

# **Stage 2 Archaeological Assessment of 21 and 23 Elm Street, Lot 169 and Part of Lot 190, Corporation Plan 4, Part of Lot 9, Concession 1, Former Township of Grimsby, Lincoln County, Now in the Town of Grimsby, Regional Municipality of Niagara**

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## **Original Report**

Prepared for:

**Woolverton Holdings Corp.**

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Project Information Form: P449-0838-2025

Archaeological Services Inc. File: 24PL-319

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## Executive Summary

Archaeological Services Inc. was contracted by Woolverton Holdings Corp. to undertake a Stage 2 Archaeological Assessment of 21 and 23 Elm Street, Lot 169, and Part of Lot 190, Corporation Plan 4, Part of Lot 9, Concession 1, Former Township of Grimsby, Lincoln County, now in the Town of Grimsby, Regional Municipality of Niagara. The subject property comprises approximately 0.2 hectare.

A previous Stage 1 background assessment, completed in October 2024 (Archaeological Services Inc., 2024) entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property, along with nineteenth- and twentieth-century settlement trends. Based on this research, and in conjunction with a Stage 1 property inspection, it was determined that approximately 33% of the subject property retained potential for the presence of both Indigenous and Euro-Canadian archaeological resources on the subject property. The remaining 67% of the property was not recommended for Stage 2 assessment due to previous ground disturbance.

The Stage 2 field assessment was conducted on July 15, 2025, by means of a test pit survey in all areas of archaeological potential. Despite careful scrutiny, no archaeological resources were encountered during the course of the survey. It is recommended that the subject property be considered clear of archaeological concern. No further archaeological assessment of the subject property is required.



## Project Personnel

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## 1.0 Project Context

Archaeological Services Inc. was contracted by Woolverton Holdings Corp. to undertake a Stage 2 Archaeological Assessment of 21 and 23 Elm Street, Lot 169 and Part of Lot 190, Corporation Plan 4, Part of Lot 9, Concession 1, Former Township of Grimsby, Lincoln County, now in the Town of Grimsby, Regional Municipality of Niagara (Figure 1). The subject property comprises approximately 0.2 hectare.

### 1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), and the project management and project direction of Robb Bhardwaj (P449) under Project Information Form P449-0838-2025. All activities carried out during this assessment were completed to support an Official Plan Amendment and Zoning By-law Amendment, as required by the Town of Grimsby and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture, 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter referred to as the Standards) (Ministry of Tourism and Culture, 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on June 23, 2025.

The Stage 1 Archaeological Assessment of the current subject property at 21 and 23 Elm Street was conducted by Archaeological Services Inc. in 2024 under Ministry Project Information Form P449-0803-2024 (Archaeological Services Inc., 2024). Background information pertinent to the current assessment has been excerpted from the Stage 1 report.



## 1.2 Historical Context

### 1.2.1 Indigenous Land Use and Settlement

Southern Ontario has been occupied by human populations since at least the retreat of the Laurentide glacier approximately 11,000 years Before the Common Era (B.C.E.). Populations at this time would have been highly mobile, inhabiting a boreal parkland similar to the modern sub-arctic. By approximately 8000 B.C.E., the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).

Between approximately 8000-3500 B.C.E., the Great Lakes basins experienced low-water levels, and many sites that would have been located on those former shorelines are now submerged. This period produces the earliest evidence of heavy woodworking tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 6000 B.C.E.; the latter was acquired from the north shore of Lake Superior, evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 2500-1000 B.C.E. and is indicative of increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis *et alia*, 1990; Ellis *et alia*, 2009; Brown, 1995:13).

Between 1000-500 B.C.E., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period began around 500 B.C.E. and exchange and interaction networks broadened at this time (Spence *et alia*, 1990:136, 138). By approximately 50 B.C.E., evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence *et alia*, 1990:155, 164). By 450 Common Era (C.E.), there is macro botanical evidence for maize in southern Ontario. Although it is thought that maize only supplemented people's diet, phytolithic evidence for maize in central New York State by 350 B.C.E. suggests that similar analyses conducted on Ontario ceramic vessels of the same period could result in the same evidence here (Birch and Williamson, 2013:13–15). As is evident in



detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian-speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 950 C.E., lifeways became more similar to that described in early historical documents. Between approximately 1000-1300 C.E., the communal site is replaced by the village focused on horticulture. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still the practice (Williamson, 1990:317), however by 1300-1450 C.E., this episodic dispersal waned and populations now occupied sites throughout the year (Dodd *et alia*, 1990:343). From 1450-1649 C.E. this process continued with the coalescence of these small villages into larger communities (Birch and Williamson, 2013). Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed.

At the time of contact with Europeans, the Niagara Peninsula was peopled by the “Neutral Nation” (*Gens Neutral*), a term coined by the French in reference to the fact that this group took no part in the long-term conflicts between the people of the Wendat and the Haudenosaunee in New York. Like the Wendat, Petun, and Haudenosaunee, the Neutral people were settled village agriculturalists. The Wendat referred to the Neutral as *Attiwandaronk*, meaning “peoples of a slightly different language.” Conversely, the Neutral used the same term to refer to the Wendat. Unfortunately, none of the contemporary documents mention the term that the Neutral used to refer to themselves collectively. There is no known word comparable to the term Wendat that would indicate that the Neutral recognized themselves as a confederation of individual tribes. The term “Neutral” is an artifact of the European explorers, a name which poorly describes their position vis a vis surrounding Iroquoian and Algonquian peoples. Moreover, it implies a level of political unity equivalent to the Wendat or Haudenosaunee confederacies, which may be inaccurate. Several discrete settlement clusters have been identified in the lower Grand River, Fairchild-Big Creek, Upper Twenty Mile Creek, Spencer-Bronte Creek drainages, Milton, Grimsby, Eastern Niagara





Escarpment and Onondaga Escarpment areas, believed by some scholars to have been inhabited by populations of the Neutral Nation or pre- (or ancestral) Neutral Nation (Lennox, Paul A. and Fitzgerald, William R., 1990).

