
APPENDIX E

Cultural Heritage Study



**Cultural Heritage Report:
Existing Conditions and Preliminary Impact Assessment**

**Six Mile Creek Flooding
Municipal Class Environmental Assessment**

**Town of Fort Erie
Regional Municipality of Niagara, Ontario**

Prepared for:

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Project No: 2023-326

Draft Dated: May 2, 2025



EXECUTIVE SUMMARY

Montrose Environmental Company (Montrose), on behalf of the Town of Fort Erie, has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) for the Six Mile Creek Flooding Municipal Class Environmental Assessment (MCEA) (“the Project”) in the Thunder Bay area, Town of Fort Erie, Ontario (the “Study Area”).

The Study Area is roughly bounded by Bethune Avenue to the north, Neva Road to the west, Colony Road alignment to the east, and Lake Erie to the south. The Study Area includes a 50 metre (m) buffer around all proposed Project alternatives to assess impacts to identified potential heritage resources. Any identified potential Built Heritage Resources (BHRs) and/or Cultural Heritage Landscapes (CHLs) within the Study Area will be considered for possible direct impacts.

This CHR has been completed in partial fulfillment of the heritage requirements under the Schedule B MCEA process.

Accordingly, this CHR fulfills the MCEA requirement for further study by:

1. Completing a cultural heritage screening that encompasses all properties within the Study Area, based on the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* of the Ministry of Citizenship and Multiculturalism (MCM); and
2. Completing a preliminary cultural heritage review of the Study Area to identify existing conditions through the application of professional judgement regarding the potential to meet the *Ontario Heritage Act* (OHA) O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) of all potential Built Heritage Resources (BHRs) and potential Cultural Heritage Landscapes (CHLs) flagged by the cultural heritage screening and any identified during field review; and
3. Completing a preliminary Heritage Impact Assessment (HIA) of all properties identified as having potential Cultural Heritage Value or Interest (CHVI) in the preliminary review.

The cultural heritage screening and supplementary review for this CHR determined that of the 90 properties, structures, and landscapes in the Study Area, 71 required additional heritage review (see Appendix A for the screening checklist of the MCM and Maps 5-6 for historic aerial photographs and maps of the Study Area). Following this review, one (1) potential CHL and four (4) potential BHRs were determined to have potential CHVI based on professional judgement and the preliminary application of OHA O. Reg. 9/06 criteria (as amended by O. Reg. 569/22).

There are seven alternatives under consideration for the Six Mile Creek Flooding Project. They are:

- Alternative 0: Do Nothing;
- Alternative 1: Landform Barrier;
- Alternative 2: Road Right-of-Way Barrier with Property Purchase;
- Alternative 3: Property Purchase;
- Alternative 4: Thunder Bay Road Barrier and Backflow Prevention System;
- Alternative 5: Lake Front Barrier and Backflow Prevention System; and
- Alternative 6: Lot Level Floodproofing.



Direct/indirect impacts and mitigation measures were considered for each proposed alternative as part of this CHR, as described below.

Alternative 0 poses direct impacts to the Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). It poses no indirect impacts to any potential BHRs and/or CHLs in the Study Area. Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach; and
- Initiating an HIA specific to CHL-01 and BHR-02 prior to further implementation of Alternative 0 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

Alternative 1 poses no direct or indirect impacts to any potential BHRs and/or CHLs in the Study Area. Accordingly, no mitigation is needed for this alternative.

Alternatives 2 and 3 pose indirect impacts to 2912 Bethune Avenue (BHR-01) as a result of land disturbances related to nearby construction activities. Alternatives 2 and 3 do not pose any direct impacts to identified potential BHRs and/or CHLs within the Study Area.

Alternative 4 poses direct and indirect impacts to Thunder Bay Road Bridge (BHR-02). Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach; and
- Initiating an HIA specific to BHR-02 prior to further implementation of Alternative 4 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

Alternative 5 poses direct impacts to Lake Erie Shoreline (CHL-01). Alternative 5 also poses indirect impacts to 2923 Colony Road (BHR-03). Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach;
- Initiating an HIA specific to CHL-01 prior to further implementation of Alternative 5 to identify potential impacts to heritage attributes and provide further mitigation recommendations;
- Avoiding any changes to the shoreline or viewsheds to/from the Lake Erie waterfront;
- Planting native species to screen the lake front barrier; and,
- Restoring the natural shoreline following any destructive construction activities.

Alternative 6 poses direct impacts to Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). Alternative 6 may also affect any other potential BHRs to the extent that this alternative is applied to any of the identified potential BHRs. Alternative 6 does not pose indirect impacts to any potential BHRs and/or CHLs. Mitigation for direct impacts to CHL-01 and BHR-02 resulting from Alternative 6 include:

- Avoiding the selection of this alternative, as a preferred approach; and,
- An HIA specific to CHL-01 and BHR-02 should be initiated prior to further implementation of Alternative 6 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

All alternatives identified as posing indirect impacts to any potential BHRs and/or CHLs within the Study Area are recommended to follow the following mitigation strategies:

- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required;



Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment Six Mile Creek Flooding MCEA, Town of Fort Erie, Ontario

- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended; and

If direct impacts to the BHR(s) and/or CHL(s) are identified during the detailed design phase, an HIA specific to the resource(s) should be initiated prior to further planning and implementation of the proposed construction activities.

Copies or summaries of this CHR should inform and be available during future Public Information Centres (PICs) and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate.

Any subsequent Cultural Heritage Evaluation Reports (CHERs) or HIAs should include circulation to MCM, planning staff at the Town of Fort Erie, interested Indigenous communities, and local organizations or individuals, as appropriate.



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LIST OF ACRONYMS

BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment
CHVI	Cultural Heritage Value or Interest
EA	Environmental Assessment
HIA	Heritage Impact Assessment
Montrose	Montrose Environmental Company
MCEA	Municipal Class Environmental Assessment
MCM	Ministry of Citizenship and Multiculturalism
<i>OHA</i>	<i>Ontario Heritage Act</i>
OHT	Ontario Heritage Trust
O. Reg. 9/06	Ontario Regulation 9/06 (as amended by Ontario Regulation 569/22)
PIC	Public Information Centre
<i>PPS</i>	<i>Provincial Planning Statement</i>
ROW	Right-of-way
TMHC	TMHC Inc.



PROJECT PERSONNEL

Principal	Holly Martelle, PhD
Senior Review	Joshua Dent, PhD, CAHP
Project Manager	Joan Crosbie MA, CAHP
Cultural Heritage Project Leads	Elise Geschiere, MSc, CAHP Intern
	Natalie Majda, MA, RPP Candidate, CAHP Intern
Cultural Heritage Specialist	Elisabeth Edwards, MA, CAHP Intern
Project Administrators	Kellie Theaker, CHRP
	Sara Harvey
Health and Safety Coordinator	Wendi Jakob, CTech, CAPM
GIS Technicians	Andrew Turner, BA
	David Gostick, BA

ACKNOWLEDGEMENTS

Fort Erie Historical Museum	Jessica Steffler
Ministry of Citizenship and Multiculturalism	Karla Barboza
Ontario Heritage Trust	Samuel Bayefsky
Town of Fort Erie	Lisa Vespie
	Kimberlyn Smith



TERRITORIAL ACKNOWLEDGEMENT

The Study Area is located on the traditional lands of the Attawandaron (Add-a-won-da-run), Haudenosaunee (Ho-den-no-show-nee) and the Anishinaabek (Ah-nish-in-a-bek), including the Mississaugas of the Credit First Nation. The Study Area is connected with the Five Nations' Beaver Hunting Grounds of the Fort Albany/Nanfan Agreement of 1701 between the Haudenosaunee Confederacy and the British Crown and the Between the Lakes Purchases of 1792 (Treaty No. 3). Most recently, the territory is of the Mississaugas of the Credit First Nation and the Six Nations of the Grand River. This land continues to be home to diverse Indigenous peoples (e.g., First Nations, Inuit and Métis) who are contemporary stewards of the land.



ABOUT TMHC

Established in 2003 with a head office in London, Ontario, TMHC Inc. (TMHC) provides a broad range of archaeological assessment, heritage planning and interpretation, cemetery, and community consultation services throughout the Province of Ontario. We specialize in providing heritage solutions that suit the past and present for a range of clients and intended audiences, while meeting the demands of the regulatory environment. Over the past two decades, TMHC has grown to become one of the largest privately-owned heritage consulting firms in Ontario and is today the largest predominately woman-owned CRM business in Canada.

Since 2004, TMHC has held retainers with Infrastructure Ontario, Hydro One, the Ministry of Transportation, Metrolinx, the City of Hamilton, City of Barrie, and Niagara Parks Commission. In 2013, TMHC earned the Ontario Archaeological Society's award for Excellence in Cultural Resource Management. Our seasoned expertise and practical approach have allowed us to manage a wide variety of large, complex, and highly sensitive projects to successful completion. Through this work, we have gained corporate experience in helping our clients work through difficult issues to achieve resolution.

TMHC is skilled at meeting established deadlines and budgets, maintaining a healthy and safe work environment, and carrying out quality heritage activities to ensure that all projects are completed diligently and safely. Additionally, we have developed long-standing relationships of trust with Indigenous and descendent communities across Ontario and a good understanding of community interests and concerns in heritage matters, which assists in successful project completion.

TMHC is a Living Wage certified employer with the [Ontario Living Wage Network](#) and a member of the [Canadian Federation for Independent Business](#).

KEY STAFF BIOS

Holly Martelle, PhD – Principal

Holly Martelle earned a PhD from the University of Toronto based on her research on Iroquoian populations in southern Ontario. In addition to 16 years of experience in the road building and aggregate industries, Dr. Martelle has worked as a Heritage Planner at the now MCM and has taught at several universities throughout the province. In 2003, she founded TMHC with Dr. Peter Timmins and in 2013 the firm was honored with the Ontario Archaeological Society's award for Excellence in Cultural Resource Management.

Holly is an experienced Project Manager and has demonstrated throughout her career the ability to manage complex projects, meeting project deliverables cost effectively and to the highest standard of quality. Under her leadership, TMHC has made a commitment to innovation, creating solutions that meet the project specific goals and also address the long-term needs of our clients.

Holly is a skilled relationship builder with longstanding relationships with the Indigenous communities throughout Ontario, and other Descendant communities and organizations including the Ontario Black History Society. Ongoing and sustained communication with communities has proven an effective means of ensuring participation from Descendant communities in meeting and exceeding consultation requirements. Through her work on several high level and sensitive provincial projects she has developed an understanding of what works in the consultation process to ensure that it is effective in providing the client and the project with the information needed to be successful.



Holly is a Past-President of the Ontario Archaeological Society, and is also an active member of the Canadian Archaeological Association, the Society for Historic Archaeology, the Ontario Association for Impact Assessment, and the Council for Northeastern Historical Society.

Joshua Dent, PhD, CAHP – Senior Reviewer; Manager – Community Engagement & Heritage Division

Joshua (Josh) has worked extensively on cultural heritage and archaeological assessments in Ontario and Western Canada. Josh's role at TMHC has involved background research, community consultation, report production, and project management. Josh specializes in multi-faceted heritage studies including large-scale inventories, environmental assessments, and complex institutional assessments. In his role at TMHC, he regularly communicates with Indigenous communities and a variety of heritage stakeholders. These efforts were recently recognized as part of the Oakville Harbour Cultural Heritage Landscape Strategy Implementation which received the Canadian Association of Heritage Professionals' 2021 Award of Merit for Documentation & Planning. He has volunteered extensively with the heritage community in London, Ontario, in both municipal and not-for-profit roles. Josh is professional member of the Canadian Association of Heritage Professionals (CAHP).

Joan Crosbie, MA, CAHP – Project Manager; Manager – Cultural Heritage

Joan has extensive cultural heritage management experience in both the private and public sectors with a strong background in preservation services, built and landscape heritage assessment, archival/historical research, and Museums services. She earned her MA in Architectural History from York University. In her role in Preservation Services with the Toronto Historical Board (City of Toronto), Joan was part of a small team of professionals who advised City Council on a broad range of heritage preservation and planning matters. Later, as Curator of Casa Loma, she gained extensive experience as part of the Senior Management team and honed her skills in cultural and community engagement and was a key staff liaison with the restoration architects and skilled trades as the Casa Loma Estate underwent a major exterior restoration program. More recently, as Manager of Culture and Community Services, Town of Whitchurch-Stouffville, Joan managed the Heritage and Museums services portfolios and has widened her experience in cultural planning to include the adaptive reuse of heritage buildings and historic main street revitalization.

She has published articles on architecture and architectural preservation for a wide range of organizations, including the Canadian Society for Industrial Heritage, the City of Toronto and the Society for the Study of Architecture in Canada. Joan is professional member of the Canadian Association of Heritage Professionals (CAHP).

Elise Geschiere, MSc, CAHP Intern – Cultural Heritage Project Lead

Elise Geschiere received a BA in Sociology with a minor in Public History from Western University in 2019 and went on to complete an MSc in Planning and Development with a concentration in Indigenous Community Planning at the University of Guelph in 2021. Elise's research background is multidisciplinary and involves projects related to affordable housing and social development, the role of planning in the historical production of underserved communities, and municipal capacity to support rural industries. Recently, Elise's research interests have focused on Indigenous perspectives of cultural heritage and opportunities for decolonization and empowering Indigenous voices in the heritage sector.

Elise also worked as the heritage research and planning student for the Corporation of the Town of Essex for four consecutive summer terms and gained experience in archival and community-based research, public



engagement, and policy development and review. Elise joined TMHC in 2021 as a Cultural Heritage Specialist and is involved in heritage evaluation, impact assessment, background research, community consultation, and report production. She is an Intern member with CAHP and a volunteer on ACO's provincial policy committee. Elise is also pursuing her RPP designation with OPPI.

Natalie Majda, MA, RPP Candidate, CAHP Intern – Lead, Cultural Heritage & Community Engagement Projects

Natalie is a heritage planner with experience working in several heritage planning departments across southern Ontario including Brampton, Hamilton and Cambridge. Her experience includes heritage report preparation, policy analysis, heritage resource assessment, consultation, and project management. Natalie has a MA, Planning (2024) specializing in critically understanding how Ontario provincial heritage planning statutes engage with diverse Indigenous heritage stewardship practices, understandings, and values and identifying critical shortcomings in Ontario planning systems.

Natalie is an active member of her professional planning and heritage communities, regularly presenting at national and provincial conferences and publishing in peer-reviewed journals. Her contributions to a research project were awarded in 2023 under the OPPI PlanON award for "Innovative Research" (2024). Natalie has served as President of the Association of Graduate Planners (2022-2024) and Director, Programs & Events at ACO NextGen (2021-2022), supporting the voices of emerging professionals. Natalie is a Candidate Member of the Ontario Professional Planners Institute and Intern Member (pending approval) of the Canadian Association of Heritage Professionals.



STATEMENT OF QUALIFICATIONS AND LIMITATIONS

The attached Report (the “Report”) has been prepared by TMHC for the benefit of the Client (the “Client”) in accordance with the agreement between TMHC and the Client, including the scope of work detailed therein (the “Agreement”).

The information, data, recommendations and conclusions contained in the Report (collectively, the “Information”):

- is subject to the scope, schedule, and other constraints and limitations in the Agreement and the qualifications contained in the Report (the “Limitations”);
- represents TMHC’s professional judgment in light of the Limitation and industry standards for the preparation of similar reports;
- may be based on information provided to TMHC which has not been independently verified;
- has not been updated since the date of issuance of the Report and its accuracy is limited to the time period and circumstances in which it was collected, processed, made or issued;
- must be read as a whole and section thereof should not be read out of such context; and
- was prepared for the specific purposes described in the Report and the Agreement.

TMHC shall be entitled to rely upon the accuracy and completeness of information that was provided to it and has no obligation to update such information. TMHC accepts no responsibility for any events or circumstances that may have occurred since the date on which the Report was prepared and, in the case of subsurface, environmental or geotechnical conditions, is not responsible for any variability in such conditions, geographically or over time.

TMHC agrees that the Report represents its professional judgement as described above and that the Information has been prepared for the specific purpose and use described in the Report and the Agreement, but TMHC makes no other representations, or any guarantees or warranties whatsoever, whether express or implied, with respect to the Report, the Information or any part thereof.

Except (1) as agreed to in writing by TMHC and Client; (2) as required by-law; or (3) to the extent used by governmental reviewing agencies for the purpose of obtaining permits or approvals, the Report and the Information may be used and relied upon only by Client.

TMHC accepts no responsibility, and denies any liability whatsoever, to parties other than Client who may obtain access to the Report or the Information for any injury, loss or damage suffered by such parties arising from their use of, reliance upon, or decisions or actions based on the Report or any of the Information (“improper use of the Report”), except to the extent those parties have obtained the prior written consent of TMHC to use and rely upon the Report and the Information. Any injury, loss or damages arising from improper use of the Report shall be borne by the party making such use.

This Statement of Qualifications and Limitations is attached to and forms part of the Report and any use of the Report is subject to the terms hereof.



QUALITY INFORMATION

Report prepared by:

Natalie Majda, MA, RPP Candidate, CAHP Intern

Project Lead

Report reviewed by:

Joan Crosbie, MA, CAHP

Project Manager

Report reviewed by:

Joshua Dent, PhD, CAHP

Senior Reviewer

Report reviewed by:

Holly Martelle, PhD

Principal



I INTRODUCTION

I.1 Report Scope and Purpose

Montrose Environmental Company (Montrose), on behalf of the Town of Fort Erie, has engaged TMHC Inc. (TMHC) to produce a Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment (CHR) for the Six Mile Creek Flooding Municipal Class Environmental Assessment (MCEA) (“the Project”) in the Thunder Bay area, Town of Fort Erie, Ontario (the “Study Area”).

This CHR has been completed in partial fulfillment of the heritage requirements under the Schedule B MCEA process.

Accordingly, the CHR fulfills these requirements by:

1. Completing a cultural heritage screening of all properties within the Study Area based on the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* of the Ministry of Citizenship and Multiculturalism (MCM);
2. Completing a preliminary cultural heritage review of the Study Area to identify existing conditions regarding the potential for screened Study Area properties to meet the *Ontario Heritage Act (OHA)* O.Reg. 9/06 criteria (as amended by O.Reg. 569/22); and
3. Completing a preliminary Heritage Impact Assessment (HIA) of all properties identified as having potential Cultural Heritage Value or Interest (CHVI) in the preliminary review.

The Study Area is roughly bounded by the Bethune Avenue to the north, Neva Road to the west, Colony Road alignment to the east, and Lake Erie to the south. The Study Area includes a 50 metre (m) buffer around all proposed Project alternatives to assess impacts against identified potential heritage resources. Any identified potential Built Heritage Resources (BHRs) and/or Cultural Heritage Landscapes (CHLs) within Study Area will be considered for possible direct impacts.

For the purposes of preparing this report, TMHC staff visited the Study Area on November 29th, 2024. A full list of referenced sources is included in Section 12 of this CHR.

