

Committee of Adjustment Application to Planning Department

Complete Application

A complete Committee of Adjustment application consists of the following:

1. A properly completed and signed application form (signature must on original version);
2. Supporting information adequate to illustrate your proposal as listed in **Section H** of this application form (plans are required in paper copy and digital PDF format);
3. Written authorization from all registered owners of the subject lands where the applicant is not the owner as per Section N; and,
4. Cash, debit or cheque payable to Norfolk County in the amount set out in the Norfolk County User Fees By-Law.

Planning application development fees are not required with the submission of your completed and signed development application. Your planning application fee will be determined by the planner when your application has been verified and deemed complete. Prepayments will not be accepted.

5. Completed applications are to be mailed to the attention of **Secretary Treasurer – Committee of Adjustment**: 185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6 or email your application committee.of.adjustment@norfolkcounty.ca. Make sure submissions are clearly labelled including address, name, and application type. Failure to do so may impact the timing of your application.

The above listed items are required to ensure that your application is given full consideration. An incomplete or improperly prepared application will not be accepted and may result in delays during the processing of the application. This application must be typed or printed in ink and completed in full.

Please review all of the important information summarised below.

Before your Application is Submitted

A pre-consultation meeting is not usually required for Committee of Adjustment applications; however, discussion with Planning Department staff prior to the submission of an application is **strongly encouraged**. The purpose of communicating with a planner **before** you submit your application is: to review your proposal / application, to discuss potential issues; and to determine the required supporting information and materials to be submitted with your application before it can be considered complete by staff. You might find it helpful to retain the services of an independent professional (such as a registered professional planner) to help you with your application. Information about the Official Plan and Zoning By-law can be found on the County website: www.norfolkcounty.ca/planning

After Your Application is Submitted

Once your payment has been received and the application submitted, in order for your application to be deemed complete all of the components noted above are required.

Incomplete applications will be identified and returned to the applicant. The *Planning Act* permits up to 30 days to review and deem an application complete.

Once your application has been deemed complete by the Planning Department, it is then circulated to public agencies and County departments for review and comment. A sign is also provided that is required to be posted on the subject lands that summarizes the application and identifies the committee meeting date. The comments received from members of the community will be included in the planning report and will inform any recommendations in relation to the application.

If the subject lands are located in an area that is regulated by either the Long Point Region Conservation Authority or by the Grand River Conservation Authority an additional fee will be required if review by the applicable agency is deemed necessary. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. In some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff may post a notification sign on your property in advance of the public meeting on your behalf. Please keep this sign posted until you have received a notice in the mail indicating that the Secretary Treasurer received no appeals. However, it is the applicant's responsibility to ensure that the sign is correctly posted within the statutory timeframes, according to the *Planning Act*. Failure to post a sign in advance of the public meeting in accordance with statutory requirements will impact the timing of your application at the Committee of Adjustment meeting. Applicants are responsible for removal of the sign following the appeal period. The signs are recyclable and can be placed in your blue box.

Contact Us

For additional information or assistance in completing this application, please contact a planner at 519-426-5870 ext. 1842 or Committee.of.Adjustment@NorfolkCounty.ca



For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- ☒ Consent/Severance/Boundary Adjustment
☐ Surplus Farm Dwelling Severance and Zoning By-law Amendment
☒ Minor Variance
☐ Easement/Right-of-Way

Property Assessment Roll Number: 33403039800**A. Applicant Information****Name of Owner** Jenny Bettencourt

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 68 Hamilton Plank Rd**Town and Postal Code** Port Dover Ontario - N0E 1R0**Phone Number** 416-846-6342**Cell Number** _____**Email** jennfara@hotmail.ca**Name of Applicant** REILLY ERNST**Address** 1099 WINDHAM RD 2**Town and Postal Code** SCOTLAND ON. N0E1R0**Phone Number** 519-410-9801**Cell Number** _____**Email** RJ@ERNST-CONSTRUCTION.COM

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

☐ Owner

☐ Agent

☒ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

PDOV PLAN 207 BLK 77 PT LOT 7 TO PT LOT 12

Municipal Civic Address: 68 HAMILTON PLANK RD

Present Official Plan Designation(s):

Present Zoning: R1-A

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

SFD

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

EX SFD

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

FUTURE SFD'S

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

UNKNOWN

9. Existing use of abutting properties:

SFD

10. Are there any easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. **Failure to complete this section will result in an incomplete application.**

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	14.5M	15M		14.5M	YES
Lot depth	137M			137M	
Lot width	41M			41M	
Lot area	3885 SQM	150 SQM		976 SQM	
Lot coverage	131 SQM			131 SQM - 23.3%	
Front yard	16.56M	6M		16.56M	
Rear yard	109M	7.5M		20.87	
Height	6M	11M		6M	
Left Interior side yard	4.92M	3M		1.24M	
Right Interior side yard	N/A	N/A		N/A	
Exterior side yard (corner lot)	1.26M	6M		1.26M	YES
Parking Spaces (number)	3	1			
Aisle width	4M	2.6M			
Stall size	N/A	N/A		N/A	
Loading Spaces	N/A	N/A		N/A	
Other	N/A	N/A			

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

THERE IS AN EXISTING SINGLE FAMILY DWELLING ON THE PROPERTY. THE
SETBACKS THAT DO NOT MEET THE ZONING BY LAWS ARE EXISTING

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: *SEE ATTACHED PLANS*

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: *SEE ATTACHED PLANS*

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: _____

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: _____
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: ☐ Yes ☐ No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☐ No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☒ Yes ☐ No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☒ Yes ☐ No

If no, please explain:

