



# Heritage Impact Assessment, Part of 546 Ridge Road, Part of Lot 23, Concession 2, Bertie Township, Welland County, Now Town of Fort Erie, Regional Municipality of Niagara, Ontario

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Proponents: Vaughn Gibbons, 2175725 Ontario Inc.

Address: 1755 Stevensville Road, Stevensville ON, L0S 1S0

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## 1. Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by 2175725 Ontario Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the property located on part of 546 Ridge Road, Town of Fort Erie, Ontario. The Subject Property is part of Lot 23, Concession 2, former Bertie Township, now Town of Fort Erie. The Proponent is undertaking the HIA as part of a draft pan application for the redevelopment of the currently vacant property. The proposed redevelopment is aimed at developing the property with 17 residential townhomes and associated driveways and parking.

This HIA is designed to meet the scope of work stipulated by the Town of Fort Erie, adhere to the policies of the *Town of Fort Erie Official Plan* (Fort Erie 2018) and uphold the objectives of the Ontario Heritage Act. The purpose of this HIA is to review relevant historical documents, assess potential impacts from the proposed re-development, and recommend mitigation options.

This report will evaluate the potential impact of the proposed development on the Listed and Designated properties adjacent to the Subject Property. A site visit was conducted on August 29, 2022 to document the Subject Property and surrounding landscape.

The Subject Property is situated on the west side of Prospect Point Road North, north of Hazel Street, and east of Ridge Road North. The property's main street exposure is off Prospect Point Road North; there is also an undeveloped road access off of Hazel Street. The Subject Property is approximately 0.53 hectares (ha) or 1.3 acres (ac) in size and is currently a wood lot. The Subject Property is adjacent to a Designated structure constructed in the Gothic Collegiate/Institutional architectural style and dating to 1927, and a Listed structure constructed in the Tudor revival style dating to the early 19th century. The Subject Property was previously subject to development as the site visit identified a 25 m by 15 m poured concrete depression and the remains of a stone lined well. Based on the presence of cultural artifacts on the ground surface, the Subject Property displays historic or associative value as described by O.Reg. 9/06.

The following recommendations are made:

1. Subject Property be subject to archaeological assessment prior to any ground disturbance activities. Archaeological assessment will provide an opportunity to evaluate the identified cultural artifacts present on the property and determine the CHVI of these artifacts.
2. Development plans should consider retention of as many existing mature trees as possible on property limits. Retention of trees on property limits will reduce the visual impacts to surrounding properties and limit impacts to existing sight lines.
3. Implement increased setbacks on all property lines, thereby restricting development to the center of the Subject Property. Doing so will help to retain the existing aesthetic and overall character of the existing neighborhood.
4. Limit height of proposed development. Proposed development should not exceed current height of adjacent structures. 576 Ridgeway Road, former Ridgeway Cristal Beach Highschool (Designated Property), is currently the tallest structure in the area; new development should be equal to or less then elevation of 576 Ridgeway Road North.

Once the archaeological assessment process is complete within the Subject Property, the Subject Property will no longer exhibit CHVI, will no longer exhibit historical or associative value under O.Reg. 9/06, and will no longer be a candidate for Designation under Section 29 of the OHA.

Once implementation of the recommendations, as required by the Town of Fort Erie, is complete the proposed development will comply with Section 2.6 of the Provincial Policy Statement (2020), as it relates to the conservation of cultural heritage and archaeological resources.

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. It is hoped that the information presented in this report will be useful in those determinations.

## 2. Personnel

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Carla Parslow, Ph.D., CAHP	Senior Cultural Resource Specialist
Jamie Lemon, M.A.	Project Manager
Christopher Lemon, B.Sc., Dip. Heritage, CAHP	Lead Cultural Heritage Specialist

### Acknowledgements

Matt Kernahan	Upper Canada Planning & Engineering
Vaughn Gibbons	2175725 Ontario Inc.

### 3. Introduction

---

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Documentation of the property took the form of high-resolution photographs using a Nikon D5600 DSLR camera, the collection of field notes and the creation of measured drawings where necessary. The assessment strategy was derived from the National Historic 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 *Historic American Building Survey - Guide to Field Documentation* (HABS 2011) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (Parks Canada 2010).

#### 3.1 Applicant Information

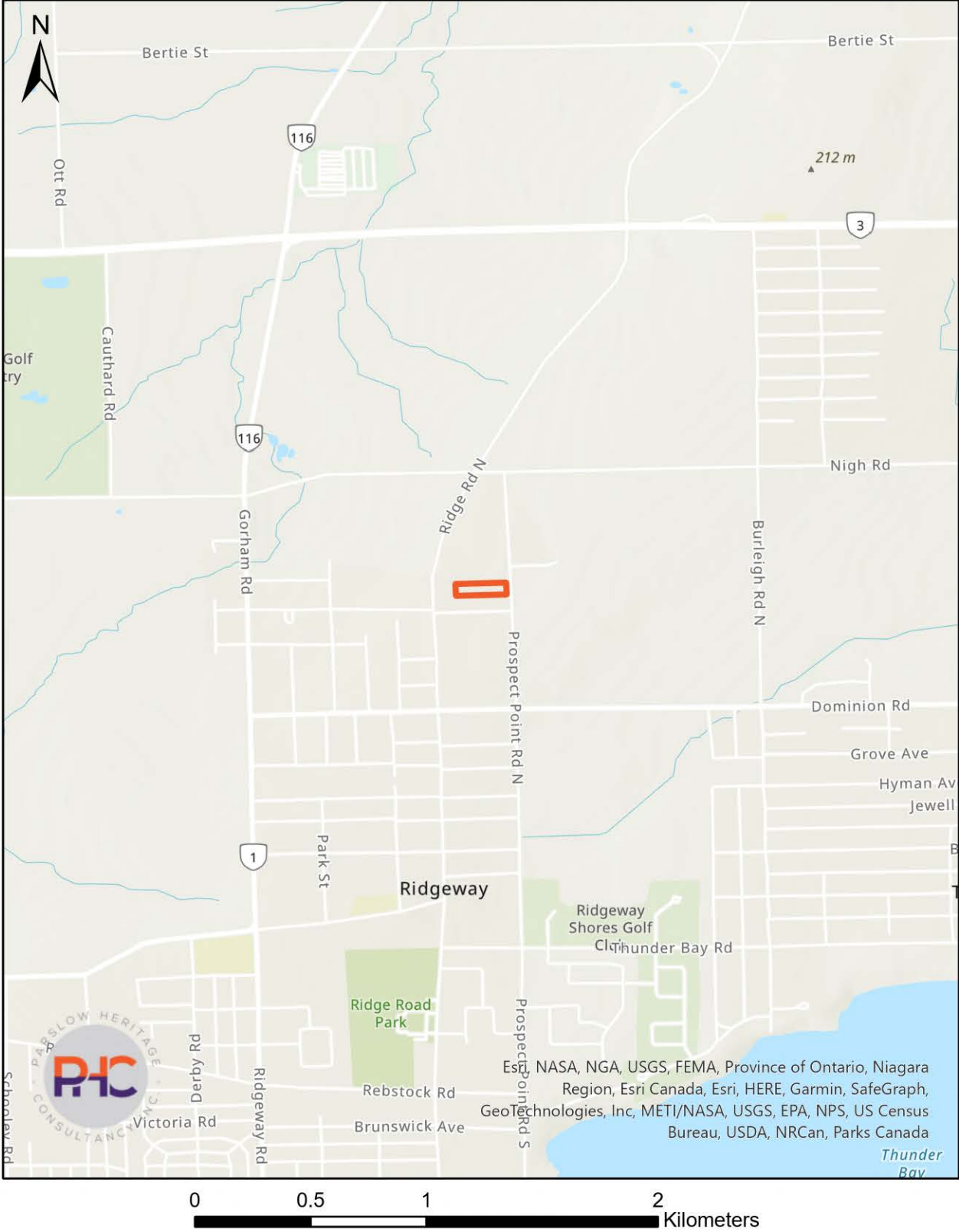
The redevelopment is being undertaken by 2175725 Ontario Inc.  
c/o Vaughn Gibbons

[v.gibbons@vigibbonscontracting.com](mailto:v.gibbons@vigibbonscontracting.com)