I.2 Client Contact Information

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London, Ontario N6C 3Z5
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2 STUDY AREA DESCRIPTION

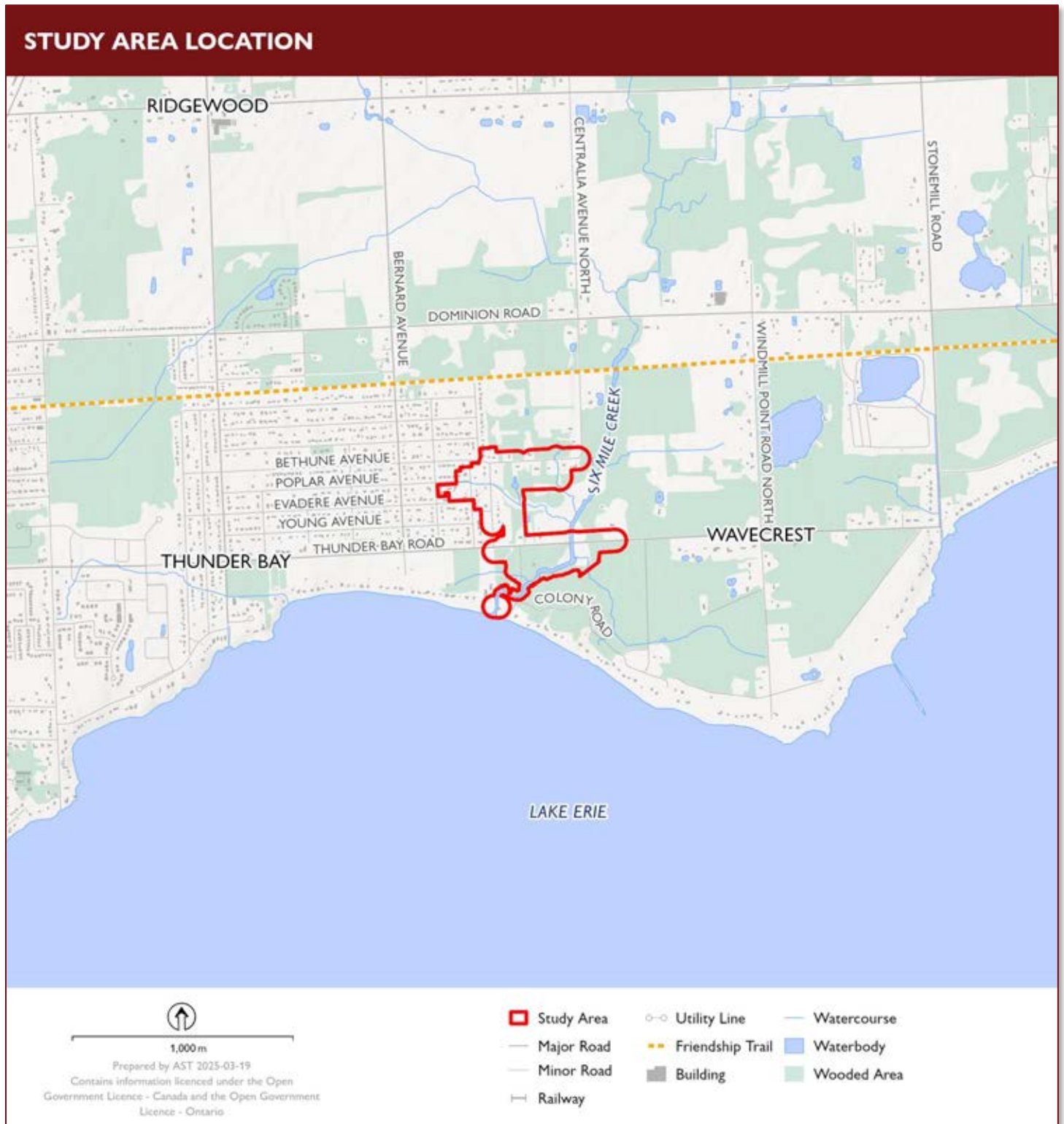
2.1 Location and Physical Description

The Study Area is located on Lots 16, 17, and 18 of Concession 1 and Lots 16, 17, and 18 of the Broken Front Concession, Lake Erie in the Geographic Township of Bertie (present Town of Fort Erie). It consists of approximately 25 hectares (ha) of land roughly bounded by the Bethune Avenue to the north, Neva Road to the west, Colony Road alignment to the east, and Lake Erie to the south (Maps 1-2).

The Study Area encompasses a low-density residential area known as “Thunder Bay” in the Town of Fort Erie. It includes several residential streetscapes, infrastructural features such as the Thunder Bay Road bridge, various landscape features including the Six Mile Creek and the northern shore of Lake Erie, and a public trail (“Centralia Waterfront Window”).

2.2 Heritage Status

There are no properties designated under the *OHA* within or adjacent to the Study Area. There are no National Historic Sites or other federally designated properties on or adjacent to the Study Area. There are no Ontario Heritage Trust (OHT)-owned properties, conservation easements, or Provincial Heritage Properties present on, or adjacent to, the Study Area as previously confirmed by the OHT and the MCM.



Map I: Location of the Study Area



Map 2: CHR Study Area



3 METHODOLOGY

This CHR was prepared in accordance with the *OHA, Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* screening checklist of the MCM, and the *Environmental Assessment Act*, under the reporting standards of the MCEA process.

Known or potential BHRs and CHLs were identified using a four-step review process which is described in further detail below.

3.1 Heritage Screening

As part of a desktop screening including application of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*, known or potential BHRs and CHLs were identified through the review of municipal, provincial and federal heritage registers and outreach to the MCM, OHT, and local municipal planning staff.

Furthermore, TMHC utilized historical mapping and aerial photography to identify buildings or structures that are 40 or more years old in adherence to Part B: Screening for Potential Cultural Heritage Value of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*.

Desktop review also included high level research to adhere to Part C: Other Considerations under the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes*.

3.2 Supplementary Review

Using professional judgement, a supplementary desktop review was undertaken by TMHC to identify potential BHRs and CHLs and refine the list of properties for heritage screening. This review identified properties constructed in the late 20th century and those that, based on professional judgement, did not meet a preliminary review against *OHA O. Reg. 9/06* (as amended by *O. Reg. 569/22*), and permitted their removal from the list of properties to be screened. This review was informed by background research¹ and outreach to local heritage organizations including general MCEA consultation with Indigenous communities (see Section 8).

The cultural heritage screening and supplementary review for this CHR determined that of the 90 properties, structures, and landscapes screened in the Study Area, 71 were found to require additional review.

3.3 Fieldwork Review

A field review of the Study Area was undertaken by TMHC on November 29, 2024 to review and document known and potential BHRs and CHLs alongside any other heritage resources that were not evident in the initial desktop study.

Based on observations made during the field review, and the application of professional judgement, four of the 71 properties identified by the supplementary review were determined to have been demolished and a new building constructed (NEV-04, NEV-05, SHR-07, SHR-08).

¹ A full list of referenced sources is included in Section 12 of this CHR.



3.4 Post-Fieldwork Review

Following the completion of the fieldwork, TMHC consolidated field documentation and undertook, where necessary, additional historical and contextual analysis to establish potential CHVI for the 71 screened properties, structures and landscapes using professional judgement and a preliminary application of O. Reg. 9/06 (as amended by O.Reg. 569/22).

This process determined that of the 71 screened properties, five (5) have potential CHVI based on professional judgement and the preliminary application of *OHA* O. Reg. 9/06 criteria (as amended by O. Reg. 569/22). This includes four (4) BHRs and one (1) CHL.

This process also determined that of the 71 properties, structures and landscapes identified during heritage screening, 66 did not meet the criteria for potential CHVI. This review was informed by background research and outreach to local heritage organizations including MCEA consultation with Indigenous communities (see Section 8).

It should be noted that any potential BHRs and CHLs should be subject to a CHER or HIA inclusive of a full O. Reg. 9/06 heritage evaluation in order to confirm CHVI.



4 HISTORICAL RESEARCH & ANALYSIS

4.1 Indigenous and First Nations Settlement and Treaties

The Niagara Peninsula has constituted an important Indigenous environment since time immemorial. Archaeologically, evidence of Indigenous presence in the Niagara Peninsula dates back at least approximately 13,000 years.²

Indigenous peoples' longstanding use and management of land differed greatly from the much more recent era of colonial development. Instead of roads and highways cut through the landscape, Indigenous travel, especially in this region, focused on waterways and the portages between them. In addition to fish and other animals, Indigenous communities harvested wild rice, and actively managed and maintained nut and berry resources for food.³ They grew fields of corn, beans, and squash. Far from the pristine wilderness often characterized in popular culture, Indigenous landscapes included actively managed meadows and forests (such as Black Oak Savannas) shaped and maintained by controlled burns and other interventions.⁴ This system of land management is often framed in terms of kinship between people and landscape, a mutual responsibility for each to promote and maintain the health of the other.

Indigenous people had long inhabited the Niagara region prior to the arrival of European explorers and missionaries in the 17th century. The rich fisheries and fertile plains and forests of the Niagara Peninsula and links to extensive trading routes made it an attractive home for various Indigenous communities up to and including the Mississaugas and Haudenosaunee who still live there today. The Niagara River was a major landmark and transportation route, including portages around Niagara Falls, that connected Indigenous communities throughout the Great Lakes. The rivers and creeks of the region were prime sites for harvesting wild rice and growing the region's first cultivated crops, namely corn, beans, and squash – known to Iroquoian groups as “The Three Sisters”. The Iroquoian-speaking Attawandaron or Chonnonton lived in the region between the Grand and Niagara Rivers prior to the arrival of Europeans.⁵ French explorers referred to the Attawandaron Nation as the Neutral, after observing that the group often remained neutral during conflicts between the Wendat (Huron) and the Haudenosaunee Confederacy. The Attawandaron would join the Haudenosaunee following a period of conflict in the mid-to-late 17th century.

In the late-18th and early-19th centuries the Niagara Peninsula and environs were actively used by the Haudenosaunee who had settled along the Grand River and the Mississaugas, whose territory included lands further west into present day Toronto. The Mississauga and Haudenosaunee communities continued many of their traditional and later colonially adapted ways of life:

The recent ancestors of the Mississaugas and Six Nations lived lightly on the land, in a truly sustainable manner until the mid-nineteenth century. Harvesting of natural resources, including building supplies, medicinal plants, fish and game, and even agricultural produce, was carried out with minimal long-term impact on the environment. After metal tools and containers had

² Storck 2004; Warrick 2012

³ Williams 2018

⁴ Mishkodeh Centre for Indigenous Knowledge n.d.

⁵ Gayler and Jackson 2019



replaced most stone and pottery artefacts during the fur-trade era, the archaeological footprint of Aboriginal hunter-gatherers, like the Mississaugas became virtually invisible.⁶

Indigenous responsibility to and kinship with the land contrasted strongly with subsequent colonial treatment of these landscapes. Early colonial development typically looked to impose, rather than embed, itself on the landscape. As a result, colonial activities often displaced, interrupted, or destroyed Indigenous land management and subsistence activities. Waterways were dammed for mills or canalized with locks, blocking Indigenous highways and interrupting trade routes and fisheries. Meadows and fields maintained by Indigenous communities for generations were occupied by colonial settlements and farms. When these spaces were no longer sufficient or convenient, forests were cleared. The systems and relationships between Indigenous people and landscapes that had been refined over thousands of years were increasingly being broken during the height of colonization, often within a single generation. Treaties isolated Indigenous communities to relatively small reserves and colonial land development including the privatization of property increasingly limited the accessibility of lands outside of these reserves for subsistence activities. Six Nations of the Grand River's consultation supervisor, Peter Graham has also noted that the treaties with the Haudenosaunee were about ensuring access to lands rather than land surrenders.⁷ Residential schools further damaged these traditional lifeways by systematically preventing the transfer of Indigenous knowledge from one generation to the next. Despite all these challenges, contemporary Indigenous communities are increasing undertaking to revitalize their traditional histories and systems of land management including their relationships and responsibility to the landscape.⁸

Several contemporary communities are associated with Indigenous settlement in this area including Anishinaabe and Haudenosaunee peoples. There are several persistent cultural heritage landscapes and natural heritage features in the Niagara area of continuing importance to these First Nations communities. Not least of these is the Grand River which remains an important cultural and environmental resource as recognized when it was designated a Canadian Heritage River in 1994.

4.1.1 Treaty Histories

The Study Area is encompassed by the Between the Lakes Treaty No. 3 (1792). The Mississauga people reached a provisional agreement with the Crown in 1784, but it proved to be unclear. Consequently, the treaty was redrafted to provide a better description of the affected lands and signed on December 7, 1792. The area covered by the treaty extended from Mapleton Township in the northwest to Elgin County in the southwest to the edge of a tract of land ceded earlier along the Niagara River in the east. The stated purpose of Treaty No. 3 was the Crown acquisition of land for the resettling of British allies from the American Revolutionary War, most notably allies from the Haudenosaunee Confederacy.⁹ Of these groups, Joseph Brant and some 1,843 members of the Six Nations and their allies settled along the Grand River in what was to become known as the Haldimand Tract.¹⁰

The Study Area is also encompassed by the 1701 Fort Albany/Nanfan Agreement signed between the Haudenosaunee Confederacy and the acting governor of New York, on behalf of the British Crown. That agreement covered a vast territory encompassing most of the lower Great Lakes, claimed as the

⁶ Warrick 2012:158

⁷ Peter Graham pers. comm.

⁸ Mishkodeh Centre for Indigenous Knowledge n.d.

⁹ Six Nations of the Grand River n.d.; Surtees 1984; Wybenga 2017

¹⁰ Surtees 1984:25



Haudenosaunee's Beaver Hunting Grounds. Much of the same territory also falls within the Dish with One Spoon Wampum. The wampum represents an agreement between the Haudenosaunee and the Anishinaabeg to share the hunting territories around the Great Lakes.¹¹

4.2 Early Municipal Settlement

The Study Area is located on Lots 16, 17, and 18 of Concession I and Lots 16, 17, and 18 of the Broken Front Concession, Lake Erie in the Geographic Township of Bertie in Welland County (present Town of Fort Erie). The early history and development of these locations is described below to illustrate the historical evolution of the Study Area.

4.2.1 Welland County

The first settlers in what would become Welland County were United Empire Loyalists, including Butler's Rangers, who migrated north to the Niagara region alongside many from Six Nations after the American Declaration of Independence in 1776.¹² In 1781, the British Crown secured a four-mile strip along the Niagara River from Lake Erie to Lake Ontario and shortly thereafter the land was settled, with the assistance of Colonel John Butler.¹³ In 1783, considerations were made for expanding the Niagara settlement westward to include Twelve Mile Creek and lands west. Many of those who would receive early land grants in the Niagara settlement were United Empire Loyalists and ex-military men, some of whom were absentee landowners or later sold their holdings for profit.

Welland County lies in the southeast portion of the Niagara peninsula of Ontario, bordered on the south by Lake Erie and on the east by the Niagara River. When Sir John Graves Simcoe became the first governor of Upper Canada in 1792, the colony began to be divided into counties and further into townships.¹⁴ In the Niagara peninsula, township names were to be taken from various places in England and Scotland, counter to previous methods of naming rights being given to their early settlers.¹⁵ Ontario, legally a part of Quebec as per the *Quebec Act* of 1774, had previously been divided into four districts by Lord Dorchester: the Detroit settlement, called Hesse; the Niagara settlement, called Nassau; the Bay of Quinte and Lake Ontario settlement, called Mecklenberg; and the St. Lawrence front in the east, called Lunenburg.¹⁶ The Niagara District became the County of Lincoln; by 1845, the southern portion of Lincoln County was annexed to form Welland County and by about 1881, only the townships between the Niagara River and the Welland Canal comprised Welland County.¹⁷

The Niagara peninsula was also a vital part of the Underground Railroad. Following the passage of the *Act to Limit Slavery in Upper Canada* in 1793 and the *Slavery Abolition Act* by the British Parliament in 1834 there was a significant increase in the number of Black refugees making the journey to Upper Canada. The Underground Railroad's traffic reached its peak between 1840 and 1860, and particularly after the United States passed the *Fugitive Slave Act* in September 1850. Fort Erie was known as "The Crossing" and its marina became known as "Little Africa", because it was a popular area of settlement for Black refugees in the region. Fort Erie was also

¹¹ Glover 2020

¹² H.R. Page 1876:5

¹³ Gayler and Jackson 1976:62

¹⁴ Fretz 1953:1

¹⁵ Exploring Niagara 2014

¹⁶ Fretz 1953:1

¹⁷ Exploring Niagara 2014; Fretz 1953:1



a hub for movement north by Black refugees.¹⁸ As an early road, the Niagara Parkway would be one of the routes followed to the north.

The Regional Municipality of Niagara was formed in 1970 through the *Regional Municipality of Niagara Act* which reorganized two former counties and 26 municipalities to become one regional government and 12 municipalities including the centres of Fort Erie, Grimsby, Lincoln, Niagara Falls, Niagara-on-the-Lake, Pelham, Port Colborne, St. Catharines, Thorold, Wainfleet, Welland, and West Lincoln.

4.2.2 Township of Bertie

The Township of Bertie was originally known as Quaker Township. The township was bounded to the east by the Niagara River, to the south by Lake Erie, and to the north and west by Willoughby and Humberstone townships respectively. The township was divided into blocks which contained two 100 acre lots with road allowances around each block.¹⁹ The area began to be colonially settled in 1784 with an influx of Loyalists. In 1793, it was renamed the Township of Bertie. By 1808, there were approximately 40 houses in the township.²⁰ The township was formally incorporated in 1850 and remained largely rural in character throughout the 19th century.²¹ By 1885, there were approximately 4,000 inhabitants and three villages (Victoria, Stevensville and Ridgeway), all of which were oriented towards the railway lines that transected the township. The Township of Bertie was annexed to become part of the Town of Fort Erie in 1970 as part of the formation of the Regional Municipality of Niagara.²²

4.2.3 Fort Erie and Town of Fort Erie

The Town of Fort Erie derives from the original Fort Erie, which was constructed in 1764 as a military supply depot and port on the shores of the Niagara River. The fort emerged as a major supply base for British troops during the American Revolution (1775-1783). In 1803, Fort Erie was badly damaged in severe winter storms and was subsequently planned to be replaced with a fortified building made from Onondaga Flintstone.²³ When war broke out in 1812, Fort Erie remained unfinished. The fort was easily captured by American forces, prompting a small garrison of British and Canadian troops to dismantle the fort in 1813. Later that year, the American army had retreated back across the Niagara River and Fort Erie was rebuilt only to be captured again in 1814.²⁴ The Americans retreated back across the border in the winter of 1814, but not before destroying Fort Erie. The fort was reconstructed by the Niagara Parks Commission in 1937 and has remained open to the public since 1939.²⁵

The Town of Fort Erie originated as a small village north of the military fort along the present-day Niagara Parkway and the Niagara River. Here, William Dunbar built a grist mill in 1792 and soon a settlement emerged. The post office officially assumed the name of Fort Erie in 1801, however the burgeoning settlement surrounding the fort would be called Waterloo after Napoleon Bonaparte's defeat at the Battle of Waterloo

¹⁸ Hill 1981

¹⁹ Exploring Niagara 2014

²⁰ ASI 2003:21

²¹ ASI 2003:21

²² Fort Erie Museum Board 2004:34

²³ Niagara Parks Commission n.d.

²⁴ Niagara Parks Commission n.d.

²⁵ Niagara Parks Commission n.d.



in 1815.²⁶ Waterloo became a large commercial center due to its proximity to the American border. The village continued to prosper with the expansion of the Buffalo, Brantford and Goderich Railway line to the community in 1854. A branch of the Grand Trunk Railway, the Buffalo, Brantford and Goderich rail line was one of the earliest and largest in Ontario.²⁷ Today, the former rail line has been repurposed as the Friendship Trail, a 24 km recreational trail that connects Port Colborne and Fort Erie.

In 1857, the village was officially incorporated as the Village of Fort Erie, relinquishing the original name of Waterloo. By the late 19th century, Fort Erie experienced a period of decline as railroads were relocated outside of village with the construction of the new International Railroad Bridge in 1873.²⁸ The opening of the Peace Bridge in 1927 brought renewed prosperity to Fort Erie as tourists and commercial transporters travelled through the town into the United States.²⁹ The Town of Fort Erie was incorporated in 1931 with the amalgamation of the Village of Fort Erie and the nearby settlements of Bridgeburg and Amigari. In 1970, the Town of Fort Erie further amalgamated with the Township of Bertie and Crystal Beach as part of the formation of the Regional Municipality of Niagara.

4.2.4 Local History

The Study Area is located on Lots 16, 17, and 18 of Concession I and Lots 16, 17, and 18 of the Broken Front Concession, Lake Erie in the Geographic Township of Bertie (present Town of Fort Erie).

Crown patents for Lots 16-18, Concession I and Lots 16-18, Broken Front Concession were issued as early as 1798 (e.g., Lot 16, Concession I to Daniel McQueen) and continued into 1802 (e.g., Lots 17-18, Concession I to Alexander McQueen).³⁰ Early settlers also included the Haun family, who were granted or bought land in the Study Area and retained a presence for many years. The McQueen family constructed a grist mill along Abino Bay, west of the Study Area. The Haun family remained on Lot 17, Concession I for several decades. Lots within the Study Area underwent a series of partitions and sales, resulting in many owners over time. Parts of the Study Area, including part of Lot 17, Concession I, were also sold to the Brantford & Buffalo Railroad Company (1852), supporting the creation of the Grand Trunk Railway (now the Friendship Trail) north of the Study Area. The area became known as part of the Village of Thunder Bay, likely referencing Thunder Bay Road which was constructed c.1930 and intersects the Study Area (Map 5).