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance NO

Wooded area

☐ On the subject lands or ☐ within 500 meters – distance NO

Municipal Landfill

☐ On the subject lands or ☐ within 500 meters – distance NO

Sewage treatment plant or waste stabilization plant

☐ On the subject lands or ☐ within 500 meters – distance NO

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

☐ On the subject lands or ☐ within 500 meters – distance YES

Floodplain

☐ On the subject lands or ☒ within 500 meters – distance YES

Rehabilitated mine site

☐ On the subject lands or ☐ within 500 meters – distance NO

Non-operating mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Active mine site within one kilometre

☐ On the subject lands or ☐ within 500 meters – distance NO

Industrial or commercial use (specify the use(s))

☐ On the subject lands or ☐ within 500 meters – distance NO

Active railway line

☐ On the subject lands or ☐ within 500 meters – distance NO

Seasonal wetness of lands

☐ On the subject lands or ☐ within 500 meters – distance NO

Erosion

☐ On the subject lands or ☐ within 500 meters – distance NO

Abandoned gas wells

☐ On the subject lands or ☐ within 500 meters – distance NO

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

☒ Municipal piped water

☐ Individual wells

☐ Communal wells

☐ Other (describe below)

Sewage Treatment

☒ Municipal sewers

☐ Septic tank and tile bed in good working order

☐ Communal system

☐ Other (describe below)

Storm Drainage

☒ Storm sewers

☐ Other (describe below)

☐ Open ditches

2. Existing or proposed access to subject lands:

☒ Municipal road

☐ Unopened road

☐ Provincial highway

☐ Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? ☐ Yes ☒ No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- ☐ On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- ☐ Environmental Impact Study
- ☐ Geotechnical Study / Hydrogeological Review
- ☐ Minimum Distance Separation Schedule
- ☐ Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Transfers, Easements and Postponement of Interest

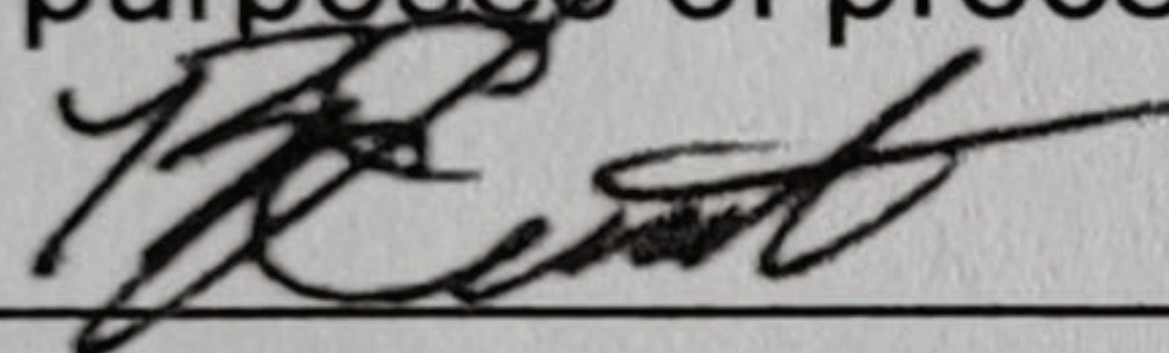
The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P. 13 for the purposes of processing this application.