905-382-2393



# Map 1 - Location of Subject Property on Topographic Map

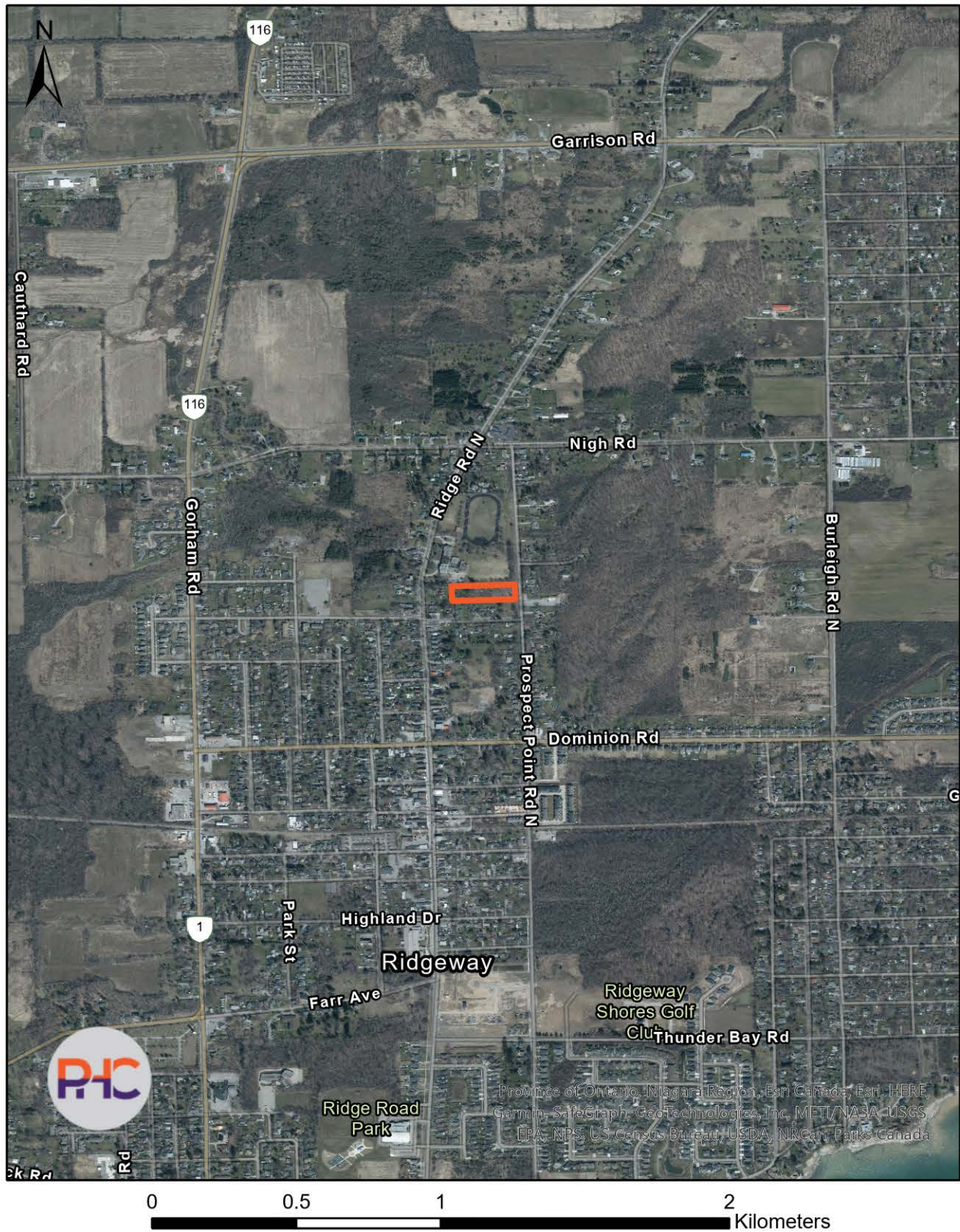


**Legend**  
 Study\_Boundary


Heritage Impact Assessment  
 546 Ridge Road, Fort Erie, ON



# Map 2 - Location of Subject Property on Aerial Image



## Legend

 Study\_Boundary



Heritage Impact Assessment  
546 Ridge Road, Fort Erie, ON



# Map 3 - Adjacent Heritage Resources



## Legend

-  Study\_Boundary
-  Private\_Road

1:5,000

Heritage Impact Assessment  
546 Ridge Road, Fort Erie, ON

## 4. Legislative and Policy Framework

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The following assessment reviews Provincial and Municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the Town of Fort Erie. This HIA has been prepared to meet the scope of work stipulated by the Town of Fort Erie, the *Ontario Heritage Act*, the *Planning Act* and the *Provincial Policy Statement 2020*.

### 4.1 Provincial Legislation and Policy

#### 4.1.1 Ontario Heritage Act (OHA)

**Non-designated properties (listed properties) are addressed under Section 27 of the OHA.**

27 (1) The clerk of a municipality shall keep a register of property situated in the municipality that is of cultural heritage value or interest. 2005, c. 6, s. 15.

##### Contents of register

(1.1) The register kept by the clerk shall list all property situated in the municipality that has been designated by the municipality or by the Minister under this Part and shall contain, with respect to each property,

(a) a legal description of the property;

(b) the name and address of the owner; and

(c) a statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property. 2005, c. 6, s. 15.

##### Same

(1.2) In addition to the property listed in the register under subsection (1.1), the register may include property that has not been designated under this Part but that the council of the municipality believes to be of cultural heritage value or interest and shall contain, with respect to such property, a description of the property that is sufficient to readily ascertain the property. 2005, c. 6, s. 15.

##### Consultation

(1.3) Where the council of a municipality has appointed a municipal heritage committee, the council shall, before including a property that has not been designated under this Part in the register under subsection (1.2) or removing the reference to such a property from the register, consult with its municipal heritage committee. 2005, c. 6, s. 15.

##### Extracts

(2) The clerk of a municipality shall issue extracts from the Register referred to in subsection (1) to any person on payment of the fee set by the municipality by by-law. R.S.O. 1990, c. O.18, s. 27 (2); 2002, c. 18, Sched. F, s. 2 (6).

### Restriction on demolition, etc.

(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure. 2006, c. 11, Sched. B, s. 11 (2).

### Same

(4) Subsection (3) applies only if the property is included in the register under subsection (1.2) before any application is made for a permit under the *Building Code Act, 1992* to demolish or remove a building or structure located on the property. 2006, c. 11, Sched. B, s. 11 (2).

### Same

(5) The notice required by subsection (3) shall be accompanied by such plans and shall set out such information as the council may require. 2006, c. 11, Sched. B, s. 11 (2).

### Designated properties are addressed under Section 29 of the OHA.

Section 29 of the OHA addresses designation of properties by municipalities and sets the criteria by which heritage value or interest is addressed.

Cultural Heritage Value or Interest is addressed by the OHA under Regulation 9/06. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii) displays a high degree of craftsmanship or artistic merit, or
  - iii) demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i) has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i) is important in defining, maintaining or supporting the character of an area,

- ii) is physically, functionally, visually or historically linked to its surroundings, or
- iii) is a landmark.

#### 4.1.2 Planning Act

The *Planning Act* (1990) provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

(e) the promotion of built form that,

- (i) is well-designed,
- (ii) encourages a sense of place, and
- (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

#### 4.1.3 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on May 1, 2020. It applies to all planning decisions made on or after that date and replaced the PPS, 2014. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1e of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.



2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

2.6.5 Planning authorities shall engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

## 4.2 Municipal Policy Framework

The Town of Fort Erie does not currently have Terms of Reference (TOR) for HIAs. Cultural Heritage is addressed by the Town of Fort Erie Official Plan.

### 4.2.1 Official Plan

Section 2.3.10 of the Town of Fort Erie Official Plan addresses the objectives pertaining to Cultural Heritage. The Official Plan states the Goal of Cultural Heritage is:

*To preserve and/or rehabilitate, research, interpret and promote where feasible, those resources of built historic and architectural merit, archaeological significance, and movable and intangible heritage importance for the enhancement of community life and contribution to economic health.*

Town of Fort Erie 2018

Section 11.3 of the Official Plan addresses Built Heritage Resources, stating that:

Built Heritage involves one or more significant buildings, structures, monuments, installations or remains that are associated with architectural importance or historical importance from cultural, social, political, economic or military perspectives.

- I. Council shall consult with the Municipal Heritage Committee in matters relating to the conservation of built heritage within the Town of Fort Erie. The Heritage Committee shall identify through the ongoing inventory, or on a case-by-case basis, properties of architectural and historical interest and advise Council on those heritage properties considered worthy of designation under Parts IV and V of the Ontario Heritage Act.
- II. Where any development or land disturbance requires the approval of the Town of Fort Erie or where a permit or other approvals are required by another authority and the Town is required to regulate, advise, or comment, the Town shall seek to ensure that the built heritage resources are not adversely affected by the proposed development.
- III. The Town will ensure that the heritage attributes of these buildings and properties will be respected with a presumption in favour of conserving and any important associated spaces such as grass boulevards, parks and cemeteries, and streetscapes.
- IV. The Town may require that heritage properties are retained on-site and used or adaptively re-used as appropriate to the proposed development and land use. Heritage easements

may be required as well as development agreements respecting the care and conservation of the affected heritage property.

- V. It is recognized that there remain in the Town of Fort Erie several historic cemeteries, containing a variety of grave markers in various materials and state of repair. The Town will ensure that these important heritage features are conserved and protected by encouraging owners to maintain, stabilize and arrest the deterioration of the cemetery and any remaining markers.
- VI. The Town will ensure that in considering the approval of any proposed development near or adjacent to cemetery properties that such development will be designed and landscaped in a manner that is sensitive to the cemetery as well as enhancing and integrating with the open space character of the cemetery.

The Town of Fort Erie requires that a HIA be conducted to evaluate the potential impacts of a proposed development to cultural heritage resources occur when:

- ▶ Any development or site alteration proposed on or adjacent to lands, structures or buildings designated under the Ontario Heritage Act or listed on an approved heritage resource inventory.

Section 11.1 of the Official Plan states:

- ▶ In order to adequately protect and preserve cultural heritage attributes a Heritage Impact Assessment may be required by the Town where the development or redevelopment of lands is considered by the Municipal Museum and Cultural Heritage Committee to adversely affect:
- ▶ A building or structure designated under Part IV of the Ontario Heritage Act;
- ▶ Lands contiguous to a protected heritage property;
- ▶ A registered or known archaeological site;
- ▶ Building or structure listed in the inventory of heritage buildings and features;
- ▶ Lands adjacent to a known archaeological site;
- ▶ Lands that have the potential to contain archaeological resources; and
- ▶ Any area for which a heritage planning statement has been prepared.

The Heritage Impact Assessment should demonstrate the heritage attributes will be conserved in accordance with the Cultural Heritage Policies of this Plan.