In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Attawandaron and the Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to the dispersal of the Wendat and then the Neutral from southern Ontario. Shortly afterward, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s however, the Algonquian-speaking Anishinaabeg groups, such as the Mississaugas were the only communities with a permanent presence in southern Ontario.

## **1.2.2 Post-Contact Settlement**

### **Between the Lakes Purchase (Treaty 3) and the Haldimand Tract (Treaty 4)**

The subject property is within Treaty 3, the Between the Lakes Purchase, and Treaty 4, also known as the Crown Grant to the Six Nations, the Haldimand Tract, or the Simcoe Patent.

Following the American Revolutionary War, the British Crown needed to find lands on which to settle fleeing United Empire Loyalists, including approximately 2,000 members of the Six Nations confederacy who had fought alongside British troops. Due to their service to the Crown during this war and the dispossession of Indigenous lands in New York State by American forces, the English colonial government offered to protect Six Nations peoples and give them land within the boundaries of English territory in Upper Canada. On August 8, 1783, Lord North instructed the Governor of Quebec, Sir Frederick Haldimand, to set apart land for the Six Nations people and ensure that they carried on their hunting and fur trading with the British. The Crown initially planned to provide lands for Loyalist settlers in Quebec and southeastern Ontario, including providing land in the Bay of Quinte region for Six Nations peoples. This was not suitable for many of the members of Six Nations and a contingent of approximately 1,800 community members, led by Joseph Brant, requested land north of Lake Erie along the Grand



River. Brant felt that the location in the Bay of Quinte was too isolated and that they could be better served by being closer to the Six Nations communities that chose to remain in the United States in western New York (Surtees, 1984).

Recognizing that under the terms of the Royal Proclamation the land needed to be purchased prior to settlement, Colonel John Butler was sent to negotiate with the Mississaugas of the Credit for lands east of Lake Ontario and north of Lake Erie. On May 22, 1784, the Mississaugas of the Credit agreed to cede approximately 3,000,000 acres (1,214,056 hectares) of land containing all or part of what are now Brant, Elgin, Middlesex, Oxford, and Wellington Counties as well as the Regions of Haldimand-Norfolk, Halton, Hamilton-Wentworth, Niagara, and Waterloo. In exchange for these lands, the Mississaugas received £1180.74 worth of trade goods (Government of Canada, 2016; Surtees, 1984). Of the 3,000,000 acres (1,214,056 hectares), approximately 650,000 acres (263,045 hectares) were set aside for the settlement of Six Nations people.

On October 25, 1784, Haldimand signed a proclamation that allotted land six miles (10 kilometres) on either side of the Grand River from its mouth at Lake Erie to its headwaters near Dundalk, Ontario. This land was to be used solely by the people of Six Nations, who were also granted the right to sell or lease the land within this territory providing the Crown was first offered to purchase the land (Filice, 2018; Surtees, 1984). Under the terms of the Haldimand Proclamation, Six Nations people were authorized to “settle upon the Banks of the River” and were allotted “for that Purpose six miles [10 kilometres] deep from each Side of [its] beginning at Lake Erie, [and] extending in the Proportion to [its] Head” (Filice, 2016; Johnston, 1964).

Due to inconsistencies with the description of the lands in the original surrender, Treaty 3 was renegotiated on December 7, 1792, to clarify what was ceded. The inconsistencies largely revolved around the northern boundary of the Treaty area, and in particular the area set aside for Six Nations settlement along the Haldimand Tract. The signees of the treaty on the side of the British included Lieutenant Governor John Graves Simcoe, John Butler, Robert Kerr, Peter Russell, John McGill, and Davie William Smith. The signees of the Treaty on the side of the



Mississauga included Chiefs Wabakyne, Wabanip, Kautabus, Wabaniship, and Mottotow (Government of Canada, 2016; Surtees, 1984).

As part of the 1792 renegotiation of Treaty 3, the Crown also redefined the boundaries of the Haldimand Tract. Upon review of the Haldimand Proclamation, politician and Indian Department official Sir John Johnson noted an error involving the location of the northern boundary of the tract. Haldimand had mistakenly assumed in 1784 that the headwaters of the Grand River resided within the area negotiated under Treaty 3. However, the northern reach of the Haldimand Tract was within lands that were not negotiated until 1818 under Treaties 18 and 19 (Filice, 2016; Government of Canada, 2016; Surtees, 1984). In order to clarify the boundaries of the tract, the Crown appointed surveyor Augustus Jones to complete a survey of the Haldimand Tract in 1791. In so doing, Jones redefined the borders of the Six Nations' land parcel. This included defining the northern limit of the Haldimand Tract as Jones Baseline near the Town of Fergus in the Township of Centre Wellington. In addition, Jones established straight-lined boundaries, rather than sinuous boundaries following every curve in the river, which can still be seen in today's municipal boundaries. Six Nations and Joseph Brant were not in agreement with this new definition and petitioned the government for control over the tract. This eventually led to the 1793 Simcoe Patent, which defined the rules of land ownership and leasing within the revised 30,000 acres (12, 141 hectares) of land provided to Six Nations. This 1793 patent did not address those lands northeast of the Jones Baseline and continues to be a source of dispute between Six Nations and the Crown.