Owner/Applicant/Agent Signature

04/23/2024

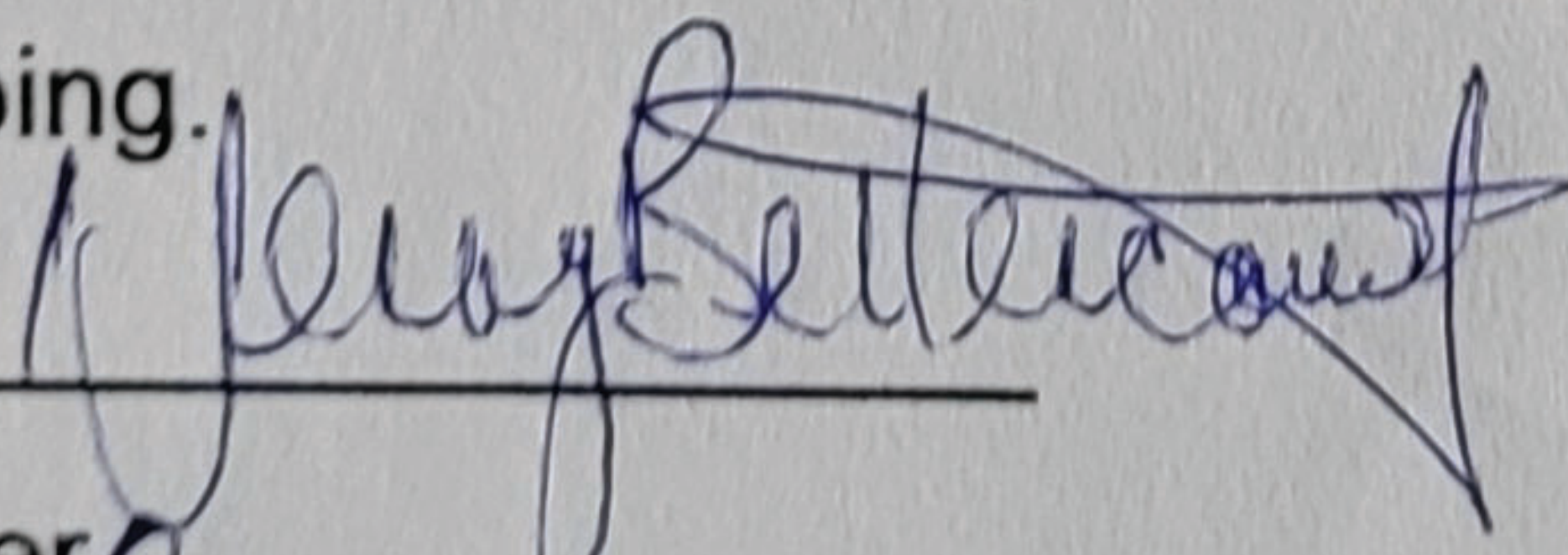
Date

J. Owner's Authorization

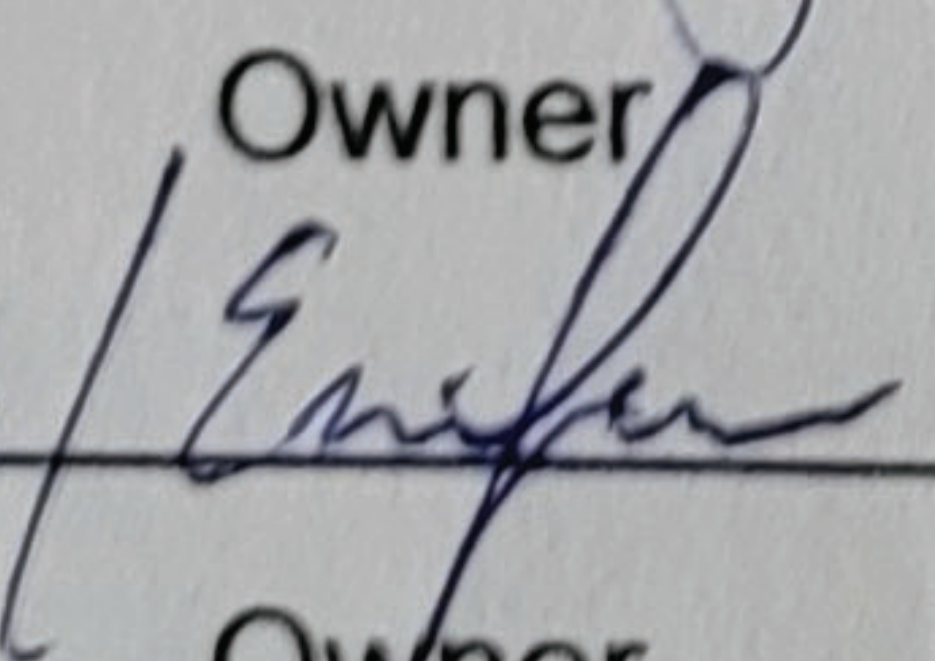
If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We Jenny Bettencourt / EVAN FARA am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize REILLY ERNST to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Jenny Bettencourt 

Owner

EVAN FARA 

Owner

04/23/2024

Date

04/23/2024

Date

***Note:** If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.

K. Declaration

I, REILLY ERNST of ERNST CONSTRUCTION & DESIGN INC.

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Town of Simcoe



Owner/Applicant/Agent Signature

In Province of Ontario

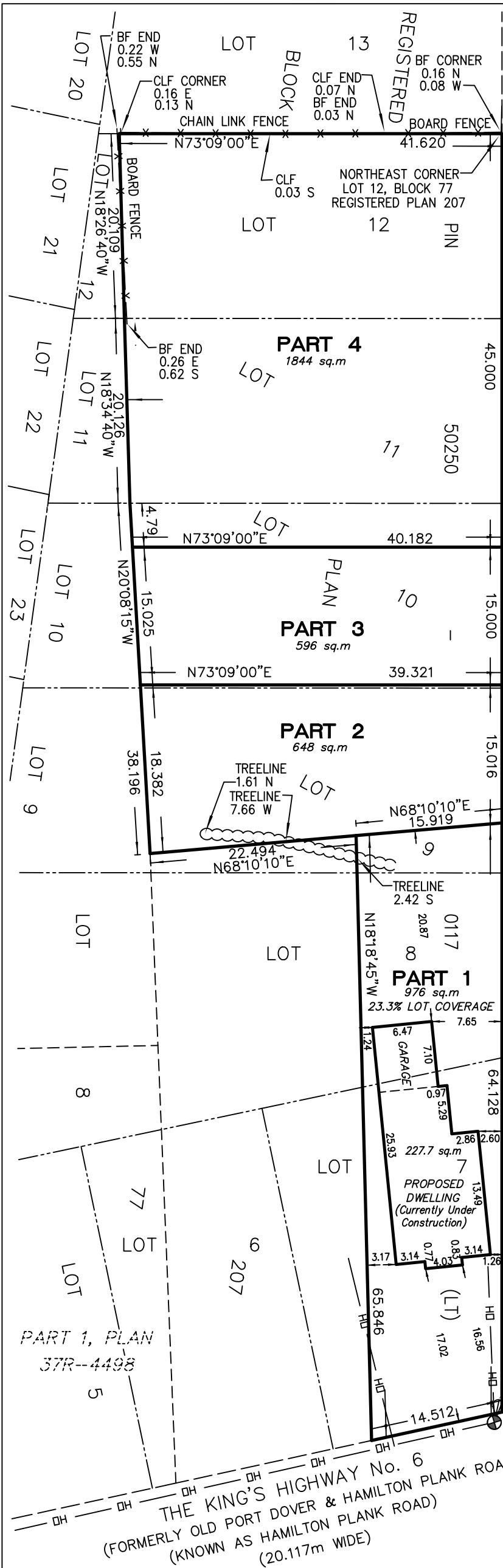
This 24th day of April

A.D., 2024

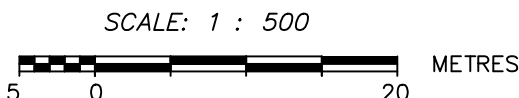


A Commissioner, etc.