The Town of Fort Erie's Municipal Heritage Standing Committee (MHSC) will be consulted to advise the Council in matters of cultural heritage and will promote the retention and or relocation of significant built heritage resources.



## 5. Regional History

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### 5.1 The Niagara Peninsula

The Niagara Peninsula is a historically significant area due to the presence of the Canada-US frontier along the Niagara River. The border was drawn in 1783, following the Treaty of Versailles, which ended the American Revolutionary War. The region had a role to play in the following War of 1812, the Upper Canada Rebellion of 1837, and the Fenian raids of 1866 (Higgins 1996). Beginning in 1820, the landscape of the Niagara Peninsula was shaped by the building of shipping infrastructure, both on water and on land. The most significant feature is the Welland Canal, built to facilitate shipping between Lake Ontario and Lake Erie (Fram 1984).

### 5.2 Bertie Township

Originally, Bertie Township was comprised of lands between the Niagara River to the east, Holloway Bay Road to the west, Netherby Road to the north, and Lake Erie to the south. Over time, many communities broke away and incorporated separately. Between 1931 and 1970, Bertie Township represented the communities of Ridgeway, Stevensville, Point Abino, Snyder, Windmill Point, Erie Beach, Mulgrave, Ridgemount, and Shipyards. In 1970, Bertie became a part of Greater Fort Erie (Davies 2004: 32-33).

The lands that belong to Bertie Township today were settled by United Empire Loyalists, mainly members of Butler's Rangers and their families, who came from the Mohawk and Susquehanna valleys following the American Revolution. The land survey was completed in 1789, and the township was named in 1793 after Willoughby Bertie, the Fourth Earl of Abingdon, through an Act of Parliament. The township was then formally incorporated in 1850 (Davies 2004; Morgan 2004).

In 1784, the first 10 families were granted 200 acre lots in Bertie Township. Among them are the names Benner, House, Platow, Riselay and Wintermute. Before the end of the 18th century, more settlers arrived in the area. The names Bowen, Haun, Hershey, Laur, Miller, Sherk, Troop and Zavitz are among the earliest arrivals (Niagara Settlers 2019a).

Early settlement did not cluster in any one particular area. According to an 1808 military map consulted by Morgan (2004), low-density settlement and isolated dwellings were scattered between the shores of Niagara River and Lake Erie, and along the early roads, Garrison Road and Ridge Road. The only cluster of habitation was found around military Fort Erie, which was built in 1764 (Morgan 2004).

Bertie was one of the most productive agricultural townships in the Niagara Peninsula in the 19th century. Farming and related industries, such as grist, saw and planing mills, led to the development of communities in the region (Morgan 2004). During the pioneer era, the region specialized in wheat production. At the end of the 19th century, mixed farming with a focus on dairy and livestock production took the lead (Morgan 2004). Farming has been steadily declining since the early 20th century, with few full-time farmers present in the Greater Fort Erie region today (Morgan 2004).

### 5.3 Community of Ridgeway

Few sources exist to delineate the history of Ridgeway. The below history of Ridgeway is compiled from the book entitled *Many Voices II - A Collective History of Greater Fort Erie*, published by the Fort Erie Historical Museum (FEHM 2004) and personal communication with Jane Davies, Manager of the Fort Erie Museum and Cultural Archives.

Ridgeway was settled in the late 1700s by United Empire Loyalists fleeing the United States following the American Revolution. Originally settled as a farming community, the village experienced growth in the 1850s when the Buffalo, Brantford and Goderich Railway was established. Following the arrival of the railway a business district emerged and spread north along Ridge Road toward Dominion Road. Since its inception Ridgeway experienced steady growth and a relatively stable economy. Ridgeway has always been a diversified commercial village and as such was not solely depended on industrial processes.

Ridgeway received international attention during the Fenian Invasion of 1866, when Anglo-Canadian and Irish American forces met and fought the "Battle of Ridgeway". In 1873, the Point Abino post office was moved to Ridgeway, enabling it to be closer to the railroad, and was renamed the Ridgeway post office. The following year, amidst some opposition from the citizens, a town hall for Bertie Township was built on Ridge Road. This two-storey limestone building is currently home to the Fort Erie Historical Museum. Following the construction of this limestone building, Ridgeway served as the seat of municipal government for Bertie Township. By 1886, Ridgeway had a population of 800 with three taverns, 20 shops, three planning mills, a grist mill, town hall, post office, school, foundry, training station and three churches. Despite its success Ridgeway was never incorporated as a town, and while its demise as part of Bertie Township occurred in 1970, its economic strength as a diversified village remains.

The name Ridgeway refers to its geographic location along the limestone ridge that extends through the town. Ridge Road follows this ridge and was one of the first wagon trails in Bertie Township, originally running from Miller's Creek, on the Niagara River, to Point Abino. Today Ridgeway is a neighborhood within the Town of Fort Erie and is part of the Fort Erie Secondary Plan known as Amendment No. 15 (Town of Fort Erie 2013).

## 6. Subject Property

The Subject Property on part of 546 Ridge Road, Fort Erie, Ontario is a 0.53 ha (1.3 ac) parcel of land located on the west side of Prospect Point Road North. The property is adjacent to a Designated structure constructed in the Gothic Collegiate/Institutional architectural style dating to 1927 (576 Ridge Road) and a Listed structure constructed in the Tudor revival style constructed in 1928, known locally as the Winger Mansion (also on 546 Ridge Road). The Designation By-law for 576 Ridge Road is provided in Appendix C. The Subject Property is comprised of part of the eastern half of the 3 ac. property historically associated with the Winger Mansion. Evaluation of available aerial images indicate the Subject Property to have been previously subject to some form of development. Evidence of previous development was identified during the Site Visit. During the Site Visit a 25 m east-west by 15 m north-south poured concrete depression was encountered, as well as the remains of what is interpreted as a stone lined well. The concrete depression was observed to contain a thick layer of organic soil containing what appeared to be 19th century artifacts. Artifacts observed included historic ceramics, glass bottles, ink wells, stoneware crockery and leather shoes. Except for the apparent 19th century cultural remains, the Subject Property is unoccupied and covered in a selection of mature hardwood trees.

Email correspondence with Jessica Steffler, Curator- Collections and Research at Fort Erie Museum and Cultural Services, was unable to provide any information as to past uses of the property or the origins of the 19th century cultural remains (Personal Communication, September 2022).

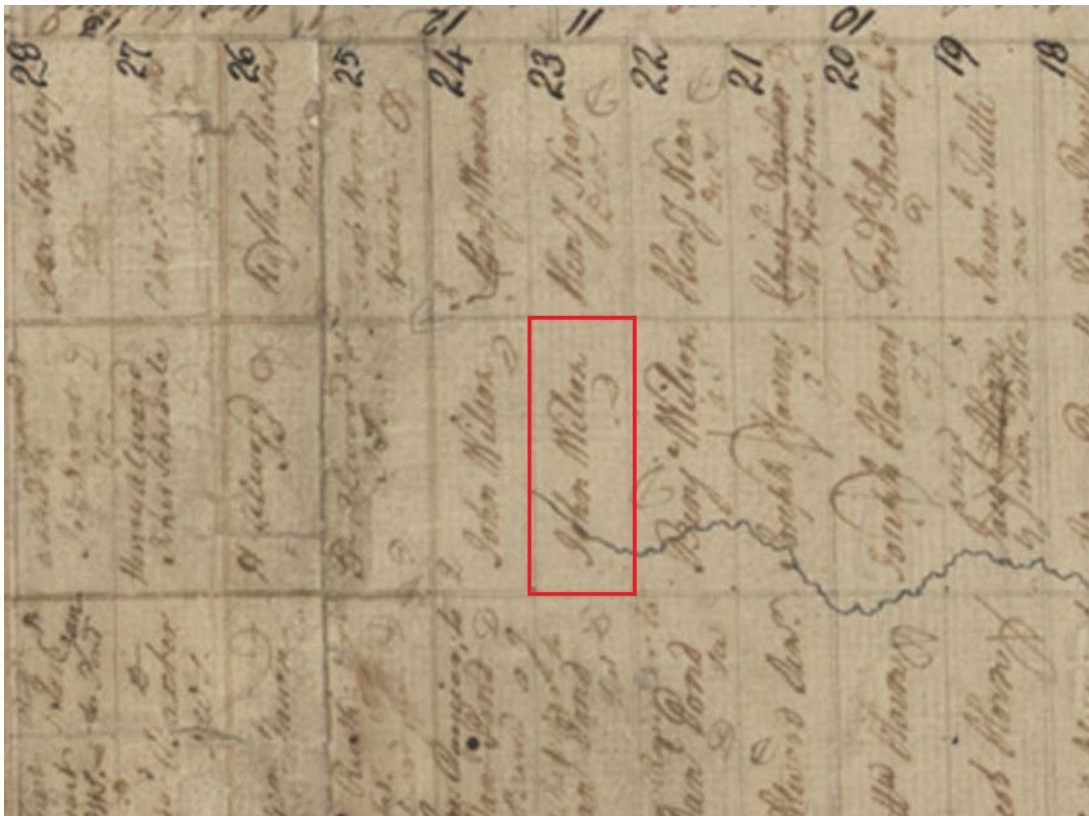


Figure 4: Portion of a pre-confederation map depicting Lot 23, Concession 2, Bertie Township

