



ACC

ARCHAEOLOGICAL
CONSULTANTS CANADA

Stage 1 & 2 Archaeological Assessment

Consent Application for Boundary Adjustment and Leaching Bed

10428 Lakeshore Road & 10410 Bessey Road, Part of Lot 4, Concession 1,
Geographic Township of Wainfleet, County of Welland, now the Township of
Wainfleet, Regional Municipality of Niagara, Ontario

Original Report

Prepared for:

Ontario Ministry of Citizenship and Multiculturalism

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PIF #: P066-0628-2025

Project No. 332-12-25

August 11, 2026

EXECUTIVE SUMMARY

Archaeological Consultants Canada (ACC) was contracted by the Proponent to conduct a Stage 1 & 2 archaeological assessment, including background research and property survey, for boundary adjustment and leaching bed associated with the development of a mobile home park. An archaeological assessment was completed as a condition of approval for a Consent Application and was required under the *Planning Act, R.S.O 1990* (Government of Ontario, 1990a). The assessed area, or the “project area”, consists of two legal property parcels located at municipal addresses 10428 Lakeshore Road and 10410 Bessey Road, Part of Lot 4, Concession 1, formerly in the Geographic Township of Wainfleet, County of Welland, now the Township of Wainfleet, Regional Municipality of Niagara, Ontario (Figure 1).

The project area measures 8.6 hectares (ha). A 4.2 ha portion of the project area has been previously assessed by Detritus Consulting Ltd (Detritus, 2024). Fieldwork was completed under Project Information Form (PIF) number P389-0686-2023 and did not result in the recovery of any artifacts or other archaeological resources. The report documented this fieldwork has been reviewed by the Ontario Ministry of Citizenship and Multiculturalism (MCM) and has been accepted into the *Ontario Public Register of Archaeological Reports*.

Stage 1 background research indicated that the project area has general archaeological potential due to the following factors:

- The project area fronts two early historical transportation routes, Bessey Road to the east, and Lakeshore Road to the south.
- A watercourse was historically located within the project area.
- There are 13 registered archaeological sites within one km of the project area.
- The Regional Municipality of Niagara’s archaeological management plan indicates that the entirety of the project area has archaeological potential.

A visual property inspection determined that 0.1 ha of the project area has been previously disturbed by modern construction activities and has low to no archaeological potential. 4.3 ha of the project area was determined to retain archaeological potential and require Stage 2 assessment, which was conducted by test pit survey at 5 m intervals as the land was woodlot and maintained lawn and could not be ploughed. No artifacts or other archaeological resources were identified during the Stage 1 & 2 archaeological assessment.

The following recommendations are provided as a result of the Stage 1 & 2 archaeological assessment:

1. No artifacts or other archaeological resources were identified during the Stage 1 & 2 archaeological assessment of the project area. The project area has now been fully assessed according to MCM’s 2011 *Standards and Guidelines for Consultant Archaeologists*. No further archaeological assessment of the project area is required.

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LIST OF ABBREVIATIONS

The following is a list of abbreviations and acronyms used throughout this report.

ACC	Archaeological Consultants Canada
CHVI	Cultural Heritage Value or Interest
cm	centimetre
Detritus	Detritus Consulting Ltd.
ha	hectares
km	kilometre
m	metre
MCM	Ministry of Citizenship and Multiculturalism
OASD	Ontario Archaeological Sites Database
OHA	Ontario Heritage Act
PIF	Project Information Form
%	percent



PROJECT PERSONNEL

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1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Consultants Canada (ACC) was contracted by the Proponent to conduct a Stage 1 & 2 archaeological assessment, including background research and property survey, for boundary adjustment and leaching bed associated with the development of a mobile home park. An archaeological assessment was completed as a condition of approval for a Consent Application and was required under the *Planning Act, R.S.O 1990* (Government of Ontario, 1990a). The assessed area, or the “project area”, consists of two legal property parcels located at municipal addresses 10428 Lakeshore Road and 10410 Bessey Road, Part of Lot 4, Concession 1, formerly in the Geographic Township of Wainfleet, County of Welland, now the Township of Wainfleet, Regional Municipality of Niagara, Ontario (Figure 1).

The Proponent verified the project area limits as defined within this report and provided a concept plan confirming the limits of the development (Figure 2). The project area measures 8.6 hectares (ha). A 4.2 ha portion of the project area has been previously assessed by Detritus Consulting Ltd (Detritus, 2024). Fieldwork was completed under Project Information Form (PIF) number P389-0686-2023 and did not result in the recovery of any artifacts or other archaeological resources. The report documented this fieldwork has been reviewed by the Ontario Ministry of Citizenship and Multiculturalism (MCM) and has been accepted into the *Ontario Public Register of Archaeological Reports*.

The objective of a Stage 1 background study is to provide information about the project area’s geography, history, previous archaeological fieldwork, and current land conditions. A Stage 1 study evaluates the project area’s archaeological potential in order to recommend appropriate strategies for the Stage 2 survey.

The objective of a Stage 2 property assessment is to document all archaeological resources present on the property and to make a determination about whether these resources, if present, have Cultural Heritage Value or Interest (CHVI). Archaeological resources consist of artifacts (Indigenous stone tools, pottery and subsistence remains as well as Euro-Canadian objects), subsurface settlement patterns and cultural features (post moulds, trash pits, privies, and wells), and sites (temporary camps and special purpose activity areas, plus more permanent settlements such as villages, homesteads, grist mills and industrial structures). If archaeological resources

exhibiting CHVI are identified, the Stage 2 survey will determine whether they require further assessment and, if necessary, recommend appropriate Stage 3 strategies.

The Stage 1 & 2 assessment was conducted under Professional Archaeological License P066, held by Kristy O’Neal. MCM assigned PIF number P066-0628-2025 to this project. The licensee of ACC received permission from the Proponent to access the property and to conduct all required archaeological fieldwork activities including the removal of artifacts, as necessary.

All fieldwork and reporting were completed using MCM’s 2011 *Standards and Guidelines for Consultant Archaeologists*. This report documents the research, the field methods and results, and the conclusions and recommendations based on the Stage 1 & 2 archaeological assessment. All documents and records related to this project will be curated at the offices of ACC, in accordance with subsection 66(1) of the *Ontario Heritage Act* (OHA) (Government of Ontario, 1990b).

1.2 Historical Context

1.2.1 Background Research

Stage 1 background research was conducted to determine the potential for finding and identifying archaeological resources including sites within the current project area and to determine the necessity of conducting a Stage 2 survey. This is done by reviewing geographic, archaeological, and historical data for the property and the surrounding area. The background research was conducted to:

- amass all the readily available information on any previous archaeological surveys in the area;
- determine the locations of any registered and unregistered sites within and around the project area; and
- develop a historical framework for assigning levels of potential significance to any new sites discovered during fieldwork.

1.2.2 A Cultural Chronology for Southern Ontario

Over their thousands of years of occupation in the general region, Indigenous peoples have left behind, to a greater or lesser degree, physical evidence of their lifeway activities and settlements at many locations. Based upon a published synthesis of Indigenous cultural occupations (Wright, 1968), Table 1 is a general outline of the cultural history of southern Ontario that is applicable to the project area. Ellis and Ferris (1990) provide greater detail of the distinctive characteristics of each time period and cultural group. This general outline uses longstanding labels that are used to describe the archaeological record in North America. Archaeological terms like Paleo, Archaic, and Woodland, are used here as a way to divide time and should be treated as such.

It is likely that Ontario was occupied soon after the retreat of the Ice Age glaciers. The earliest known human occupation in the area was during the Paleo period (between 12,000 and 9,500

years ago) wherein small groups of nomadic peoples hunted big game such as caribou in a cool sub-arctic climate. Sites are typically found near glacial features such as the shorelines of glacial lakes or kettle ponds which would have allowed access to the low-lying environments that were favoured by caribou and other wildlife. These people were few and their small, temporary campsites are relatively rare. Paleo sites are recognized by the presence of distinctive artifacts such as fluted projectile points, beaked scrapers, and gravers and by the preference for light colored chert, such as Collingwood chert. The Paleo Period is divided into two sub-periods, Early Paleo, and Late Paleo.

During the Archaic period (*circa* 10,000 to 2,800 years ago) people were still primarily nomadic hunters, but they adapted to a more temperate climate. Groups were dispersed during winter months and converged around watercourses from the spring to fall in large fishing campsites. The Archaic period is characterized by the appearance of ground stone tools, notched, or stemmed projectile points. The Archaic Period is divided into three sub-periods, Early, Middle, and Late Archaic. During the Archaic Period, groups began to establish territorial settlements and introduce burial ceremonialism. There is a marked increase in the number and size of sites, especially during the Late Archaic period.

The Woodland period is distinguished by the introduction of pottery vessels for storage and cooking. Sites of the Woodland period (*circa* 3,000 to 400 years ago) are usually the most numerous because the population levels in southern Ontario had significantly increased, especially along the shores of Lakes Erie and Ontario. The Woodland Period is also marked by the establishment of complex long distance trading networks. The Woodland Period is divided into three sub-periods, Early, Middle and Late Woodland. During the Late Woodland Period, there was increasing sedentarism and the establishment of horticulture, a reliance on tribal warfare, and the introduction of semi-permanent villages with large protective palisades. The Late Woodland period also envelops the emergence of Iroquoian tribes and confederacies.

The historic period (from A.D. 1650 to 1900) begins with the arrival of Euro-Canadian groups. Sites of this period document European exploration, trade, and the displacement and devastation of native groups caused by warfare and infectious disease. The most common sites of this period include Euro-Canadian homesteads, industries, churches, schools, and cemeteries.

While North America had been visited by Europeans on an increasing scale since the end of the 15th century, the first European to venture into what would become southern Ontario was Étienne Brûlé. Brûlé was sent by Samuel de Champlain in the summer of 1610 to consolidate an emerging relationship between the French and the First Nations, and to learn their languages and customs. Other Europeans would subsequently be sent by the French to train as interpreters. These men played an essential role in communications with the First Nations (Gervais and Rothe, 2004:182).

The late 17th and early 18th centuries saw the growth and spread of the fur trade, with the establishment and maintenance of trading posts along the Great Lakes. In 1754, hostilities over trade and the territorial ambitions of the French and the British led to the Seven Years' War, which ended when the French surrendered in 1760 (Smith, 1987:22). In addition to cementing



British control over the Province of Quebec, the British victory over the French also proved pivotal in catalyzing the Euro-Canadian settlement process.

Table 1: General Cultural Chronology for Southern Ontario

PERIOD	SUBDIVISION I	SUBDIVISION II	YEARS BEFORE PRESENT	COMMENTS
PALEO	Early Paleo	Fluted Point Horizon	12,000-10,500	big game hunters
	Late Paleo	Holcombe & Hi-Lo Horizons	10,500-9,500	small nomadic groups
ARCHAIC	Early Archaic	Side Notched Horizon	10,000-9,700	nomadic hunters and gatherers
		Corner-Notched Horizon	9,700-8,900	
		Bifurcate Horizon	8,900-8,000	
	Middle Archaic	Middle Archaic I/Stemmed Horizon	8,000-5,500	territorial settlements
		Middle Archaic II	5,500-4,500	polished ground stone tools
	Late Archaic	Narrow Point Horizon	4,500-3,500	
		Broad Point Horizon	4,000-3,500	
		Small Point Horizon (including Haldimand and Glacial Kame Complexes)	3,500-2,800	burial ceremonialism
WOODLAND	Early Woodland	Meadowood Complex	2,900-2,400	introduction of pottery
		Middlesex Complex	2,500-2,000	
	Middle Woodland	SW Ontario: Saugeen	2,300-1,500	long distance trade networks
		Western Basin: Couture	2,300-1,500	
	Transitional Woodland	SW Ontario:		
		Princess Point	1,500/1,400-1,200	incipient agriculture
		Western Basin:		
		Riviere au Vase	1500/1400-1200/1100	
	Late Woodland: Ontario Iroquois Tradition	Early: Glen Meyer	1200/1000-750/700	transition to village life
		Middle I: Uren	720/700-710/670	large villages with palisades
		Middle II: Middleport	710/670-670/600	wide distribution of ceramic styles
		Late: Neutral	600-450	
	Late Woodland: Western Basin Tradition	Younge Phase	1200/1100-800	
		Springwells Phase	800-600	
		Wolf Phase	600-450	
HISTORIC	SW Ontario Iroquois	Historic Neutral	450-350	tribal warfare
	European Contact	Initial Contact	380-300	tribal displacement
		European Settlement	200 >	European settlement
		First Nations Resettlement	200 >	

(Compiled from Adams, 1994, Ellis *et al.*, 1990, Wright, 1968)

During pre-contact and early contact times, the vicinity of the project area would have contained a mixture of deciduous trees, coniferous trees, and open areas. In the early 19th century, Euro-Canadian settlers arrived via easily accessible colonization routes and began to clear the forests for agricultural purposes. In the 19th and early 20th centuries, the project area and surrounding



land were primarily used for agricultural purposes. Mixed farming was common, with wheat crops and beef cattle dominating the landscape (Chapman and Putnam, 1984:177).

The project area was historically located on Part of Lot 4, Concession 1, in the Geographic Township of Wainfleet, County of Welland. In 1791, the provinces of Lower Canada and Upper Canada were created from the former province of Quebec by a British parliamentary act. Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing and directing its settlement, as well as establishing a constitutional government based on Britain's model (Coyne et al, 1895:33).

The earliest recorded European visitor to what is now Welland County was Father Louis Hennepin, who explored the area as a missionary in 1678. He is best known for an account of his travels that includes the first written description of Niagara Falls, published in 1689 (Page, 1876). Welland County was formed in 1851 and consisted of townships that formerly made up the southern section of Lincoln County (Mika & Mika, 1983). The county was named by Lieutenant Governor Simcoe after the Welland River, which, in turn, was named after a stream in Lincolnshire, England (Middleton & Landon, 1927). The townships in this county were among the earliest settlements in Upper Canada, primarily made up of United Empire Loyalists who came to the area after the American Revolutionary War (Carter, 1984). Construction of the Welland Canal in the 1820s helped stimulate the growth of settlement in the area (Mika and Mika, 1983).

Wainfleet Township was named after Wainfleet in Lincolnshire, England, as it was similarly comprised of marsh land, and was settled in 1798 (Middleton and Landon, 1927). Wainfleet Township, aside from areas near Lake Erie, was made up of marsh that was difficult to traverse until the Welland Canal was created. Historically, it was bounded by Humberstone Township to the east, Pelham and Gainsborough Townships to the north, and Lake Erie to the south (Smith, 1846). Haldimand County was located directly west (Tremaine and Tremaine, 1862). In the 1840s, a small settlement called Marshville had been established in the south of the township and there were two sawmills. The majority of the settlement population in 1841 were born in Canada, with a few Dutch, Irish, and English settlers (Smith, 1846).

The nearest historic community was the town of Port Colborne, located 3 kilometres (km) to the east of the project area. This town was named in honour of Lieutenant-Governor Sir John Colborne in 1833 and was incorporated as a village in 1869 (Ontario Heritage Trust, 2026). Port Colborne had a post office, grist mill, three taverns, a baker, grocery store, and shoemaker (Smith, 1846).

Historical records and mapping were examined for evidence of early Euro-Canadian occupation within and near the project area in the mid- to late-19th century. Tremaines' 1862 *Map of the Counties of Lincoln and Welland, Canada West* lists John McCulley as the owner of Lot 4, Concession 1 (Figure 3). The project area fronts Bessey Road to the east and Lakeshore Road to the south. There are no structures illustrated within or near the project area. The southern portion of the project area is shown as being wooded. The Buffalo and Lake Huron Railway is shown 540 metres (m) north of the project area, with Lake Erie 340 m to the south.

H.R. Page & Co.'s 1876 map of Wainfleet Township in the *Illustrated Historical Atlas of the Counties of Lincoln and Welland, Ontario* lists John McCulley as the owner of the southern portion of the project area and Mathias Zavitz as the owner of the northern portion of the project area. No structures are illustrated within the project area. Bessey Road, directly to the east, is shown as an unopened road allowance, while Lakeshore Road is illustrated to the south. The Grand Trunk or Buffalo and Huron Railway is still shown 540 m north of the project area and Lake Erie is shown 340 m to the south. A watercourse is shown within the project area.

It should be noted that while no structures are illustrated within the project area on the historical atlas maps, it does not necessarily mean that one or more structures were not present at that time, earlier or later. Not all features of interest were mapped systematically on the Ontario series of historical maps and atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps (Caston, 1997:100). Given that part of the project area fronts a historic concession road, there is potential for 19th century buildings to be present, depending on the level of disturbance.

Canadian census records from the mid- to late-19th century were searched, with no results listed for John McCulley (Library and Archives Canada, 2026).

Figure 5 provides a 1907 topographic map showing the project area (Department of Militia and Defence, 1907). A wood house is illustrated within the project area and there are several nearby wood houses along Lakeshore Road. Deciduous forest is shown within the western portion of the project area as well as to the west of the project area.

1.3 Archaeological Context

1.3.1 Natural Environment

The project area is located within the Haldimand Clay Plain physiographic region of Ontario (Chapman and Putnam, 1984:113). Lying between the Niagara Escarpment and Lake Erie, this area is made up of a series of parallel belts that were once submerged in Lake Warren. The highest ground adjoins the Niagara Escarpment. The main part of Welland County is characterized by level topography and poor drainage, and several square miles are covered in peat bogs. The drainage in the belt is controlled by several parallel streams, such as Twenty Mile Creek, Forty Mile Creek, and the Welland River (Chapman and Putnam, 1984:157). The dominant physiographic landform within the project area is clay plain (Ministry of Northern Development and Mines, 2007).

The *Soils of the Regional Municipality of Niagara* (Kingston and Presant, 1989) indicates that there are three surface soil types within the project area (Figure 6). The northwestern portion of the project area consists of Welland Clay, being approximately 15 to 40 centimetres (cm) of loamy and/or peaty textures over reddish-hued lacustrine heavy clay. It has poor to very poor drainage and smooth basin to level. A small portion in the northeast corner of the project area consists of Franktown variable soil. This soil type consists of approximately 20 to 50 cm of variable textures over bedrock with imperfect drainage and smooth to basin level to gently

sloping topography. The southeast portion of the project area is not mapped, and includes residential, industrial, and recreational land areas with variable drainage.

Water has been identified as the major determinant of site selection and the presence of potable water is the single most important resource necessary for any extended human occupation or settlement. Primary water sources include, among others, lakes, rivers, creeks, and streams. Secondary water sources include intermittent streams, creeks, springs, marshes, and swamps. Past water sources, such as raised beach ridges, relic water channels, and glacial shorelines are also considered to have archaeological potential. Swamps and marshes are also important as resource extraction areas, and any resource areas are considered to have archaeological potential. The project area is located 345 m north of Reeb's Bay in Lake Erie, a primary water source. Historically, a water source was illustrated within the project area (see Figure 4).

1.3.2 Current Land Use

Figure 7 provides the current land use of the project area. The southwestern portion consists of a residential home and outbuildings with a driveway. The eastern portion consists of greenspace with lanes and mobile homes present. The western portion is woodlot. The project area is located to the southeast of Wainfleet Wetlands Conservation Area. It is surrounded by woodlot and farmland to the north; woodlot, woodlot and a suburban neighbourhood to the south.

Figure 8 displays aerial imagery of the project area in 1934. This image shows residences along Bessey Road and along Lakeshore Road within the project area. The remainder of the project area was largely comprised of agricultural land, with a woodlot along the northern edge. Agricultural lands were shown to the west and east, a woodlot was to the north, and residences along Lakeshore Road were to the south.

Fieldwork for the project was conducted on September 18, 2025, and June 3, 2026.

1.3.3 Previous Archaeological Investigations

1.3.3.1 Registered Archaeological Sites

Previously registered archaeological sites can be used to indicate archaeological potential. To determine if any previous assessments have yielded archaeological sites, either within or surrounding the current project area, two main sources were consulted. These include the *Ontario Archaeological Sites Database* (OASD) and the *Ontario Public Register of Archaeological Reports*, both of which are maintained by MCM.

The OASD contains archaeological sites registered within the Borden system (Borden, 1952). The Borden system divides Canada into blocks based on longitude and latitude, with each block containing two degrees latitude by four degrees longitude. These blocks are divided further into smaller areas that measure 10 minutes in latitude by 10 minutes in longitude. In southern Ontario, each block measures approximately 13.5 km by 18.5 km. Each block Borden block is designated with a four-letter label and sites identified within the block are numbered sequentially as they are registered and issued by MCM. The project area is located within the *A/Gt* Borden block.

According to the OASD, no archaeological sites have been registered within the project area; however, 13 sites have been registered within one km of the project area (MCM, 2026a). Two sites are multi-component with Euro-Canadian and Indigenous cultural affiliation and include a farmstead and manufacturing site. Ten sites are of Indigenous cultural affiliation and include campsites and lithic scatters. One site is of unknown cultural affiliation. The nearest of these sites is over 300 m from the current project area.

Table 2 lists the sites within one km along with the current CHVI for each site. CHVI is a term used by MCM and consultant archaeologists to describe archaeological resources that meet one or more criteria that recommend further fieldwork in MCM's *Standards and Guidelines for Consultant Archaeologists*. Under the OHA and its regulations, archaeological resources that have been determined to possess CHVI are protected as archaeological sites under Section 48 of the Act. Information in Table 2 is provided by MCM through the OASD (MCM, 2026a).

Table 2: Registered Archaeological Sites within 1 km of the Project Area

REG. #	NAME	TIME PERIOD	CULTURAL AFFILIATION	SITE TYPE	STATUS
AfGt-7	Reebs Bay	unknown	unknown	unknown	unknown
AfGt-13	Rathfon Point 5	Pre-Contact	Indigenous	scatter	unknown
AfGt-14	Rathfon Point 6	Archaic, Woodland, Early	Indigenous	scatter	unknown
AfGt-15	Rathfon Point 4	Pre-Contact	Indigenous	scatter	unknown
AfGt-16	Rathfon Point 3	Pre-Contact, Post-Contact	Indigenous, Euro-Canadian	manufacturing	unknown
AfGt-17	Rathfon Point 1	Pre-Contact	Indigenous	scatter	unknown
AfGt-18	Rathfon Point 2	Woodland	Indigenous	scatter	unknown
AfGt-103	Field "C"	Archaic	Indigenous	camp/campsite	Further CHVI
AfGt-104	Field "B"	Archaic	Indigenous	camp/campsite	Further CHVI
AfGt-105	Field "A"	Archaic	Indigenous	camp/campsite	No Further CHVI
AfGt-186	-	Pre-Contact	Indigenous	unknown	Further CHVI
AfGt-187	-	Pre-Contact	Indigenous	unknown	Further CHVI
AfGt-188	-	Woodland, Early, Woodland, Late, Post-Contact	Indigenous, Iroquoian, Euro-Canadian,	unknown, farmstead	Further CHVI

Information concerning specific site locations is protected by provincial policy and is not fully subject to the *Freedom of Information and Protection of Privacy Act* (Government of Ontario, 1990c). The release of such information in the past has led to looting or various forms of illegally conducted site destruction. Confidentiality extends to all media capable of conveying location, including maps, drawings, or textual descriptions of a site location. MCM will provide information concerning site location to the party or an agent of the party holding title to a property, or to a licensed archaeologist with relevant cultural resource management interests.

1.3.3.2 Previous Archaeological Reports

A review of archaeological reports within the *Ontario Public Register of Archaeological Reports* indicated that that one report detailing previous archaeological fieldwork within the project area or within 50 m of the project area has been entered into MCM's register at the time this report was written (MCM, 2026b). Figure 9 shows the location of this assessment in relation to the current project area.

Reports were searched based on registered site information, historic lots and concessions, and nearby streets. To the best of ACC's knowledge, there are no other reports concerning archaeological work conducted within 50 m of the project area; however, it should be noted that the MCM does not maintain a database of all properties that have had past archaeological investigations and searches of the MCM's public register do not always result in a complete listing of all archaeological work conducted in a given area.

Stage 1-2 Archaeological Assessment, 10410 Bessey Road, Wainfleet, Part of Lot 4, Concession 1, Geographic Township of Wainfleet, Historical County of Welland, now Regional Municipality of Niagara, Ontario. Detritus. Report dated September 24, 2024. PIF P389-0686-2023.

Detritus conducted a Stage 1 & 2 archaeological assessment of a 4.2 ha portion of the current project area for the proposed development of a mobile home subdivision. At the time of Detritus' assessment their assessed area included 19 separate structures, gravel and dirt driveways, gravel parking areas, a creek, and maintained lawn with mature trees throughout. The structures were comprised of a mix of permanent residential buildings, storage facilities, semi-permanent trailer homes, and other outlying structures associated with residential buildings, such as sheds (Detritus, 2024:5). Stage 1 background research determined that this portion of the current project area retained archaeological potential and Stage 2 assessment was conducted by test pit survey.

Property inspection determined that the extant structures had low to no archaeological potential based on the identification of extensive and deep land alteration that has severely damaged the integrity of archaeological resources. A channelized creek transecting the property was assessed to be both permanently wet but also recent constructed and as a result disturbed. The previously disturbed and permanently wet components of Detritus' assessed area were mapped and photographed (Detritus, 2024:9).

A judgmental test pit survey of the gravel and dirt driveways, and gravel parking areas was conducted and confirmed those areas to be disturbed. The maintained lawn was subject to test pit survey at 5 m intervals with no archaeological resources documented (Detritus, 2024:10). Detritus made a recommendation that no further archaeological assessment of their assessed area was required (Detritus, 2024:12). This report has been accepted into MCM's *Ontario Public Register of Archaeological Reports*. Figure 10 of the current report provides Detritus' map of their Stage 1 & 2 assessment within the current project area.

1.3.4 Historical Plaques and Monuments

MCM's *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011:17) stipulates that areas of early Euro-Canadian settlement (including places of early military pioneer

settlement, pioneer homesteads, isolated cabins, farmstead complexes, early wharf or dock complexes, pioneer churches, and early cemeteries) are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments, plaques, cairns, or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the OHA or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

There are no plaques or commemorative markers within or near the project area (Ontario Provincial Plaques, 2026).

1.3.5 Archaeological Master Plans

Archaeological site predictive models and master plans are tools used to assist in determining the probability of encountering archaeological sites. Probability models are created using consideration of variables such as distance to water, soil type, drainage, physiographic region, degree of slope, proximity to registered archaeological sites, and degree of disturbance.

The Regional Municipality of Niagara (Niagara Region) has an Official Plan that sets out directions and policies that guide economic, environmental, and community planning decisions for the region. As part of the official planning process, Niagara Region developed an archaeological management plan. The document, *Niagara Region Archaeological Management Plan*, provides information about the archaeological history of the region, the Ontario archaeological assessment process, and sets out the process for integrating the archaeological assessment and development review processes (Niagara Region, 2024). The document also includes an Archaeological Potential Model for the region that highlights the lands within the Region that contain archaeological potential. Potential for lands to contain archaeological resources is based on the proximity of those lands to features such as water, well drained soils, known archaeological sites, and early Euro-Canadian settlements. The potential model takes into consideration deep and extensive land alterations that have removed archaeological potential from the Region (Niagara Region, 2024). A review of this potential model indicates that aside from existing gravel laneways the project area is considered to have archaeological potential and requires an archaeological assessment (Figure 11).

1.3.6 Cemeteries

A search of the project area and surrounding area determined that there were no cemeteries located within or near the project area. The Bereavement Authority of Ontario's *Public Register* does not list any cemeteries within the project area (Bereavement Authority of Ontario, 2026). The nearest cemetery is Oakwood Cemetery located 1 km to the southwest of the project area.



2.0 FIELD METHODS

The project area measures 8.6 ha. The Stage 1 & 2 assessment was conducted concurrently on September 18, 2025, and June 3, 2026, with advance permission to enter the project area obtained from the Proponent. Weather conditions during the assessment were favourable, with seasonal conditions. Table 3 provides detailed weather conditions for each day of the assessment.

Table 3: Daily Fieldwork Conditions

DATE	WEATHER CONDITIONS	FIELD DIRECTOR
September 18, 2025	25°C, sunny, passing clouds	Leah Peacock, R1273
June 3, 2026	28°C, clear, sunny	Melanie Chan, R1349

A 4.2 ha portion, 49 percent (%) of the project area has been previously assessed. These lands were subject to Stage 1 & 2 archaeological assessment using methods that met the requirements of the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011), with a recommendation for no further fieldwork (Detritus, 2024:12). The report documenting this fieldwork has been accepted by MCM and entered *Ontario Public Register of Archaeological Reports*. Therefore, the 4.2 ha area previously assessed by Detritus was not reassessed as part of the current project.

The Stage 1 assessment of the remaining unassessed 4.4 ha, 51%, of the project area began with an on-site property inspection to gain first-hand knowledge of the geography, topography, and current condition of the property. The entirety of this portion of the project area was accessible and was inspected. Appropriate photographic documentation was taken during the visual inspection. The Stage 1 property inspection took place when the ground was fully visible, and under conditions that allowed for full viewing of archaeological potential. Coverage of the property was sufficient to identify the presence or absence of features of archaeological potential, meeting the requirements of Section 1.2 Standard 1 of the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011).

0.1 ha, 1%, of the project area has been previously disturbed by intensive and extensive modern soil alterations that damaged the integrity of archaeological resources. These disturbances include construction of two residential homes, two associated outbuildings, and parking and driveway areas. ese areas of disturbance were mapped and documented through photography. There are no low-lying and permanently wet areas or areas of steeply sloping topography.

The remaining 4.3 ha, 50%, of the project area was determined to retain archaeological potential and require Stage 2 assessment. This area consisted of woodlot or maintained lawn surrounding existing infrastructure and could not be ploughed. Stage 2 archaeological assessment was conducted by test pit survey at 5 m intervals in accordance with Section 2.1.2 of the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011). Each test pit was dug by hand and was 30 cm in diameter and was dug to at least 5 cm into the subsoil. Test pits were examined for stratigraphy, cultural features, or evidence of fill. Testing was conducted to within 1 m of all disturbances. All soil was screened through 6-millimetre aperture wire mesh to maximize the

potential for artifact recovery. Appropriate photographic documentation was taken, and all test pits were backfilled upon completion. As no artifacts were observed during the test pit assessment, no intensified survey was conducted.

The ground was not snow covered and soil was not frozen or saturated during the assessment. There were no weather, ground, or lighting conditions detrimental to the recovery of artifacts. As such, it is confirmed that the Stage 2 assessment met Section 2.1 Standard 3 of the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011) regarding weather and lighting.

The entirety of the project area has now been assessed. The results of the Stage 1 & 2 assessment are shown in Figures 12 and 13. Images of the assessment are provided in Section 9.0.



3.0 RECORD OF FINDS

3.1 Soils

Test pits contained approximately 15 to 25 cm of medium to dark brown sandy loam topsoil above light yellow to yellow-brown sandy loam subsoil.

3.2 Archaeological Resources

No artifacts or other archaeological resources were observed during the Stage 1 & 2 assessment of the project area.

3.3 Documentary Record

All fieldwork-related activities were documented and kept, including field notes and observations and detailed maps. Appropriate photographic records were kept of the assessment, and all image descriptions were recorded in a photo log.

A detailed list of field records is presented in Table 4. All digital items have been duplicated, and all paper items have been scanned and stored as digital documents. All items are housed in the corporate offices of ACC.

Under Section 6 of Regulation 881 of the OHA, ACC will keep in safekeeping all objects of archaeological significance that are found under the authority of the license and all field records that are made in the course of the work authorized by the license, except where the objects and records are donated to His Majesty the King in right of Ontario or are directed to be deposited in a public institution under subsection 66 (1) of the Act.

Table 4: Inventory of Documentary and Material Records

DOCUMENT/MATERIAL	NUMBER	DESCRIPTION
field notes & photo logs	1	page (paper, with digital copies)
maps	1	aerial imagery of project area
	1	concept plan of project area
	6	historic, topographic, soil maps of project area
photographs	39	digital colour photographs



4.0 ANALYSIS AND CONCLUSIONS

4.1 Assessing Potential for Archaeological Resources

Archaeological potential is defined as the likelihood of finding archaeological sites within a subject area. For planning purposes, determining archaeological potential provides a preliminary indication that significant sites might be found within the subject area, and consequently, that it may be necessary to allocate time and resources for archaeological survey and mitigation.

The framework for assigning levels of potential archaeological significance is drawn from provincial guidelines found in the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011: Sections 1.3.1 and 1.3.2). The following are features or characteristics that can indicate archaeological potential:

- previously identified archaeological sites
- water sources (It is important to distinguish types of water and shoreline, and to distinguish natural from artificial water sources, as these features affect site locations and types to varying degrees.).
 - primary water sources (e.g., lakes, rivers, streams, creeks)
 - secondary water sources (e.g., intermittent streams and creeks, springs, marshes, swamps)
 - features indicating past water sources (e.g., glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches)
 - accessible or inaccessible shoreline (e.g., high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh)
- elevated topography (e.g., eskers, drumlins, large knolls, plateaus)
- pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground
- distinctive land formation that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings.
- resource areas, including:
 - food or medicinal plants (e.g., migratory routes, spawning areas, prairie)
 - scarce raw materials (e.g., quartz, copper, ochre or outcrops of chert)
 - early Euro-Canadian industry (e.g., fur trade, logging, prospecting, mining)

- areas of early Euro-Canadian settlement. These include places of early military or pioneer settlement (e.g., pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and cemeteries. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks
- early historical transportation routes (e.g., trails, passes, roads, railways, portages)
- property listed on a municipal register or designated under the OHA or that is in a federal, provincial, or municipal historic landmark site
- property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations

Archaeological potential can be determined not to be present for either the entire property or parts of it when the area under consideration has been subject to extensive and deep land alterations that have severely damaged the integrity of any archaeological resources. This is commonly referred to as “disturbed” or “disturbance” and may include:

- quarrying
- major landscaping involving grading below topsoil
- building footprints
- sewage and infrastructure development
- activities such as agricultural cultivation, gardening, minor grading, and landscaping do not necessarily affect archaeological potential.

4.2 Analysis and Discussion

Section 1.3.1 of the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011) lists criteria indicative of archaeological potential. Stage 1 background research indicated that the project area has general archaeological potential due to the following factors:

- The project area fronts two early historical transportation routes, Bessey Road to the east, and Lakeshore Road to the south.
- A watercourse was historically located within the project area.
- There are 13 registered archaeological sites within one km of the project area.
- The Regional Municipality of Niagara’s archaeological management plan indicates that the entirety of the project area has archaeological potential.

Given the above criteria, background archival research indicated that the project area exhibited archaeological potential for the discovery of both pre-contact and post-contact Indigenous and Euro-Canadian archaeological resources. Therefore, a Stage 2 archaeological assessment was required.

The project area measures 8.6 ha. 4.2 ha of the project area has been previously assessed. A Stage 1 & 2 archaeological assessment was completed for this portion, with no archaeological resources identified and no further fieldwork recommended (Detritus, 2024:12). A visual property inspection determined that 0.1 ha of the project area has been previously disturbed by modern construction activities and has low to no archaeological potential. 4.3 ha of the project area was determined to retain archaeological potential and require Stage 2 assessment, which was conducted by test pit survey at 5 m intervals as the land was woodlot and maintained lawn and could not be ploughed.

No artifacts or other archaeological resources were identified during the Stage 1 & 2 archaeological assessment.



5.0 RECOMMENDATIONS

Subject to acceptance of the results and approval of the recommendations, MCM is requested to deem this report compliant with ministry requirements for archaeological fieldwork and reporting and to issue a letter accepting this report into the *Ontario Public Register of Archaeological Reports*, as provided for in Section 65.1 of the OHA.

The following recommendations are provided as a result of the Stage 1 & 2 archaeological assessment:

1. No artifacts or other archaeological resources were identified during the Stage 1 & 2 archaeological assessment of the project area. The project area has now been fully assessed according to MCM's 2011 *Standards and Guidelines for Consultant Archaeologists*. No further archaeological assessment of the project area is required.



6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

The following advice on compliance with current legislation is provided for consideration:

- a. This report is submitted to the Minister of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c O.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- b. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such a time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the *Ontario Public Register of Archaeological Reports* referred to in Section 65.1 of the *Ontario Heritage Act*.
- c. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- d. The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or coroner and the Registrar, Burials Unit, at the Ministry of Public and Business Service Delivery and Procurement.
- e. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.

7.0 CLOSURE

This report was prepared for the exclusive use of the Proponent, unless otherwise expressly stated in the report or contract. This report documents work that was performed in accordance with the accepted professional standards at the time and location in which the services were provided.

The report is based solely on data and information collected during the archaeological assessment as described in this report. All information received from the Proponent or third parties in the preparation of this report has been assumed by ACC to be factual and accurate. ACC assumes no responsibility for any deficiency, misstatement, or inaccuracy in information received from others. ACC disclaims any obligation to update this report for events or information that becomes available to ACC after the assessment has been completed.

Conclusions made within this report consist of ACC's professional opinion as of the time of the writing of this report and are based solely on the scope and extent of work described in the report, the limited data available, and the results of the work. The conclusions are based on the conditions encountered by ACC at the time the work was performed. Due to the nature of archaeological assessment, which consists of systematic sampling, it is possible that unforeseen and undiscovered archaeological resources may be present within the assessed area. ACC does not warrant against undiscovered environmental liabilities nor that the sampling results are indicative of the condition of the entire property. No other representations, warranties, or guarantees are made concerning the accuracy or completeness of the data or conclusions contained within this report, including no assurance that this work has uncovered all potential archaeological resources associated with the identified property.

Any use of this report by any third party is prohibited. This report is not to be given over to any third party, for any purpose whatsoever, without the written permission of ACC, which shall not be unreasonably withheld. Any use which a third party makes of this report, in whole or in part, or any reliance on or decisions to be made based on any information and conclusions in the report, are the responsibility of the third party. ACC assumes no responsibility for losses, damages, liabilities or claims of any kind whatsoever, howsoever arising, from third party use of this report.

ACC makes no other representations whatsoever, including those concerning the legal significance of the report's findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein.



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9.0 IMAGES



Image 1: Woodlot, facing west.



Image 2: Woodlot, facing north.



Image 3: Woodlot, facing west.



Image 4: Woodlot, facing southwest.





Image 5: Woodlot, facing south.



Image 6: Woodlot, facing south.



Image 7: Woodlot, facing southwest.



Image 8: Woodlot, facing west.

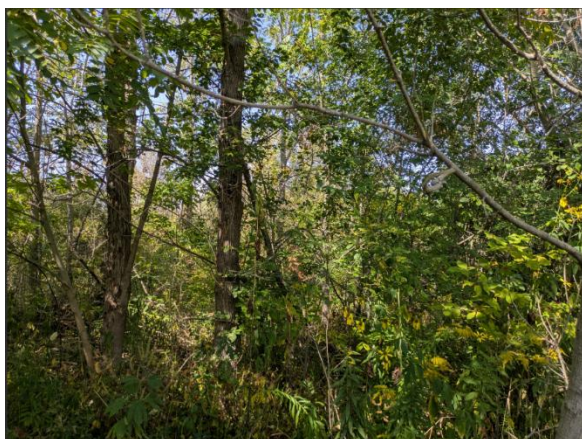


Image 9: Woodlot, facing northwest.



Image 10: Crew at work conducting test pit survey, facing west.





Image 11: Crew at work conducting test pit survey, facing south.



Image 12: Maintained lawn and houses, facing southwest.



Image 13: Driveway and houses, facing northwest.



Image 14: Maintained lawn and houses, facing southeast.



Image 15: Typical test pit with medium brown topsoil and yellow-brown subsoil.



Image 16: Typical test pit with dark brown topsoil and yellow-brown subsoil.



Image 17: Typical test pit with dark brown topsoil and yellow-brown subsoil.

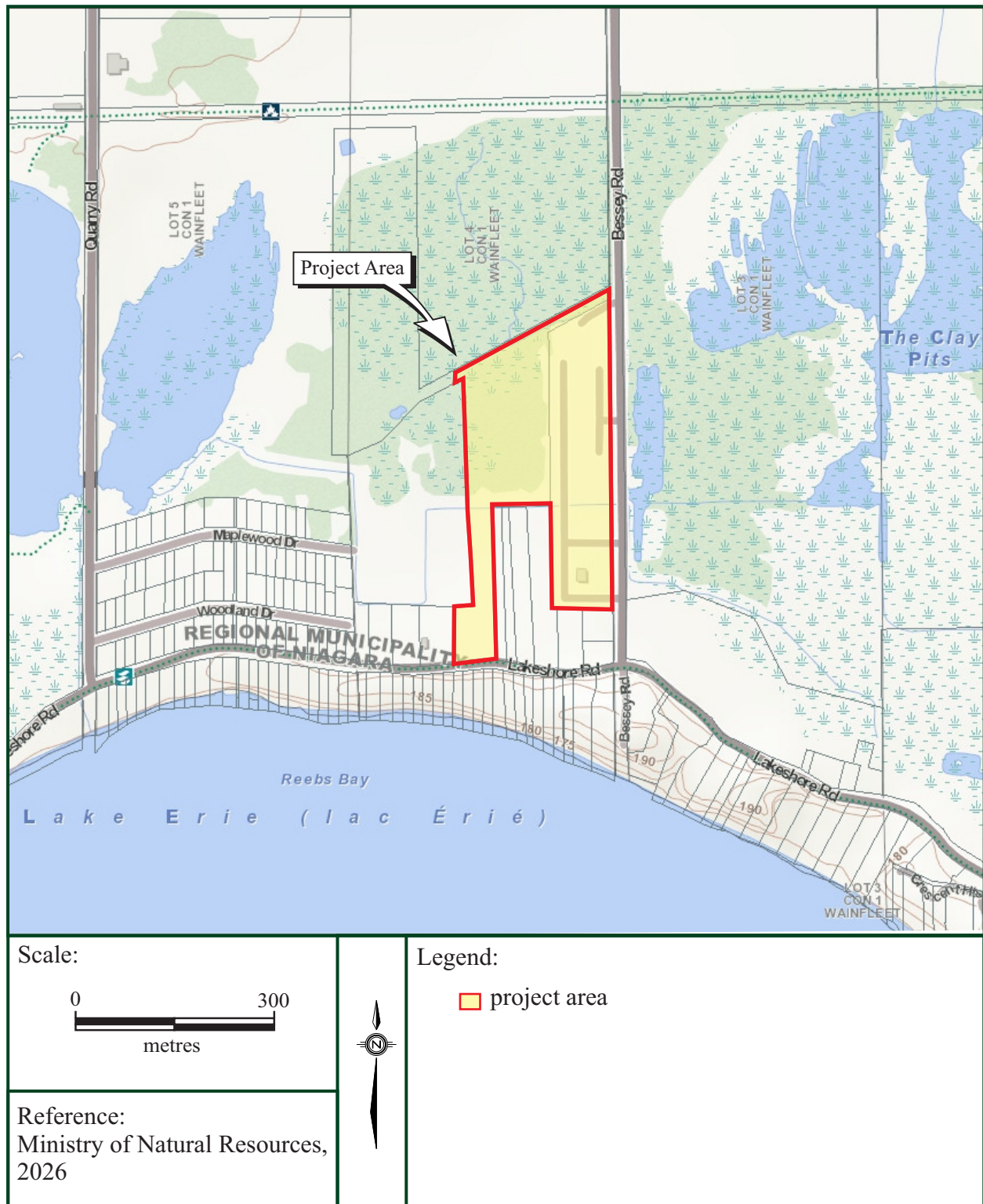


10.0 FIGURES

See the following pages for detailed assessment mapping and figures.



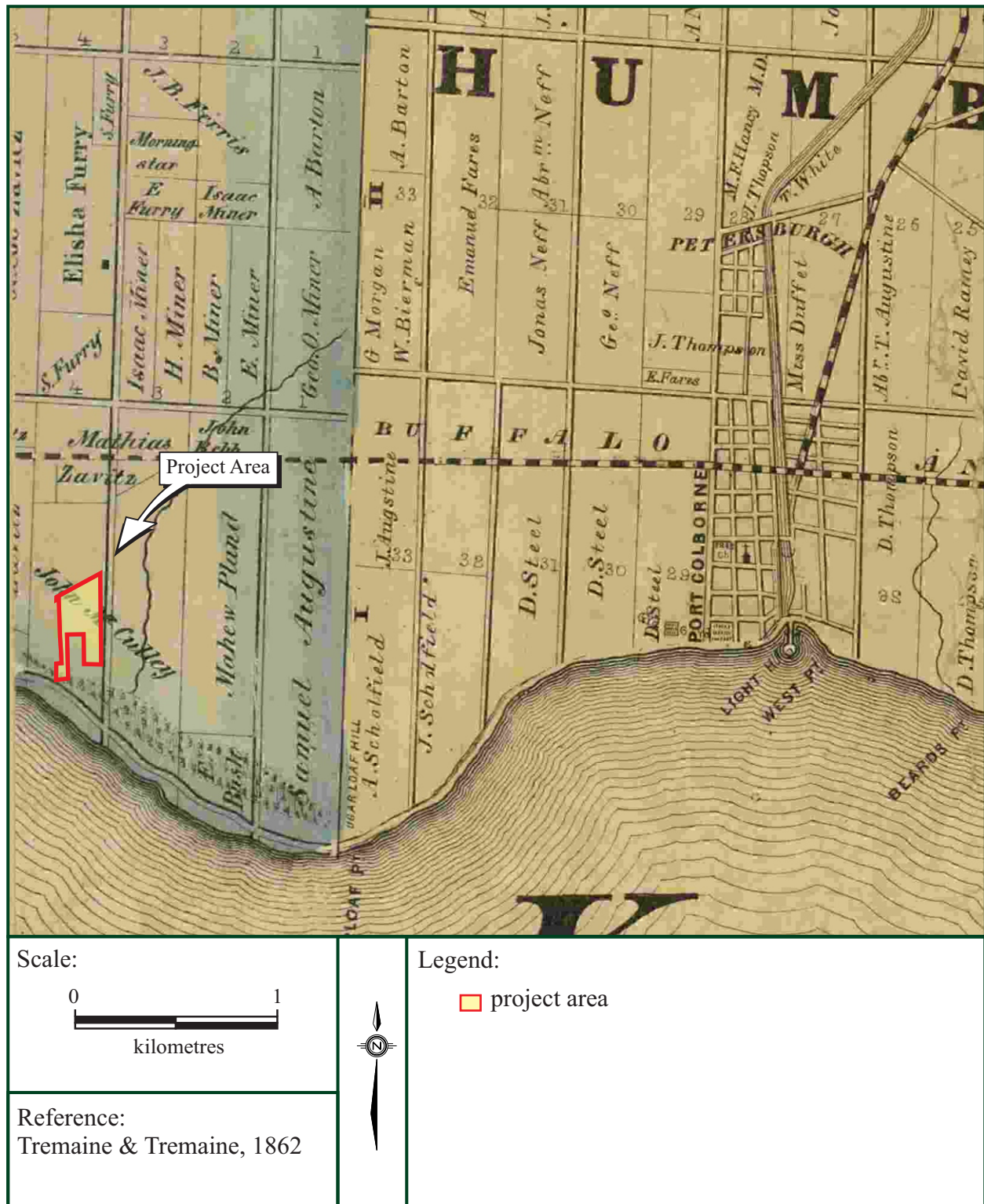
Figure 1: Location of the Project Area on a Topographic Map



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Figure 3: Location of the Project Area on Tremaines' 1862 Map of Lincoln and Welland Counties, Canada West



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Figure 4: Location of the Project Area on H.R. Page & Co.'s 1876 Illustrated Historical Atlas Map of Wainfleet Township

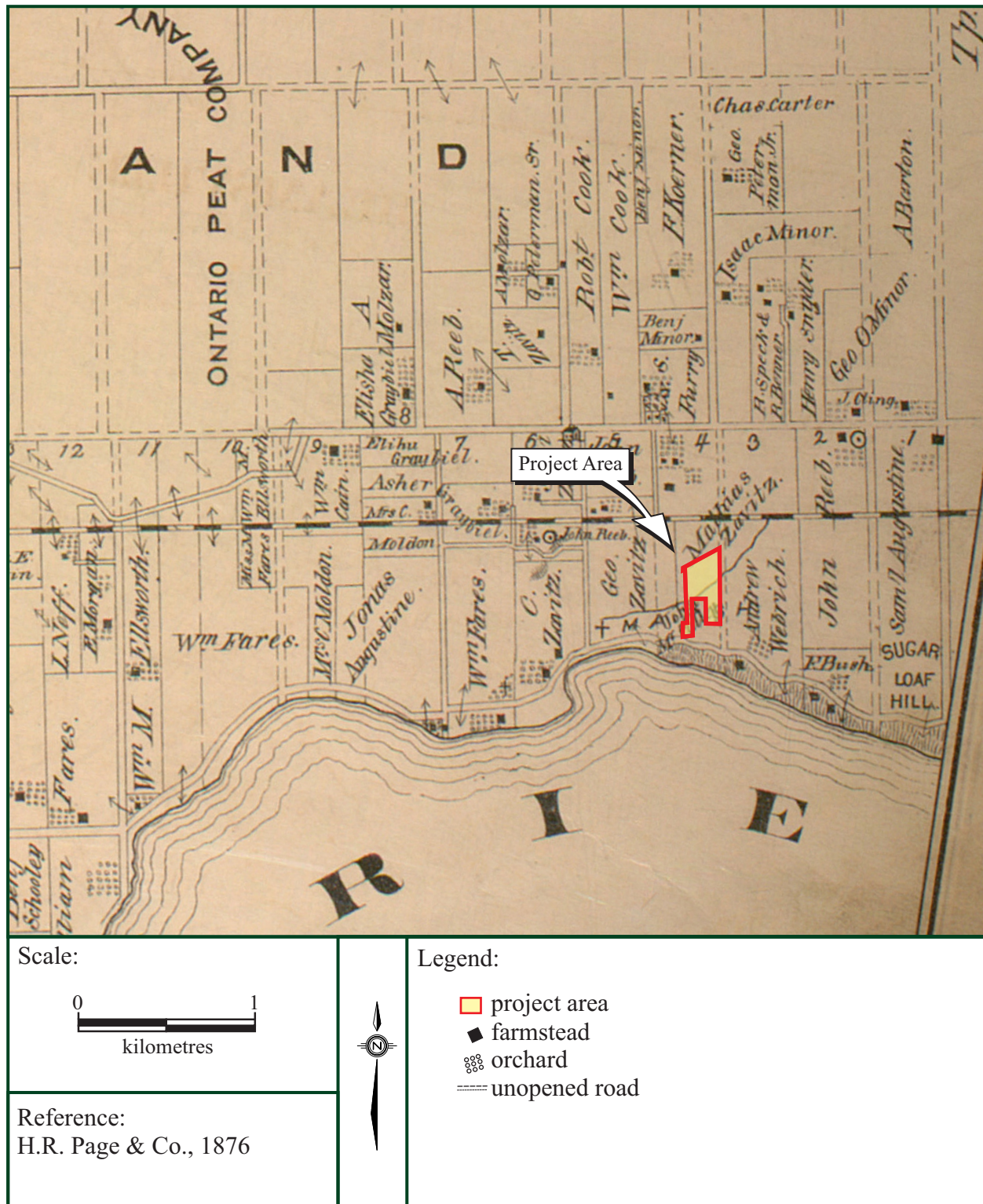


Figure 5: Location of the Project Area on a 1907 Topographic Map



Figure 6: Location of the Project Area on a Map of the Soils of the Regional Municipality of Niagara

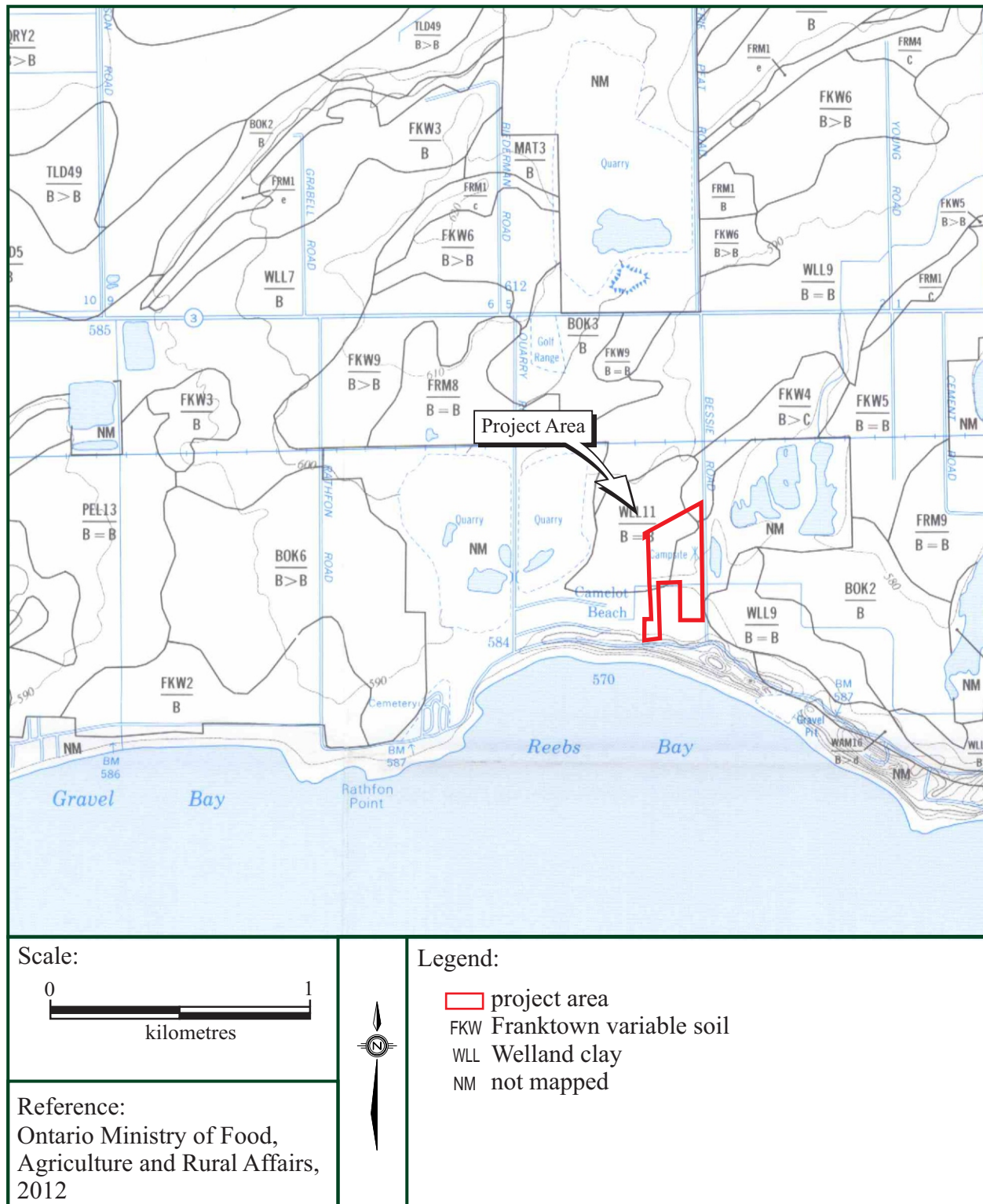


Figure 7: Current Land Use of the Project Area

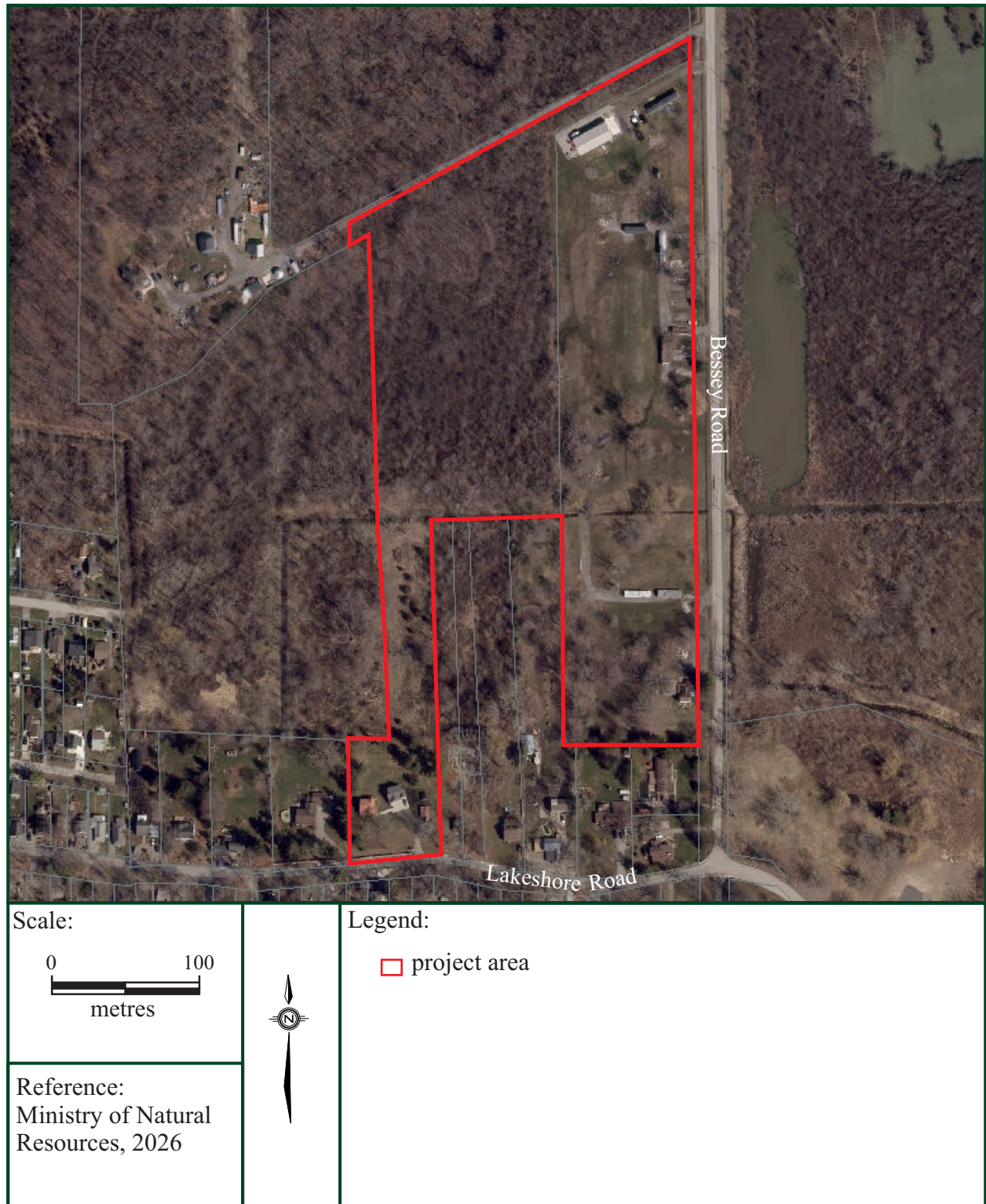


Figure 8: Location of the Project Area on 1934 Aerial Imagery

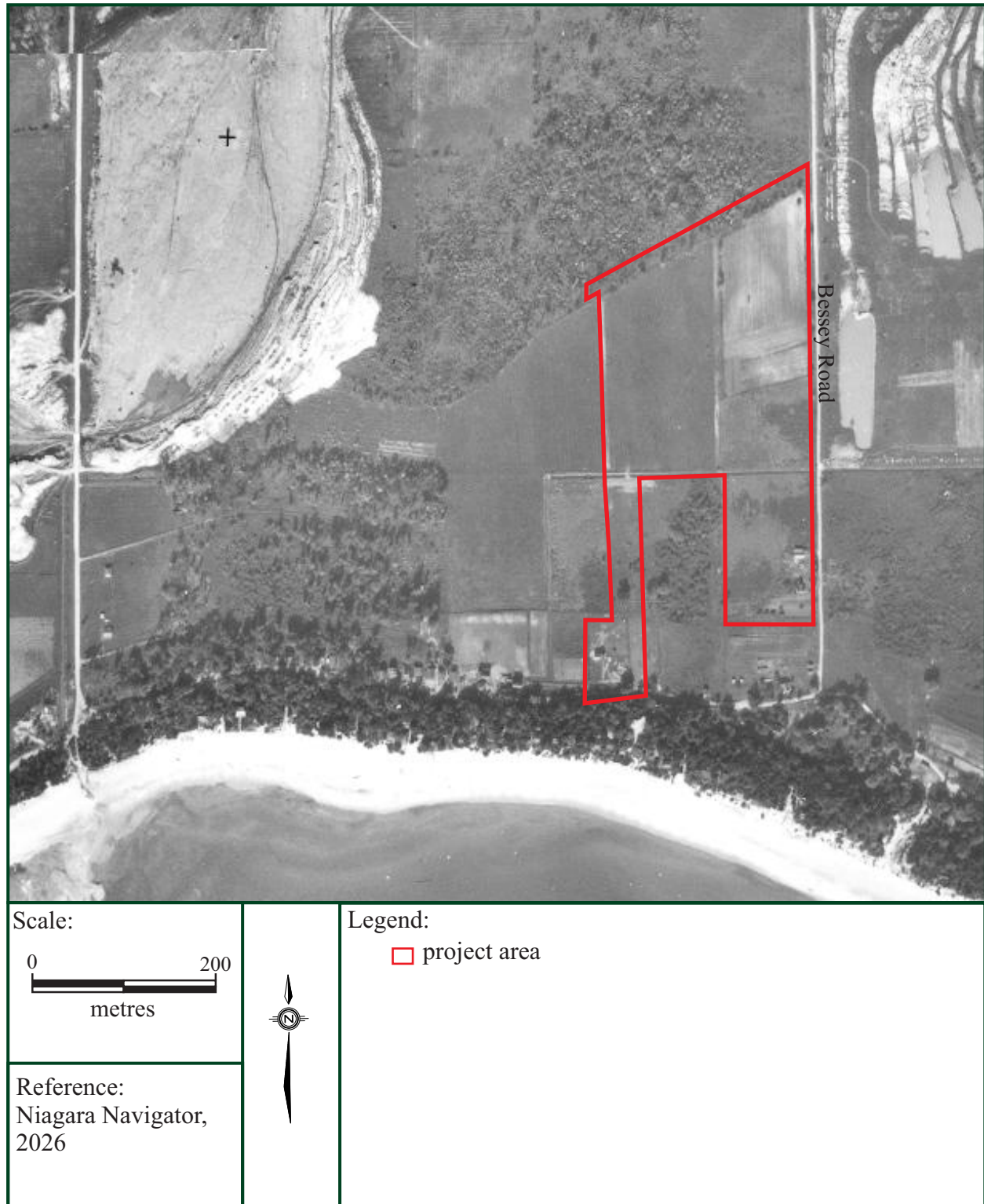


Figure 9: Previous Assessments Conducted within 50 m of the Project Area

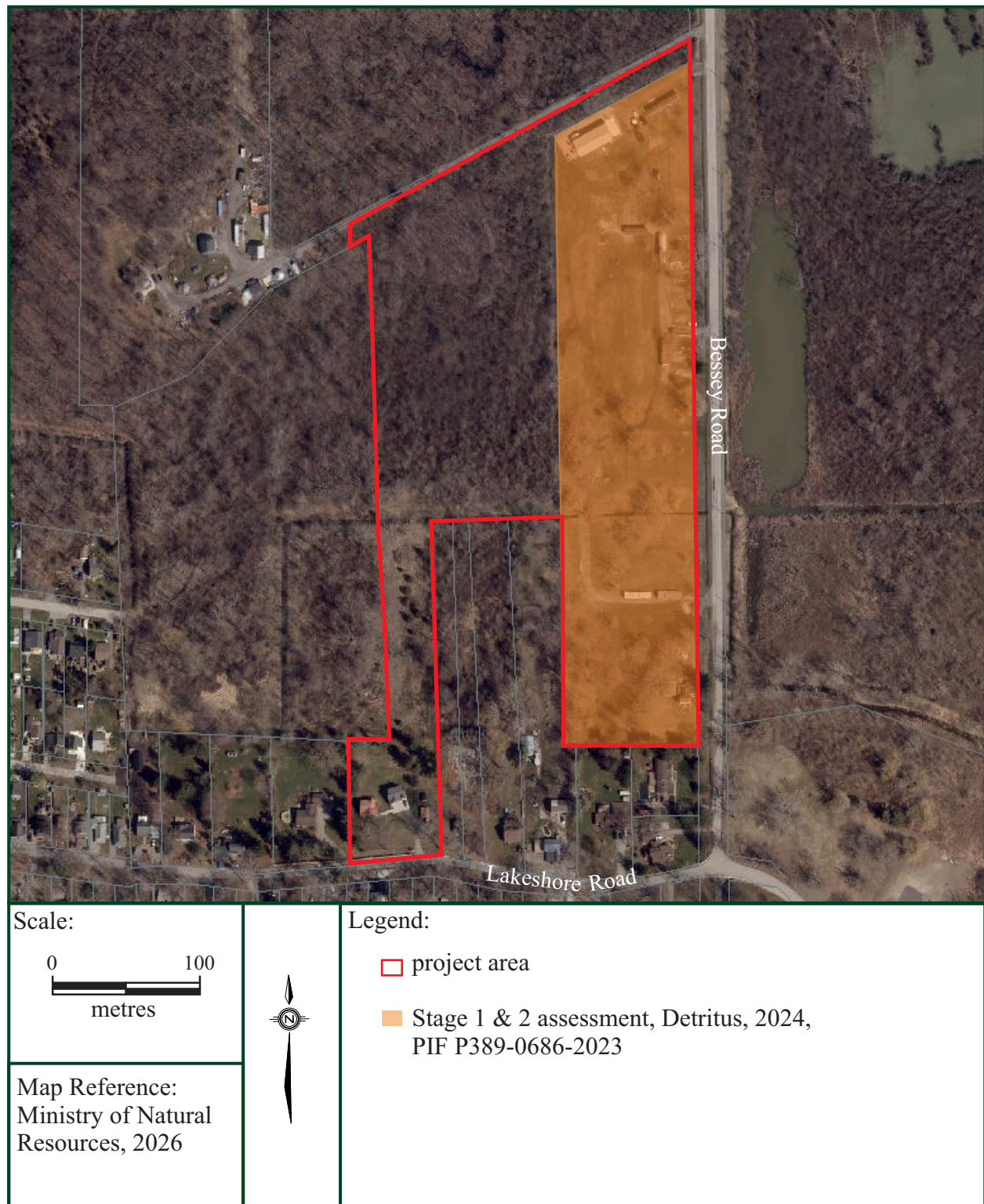


Figure 10: Results of Detritus' 2024 Stage 1 & 2 Archaeological Assessment of a Portion of the Project Area

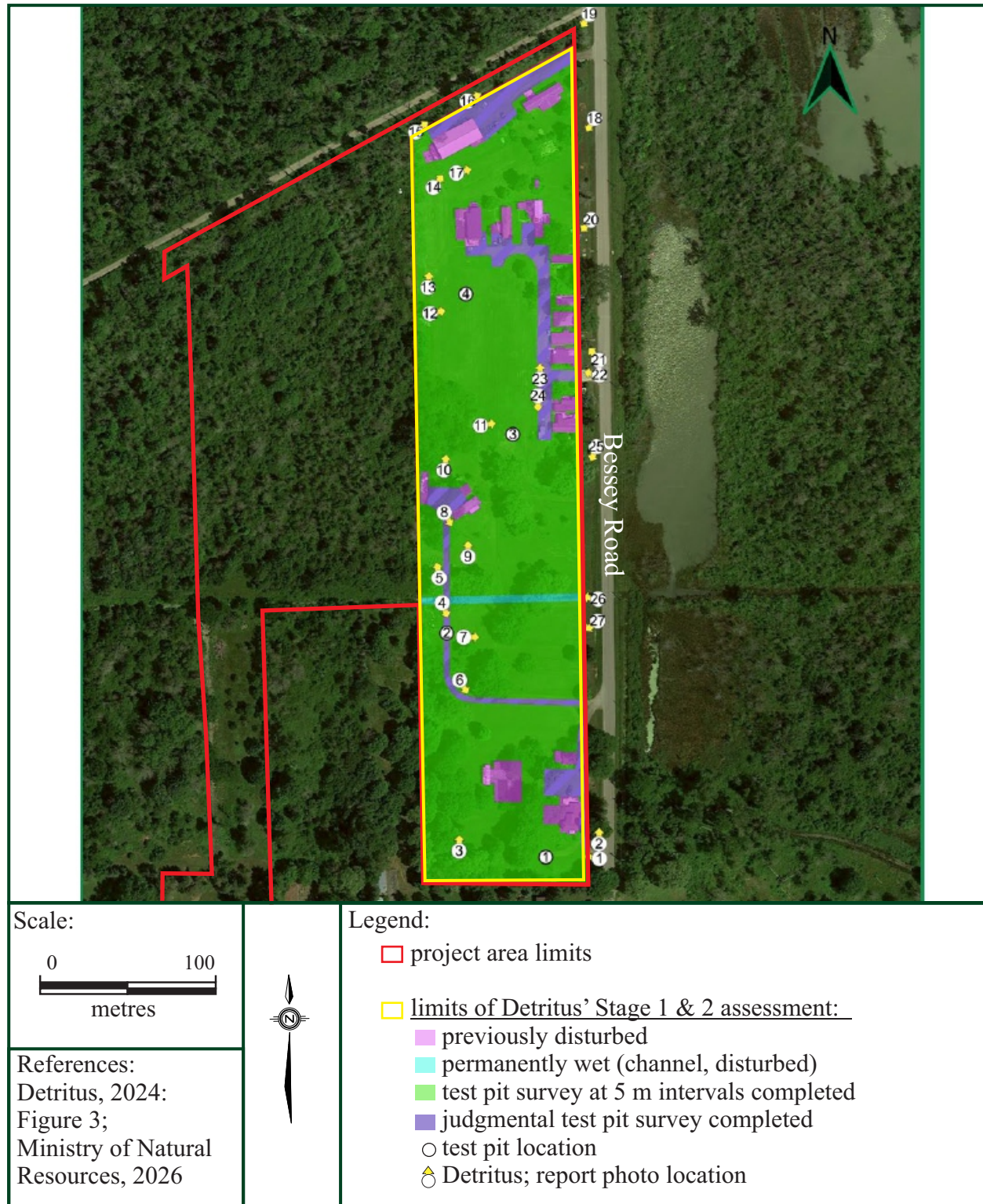


Figure 11: Location of the Project Area on a Map of Niagara Region's Archaeological Potential

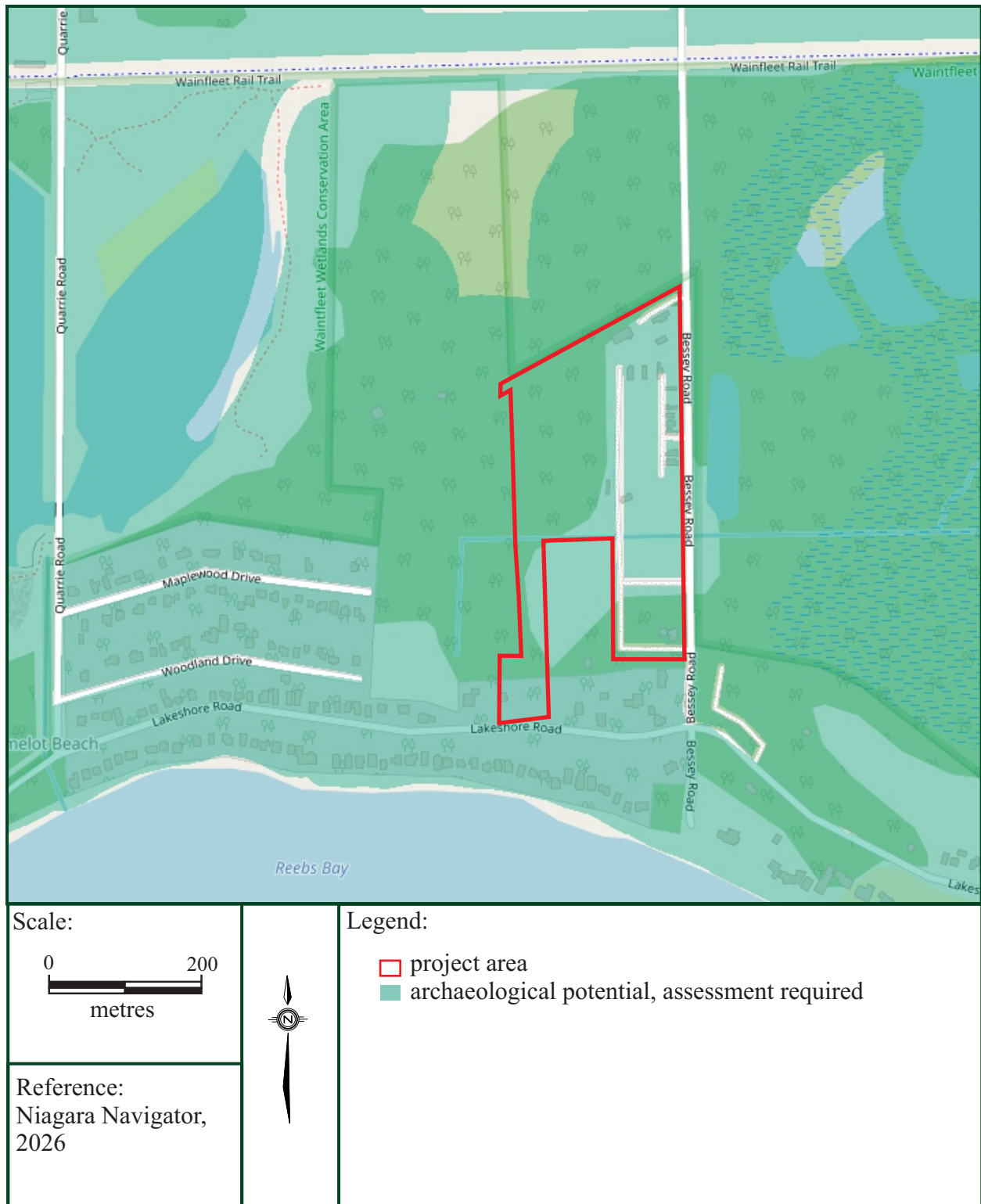


Figure 12: Aerial Imagery Showing the Results of the Stage 1 & 2 Archaeological Assessment of the Project Area

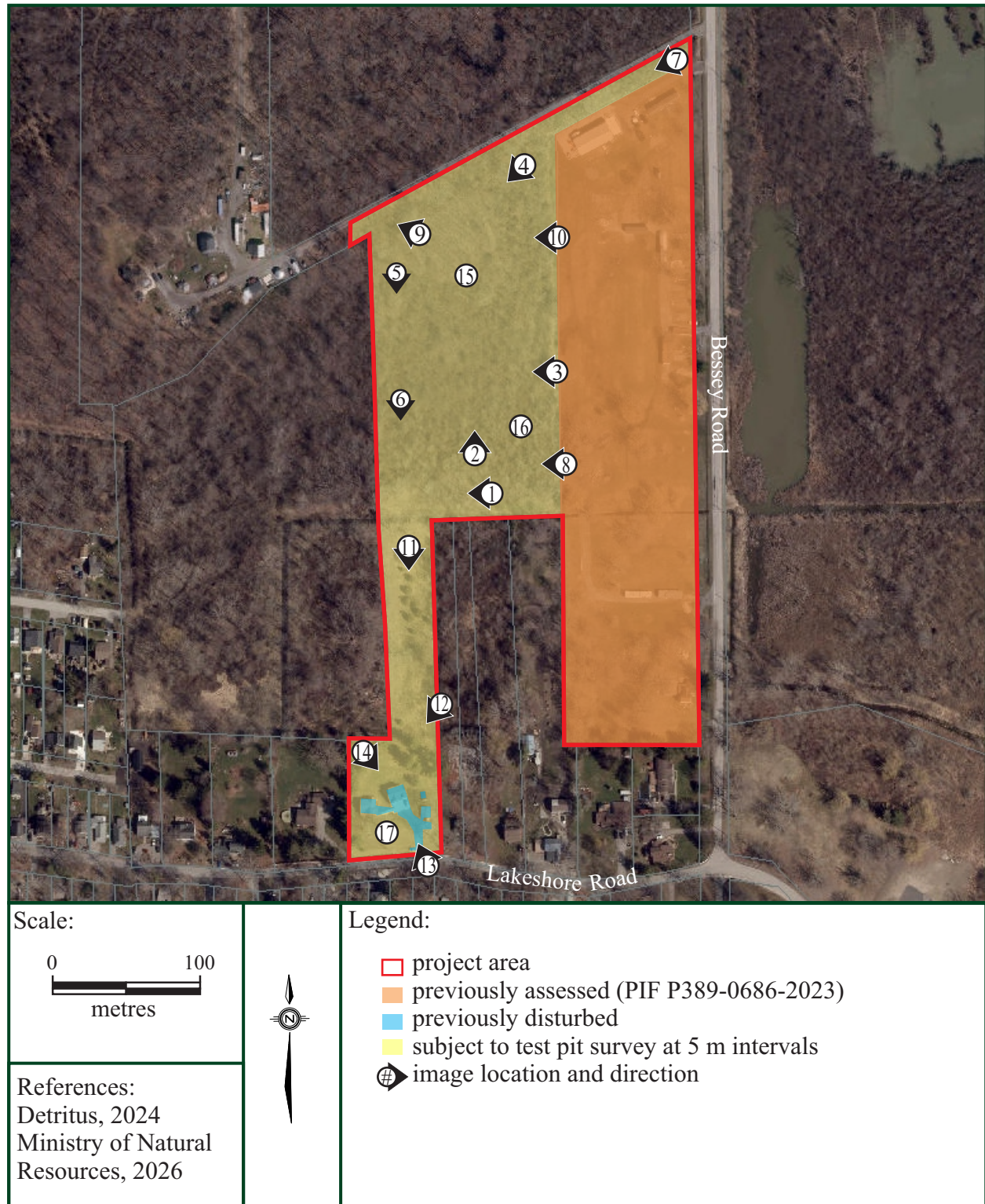


Figure 13: Concept Plan Showing the Results of the Stage 1 & 2 Archaeological Assessment of the Project Area