Conner Thornevell (LSO# 82037J)
Cobb & Jones LLP
Simcoe, ON



PROPOSED SEVERANCE
OF PART OF
LOTS 7, 8, 9, 10 & 11
BLOCK 77
REGISTERED PLAN 207
TOWN OF PORT DOVER
IN
NORFOLK COUNTY



JEWITT AND DIXON LTD.

METRIC NOTE:
DISTANCES AND COORDINATES ARE METRIC AND CAN
BE CONVERTED TO IMPERIAL BY DIVIDING BY 0.3048

(ROAD ALLOWANCE BETWEEN LOTS 12 & 13)
SCOTT DRIVE
(REGISTERED PLAN 207)
(20.117m WIDE)

JEWITT AND DIXON LTD.
ONTARIO LAND SURVEYORS
R.R.1, SIMCOE, ONTARIO, N3Y 4J9
(51 PARK ROAD)
PHONE: (519) 426-0842
E-mail: info@jewittdixon.com



ACC

ARCHAEOLOGICAL
CONSULTANTS CANADA

Stage 1 & 2 Archaeological Assessment

Proposed Development

68 Hamilton Plank Road, Port Dover, Part of Lot 12, Concession 1, Woodhouse
Township, Norfolk County, Ontario

Original Report

Prepared for:

Ontario Ministry of Citizenship and Multiculturalism

Prepared by:

Archaeological Licensee: Matthew Muttart, M.A., P1208

Archaeological Consultants Canada

PO Box 81045 Ancaster, RPO Fiddlers Green

Hamilton, ON L9G 4X1

PIF#: P1208-0487-2024

Project No. 230-12-24

9 May 2024

EXECUTIVE SUMMARY

Archaeological Consultants Canada (“ACC”) was contracted by the Proponent to conduct a Stage 1 & 2 archaeological assessment as part of a proposed development. An archaeological assessment was required as part of the pre-approval process for future development under the *Planning Act, R.S.O. 1990*. The area of assessment, or the “subject property”, is located at 68 Hamilton Plank Road, Port Dover, Part of Lot 12, Concession 1, Woodhouse Township, Norfolk County, Ontario. The subject property measures 0.44 hectares (“ha”) in size. MCM assigned Project Information Form (“PIF”) number P1208-0487-2024 to this project. The property was accessed on May 8, 2024.

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

- The subject property is fronted by an early historical transportation route, Hamilton Plank Road (Tremaine, 1856; H. R. Page, 1877).
- Black Creek is located approximately 200 m north of the subject property.
- Eighteen archaeological sites have been registered within 1 km of the subject property.

A visual property inspection determined that areas of low to no archaeological potential include 0.06 ha of land that had been previously disturbed for construction of structures, and a driveway.

The remainder of the subject property, 0.38 ha, was determined to retain archaeological potential and require Stage 2 assessment. As these lands consisted of manicured lawn and trees, the Stage 2 assessment was conducted by test pit survey at 5 m intervals.

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

The following recommendation is provided for consideration by the Proponent and by the MCM:

1. No artifacts or other archaeological resources were identified during the Stage 2 archaeological assessment. The subject property has now been fully assessed according to the Ontario Ministry of Citizenship and Multiculturalism’s 2011 *Standards and Guidelines for Consultant Archaeologists*. No further archaeological assessment of the property is required.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	2
PROJECT PERSONNEL.....	5
1.0 PROJECT CONTEXT	6
1.1 Development Context	6
1.2 Historical Context	7
1.2.1 Background Research	7
1.2.2 A Cultural Chronology for Southern Ontario	7
1.3 Archaeological Context	11
1.3.1 Natural Environment.....	11
1.3.2 Current Land Use	12
1.3.3 Previous Archaeological Investigations.....	12
1.3.4 Potential for Archaeological Resources.....	13
2.0 FIELD METHODS	16
3.0 RECORD OF FINDS.....	17
3.1 Soils	17
3.2 Archaeological Resources.....	17
3.3 Documentary Record	17
4.0 ANALYSIS AND CONCLUSIONS	18
5.0 RECOMMENDATIONS	19
6.0 ADVICE ON COMPLIANCE WITH LEGISLATION	20
7.0 BIBLIOGRAPHY AND SOURCES	21
8.0 IMAGES	24
9.0 FIGURES	26



LIST OF TABLES

1. General Cultural Chronology for Southern Ontario	8
2. Registered Archaeological Sites within 1 km of the Subject Property	13
3. Inventory of Documentary and Material Records	17

LIST OF FIGURES

1. Location of the Subject Property on a 1:50,000 Scale Topographic Map
2. Location of the Subject Property on Tremaine's' 1856 Map of the County of Norfolk, Canada West
3. Location of the Subject Property on H. R. Page & Co.'s 1877 Illustrated Historical Atlas Map of Windham Township, Norfolk County
4. Location of the Subject Property on a Map of the Soils of Haldimand-Norfolk Regional Municipality
5. Aerial Imagery Showing the Current Land Use of the Subject Property
6. Aerial Imagery Showing the Results of the Stage 1 & 2 Archaeological Assessment of the Subject Property, with Image Locations and Directions



PROJECT PERSONNEL

Project Manager:	Matthew Muttart, M.A., P1208
Professional License:	Matthew Muttart, M.A., P1208
Field Director:	Matthew Muttart, M.A., P1208
Field Technicians:	Donny Vongphakdy, B.Sc
Report Preparation:	Brianne McDonald, B.A.
Graphics:	Brianne McDonald, B.A.