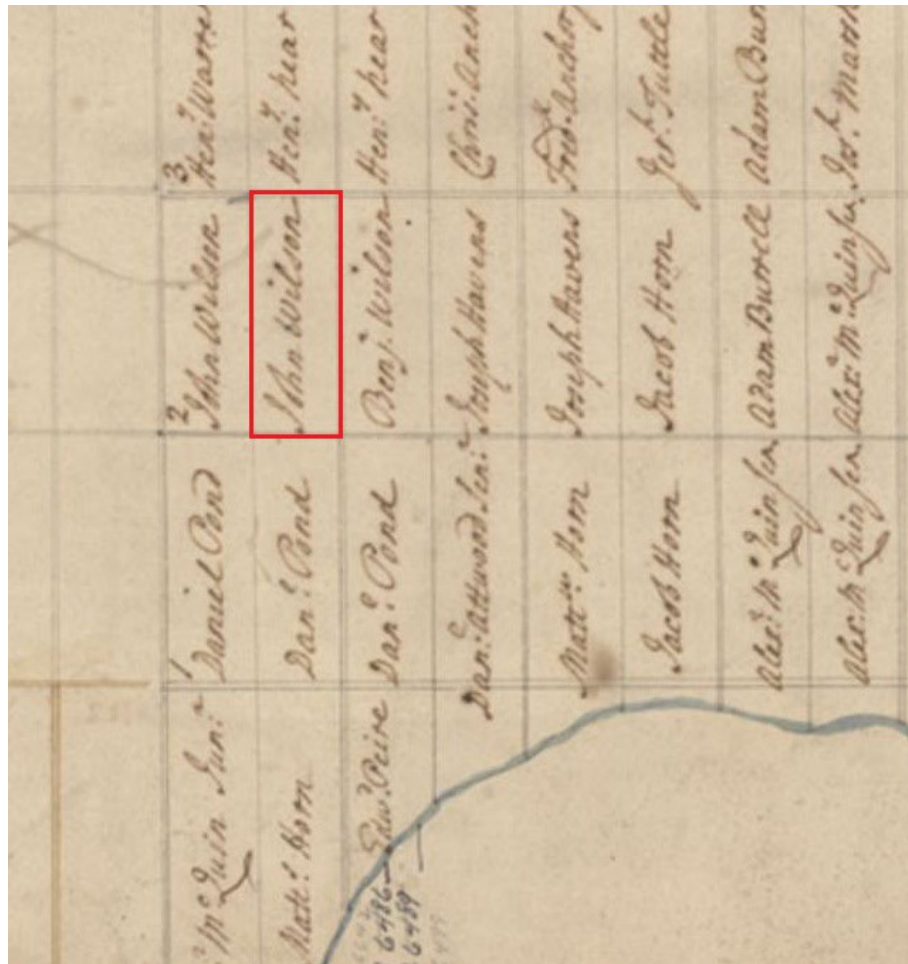


Figure 5: Portion of a second pre-confederation map depicting Lot 23, Concession 2, Bertie Township





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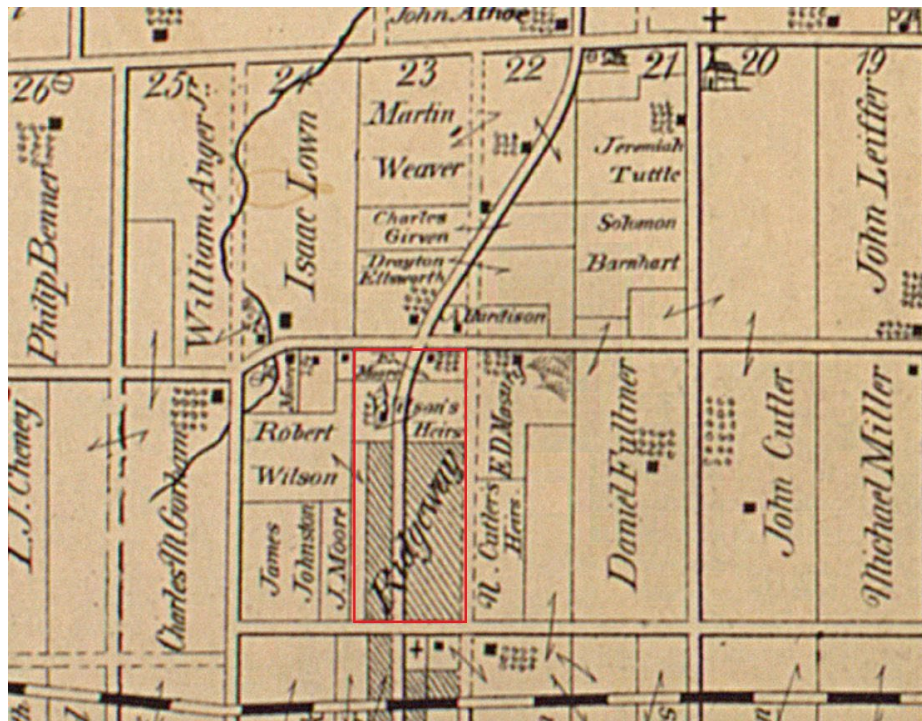


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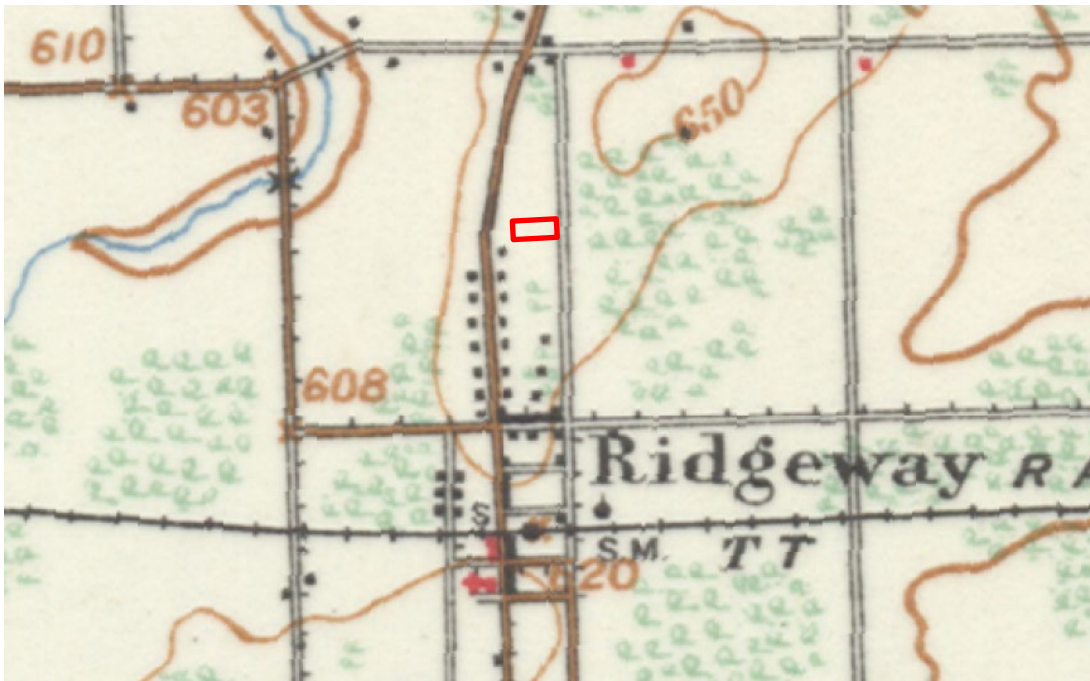


Figure 8: Portion of 1923 topographic map depicting Ridgeway, approximate location of Subject Property outlined in red

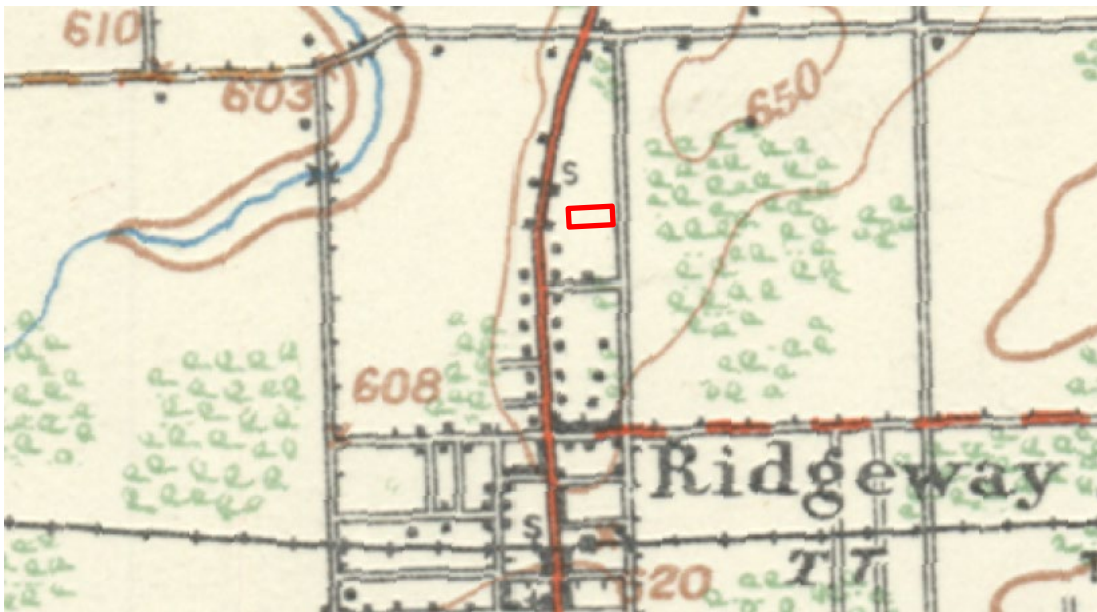


Figure 9: Portion of 1934 topographic map depicting Ridgeway, approximate location of Subject Property outlined in red