The difference between the original land grant of the Haldimand Proclamation and the Simcoe Patent was significant. Not only did the new territory remove the upper 275,000 acres (111,289 hectares) of the tract north of Jones Baseline, Jones' redefinition of the boundaries along the portions of the Haldimand Tract within the Treaty 3 lands did not consistently provide six miles (10 kilometres) on either side of the Grand River. Six Nations of the Grand River contend that they were not involved in the renegotiation of this land and therefore the redefined territory is not consistent with the terms of the original land grant. In particular, it is the view of Six Nations of the Grand River that it was the responsibility of the



Crown to provide the land that was agreed to in the Haldimand Proclamation (Six Nations of the Grand River, 2020).

Following the establishment of the Haldimand Tract, Six Nations of the Grand River began to negotiate leases within the Haldimand Tract as a means of generating income for the community. These transactions were made under the understanding that this would provide a continuous revenue stream for the Confederacy and that these represented long term leases rather than formal land sales (Six Nations of the Grand River, 2020). The Crown was responsible for administering these funds, which Six Nations of the Grand River argue they never received. Many of the leases were confirmed by the Crown in 1834-5, although unauthorized sales and squatting by settlers remained a significant issue (Johnston, 1964; Lytwyn, 2005). In 1841, the Superintendent of Indian Affairs, Samuel P. Jarvis, informed the Six Nations of the Grand River that the only way to keep white intruders off their land would be for the Crown to manage these lands on behalf of the Nation, to be administered for their sole benefit. Under this plan, the Six Nations of the Grand River would retain lands that they actually occupied and a reserve of approximately 20,000 acres (8,094 hectares) near the present-day city of Brantford. This transfer of land to the Crown was made by the Six Nations in January 1841 (Johnston, 1964; Lytwyn, 2005).

This history and those surrenders are still contested by the Confederacy and there are numerous specific land claims that have been filed by the Six Nations of the Grand River with the federal government regarding lands within the Haldimand Tract.

## Lincoln County

The land which comprises the former County of Lincoln (including Grimsby Township) was alienated by the British from the Mississaugas through a treaty concluded on May 22, 1784. This treaty was subsequently ratified at Navy Hall in the Town of Niagara (Niagara-on-the-Lake) on December 7, 1792. The purchase price for the land which the British acquired, which extended between Lakes Ontario and Erie from the Niagara River to the “River La Tranche” was a mere £1180.7.4.



Lincoln County was one of the first Counties to be established by proclamation following the arrival of Lieutenant-Governor John Graves Simcoe in Upper Canada in 1792. The County was named after Lincolnshire in England. Prior to that time Lincoln had comprised part of the District of Nassau, which was under the legal and administrative jurisdiction of Montreal between 1783 and 1788. This name was changed to the “Home District” in October 1792. The Town of Niagara (or Newark, now Niagara-on-the-Lake) was not only the County Town but also the capital of the Province of Upper Canada between 1792 and 1796. In 1800, the Niagara Region was re-named as the “District of Niagara.” The Town of Niagara remained as the “official” County Town from July 1801 until 1866 when that status was transferred to St. Catharines (Armstrong, 1985; Gardiner, 1899).

By 1805, Lincoln was described as being “a very fine and populous settlement,” with a population of about 6,000 (Boulton, 1805).

## **Township of Grimsby**

Grimsby was originally known as “Township No. 6,” but was also called “The Forty” due to its location on the Forty Mile Creek. It was re-named after a place called “Great Grimsby” in Lincolnshire, England (Gardiner, 1899:268).

Grimsby Township was first surveyed and settled in 1787-1788. Some of the original landowners were disbanded soldiers who had served in Butler’s Rangers during the American Revolutionary War, while others were classified as “Late Loyalists” and Americans who arrived in the province between 1785 and 1789. The first known township meeting in Ontario was held at Grimsby in April 1790. A post-office was established there in 1816 (Smith, 1851:153; Armstrong, 1985:144; Scott, 1997:94).

The township was described in an early gazetteer as being “in the county of Lincoln, lies west of Clinton, and fronts Lake Ontario.” It was observed that Grimsby contained “soil of a good quality,” and was in a “good situation.” Grimsby was however “but indifferently circumstanced for roads,” although it had “full advantage of water communication” with other settlements by means of Lake Ontario. Early mills and various industries were established in Grimsby on the Forty Mile Creek (Smyth, 1799:86; Boulton, 1805:80).



In 1846, Grimsby was described as a “well settled township” with “rolling land” and “excellent farms.” Approximately 35% (9,745 acres or 3,943 hectares) of the land within the township was under cultivation. The principal crops included: wheat, barley, rye, oats, peas, Indian corn, potatoes, buckwheat, turnips, mangel wurzel, hay, and various fruit cultivars. Additional farm products of note included hay, wool, cheese, butter, and maple sugar. Real property in the township was assessed at £35,498. The timber was a mixture of pine and hardwood. The population was 1,784 which was a mixture of Canadians (Loyalists), Americans and Europeans. The township contained 13 public schools by the early 1850s (Smith, 1846:71; Smith, 1851:211, 216-217).

The original township was split into North and South Grimsby Townships in 1882. Following the creation of the Regional Municipality of Niagara in 1970, South Grimsby was annexed and joined with other nearby townships to form part of present day West Lincoln (Rayburn, 1997:144).