Stage 1 & 2 Archaeological Assessment

Proposed Development

68 Hamilton Plank Road, Port Dover, Part Of Lot 12, Concession 1,
Woodhouse Township, Norfolk County, Ontario

1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Consultants Canada (“ACC”) was contracted by the Proponent to conduct a Stage 1 & 2 archaeological assessment as part of a proposed development. An archaeological assessment was required as part of the pre-approval process for future development under the *Planning Act, R.S.O. 1990*. The area of assessment, or the “subject property”, is located at 68 Hamilton Plank Road, Port Dover, Part of Lot 12, Concession 1, Woodhouse Township, Norfolk County, Ontario. The subject property measures 0.44 hectares (“ha”) in size (Figure 1).

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

The objective of a Stage 2 property assessment is to document all archaeological resources present on the property and to make a determination about whether these resources, if present, have cultural heritage value or interest. Archaeological resources consist of artifacts (Indigenous stone tools, pottery and subsistence remains as well as Euro-Canadian objects), subsurface settlement patterns and cultural features (post moulds, trash pits, privies, and wells), and sites (temporary camps and special purpose activity areas, plus more permanent settlements such as villages, homesteads, grist mills and industrial structures). If any archaeological resources are present that exhibit Cultural Heritage Value or Interest, a Stage 2 survey will determine whether these resources require further assessment and, if necessary, recommend appropriate Stage 3 strategies for identified archaeological sites.

The Stage 1 & 2 assessment was conducted under Professional Archaeological License P1208, held by Matthew Muttart, who also directed the fieldwork. The Ontario Ministry of Citizenship and Multiculturalism (“MCM”) assigned Project Information Form (“PIF”) number P1208-0487-2024 (Stage 1 & 2) to this project. The licensee of ACC received permission from the Proponent to access the property and to conduct all required archaeological fieldwork activities including the removal of artifacts, as necessary. The property was accessed on May 8, 2024.

All fieldwork and reporting were completed using MCM’s 2011 *Standards and Guidelines for Consultant Archaeologists*. This report documents the research, the field methods and results, and the conclusions and recommendations based on the Stage 1 & 2 archaeological assessment.

All documents and records related to this project will be curated at the offices of ACC, in accordance with subsection 66(1) of the *Ontario Heritage Act*.

1.2 Historical Context

1.2.1 Background Research

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

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

1.2.2 A Cultural Chronology for Southern Ontario

Over their thousands of years of occupation in the general region, Indigenous peoples have left behind, to a greater or lesser degree, physical evidence of their lifeway activities and settlements at many locations. Based upon a published synthesis of Indigenous cultural occupations (Wright, 1968). Table 1 is a general outline of the cultural history of southern Ontario that is applicable to the subject property. Ellis and Ferris (1990) provide greater detail of the distinctive characteristics of each time period and cultural group.

It is likely that Ontario was occupied soon after the retreat of the Ice Age glaciers. The earliest known human occupation in the area was during the Paleoindian period (between 12,000 and 9,500 years ago) wherein small groups of nomadic peoples hunted big game such as caribou in a cool sub-arctic climate. Sites are typically found near glacial features such as the shorelines of glacial lakes or kettle ponds which would have allowed access to the low-lying environments that were favoured by the caribou and other wildlife. These people were few and their small, temporary campsites are relatively rare. Paleoindian sites are recognized by the presence of distinctive artifacts such as fluted projectile points, beaked scrapers, and gravers and by the preference for light colored cherts, such as Collingwood chert. The Paleoindian Period is divided into two sub-periods, Early Paleoindian, and Late Paleoindian.

People during the Archaic period (*circa* 10,00 to 500 years ago) were still primarily nomadic hunters, but they adapted to a more temperate climate. Groups were dispersed during winter months and converged around watercourses from the spring to fall in large fishing campsites. The Archaic period is characterized by the appearance of ground stone tools, notched, or stemmed projectile points. The Archaic Period is divided into three sub-periods, Early, Middle,



and Late Archaic. During the Archaic Period, groups began to establish territorial settlements and introduce burial ceremonialism. There is a marked increase in the number and size of sites, especially during the Late Archaic period.

Table 1: General Cultural Chronology for Southern Ontario

PERIOD	SUBDIVISION I	SUBDIVISION II	YEARS BEFORE PRESENT	COMMENTS
PALEOINDIAN	Early Paleoindian	Fluted Point Horizon	12,000-10,500	big game hunters
	Late Paleoindian	Holcombe & Hi-Lo Horizons	10,500-9,500	small nomadic groups
ARCHAIC	Early Archaic	Side Notched Horizon	10,000-9,700	nomadic hunters and gatherers
		Corner-Notched Horizon	9,700-8,900	
		Bifurcate Horizon	8,900-8,000	
	Middle Archaic	Middle Archaic I/Stemmed Horizon	8,000-5,500	territorial settlements
		Middle Archaic II	5,500-4,500	polished ground stone tools
	Late Archaic	Narrow Point Horizon	4,500-3,500	
		Broad Point Horizon	4,000-3,500	
		Small Point Horizon (including Haldimand and Glacial Kame Complexes)	3,500-2,800	burial ceremonialism
WOODLAND	Early Woodland	Meadowood Complex	2,900-2,400	introduction of pottery
		Middlesex Complex	2,500-2,000	
	Middle Woodland	SW Ontario: Saugeen	2,300-1,500	long distance trade networks
		Western Basin: Couture	2,300-1,500	
	Transitional Woodland	SW Ontario:		
		Princess Point	1,500/1,400-1,200	incipient agriculture
		Western Basin:		
		Riviere au Vase	1500/1400-1200/1100	
	Late Woodland: Ontario Iroquois Tradition	Early: Glen Meyer	1200/100-750/700	transition to village life
		Middle I: Uren	720/700-710/670	large villages with palisades
		Middle II: Middleport	710/670-670/600	wide distribution of ceramic styles
		Late: Neutral	600-450	
	Late Woodland: Western Basin Tradition	Younge Phase	1200/1100-800	
		Springwells Phase	800-600	
		Wolf Phase	600-450	
HISTORIC	SW Ontario Iroquois	Historic Neutral	450-350	tribal warfare
	European Contact	Initial Contact	380-300	tribal displacement
		European Settlement	200 >	European settlement
		First Nations Resettlement	200 >	