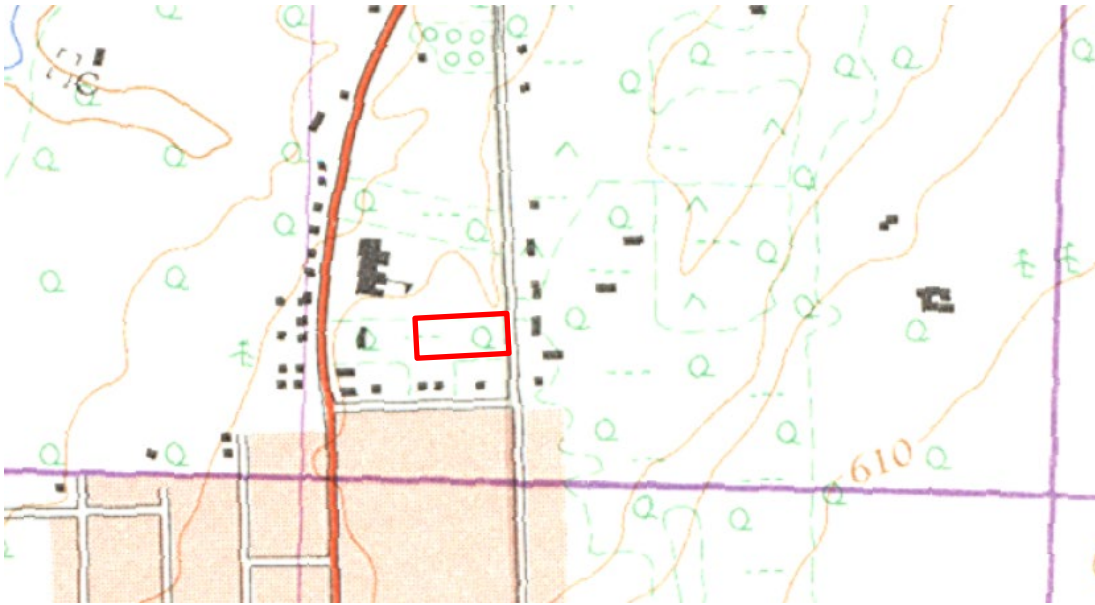


Figure 10: Portion of 1968 topographic map depicting Ridgeway, approximate location of Subject Property outlined in red



Figure 11: Portion of 1934 aerial image depicting Winger Mansion and associated property, red outline denotes approximate limits of Subject Property east of Winger Mansion and red arrow indicates the location of the cement lined depression. Designated property at 576 Ridge Road visible northwest of Subject Property

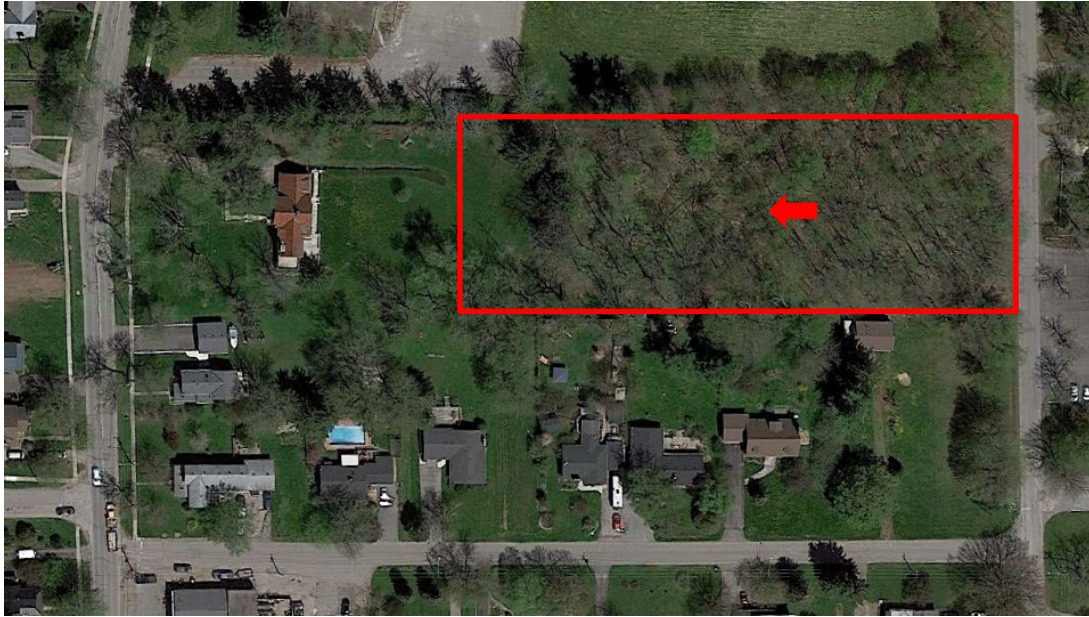


Figure 12: Portion of 1954 aerial image depicting Ridgeway, red outline denotes approximate limits of Subject Property



Figure 13: Portion of 2017 aerial image, red outline denotes approximate limits of Subject Property and red arrow indicates the location of the cement lined depression. Green arrow indicates a structure that is no longer present





**Figure 14: Portion of 2022 aerial image, red outline denotes approximate limits of Subject Property and red arrow indicates the location of the cement lined depression**

## 6.1 Property History

The Subject Property entered the historic record as part of Lot 23 Concession 2, Lake Erie, Bertie. Lot 23, Concession 2 (200 ac.) was granted to John Wilson by the Crown on December 31, 1798. Between 1825 and 1828 all of the lands held by the now deceased John Wilson transfer to his son Jacob Wilson. Jacob Wilson retained ownership of the 200 acres comprising Lot 23, Concession 2 until his death in 1840, when his land holdings transferred to his wife Mary and his three sons. Transaction records are illegible as to the breakdown of the lands between his wife and sons, but between the four descendants all 200 acres remain in the Wilson family. After 1840 the majority of the land records are illegible until the 20th century, though it appears the west half of the lot begins to be severed into smaller portions of land, assumed to be individual building lots. The east half of Lot 23, Concession 2 appears to remain largely intact until the early 20th Century. In 1913, the southern portion of the east half of the lot is sold to Ward A. Winger, a local developer who establishes Hazel Street and develops the lands adjacent to this road. The Winger development is recorded as Plan 405, which clearly depicts the property limits between the Winger development and the lands to the north (Subject Property), now owned by Dorothy Pound. The 3 ac. owned by Dorothy Pound are confined to the north by lands owned by William Gore Wilson, possibly a descendant of John Wilson. In 1919, Dorothy Pound sells the 3 ac. to Blanche Colman Reinhardt. Upon the death of Blanche Colman Reinhardt, the 3 ac. lot transfers to her son Benjamin Reinhardt. In September of 1927, Benjamin Reinhardt sells the property to Ethel M. Winger, the wife of Ward A. Winger. In 1928, the Wingers construct the extant Tudor revival house identified as 546 Ridge Road North. At the time of construction, the Tudor Revival house resided upon a 3 ac. lot that stretched from the east side of Ridge Road North (then known as Main Street) through to the west side of Prospect Point Road North. The Winger family resided on the 3 ac. property until 1936, when the property is acquired by William E. Quinsey. William Emerson Quinsey is recorded

as being a druggist who married Marjorie E. West on March 30, 1922. William and Marjorie had three children, William John Quinsey, Robert Emerson Quinsey and Charles Ronald Quinsey. William E. Quinsey resided at 546 Ridge Road North until 1955, when they sold the property to Alan A. Boyce. Alan and his wife Janet owned the property until at least 1995, after which there is a gap in legible records. Land records indicate between 1955 and 1995 the 3-acre property associate with the Winger Mansion remained as one land parcel. The subsequent severance of the property resulted in the current Subject Property configuration.

The land records associated with the Subject Property were in particularly poor condition; many entries were illegible and as such there are gaps in the data.

**Table 1: Pertinent Land Transactions, Lot 23, Concession 2, Bertie Township**

Reg. #	Inst.	Date	Grantor	Grantee	Comment
[Ill.]	[Ill.]	31 Dec 1798	Crown	John Wilson	200 Acres
2	B&S	24 Feb 1828	Benjamin Wilson for Estate of John Wilson	Jacob Wilson	100 Acres
3	Q.C	8 Aug 1825	Benjamin Wilson for Estate of John Wilson	Jacob Wilson	100 Acres
10	Will	19 Aug 1840	Jacob Wilson	His Wife Mary and his sons John [Ill.], Robert B. Wilson, [Ill.] Wilson	All holdings
Gap in Data - Illegible Entries					
275	Grant	14 July 1919	Dorothy Pound	Blanche Colman. Reinhardt	3 acres Pt. 23
Illegeble	Grant	25 May 1927	Benjamin Reinhardt executor of Blanche C. Reinhardt	Benjamin Reinhardt	3 acres Pt. 23
Illegeble	Grant	15 Sept 1927	Benjamin Rainhard	Ethel M. Winger	3 acres Pt. 23
395	Grant	10 Sept 1936	Ethel M. Winger wife of Ward A. Winger	William E. Quinsey	3 acres Pt. 23
52233	Grant	15 April 1955	William E. Quinsey	Alan A. Boyce	3 ac.

593379	Transfer	24 September 1990	Alan A. Boyce,	Janet, Boyce	As in 52233
695085	Transfer	26 September 1995	Janet, Boyce	Janet, Boyce	Part 2 on 59R-9260
SN624715	Transfer	March 30 2020	Frank Marini and Kathleen Ann Tamul	2175725 Ontario Inc.	
SN624716	Transfer	March 30 2020	Frank Marini	2175725 Ontario Inc.	
SN682551	Transfer	July 12 2021	2175725 Ontario Inc.	1956758 Ontario Inc.	