### 1.2.3 Review of Maps

The following review of historical mapping was completed as part of the previous Stage 1 assessment in order to determine if these sources depict any historical Euro-Canadian settlement features that may represent potential historical archaeological sites within or adjacent to the subject property.

On both the 1863 *Tremaine Map of the County of Counties of Lincoln and Welland* (Tremaine, 1862) and the 1876 *Illustrated Historical Atlas of the County of Peel* (Page, 1876) the subject property is depicted within the core of the Village of Grimsby, fronting a concession road, Concession Street (present-day Elm Street) (Figures 2-3). The inset of the Village of Grimsby on the 1876 atlas, shown on Figure 3, depicts the subject property as vacant, with a commercial building – the Grimsby (sometimes referred to as Grout) Agricultural Works, located approximately 120 metres to the west. This foundry was established in 1856 and produced a variety of cultivating implements for the agricultural industry, including grade cultivators, sulky plows, reaping machines, harvester binders, and disc harrowers (Archaeological Services Inc., 2021). A fire destroyed the foundry in 1879, and in 1880, a Baptist Church was constructed in its place (Archaeological



Services Inc., 2021). Both maps show a watercourse, present-day Forty Mile Creek, located approximately 120-150 metres to the west.

Early topographic mapping was also reviewed for the presence of potential historical features. Land features such as waterways, wetlands, woodlots, and elevation are clearly illustrated on this series of mapping, along with roads and structure locations. On the 1907 Grimsby Topographic Sheet (Department of Militia and Defence, 1907) (Figure 5), as with earlier historic mapping, no structures or settlement features are depicted within the subject property. The Baptist Church, noted above, is now depicted adjacent to the property (marked with a red cross) at the corner of Elm Street and Mountain Street. Forty Mile Creek is depicted approximately 180 metres to the west of the subject property. Contour lines within the property indicate an elevation of approximately 315-325 feet (96-99 metres) above sea level.

An early twentieth century fire insurance plan was also reviewed, providing detailed information about individual building locations and construction materials. The 1914 *Grimsby Fire Insurance Plan* indicates that the subject property overlays part of three parcels fronting Elm Street (Goad, 1914). Both the houses at present day 21 and 23 Elm Street are illustrated, and both are of wood construction with two-stories; 21 Elm Street also contains a one-storey shed. The Baptist Church and an associated drive shed are located to the west. A portion of the subject property also overlays a larger parcel to the east, which contains a wooden structure with partial metal cladding also fronting Elm Street (121), located approximately 12 metres to the east.

#### 1.2.4 Review of Aerial Imagery

In order to further understand the previous land use within the subject property, aerial imagery was reviewed (Ministry of Natural Resources, 1934) (Figure 6).

On 1934 aerial imagery, the subject property is located within the core of Grimsby, with the two houses located at 21 and 23 Elm Street shown, both with grassed rear yards at this time. A trail is shown passing between the two houses and through a grassed vacant area to the rear of the property at 23 Elm Street.





## 1.3 Archaeological Context

This section provides background research pertaining to previous archaeological fieldwork conducted within and in the vicinity of the subject property, its environment characteristics (including drainage, soils, surficial geology, topography, etc.), and current land use and field conditions.

### 1.3.1 Registered Archaeological Sites

The previous Stage 1 Archaeological Assessment identified a total of seven archaeological sites had been registered within an approximate one-kilometre radius of the subject property, and no additional sites have been registered since (Ministry of Citizenship and Multiculturalism, 2024: accessed from PastPortal June 30, 2025). The closest of these is the Grimsby (AhGv-1) site, an Indigenous (post-contact) burial, approximately 804 metres southeast of the subject property. A detailed summary of nearby sites is available in Table 1.

**Table 1 Registered Archaeological Sites within a One-Kilometre Radius**

Borden Number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AhGv-1	Grimsby	Indigenous (Neutral; Post-Contact)	Burial	Royal Ontario Museum and Ontario Ministry of Culture and Recreation, 1976
AhGv-5	Maple I	Indigenous	Findspot	Mayer, Pihl and Associates Inc., 1987
AhGv-9	Lakeview Terrace I	Late Archaic/Crawford Knoll	Campsite	Griffin-Short, 1993
AhGv-10	Lakeview Terrace II	Middle Archaic/Brewerton	Campsite	Griffin-Short, 1993





<b>Borden Number</b>	<b>Site Name</b>	<b>Temporal/Cultural Affiliation</b>	<b>Site Type</b>	<b>Researcher</b>
AhGv-11	Lakeview Terrace III	Late Archaic	Campsite	Griffin-Short, 1993
AhGv-35	Lake Land	Late Archaic	Lithic scatter	URS Corporation, 2009
AhGv-53	Nelles	Euro-Canadian	Homestead	Earthworks Archaeological Services Inc., 2021

### 1.3.2 Previous Assessments

#### Within the Subject Property

The Stage 1 Archaeological Assessment of the current subject property at 21 and 23 Elm Street was conducted by Archaeological Services Inc. in 2024 under Ministry Project Information Form P449-0803-2024 (Archaeological Services Inc., 2024). Background research and a visual inspection confirmed that both 21 and 23 Elm Street had single dwellings and paved driveways. As such, approximately 67% of the subject property was determined to be disturbed. The balance, comprising lawns and accounting for 33% of the subject property, retained potential for the presence of both Indigenous and Euro-Canadian archaeological resources. As such, a Stage 2 Archaeological Assessment was recommended for

#### Within 50 metres of the Subject Property

In addition to the previous Stage 1 assessment of the current subject property, two previous archaeological assessments have been conducted within 50 metres of the property. These assessments are summarized below.

In 2021, Archaeological Services Inc. completed a Stage 1 Archaeological Assessment of 13 Mountain Street and 19 Elm Street, under Project Information Form P398-0094-2021, immediately adjacent to the west of the current subject



property (Archaeological Services Inc., 2021). The report concluded that a portion of the property retained the potential for the presence of Euro-Canadian archaeological resources and a Stage 2 Archaeological Assessment was recommended. In 2022, Archaeological Services Inc., completed the subsequent Stage 2 Archaeological Assessment under Project Information Form P449-0557-2021 (Archaeological Services Inc., 2022). The Stage 2 assessment comprised a combined test pit survey and mechanical excavation of four test trenches. The fieldwork did not encounter any archaeological resources, and the subject property was cleared of further archaeological concern. It should be noted that the current subject property represents additional parcels acquired by the proponent since the completion of these 2021 and 2022 assessments (see Figure 8).

### 1.3.3 Physiography

The subject property is situated within the Iroquois Plain physiographic region of southern Ontario, within the lowland region bordering Lake Ontario. This region is characteristically flat and formed by lacustrine deposits laid down by the inundation of Lake Iroquois, a body of water that existed during the late Pleistocene. This region extends around the western part of Lake Ontario from the Trent River to the Niagara River, spanning a distance of 300 kilometres (Chapman and Putnam, 1984). The old shorelines of Lake Iroquois include cliffs, bars, beaches, and boulder pavements. The old sandbars in this region are good aquifers that supply water to farms and villages. The gravel bars are quarried for road and building material, while the clays of the old lake bed have been used for the manufacture of bricks (Chapman and Putnam, 1984).

Soil deposits within the subject property are primarily older alluvial deposits comprising clay, silt, sand, gravel, which could contain organic remains (Ontario Geological Survey, 2025).

The subject property is within the subwatershed of Forty Mile Creek, within the Lake Ontario South Shore Watershed. The Lake Ontario South Shore Watershed encompasses Forty Mile Creek, Twenty Mile Creek and 15-16-18 Mile Creek, covering approximately 598 square kilometres. The majority of this watershed is located within the Haldimand Clay Plain (Niagara Peninsula Conservation



Authority, 2012). The closet watercourse to the subject property is Forty Mile Creek, located approximately 188 metres to the southwest.

### **1.3.4 Existing Conditions**

The Stage 2 field assessment was conducted on July 15, 2025. The subject property is approximately 0.2 hectare and comprises two residential lots – 21 and 23 Elm Street. The house at 23 Elm Street has a rear detached garage and/or storage building. Both houses are shown on the 1914 historical mapping and remain to the present-day (Figure 4). The house at 21 Elm Street is currently in use as a medical practice (Zanon Denture and Anti-Snoring Clinic), whilst the house at 23 Elm Street remains in residential use. The subject property is bound by Elm Street to the south, a former Baptist Church, now commercial premises, and a parking lot to the west, a parking lot to the north, and an LCBO building to the east (Figure 7).

## **2.0 Field Methods**

Upon completion of the Stage 1 Archaeological Assessment, approximately 33% of the subject property was deemed to have archaeological potential and was recommended for a Stage 2 Archaeological Assessment, while the balance of the property was found to have no archaeological potential and was not recommended for further assessment (Archaeological Services Inc., 2024). As a result, the field survey conducted as part of the current archaeological assessment was limited to the portions of the property recommended for Stage 2 assessment.

The Stage 2 field assessment was conducted in order to identify, inventory, and describe any archaeological resources extant within the subject property prior to development. All fieldwork was conducted under the field direction of Andrew Da Silva Furtado (R1392) and was carried out in accordance with the Standards. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 2 field fieldwork are presented in Section 8.0 of this report, and photo locations and field



observations have been compiled on project mapping (Images 1-9; Figure 8). Field observations and photographs were recorded with a Trimble Catalyst Global Navigation Satellite System unit using World Geodetic System 1984.

## 2.1 Areas of No Potential

The previous Stage 1 Archaeological Assessment identified that approximately 67% of the subject property had been thoroughly disturbed from previous ground impacts and did not retain archaeological potential. These areas of disturbance, confirmed through past aerial images and the on-site inspection, included the footprint of two houses, located at 21 and 23 Elm Street, with associated yards, walkways, and driveways (Figure 8).

Additionally, during the Stage 2 field survey it was observed that the majority of the lawn areas previously identified as retaining archaeological potential are heavily populated by buried utilities, the locations of which were marked on the surface (Images 1-4). These areas comprised lawns on the south and east side (Images 1-4), with the east lawn observed to be graded towards the LCBO building at 25 Elm Street (Image 5), as well as an additional block-paved patio to the north of 23 Elm Street (Image 6). Further inspection of these areas confirmed they were thoroughly disturbed from grading activity and buried utilities. In accordance with the *Standards*, Section 1.3.2, and Section 2.1, Standard 2b, these areas of land disturbance are considered to have no archaeological potential and were not subject to testing.

In total, approximately 95% of the overall subject property has no archaeological potential and was not subject to test pit survey due to previous ground disturbance.

## 2.2 Test Pit Survey

The remaining 5% of the subject property comprises a small strip of maintained lawn with closed surface visibility that was assessed by means of a test pit survey (Images 7 and 8). In accordance with the *Standards*, Section 2.1.2, Standard 2, the test pit survey was conducted at five-metre intervals. Test pits were hand excavated at least five centimetres into the subsoil and all soil was screened



through six-millimetre mesh to facilitate artifact recovery. Test pits were examined for stratigraphy, cultural features, and evidence of fill. All test pits were at least 30 centimetres in diameter and excavated within one metre of all structures and/or disturbances when possible. Upon completion, all test pits were backfilled.

All areas subject to test pit survey, the rear yard of 23 Elm Street, was found to be disturbed and graded, with no remaining A-horizon deposits. A typical disturbed test pit profile comprised at least three modern levelling fills - approximately 7 centimetres of very dark greyish brown (10YR 3/2) silty sand laid topsoil mixed with modern garbage, overlying approximately 12 centimetres of a dark brown (10YR 3/3) silty sand fill, also mixed with modern garbage, overlying 24 centimetres of a very dark grey (10YR 3/1) silty sand fill with large rocks and gravel inclusions (Image 9). Test pits were halted at a depth of approximately 53 centimetres due to the increased density of the rocks and gravel within the fill layer.

### 3.0 Record of Finds

Despite careful scrutiny, no archaeological resources were found during the Stage 2 field assessment. Written field notes, annotated field maps, Global Positioning System logs, and other data related to the archaeological assessment of the study corridor are located at Archaeological Services Inc.

The documentation and materials related to this project will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to His Majesty the King in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Citizenship and Multiculturalism, and any other legitimate interest groups.

### 4.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by Woolverton Holdings Corp. to undertake a Stage 2 Archaeological Assessment of 21 and 23 Elm Street, Lot 169, and Part of Lot 190, Corporation Plan 4, Part of Lot 9, Concession 1, Former Township of Grimsby, Lincoln County, now in the Town of Grimsby, Regional



Municipality of Niagara. The subject property comprises approximately 0.2 hectare.

A previous Stage 1 background assessment, completed in October 2024 (Archaeological Services Inc., 2024) entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the property, along with nineteenth- and twentieth-century settlement trends. Based on this research, and in conjunction with a Stage 1 property inspection, it was determined that approximately 33% of the subject property retained potential for the presence of both Indigenous and Euro-Canadian archaeological resources on the subject property. The remaining 67% of the property was not recommended for Stage 2 assessment due to previous ground disturbance.

The Stage 2 field assessment was conducted on July 15, 2025, by means of a test pit survey in all areas of archaeological potential. Despite careful scrutiny, no archaeological resources were encountered during the course of the survey.

## 5.0 Recommendations

In light of these results, and in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists*, the following recommendation is made:

1. No further archaeological assessment of the subject property is required.

**NOTWITHSTANDING** the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism must be immediately notified.

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Citizenship and Multiculturalism concurrence. No grading or other activities that may result in the



destruction or disturbance of any archaeological sites are permitted until notice of Ministry of Citizenship and Multiculturalism approval has been received.

## 6.0 Advice on Compliance with Legislation

Archaeological Services Inc. advises compliance with the following legislation:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 2005, 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 Archaeology 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 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.
- 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.

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## 8.0 Images



**Image 1: View of the front (south) lawn at 21 Elm Street, with marked buried utilities.**

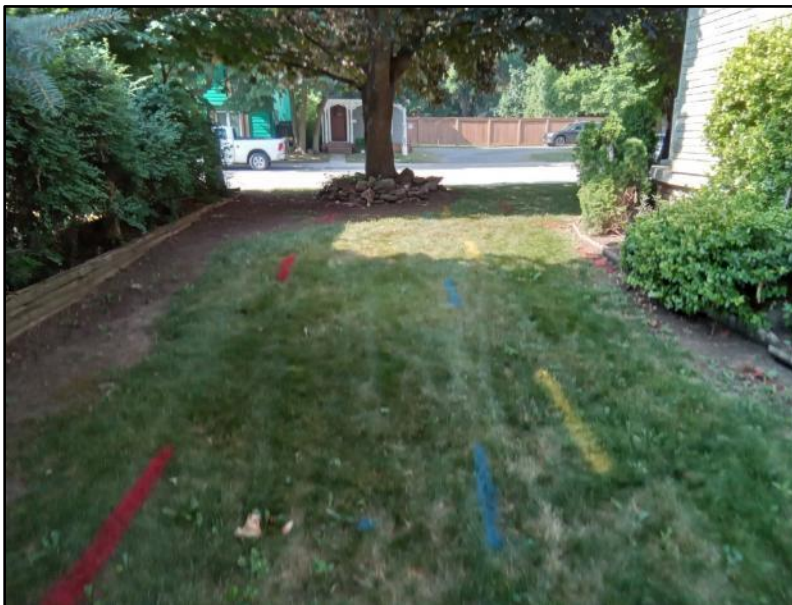


**Image 2: View of the front (south) lawn at 23 Elm Street, with marked buried utilities and landscaping.**





**Image 3: View of the front (south) lawn at 23 Elm Street, with Bell and electrical above-ground utility boxes.**



**Image 4: View of the side (east) lawn at 23 Elm Street, with marked buried utilities and landscaping.**



**Image 5: View of the side (east) lawn at 23 Elm Street, with grading towards the LCBO building.**

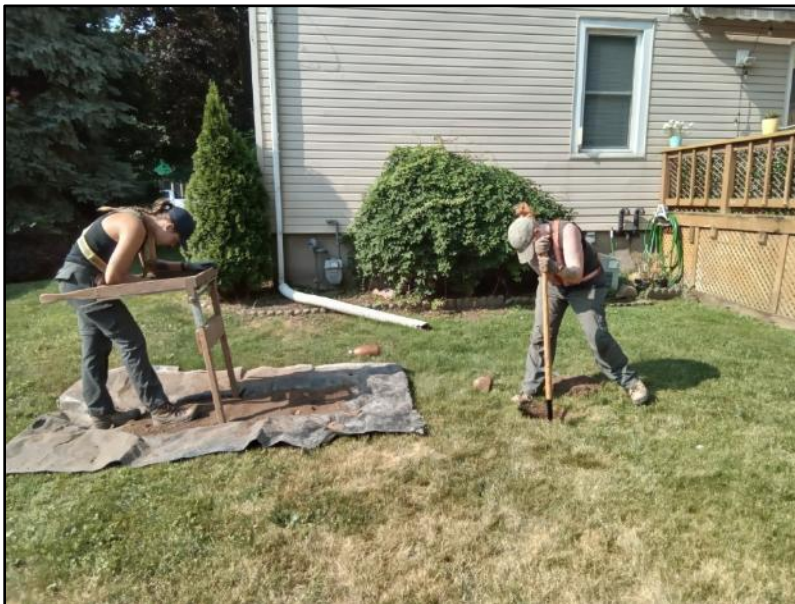


**Image 6: Rear (north) of the house at 23 Elm Street with a block-paved patio and tree.**





**Image 7: Rear view of the maintained lawn at 23 Elm Street.**



**Image 8: Field crew conducting a test pit survey in the rear (north) lawn of 23 Elm Street.**



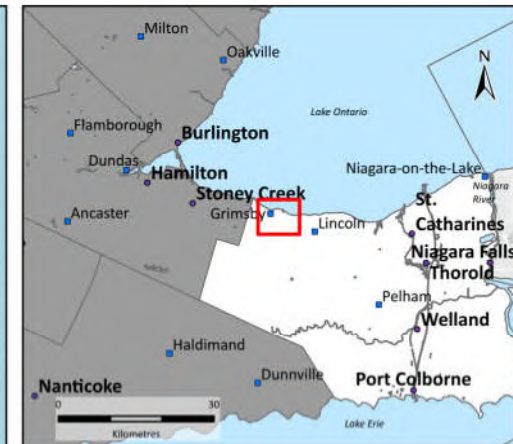
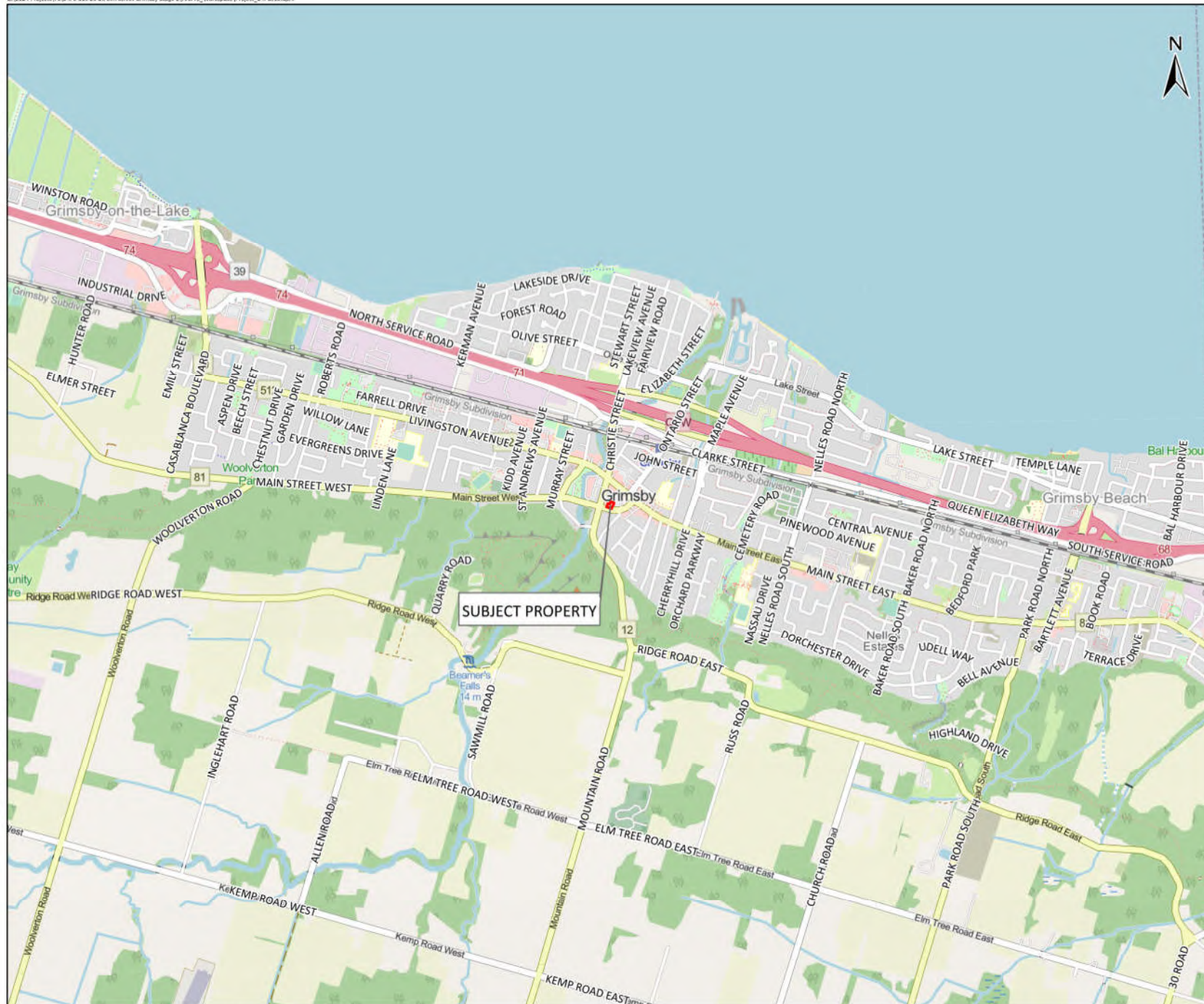