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

The Woodland period is distinguished by the introduction of pottery vessels for storage and cooking. Sites of the Woodland period (*circa* 3000 to 400 years ago) are usually the most numerous because the population levels in southern Ontario had significantly increased, especially along the shores of Lakes Erie and Ontario. The Woodland Period is also marked by



the establishment of complex long distance trading networks. The Woodland Period is divided into three sub-periods, Early, Middle and Late Woodland. During the Late Woodland Period, there is increasing sedentarism and the establishment of horticulture, a reliance on tribal warfare, and the introduction of semi-permanent villages with large protective palisades. The Late Woodland period also envelops the emergence of Iroquoian tribes and confederacies.

The historic period (from A.D. 1650 to 1900) begins with the arrival of Euro-Canadian groups. While North America had been visited by Europeans on an increasing scale since the end of the fifteenth century, it was not until the voyages of Jacques Cartier in the 1530s that Europeans visited Ontario Iroquoians in their home territories. Sites of this period document European exploration, trade, and the displacement and devastation of native groups caused by warfare and infectious disease. The most common sites of this period include Euro-Canadian homesteads, industries, churches, schools, and cemeteries.

During pre-contact and early contact times, the vicinity of the subject property would have contained a mixture of deciduous trees, coniferous trees, and open areas. In the early nineteenth century, Euro-Canadian settlers arrived via easily accessible colonization routes from York and began to clear the forests for agricultural purposes. In the nineteenth and early twentieth centuries, the subject property and surrounding land were primarily used for agricultural purposes. Mixed farming was common, with wheat crops and beef cattle dominating the landscape (Chapman and Putnam, 1984:177).

The subject property was historically located within Part of Lot 12 Concession 1, in the Geographic Township of Woodhouse, Norfolk County. The first European to venture into what would become southern Ontario was Étienne Brûlé who was sent by Samuel de Champlain in the summer of 1610 to consolidate an emerging friendship between the French and the First Nations, and to learn their languages and customs. Other Europeans would subsequently be sent by the French to train as interpreters. These men played an essential role in communications with the First Nations (Gervais, 2004:182).

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

In 1791, the provinces of Lower Canada and Upper Canada were created from the former province of Quebec by a British parliamentary act. Colonel John Graves Simcoe was appointed as the Lieutenant Governor of Upper Canada and was tasked with governing and directing its settlement, as well as establishing a constitutional government based on Britain's model (Coyne et al, 1895:33).

European settlement in Norfolk County began as early as 1790 when settlers began to move into the area as they awaited official surveys and granting of land patents around Long Point (Tasker 1900:46). Lieutenant Governor Simcoe wished to build a military base at Long Point in 1794,



but the plan was rejected by Lord Dorchester, the Governor of Upper and Lower Canada. In response, Simcoe halted land grants to the area, banned settlement in the area and evicted settlers who were already established in Long Point Pay (Tasker, 1900:45). By 1795, the land grants were reopened, and a number of grist mills and sawmills were constructed.

Norfolk County was first settled in 1789 by United Empire Loyalists emigrating from the United States after the American Revolutionary War (Carter, 1984). The county itself was created in 1792 by Lieutenant-Governor John Graves Simcoe, who named it after Norfolk County, England (Mika & Mika, 1984). The population of Norfolk County was 9,626 in 1841. Early settlers in the county were primarily of Dutch, British and German descent, who settled in the county to take advantage of the rich soils (Mutrie, 2004). By 1844, a total of 56,899 acres were being cultivated, and there were 50 sawmills and 10 grist mills in operation (Smith 1846:186).

The first Europeans to the Woodhouse, Port Dover area were two French Sulpician Missionaries; Francois Dollier de Carsson and Rene de Brehant de Galinee, they arrived in modern Port Dover from Montreal via the Great Lakes in October of 1669, they camped near the fork of Lynn River, along Black Creek. On March 23rd they erected a cross with the Royal Arms and claimed the land for the French king, three days before they continued their journey north to Sault Ste. Marie (Jefferys, 1942).

Woodhouse township most likely was named after Woodhouse in Lincolnshire, England; differing from the rest of the townships of Norfolk County who generally got their names from areas in Norfolk, England (Rayburn, 1997). By 1846 Woodhouse township is described as a well settled township, with the major areas of settlement listed as the town of Simcoe and the villages of port dover, and Port Ryerse (Smith, 1846). Of importance through the township was the plank road from Hamilton to Port Dover, connecting inland settlements to Lake Erie. By 1846 the township boasted three grist mills and eleven sawmills were in the township by 1846 (Smith, 1846).