## 7. Site Visit

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### 7.1 Subject Property



Figure 15: Exposure of Subject Property as seen from Prospect Point Road North



Figure 16: Looking north down Prospect Point Road North, Subject Property is on left of image





Figure 17: Typical tree cover present on Subject Property



Figure 18: View into rear of adjacent property located south of Subject Property, image facing south towards Hazel Street





**Figure 19: Looking west from within Subject Property towards Listed property 'Winger Mansion' located at 546 Ridge Road North**



**Figure 20: View from Subject Property towards Designated property (former Ridgeway Crystal Beach High School) located at 576 Ridge Road North**





Figure 21: 25 m x15 m cement lined depression, looking northeast towards 576 Ridge Road North



Figure 22: Evidence of looting of cultural remains from cement depression





Figure 23: Sample of cultural artifacts associated with cement depression



Figure 24: What appears to be a field stone well located northeast of cement depression, vertical stick is located in center of the field stone well



## 7.2 Surrounding Area

The Subject Property is surrounded by residential development containing a mix of residential styles depicting a breadth of temporal periods. The most common style of home is the low ranch indicative of the post-World War II period. The largest grouping of post-war housing is located on the east side of Prospect Point Road North. The homes are set well back from the street on oversized manicured lots.

The western limit of the Subject Property is adjacent to a Listed Tudor Revival residence (Winger Mansion). The structure is currently being pursued for Designation by the Town of Fort Erie.



**Figure 25: Tudor Revival residence adjacent to western edge of Subject Property**





**Figure 26: Typical tree cover indicative of the Subject Property's exposure to Prospect Point Road North**



**Figure 27: Adjacent Designated property located at 476 Ridge Road North**





**Figure 28: Looking east towards Subject Property from entrance to 576 Ridge Road**



**Figure 29: Northern property line of Subject Property, 576 Ridge Road North is visible on right of image**

## 8. Evaluation of Cultural Heritage Value of 546 Ridge Road North

Ontario Regulation 9/06 prescribes the criteria for determining the CHVI of a property. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/Associative Value, and Contextual Value (MHSTCI 2006a). Table 2 lists these criteria and identifies if the criteria were met at 456 Ridge Road.

### 8.1 Regulation 9/06 Evaluation of Subject Property

**Table 2: Criteria for determining CHVI as per Ontario Regulation 9/06**

O.Reg 9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value of physical value because it:</b>		
I. Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	N	The property is currently a treed lot with no structures
II. Displays a high degree of craftsmanship or artistic merit, or	N	Property is currently vacant
III. Demonstrates a high degree of technical or scientific achievement.	N	Property is currently vacant
<b>The property has historical value or associative value because it,</b>		
I. Has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community,	N	Property is currently vacant
II. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	Y	Evidence of past occupation was encountered and as such property has potential to contribute to an understanding of a yet to be identified community or culture.
III. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	N	Property is currently vacant
<b>The property has contextual value because it,</b>		
I. Is important in defining, maintaining, or supporting the character of an area	N	Property is currently vacant
II. Is physically, functionally, visually, or historically linked to its surroundings	N	Property is currently vacant
III. Is a landmark	N	Property is not a landmark.

#### 8.1.1 Design Value or Physical Value

The Subject Property does not exhibit design or physical value as the property is currently a vacant lot.

#### 8.1.2 Historic Value or Associative Value

Subject Property does display historic or associative value as cultural artifacts indicative of past occupation were present during the Site Visit.

#### 8.1.3 Contextual Value

Subject Property does not exhibit any contextual value as the property is currently a vacant lot.

### 8.2 Character Defining Attributes of 546 Ridge Road North

- ▶ 25 m east-west by 15 m north-south poured concrete depression
- ▶ 19th century ceramic artifacts
- ▶ Stone lined well
- ▶ Mature trees

## 9. Draft Statement of Significance

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Based on the presence of cultural artifacts on the ground surface, the Subject Property displays historic or associative value as described by O.Reg. 9/06. As such, the property technically is a candidate for Designation under the Section 29 of Ontario Heritage Act (OHA); however, the current CHVI of the property is not related to a built structure and could be mitigated through archaeological assessment. Once the archaeological assessment process is complete within the Subject Property, the Subject Property will no longer exhibit CHVI, will no longer exhibit historical or associative value under O.Reg. 9/06, and will no longer be a candidate for Designation under Section 29 of the OHA.

### **Character Defining Attributes of Subject Property**

- ▶ 25 m east-west by 15 m north-south poured concrete depression
- ▶ 19th century ceramic artifacts
- ▶ Stone lined well
- ▶ Mature trees

## 10. Description of Proposed Development or Alteration

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The proponent is proposing to redevelop the Subject Property with 17 residential townhomes, up to 12 m in height, and associated driveways and parking.

The proposed development applies only to the currently vacant portion of the property municipality identified as 546 Ridge Road North. The proposed development does not apply to the portion of the property municipality identified as 546 Ridge Road North that contains a residential structure constructed in the Tudor Revival architectural style, locally known as the Winger Mansion. A tree preservation area is proposed along the southern margin of the proposed development.

No renderings are available at this time; a Site Plan is provided in Appendix B.



## 11. Impact of Proposed Development or Alteration

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In keeping with the guidelines of the MHSTCI *Info Sheet #5 Heritage Impact Assessment and Conservation Plans*, the following were reviewed to further assess any potential negative impacts on the property's CHVI arising from the proposed site re-development (MHSTCI 2006b). In particular, potential impacts to the structures at 576 Ridge Road North (Designated structure) and 546 Ridge Road North (Listed structure):

**Removal** of any, or part of any significant heritage attributes or features:

- ▶ The proposed redevelopment will not result in the removal or alteration of any significant heritage attributes or features associated with the Subject Property, or adjacent properties

**Alteration** that impacts the historic fabric and appearance:

- ▶ Development of Subject Property will result in a significant alteration to the visual landscape of the surrounding area.
- ▶ Development will impact the extant tree canopy associated with the Subject Property and Prospect Point Road.
- ▶ Development will impact the extant visual landscape associated with north side of Hazel Street between Ridge Road North and Prospect Point Road North
- ▶ Proposed development will expose the rear of the Listed structure located at 546 Ridge Road North

**Shadow impacts** that alter the appearance and/or setting of a heritage attribute, or change in the viability of an associated natural feature or plantings, such as a garden:

- ▶ No shadow studies were undertaken as part of this report, and none are available at this time. It is not anticipated shadows from the proposed redevelopment will impact heritage attributes of the adjacent properties

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

- ▶ Development as proposed will not result in the isolation of any heritage attributes associated with the Subject Property
- ▶ Proposed development will not impact any identified heritage attributes associated with adjacent Listed or Designated structures

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

- ▶ The development as proposed will result in significant alterations to sight lines into and out of the Subject Property.
- ▶ The development as proposed will result in significant alterations to sight lines into and out of adjacent Listed and Designated properties



**A change in land use** where the change in use negates the property's cultural heritage value:

- ▶ Proposed alterations to Subject Property will impact the identified cultural remains that should be investigated archaeologically, and alteration of those remains without proper assessment would alter the identified cultural heritage value of the property

**Land disturbances** such as a change in grade that alters soil and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources:

- ▶ Property has not been subject to archaeological assessment
- ▶ Proposed alterations would result in a change in grade and alterations to soil and drainage patterns that would adversely impact the identified CHVI of the property
- ▶ Proposed alterations should not result in changes in grade or alterations to soil and drainage patterns that would adversely impact the identified CHVI of adjacent properties

## 12. Alternatives and Mitigation Strategies

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The proposed alterations to the Subject Property will have impacts to the CHVI of the Subject Property and adjacent properties. Consideration must be given to these impacts and attempts made to negate and or minimize the impacts of the proposed redevelopment of the Subject Property.

The following mitigative options are presented here, and duplicated in Section 13.

1. Subject Property be subject to archaeological assessment prior to any ground disturbance activities. Archaeological assessment will provide an opportunity to evaluate the identified cultural artifacts present on the property and determine the CHVI of these artifacts.
2. Development plans should consider retention of as many existing mature trees as possible on property limits. Retention of trees on property limits will reduce the visual impacts to surrounding properties and limit impacts to existing sight lines.
3. Implement increased setbacks on all property lines, thereby restricting development to the center of the Subject Property. Doing so will help to retain the existing aesthetic and overall character of the existing neighborhood.
4. Limit height of proposed development. Proposed development should not exceed current height of adjacent structures. 576 Ridgeway Road, former Ridgeway Cristal Beach Highschool (Designated Property), is currently the tallest structure in the area; new development should be equal to or less then elevation of 576 Ridgeway Road North.

## 13. Recommendations

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The following recommendations are made:

1. Subject Property be subject to archaeological assessment prior to any ground disturbance activities. Archaeological assessment will provide an opportunity to evaluate the identified cultural artifacts present on the property and determine the CHVI of these artifacts.
2. Development plans should consider retention of as many existing mature trees as possible on property limits. Retention of trees on property limits will reduce the visual impacts to surrounding properties and limit impacts to existing sight lines.
3. Implement increased setbacks on all property lines, thereby restricting development to the center of the Subject Property. Doing so will help to retain the existing aesthetic and overall character of the existing neighborhood.
4. Limit height of proposed development. Proposed development should not exceed current height of adjacent structures. 576 Ridgeway Road, former Ridgeway Cristal Beach Hightschool (Designated Property), is currently the tallest structure in the area; new development should be equal to or less then elevation of 576 Ridgeway Road North.

