, 12, 13, NP 349 CON 2, LE PT LOT 23, RP59R10740, PT 1
Current Owner:	Town of Fort Erie 1 Municipal Centre Drive Fort Erie Ontario, L2A 2S6
Designating By-law:	By-law 1988-114

Reason for Designation

This property is being designated for historical reasons.

The former Bertie Township Municipal Building was constructed in 1874. The original stone structure was built by the Edsall Brothers and the stone used to construct the building originated from one of the local Windmill Point quarries. The Edsall Brothers were the "professionals" of the day as stone masons and it is understood that they constructed St. Paul's Anglican Church on Niagara Boulevard and the original Windmill Point Disciples Church on Stonemill Road.

The original building, although very high, did not contain a second floor. The interior contained one office for the Clerk/Treasurer and the remaining area was used as a common meeting room for Council (the Township of Bertie was incorporated in the year 1850).

Over the years, the interior area was rearranged to accommodate additional office space. In the 1920's (approx.), the Ontario Provincial Police occupied office space at the Bertie Township Hall. In the late 1920's or very early 1930's (precise date unknown) tow jail cells, a central heating plant and washroom were added to the east end of the building. The Bertie Township Police Department was established in the late 1930's or early 1940's and they also occupied space at the Bertie Township Hall. The Township Council created its own police department in the 1950's and subsequently moved them to a new building on Cutler Street and at this time, the Ontario Provincial Police for the Bertie Township area were no longer required.

In the ensuing years (1950's) a second floor was added to the building to accommodate additional offices and the new Council Chambers. In 1970, the Township of Bertie became the new Town of Fort Erie. The former Township of Bertie Hall was used by the Town of Fort Erie for offices for the Roads Department and the Bertie Historical Museum was established in the upper area.

In the early 1980's the building was turned over to the Fort Erie Historical Museum Board to maintain and operate as a historical museum.

Heritage Impact Assessment

The Subject Property is adjacent to the property limits of 402 Ridge Road North, Designated under Section 29 of the OHA under Town of Fort Erie By-law 1988-114 (Appendix B). The basis of the Designation of 402 Ridge Road is the former Bertie Township Municipal Building constructed in 1874. The identified heritage resource is contained to a small portion of the Designated Property. When constructed, the former Bertie Township Municipal Building was constructed on Lot 13, Regional Plan 349, and since construction successive land acquisitions have increased the footprint of the land holdings at 402 Ridge Road North.

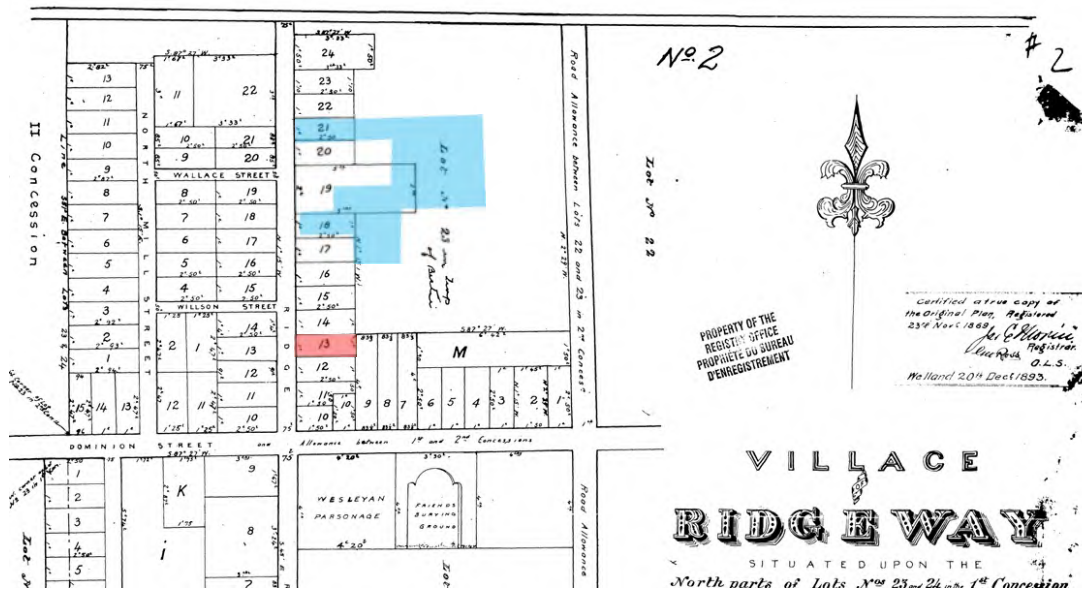


FIGURE 12: PORTION OF ORIGINAL 1869 PLAN OF THE VILLAGE OF RIDGEWAY, RED INDICATES THE LIMITS OF LOT 13 AT THE TIME OF CONSTRUCTION OF THE FORMER BERTIE TOWNSHIP HALL AND BLUE DEPICTS APPROXIMATE LIMITS OF SUBJECT PROPERTY

Description of Proposed Development

The proposed redevelopment of the Subject Property outlines the construction of seven freestanding residential structures ranging in height from two stories to four stories. The seven structures are comprised of two duplex structures each two stories in height, four duplex structures each three stores in height and a single free-standing four-story condominium.

In addition to the residential structures, the proposed development outlines the construction of associated parking infrastructure and access roads with associated treed boulevards.

The proposal outlines the construction of the two duplex structures each two stories in height on the portion of the Subject Property that is closest to the existing stone structure located at 402 Ridge Road North (distance greater than 60 m).

The proposal outlines the exterior finishes of the two storey duplex structures to be clad primarily in grey stone which will complement the structure located at 402 Ridge Road North.



FIGURE 13: ARCHITECTURAL RENDERING OF THE PROPOSED TWO STOREY DUPLEX STRUCTURE, RENDERING BY ACK ARCHITECTS STUDIO INC.

To facilitate the proposed redevelopment, the residential structure and garage currently located at 462 Ridge Road North (Lot 21 Registered Plan 349) will be demolished. The proposal also outlines the removal of all existing trees currently located on the Subject Property.



FIGURE 14: PORTION OF THE SITE PLAN DEPICTING THE LAYOUT OF THE PROPOSED REDEVELOPMENT

The complete conceptual plan of redevelopment is available in Appendix C.

Impact of Proposed Development

The proposed redevelopment outlines the demolition of all extant structures associated with 462 Ridge Road North (Lot 21, Registered Plan 349), as well as the removal of all existing trees within the confines of the Subject Property.

Evaluation of the proposed site plan illustrates that consideration has been given to providing continuity between the Designated property and the proposed redevelopment through the use of complementary exterior finishes and the placement of proposed structures resulting in a transition of elevation between the structure located on the Designated Property and the proposed four storey residential structure, with the proposed four storey structure being furthest from the heritage structure at 402 Ridge Road North.

The proposed redevelopment does not pose any direct impact to the identified heritage attributes of 402 Ridge Road North and was not found to pose any impact to the existing views into or out of the heritage structure associated with 402 Ridge Road North.

To further evaluate the potential impacts of the proposed redevelopment to the Designated Property, the guidelines of the MCM's *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, were reviewed (MCM 2006b):

Destruction of any, or part of any significant heritage attributes or features:

- ▶ The proposed demolition of 462 Ridge Road North will result in an observable alteration to the existing street scape. But will not have an impact on the overall makeup of the area or pose any impact to the Designated Property located at 402 Ridge Road North.
- ▶ Removal of trees on the Subject Property poses minimal impact to existing site lines as the Subject Property and associated trees are largely obscured from view from public right of ways by way of the existing residential structures which surround the Subject Property.

Alteration that is not sympathetic, or incompatible, with the historic fabric and appearance:

- ▶ Proposed redevelopment of the Subject Property will not result in any alterations to the existing structure located at 402 Ridge Road North.
- ▶ The proposed redevelopment outlines the use of sympathetic exterior finishes and a transitional change in elevation between the Designated Property and the Subject Property.

Shadows created that alter the viability of a heritage attribute or an associated nature feature or plantings, such as a garden:

- ▶ Formal shadow studies have not been undertaken but based on the proximity of the proposed four storey structure and the existing structure at 402 Ridge Road North, new shadows resulting from the proposed redevelopment are unlikely to pose an impact to the heritage structure.

Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship:

- ▶ Proposed redevelopment will not result in the isolation of any heritage attributes associated with 402 Ridge Road.

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features:

- ▶ Redevelopment as proposed poses no impact to significant views into or out of the Designated property. All proposed development will occur northeast of the existing structure; the closest proposed structure will be more than 60 m from the heritage structure. New construction will be separated from the existing structure by an open undeveloped expanse which is part of the Designated property.

A change in land use where the change may impact the property's CHVI:

- ▶ No change in land use is proposed for the Designated property.

Land disturbances such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological and/or cultural heritage resources:

- ▶ Engineering considerations will need to be made to ensure the proposed redevelopment does not result in indirect impacts to the Designated property or adjacent structures and existing town infrastructure.

Evaluation of Existing Statement of Cultural Heritage Value

Per the Town of Fort Erie By-law 1988-114, the heritage value of the property adjacent to the Subject Property is based on contextual value. At no time does By-law 1988-114 attribute heritage value to any physical heritage attributes of the structure or property. Regardless, the proposed redevelopment of the Subject Property poses no impact to the identified heritage value of the adjacent property as stipulated by Town of Fort Erie By-law 1988-114.

Mitigation Options and Recommendations

Evaluation found the proposed redevelopment does not pose any direct impact to the identified heritage attributes of 402 Ridge Road North and was not found to pose any impact to the existing views into or out of the heritage structure associated with 402 Ridge Road North. While no direct impacts were identified, all construction activities have the potential to pose indirect impacts to existing infrastructure, as such the following recommendation is made:

1. A vibration assessment be undertaken by a qualified individual in order to determine a zone of influence where construction activities associated with the proposed redevelopment have the potential to impact existing infrastructure. And appropriate mitigative measures implemented to ensure there are no unintended impacts within the identified zone of influence.

The *Provincial Policy Statement* (2020) notes that CHVI is identified for cultural heritage resources by communities. Thus, the system by which heritage is administered in Ontario places emphasis on the decision-making of local municipalities in determining CHVI and associated impacts. It is up to the community of the Town of Fort Erie to decide if the Proposed redevelopment of the Subject Property poses any impact and is in keeping with the overall character of the surrounding area. It is hoped that the information provided in this report is helpful in those determinations.

References

FORT ERIE HISTORICAL MUSEUM

ND BERTIE TOWNSHIP HALL. AVAILABLE ONLINE: <https://www.forterrie.ca/en/recreation-and-culture/resources/documents/museum/BTH-HISTORY.PDF>. ACCESSED NOVEMBER 2023.

FRAM, MARK

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GOOGLE EARTH PRO

2023 AERIAL IMAGERY. www.googleearth.com.

HISTORIC AMERICAN BUILDINGS SURVEY (HABS)

2011 GUIDE TO FIELD DOCUMENTATION. AVAILABLE ONLINE: [HTTP://WWW.NPS.GOV/HISTORY/HDP/STANDARDS/HABSGUIDEFIELDDOC.PDF](http://www.nps.gov/history/hdp/standards/HABSGUIDEFIELDDOC.PDF). ACCESSED FEBRUARY 2023.

KYLES, SHANNON.

2016 ONTARIO ARCHITECTURE. AVAILABLE ONLINE: [HTTP://WWW.ONTARIOARCHITECTURE.COM/INDEX.HTML](http://www.ontarioarchitecture.com/index.html). ACCESSED FEBRUARY 2023.

MINISTRY OF CITIZENSHIP AND MULTICULTURALISM (MCM)

2006A ONTARIO HERITAGE TOOL KIT, HERITAGE PROPERTY EVALUATION. AVAILABLE ONLINE: [HTTP://WWW.MTC.GOV.ON.CA/EN/PUBLICATIONS/HERITAGE_TOOL_KIT_DHP_ENG.PDF](http://www.mtc.gov.on.ca/en/publications/heritage_tool_kit_dhp_eng.pdf). ACCESSED FEBRUARY 2023.

2006B HERITAGE RESOURCES IN THE LAND USE PLANNING PROCESS – INFO SHEET SERIES. AVAILABLE ONLINE:

[HTTP://WWW.MTC.GOV.ON.CA/EN/PUBLICATIONS/HERITAGE_TOOL_KIT_HERITAGE_PPS_INFOSHEET.PDF](http://www.mtc.gov.on.ca/en/publications/heritage_tool_kit_heritage_pps_info_sheet.pdf). ACCESSED FEBRUARY 2023.

2010 STANDARDS AND GUIDELINES FOR CONSERVATION OF PROVINCIAL HERITAGE PROPERTIES.

AVAILABLE ONLINE:

[HTTP://WWW.MTC.GOV.ON.CA/EN/PUBLICATIONS/STANDARDS_CONSERVATION.PDF](http://www.mtc.gov.on.ca/en/publications/standards_conservation.pdf). ACCESSED FEBRUARY.

MINISTRY OF NATURAL RESOURCES AND FORESTRY

2023 MAKE A TOPOGRAPHIC MAP

https://www.lioapplications.lrc.gov.on.ca/MakeATopographicMap/index.html?viewer=Make_A_Topographic_Map.MATM&locale=en-CA

PARKS CANADA

1980 CANADIAN INVENTORY OF HISTORIC BUILDINGS EXTERIOR RECORDING TRAINING MANUAL. MINISTRY OF THE ENVIRONMENT, OTTAWA, ON.

2010 STANDARDS AND GUIDELINES FOR THE CONSERVATION OF HISTORIC PLACES IN CANADA. QUEEN'S PRINTER, OTTAWA, ON.

PROVINCE OF ONTARIO

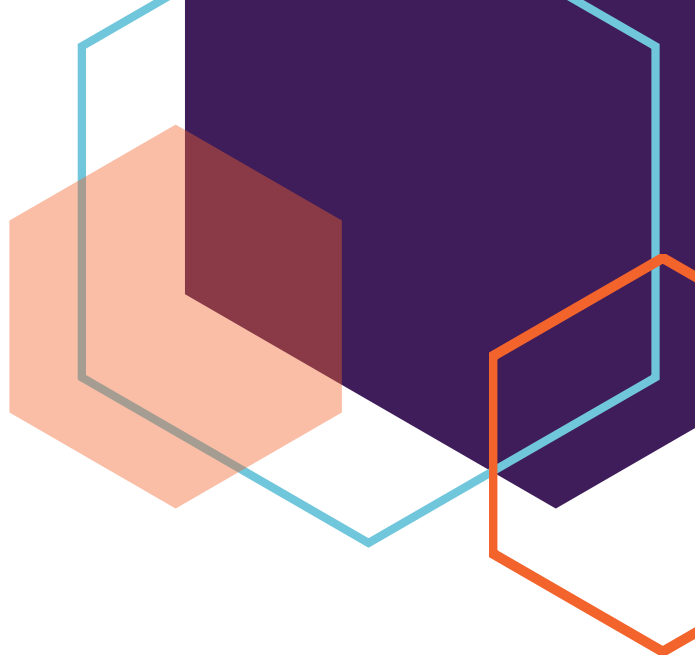
1990A ONTARIO HERITAGE ACT. AVAILABLE ONLINE:

[HTTPS://WWW.ONTARIO.CA/LAWS/STATUTE/90O18](https://www.ontario.ca/laws/statute/90o18). ACCESSED FEBRUARY 2023.

1990B PLANNING ACT. AVAILABLE ONLINE: <https://www.ontario.ca/laws/statute/90p13>. ACCESSED FEBRUARY 2023.

2020 PROVINCIAL POLICY STATEMENT. AVAILABLE ONLINE: <https://files.ontario.ca/mmah-PROVINCIAL-POLICY-STATEMENT-2020-ACCESSIBLE-FINAL-EN-2020-02-14.PDF>. ACCESSED FEBRUARY 2023.

Appendix A



Qualifications

Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing: Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, as well as the technical review and quality assurance of all archaeological and cultural heritage projects completed by PHC. Throughout her career, Carla has managed both large and small offices of CHRM professionals and has mobilized both large (50+) and small (4+) teams of CHRM and Environmental projects offices throughout the province of Ontario. Dr. Parslow has served as either Project Manager or Project Director on hundreds of Archaeological and Cultural Heritage Assessments. Dr. Parslow is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Dr. Parslow is responsible for the overall quality assurance.

Project Manager – Jamie Lemon, MA: Jamie Lemon is a Senior Archaeologist and Project Manager with PHC and is responsible for managing archaeological and heritage projects across Ontario. She is the primary or secondary author of numerous heritage and archaeological license reports and is proficient at artifact and archaeobotanical analysis. In addition, she is a former field technician and field director with experience on precontact Indigenous and historical Euro-Canadian sites. She has worked on archaeological and heritage projects for mining, land development, transportation, aggregates, and energy sectors. Jamie received a BA in Anthropology from the University of Waterloo in 2007, an MA from Trent University in 2014, and has been active in Cultural Resource Management in Ontario for 15 years. Jamie holds a valid professional license with the Ontario Ministry of Citizenship and Multiculturalism (MCM). Jamie regularly assists clients with navigating the life cycle of archaeological and heritage assessments as it relates to their Project, including interpretation of MCM Standards and Guidelines and engaging with Indigenous communities and other stakeholder groups.

Ms. Lemon is responsible for project management and client relations.

Heritage Specialist – Chris Lemon, B.Sc., Dip. CAHP Member in Good Standing: Chris Lemon is a Cultural Heritage Specialist and Licensed Archaeologist (R289) with 15 years' experience. He received an Honours B.Sc. in Anthropology from the University of Toronto and has completed course work towards an M.A. from the University of Western Ontario. Mr. Lemon has a Diploma in Heritage Carpentry and Joinery and a Certificate in Heritage Planning from Algonquin College. During his career Mr. Lemon has participated in cultural heritage assessments across Ontario as both a Senior Field Director in archaeology and as a Built Heritage Practitioner. Chris's previous experience includes representation on Joint Health and Safety Committees; he is dedicated to maintaining a safety-first focus on all job sites. Chris is a professional member of the Canadian Association of Heritage Professionals (CAHP).

Mr. Lemon is responsible for research, reporting and analysis.

Appendix B



Town of Fort Erie By-law 1988-114

Fort Erie – Municipal Register of Properties of Cultural Heritage Value and Interest

Designated Properties

Title: Former Bertie Township Hall
Address: 402 Ridge Road
Legal Description: PLAN 227, PT LOTS 9, 12, 13, NP 349 CON 2, LE PT LOT 23, RP59R10740, PT 1
Current Owner: Town of Fort Erie
1 Municipal Centre Drive
Fort Erie Ontario, L2A 2S6
Designating By-law: By-law 1988-114

Reason for Designation

This property is being designated for historical reasons.

The former Bertie Township Municipal Building was constructed in 1874. The original stone structure was built by the Edsall Brothers and the stone used to construct the building originated from one of the local Windmill Point quarries. The Edsall Brothers were the “professionals” of the day as stone masons and it is understood that they constructed St. Paul’s Anglican Church on Niagara Boulevard and the original Windmill Point Disciples Church on Stonemill Road.

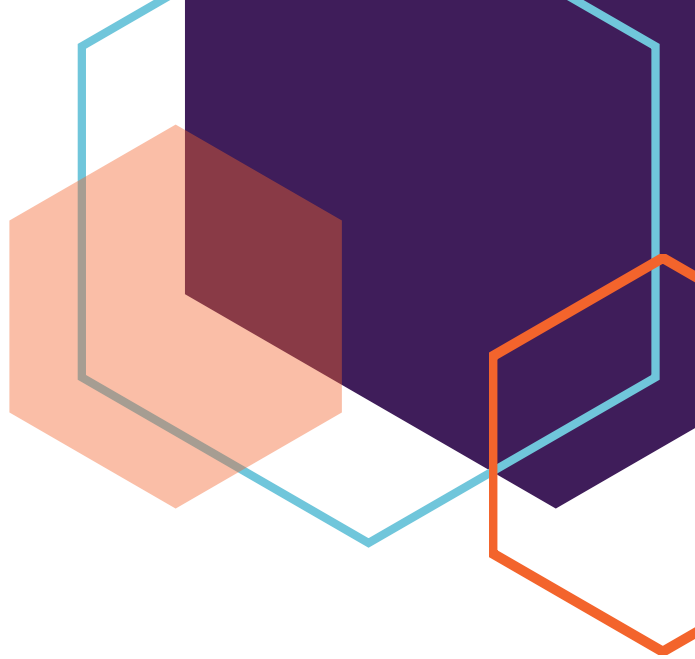
The original building, although very high, did not contain a second floor. The interior contained one office for the Clerk/Treasurer and the remaining area was used as a common meeting room for Council (the Township of Bertie was incorporated in the year 1850).

Over the years, the interior area was rearranged to accommodate additional office space. In the 1920’s (approx.), the Ontario Provincial Police occupied office space at the Bertie Township Hall. In the late 1920’s or very early 1930’s (precise date unknown) two jail cells, a central heating plant and washroom were added to the east end of the building. The Bertie Township Police Department was established in the late 1930’s or early 1940’s and they also occupied space at the Bertie Township Hall. The Township Council created its own police department in the 1950’s and subsequently moved them to a new building on Cutler Street and at this time, the Ontario Provincial Police for the Bertie Township area were no longer required.

In the ensuing years (1950’s) a second floor was added to the building to accommodate additional offices and the new Council Chambers. In 1970, the Township of Bertie became the new Town of Fort Erie. The former Township of Bertie Hall was used by the Town of Fort Erie for offices for the Roads Department and the Bertie Historical Museum was established in the upper area.

In the early 1980’s the building was turned over to the Fort Erie Historical Museum Board to maintain and operate as a historical museum.

Appendix C



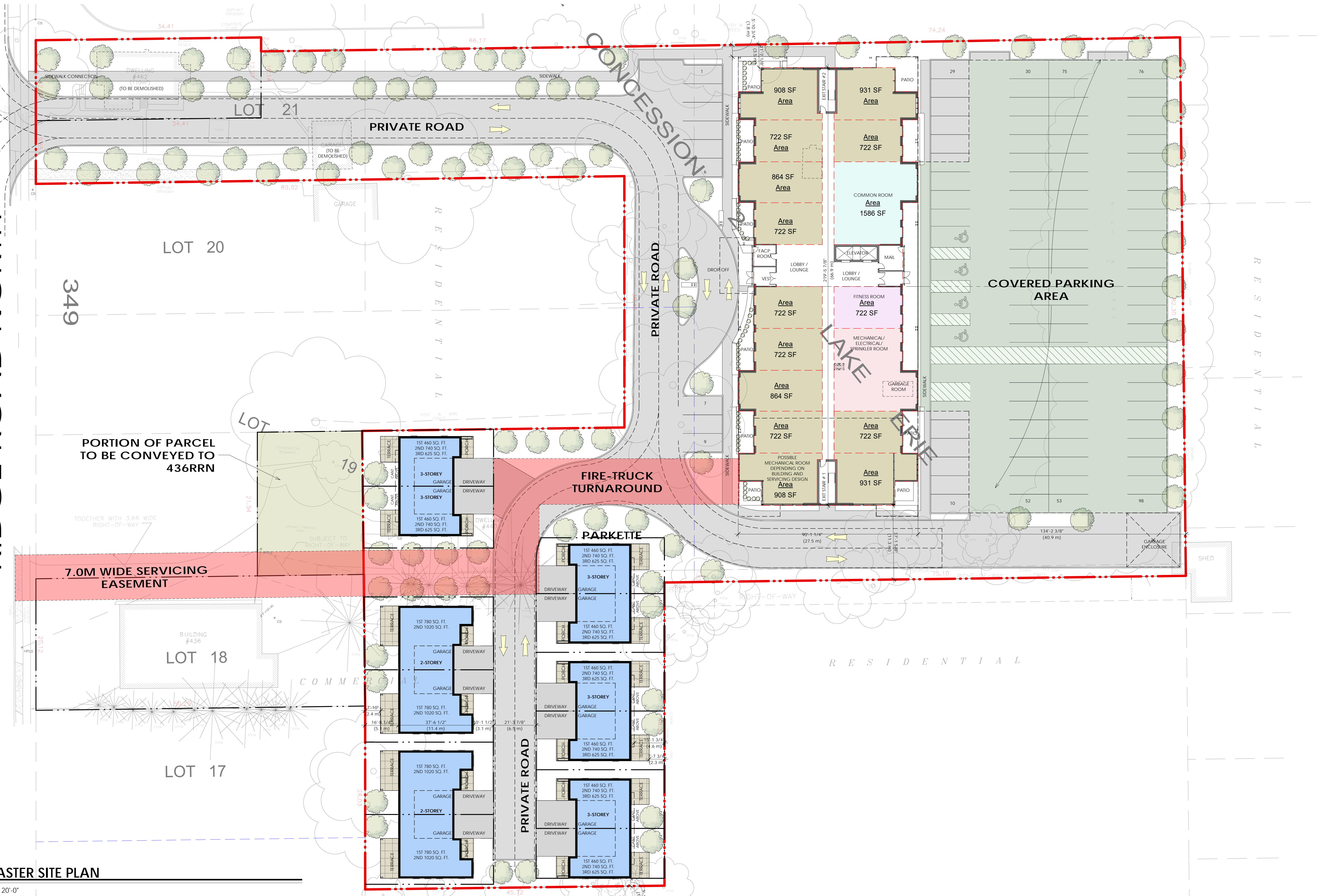
Development Mapping

RIDGE ROAD NORTH

349

MASTER SITE PLAN

1" = 20'-0"



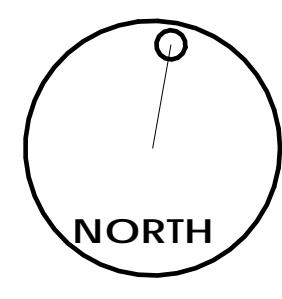
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

All contractors and/or trades shall verify all dimensions, notes, site and report any discrepancies prior to commencement of the work. This drawing not to be scaled, all drawings, prints and related documents are the property of the architect and must be returned upon request. Reproduction of drawings and related documents in part or in whole is strictly forbidden without written consent. Drawings to be for the purpose for which they are issued.

No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022

PROPOSED RESIDENTIAL DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO



A · C · K
architects
STUDIO INC.

SHEET TITLE

SITE PLAN

PROJECT NUMBER: 2021-292
DATE: JANUARY 2022
DRAWN BY: JMR
CHECKED BY: MDA
SCALE: AS SHOWN

SP1

2022-08-11 8:53:46 AM

UNIT STATISTICS FOR 4-STOREY RESIDENTIAL APARTMENT BUILDING
 FINAL UNIT COUNTS AND SQUARE FOOTAGES TO BE DETERMINED AT DESIGN DEVELOPMENT STAGE

1ST FLOOR 13 UNITS
 2nd FLOOR 19 UNITS
 3rd FLOOR 19 UNITS
 4th FLOOR 19 UNITS

TOTAL UNITS: 70 UNITS

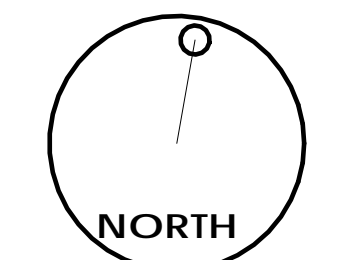
PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022

PROPOSED RESIDENTIAL DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO

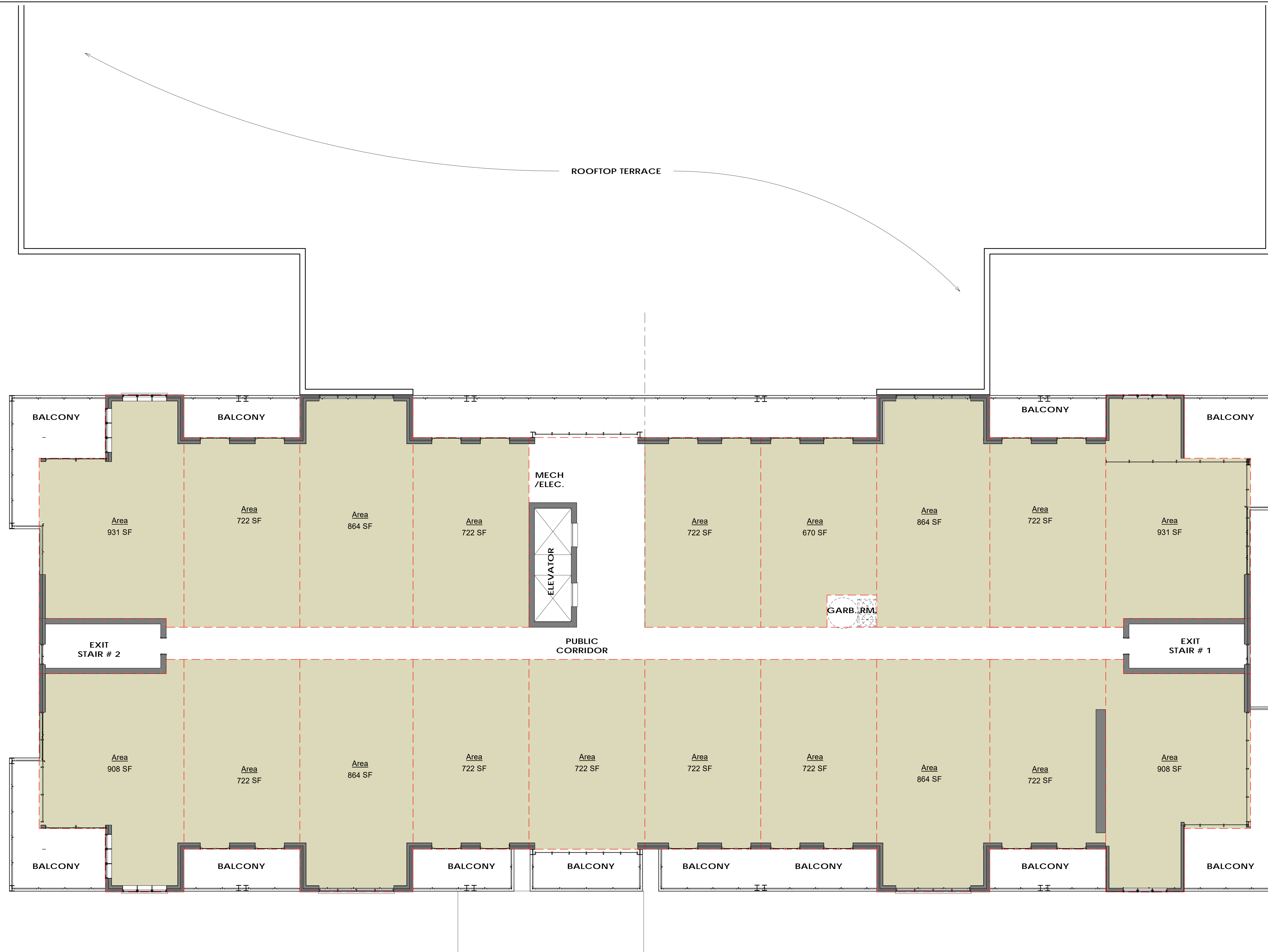


SHEET TITLE

TYPICAL 2ND 4TH FLOOR PLATES

PROJECT NUMBER: 2021-292
 DATE: JANUARY 2022
 DRAWN BY: JMR
 CHECKED BY: MDA
 SCALE: AS SHOWN

A1



2ND - 4TH FLOOR PLATES
 SCALE: 1/8"=1'-0"

2022-08-11 8:50:22 AM

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No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022

PROPOSED RESIDENTIAL DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO



SHEET TITLE
**FRONT ELEVATION
 MULTI RES BUILDING**

PROJECT NUMBER: 2021-292
 DATE: JANUARY 2022
 DRAWN BY: JMR
 CHECKED BY: MDA
 SCALE: AS SHOWN

A2

2022-08-11 8:50:40 AM



FRONT ELEVATION MULTI RES BUILDING

1/8" = 1'-0"





FRONT ELEVATION 3-STOREY TOWNES

3/16" = 1'-0"



FRONT ELEVATION 2 STOREY TOWNES

3/16" = 1'-0"

PRELIMINARY FOR DISCUSSION PURPOSES ONLY

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No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022

PROPOSED RESIDENTIAL DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO



SHEET TITLE

TOWNHOUSE STREET ELEVATIONS

PROJECT NUMBER: 2021-292
 DATE: JANUARY 2022
 DRAWN BY: JMR
 CHECKED BY: MDA
 SCALE: AS SHOWN

A3



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No.	Description	Date
01	CONCEPT PACKAGE (WITH ELEVATIONS)	08/11/2022

PROPOSED
RESIDENTIAL
DEVELOPMENT

436 RIDGE ROAD NORTH, FORT ERIE, ONTARIO

A · C · K
architects
STUDIO INC.

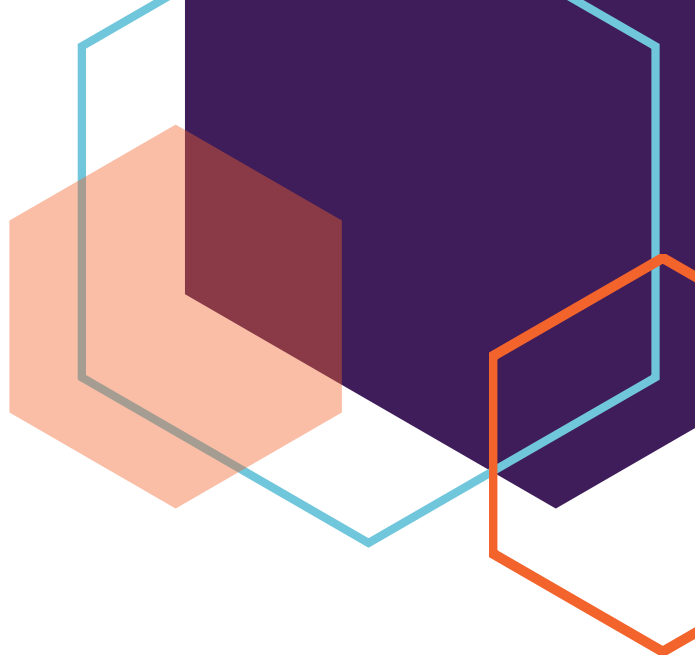
SHEET TITLE

3D PERSPECTIVES

PROJECT NUMBER: 2021-292
DATE: JANUARY 2022
DRAWN BY: JMR
CHECKED BY: MDA
SCALE: AS SHOWN

A4

Appendix D



Bertie Township Hall History

Fort Erie Historical Museum

Bertie Township Hall

est. 1874

Designated Significant

On April 11, 1988, the Council of the Town of Fort Erie passed by-law No. 114-88. This by-law designated the former Bertie Township Municipal Building as being of architectural and historical value. The reasons for designation are as follows:

This property is being designated for historical reasons.

The former Bertie Township Municipal Building was constructed in 1874. The original stone structure was built by the Edsall Brothers and the stone used to construct the building originated from one of the local Windmill Point quarries. The Edsall Brothers were the "professionals" of the day as stone masons and it is understood that they constructed St. Paul's Anglican Church on Niagara Blvd. and the original Windmill Point Disciples Church on Stonemill Road.

The original building, although very high, did not contain a second floor. The interior contained one office for the Clerk/ Treasurer and the remaining area was used as a common meeting room for Council. (The Township of Bertie was incorporated in the year 1850).

Over the years, the interior area was rearranged to accommodate additional office space. In the 1920's or very early 1930's (precise date not known) two jail cells, a central heating plant and washrooms were added to the east end of the building. The Bertie Township Police Department was established in the late 1930's or early 1940's and they also occupied the space at the Bertie Township Hall. The Township Council created its own police department in the 1950's and subsequently moved them to a new building on Cutler Street and at this time, the Ontario Provincial Police for the Bertie Township area were no longer required.

In the ensuing years (1950's) a second floor was added to the building to accommodate additional offices and the new Council Chambers. In 1970, the Township of Bertie became part of the new Town of Fort Erie. The former Township of Bertie Hall was used by the Town of Fort Erie for offices for the Roads Department and the Bertie Historical Museum, which was established on the second floor in 1972.

In 1976, the building was turned over to the Fort Erie Historical Museum Board to operate a museum on behalf of the Municipality.



Fast Facts

1793 - Township of Bertie named by Act of Parliament

Size - 38, 390 acres

Named after - Willoughby Bertie, the 4th Earl of Abingdon

1850 - Township of Bertie incorporated

1874 - Township Hall built

Building Timeline

March 7, 1874 "Petitions were received from J.G. Beam and 19 others in reference to building a Town Hall and locating it in Ridgeway. Also from John A. Edsall and 18 others to the same effect."

By-law 343 "Be it therefore enacted - that the sum of \$2495.00, Twenty four hundred and ninety-five dollars be and it is hereby appropriated - for the erection of said Town Hall"

January 5, 1875 First meeting held at new hall.

April 1881 A lock-up was added "about 12 by 15 feet with a door on the south side and small window on the north wall with iron bars built into the stone wall."

1928 "Two offices, about 12 feet square were built by Carl Pooler in the north west and south west corners on the Hall early in 1928. A floor was put down over these offices and a stairway built which made a balcony..."

1938 "...vault built on north side at the west end of the hall, mason work done by Chas. Belfield, the steel door for the vault coming from the Fort Erie Custom's House..."

June 22, 1961 Roy Everett performed the stone work which divided the single, tall windows into two sets of windows. Heating had been done with 9 gas heaters, but it was still cold in the building and was felt the windows had to be replaced. The work was a winter works project, employing local labour. Donald Kennedy oversaw as building inspector, Councillor Earl Beam was chairman of the building committee. The total cost of the renovations was \$15,000.

December 29, 1969 Last council meeting held in the hall.

Quotes taken from Town Hall Story, by Robert Disher.

Building Style

The hall originally consisted of one large room, a common feature in most other early township halls. It is with the exterior features that small towns showed off their personality.

This Italianate structure was designed to look monumental, solid, and respectable. The hallmarks of the Italianate style on this building (the round-headed windows and paired brackets at the cornice) set off against heavy limestone, certainly achieve the design goal.

Many Meetings

The hall was the prime place for meetings in town. Whether for reeves or reverends, the hall was well used! In addition to the Council, clerk, and police, the following groups made good use of the space: churches (Presbyterian, Quaker, Church of England, Lutheran), Philharmonic Society, Horticultural Society, and Women's Institute. The hall was used for many social and political functions, and was the heart of the community.



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883 St. Clair Avenue West, Rear, Toronto, ON, M6C 1C4

Telephone: [647-348-4887](tel:647-348-4887)

Email: admin@phcgroup.ca

Website: www.phcgroup.ca