The subject property is located within the current town limits of Port Dover, and within 450 m of the historic town limits as such a brief history of the town is provided. The original survey of the village was supervised by Governor Simcoe himself in 1795 (Middleton, 1927). Early settlers to the area were generally United Empire Loyalists. The area known as Dover Mills, after the English port of Dover, began with a mill and dam along the Lynn River (Mika and Mika, 1983). The port played an important role during the war of 1812 as a supply centre. Because of this the American forces burnt it down in 1814. After the war people rebuilt their homes closer to the water. It was decided a village would need to be surveyed in anticipation of growth from opening of the Erie and Welland Canal in 1825-1830 (Mika and Mika, 1983). As anticipated a new wave of settlement occurred around the harbour, mostly of Irish immigrants. The construction of the Hamilton Port Dover Plank Road increased the export of lumber and grain from inland. From 1870 through to the turn of the century Port Dover experienced a decline as a transportation export hub. There was a decline in the lumber industry and in exporting of grains. The area began to rely on the fishing industry, both in the export of fish and in boat making. Port Dover was incorporated as a village in 1879 (Mika and Mika, 1983).



Historical records and mapping were examined for evidence of early Euro-Canadian occupation within and near the subject property. Figures 3 and 4 represent the Euro-Canadian settlement in and around the current subject property in the late 19th century. Tremaine's 1856 *Map of the County of Norfolk, Canada West* lists R. Nicholl as the owner for the subject property at that time. The historic limits of the village of Port Dover is approximately 446 m west of the subject property (Figure 3). The subject property fronts the Hamilton Port Dover Plank Road, an important early transportation route. No structures are depicted within the subject property; however, a railway is depicted running through the south portion of the subject property.

H. R. Page & Co.'s 1877 *Illustrated Historical Atlas of the County of Norfolk* indicates that a Kerr and Brown Gillespie are the owners of the subject property at that time. There are no structures depicted on the subject property, the historic road remains in the same location. The historic limits of the village of Port Dover is approximately 363 m west of the subject property (Figure 4). The railway is now depicted approximately 184 m north of the subject property. Upper Mill Pond is again illustrated to the north of the subject property.

While there are no structures illustrated within the subject property on the historical atlas mapping, this does not necessarily mean that one or more additional structures were not present at that time, earlier or later. Not all features of interest were mapped systematically on the Ontario series of historical maps and atlases, given that they were financed by subscription, and subscribers were given preference regarding the level of detail provided on the maps (Caston, 1977:100). Given that the subject property fronts an important historic road there is the potential for 19th century buildings to be present, depending on the level of disturbance.

1.3 Archaeological Context

1.3.1 Natural Environment

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

The *Soils of the Regional Municipality of Haldimand-Norfolk* (Presant and Acton, 1984) indicates that dominant surface soil type within the subject property (Figure 6). The soil consists of 15 to 40 cm of sandy textures over lacustrine silt clay. This soil has imperfect to poor drainage.

Water has been identified as the major determinant of site selection and the presence of potable water is the single most important resource necessary for any extended human occupation or settlement. Primary water sources include, among others, lakes, rivers, creeks, and streams. Secondary water sources include intermittent streams, creeks, springs, marshes, and swamps. Past water sources, such as raised beach ridges, relic water channels, and glacial shorelines are

also considered to have archaeological potential. Swamps and marshes are also important as resource extraction areas, and any resource areas are considered to have archaeological potential. The nearest water source is Black Creek approximately 200 m north of the subject property, located along the northern boundary of the subject property. Lynn River is approximately 394 m west of the subject property and Lake Erie is approximately 467 south east of the subject property.

1.3.2 Current Land Use

Figure 5 shows the current land use of the subject property. The subject property is a residential property consisting mostly of manicured lawn with a house, shed and driveway. The subject property is located within a residential area of Port Dover. Hamilton Plank Road is located directly south, and Scott Drive is located directly east.

Fieldwork for the project was completed on May 8, 2024.

1.3.3 Previous Archaeological Investigations

1.3.3.1 Registered Archaeological Sites

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

The OASD contains archaeological sites registered within the Borden system (Borden, 1952). The Borden system divides Canada into 13 km by 18.5 km blocks based on longitude and latitude. Each Borden block is designated with a four-letter label and sites identified within the block are numbered sequentially as they are registered. The subject property is located within the *AeHb* Borden block.

According to the OASD, no archaeological sites have been registered within the subject property, however, 18 sites have been registered within 1 km of the subject property (MCM, 2024a). One is Euro-Canadian or has a Euro-Canadian component. Sixteen are Indigenous or have an Indigenous component. One site is of unknown cultural affiliation. Sites include campsites, homesteads, and scatters. The absence of registered sites may reflect a lack of systematic survey in the area rather than an indication of cultural occupation.

Table 2 lists the sites within 1 km along with the current Cultural Heritage Value or Interest (“CHVI”) for each site. CHVI is a term used by MCM and consultant archaeologists to describe archaeological resources that meet one or more criteria that recommend further fieldwork in MCM’s *Standards and Guidelines for Consultant Archaeologists*. Under the *Ontario Heritage Act* and its regulations, archaeological resources that have been determined to possess CHVI are protected as archaeological sites under Section 48 of the act. Information in Table 2 is provided by MCM through the OASD (MCM, 2024a).

Table 2: Registered Archaeological Sites within 1 km of the Subject Property

BORDEN #	NAME	TIME PERIOD	CULTURAL AFFILIATION	SITE TYPE	STATUS
AeHb-61	Silver Lake 12	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-60	Silver Lake 11	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-59	Silver Lake 10	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-58	Silver Lake 9	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-57		Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-56	Silver Lake 6	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-55	Silver Lake 5	Archaic, Late, Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-54	Silver Lake 4	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-53	Silver Lake 3	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-52	Silver Lake 2	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-51	Silver Lake 1	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-32	Vallee	Pre-Contact	Indigenous	Unknown	Unknown
AeHb-22	Nordix 3	Pre- Contact	Indigenous	Othercamp/campsite	Unknown
AeHb-21	Nordix 2	Post- Contact	Euro-Canadian	homestead	Unknown
AeHb-20	Nordix 1	Archaic, Late	Indigenous	Othercamp/campsite	Unknown
AeHb-121	Birch 1	Archaic, Middle	Indigenous	scatter	Further CHVI
AeHb-107	Mahaffy	Archaic, Late, Woodland			Unknown
AeHb-106	Graham				Unknown

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

1.3.3.2 Previous Archaeological Reports

A review of archaeological reports within the *Public Register of Archaeological Reports* indicated that there is no archaeological report detailing previous archaeological fieldwork within the subject property. There were no additional reports detailing fieldwork within 50 m of the subject property filed with the MCM at the time this report was written. Reports were searched based on registered site information, historic lots and concessions, and nearby streets.

1.3.4 Potential for Archaeological Resources

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



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

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



- property listed on a municipal register or designated under the *Ontario Heritage Act* or that is in a federal, provincial, or municipal historic landmark site
- property that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations

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

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

Several factors can be used to assess the potential for recovery of Euro-Canadian archaeological resources on a property. The subject property is comprised of land that is suitable for human habitation and agriculture. According to 1856 and 1877 historical maps the subject property fronted Hamilton Plank Road, an early historical transportation route. There is one registered site of Euro- Canadian cultural affiliation within 1 km of the subject property.

Several factors can be used to assess the potential for recovery of Indigenous archaeological resources on a property. The subject property is comprised of land that is suitable for human habitation. Lynne River is located approximately 394 m west, while Black Creek is located approximately 200 m north of the subject property. There are sixteen registered sites of Indigenous cultural affiliation located within 1 km of the subject property.

Given the above, background archival research indicates that the subject property exhibits general archaeological potential for the discovery of Euro-Canadian and Indigenous archaeological resources and, therefore, Stage 2 archaeological assessment is recommended for the subject property.



2.0 FIELD METHODS

The subject property measures 0.44 ha. A Stage 1 visual inspection and Stage 2 property assessment were conducted concurrently on May 8, 2024, with advance permission to enter the subject property obtained from the Proponent. Weather conditions during the assessment consisted of overcast skies with a maximum daily temperature of 21 degrees Celsius.

The Stage 1 assessment of the subject property began with an on-site property inspection to gain first-hand knowledge of the geography, topography, and current condition of the property. The entirety of the subject property was accessible and was inspected. Appropriate photographic documentation was taken during the visual inspection. Coverage of the property was sufficient to identify the presence or absence of features of archaeological potential, meeting the requirements of Section 1.2 Standard 1 of the *Standards and Guidelines for Consultant Archaeologists*.

Areas of low to no archaeological potential include lands that have been previously disturbed, lands that have steeply sloping topography, and lands that are low-lying and permanently wet. No areas of low-lying and permanently wet or steeply sloping topography were observed. 0.06 ha, 13.63 per cent of the subject property, has been previously disturbed by intensive and extensive modern soil alterations, including for construction of a residential home with an outbuilding and a driveway.

The remainder of the subject property, totaling 0.38 ha or 86.36 per cent, retained archaeological potential and was recommended for Stage 2 archaeological assessment. The study area consists of manicured lawn with trees that required Stage 2 assessment by test pit survey. Ploughing of these areas is not possible due to trees and heavy vegetation meeting the requirements of Section 2.1.2 1a/e of the *Standards and Guidelines for Consultant Archaeologists*, that ploughing or cultivation is not viable. The woodlots were subjected to test pit excavation by hand at 5 m intervals. Each test pit was 30 centimetres in diameter and was dug to at least five centimetres into the subsoil. Test pits were examined for stratigraphy, cultural features, or evidence of fill.

The test pit survey was conducted to within 1 m of all disturbances. Some soil disturbance was observed in the lawn area to the east of the existing residence; however, 5 m survey intervals were maintained throughout the assessment. Appropriate photographic documentation was taken, and all test pits were backfilled upon completion. As no artifacts were observed during the test pit assessment no intensified survey was conducted.

There were no weather, ground, or lighting conditions detrimental to the recovery of artifacts. As such, it is confirmed that the assessment met Section 1.2 Standard 2 and Section 2.1 Standard 3 of the *Standards and Guidelines for Consultant Archaeologists* regarding weather and lighting.

The entirety of the subject property was assessed. The results of Stage 1 & 2 assessment are shown in Figures 6. Images of the assessment are shown in Section 8.0.



3.0 RECORD OF FINDS

3.1 Soils

Test pits contained approximately 28 to 34 cm of medium brown sandy clay topsoil above yellow brown sandy clay subsoil. Some soil disturbance was observed in test pits excavated to the east of the existing residence; however, test pit survey was still conducted at 5 m intervals to ensure full survey coverage.

3.2 Archaeological Resources

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

3.3 Documentary Record

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

A detailed list of field records is presented in Table 3. All digital items have been duplicated and all paper items have been scanned and stored as digital documents. All items are housed in the corporate offices of ACC.

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

Table 3: Inventory of Documentary and Material Records

PROJECT INFORMATION		
ACC project number	230 -12-24	
Licensee	Matthew Muttart	
MCM PIF number	P1208-0487 -2024	
DOCUMENT/MATERIAL	NUMBER	DESCRIPTION
field notes & photo logs	1	pages (paper, with digital copies)
maps	1	aerial imagery of the subject property
photos	6	digital format



4.0 ANALYSIS AND CONCLUSIONS

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

- The subject property is fronted by an early historical transportation route, Hamilton Plank Road (Tremaine, 1856; H. R. Page, 1877).
- