

Stage 1-2 Archaeological Assessment 5190 Stanley Avenue Niagara Falls

Part of Lot 112, Geographic Township of Stamford,
Historical County of Welland
now the Regional Municipality of Niagara

Submitted to:

2742556 Ontario Limited
5204 Stanley Avenue
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and

Ontario's Ministry of Citizenship and Multiculturalism

Submitted by:



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ORIGINAL REPORT

August 20, 2025

Executive Summary

Detritus Consulting Ltd. ('Detritus') was retained by Mr. Jingfang Wang of 2742556 Ontario Limited (the 'Proponent') to conduct a Stage 1-2 archaeological assessment on part of Lot 112, in the Geographic Township of Stamford, within the historical County of Welland, now the Regional Municipality of Niagara, Ontario (Figure 1). This assessment was conducted in advance of future development, which spans the entire property located at 5190 Stanley Avenue in Niagara Falls (the 'Study Area;' Figure 6).

This assessment was triggered by the Provincial Policy Statement ('PPS') that is informed by the *Planning Act* (Government of Ontario, 1990a), which states that decisions affecting planning matters must be consistent with the policies outlined in the larger *Ontario Heritage Act* (Government of Ontario, 1990b). According to Section 2.6.2 of the PPS, "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." To meet this condition, a Stage 1-2 assessment was conducted as part of the application phase of development under archaeological consulting license P462 issued to Mr. Michael Pitul by the Ministry of Citizenship and Multiculturalism ('MCM') and adheres to the archaeological license report requirements under subsection 65 (1) of the *Ontario Heritage Act* (Government of Ontario, 1990b) and the MCM's *Standards and Guidelines for Consultant Archaeologists* ('Standards and Guidelines'; Government of Ontario, 2011).

The Study Area comprises a rectangular-shaped parcel that fronts onto Stanley Avenue and measures approximately 0.06 hectares. The Study Area is bound by Stanley Avenue and a sidewalk to the west, a wooden fence line and gas station to the south, and residential lots separated by chain link fences to the east and north. At the time of assessment, the Study Area included a manicured lawn with some shrubbery along the eastern edge and a large mature tree along the northern edge (Figure 5).

The Stage 1 assessment of the Study Area consisted of a background study, as per Section 1.1 of the *Standards and Guidelines* (Government of Ontario, 2011). Included as part of the background research was a review of recent and historic aerial imagery of the Study Area (Niagara Region, 2025). Heavy ground disturbance is visible on the 1934 aerial image of the Study Area (Figure 4). By 1954-1955 a residential dwelling is visible on the property, which remained until at least 1971 and is no longer visible by 1995. Additionally, the southern half of the property may have been impacted during the construction of the gas station on the property to the south, which is visible on the 2009 aerial image. This research also included the consultation of the *Niagara Region Archaeological Management Plan* (Niagara Region, 2024), which indicated that the Study Area is located within an area of archaeological potential. Therefore, a Stage 2 assessment was recommended for the Study Area.

The subsequent Stage 2 field assessment of the Study Area was conducted on July 28, 2025. This investigation began with a property inspection, conducted according to Section 2.1.8, which is informed by Section 1.2 of the *Standards and Guidelines* (Government of Ontario, 2011). The inspection confirmed the absence of visible disturbances within the Study Area. The manicured lawn throughout the entire Study Area was assessed by means of a typical test pit survey at five-metre intervals. The test pits featured a very compact brown sandy loam soil layer containing varying amounts of gravel and modern garbage (Photos 6 and 7). Test pits were excavated to a depth of 50 centimetres ('cm'); however, no subsoil was observed. It appears as though the entire property was graded down to a depth of at least 50cm likely during the demolition of the former dwelling that was on the property from 1954 until sometime prior to 1995 and also likely during the construction of the gas station on the neighbouring property to the south. No archaeological resources were encountered during the test pit survey.

Given the results of the Stage 2 investigation and the identification and documentation of no archaeological resources, **no further archaeological assessment of the Study Area is recommended.**

The Executive Summary highlights key points from the report only; for a more detailed discussion regarding the results of the current assessment, the reader should examine the complete report.

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Acknowledgments

Generous contributions by Mr. Jingfang Wang of 2742556 Ontario Limited made this report possible.

1.0 Project Context

1.1 Development Context

Detritus Consulting Ltd. ('Detritus') was retained by Mr. Jingfang Wang of 2742556 Ontario Limited (the 'Proponent') to conduct a Stage 1-2 archaeological assessment on part of Lot 112, in the Geographic Township of Stamford, within the historical County of Welland, now the Regional Municipality of Niagara, Ontario (Figure 1). This assessment was conducted in advance of future development, which spans the entire property located at 5190 Stanley Avenue in Niagara Falls (the 'Study Area;' Figure 6).

This assessment was triggered by the Provincial Policy Statement ('PPS') that is informed by the *Planning Act* (Government of Ontario, 1990a), which states that decisions affecting planning matters must be consistent with the policies outlined in the larger *Ontario Heritage Act* (Government of Ontario, 1990b). According to Section 2.6.2 of the PPS, "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." To meet this condition, a Stage 1-2 assessment was conducted as part of the application phase of development under archaeological consulting license P462 issued to Mr. Michael Pitul by the Ministry of Citizenship and Multiculturalism ('MCM') and adheres to the archaeological license report requirements under subsection 65 (1) of the *Ontario Heritage Act* (Government of Ontario, 1990b) and the MCM's *Standards and Guidelines for Consultant Archaeologists* ('Standards and Guidelines'; Government of Ontario, 2011).

The purpose of a Stage 1 Background Study is to compile all available information about the known and potential archaeological heritage resources within the Study Area and to provide specific direction for the protection, management and/or recovery of these resources. In compliance with the *Standards and Guidelines* (Government of Ontario, 2011), the objectives of the following Stage 1 assessment are as follows:

- To provide information about the Study Area's geography, history, previous archaeological fieldwork and current land conditions;
- to evaluate in detail, the Study Area's archaeological potential which will support recommendations for Stage 2 survey for all or parts of the property; and
- to recommend appropriate strategies for Stage 2 survey.

To meet these objectives Detritus archaeologists employed the following research strategies:

- A review of relevant archaeological, historic and environmental literature pertaining to the Study Area;
- a review of the land use history, including pertinent historic maps; and
- an examination of the Ontario Archaeological Sites Database ('ASDB') to determine the presence of known archaeological sites in and around the Study Area.

The purpose of a Stage 2 assessment is to provide an overview of any archaeological resources within the Study Area; to determine whether any of the resources might be archaeological sites with cultural heritage value or interest ('CHVI'); and to provide specific direction for the protection, management, and/or recovery of these resources. In compliance with the *Standards and Guidelines* (Government of Ontario, 2011), the objectives of the following Stage 2 assessment are as follows:

- To document all archaeological resources within the Study Area;
- to determine whether the Study Area contains archaeological resources requiring further assessment; and
- to recommend appropriate Stage 3 assessment strategies for archaeological sites identified.

The licensee received permission from the Proponent to enter the land and conduct all required archaeological fieldwork activities, including the recovery of artifacts.

1.2 Historical Context

1.2.1 Post-Contact Indigenous Resources

The earliest documented pre-European settlers arrived to the Niagara Peninsula from southwestern Ontario during the 14th century AD, at the peak of Iroquois culture. By 1400, the majority of the region was occupied by an Iroquoian-speaking tribe referred to as the Attawandaran (aka the Atiquandaronk or Attouanderonks), who exploited the fertile land and abundant water sources throughout the region for fishing, hunting and agriculture (Niagara Falls Info, 2025). This moniker was given to the community by the neighbouring Wendat as a slur against their unusual dialect. Those Attawandaran tribes who settled along the Niagara River were referred to as the Onguiaahra (later the Ongiara), which has been loosely translated as one of “the Straight,” “the Throat,” or “the Thunder of Waters” (Niagara-on-the-Lake, 2016; Niagara-on-the-Lake Realty, 2022). The name ‘Neutral’ was given to the Attawandaran by French explorers who began arriving in the 17th century. This new designation referred to the community’s status as peacekeepers between the warring Huron and Iroquois tribes (Niagara Falls Info, 2025).

The earliest recorded European visit to the Niagara region was undertaken by Étienne Brûlé, an interpreter and guide for Samuel de Champlain. In June 1610, Brûlé requested permission to live among the Algonquin people and to learn their language and customs. In return, Champlain agreed to take on a young Huron named Savignon and to teach him the language and customs of the French. The purpose of this endeavour was to establish good relations with Indigenous communities in advance of future military and colonial enterprises in the area. In 1615, Brûlé joined twelve Huron warriors on a mission to cross enemy territory and seek out the Andaste people, allies of the Huron, to ask for their assistance in an expedition being planned by Champlain (Heidenreich, 1978). It is believed that Brûlé first visited the future site of Niagara-on-the-Lake during this excursion (Niagara-on-the-Lake, 2025). The mission was a success but took much longer than anticipated. Brûlé returned with the Andaste two days too late to help Champlain and the Hurons, who had already been defeated by the Iroquois (Heidenreich, 1978).

Throughout the middle of the 17th century, the Iroquois of the Five Nations sought to expand upon their territory and to monopolise the local fur trade as well as trade between the European markets and the tribes of the western Great Lakes. A series of bloody conflicts followed known as the Beaver Wars, or the French and Iroquois Wars, were contested between the Iroquois and the French with their Huron and other Algonquian-speaking allies of the Great Lakes region. Many communities were destroyed during this protracted conflict including the Huron, Neutral, Erie, Susquehannock, and Shawnee leaving the Iroquois as the dominant group in the region. By 1653 after repeated attacks, the Niagara peninsula and most of Southern Ontario had been vacated. By 1667, all members of the Five Nations had signed a peace treaty with the French and allowed their missionaries to visit their villages (Heidenreich, 1978).

Ten years later, hostilities between the French and the Iroquois resumed after the latter formed an alliance with the British through an agreement known as the Covenant Chain (Heidenreich, 1978). In 1696, an aging Louis de Buade, Comte de Frontenac et de Palluau, the Governor General of New France, rallied the Algonquin forces and drove the Iroquois out of the territories north of Lake Erie, as well as those to the west of present-day Cleveland, Ohio. A second treaty was concluded between the French and the Iroquois in 1701, after which the Iroquois remained mostly neutral (Jamieson, 1992; Noble, 1978).

Throughout the late 17th and early 18th centuries, various Iroquoian-speaking communities had been migrating into southern Ontario from New York State. In 1722, the Five Nations adopted the Tuscarora in New York becoming the Six Nations (Pendergast, 1995). This period also marks the arrival of the Mississaugas into Southern Ontario and, in particular, the watersheds of the lower Great Lakes (Konrad, 1981; Schmalz, 1991). The oral traditions of the Mississaugas, as told by Chief Robert Paudash suggest that the Mississaugas defeated the Mohawk nation, who retreated to their homeland south of Lake Ontario. Following this conflict, a peace treaty was negotiated and, at the end of the 17th century, the Mississaugas settled permanently in Southern Ontario (Praxis Research Associates, n.d.). Around this same time, members of the Three Fires

Confederacy (the Chippewa, Ottawa, and Potawatomi) began immigrating from Ohio and Michigan into southwestern Ontario (Feest & Feest, 1978).

The Study Area first enters the Euro-Canadian historic record on May 9th, 1781, as part of the Niagara Treaty No. 381 with the Mississauga and Chippewa (Morris, 1943). This treaty involved the surrender of,

...all that certain tract of land situated on the west side of the said strait or river, leading from Lake Erie to Lake Ontario, beginning at a large white oak tree, forked six feet from the ground, on the bank of the said Lake Ontario, at the distance of four English miles measured in a straight line, from the West side of the bank of the said strait, opposite to the Fort Niagara and extending from thence by a southerly course to the Chipeweigh River, at the distance of four miles on a direct line from where the said river falls into the said strait about the great Fall of Niagara or such a line as will pass at four miles west of the said Fall in its course to the said river and running from thence by a southeasterly course to the northern bank of Lake Erie at the distance of four miles on a straight line, westerly from the Post called Fort Erie, thence easterly along the said Lake by the said Post, and northerly up the west side of the said strait to the said lake Ontario, thence westerly to the place of beginning.

Morris, 1943, pp. 15-16

Throughout southern Ontario, the size and nature of the pre-contact settlements and the subsequent spread and distribution of Indigenous material culture began to shift with the establishment of European settlers. By 1834 it was accepted by the Crown that losses of portions of the Haldimand Tract to Euro-Canadian settlers were too numerous for all lands to be returned. Lands in the Lower Grand River area were surrendered by the Six Nations to the British Government in 1832, at which point most Six Nations people moved into Tuscarora Township in Brant County and a narrow portion of Oneida Township (H. R. Page & Co, 1879; Tanner, 1987; Weaver, 1978). Following the population decline and the surrender of most of their lands along the Credit River, the Mississaugas were given 6000 acres of land on the Six Nations Reserve, establishing the Mississaugas of New Credit First Nation, now the Mississaugas of the Credit First Nation, in 1847 (Smith, 2002).

Despite the encroachment of European settlers on previously established Indigenous territories, “written accounts of material life and livelihood, the correlation of historically recorded villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to Iroquoian systems of ideology and thought” (Ferris, 2009, p. 114). As Ferris observes, despite the arrival of a competing culture, First Nations communities throughout Southern Ontario have left behind archaeologically significant resources that demonstrate continuity with their pre-contact predecessors, even if they have not been recorded extensively in historical Euro-Canadian documentation.

1.2.2 Euro-Canadian Resources

The current Study Area is located on part of Lot 112, in the Geographic Township of Stamford, within the Historical County of Welland, now the Regional Municipality of Niagara, Ontario.

In 1763, the Treaty of Paris brought an end to the Seven Years’ War, contested between the British, the French, and their respective allies. Under the Royal Proclamation of 1763, the large stretch of land from Labrador in the east, moving southeast through the Saint Lawrence River Valley to the Great Lakes and on to the confluence of the Ohio and Mississippi Rivers became the British Province of Québec (Niagara Historical Society and Museum, 2008).

On July 24, 1788, Sir Guy Carleton, the Governor-General of British North America, divided the Province of Québec into the administrative districts of Hesse, Nassau, Mecklenburg, and Lunenburg (Archives of Ontario, 2012-2025). Further change came in December 1791 when the former Province of Québec was rearranged into Upper Canada and Lower Canada under the provisions of the Constitutional Act. Colonel John Graves Simcoe was appointed as Lieutenant-

Governor of Upper Canada and he spearheaded several initiatives to populate the province including the establishment of shoreline communities with effective transportation links between them (Coyne, 1895).

In July 1792, Simcoe divided Upper Canada into 19 counties, including Welland County, stretching from Essex in the west to Glengarry in the east. Each new county was named after a county in England or Scotland; the constituent townships were then given the names of the corresponding townships from each original British county (Powell & Coffman, 1956).

Later that year, the four districts originally established in 1788 were renamed the Western, Home, Midland, and Eastern Districts. As population levels in Upper Canada increased, smaller and more manageable administrative bodies were needed resulting in the establishment of many new counties and townships. As part of this realignment, the boundaries of the Home and Western Districts were shifted and the London and Niagara Districts were established. Under this new territorial arrangement, the Study Area became part of the Niagara District (Archives of Ontario, 2012-2025). In 1845, after years of increasing settlement that began after the War of 1812, the southern portion of Lincoln County was severed to form Welland County, of which Stamford Township was a part. The two counties would be amalgamated once again in 1970 to form the Regional Municipality of Niagara.

The Township of Stamford was first surveyed in 1776 and was the second township to be surveyed within Welland County. It was originally referred to as Township #2 or Mount Dorchester, after Sir Guy Dorchester, the Governor for the Province of Québec from 1768 to 1778 and again between 1785 and 1795. The initial survey covered a portion of the county adjacent to the west side of the Niagara River for a distance of 12 miles (H. R. Page, 1876). This area was initially granted to United Empire Loyalists, primarily from New York State, as compensation for losses suffered during the American Revolutionary War. Stamford Village was founded in 1783 and was the largest community within the township, although it received no official status. The name derived from Stamford Village in Delaware County, New York State, from which many of the settlers had arrived (Berketa, 1999-2022).

A second survey was completed in 1787, following the Revolutionary War, at which time the township was renamed Stamford Township by John Graves Simcoe, the first Lieutenant Governor of Upper Canada. As part of this survey, the first meeting house was constructed in Stamford Village next to a local cemetery referred to by the locals as God's Half Acre. In 1844, this meeting house would become the Stamford Presbyterian Church, the first Presbyterian Church in Upper Canada. Lots along the river were among the first to be granted in the 1780s and 1790s as Governor Simcoe sought to develop the area quickly in the tense atmosphere between the Revolutionary War and the War of 1812. After the land near the Niagara River and Niagara Falls was divided up, farmsteads were situated as far from the river as possible (Berketa, 1999-2022).

The Town of Clifton was one of the earliest settlements in Stamford Township. In 1782, Phillip Bender and his family settled near to the crest of Niagara Falls after having been granted land in the area as a United Empire Loyalist. In 1832, Captain Ogden Creighton purchased land from Bender and settled in what would become the village of Clifton. Following his death, Samuel Zimmerman acquired most of his land and, being an ambitious salesman, became the driving force between the growth of Clifton, including building the suspension bridge across the Niagara River connecting Canada with the U.S.A and for extending the Great Western Railway into Clifton making it a major rail hub (Brock University, n.d.). In 1856 the town of Elgin and the Village of Clifton merged to form the Town of Clifton. In October of 1881 the former Town of Clifton received permission from the government to change its name to the Town of Niagara Falls. On March 13th, 1882, the Village of Drummondville was incorporated and became known as the Village of Niagara Falls. For the next twenty-four years the Town of Niagara Falls and the Village of Niagara Falls coexisted and shared a common municipal border until the two were amalgamated and incorporated into the City of Niagara Falls in 1904 (Niagara Falls Info, 2025). Within two years, three large hydroelectric generating plants began operating in the area around the Horseshoe Falls. Inexpensive and plentiful electricity, along with excellent rail transportation and close proximity to the U.S. market soon attracted many manufacturing industries to Niagara Falls, thus ensuring the new city's growth and prosperity (Zavitz, n.d.)

George Tremaine's *Map of the Counties of Lincoln and Welland, Canada West* ('Tremaine Map'; Figure 2) demonstrates the extent to which the region had been settled by 1862 (Tremaine, 1862). Landowners are listed for most of the lots throughout the township, many of which had been subdivided multiple times into smaller parcels to accommodate an increasing population throughout the second half of the 19th century. The Study Area occupies a portion of the northwestern corner of Lot 112 in the Township of Stamford. According to the *Tremaine Map*, the northern half of the lot was divided into three parcels. The western most parcel containing the Study Area was owned by G. McMicking (Figure 2). No structures or orchards are illustrated on the property. Muddy Run Creek is visible transecting the McMicking parcel to the east of the Study Area. Looking further afield to the northeast is the Town of Clifton, to the east is the Canada Southern Railway, and to the south is the early community of Drummondville.

The *Illustrated Historical Atlas of the Counties of Lincoln and Welland* ('Historical Atlas'; Figure 3), demonstrates the extent to which Stamford Township had been settled by 1876 (H. R. Page, 1876). Structures and orchards are prevalent throughout the township, almost all of which front early roads and waterways, especially the Niagara River.

According to the *Historical Atlas* map of Stamford Township, the Study Area is located just north of Muddy Run Creek on Lot 112. At this time Lot 112 does not appear to be subdivided into parcel as it had previously been in 1862 and no landowners are listed for the lot. Similar to the *Tremaine Map* the Town of Clifton is visible to the northeast of the Study Area, to the east is the Canada Southern Railway, and to the south is the early community of Drummondville

Significant and detailed landowner information is available on the historical maps of Stamford Township discussed above; however, it must be recognized that historical county atlases were funded by subscriptions fees and were produced primarily to identify factories, offices, residences, and landholdings of subscribers. Landowners who did not subscribe were not always listed on the maps (Caston, 1997). Moreover, associated structures were not necessarily depicted or placed accurately (Gentilcore & Head, 1984).

1.3 Archaeological Context

1.3.1 Property Description and Physical Setting

The Study Area comprises a rectangular-shaped parcel that fronts onto Stanley Avenue and measures approximately 0.06 hectares. The Study Area is bound by Stanley Avenue and a sidewalk to the west, a wooden fence line and gas station to the south, and residential lots separated by chain link fences to the east and north. At the time of assessment, the Study Area included a manicured lawn with some shrubbery along the eastern edge and a large mature tree along the northern edge (Figure 5).

The majority of the region surrounding the Study Area has been subject to European-style agricultural practices for over 100 years, having been settled by Euro-Canadian farmers by the mid-19th century. Much of the region today continues to be used for agricultural purposes.

The Study Area is located within Haldimand Clay Plain physiographic region (Chapman & Putnam, 1984). During pre-contact and early contact times, this area comprised a mixture of deciduous trees and open areas. In the early 19th century, Euro-Canadian settlers began to clear the forests for agricultural purposes, which have been ongoing in the vicinity of the Study Area for over 100 years.

Haldimand Clay is slowly permeable, imperfectly drained with medium to high water-holding capacities. Surface runoff is usually rapid, but water retention of the clayey soils can cause it to be droughty during dry periods (Kingston & Presant, 1989). According to Chapman and Putnam,

...although it was all submerged in Lake Warren, the till is not all buried by stratified clay; it comes to the surface generally in low morainic ridges in the north. In fact, there is in that area a confused intermixture of stratified clay and till. The northern part has more relief than the southern part where the typically level lake plains occur.

Chapman & Putnam, 1984, p. 156

Huffman and Dumanski add that the soil within the region is suitable for corn and soybeans in rotation with cereal grains as well as alfalfa and clover (Huffman & Dumanski, 1986).

The Niagara Region as a whole is located within the Deciduous Forest Region of Canada and contains tree species which are typical of the more northern Great Lakes-St. Lawrence Biotic zone, such as beech, sugar maple, white elm, basswood, white oak, and butternut (MacDonald & Cooper, 1997). During pre-contact and early contact times, the land in the vicinity of the Study Area comprised a mixture of hardwood trees such as sugar maple, beech, oak, and cherry. This pattern of forest cover is characteristic of areas of clay soil within the Maple-Hemlock Section of the Great Lakes-St. Lawrence Forest Province-Cool Temperate Division (McAndrews & Manville, 1987). In the early 19th, Euro-Canadian settlers began to clear the forests for agricultural purposes.

The closest source of potable water is the Niagara River, which is located approximately 1.55 kilometres ('km') to the southeast of the Study Area. On the historical maps, Muddy Creek passes through the lot to the east of the Study Area.

1.3.2 Pre-Contact Indigenous Land Use

This portion of southern Ontario was occupied by people as far back as 11,000 years ago as the glaciers retreated. For the majority of this time, people were practicing hunter-gatherer lifestyles with a gradual move towards more extensive farming practices. Table 1 provides a general outline of the cultural chronology of Stamford Township (Ellis & Ferris, 1990).

Table 1: Cultural Chronology for Stamford Township

Time Period	Cultural Period	Comments
9500–7000 BC	Paleo Indian	first human occupation hunters of caribou and other extinct Pleistocene game nomadic, small band society
7500–1000 BC	Archaic	ceremonial burials increasing trade network hunter-gatherers
1000–400 BC	Early Woodland	large and small camps spring congregation/fall dispersal introduction of pottery
400 BC–AD 800	Middle Woodland	kinship based political system incipient horticulture long distance trade network
AD 800–1300	Early Iroquoian (Late Woodland)	limited agriculture developing hamlets and villages
AD 1300–1400	Middle Iroquoian (Late Woodland)	shift to agriculture complete increasing political complexity large, palisaded villages
AD 1400–1650	Late Iroquoian	regional warfare and political/tribal alliances destruction of Huron and Neutral

1.3.3 Previous Identified Archaeological Work

In order to compile an inventory of archaeological resources, the registered archaeological site records kept by the MCM were consulted. In Ontario, information concerning archaeological sites stored in the ASDB (Government of Ontario, n.d.) is maintained by the MCM. This database contains archaeological sites registered according to the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13km east to west and approximately 18.5km north to south. Each Borden Block is referenced by a four-letter designator and sites within a block are numbered sequentially as they are found. The Study Area lies within block AgGs.

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. The 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.

According to the ASDB, 13 archaeological sites have been registered within a 1km radius of the Study Area (Table 2). Eight are pre-contact Indigenous sites, three are multi-component sites, and two are Euro-Canadian sites.

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

Borden Number	Site Name	Time Period	Affinity	Site Type
AgGs-108	Lundy's Lane	Post-Contact	Euro-Canadian	tavern/restaurant, battlesite
AgGs-109	Drummond Hill Cemetery	Post-Contact, Pre-Contact	Indigenous, Euro-Canadian	battlesite, cemetery, findspot
AgGs-377	Barker Lundy	Post-Contact, Pre-Contact	Indigenous, Euro-Canadian	Unknown
AgGs-405	Allendale Avenue	Pre-Contact	Indigenous	Unknown, scatter
AgGs-406	-	Pre-Contact	Indigenous	Unknown
AgGs-407	-	Archaic, Early, Post-Contact, Woodland	Indigenous, Euro-Canadian	refuse, camp / campsite
AgGs-408	-	Post-Contact	Euro-Canadian	homestead
AgGs-413	Location 2	Pre-Contact	Indigenous	camp / campsite
AgGs-414	Location 2	Pre-Contact	Indigenous	camp / campsite
AgGs-415	-	Pre-Contact	Indigenous	camp / campsite
AgGs-416	-	Pre-Contact	Indigenous	camp / campsite
AgGs-417	-	Pre-Contact	Indigenous	camp / campsite
AgGs-431	Location 6	Pre-Contact	Indigenous	scatter

To the best of Detritus' knowledge, no assessments have been conducted adjacent to the Study Area, and no sites are registered within 50 metres ('m') of the Study Area.

1.3.4 Archaeological Potential

Detritus applied archaeological potential criteria commonly used by the MCM to determine areas of archaeological potential within the Study Area. According to Section 1.3.1 of the *Standards and Guidelines* (Government of Ontario, 2011), these variables include proximity to previously identified archaeological sites, distance to various types of water sources, soil texture and drainage, glacial geomorphology, elevated topography, and the general topographic variability of the area.

Distance to modern or ancient water sources is generally accepted as the most important determinant of past human settlement patterns and, when considered alone, may result in a determination of archaeological potential. However, any combination of two or more other criteria, such as well-drained soils or topographic variability, may also indicate archaeological potential. When evaluating distance to water it is important to distinguish between water and shoreline, as well as natural and artificial water sources, as these features affect site locations and types to varying degrees. As per Section 1.3.1 of the *Standards and Guidelines* (Government of Ontario, 2011), water sources may be categorized in the following manner:

- Primary water sources, lakes, rivers, streams, creeks;
- secondary water sources, intermittent streams and creeks, springs, marshes and swamps;
- past water sources, glacial lake shorelines, relic river or stream channels, cobble beaches, shorelines of drained lakes or marshes; and
- accessible or inaccessible shorelines, high bluffs, swamp or marshy lake edges, sandbars stretching into marsh.

As was discussed above, the closest source of potable water is the Niagara River, which is located approximately 1.55km to the southeast of the Study Area. On the historical maps, Muddy Creek passes through the lot to the east of the Study Area.

Soil texture is also an important determinant of past settlement, usually in combination with other factors such as topography. The Study Area is situated within the Haldimand Clay Plain physiographic region. As was discussed earlier, the soils within this region are imperfectly drained, but suitable for pre-contact and post contact Indigenous agricultural. Considering also the length of occupation of Stamford Township prior to the arrival of Euro-Canadian settlers, as evidenced by the eight pre-contact Indigenous sites and three multi-component sites registered within 1km of the Study Area, the pre-contact and post-contact Indigenous archaeological potential of the Study Area is judged to be moderate to high.

For Euro-Canadian sites, archaeological potential can be extended to areas of early Euro-Canadian settlement, including places of military or pioneer settlements; early transportation routes; and properties listed on the municipal register or designated under the *Ontario Heritage Act* (Government of Ontario, 1990b) or property that local histories or informants have identified with possible historical events. The *Tremaine Map* from 1862 (Tremaine, 1862) and the *Historical Atlas* map of Stamford Township from 1876 (H. R. Page, 1876) show the Study Area in close proximity to historical infrastructure, including the Canada Southern Railway. Considering the location of the Study Area near to the early Town of Clifton and early community of Drummondville, as well as the two post-contact Euro-Canadian and three multi-component sites registered within 1km of the Study Area, the potential for post-contact Euro-Canadian archaeological resources is judged to be moderate to high. Additionally, Detritus reviewed the *Niagara Region Archaeological Management Plan* (Niagara Region, 2024), which indicated that the Study Area is located within an area of archaeological potential.

Included as part of the background research was a review of recent and historic aerial imagery of the Study Area (Niagara Region, 2025; Brock University, n.d.). Heavy ground disturbance is visible on the 1934 aerial image of the Study Area (Figure 4). By 1954-1955 a residential dwelling is visible on the property, which remained until at least 1971 and is no longer visible by 1995. Additionally, the southern half of the property may have been impacted during the construction of the gas station on the property to the south, which is visible on the 2009 aerial image.

Finally, despite the factors mentioned above, extensive land disturbance can eradicate archaeological potential within a Study Area, as outlined in Section 1.3.2 of the *Standards and Guidelines* (Government of Ontario, 2011). As was discussed above in Section 1.3.1, recent aerial imagery of the region revealed no visible disturbances within the Study Area (Figure 5). It is recommended that this area be subject to visual inspection and documentation during a Stage 2 property inspection conducted as per Section 2.1.8 of the *Standards and Guidelines* (Government of Ontario 2011) to confirm and document the level of disturbance, if present.

2.0 Field Methods

The Stage 2 assessment of the Study Area was conducted on July 28, 2025, under archaeological consulting license P462 issued to Mr. Michael Pitul by the MCM. The limits of the Study Area were established in the field using a georeferenced shapefile produced using QGIS and uploaded to a hand-held GPS device running Qfield.

During the Stage 2 assessment conditions were excellent and at no time were the field, weather, or lighting conditions detrimental to the recovery of archaeological material as per Section 2.1, Standard 3 of the *Standards and Guidelines* (Government of Ontario, 2011). The weather during the assessment was sunny and 26° Celsius. The soil excavated during the test pit survey was dry and screened easily. Photos 1 to 5 demonstrate the land conditions at the time of the survey throughout the Study Area, including areas that met the requirements for a Stage 2 archaeological assessment, as per Section 7.8.6, Standards 1a of the *Standards and Guidelines* (Government of Ontario, 2011). Figure 5 illustrates the Stage 2 assessment methods, as well as photograph locations and directions all in relation to the proposed development of the Study Area.

The Stage 2 field assessment began with a property inspection conducted as per Section 2.1.8, of the *Standards and Guidelines* (Government of Ontario, 2011). According to the results of this inspection, the absence of visual disturbances as identified on the current aerial imagery (see Section 1.3.4 above), was confirmed and photo documented in accordance with Section 2.1, Standard 6 of the *Standards and Guidelines* (Government of Ontario 2011).

The entire Study Area comprised manicured lawn with some shrubbery along the eastern edge and a large mature tree along the northern edge that was deemed inaccessible to ploughing. This area was subject to a typical test pit survey at five-metre intervals in accordance with Section 2.1.2 of the *Standards and Guidelines* (Government of Ontario, 2011; Photos 1 to 5). The test pit survey was conducted to within 1m of built structures or until test pits show evidence of recent ground disturbance, as per Section 2.1.2, Standard 4 of the *Standards and Guidelines* (Government of Ontario, 2011). Typically test pits are at least 30 centimetres ('cm') in diameter, excavated 5cm into sterile subsoil, and the soils examined for stratigraphy, cultural features, or evidence of fill, as per Section 2.1.2, Standards 5 and 6 of the *Standards and Guidelines* (Government of Ontario, 2011). However, the test pits were excavated to 50cm and featured a very compact brown sandy loam containing varying amounts of gravel and modern garbage such as plastic, metal, and bricks (Photos 6 and 7); no subsoil was reached.

It is likely that the entire property was graded down at least 50cm possibly during the demolition of the former dwelling on the property from 1954-55 to sometime prior to 1995, when the dwelling is no longer visible on the aerial image, and during the construction of the gas station on the neighbouring property to the south.

All soil was checked for stratigraphy and screened through six-millimetre mesh hardware cloth to facilitate the recovery of small artifacts, and then the screened material used to backfill the pits as per Section 2.1.2, Standards 7 and 9 of the *Standards and Guidelines* (Government of Ontario, 2011). No artifacts were encountered during the test pit survey.

3.0 Record of Finds

The Stage 2 archaeological assessment was conducted employing the methods described in Section 2.0. An inventory of the documentary record generated by fieldwork is provided in Table 3 below.

Table 3: Inventory of Document Record

Document Type	Current Location	Additional Comments
1 Page of Field Notes	Detritus' office	Stored digitally in project file
1 Map provided by the Proponent		
1 Field Map		
11 Digital Photographs		

No archaeological resources were identified within the Study Area during the Stage 2 assessment; therefore, no artifacts were collected. As a result, no storage arrangements were required.

4.0 Analysis and Conclusions

Detritus was retained by the Proponent to conduct a Stage 1-2 archaeological assessment in advance of future development, which spans the entire property located at 5190 Stanley Avenue in Niagara Falls.

The Stage 1 assessment of the Study Area consisted of a background study, as per Section 1.1 of the *Standards and Guidelines* (Government of Ontario, 2011). Included as part of the background research was a review of recent and historic aerial imagery of the Study Area (Niagara Region, 2025). Heavy ground disturbance is visible on the 1934 aerial image of the Study Area (Figure 4). By 1954-1955 a residential dwelling is visible on the property, which remained until at least 1971 and is no longer visible by 1995. Additionally, the southern half of the property may have been impacted during the construction of the gas station on the property to the south, which is visible on the 2009 aerial image. This research also included the consultation of the *Niagara Region Archaeological Management Plan* (Niagara Region, 2024), which indicated that the Study Area is located within an area of archaeological potential. Therefore, a Stage 2 assessment was recommended for the Study Area.

The subsequent Stage 2 field assessment of the Study Area was conducted on July 28, 2025. This investigation began with a property inspection, conducted according to Section 2.1.8, which is informed by Section 1.2 of the *Standards and Guidelines* (Government of Ontario, 2011). The inspection confirmed the absence of visible disturbances within the Study Area. The manicured lawn throughout the entire Study Area was assessed by means of a typical test pit survey at five-metre intervals. The test pits featured a very compact brown sandy loam soil layer containing varying amounts of gravel and modern garbage (Photos 6 and 7). Test pits were excavated to a depth of 50cm; however, no subsoil was observed. It appears as though the entire property was graded down to a depth of at least 50cm likely during the demolition of the former dwelling that was on the property from 1954 until sometime prior to 1995 and also likely during the construction of the gas station on the neighbouring property to the south. No archaeological resources were encountered during the test pit survey.

5.0 Recommendations

Given the results of the Stage 2 investigation and the identification and documentation of no archaeological resources, **no further archaeological assessment of the Study Area is recommended.**

6.0 Advice on Compliance with Legislation

This report is submitted to the Minister Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18. 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.

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 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*.

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*.

The *Cemeteries Act*, R.S.O. 1990 c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) requires that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

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8.0 Maps

Figure 1: Study Area Location

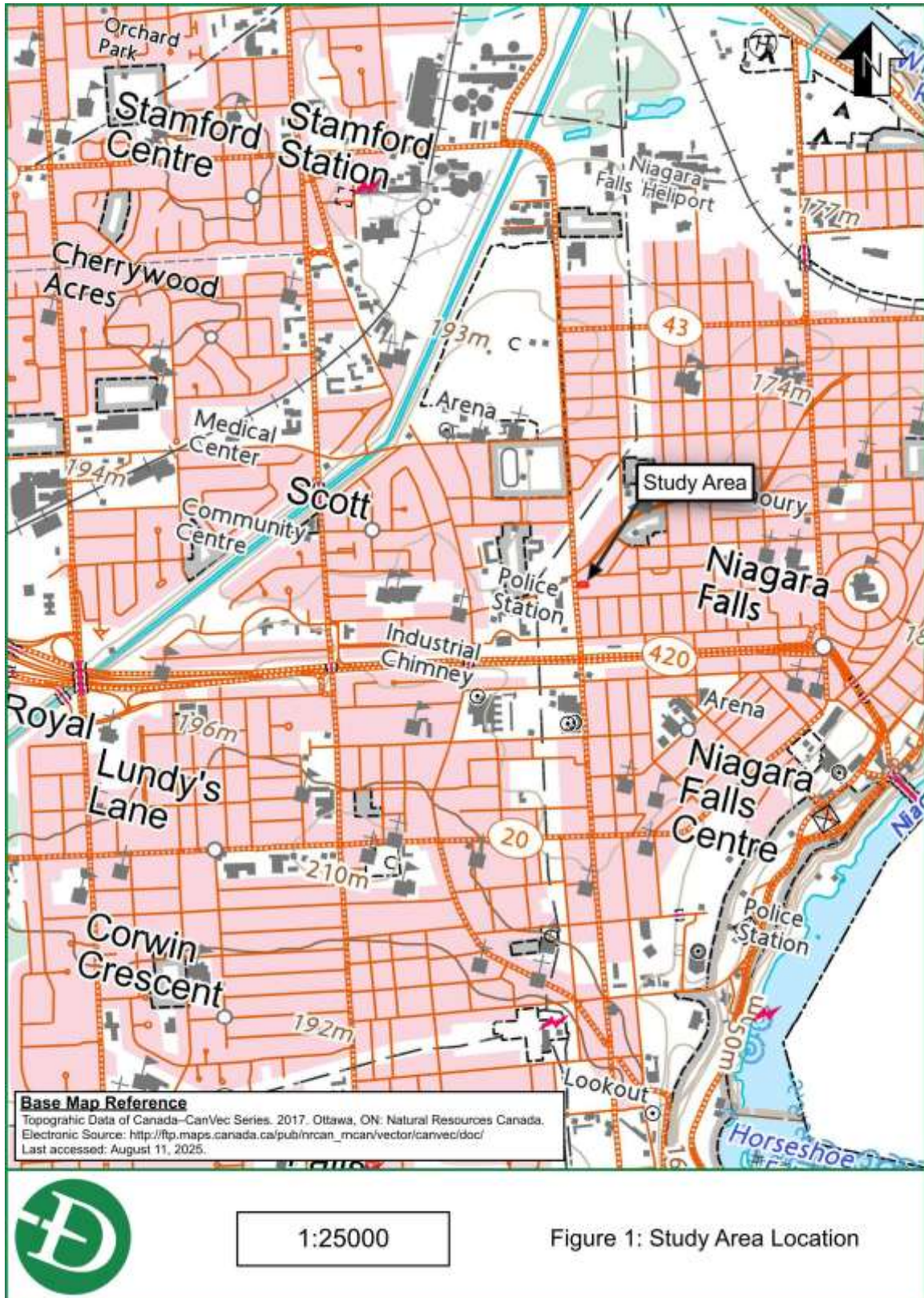


Figure 2: Historic Map Showing Study Area Location



Not to Scale

Figure 2: Portion of Tremaines' 1862 Map of the Counties of Lincoln and Welland, Canada West

Figure 3: Additional Historic Map Showing Study Area Location



Figure 4: Aerial Image



Figure 5: Stage 2 Field Methods Map



9.0 Images

9.1 Field Photos

Photo 1: Manicured lawn, Test Pit Surveyed at five-metre intervals, looking east



Photo 2: Manicured lawn, Test Pit Surveyed at five-metre intervals, looking east



Photo 3: Manicured lawn, Test Pit Surveyed at five-metre intervals, looking west



Photo 4: Manicured lawn, Test Pit Surveyed at five-metre intervals, looking west



Photo 5: Manicured lawn, Test Pit Surveyed at five-metre intervals, looking east



Photo 6: Sample Test Pit





December 5, 2025
Project No. 24-210

Mr. Michael Pitul
Detritus Consulting Ltd.
69 Claremont Avenue
Kitchener, Ontario
N2M 2P5

Dear Mr. Pitul,

**RE: Proposed Official Plan, Zoning By-law, and Site Plan Amendment Application
5190 & 5204 Stanley Avenue, Niagara Falls
Stage 1-2 Archaeological Assessment
Expedited Review Request P.I.F# P462-0369-2025**

On behalf of 2742556 Ontario Limited, Urban & Environmental Management Inc. (UEM) requests that this letter be forwarded to the archaeology review officer at the Ministry of Citizenship and Multiculturalism (MCM). UEM was advised by the City of Niagara Falls that a “Holding” designation will be placed on the Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) and that the Site Plan Amendment (SPA) agreement cannot be registered on title until the Stage 1-2 Archaeological Assessment has been reviewed by MCM and entered into the public register.

Construction is proposed for the Spring of 2026. In order to avoid approval of the proposed amendments being delayed, we request an expedited review of the Stage 1-2 Archaeological Assessment (Detritus Consulting Ltd., August 20, 2025, P.I.F# P462-0369-2025). If at all possible, we would like to have this report reviewed before February 28, 2026, or as soon as possible thereafter, in order to ensure that the City’s requirement for archaeological clearance has been met.

Your assistance regarding this matter will be greatly appreciated. If you have any questions or require further information, please contact me at (905) 371-9764 ext. 202 or by email at mbenson@uemconsulting.com.

Yours very truly,
Urban & Environmental Management Inc.

A handwritten signature in black ink that reads "Mike Benson". The signature is written in a cursive, slightly slanted style.

Mike Benson, RPP
Planner

Z:\UEM\Projects\2024\200\24-210 Planning Services for 5190 Stanley Ave, Niagara Falls\PJR\Expedited Archaeology Review Request Dec 5, 2025.docx