**Image 9: Disturbed test pit.**

## 9.0 Maps

See following pages for detailed assessment mapping and figures





SUBJECT PROPERTY

Sources: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri

Projection: NAD 1983 UTM Zone 17N  
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Scale Inset: 1:1,000,000  
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Providing Archaeological & Cultural Heritage Services  
528 Bathurst Street Toronto, ONTARIO M5S 2P9  
T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Location of the Subject Property











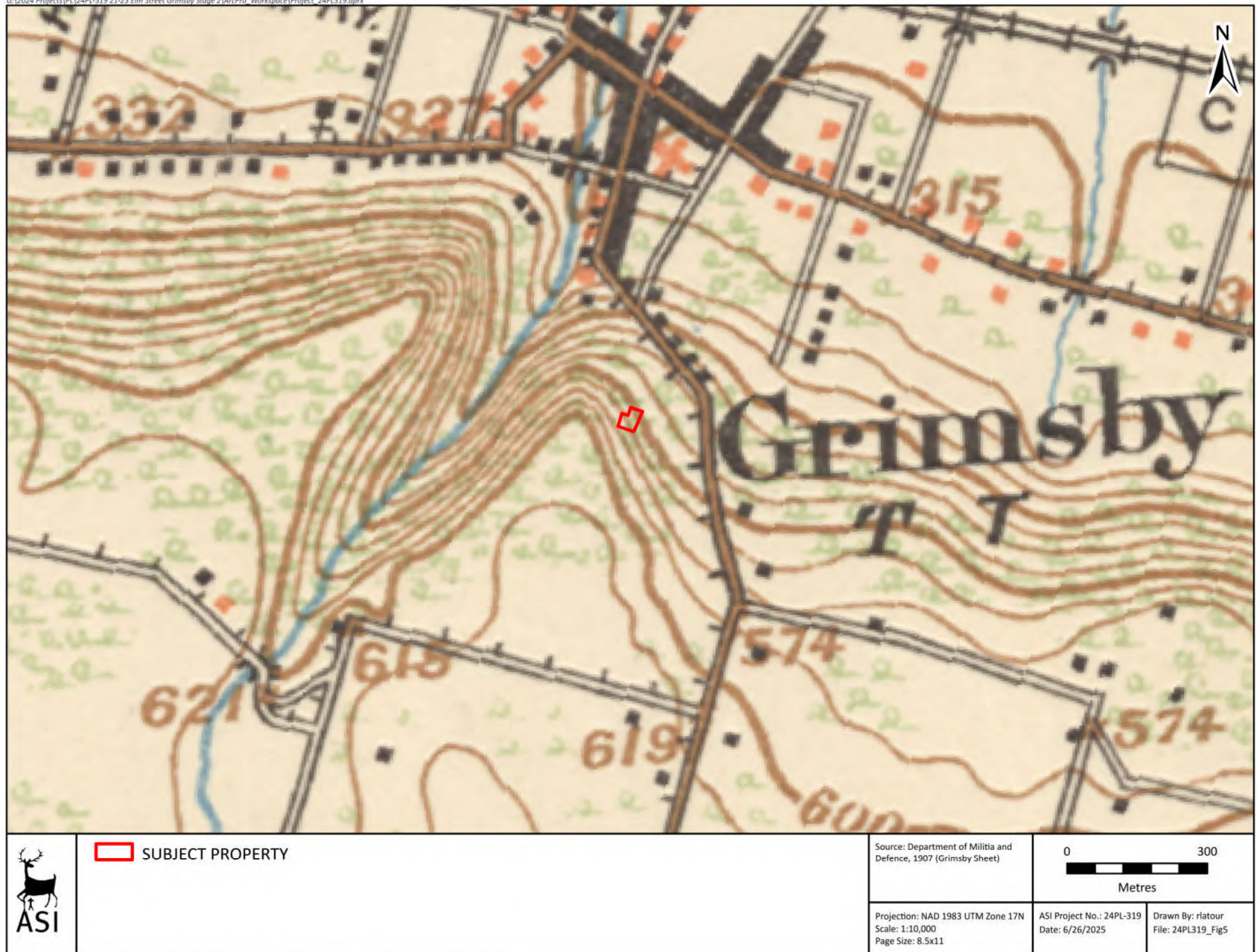


Figure 5: Subject Property located on the 1907 Grimsby Topographic Sheet





	 SUBJECT PROPERTY	Source: Ministry of Natural Resources		 Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:2,000 Page Size: 11 x 17	ASI Project No.: 24PL-319 Date: 6/26/2025 3:36 PM	Drawn By: rlatour File: 24PL319_Fig6	

Figure 6: Subject Property located on 1934 Aerial Imagery





	<div><div></div><div>SUBJECT PROPERTY</div></div>	Source: Regional Municipality of Niagara	<div><div>010</div><div>Metres</div></div>
		Projection: NAD 1983 UTM Zone 17N Scale: 1:300 Page Size: 11 x 17	ASI Project No.: 24PL-319 Date: 6/26/2025 3:54 PM Drawn By: rlatour File: 24PL319_Fig7

Figure 7: Existing Conditions of Subject Property





Figure 8: Stage 2 Archaeological Assessment Results