The Study Area was historically focused on agricultural industries, owing to its ideal conditions as part of the Niagara Peninsula and proximity to Lake Erie. Mapping from the H.R. Page & Co *Illustrated Historical Atlas of the Counties of Lincoln & Welland Ont.* (1876) depicts large orchards on many lots fronting the Lake Erie shoreline. The proximity to the lake created warm, humid summers and longer growing seasons which allowed for productive orchards and vegetable crops.³¹ This ultimately shaped a diverse agricultural environment, earning the area the nickname of “the Niagara fruit belt”.³² Throughout the 19th and early 20th centuries, the Study Area contained only small farmsteads.

²⁶ Fort Erie Museum Board 2004:34

²⁷ Charles Cooper’s Railway Pages n.d.

²⁸ Fort Erie Museum Board 2004:34

²⁹ Fort Erie Museum Board 2004:34

³⁰ OnLand n.d.:259, 277, 311

³¹ Pennsylvania Historical and Museum Commission

³² Gayler and Jackson 2020

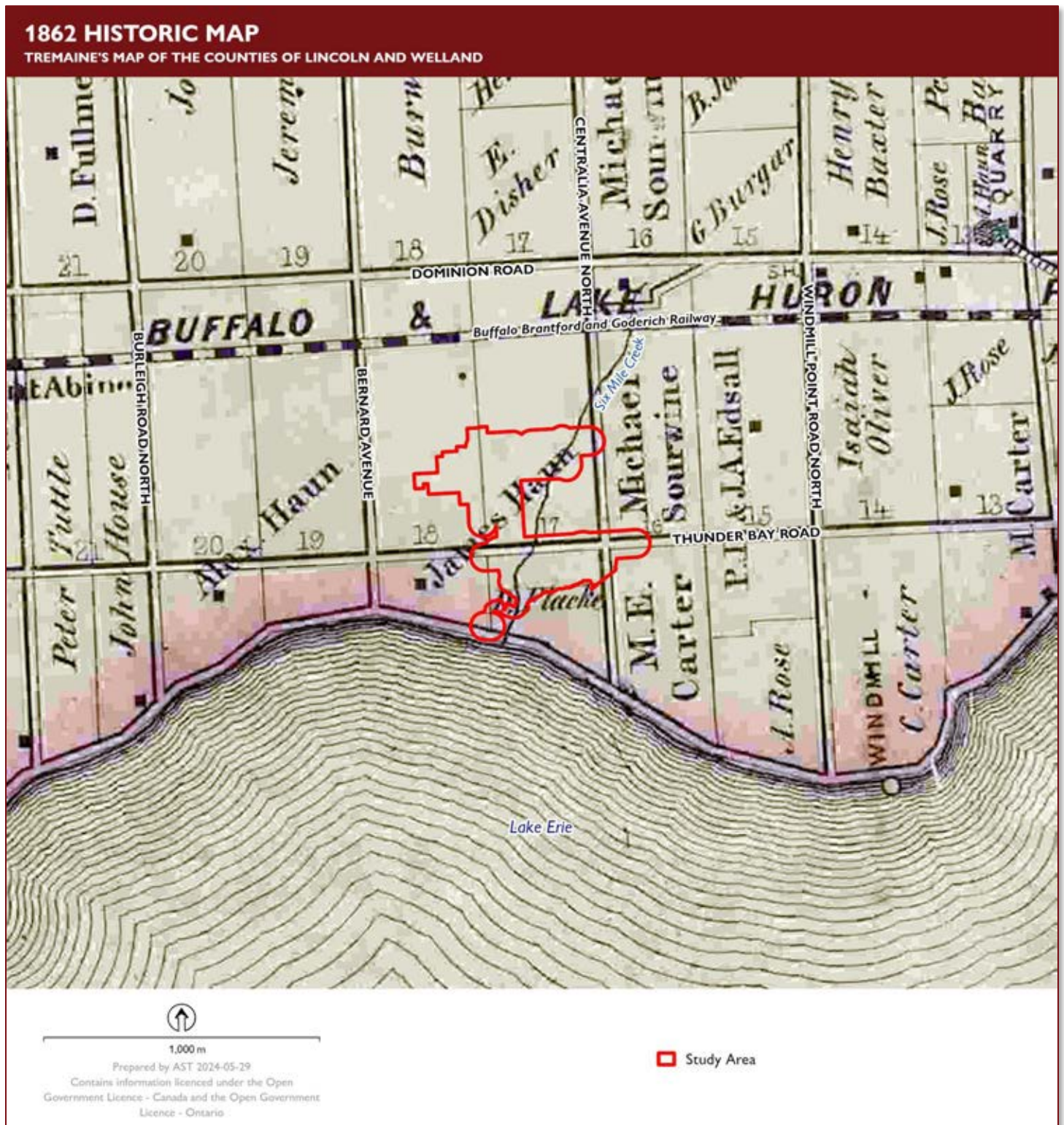


The Study Area underwent notable residential development in the 1930s, when roadway infrastructure provided for better access to the area, some of which remains today. Historic mapping shows that as recently as 1929, the area consisted of one roadway (present day Shirley Avenue and Centralia Avenue North) and approximately three houses (Map 5). By 1934, mapping shows rapid residential and roadway expansion, including the development of Thunder Bay Road and grid-like residential streets north of Thunder Bay Road (Map 6).

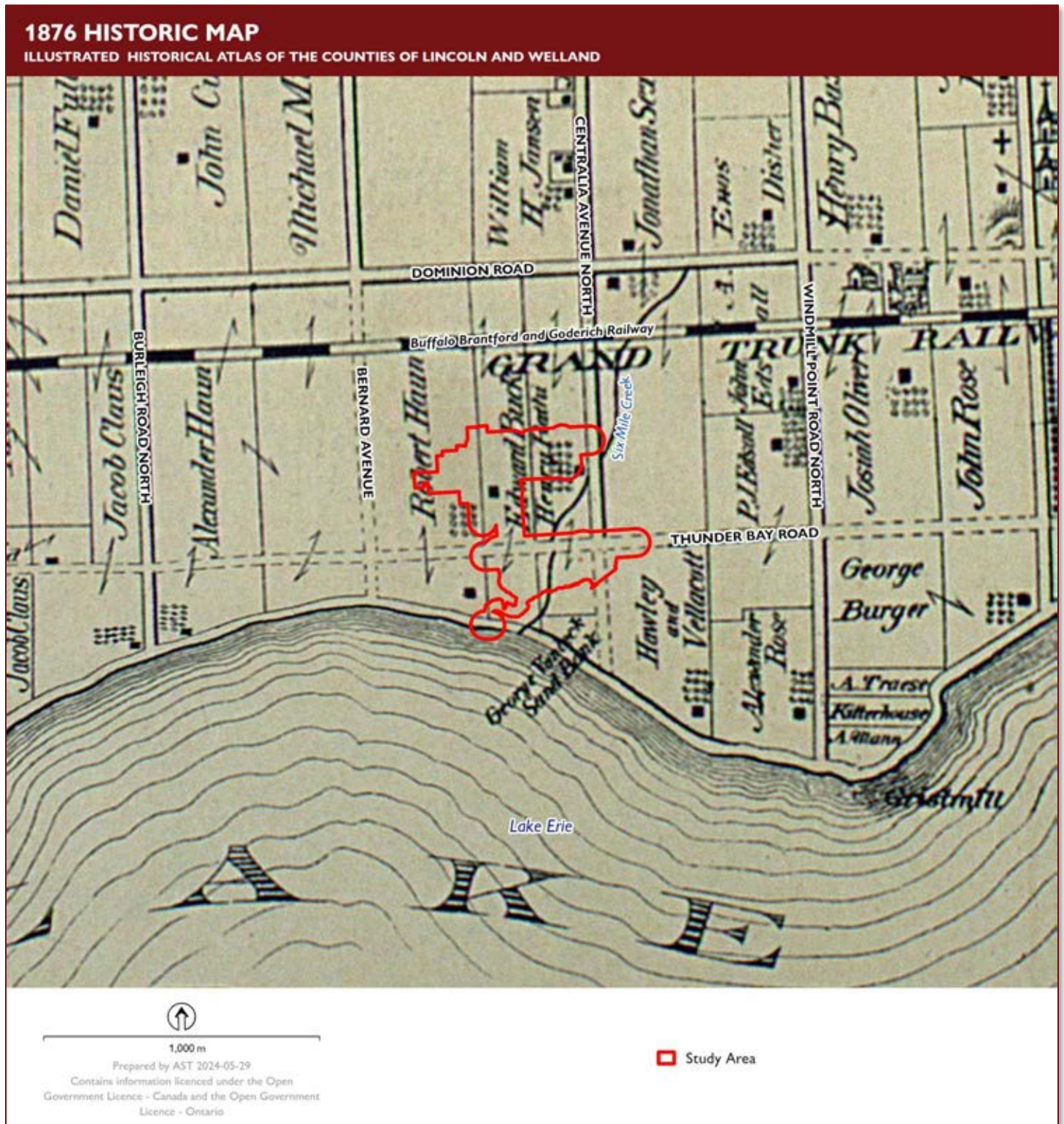
The southern portion of the Study Area, south of Thunder Bay Road, shows a pattern of considerable settlement along the Lake Erie shoreline (the present Colony Road corridor) during the 1930s. The Lake Erie waterfront in the Town of Lake Erie evolved from a naturalized landscape to a residential one as occupants, including some Americans, began to construct houses and cottages on the beachfront, following the curvature of the shoreline. By the mid-20th century, tourism had replaced agriculture as the dominant industry in the Village of Thunder Bay.

The Study Area is also characterized by the Six Mile Creek, which drains on the northern shore of Lake Erie. Six Mile Creek is one of a series of creeks named for their distance from the Niagara River. Many of these creeks played an important role in the early settler development, serving as a power source for the numerous saw and gristmills, however no known mills were erected along the portion of Six Mile Creek within the Study Area. The creek was historically impacted by agricultural encroachment, but as land use became more residential in the mid-20th century, the area surrounding the Six Mile Creek watershed have become increasingly naturalized and prone to flooding.³³

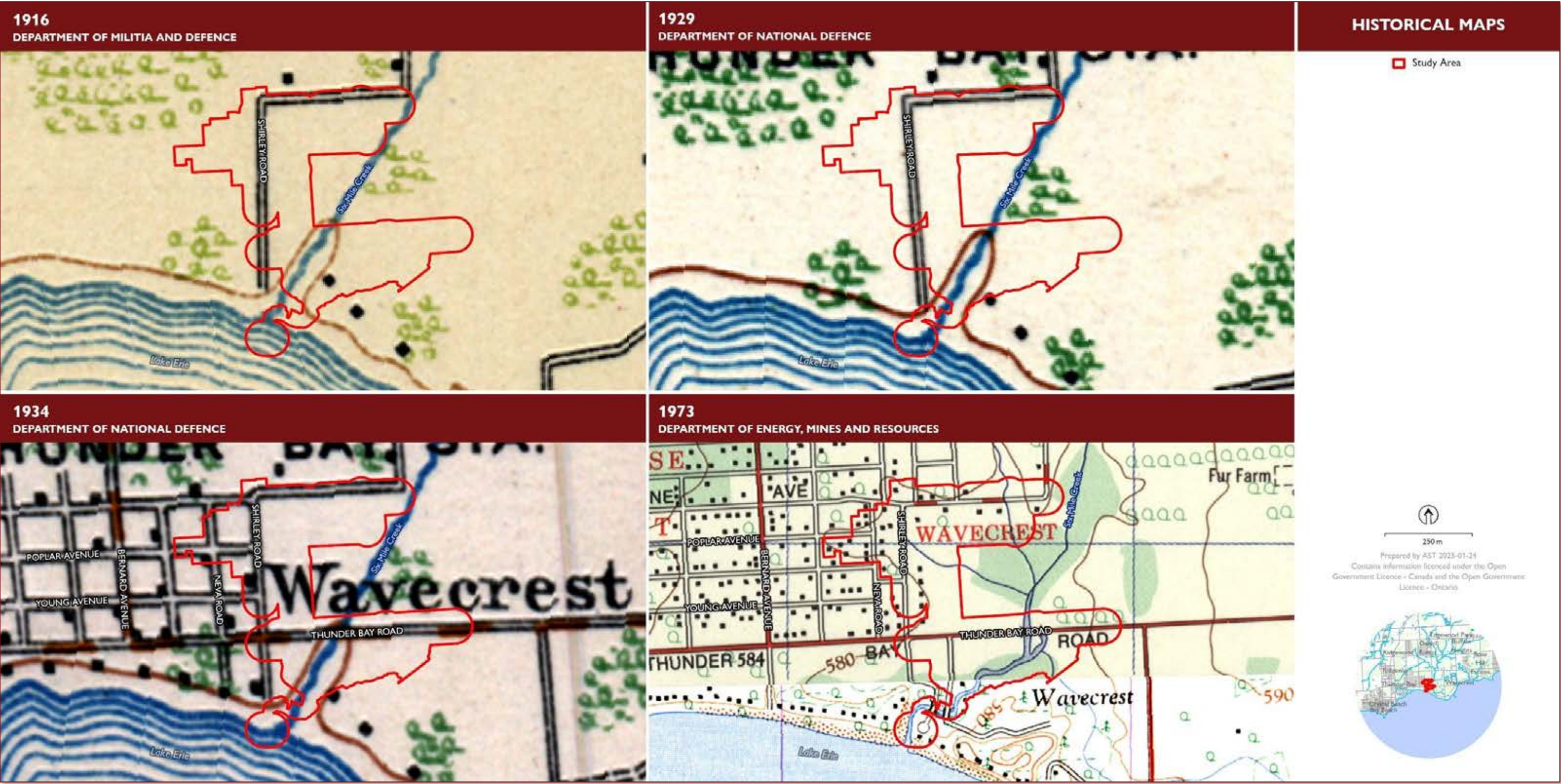
³³ Niagara Peninsula Conservation Authority 2008:31-32



Map 3: Study Area Shown on the 1862 Tremaine's Map



Map 4: Study Area Shown on the 1876 Illustrated Historical Atlas Map



Map 5: 1916-1973 Historic Topographic Maps of the Study Area



Map 6: 1934-2000 Historic Aerial Photographs of the Study Area



5 HERITAGE SCREENING & REVIEW

5.1 Heritage Screening

The screening process began with the application of the *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes* by the MCM.

The Study Area includes 90 properties, structures and landscapes. There are no designated properties within or adjacent to the Study Area, nor are there any properties listed on the Town of Fort Erie's *Register of Heritage Properties* within or adjacent to the Study Area. There are also no National Historic Sites or other federally designated properties. There are also no OHT-owned properties, conservation easements, or Provincial Heritage Properties present on, or adjacent to, the Study Area as previously confirmed by the OHT and the MCM.

The cultural heritage screening for this CHR determined that of the 90 properties, structures, and landscapes reviewed in the Study Area, 71 were found to require preliminary heritage review (see Appendix A for the screening checklist and Maps 5-6 for historic aerial photographs and maps of the Study Area).

5.2 Preliminary Heritage Review

The objective of the preliminary heritage review was to identify existing conditions through the application of professional judgement regarding the potential for all screened properties within the Study Area to meet the OHA O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) for CHVI.

Of the 71 properties, structures, and landscapes reviewed during the preliminary desktop and fieldwork review, five (5) were found to have known or potential CHVI based on the application of OHA O. Reg. 9/06 criteria (see Appendix B for properties with known or potential CHVI and Table 2 for properties found not to have CHVI).

5.3 Preliminary Heritage Review Results

Of the 71 properties, structures, and landscapes reviewed, 66 were found not to have CHVI (see Table 2). Descriptions of four BHRs and one CHL with potential CHVI, including photographs and justifications, are found in Appendix B.

Through the preliminary heritage review, four (4) BHRs and one (1) CHL were found to have potential CHVI based on the application of professional judgement regarding the potential to meet the OHA O. Reg. 9/06 criteria (as amended by O. Reg. 569/22) (see Table 1 for preliminary heritage review results, Appendix B for an inventory of these properties, and Appendix C for maps).



Table 1: Preliminary Heritage Review Results – Potential BHRs and CHLs

Study Number	Street Address	Existing Heritage Status or Potential CHVI	BHR/CHL
BCH-01	N/A, Lake Erie Waterfront	Potential	CHL-01
BET-13	2912 Bethel Avenue	Potential	BHR-01
BRG-02	N/A, Thunder Bay Rd Bridge	Potential	BHR-02
COL-04	2923 Colony Road	Potential	BHR-03
COL-09	2877 Colony Road	Potential	BHR-04

Table 2: Preliminary Heritage Review Results – Properties without CHVI³⁴

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
BET-01	2929 Bethune Avenue	Not Identified	N/A	The property at 2929 Bethune Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-03	2901 Bethune Avenue	Not Identified	N/A	The property at 2901 Bethune Avenue contains a mid-20th century one-and-a-half-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-05	2875 Bethune Avenue	Not Identified	N/A	The property at 2875 Bethune Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

³⁴ Pictures from Colony Road are included where no permission to enter properties was given. In certain instances, these pictures provide limited view of structures on the property.

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
BET-07	2853 Bethune Avenue	Not Identified	N/A	The property at 2853 Bethune Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-08	2833 Bethune Avenue	Not Identified	N/A	The property at 2833 Bethune Avenue contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-09	2815 Bethune Avenue	Not Identified	N/A	The property at 2815 Bethune Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
BET-10	2882 Bethune Avenue	Not Identified	N/A	The property at 2882 Bethune Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-16	2936 Bethune Avenue	Not Identified	N/A	The property at 2936 Bethune Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
BET-17	2942 Bethune Avenue	Not Identified	N/A	The property at 2942 Bethune Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
BRG-01	N/A, Colony Road Bridge	Not Identified	N/A	The private bridge on Colony Road provides vehicular crossing over Six Mile Creek. It is not identified as a BHR as it is not a historic crossing. It also does not have a significant architectural design.	
CEN-01	193 Centralia Avenue	Not Identified	N/A	The property at 193 Centralia Avenue contains a two-storey house of early 21 st century construction and several outbuildings. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
COL-01 & COL-02	Colony Road Corridor	Not Identified	N/A	The Colony Road corridor is a mix of 20 th century houses and seasonal cottages, and contains a public trail and access to the Centralia Waterfront Window. Similar lakefront development is commonly found adjacent to most of Ontario's Great Lakes. Historic mapping does not indicate that this corridor was a historic trail, and suggests it was part of a c.1930 development. It does not have a known significant historical or cultural heritage association with the Study Area and was not identified as a potential CHL. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
COL-03	2900 Colony Road	Not Identified	N/A	The property at 2900 Colony Road contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
COL-05	2911 Colony Road	Not Identified	N/A	The property at 2911 Colony Road contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
COL-06	2890 Colony Road	Not Identified	N/A	The property at 2890 Colony Road contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
COL-07	2892 Colony Road	Not Identified	N/A	The property at 2892 Colony Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
COL-08	2894 Colony Road	Not Identified	N/A	The property at 2894 Colony Road contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
COL-10	2853 Colony Road	Not Identified	N/A	The property at 2853 Colony Road contains a mid-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
COL-11	2727 Colony Road	Not Identified	N/A	The property at 2727 Colony Road is an approximately 16.5 ha parcel that contains a house and accessory structures. The built structures are not visible from the public roadside or from public trails and were assessed using aerial imagery. Only the vegetated north-west portion of the property is located within the Study Area, so the built structures are not within the potential impact range of the Project. As such it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
EVA-01	2982 Evadere Avenue	Not Identified	N/A	The property at 2982 Evadere Avenue contains a late-20th century two-storey house of vernacular design. As such it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
EVA-03	3002 Evadere Avenue	Not Identified	N/A	The property at 3002 Evadere Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
NEV-01	155 Neva Road	Not Identified	N/A	The property at 155 Neva Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-02	119 Neva Road	Not Identified	N/A	The property at 119 Neva Road contains a mid-20th century one-and-a-half-storey house with Dutch-Colonial architectural elements and a detached garage of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-03	60 Neva Road	Not Identified	N/A	The property at 60 Neva Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
NEV-04	68 Neva Road	Not Identified	N/A	The property at 68 Neva Road contains an early 21st century bungalow of vernacular design. Whereas initial heritage screening identified the property as being over 40 years of age, upon fieldwork review it was found the original house had been replaced with a contemporary house. As such, the property does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-05	84 Neva Road	Not Identified	N/A	The property at 84 Neva Road contains an early 21st century bungalow of vernacular design. Whereas initial heritage screening identified the property as being over 40 years of age, upon fieldwork review it was found the original house had been replaced with a contemporary house. house was reconstructed. As such, the property does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-06	2866 Evadere Avenue	Not Identified	N/A	The property at 2866 Evadere Avenue contains a late-20th century bungalow of vernacular design with some Regency architectural elements. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
NEV-08	116 Neva Road	Not Identified	N/A	The property at 116 Neva Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-09	122 Neva Road	Not Identified	N/A	The property at 122 Neva Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-10	140 Neva Road	Not Identified	N/A	The property at 140 Neva Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
NEV-12	2965 Bethune Avenue	Not Identified	N/A	The property at 2965 Bethune Avenue contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-13	2950 Bethune Avenue	Not Identified	N/A	The property at 2950 Bethune Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NEV-14	184 Neva Road	Not Identified	N/A	The property at 184 Neva Road contains a late-20th century house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
NIC-01	120 Nicolas Road	Not Identified	N/A	The property at 120 Nicolas Road contains a mid-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
NIC-02	130 Nicolas Road	Not Identified	N/A	The property at 130 Nicolas Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
POP-01	3009 Poplar Avenue	Not Identified	N/A	The property at 3009 Poplar Avenue contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
POP-02	2997 Poplar Avenue	Not Identified	N/A	The property at 2997 Poplar Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
POP-03	2980 Poplar Avenue	Not Identified	N/A	The property at 2980 Poplar Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
POP-04	2990 Poplar Avenue	Not Identified	N/A	The property at 2990 Poplar Avenue contains a late-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SHR-01	153 Shirley Road	Not Identified	N/A	The property at 153 Shirley Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-02	143 Shirley Road	Not Identified	N/A	The property at 143 Shirley Road contains a mid-20th century-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-03	137 Shirley Road	Not Identified	N/A	The property at 137 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SHR-04	127 Shirley Road	Not Identified	N/A	The property at 127 Shirley Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-06	95 Shirley Road	Not Identified	N/A	The property at 95 Shirley Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-07	81 Shirley Road	Not Identified	N/A	The property at 81 Shirley Road contains an early 21st century bungalow of vernacular design. Whereas initial heritage screening identified the property as being over 40 years of age, upon fieldwork review it was found the original house had been replaced by a contemporary structure. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SHR-08	73 Shirley Road	Not Identified	N/A	The property at 73 Shirley Road contains a nearly 21st century bungalow of vernacular design. Whereas initial heritage screening identified the property as being over 40 years of age, upon fieldwork review it was found the original house had been replaced by a contemporary structure. As such, the property does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-09	59 Shirley Road	Not Identified	N/A	The property at 59 Shirley Road contains a vernacular style house of late-19th century/early-20th century construction, however it has been significantly altered from its original form. As such, the property does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-10	50 Shirley Road	Not Identified	N/A	The property at 50 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SHR-11	72 Shirley Road	Not Identified	N/A	The property at 72 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-12	84 Shirley Road	Not Identified	N/A	The property at 84 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-13	92 Shirley Road	Not Identified	N/A	The property at 92 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SHR-14	104 Shirley Road	Not Identified	N/A	The property at 104 Shirley Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-15	0-5727 Shirley Road	Not Identified	N/A	The property at 0-5727 Shirley Road is largely undeveloped, vegetated land which surrounds a sewage pumping station located at 120 Shirley Road. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
SHR-16	120 Shirley Road	Not Identified	N/A	The property at 120 Shirley Road contains a small mid-20th century sewage pumping station. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
SMC-01	Six Mile Creek	Not Identified	N/A	This portion of Six Mile Creek within the Study Area has no known significant historic uses or associations among Indigenous or settler communities. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential CHL. Further heritage review is not necessary.	
THU-01	2969 Thunder Bay Road	Not Identified	N/A	The property at 2969 Thunder Bay Road contains late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-02	2961 Thunder Bay Road	Not Identified	N/A	The property at 2961 Thunder Bay Road contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
THU-03	2949 Thunder Bay Road	Not Identified	N/A	The property at 2949 Thunder Bay Road appears to contain a mid-to-late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-04	2933 Thunder Bay Road	Not Identified	N/A	The property at 2933 Thunder Bay Road contains a late-20th century house. As such, the property does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-05	2871 Thunder Bay Road	Not Identified	N/A	The property at 2871 Thunder Bay Road contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
THU-06	2750 Thunder Bay Road	Not Identified	N/A	The property at 2750 Thunder Bay Road contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-07	2850 Thunder Bay Road	Not Identified	N/A	The property at 2850 Thunder Bay Road contains a late-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-08	2890 Thunder Bay Road	Not Identified	N/A	The property at 2933 Thunder Bay Road contains a mid-20th century two-storey house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	

Study Number	Street Address	CHVI	BHR/CHL	Preliminary Review	Photograph
THU-09	2904 Thunder Bay Road	Not Identified	N/A	The property at 2933 Thunder Bay Road contains a late-20th century split-level house of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
THU-10	2954 Thunder Bay Road	Not Identified	N/A	The property at 2954 Thunder Bay Road contains a mid-20th century bungalow of vernacular design. As such, it does not exhibit potential design/physical value, historical/associative value, and/or contextual value and was not identified as a potential BHR. Further heritage review is not necessary.	
TRD-01	Thunder Bay Road	Not Identified	N/A	The Thunder Bay Road corridor is a major throughfare in the area that appears in c.1930 mapping. Preliminary historical research does not indicate, however, that it is significantly linked to the heritage value of the area. As such the Thunder Bay Road corridor does not contribute to the historic character of the area and was not identified as a potential CHL. Further heritage review is not necessary.	

6 EXISTING CONDITIONS

A visit to the Study Area was undertaken by TMHC staff on November 29th, 2024. The Study Area is roughly bounded by Bethune Avenue to the north, Neva Road to the west, Colony Road alignment to the east, and Lake Erie to the south. The Study Area can generally be divided into a northern and a southern area by Thunder Bay Road, which is laid out in an east-west direction.

The Study Area contains a diverse composition of domestic buildings, many dating to the latter part of the 20th century. With the exception of the lakefront, the Study Area is composed of turn-of-the-20th century former cottages, the mouth of Six Mile Creek, and a mature tree canopy. Major natural features include Six Mile Creek and Lake Erie (Images 1-2). A private road (Colony Road) (Image 3) and several local roads including Thunder Bay Road (Image 4) run through the Study Area. Six Mile Creek runs in a general north-south direction through the Study Area, connecting to the northern shore of Lake Erie, which serves as the southern boundary line.

6.1 North of Thunder Bay Road

The Study Area to the north of Thunder Bay Road consists of generally flat lands and large lots. Properties located north of Thunder Bay Road are generally modest late-20th century one-storey to two-and-a-half-storey detached houses with moderate setbacks (Images 5-6). Some modern houses are present, particularly along Neva Road (Image 7). Many of the properties in this area were laid out on a grid system and present similar setbacks, massing, and heights. There are mature trees and vegetation on many of the properties (Image 8). The exception to the area's residential built form is an extant modified farm property located at 193 Centralia Avenue (CEN-01) in the northeast section of the Study Area (Image 9). A 16 km trail ("Friendship Trail") runs east-west through the Town of Fort Erie along the decommissioned Grand Trunk Railway rail line to the north of the Study Area.

6.2 Thunder Bay Road

Thunder Bay Road is an arterial road fronted by large, deeply setback lots, with some extending south to the Lake Erie waterfront. It is intersected by Six Mile Creek in the eastern part of the Study Area. An early 20th century rigid frame concrete bridge carries vehicular traffic over Six Mile Creek along Thunder Bay Road (Images 10-11). A public trail head and parking lot is located along Thunder Bay Road further east in the Study Area, providing public access to part of the Lake Erie waterfront, to the south ("Centralia Waterfront Window") (Image 12).

6.3 South of Thunder Bay Road

South of Thunder Bay Road the Study Area properties differ considerably from those located further north. Here, the settlement pattern was dictated by Colony Road, which is a private corridor. Connecting to Thunder Bay Road in the west, Colony Road travels in a southerly direction before turning east to meander parallel to the Lake Erie shoreline before turning north to connect again with Thunder Bay Road. This area has a hilly terrain and contains large lots, large houses, and mature tree coverage (Images 13-14). Additional features of the southern part of the Study Area include Six Mile Creek, which travels southwest through the area (Image 15) and the northern shore of Lake Erie, which connects to the creek (Image 16).



Many of the Colony Road properties front Lake Erie and are deeply setback from the roadway. Colony Road is also lined by significant mature trees and brush, creating dense tree coverage (Image 16). A modest single-lane vehicular bridge carries Colony Road in a north-south direction over the Six Mile Creek (Image 17). Overall, properties in the southern part of the Study Area are organized along natural water and topographical features, leveraging lake and creek viewsheds.

Image 1: Six Mile Creek

Looking North

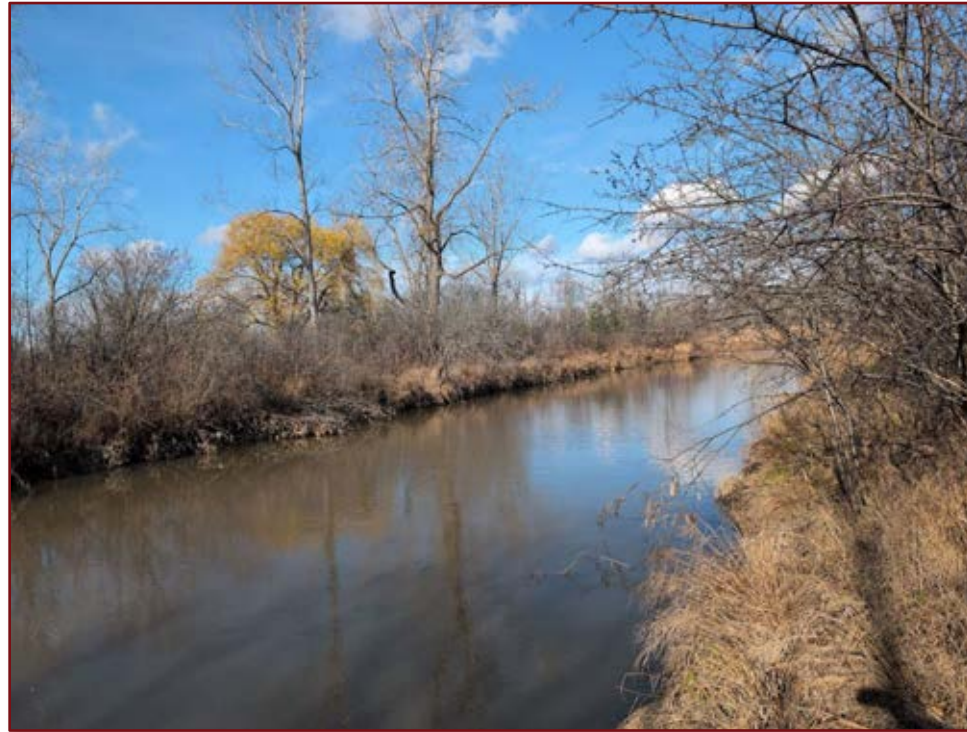


Image 3: Colony Road

Looking South



Image 5: 2982 Bethune Avenue

Looking North



Image 2: North Shoreline, Lake Erie

Looking Southwest

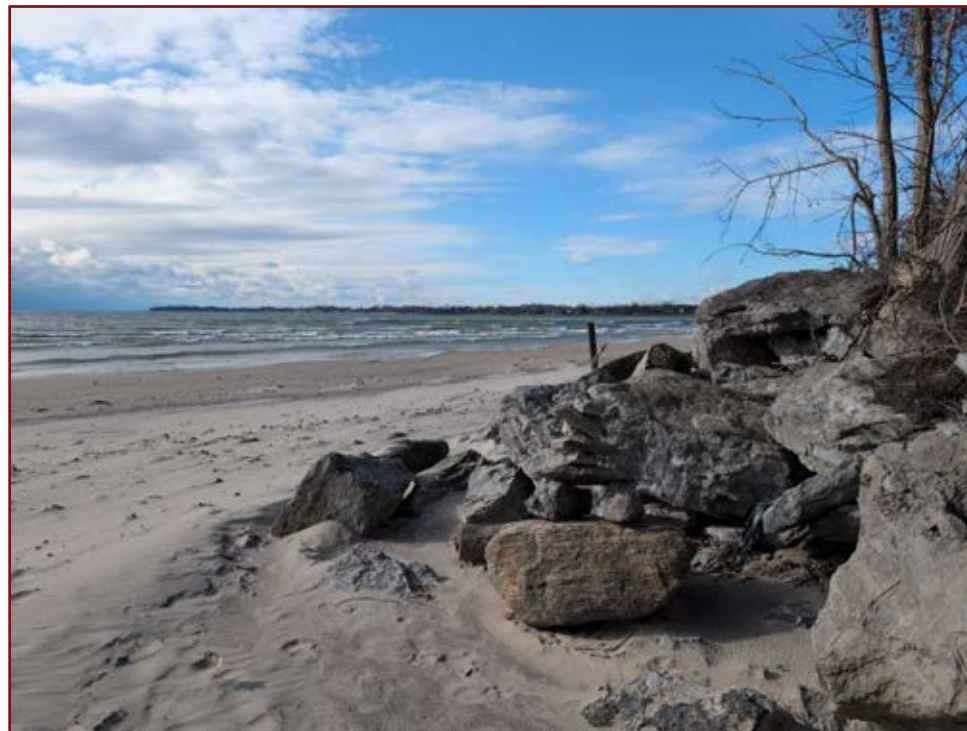


Image 4: Thunder Bay Road Corridor

Looking West



Image 6: 2942 Bethune Avenue

Looking North



Image 7: 104 Neva Road

Looking East



Image 9: Farm Landscape, 193 Centralia Avenue North

Looking West



Image 11: South Elevation, Thunder Bay Road Bridge

Looking Northwest



Image 8: 3009 Poplar Avenue

Looking South



Image 10: Thunder Bay Road Bridge, East Approach

Looking West



Image 12: Centralia Waterfront Window Access Point

Looking South



Image 13: 2890 and 2894 Colony Road

Looking North



Image 15: Six Mile Creek Course, Colony Road

Looking North



Image 17: Trees and Vegetation, Colony Road Corridor

Looking Northwest



Image 14: 2877 Colony Road

Looking South



Image 16: Six Mile Creek Convergence into Lake Erie

Looking West



Image 18: Southern Approach, Colony Road Bridge

Looking North





7 POLICY CONTEXT

7.1 *Planning Act (1990)*

The *Planning Act* is a piece of provincial legislation that governs land use planning throughout Ontario. It sets out matters of provincial interest which the Minister, the municipal Councils, and the Ontario Land Tribunal shall have regard to in their decisions.

Section 2 of the *Planning Act* identifies conservation as a matter of provincial interest:

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.

Section 3 of the *Planning Act* indicates that all decisions affecting land use planning matters "...shall be consistent with" the *Provincial Planning Statement*.

7.2 *Provincial Planning Statement (2024)*

The *Provincial Planning Statement, 2024 (PPS)* is a provincial land use policy framework for development throughout Ontario. It provides policy direction on matters of provincial interest related to land use planning and development, including the conservation of BHRs and CHLs in the province. The *PPS* replaces the *Provincial Policy Statement (2020)* and the *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*.

The following sections of the *PPS* are relevant to the report:

4.6.1 Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.

4.6.2 Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved

4.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.

4.6.4 Planning authorities are encouraged to develop and implement:

- a) archaeological management plans for conserving archaeological resources; and
- b) proactive strategies for conserving significant built heritage resources and cultural heritage landscapes.

4.6.5 Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing archaeological resources, built heritage resources and cultural heritage landscapes.



6.2.2 Planning authorities shall undertake early engagement with Indigenous communities and coordinate on land use planning matters to facilitate knowledge-sharing, support consideration of Indigenous interests in land use decision-making and support the identification of potential impacts of decisions on the exercise of Aboriginal or treaty rights.

6.2.3 Planning authorities are encouraged to engage the public and stakeholders early in local efforts to implement the Provincial Planning Statement, and to provide the necessary information to ensure the informed involvement of local citizens, including equity-deserving groups.

The *PPS* also defines key terms which guide the interpretation of these policies. Relevant defined terms include:

Built heritage resource: means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community.

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Heritage attributes: means, as defined under the *Ontario Heritage Act*, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest.

7.3 *Environmental Assessment Act (1990)*

The *Environmental Assessment Act* is a provincial statute that sets out the processes used to evaluate potential environmental effects of proposed undertakings.

Section 1(1) of the *Environmental Assessment Act* includes within its definition of “environment”:

(c) the social, economic and cultural conditions that influence the life of humans or a community; and

(d) any building, structure, machine or other device or thing made by humans.

7.4 *Ontario Heritage Act (2005)*

The *OHA* provides a legislative framework for the identification and protection of cultural heritage resources and archaeological resources in the province. It legislates requirements and processes for conserving resources of archaeological value (*OHA* Part IV). The *OHA* also gives municipalities powers to identify and protect BHRs or CHLs with cultural heritage value or interest, using mechanisms like listing (*OHA* s.27) or designating properties (*OHA* s. 29) and creating heritage conservation districts (*OHA* s.40).

29 (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if:



- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed, the property meets the prescribed criteria; and
- (b) the designation is made in accordance with the process set out in this section.

Designated properties appear on a municipality's register of heritage properties:

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.

This register also may include so-called listed properties:

27(3) In addition to the property listed in the register under subsection (2) [designated properties], the register may include property that has not been designated under this Part if,

- (a) the council of the municipality believes the property to be of cultural heritage value or interest; and
- (b) where criteria for determining whether property is of cultural heritage value or interest have been prescribed for the purposes of this subsection, the property meets the prescribed criteria.

Under the *OHA*, O.Reg. 9/06 provides the criteria for determining a property's CHVI. A property must meet two or more of the O. Reg. 9/06 criteria to qualify for designation (section 3, O. Reg. 9/06). The criteria for both listing and designation are as follows according to s.1(2) of O. Reg. 9/06:

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

7.5 Niagara Official Plan (2022, Office Consolidation 2024)

Land-use planning in Niagara Region is guided by the Niagara Official Plan, adopted by Regional Council in 2022 and consolidated most recently in May 2024. The Niagara Official Plan is a comprehensive land use policy



framework which guides regional growth and development in conformity with higher-level planning statutes like the *Planning Act* and *Provincial Policy Statement*.

Section 6.2.1.8 identifies heritage conservation as one of the urban design policies:

6.2.1.8 The Region shall promote: ... e. the integration of views of built and cultural heritage features, landmarks, and significant natural heritage features to enhance a sense of place.

Indigenous engagement expectations are also identified via Section 6.4.2.8:

6.4.2.8 Regional planning authorities shall engage with First Nations and Indigenous communities and consider their interests when identifying, protecting, and managing cultural heritage resources and archaeological resources, in a manner consistent with Section 7.1.1. The Region shall keep an updated list of First Nation and Indigenous communities' contacts

Section 6.5 ("Cultural Heritage") identifies cultural heritage conservation as a regional planning objective:

6.5 ... The objectives of this section are as follows: a. support the identification, conservation, wise use and management of cultural heritage resources

This objective is achieved via the following relevant policies:

6.5.1.1 Significant cultural heritage resources shall be conserved in order to foster a sense of place and benefit communities, including First Nations and Métis communities.

6.5.1.2 The Region encourages Local Area Municipalities to designate properties of cultural heritage value or interest, either individually or as part of a larger area or Heritage Conservation District, under the Ontario Heritage Act.

6.5.1.5 Development and site alteration on protected heritage property or adjacent lands shall not be permitted, except where the proposed development and site alteration has been evaluated through a heritage impact assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

6.5.1.6 The Region shall maintain cultural asset mapping of fixed resources including cemeteries, designated or listed built heritage resources, historic sites, and the historic Welland Canal to assist in the review of development applications

6.5.1.7 Local Area Municipalities are encouraged to consider the use of heritage impact assessment in conserving cultural heritage resources on a community planning basis.

6.5.1.8 The Region supports the Niagara Parks Commission in the continued identification and protection of cultural heritage resources including heritage structures, properties and cultural heritage landscapes along the Niagara River corridor

7.6 Town of Fort Erie Official Plan (2011, Office Consolidation 2021)

The Town of Fort Erie Official Plan is a land-use planning document directing long-term growth for the Town. It conforms with upper-tier municipal official plans (e.g., regional official plans) and provincial planning statutes. The Town of Fort Erie Official Plan was adopted by Council in 2011 and was consolidated most recently in 2021.



Relevant to this CHR is Section 2.3.10, which outlines the heritage planning goals and objectives for the Town of Fort Erie:

1.3.10 Cultural Heritage

Goal:

a. 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...

Objectives:

- a. To designate individual properties of heritage value or areas of similar value, and to identify sites of architectural, historical or archaeological potential;
- b. To encourage the owners of heritage properties to conserve those aspects of their property deemed to be of heritage value;
- c. To encourage new development to be sympathetic to existing heritage, particularly on lands adjacent to property of heritage value;
- d. To encourage the retention or inclusion of heritage property in new development;
- e. To support the collection, preservation, research and interpretation of cultural heritage through artifacts, archives, and intangible resources;
- f. To encourage the promotion and participation in cultural heritage activities as a means to enhancing the quality of life for Town residents; and
- g. To celebrate the diversity of our cultural heritage and recognize the contributions of First Nations people.

More specific policies related to the ongoing conservation of cultural heritage in the Town of Fort Erie are presented in Section 11.1 of the Official Plan (Cultural Heritage General Policies):

I. In recognition of the non-renewable nature of cultural heritage resources, as well as the contribution they make to the character, civic pride, tourism potential, economic benefits and historical appreciation of the community, the Town will actively promote cultural heritage and conservation in all applicable municipal activities. The protection of heritage features will be a consideration in all development proposals and public works.

VIII. Development and site alteration may be permitted on lands contiguous to a protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated the heritage attribute of the protected heritage property will be conserved.

IX. In carrying out Neighbourhood Planning the Town shall ensure that cultural heritage is identified, evaluated, conserved and enhanced and may prepare policies to provide detailed guidance regarding; the existence of heritage features and their significance; priorities as to their conservation, acceptable land uses and the type of development considered appropriate. The policies may also identify other required environmental benefits such as:



- a. Improved public access to the area or individual site;
- b. The inclusion of areas of open space;
- c. The provision of interpretive devices such as plaques and displays; and
- d. Ensuring the use of appropriate quality building materials.

X. The Town may acquire the freehold rights or request easements on, or impose covenants on, real property designated under the Ontario Heritage Act.

XII. The Town and /or Region's Tree Conservation By-laws provide the opportunity to designate Heritage Trees under the Ontario Heritage Act. Prior to designating a Heritage tree(s), Council shall develop criteria which will be used to assist in determining the appropriateness of designation.

Section 11.2 outlines policies regarding CHLs as follows:

I. Council shall consult with the Fort Erie Municipal Museum and Cultural Heritage Committee in matters relating to the conservation of cultural heritage landscapes within the Town of Fort Erie. The Committee shall identify through inventory, or on a case-by-case basis, cultural heritage landscapes and advise Council on those worthy of designation under Parts IV and V of the Ontario Heritage Act.

VII. Existing rural and agricultural areas of the municipality are considered to be an important cultural heritage asset to the Town. It is recognized that there may be potential to disrupt the character of the rural landscape and its individual component heritage features. Accordingly, in any development activity that is subject to approval under the Planning Act, the Town shall seek the appropriate conservation of important inventoried rural heritage features including: farm dwellings, barns, silos, remnant foundations, earthworks, tree lines, fences, walls and woodlots.

VIII. The Town of Fort Erie recognizes that there are historic villages, hamlets and settlement areas that are of cultural heritage value within the municipality. These areas will be identified and included in the cultural heritage inventory and the character of these areas shall be maintained by: conserving existing heritage buildings, structures and properties, existing tree stands, grassed boulevards, tree lined streets and roads.

IX. The intangible attributes of the area may be recalled through the use of former names of historical activities, themes, families or other persons associated the affected area in the naming of parks, streets, roads, community facilities or other public works.

XII. The Town recognizes that there are roads or portions of roads within the municipality that may constitute cultural heritage landscapes specifically where they exhibit physical and historical integrity by retaining major characteristics usually typified by unpaved or paved lanes, little or no shoulders, and unimproved grass ditches. Prospective heritage roads will not be highly engineered or previously improved to recent design and construction standards and will usually exhibit one or more of the following attributes:

- a. Historical associations with a theme of human history that is representative of cultural processes in the development and use of land in the Town;
- b. Historical associations with the life or activities of a person, group, institution or organization that has made a contribution to the local or regional municipality, province or nation; and



- c. Scenic character, including that in the streetscape itself as well as in the landscape beyond the boundary of the road, especially as experienced while travelling the road.

Section 11.3 provides specific policies with regard to BHRs as follows:

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.

7.7 Town of Lake Erie Waterfront Strategy (2017)

On October 2, 2017, the Town of Lake Erie Council endorsed in principle the implementation of the Town of Fort Erie Waterfront Strategy ("Waterfront Strategy").

The Waterfront Strategy is a guiding municipal document which directs future development and change along Fort Erie's Lake Erie waterfront. The Study Area is included within lands encompassed by the Waterfront Strategy.

Section 4.0 of the Waterfront Strategy recognizes cultural heritage linkages in Fort Erie's waterfront:

4.0 Vision Statement: ...The waterfront's rich natural and cultural heritage supports a healthy environment, beautiful waterfront neighbourhoods and vibrant urban centres.



Cultural heritage is also identified in some of the guiding principles for Fort Erie's waterfront strategy:

4.9: Celebrate the culture and heritage of Fort Erie and the Niagara Region in Waterfront Parks and Waterfront Windows.

4.10: Maintain and enhance vistas from Fort Erie's Waterfront Parks and Waterfront Windows.

Cultural Heritage is also identified as one of the seven guiding frameworks for the implementation of the Waterfront Strategy:

5.5 Culture & Heritage: Fort Erie's rich history is well documented from the earliest First Nations settlement to European settlement. Old Fort Erie, a Canadian National Historic site, forms the fulcrum of Fort Erie's waterfront located where the Niagara River meets Lake Erie. Historic plaques identify key sites along the Niagara River Parkway and along the waterfront, heritage buildings have been identified, museums and art galleries are located close to the waterfront and the Town's Official Plan has mapped archaeological zones of sensitivity. The waterfront offers many locations with spectacular views across the lake. Features of cultural and heritage significance must continue to be protected and stories relating to the waterfront should be enhanced.

Guiding Framework 5 ("Culture & Heritage") regards the Lake Erie waterfront heritage value and conservation. This framework emphasizes the cultural heritage value of the waterfront in relation to the historical development of Fort Erie and its viewsheds.

Guiding Framework 5: ...The waterfront has always been a key defining element in the history of Fort Erie. From the earliest First Nations settlement along the shore of Lake Erie and the Niagara River, proximity to the water and its resources has always been a fundamental need. Later, with European settlement, conflict and cooperation between nations has set the stage for the development of other waterfront-oriented historical sites such as Old Fort Erie, the Point Abino Lighthouse, and the Peace Bridge. This theme celebrates the role of the waterfront in shaping the historical and cultural development of the Town. The map on the facing page locates the cultural and heritage features, it also locates views and continuous open views along the waterfront...

Key Issues:

1. Lack of broad based understanding as to the critical role that the waterfront has played in the history of the community.
2. Need to protect views to Lake Erie and Niagara River.
3. Need to protect views over the Lake and River.
4. Need to protect landscapes with rich cultural significance

Principles:

1. Celebrate and interpret the waterfront as a unique and character-defining element in the history of Fort Erie.
2. Encourage opportunities to educate and interpret to residents and visitors about the unique interface between the Town and the waterfront.
3. Celebrate the waterfront as a key location for festivals, cultural events and activities.



4. Protect views from the waterfront.
5. Protect key cultural landscapes such as Point Abino Lighthouse.

Summary of Initiatives:

- d. Identify and protect strategic views.



8 COMMUNITY ENGAGEMENT AND INFORMATION GATHERING

As part of the drafting of this report, TMHC reached out to key heritage organizations. An email was sent in December 2024 and included a description of the project and an invitation to provide comments and share information. A brief summary of the outreach conducted is provided below. Ongoing public engagement in 2024 has also taken place as part of the overarching EA, however, no information or concerns pertaining to cultural heritage have been raised at the time of writing.

8.1 Indigenous Communities Participation

Indigenous communities were contacted by Montrose for participation as part of the broader Environmental Assessment process for this project. At the time of report writing, no information regarding potential BHRs/CHLs or other heritage concerns from Indigenous communities has been received.

8.2 Municipalities, Heritage Agencies, and Community Organizations

8.2.1 Ministry of Citizenship and Multiculturalism (MCM)

The MCM was contacted on December 16, 2024 to determine if any properties within or adjacent to the Study Area are listed as Provincial Heritage Properties. Karla Barboza, Team Lead, Heritage, responded in an email dated December 27, 2024 that to date, no properties within the Study Area have been designated by the Minister. Likewise, the MCM does not have any records of a provincial heritage property within or adjacent to the Study Area.

8.2.2 Ontario Heritage Trust (OHT)

The OHT was contacted on December 16, 2024 to determine if any properties within or adjacent to the Study Area are included within any OHT heritage registers or had any heritage conservation easements placed on them. Samuel Bayefsky, Real Property Coordinator, responded in an email dated December 27, 2024 that the OHT neither owns nor protects via conservation easement agreement any properties within or adjacent to the Study Area. Likewise, the OHT does not have any heritage plaques within or adjacent to the Study Area.

8.2.3 Town of Fort Erie

Planning staff at the Town of Fort Erie were contacted on December 16, 2024 to determine if any properties within or adjacent to the Study Area are listed or designated within the municipal heritage register. Kimberlyn Smith, Junior Community Planner at the Town of Fort Erie, responded in an email dated December 17, 2024 that no properties in the Study Area are municipally listed or designated as per the OHA.

8.2.4 Fort Erie Historical Museum

Staff at the Fort Erie Historical Museum were contacted on January 16, 2025 for input on whether any properties within or adjacent to the Study Area have known or potential cultural heritage value. Jessica Steffler, Curator – Collections, Conservation, and Research at Fort Erie Museum and Cultural Services



responded in an email dated January 20, 2025 and indicated that she was not aware of any heritage resources within the Study Area.

8.3 Future Engagement

Copies or summaries of this CHR should inform and be available during future PICs and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate.

Any subsequent CHERs or HIAs should include circulation to MCM, planning staff at the Town of Fort Erie, interested Indigenous communities, and local organizations or individuals, as appropriate.

9 DESCRIPTION OF PROPOSED PROJECT

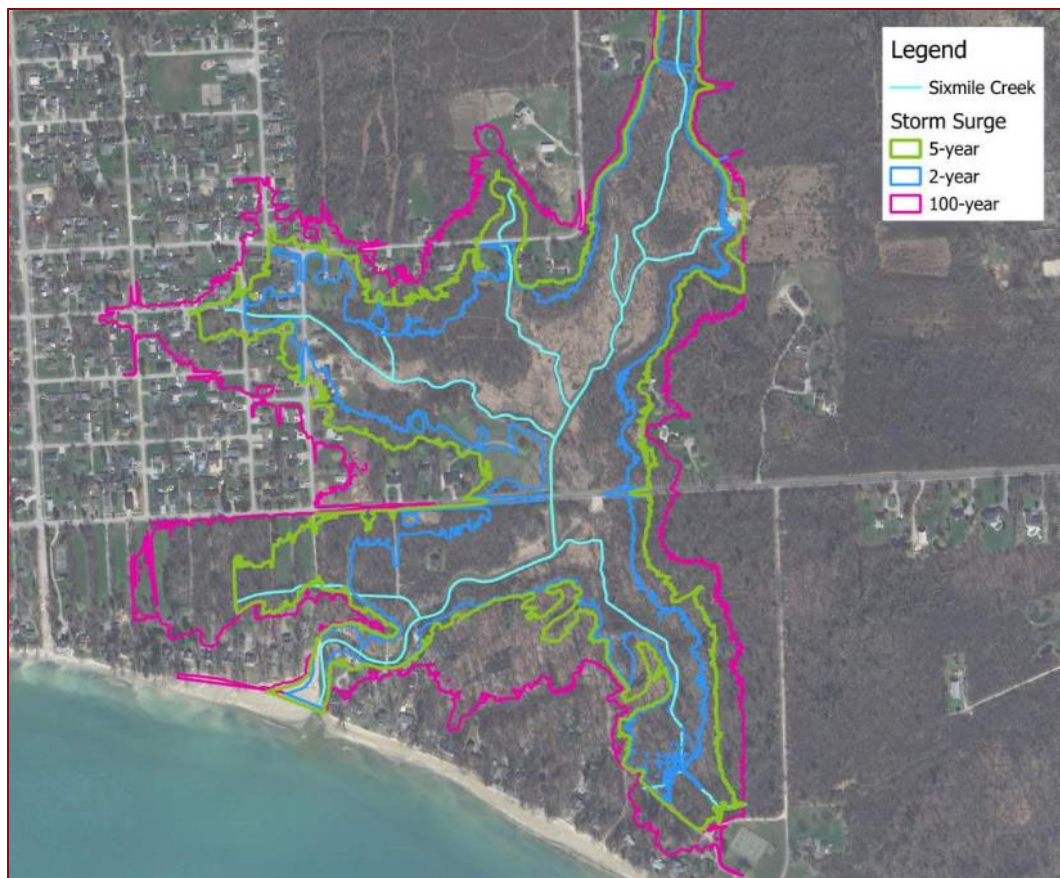
As a result of flooding within the Six Mile Creek sub-watershed in the Thunder Bay area of the Town of Fort Erie, the Town has engaged Montrose to undertake a Schedule B MCEA.

The CHR Study Area is a refined version of the original MCEA Study Area which was narrowed following the determination of Project alternatives. The Study Area is roughly bounded by Bethune Avenue to the north, Neva Road to the west, Colony Road alignment to the east, and Lake Erie to the south. The Study Area includes a 50 m buffer around all proposed Project alternatives to assess impacts against identified potential heritage resources.

Although the area is within the documented Niagara Peninsula Conservation Authority 100-year riverine floodplain, it is suspected that the localized flooding occurs primarily due to the seiche effect from Lake Erie. The Town and residents have experienced flooding over the past decades, and more recently in 2019, 2020, and 2022.

Image 19: Thunder Bay Area Storm Surge Levels

Source: Montrose





Seven alternatives are being considered for the Six Mile Creek Flooding Project. They are:

9.1 Alternative 0: Do Nothing

The “Do Nothing” alternative must be considered as part of the EA process. It provides a baseline for comparison of other alternatives. This alternative proposes no new infrastructure, no changes or improvements to existing infrastructure, and no changes in flood risk to public and private properties.

Alternative 0 may affect the following potential BHRs/CHLs:

- Lake Erie Shoreline (CHL-01/BCH-01); and,
- Thunder Bay Road Bridge (BHR-02/BRG-02).

9.2 Alternative I: Landform Barrier

Alternative I (Map 7) creates a landform barrier (or dyke) along the rear property lines adjacent to the wetland protecting residents along Shirley Road and Bethune Avenue from lake surge induced flooding up to the desired level of service. One property falling within the 1:5-year storm surge area, south of Thunder Bay Road, could be purchased to eliminate flood risk. Culverts with backflow prevention will be required at each tributary. The proposed land elevation equals to the 5-year lake surge level (plus freeboard – additional height for resiliency). This alternative has the highest potential impacts to the existing wetland through habitat displacement or impact the hydrologic function.

Alternative I may not affect any potential BHRS or CHLS.



Map 7: Alternative I (Landform Barrier) Map

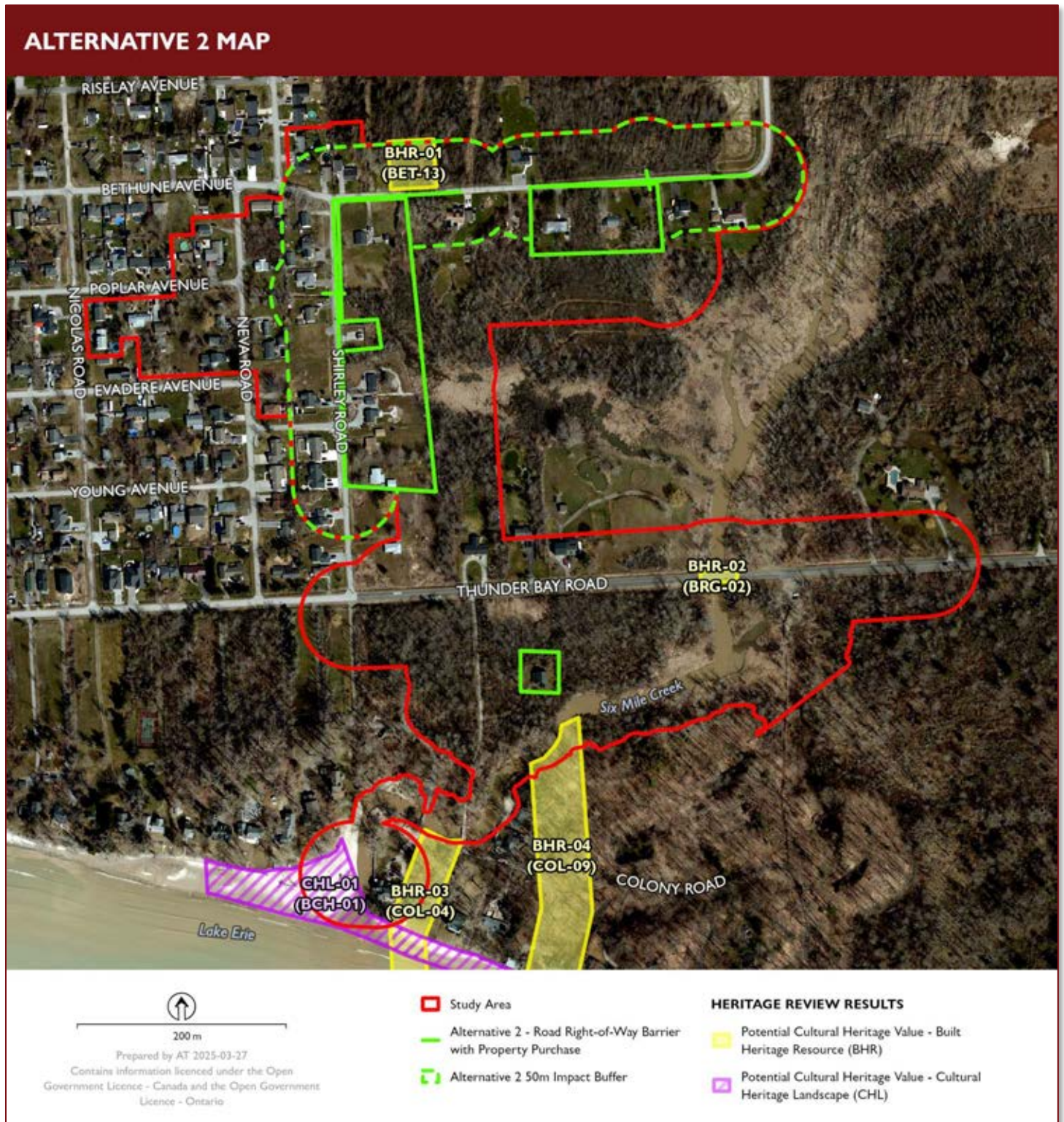


9.3 Alternative 2: Road Right-of-Way Barrier with Property Purchase

Alternative 2 (Map 8) creates a landform barrier by raising the elevation of sections of municipal roadway thereby protecting residents on the west side of Shirley Road and north of Bethune Avenue from lake surge induced flooding up to the desired level of service. Properties falling within the 1:5-year storm surge area, east of Shirley Road and south of Bethune Avenue could be purchased to eliminate flood risk. One property falling within the 1:5-year storm surge area, south of Thunder Bay Road, could be purchased to eliminate flood risk. Culverts with backflow prevention will be required at each tributary. Proposed municipal road elevation equal to 1:5-year lake surge level (plus freeboard). This alternative makes use of existing municipal infrastructure.

Alternative 2 may affect the following potential BHR:

- 2912 Bethune Avenue (BHR-01/BET-13).



Map 8: Alternative 2 (Road Right-of-Way Barrier & Property Purchase) Map

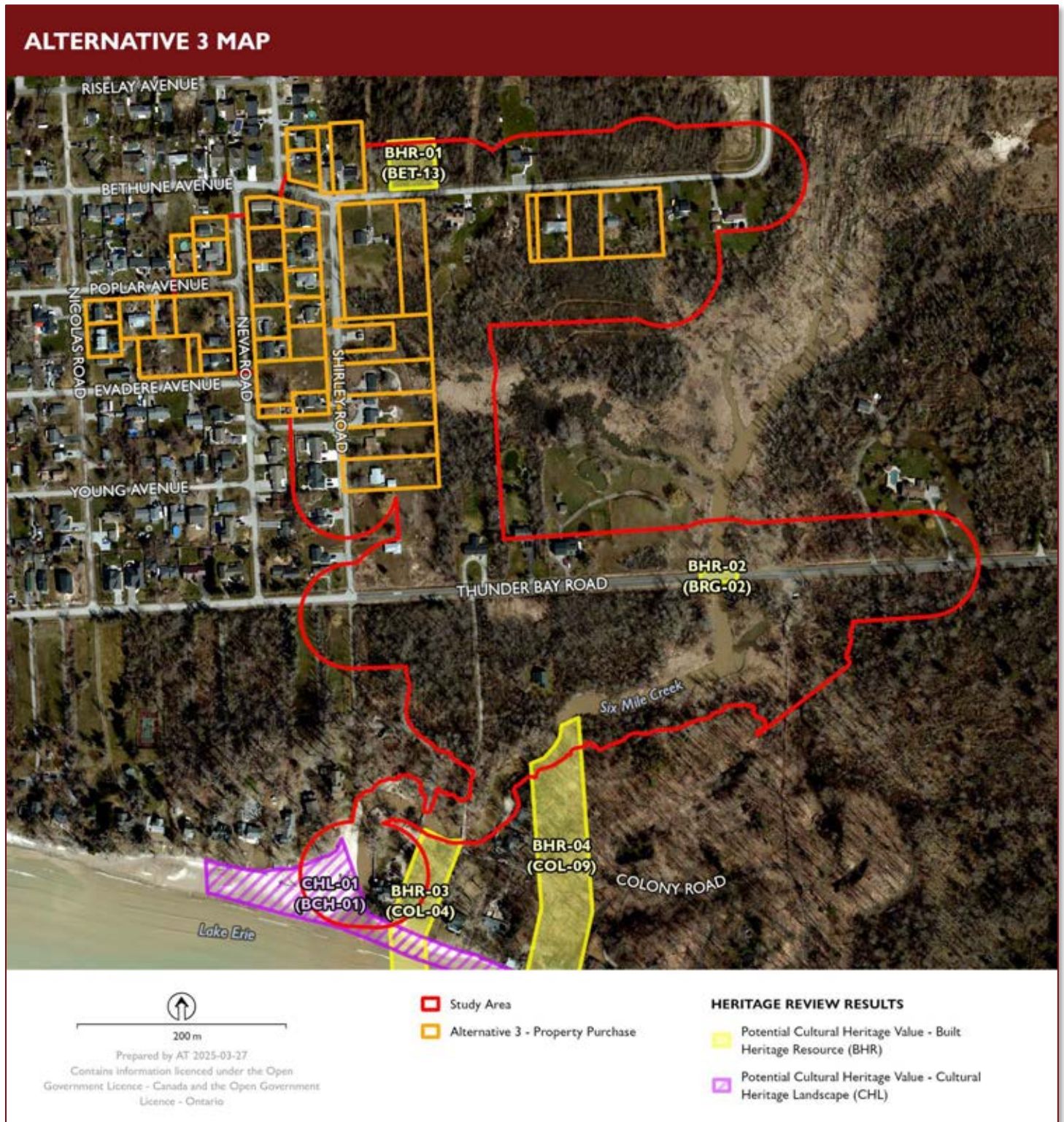


9.4 Alternative 3: Property Purchase

Alternative 3 (Map 9) involves the potential purchase of all properties falling within the 1:5-year storm surge area to eliminate lake surge induced flood risk up to the desired level of service. Property purchase values would be based on development within a floodplain. Individual residents could accept flooding risk thereby negating the need for property purchase (similar to a do-nothing scenario).

Alternative 3 may affect the following potential BHR:

- 2912 Bethune Avenue (BHR-01/BET-13).



Map 9: Alternative 3 (Property Purchase) Map

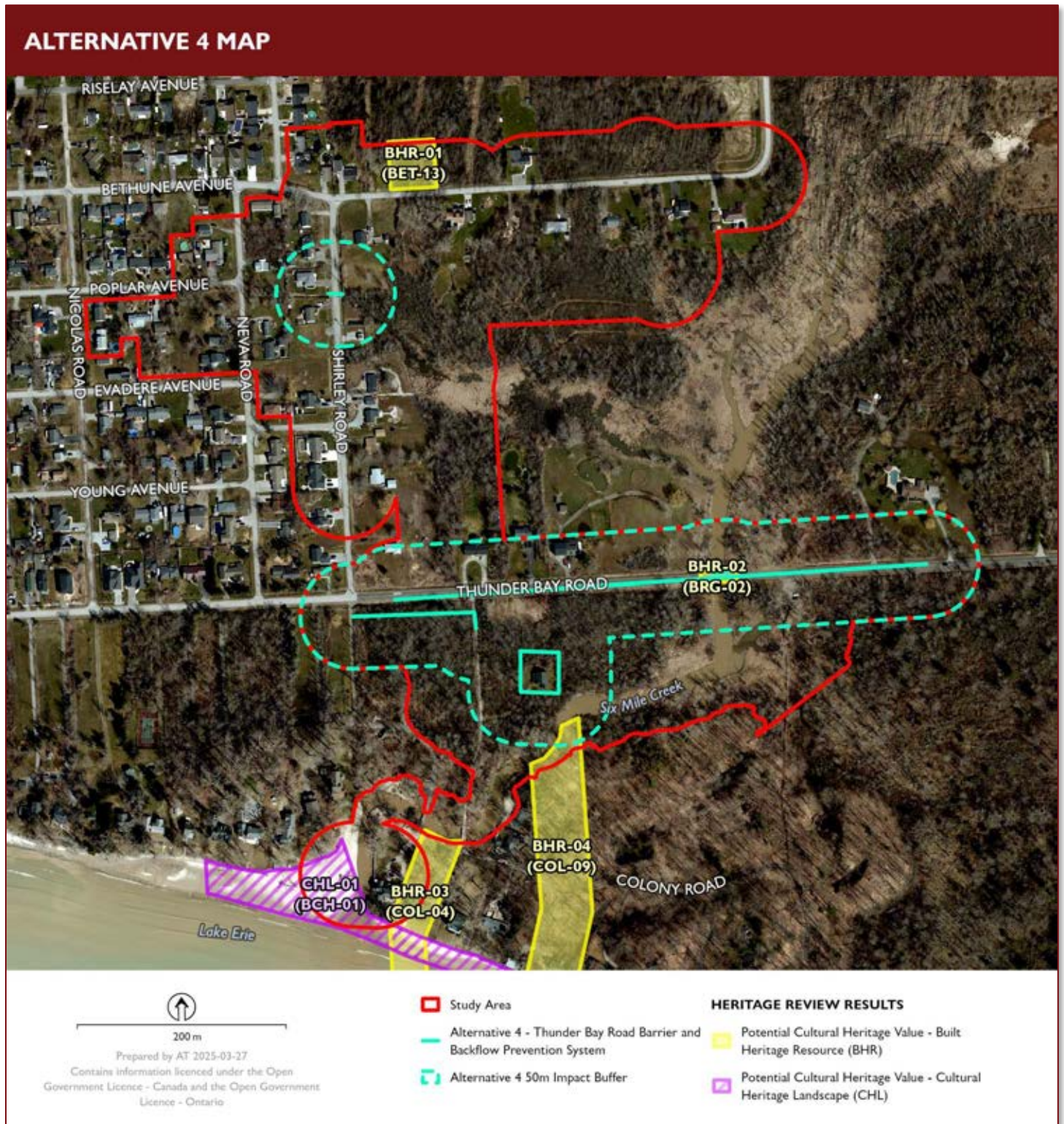


9.5 Alternative 4: Thunder Bay Road Barrier and Backflow Prevention System

Alternative 4 (Map 10) creates a landform barrier by raising the elevation of a section of Thunder Bay Road and incorporating a backflow prevention system into the municipal roadway/bridge protecting residents north of Thunder Bay Road from lake storm surge induced flooding up to the desired level of service. One property falling within the 1:5-year storm surge area, south of Thunder Bay Road, could be purchased to eliminate flood risk. Proposed municipal road elevation equal to 1:5-year lake surge level (plus freeboard). This alternative makes use of existing municipal infrastructure but would require the existing bridge to be replaced or retrofit. A pump station could be added to this alternative to relieve upland flooding potential during concurrent storm surge and rainfall events.

Alternative 4 may affect the following potential BHR:

- Thunder Bay Road Bridge (BHR-02/BRG-02).



Map 10: Alternative 4 (Thunder Bay Road Barrier and Backflow Prevention System) Map



9.6 Alternative 5: Lake Front Barrier and Backflow Prevention System

Alternative 5 (Map 11) creates a landform barrier (or dyke) along the Lake Erie shoreline protecting residents along Six Mile Creek from lake storm surge induced flooding up to the desired level of service. Proposed landform barrier elevation equal to 1:5-year lake surge level (plus freeboard). This alternative impacts property owners adjacent to the proposed works and would require road access for maintenance/operations. A pumping station could be added to this alternative to relieve upland flooding potential during concurrent storm surge and rainfall events.

Alternative 5 may affect the following potential BHR and CHL:

- Lake Erie Shoreline (CHL-01/BCH-01); and,
- 2923 Colony Road (BHR-03/COL-04).



Map 11: Alternative 5 (Lake Front Barrier and Backflow Prevention System) Map



9.7 Alternative 6: Lot Level Floodproofing

Alternative 6 represents an individual lot-level floodproofing strategy whereby residents and structure are protected from lake surge induced flooding up to their desired level of service. This alternative may be less costly than other flood protection alternatives. The desired level of service could be tailored to individual property owners flood risk tolerance. Lot level floodproofing usually requires human intervention and adequate warning time for installation of protective measures. There is a negligible environmental impact.

Alternative 6 may affect the following potential BHR and CHL:

- Lake Erie Shoreline (CHL-01/BCH-01); and,
- 2923 Colony Road (BHR-03/COL-04).

Alternative 6 may also affect any other potential BHRs to the extent that this alternative is applied to any of the identified potential BHRs.



10 IMPACT ASSESSMENT AND MITIGATION RECOMMENDATIONS

According to *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* published by the MCM:

Any impact (direct or indirect, physical or aesthetic) of the proposed development or site alteration on a cultural heritage resource must be identified. The effectiveness of any proposed conservation or mitigative or avoidance measures must be evaluated on the basis of established principles, standards and guidelines for heritage conservation.

This report assesses the proposed development against the types of potential impacts identified in *InfoSheet #5*. Any identified potential impacts should be addressed by mitigation measures, as discussed below.

The following types of potential impacts are outlined in *InfoSheet #5*:

- **Destruction** of any, or part of any, significant heritage attributes or features;
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect **obstruction** of significant views or vistas within, from, or of built and natural features;
- A **change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource; and
- **Other** potential impacts.

Preliminary impact assessment results and mitigation recommendations are provided in Table 3 below.

Table 3: Preliminary Impact Assessment Results

BHR/CHL Number	Street Address (Study Number)	Potential Impacts								Rationale and Mitigation Recommendation
		Destruction	Alterations	Shadows	Isolation	Obstruction	Land Use Change	Land Disturbances	Other	
CHL-01	Lake Erie Shoreline (BCH-01)	Yes	Yes	No	No	No	No	Yes	Yes	Part of this potential CHL is located within the 50 m buffer for Alternative 5 (Lake Front Barrier and Backflow Prevention System). Infrastructure related to the proposed lake front barrier and backflow prevention system may result in the destruction and/or alteration of the shoreline and viewsheds of the CHL from the beachfront and Centralia Waterfront Window. This represents a potential direct impact to the potential CHL. Land disturbances related to nearby construction activities may impact the lakeshore. There are also anticipated direct impacts to the potential CHL with Alternatives 0 (Do Nothing) and Alternative 6 (Lot Level Floodproofing) as a result of flooding-related shoreline erosion. The Lake Erie waterfront is located within the Study Area's storm surge levels, suggesting that the ongoing flooding events will directly impact the long-term physical integrity of the shoreline. The preferred mitigation option is to avoid Alternatives 0 or 6, which do not minimize the sources of flooding. Further mitigations include planting native species to screen the lake front barrier, restoring the natural shoreline, and making effort to avoid any changes to the shoreline or viewsheds to/from the Lake Erie waterfront. An HIA specific to the potential CHL should be initiated prior to further implementation of Alternatives 5 and/or 6 to identify potential impacts to heritage attributes and provide further mitigation recommendations. The potential impact of land disturbances on archaeological resources is addressed through separate archaeological reporting. The potential CHL is located outside the 50 m buffer zone for Alternatives 1, 2, 3 and 4. No mitigation is required for these alternatives. If direct impacts to the CHL are identified during the detailed design phase, an HIA specific to this resource should be initiated prior to further planning and implementation of proposed construction activities.



BHR/CHL Number	Street Address (Study Number)	Potential Impacts								Rationale and Mitigation Recommendation
		Destruction	Alterations	Shadows	Isolation	Obstruction	Land Use Change	Land Disturbances	Other	
BHR-01	2912 Bethune Avenue (BET-13)	No	No	No	No	No	No	Yes	Yes	This potential BHR is located within the 50 m buffer for Alternative 2 (Road Right-of-Way Barrier & Property Purchase) and Alternative 3 (Property Purchase). Land disturbances related to construction activities for Alternative 2 and/or Alternative 3 may indirectly impact the potential BHR. A pre-construction vibration monitoring assessment by a qualified professional is recommended for Alternative 2 and/or Alternative 3 in order to determine if vibration monitoring or site plan controls are required. In addition, a designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. The potential impact of land disturbances on archaeological resources is addressed through separate archaeological reporting The potential BHR is located outside the 50 m buffer zone for Alternatives 1, 4 and 5. No mitigation is required for these alternatives. The property is also outside of the Study Area's storm surge levels so no direct or indirect impacts are anticipated as a result of Alternative 0 (Do Nothing). Similarly, as the property is located outside the Study Area's storm surge levels, Alternative 6 (Lot Level Floodproofing) is not anticipated to be required for this property. However, any lot level floodproofing which involves changes to the exterior built form may pose direct or indirect impacts to the potential BHR. If any lot level floodproofing is pursued for this potential BHR, an HIA specific to this resource should be initiated to evaluate the property's CHVI, identify potential impacts to heritage attributes, and provide further mitigation recommendations. If direct impacts to the potential BHR are identified during the detailed design phase, an HIA specific to this resource should be initiated prior to further planning and implementation of proposed construction activities.



BHR/CHL Number	Street Address (Study Number)	Potential Impacts								Rationale and Mitigation Recommendation
		Destruction	Alterations	Shadows	Isolation	Obstruction	Land Use Change	Land Disturbances	Other	
BHR-02	Thunder Bay Road Bridge (BRG-02)	Yes	Yes	No	No	No	No	Yes	Yes	There are anticipated direct impacts to the potential BHR with Alternative 0 (Do Nothing) and Alternative 6 (Lot Level Floodproofing) as a result of flooding-related bridge erosion/deterioration. The bridge is located within the Study Area's storm surge levels, suggesting that the ongoing flooding events will directly impact the long-term physical integrity of the bridge. The preferred mitigation option is to avoid Alternatives 0 or 6 which do not minimize the sources of flooding. There are direct and indirect impacts to the potential BHR with Alternative 4 (Thunder Bay Road Barrier and Backflow Prevention System). Demolition and/or alteration of the bridge pose direct impacts to the potential cultural heritage resource. The preferred mitigation option is to avoid the application of Alternative 4. If direct impacts cannot be mitigated and demolition/alteration of the bridge must proceed, an HIA specific to this resource should be initiated prior to further implementation of the proposed demolition to evaluate the property's CHVI, identify potential impacts to heritage attributes, and provide further mitigation recommendations. Nearby and on-site construction activities related to Alternative 4 also pose indirect impacts to the bridge. Pre-construction vibration monitoring assessment by a qualified professional is recommended in order to determine if vibration monitoring or site plan controls are required. In addition, a designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. The potential BHR is located outside the 50 m buffer zone for Alternatives 1, 2, 3, and 5. No mitigation is required for these alternatives. If direct impacts to the potential BHR are identified during the detailed design phase, an HIA specific to this resource should be initiated prior to further planning and implementation of proposed construction activities.

BHR/CHL Number	Street Address (Study Number)	Potential Impacts								Rationale and Mitigation Recommendation
		Destruction	Alterations	Shadows	Isolation	Obstruction	Land Use Change	Land Disturbances	Other	
BHR-03	2923 Colony Road (COL-04)	No	No	No	No	No	No	Yes	Yes	Part of this potential BHR is located within the 50 m buffer for Alternative 5 (Lake Front Barrier and Backflow Prevention System). Nearby construction activities may indirectly impact the potential heritage structure. A pre-construction vibration monitoring assessment by a qualified professional is recommended in order to determine if vibration monitoring or site plan controls are required. In addition, a designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. The potential BHR is located outside the 50 m buffer zone for Alternatives 1, 2, 4 and 6. No mitigation is required for these alternatives. The property is also outside of the Study Area's storm surge levels so no direct or indirect impacts are anticipated as a result of Alternative 0 (Do Nothing). As the property is located outside the Study Area's storm surge levels, Alternative 6 (Lot Level Floodproofing) is not anticipated to be required for this property. However, any lot level floodproofing which involves changes to the exterior built form may pose direct or indirect impacts to the potential BHR. If any lot level floodproofing is pursued for this potential heritage resource, an HIA specific to this resource should be initiated to evaluate the property's CHVI, identify potential impacts to heritage attributes, and provide further mitigation recommendations. If direct impacts to the potential BHR are identified during the detailed design phase, an HIA specific to this resource should be initiated prior to further planning and implementation of proposed construction activities.
BHR-04	2877 Colony Road (COL-09)	No	No	No	No	No	No	No	No	The potential BHR is located outside the 50 m buffer zone for Alternatives 2, 3 and 5. A small part of the property is located within the 50 m buffer for Alternatives 1 and 4, however the identified potential BHR is outside this buffer and no impacts are anticipated. No mitigation is required for these alternatives. The property is also outside of the Study Area's storm surge levels so no direct or indirect impacts are anticipated as a result of Alternative 0 (Do Nothing). As the property is located outside the Study Area's storm surge levels, Alternative 6 (Lot Level Floodproofing) is not anticipated to be required for this property. However, any lot level floodproofing which involves changes to the exterior built form may pose direct or indirect impacts to the potential BHR. If any lot level floodproofing is pursued for this potential BHR, an HIA specific to this resource should be initiated to evaluate the property's CHVI, identify potential impacts to heritage attributes, and provide further mitigation recommendations. If direct impacts to the potential BHR are identified during the detailed design phase, an HIA specific to this resource should be initiated prior to further planning and implementation of proposed construction activities.



10.1 Mitigation Recommendations

For the purposes of this study, a 50 m buffer was established around Alternatives 1-6 (see Maps 7-11) to identify BHRs and/or CHLs that may experience direct or indirect impacts as a result of close proximity to construction activities.

10.1.1 *Alternative 0: Do Nothing*

Alternative 0 poses direct impacts to the Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). Alternative 0 does not pose indirect impacts to any potential BHRs and/or CHLs within the Study Area. Mitigation for direct impacts to CHL-01 and BHR-02 resulting from Alternative 0 include:

- Avoiding the selection of this alternative, as a preferred approach; and
- An HIA specific to CHL-01 and BHR-02 should be initiated prior to further implementation of Alternative 0 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

10.1.2 *Alternative 1: Landform Barrier*

Alternative 1 does not pose direct or indirect impacts to any potential BHRs and/or CHLs in the Study Area. Accordingly, no mitigation is needed for this alternative.

10.1.3 *Alternative 2: Road Right-of-Way Barrier with Property Purchase*

Alternative 2 poses indirect impacts to 2912 Bethune Avenue (BHR-01) as a result of land disturbances related to nearby construction activities. Alternative 2 does not pose direct impacts to any potential BHRs and/or CHLs within the Study Area. Mitigation for indirect impacts to BHR-01 resulting from Alternative 2 includes:

- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required;
- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended; and
- If direct impacts to the BHR are identified during the detailed design phase, an HIA specific to the resource should be initiated prior to further planning and implementation of the proposed construction activities.

10.1.4 *Alternative 3: Property Purchase*

Alternative 3 poses indirect impacts to 2912 Bethune Avenue (BHR-01) as a result of land disturbances related to nearby construction activities. Alternative 3 does not pose direct impacts to any potential BHRs and/or CHLs within the Study Area. Mitigation for indirect impacts to BHR-01 resulting from Alternative 3 includes:

- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required;



- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended; and
- If direct impacts to the BHR are identified during the detailed design phase, an HIA specific to the resource should be initiated prior to further planning and implementation of the proposed construction activities.

10.1.5 Alternative 4: Thunder Bay Road Barrier and Backflow Prevention System

Alternative 4 poses direct and indirect impacts to Thunder Bay Road Bridge (BHR-02). Mitigation for direct and indirect impacts to BHR-02 resulting from Alternative 4 include:

- Avoiding the selection of this alternative, as a preferred approach;
- An HIA specific to BHR-02 should be initiated prior to further implementation of Alternative 4 to identify potential impacts to heritage attributes and provide further mitigation recommendations;
- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required; and
- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended.

10.1.6 Alternative 5: Lake Front Barrier and Backflow Prevention System

Alternative 5 poses direct impacts to Lake Erie Shoreline (CHL-01). Mitigation for direct impacts to CHL-01 resulting from Alternative 5 include:

- Avoiding the selection of this alternative, as a preferred approach;
- An HIA specific to CHL-01 should be initiated prior to further implementation of Alternative 5 to identify potential impacts to heritage attributes and provide further mitigation recommendations;
- Avoiding any changes to the shoreline or viewsheds to/from the Lake Erie waterfront;
- Planting native species to screen the lake front barrier; and,
- Restoring the natural shoreline following any destructive construction activities.

Alternative 5 also poses indirect impacts to 2923 Colony Road (BHR-03). Mitigation for indirect impacts to BHR-03 resulting from Alternative 5 includes:

- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required;
- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended; and
- If direct impacts to the BHR are identified during the detailed design phase, an HIA specific to the resource should be initiated prior to further planning and implementation of the proposed construction activities.



10.1.7 Alternative 6: Lot Level Floodproofing

Alternative 6 poses direct impacts to Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). Alternative 6 may also affect any other potential BHRs to the extent that this alternative is applied to any of the identified potential BHRs. Mitigation for direct impacts to CHL-01 and BHR-02 resulting from Alternative 6 include:

- Avoiding the selection of this alternative, as a preferred approach; and,
- An HIA specific to CHL-01 and BHR-02 should be initiated prior to further implementation of Alternative 6 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

Alternative 6 does not pose indirect impacts to any potential BHRs and/or CHLs. Accordingly, no mitigation for indirect impacts is needed for this alternative.



II CONCLUSION

Montrose, on behalf of the Town of Fort Erie, has engaged TMHC to produce a CHR as part of the Six Mile Creek Flooding MCEA. This project consists of seven alternatives, including a 50 m buffer around the centreline of each alternative to account for potential direct and/or indirect impacts to identified known or potential heritage properties.

The cultural heritage screening and supplementary review for this CHR determined that of the 90 properties, structures, and landscapes screened in the Study Area, 71 were found to require additional review. Following this review, one (1) potential CHL and four (4) potential BHRs were determined to have potential CHVI based on professional judgement and the preliminary application of OHA O. Reg. 9/06 criteria.

Direct/indirect impacts and mitigation measures were considered for each proposed alternative as part of this CHR, as described below.

Alternative 0 poses direct impacts to the Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). It poses no indirect impacts to any potential BHRs and/or CHLs in the Study Area. Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach; and
- Initiating an HIA specific to CHL-01 and BHR-02 prior to further implementation of Alternative 0 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

Alternative 1 poses no direct or indirect impacts to any potential BHRs and/or CHLs in the Study Area. Accordingly, no mitigation is needed for this alternative.

Alternatives 2 and 3 pose indirect impacts to 2912 Bethune Avenue (BHR-01) as a result of land disturbances related to nearby construction activities. Alternatives 2 and 3 do not pose any direct impacts to identified potential BHRs and/or CHLs within the Study Area.

Alternative 4 poses direct and indirect impacts to Thunder Bay Road Bridge (BHR-02). Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach; and
- Initiating an HIA specific to BHR-02 prior to further implementation of Alternative 4 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

Alternative 5 poses direct impacts to Lake Erie Shoreline (CHL-01). Alternative 5 also poses indirect impacts to 2923 Colony Road (BHR-03). Recommended mitigations for this alternative include:

- Avoiding the selection of this alternative, as a preferred approach;
- Initiating an HIA specific to CHL-01 prior to further implementation of Alternative 5 to identify potential impacts to heritage attributes and provide further mitigation recommendations;
- Avoiding any changes to the shoreline or viewsheds to/from the Lake Erie waterfront;
- Planting native species to screen the lake front barrier; and,
- Restoring the natural shoreline following any destructive construction activities.



Alternative 6 poses direct impacts to Lake Erie Shoreline (CHL-01) and Thunder Bay Road Bridge (BHR-02). Alternative 6 may also affect any other potential BHRs to the extent that this alternative is applied to any of the identified potential BHRs. Alternative 6 does not pose indirect impacts to any potential BHRs and/or CHLs. Mitigation for direct impacts to CHL-01 and BHR-02 resulting from Alternative 6 include:

- Avoiding the selection of this alternative, as a preferred approach; and,
- An HIA specific to CHL-01 and BHR-02 should be initiated prior to further implementation of Alternative 6 to identify potential impacts to heritage attributes and provide further mitigation recommendations.

All alternatives identified as posing indirect impacts to any potential BHRs and/or CHLs within the Study Area are recommended to follow the following mitigation strategies:

- A pre-construction vibration monitoring assessment should be conducted by a qualified professional to determine if vibration monitoring or site plan controls are required;
- A designated construction staging area, set back from the identified heritage features, should be agreed upon prior to the commencement of construction activities. Ongoing monitoring of construction activities throughout the Project is also recommended; and

If direct impacts to the BHR(s) and/or CHL(s) are identified during the detailed design phase, an HIA specific to the resource(s) should be initiated prior to further planning and implementation of the proposed construction activities.

Copies or summaries of this CHR should inform and be available during future PICs and other public/municipal outreach efforts as well as be made available to Indigenous communities, interested organizations or individuals upon request. Any feedback received about this CHR should be shared with TMHC and the report should be updated when and where appropriate.

Any subsequent CHERs or HIAS should include circulation to MCM, planning staff at the Town of Fort Erie, interested Indigenous communities, and local organizations or individuals, as appropriate.



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APPENDIX A: MCM SCREENING CHECKLIST

Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes A Checklist for the Non-Specialist

The **purpose of the checklist** is to determine:

- if a property(ies) or project area:
 - is a recognized heritage property
 - may be of cultural heritage value
- it includes all areas that may be impacted by project activities, including – but not limited to:
 - the main project area
 - temporary storage
 - staging and working areas
 - temporary roads and detours

Processes covered under this checklist, such as:

- *Planning Act*
- *Environmental Assessment Act*
- *Aggregates Resources Act*
- *Ontario Heritage Act* – Standards and Guidelines for Conservation of Provincial Heritage Properties

Cultural Heritage Evaluation Report (CHER)

If you are not sure how to answer one or more of the questions on the checklist, you may want to hire a qualified person(s) (see page 5 for definitions) to undertake a cultural heritage evaluation report (CHER).

The CHER will help you:

- identify, evaluate and protect cultural heritage resources on your property or project area
- reduce potential delays and risks to a project

Other checklists

Please use a separate checklist for your project, if:

- you are seeking a Renewable Energy Approval under Ontario Regulation 359/09 – separate checklist
- your Parent Class EA document has an approved screening criteria (as referenced in Question 1)

Please refer to the Instructions pages for more detailed information and when completing this form.

Project or Property Name

FORT ERIE SIX MILE CREEK FLOODING EA

Project or Property Location (upper and lower or single tier municipality)

TOWN OF FORT ERIE, REGIONAL MUNICIPALITY OF NIAGARA

Proponent Name

MONTROSE ENVIRONMENTAL COMPANY

Proponent Contact Information

NKRYGSMAN@MATRIX-SOLUTIONS.COM

Screening Questions

	Yes	No
1. Is there a pre-approved screening checklist, methodology or process in place?	☐	☒

If Yes, please follow the pre-approved screening checklist, methodology or process.

If No, continue to Question 2.

Part A: Screening for known (or recognized) Cultural Heritage Value

	Yes	No
2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?	☐	☒

If Yes, do **not** complete the rest of the checklist.

The proponent, property owner and/or approval authority will:

- summarize the previous evaluation and
- add this checklist to the project file, with the appropriate documents that demonstrate a cultural heritage evaluation was undertaken

The summary and appropriate documentation may be:

- submitted as part of a report requirement
- maintained by the property owner, proponent or approval authority

If No, continue to Question 3.

	Yes	No
3. Is the property (or project area):		
a. identified, designated or otherwise protected under the <i>Ontario Heritage Act</i> as being of cultural heritage value?	☐	☒
b. a National Historic Site (or part of)?	☐	☒
c. designated under the <i>Heritage Railway Stations Protection Act</i> ?	☐	☒
d. designated under the <i>Heritage Lighthouse Protection Act</i> ?	☐	☒
e. identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office (FHBRO)?	☐	☒
f. located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?	☐	☒

If Yes to any of the above questions, you need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report, if a Statement of Cultural Heritage Value has not previously been prepared or the statement needs to be updated

If a Statement of Cultural Heritage Value has been prepared previously and if alterations or development are proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No, continue to Question 4.

Part B: Screening for Potential Cultural Heritage Value

	Yes	No
4. Does the property (or project area) contain a parcel of land that:		
a. is the subject of a municipal, provincial or federal commemorative or interpretive plaque?	☐	☒
b. has or is adjacent to a known burial site and/or cemetery?	☐	☒
c. is in a Canadian Heritage River watershed?	☐	☒
d. contains buildings or structures that are 40 or more years old?	☒	☐

Part C: Other Considerations

	Yes	No
5. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area):		
a. is considered a landmark in the local community or contains any structures or sites that are important in defining the character of the area?	☐	☒
b. has a special association with a community, person or historical event?	☒	☐
c. contains or is part of a cultural heritage landscape?	☒	☐

If Yes to one or more of the above questions (Part B and C), there is potential for cultural heritage resources on the property or within the project area.

You need to hire a qualified person(s) to undertake:

- a Cultural Heritage Evaluation Report (CHER)

If the property is determined to be of cultural heritage value and alterations or development is proposed, you need to hire a qualified person(s) to undertake:

- a Heritage Impact Assessment (HIA) – the report will assess and avoid, eliminate or mitigate impacts

If No to all of the above questions, there is low potential for built heritage or cultural heritage landscape on the property.

The proponent, property owner and/or approval authority will:

- summarize the conclusion
- add this checklist with the appropriate documentation to the project file

The summary and appropriate documentation may be:

- submitted as part of a report requirement e.g. under the *Environmental Assessment Act*, *Planning Act* processes
- maintained by the property owner, proponent or approval authority

Instructions

Please have the following available, when requesting information related to the screening questions below:

- a clear map showing the location and boundary of the property or project area
 - large scale and small scale showing nearby township names for context purposes
- the municipal addresses of all properties within the project area
- the lot(s), concession(s), and parcel number(s) of all properties within a project area

For more information, see the Ministry of Tourism, Culture and Sport's Ontario Heritage Toolkit or Standards and Guidelines for Conservation of Provincial Heritage Properties.

In this context, the following definitions apply:

- **qualified person(s)** means individuals – professional engineers, architects, archaeologists, etc. – having relevant, recent experience in the conservation of cultural heritage resources.
- **proponent** means a person, agency, group or organization that carries out or proposes to carry out an undertaking or is the owner or person having charge, management or control of an undertaking.

1. Is there a pre-approved screening checklist, methodology or process in place?

An existing checklist, methodology or process may already be in place for identifying potential cultural heritage resources, including:

- one endorsed by a municipality
- an environmental assessment process e.g. screening checklist for municipal bridges
- one that is approved by the Ministry of Tourism, Culture and Sport (MTCS) under the Ontario government's Standards & Guidelines for Conservation of Provincial Heritage Properties [s.B.2.]

Part A: Screening for known (or recognized) Cultural Heritage Value

2. Has the property (or project area) been evaluated before and found not to be of cultural heritage value?

Respond 'yes' to this question, if all of the following are true:

A property can be considered not to be of cultural heritage value if:

- a Cultural Heritage Evaluation Report (CHER) - or equivalent - has been prepared for the property with the advice of a qualified person and it has been determined not to be of cultural heritage value and/or
- the municipal heritage committee has evaluated the property for its cultural heritage value or interest and determined that the property is not of cultural heritage value or interest

A property may need to be re-evaluated, if:

- there is evidence that its heritage attributes may have changed
- new information is available
- the existing Statement of Cultural Heritage Value does not provide the information necessary to manage the property
- the evaluation took place after 2005 and did not use the criteria in Regulations 9/06 and 10/06

Note: Ontario government ministries and public bodies [prescribed under Regulation 157/10] may continue to use their existing evaluation processes, until the evaluation process required under section B.2 of the Standards & Guidelines for Conservation of Provincial Heritage Properties has been developed and approved by MTCS.

To determine if your property or project area has been evaluated, contact:

- the approval authority
- the proponent
- the Ministry of Tourism, Culture and Sport

3a. Is the property (or project area) identified, designated or otherwise protected under the *Ontario Heritage Act* as being of cultural heritage value e.g.:

- i. designated under the *Ontario Heritage Act*
 - individual designation (Part IV)
 - part of a heritage conservation district (Part V)

Individual Designation – Part IV

A property that is designated:

- by a municipal by-law as being of cultural heritage value or interest [s.29 of the *Ontario Heritage Act*]
- by order of the Minister of Tourism, Culture and Sport as being of cultural heritage value or interest of provincial significance [s.34.5]. **Note:** To date, no properties have been designated by the Minister.

Heritage Conservation District – Part V

A property or project area that is located within an area designated by a municipal by-law as a heritage conservation district [s. 41 of the *Ontario Heritage Act*].

For more information on Parts IV and V, contact:

- municipal clerk
- Ontario Heritage Trust
- local land registry office (for a title search)

ii. subject of an agreement, covenant or easement entered into under Parts II or IV of the *Ontario Heritage Act*

An agreement, covenant or easement is usually between the owner of a property and a conservation body or level of government. It is usually registered on title.

The primary purpose of the agreement is to:

- preserve, conserve, and maintain a cultural heritage resource
- prevent its destruction, demolition or loss

For more information, contact:

- Ontario Heritage Trust - for an agreement, covenant or easement [clause 10 (1) (c) of the *Ontario Heritage Act*]
- municipal clerk – for a property that is the subject of an easement or a covenant [s.37 of the *Ontario Heritage Act*]
- local land registry office (for a title search)

iii. listed on a register of heritage properties maintained by the municipality

Municipal registers are the official lists - or record - of cultural heritage properties identified as being important to the community.

Registers include:

- all properties that are designated under the *Ontario Heritage Act* (Part IV or V)
- properties that have not been formally designated, but have been identified as having cultural heritage value or interest to the community

For more information, contact:

- municipal clerk
- municipal heritage planning staff
- municipal heritage committee

iv. subject to a notice of:

- intention to designate (under Part IV of the *Ontario Heritage Act*)
- a Heritage Conservation District study area bylaw (under Part V of the *Ontario Heritage Act*)

A property that is subject to a **notice of intention to designate** as a property of cultural heritage value or interest and the notice is in accordance with:

- section 29 of the *Ontario Heritage Act*
- section 34.6 of the *Ontario Heritage Act*. **Note:** To date, the only applicable property is Meldrum Bay Inn, Manitoulin Island. [s.34.6]

An area designated by a municipal by-law made under section 40.1 of the *Ontario Heritage Act* as a **heritage conservation district study area**.

For more information, contact:

- municipal clerk – for a property that is the subject of notice of intention [s. 29 and s. 40.1]
- Ontario Heritage Trust

- v. included in the Ministry of Tourism, Culture and Sport's list of provincial heritage properties

Provincial heritage properties are properties the Government of Ontario owns or controls that have cultural heritage value or interest.

The Ministry of Tourism, Culture and Sport (MTCS) maintains a list of all provincial heritage properties based on information provided by ministries and prescribed public bodies. As they are identified, MTCS adds properties to the list of provincial heritage properties.

For more information, contact the MTCS Registrar at registrar@ontario.ca.

3b. Is the property (or project area) a National Historic Site (or part of)?

National Historic Sites are properties or districts of national historic significance that are designated by the Federal Minister of the Environment, under the *Canada National Parks Act*, based on the advice of the Historic Sites and Monuments Board of Canada.

For more information, see the National Historic Sites website.

3c. Is the property (or project area) designated under the *Heritage Railway Stations Protection Act*?

The *Heritage Railway Stations Protection Act* protects heritage railway stations that are owned by a railway company under federal jurisdiction. Designated railway stations that pass from federal ownership may continue to have cultural heritage value.

For more information, see the Directory of Designated Heritage Railway Stations.

3d. Is the property (or project area) designated under the *Heritage Lighthouse Protection Act*?

The *Heritage Lighthouse Protection Act* helps preserve historically significant Canadian lighthouses. The Act sets up a public nomination process and includes heritage building conservation standards for lighthouses which are officially designated.

For more information, see the Heritage Lighthouses of Canada website.

3e. Is the property (or project area) identified as a Federal Heritage Building by the Federal Heritage Buildings Review Office?

The role of the Federal Heritage Buildings Review Office (FHBRO) is to help the federal government protect the heritage buildings it owns. The policy applies to all federal government departments that administer real property, but not to federal Crown Corporations.

For more information, contact the Federal Heritage Buildings Review Office.

See a directory of all federal heritage designations.

3f. Is the property (or project area) located within a United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Site?

A UNESCO World Heritage Site is a place listed by UNESCO as having outstanding universal value to humanity under the Convention Concerning the Protection of the World Cultural and Natural Heritage. In order to retain the status of a World Heritage Site, each site must maintain its character defining features.

Currently, the Rideau Canal is the only World Heritage Site in Ontario.

For more information, see Parks Canada – World Heritage Site website.

Part B: Screening for potential Cultural Heritage Value

4a. Does the property (or project area) contain a parcel of land that has a municipal, provincial or federal commemorative or interpretive plaque?

Heritage resources are often recognized with formal plaques or markers.

Plaques are prepared by:

- municipalities
- provincial ministries or agencies
- federal ministries or agencies
- local non-government or non-profit organizations

For more information, contact:

- municipal heritage committees or local heritage organizations – for information on the location of plaques in their community
- Ontario Historical Society's Heritage directory – for a list of historical societies and heritage organizations
- Ontario Heritage Trust – for a list of plaques commemorating Ontario's history
- Historic Sites and Monuments Board of Canada – for a list of plaques commemorating Canada's history

4b. Does the property (or project area) contain a parcel of land that has or is adjacent to a known burial site and/or cemetery?

For more information on known cemeteries and/or burial sites, see:

- Cemeteries Regulations, Ontario Ministry of Consumer Services – for a database of registered cemeteries
- Ontario Genealogical Society (OGS) – to locate records of Ontario cemeteries, both currently and no longer in existence; cairns, family plots and burial registers
- Canadian County Atlas Digital Project – to locate early cemeteries

In this context, adjacent means contiguous or as otherwise defined in a municipal official plan.

4c. Does the property (or project area) contain a parcel of land that is in a Canadian Heritage River watershed?

The Canadian Heritage River System is a national river conservation program that promotes, protects and enhances the best examples of Canada's river heritage.

Canadian Heritage Rivers must have, and maintain, outstanding natural, cultural and/or recreational values, and a high level of public support.

For more information, contact the Canadian Heritage River System.

If you have questions regarding the boundaries of a watershed, please contact:

- your conservation authority
- municipal staff

4d. Does the property (or project area) contain a parcel of land that contains buildings or structures that are 40 or more years old?

A 40 year 'rule of thumb' is typically used to indicate the potential of a site to be of cultural heritage value. The approximate age of buildings and/or structures may be estimated based on:

- history of the development of the area
- fire insurance maps
- architectural style
- building methods

Property owners may have information on the age of any buildings or structures on their property. The municipality, local land registry office or library may also have background information on the property.

Note: 40+ year old buildings or structure do not necessarily hold cultural heritage value or interest; their age simply indicates a higher potential.

A building or structure can include:

- residential structure
- farm building or outbuilding
- industrial, commercial, or institutional building
- remnant or ruin
- engineering work such as a bridge, canal, dams, etc.

For more information on researching the age of buildings or properties, see the Ontario Heritage Tool Kit Guide Heritage Property Evaluation.

Part C: Other Considerations

5a. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) is considered a landmark in the local community or contains any structures or sites that are important to defining the character of the area?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has potential landmarks or defining structures and sites, for instance:

- buildings or landscape features accessible to the public or readily noticeable and widely known
- complexes of buildings
- monuments
- ruins

5b. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) has a special association with a community, person or historical event?

Local or Aboriginal knowledge may reveal that the project location is situated on a parcel of land that has a special association with a community, person or event of historic interest, for instance:

- Aboriginal sacred site
- traditional-use area
- battlefield
- birthplace of an individual of importance to the community

5c. Is there local or Aboriginal knowledge or accessible documentation suggesting that the property (or project area) contains or is part of a cultural heritage landscape?

Landscapes (which may include a combination of archaeological resources, built heritage resources and landscape elements) may be of cultural heritage value or interest to a community.

For example, an Aboriginal trail, historic road or rail corridor may have been established as a key transportation or trade route and may have been important to the early settlement of an area. Parks, designed gardens or unique landforms such as waterfalls, rock faces, caverns, or mounds are areas that may have connections to a particular event, group or belief.

For more information on Questions 5.a., 5.b. and 5.c., contact:

- Elders in Aboriginal Communities or community researchers who may have information on potential cultural heritage resources. Please note that Aboriginal traditional knowledge may be considered sensitive.
- municipal heritage committees or local heritage organizations
- Ontario Historical Society's "Heritage Directory" - for a list of historical societies and heritage organizations in the province

An internet search may find helpful resources, including:

- historical maps
- historical walking tours
- municipal heritage management plans
- cultural heritage landscape studies
- municipal cultural plans

Information specific to trails may be obtained through Ontario Trails.



APPENDIX B: INVENTORY OF EVALUATED PROPERTIES

Lake Erie Shoreline (BCH-01)

Secondary Address(es): None



Property Information

Designation/Listing Status	Period of Construction	Lot & Concession
None	N/A	Lot 17, Broken Front Concession, Lake Erie

Description

The Study Area includes part of the northern shoreline of Lake Erie, which is a significant natural and cultural landscape feature, particularly among Indigenous communities.

The northern shoreline of Lake Erie is sandy and has a length of about 388 km. It borders communities in the United States of America and Canada from about the City of Niagara Falls, Ontario to Toledo, Ohio. Lake Erie is the most southerly, shallow, and biologically diverse of all of the Great Lakes.

Historical Associations

The Great Lakes are considered to have cultural heritage value to diverse Indigenous communities as a means of livelihood and transportation. Indigenous communities have consistently indicated that Great Lakes shorelines should be recognized as CHLs.

The lake has also played an important role in the cultural and economic development of the region. Lake Erie is recognized as an important part of the Town of Fort Erie's public realm and tourism experiences, with a recent Waterfront strategy emphasizing the importance of views and vistas of Lake Erie ("4.10: Maintain and enhance vistas from Fort Erie's Waterfront Parks and Waterfront Windows"). A public trail ("Centralia Waterfront Window") provides access to views of the Lake Erie waterfront, further demonstrating the value of the waterfront view to the community.

The Lake Erie shoreline is also associated with the c.1930s development of lakefront cottages, which influenced the residential development and character of the southern Study Area. Many properties along Colony Road are set into deep lots, fronting the Lake Erie and establishing a connection with the shoreline.



Existing Conditions (Known or Potential Heritage Values)

Design/Physical	Historical/Associative	Contextual	BHR/CHL #
N/A	Potential	Potential	CHL-01

Preliminary Impact Assessment

Preliminary HIA Completed	Mitigation Required
Yes	Yes

Potential Cultural Heritage Value or Interest

The Town of Fort Erie has not identified this landscape as having potential or confirmed CHVI, however it has potential CHVI for its historical or associative value and contextual value.

Potential heritage attributes include:

- Lake Erie shoreline; and
- Views of the Lake Erie waterfront.

Sources:

Department of Militia and Defence (DMD)

1906 Niagara, Ontario. Map Sheet 030M03, ed. 1. Digitized by Ontario Council of University Libraries.

Great Lakes Guide

n.d. Lake Erie. Available online: <https://greatlakes.guide/watersheds/erie>. Accessed March 31, 2025.

2912 Bethune Avenue (BET-13)

Secondary Address(es): None



Property Information

Designation/Listing Status	Period of Construction	Lot & Concession
None	c.1906	Lot 17, Concession 1, Lake Erie

Description

The property at 2912 Bethune Avenue is situated on the north side of Bethune Avenue, east of Shirley Road. It contains a two-storey house constructed c.1906. Clad in buff stucco, the building has a vernacular design and has undergone significant alterations, including additions to the west and north elevations.

The primary (south) elevation includes a raised, shed-roofed verandah flanked to the west by a projecting two-storey addition that contains single flat-headed window openings on each level and above, a gable with eave returns. The primary entrance is situated centrally behind the verandah and is flanked by single flatheaded window openings. The second storey includes a wide shed dormer with two pairs of flat-headed window openings. Brown brick chimneys rise from the western portions of the main roofline and a cross-gabled roof covers the building.

The house is set into a spacious lot surrounded by foliage and mature trees. A row of large poplar trees is planted along the western property line. A gravel driveway to the east of the house connects to Bethune Avenue.

Historical Associations

The house at 2912 Bethune Avenue was the first house on Bethune Avenue, first appearing on historical topographic maps in 1906. The vernacular design of the house is similar to that of early 20th century houses found throughout rural Ontario. The house on the property at 2912 Bethune Avenue is one of the few surviving examples of early settlement within the Study Area.

Further historical associations are not known.



Existing Conditions (Known or Potential Heritage Values)

Design/Physical	Historical/Associative	Contextual	BHR/CHL #
Potential	N/A	Potential	BHR-01

Preliminary Impact Assessment

Preliminary HIA Completed	Mitigation Required
Yes	Yes

Potential Cultural Heritage Value or Interest

The Town of Fort Erie has not identified the property as having potential or confirmed CHVI.

The property at 2912 Bethune Avenue has potential CHVI for its design/physical value and contextual value as one of the few surviving early houses in the Study Area. The row of mature poplar trees along the west property line is a notable landscape feature of the property which may have potential CHVI.

Potential heritage attributes include:

- Two-storey house, including symmetrical façade and chimneys; and
- Row of mature poplar trees along west property line.

Sources:

Department of Militia and Defence (DMD)

1907 Welland, Ontario. Map Sheet 030L14, ed. 1. Digitized by Ontario Council of University Libraries.

Jackson, Mike

2020 Block by Block: The History of CMUs, a Construction Staple. Architect Magazine. Available online: https://www.architectmagazine.com/technology/block-by-block-the-history-of-cmus-a-construction-staple_o. Accessed January 9, 2025.

Thunder Bay Road Bridge (BRG-02)

Secondary Address(es): None



Property Information

Designation/Listing Status	Period of Construction	Lot & Concession
None	c.1930	Road Allowance Between Concession I, Lake Erie, and Broken Front Concession, Lake Erie along Lot 17

Description

Located approximately 300 m from the intersection of Shirley Road and Thunder Bay Road, this rigid frame arched concrete bridge carries Thunder Bay Road east/west over Six Mile Creek. The bridge substructure is composed of cast in place concrete with concrete wingwalls, abutments, and railings. The deck is clad in asphalt paving.

Historic mapping indicates that the bridge was constructed c.1930, when Thunder Bay Road was laid out. In this way the bridge is linked the bridge to the residential roadway development of the area and broader highway beatification programs around the 1930s.

Historical Associations

The crossing at Thunder Bay Road was established in the early 1930s during a period of intensified development in the community of Thunder Bay. The completion of the bridge as part of Thunder Bay Road signified the first formal crossing which united the east and west halves of Six Mile Creek.

The Thunder Bay Road Bridge is a rigid-frame concrete bridge. This type of bridge construction originated in Europe in the late 19th century and was introduced to North America by engineer Arthur G. Hayden who utilized the technology in the design of overpasses used in the New York Bronx River Parkway project in 1922-1923.³⁵ This style of bridge was more complicated to erect, but was more cost effective and visually appealing than conventional arch bridges which often required a high profile, large abutments and significant grading to complete. Rigid-frame concrete bridges were popular in the 1930s and 1940s as highway

³⁵ North Carolina Department of Transportation n.d.



beautification movements were introduced, creating a structurally sound bridge with elliptical arches and a narrow profile.³⁶

Existing Conditions (Known or Potential Heritage Values)

Design/Physical	Historical/Associative	Contextual	BHR/CHL #
Potential	N/A	Potential	BHR-02

Preliminary Impact Assessment

Preliminary HIA Completed	Mitigation Required
Yes	Yes

Potential Cultural Heritage Value or Interest

The Town of Fort Erie has not identified the property as having potential or confirmed CHVI.

The bridge crossing at Thunder Bay Road has potential CHVI for its design and/or physical value as a representative and/or early example of c.1930s rigid frame concrete bridge. It also has potential to be a physical, functional, visual or historical link to its surroundings as part of the c.1930s residential boom in the community.

Potential heritage attributes include:

- Rigid-frame concrete bridge.

Sources:

Department of Militia and Defence (DMD)

1929 Niagara, Ontario. Map Sheet 030L14, ed. 4. Digitized by Ontario Council of University Libraries (OCUL).

Department of Militia and Defence (DMD)

1934 Niagara, Ontario. Map Sheet 030L14, ed. 5. Digitized by Ontario Council of University Libraries (OCUL).

North Carolina Department of Transportation

n.d. Reinforced Concrete Rigid Frame Bridges. Available online: <https://www.ncdot.gov/initiatives-policies/Transportation/bridges/historic-bridges/bridge-types/Pages/reinforced-rigid.aspx#>. Accessed January 10, 2025.

³⁶ North Carolina Department of Transportation n.d.

2923 Colony Road (COL-03)

Secondary Address(es): None



Property Information

Designation/Listing Status	Period of Construction	Lot & Concession
None	Early 20 th Century	Lot 17, Broken Front Concession, Lake Erie

Description

The property at 2923 Colony Road contains a two-storey house, likely constructed in the early 20th century. Featuring elements of the Colonial Revival style, the building is clad in white siding and has been subject to numerous alterations, including additions to the east and west elevations.

The primary (south) elevation of the house features a centrally situated entrance with a glazed doorway and flanking sidelights. Flat-headed window openings are situated to each side of the doorway. The second storey includes five flat-headed window openings, symmetrically positioned across the width of the primary elevation. A centrally situated shed dormer includes centrally positioned two flat-headed window openings. The main roofline is hipped and includes a tall chimney which extends from the east and west elevations.

The eastern elevation includes a two-storey flat-roofed addition, featuring a full-width solarium on the ground level and a series of flat-headed window openings above. The house is set back from Colony Road, situated along the bluffs of the Lake Erie shoreline and oriented towards the waterfront. Several large mature trees surround the property and a one-storey garage structure is located north-east, near the gravel roadway access from Colony Road.

Historical Associations

The house at 2923 Colony Road was constructed in the early 20th century and references the Colonial Revival style of architecture through its main elevation symmetry, hipped roof, and decorative main entrance with a portico and columns.

The house at 2923 Colony Road may be one of the earlier houses situated along the Lake Erie shoreline, constructed in the early 20th century as a house is represented in this area in 1934 mapping (see Maps 5-6). These created a pattern of development following the Lake Erie shoreline in the 1930s as agricultural lands and naturalized areas were converted into residential of seasonal cottage properties.



Further historical associations are not known.

Existing Conditions (Known or Potential Heritage Values)

Design/Physical	Historical/Associative	Contextual	BHR/CHL #
Potential	N/A	Potential	BHR-03

Preliminary Impact Assessment

Preliminary HIA Completed	Mitigation Required
Yes	Yes

Potential Cultural Heritage Value or Interest

The Town of Fort Erie has not identified the property as having potential or confirmed CHVI.

The property at 2923 Colony Road has potential CHVI for its design and/or physical value as an example of the Colonial Revival style of architecture as well as for its potential contextual value as an early residential and seasonal cottage development along the Lake Erie shoreline in the early 20th century.

Potential heritage attributes include:

- Early 20th century Colonial Revival house;
- Lake Erie shoreline frontage; and,
- Mature trees.

Sources:

Department of Militia and Defence (DMD)

1929 Niagara, Ontario. Map Sheet 030L14, ed. 4. Digitized by Ontario Council of University Libraries (OCUL).

Department of Militia and Defence (DMD)

1934 Niagara, Ontario. Map Sheet 030L14, ed. 5. Digitized by Ontario Council of University Libraries (OCUL).

2877 Colony Road (COL-09)

Secondary Address(es): None



Property Information

Designation/Listing Status	Period of Construction	Lot & Concession
None	Early 20 th Century	Lot 17, Broken Front Concession, Lake Erie

Description

The property at 2877 Colony Road contains a two-storey house which features elements of the Classical Revival style. Constructed in the early 20th century, the house is clad in siding and appears to have been altered with additions to the east, west, and north elevations.

The primary (south) elevation features a centrally-situated entrance with a glazed doorway, fanlight, and sidelights flanked by one-storey bay windows. The second storey includes five symmetrically situated flat-headed window openings. The roofline is hipped with two red brick chimneys extending from the east and west elevations.

The east elevation has a one-and-a-half-storey addition with a gambrel roof and a connecting two-storey addition which serves as a porte-cochere. A single-storey solarium addition extends from the west elevation. The house is situated along the Lake Erie shoreline bluffs and is protected from storm surges and erosion by a concrete retaining wall. Several large mature trees surround the property.

Historical Associations

The house at 2877 Colony Road was constructed in the early 20th century and features elements of the various architectural styles including the Classical Revival style.

The house at 2923 Colony Road may be one of the earlier houses situated along the Lake Erie shoreline, as a house is represented in this location on 1934 mapping (see Maps 5-6). These early houses created a pattern of development following the Lake Erie shoreline in the 1930s as agricultural lands and naturalized areas were converted into residential of seasonal cottage properties.

Further historical associations are not known.



Existing Conditions (Known or Potential Heritage Values)

Design/Physical	Historical/Associative	Contextual	BHR/CHL #
Potential	Not identified	Potential	BHR-04

Preliminary Impact Assessment

Preliminary HIA Completed	Mitigation Required
Yes	No

Potential Cultural Heritage Value or Interest

The Town of Fort Erie has not identified the property as having potential or confirmed CHVI.

The property at 2877 Colony Road has potential CHVI for its design and/or physical value as an example of the Classical Revival style of architecture. The property also has potential contextual value as an early residential and seasonal cottage development along the Lake Erie shoreline in the early 20th century.

Potential heritage attributes include:

- Early 20th century house with elements of Classical Revival style;
- Lake Erie shoreline frontage; and
- Mature trees.

Sources:

Department of Militia and Defence (DMD)

1929 Niagara, Ontario. Map Sheet 030L14, ed. 4. Digitized by Ontario Council of University Libraries (OCUL).

Department of Militia and Defence (DMD)

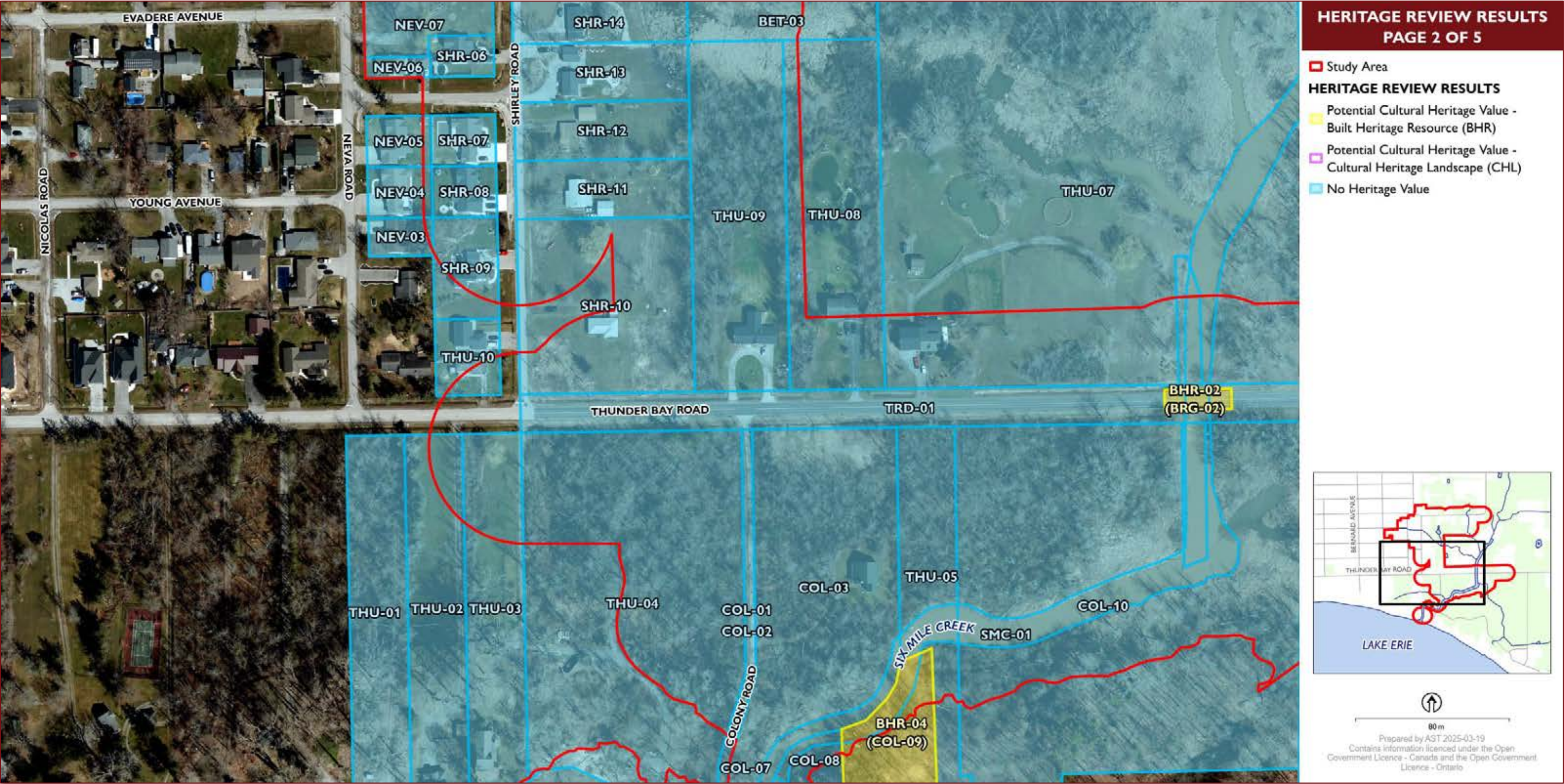
1934 Niagara, Ontario. Map Sheet 030L14, ed. 5. Digitized by Ontario Council of University Libraries (OCUL).



APPENDIX C: PRELIMINARY HERITAGE REVIEW RESULTS



Map 12: Preliminary Heritage Review Results (Segment 1 of 5)





Map 14: Preliminary Heritage Review Results (Segment 3 of 5)



Map 15: Preliminary Heritage Review Results (Segment 4 of 5)



Map 16: Preliminary Heritage Review Results (Segment 5 of 5)