Once implementation of the recommendations, as required by the Town of Fort Erie, is complete the proposed development will comply with Section 2.6 of the Provincial Policy Statement (2020), as it relates to the conservation of cultural heritage and archaeological resources.

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. It is hoped that the information presented in this report will be useful in those determinations.



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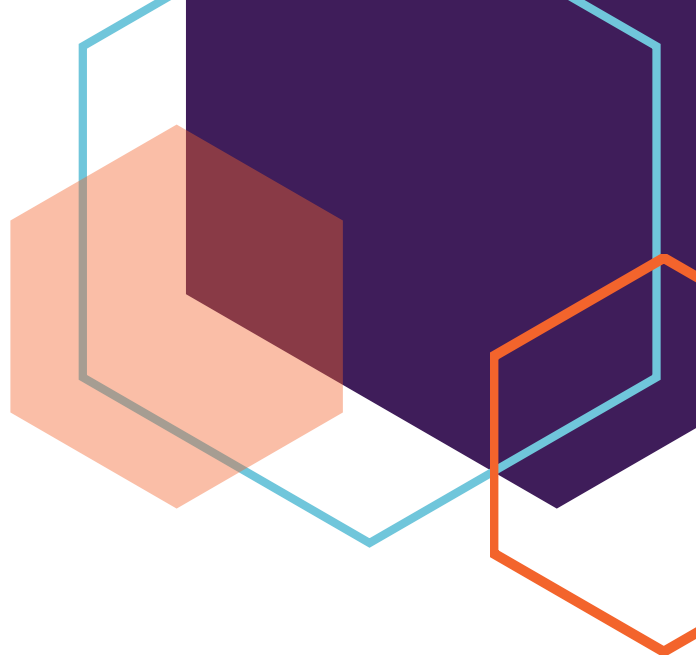
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# Appendix A





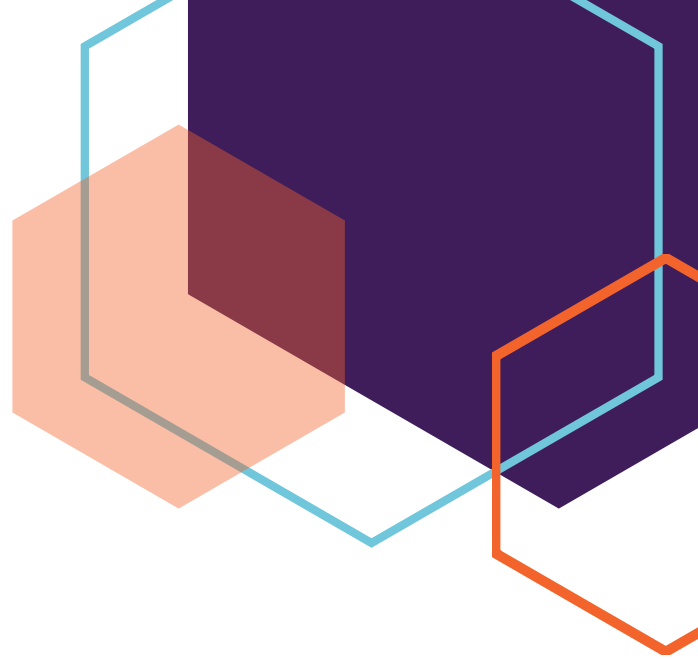
**Senior Heritage Specialist – Carla Parslow, PhD, CAHP Member in Good Standing:** Dr. Carla Parslow has over 20 years of experience in the cultural heritage resource management (CHRM) industry in Canada. As the President of PHC Inc., Dr. Parslow is responsible for the for the management of CHRM projects, 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 also responsible for the overall quality assurance.

**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



# THE ENCLAVE TOWN OF FORT ERIE



**KEY PLAN**  
N.T.S.

**LEGAL DESCRIPTION**

PART LOT 23, CONCESSION 3, LAKE ERIE  
BERTIE, LOT 9 REGISTERED PLAN 405  
IN THE TOWN OF FORT ERIE  
REGIONAL MUNICIPALITY OF NIAGARA

**SITE STATISTICS**

AREA	ha	% COVERAGE
BUILDING	0.243	27.24
ROAD/DRIVEWAY/PARKING	0.201	22.53
LANDSCAPING	0.448	50.23
(EXCLUDES PSW) TOTAL	0.892	100.00
UNITS		17
DEVELOPABLE AREA		0.892ha
DENSITY (UNITS/DEVELOPABLE AREA)		19.06u/ha
PARKING SPACES REQUIRED (1.5 SPACES PER UNIT)		26
PARKING SPACES - DRIVEWAY		17
PARKING SPACES - GUESTS		9
TOTAL PARKING SPACES PROVIDED		26

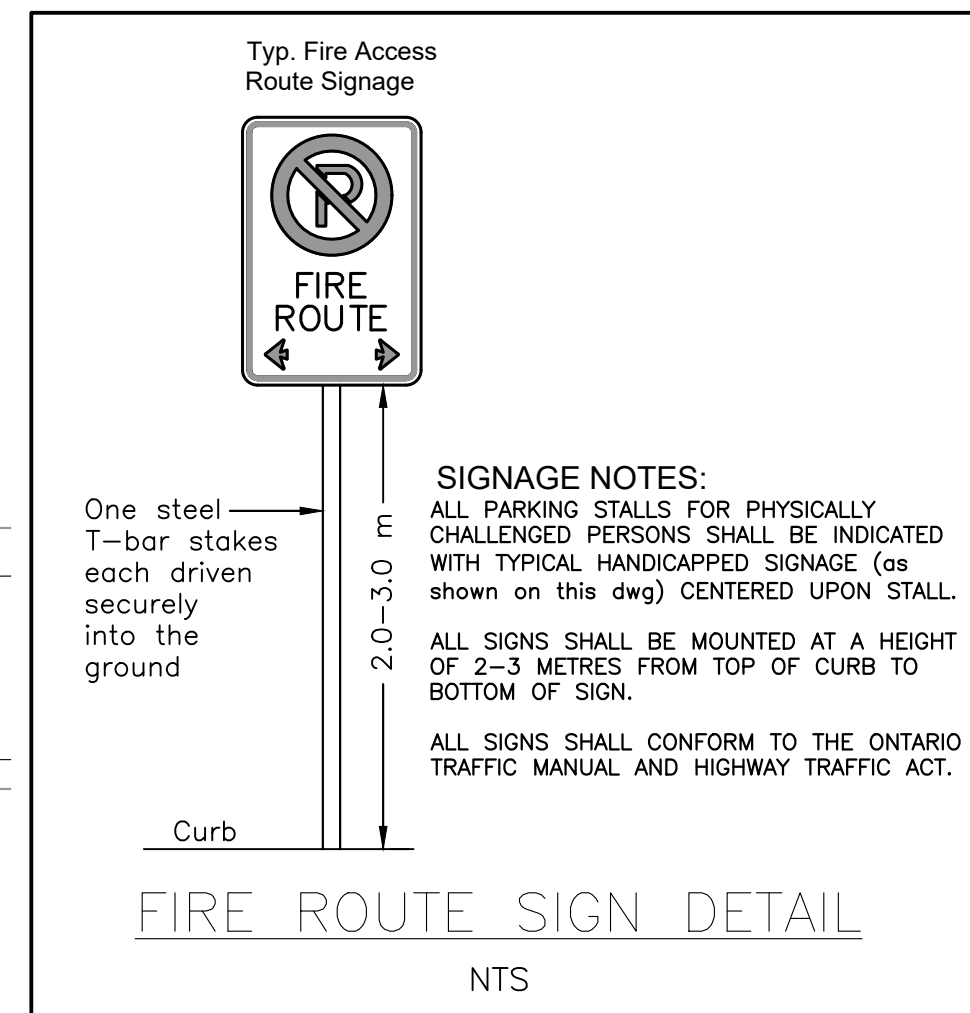
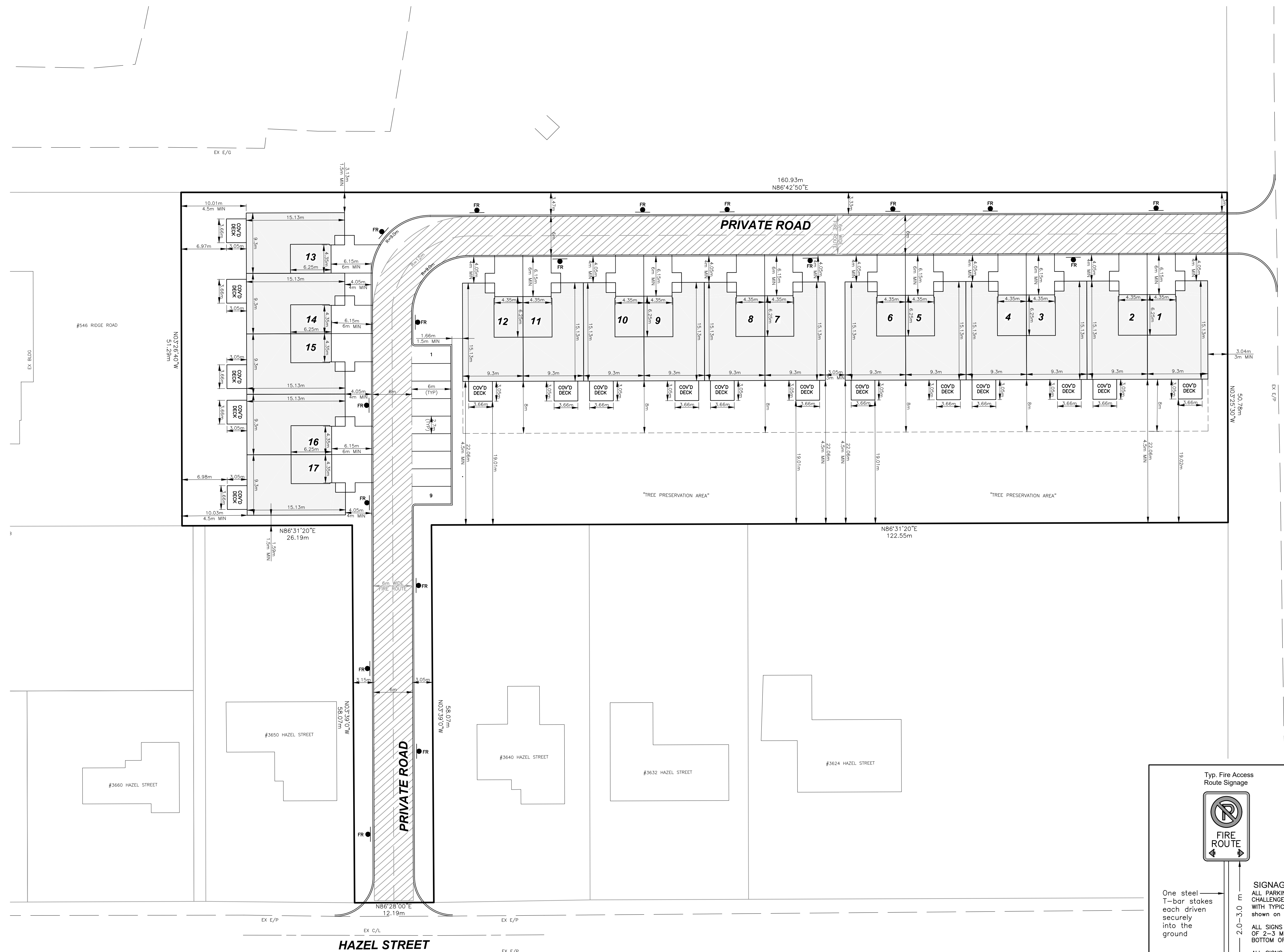
**ZONING MATRIX-BLOCK TOWNHOUSE**

PROVISION	RM1-508	PROVIDED
MIN. LOT AREA	300m <sup>2</sup> PER UNIT	526.20m <sup>2</sup>
MIN. LOT FRONTAGE	50m	50.70m
MIN. FRONT YARD	6m TO GARAGE 4m TO DWELLING	6.15m 4.05m
MIN. REAR YARD	6m	10.01m
MIN. SIDE YARD	1.5m	1.55m
MIN. EXTERIOR SIDE YARD	3m	3.01m
MAX. BUILDING HEIGHT	3 STOREYS (12m)	-----
MAX. # UNITS IN A ROW	8	6
MIN. LANDSCAPED OPEN SPACE	50.00%	50.23%
MIN DISTANCE BETWEEN BUILDINGS ON THE SAME LOT	3m BETWEEN TWO END WALLS	3.05m
MAX. DENSITY	35 un/ha	19.02 un/ha
MAX. LOT COVERAGE - BLOCK TOWNHOUSE OR EXTERIOR STREET TOWNHOUSE	40.00%	27.24%

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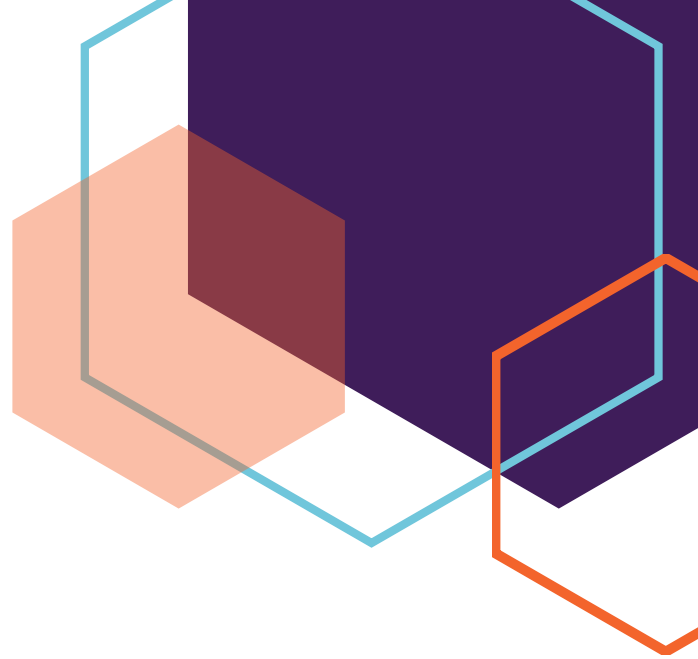


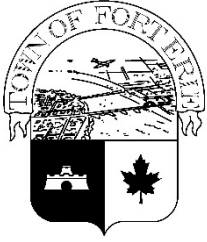
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# Appendix C





# The Municipal Corporation of the Town of Fort Erie

## By-law No. 16-2018

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### Being a By-law to Designate the Front Exterior (West Façade) of the 1927 Original School Building Portion of the Former Ridgeway Crystal Beach High School (576 Ridge Road North) as Being of Architectural and Historical Value or Interest

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**Whereas** Section 29 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 District School Board of Niagara (the Owner) of the property described as Part Lot 23, Concession 2, municipally known as 576 Ridge Road North, and

**Whereas** at the Council-in-Committee meeting held November 14, 2017, the Municipal Council of the Town of Fort Erie approved the Municipal Heritage Standing Committee's request through Report No. PDS-82-2017 to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School under the *Ontario Heritage Act*, and

**Whereas** notice of intention to designate as required under Section 29(3) of the Ontario Heritage Act was served on the Ontario Heritage Trust for the property known as 576 Ridge Road North, the Former Ridgeway Crystal Beach High School, and was also published in the Fort Erie Post, a newspaper having general circulation in the Town of Fort Erie, on December 7, 2017, and

**Whereas** no notice of objection to the proposed designation has been served on the Clerk of the Municipality, and

**Whereas** it is deemed desirable to designate the original 1927 building exterior (façade) of the former Ridgeway Crystal Beach High School as having cultural and historic significance, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended.

**Now therefore** the Council of the Town of Fort Erie enacts as follows:

1. **That** the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School on the property municipally known as 576 Ridge Road North, in the Town of Fort Erie and legally described as Part Lot 23, Concession 2, is hereby designated as having cultural heritage value or interest for its cultural, contextual and historical value, under the Ontario Heritage Act, R.S.O. 1990, Chapter O. 18, as amended, for the reasons set out in the Statement of Cultural Heritage Value or Interest attached as Schedule "A".

- 2. **That** the Clerk shall comply with Section 29(6)(a) of the Act with respect to the giving and publishing of notice of the passage of this by-law, and registration of the by-law against the property in the proper land registry office.
- 3. **That** the Clerk of the Town is authorized to effect 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 January, 2018.**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

I, \_\_\_\_\_, the Clerk, of The Corporation of the Town of Fort Erie certifies the foregoing to be a true copy of By-law No. 16-2018 of the said Town. Given under my hand and the seal of the said Corporation, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_



**Description of Property**

Ridgeway Crystal Beach High School  
576 Ridge Road North  
Part Lot 23, Concession 2

**Statement of Cultural Heritage Value or Interest**

Ridgeway Crystal Beach High School was built in 1927, and since that time a number of additions have been constructed. This statement of cultural heritage value or interest is applicable to the original 1927 school building only.

The original school building is well constructed in the classic gothic collegiate/institutional style popular in the early 20<sup>th</sup> century. It is a symmetrical, 2 ½ storey building, complemented with a centred and recessed main entrance and landing, leading to the classic twin entrance wood doors and frame, topped with an attractive sunrise design transom window which is boldly outlined by a larger cement/stone frame with a double lintel.

The original school building construct was located with a deep setback from Ridge Road, and with a wide curved paved driveway and sidewalk, giving the building a stately and elegant entrance. The red brick masonry exterior, the symmetrically placed windows and the limestone accents combine with the grand front entrance to portray a fine example of the period's educational building style. The central focus of the building design projects from the centre on all levels and provides a grand entrance with a majestic framework of masonry and glass. The window openings are original along with their cement sills and lintels.

The original school was designed by the architectural firm SB Coon & Son of Toronto, the leading school of architect of the period, who designed many prominent commercial, residential and institutional buildings throughout the province around this time. When it was completed in 1927 it dominated the landscape and became a village landmark.

Today, the school is still the largest, tallest and most significant building in Ridgeway and is the only example of this style of building within the Fort Erie community. This landmark is often referred to as 'the biggest little school in Ontario'.

**Description of Heritage Attributes**

Key exterior attributes that embody the heritage value of the front exterior (west façade) of the 1927 original school building portion of the former Ridgeway Crystal Beach High School include:

- Red brick masonry exteriors;
- Symmetrically placed windows and limestone accents;

## Schedule "A" to By-law 16-2018

- Two classic stone Doric columns which lend support for the upper portion of the entranceway; and
- Wide ornamental band of stone panels separated by limestone block and two levels of roof cresting embossed with heraldry symbols

Key attributes that express the contextual value of the former Ridgeway Crystal Beach High School include:

- Its location on the main thoroughfare of Ridgeway, which connects to a major provincial highway (Highway #3);
- It is the largest, tallest and most significant building in Ridgeway and in 1927 dominated the landscape;
- It is the only landmark in Ridgeway of significant age and size that is still standing; and
- It is the only example of this style of building within the Fort Erie 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](mailto:admin@phcgroup.ca)

Website: [www.phcgroup.ca](http://www.phcgroup.ca)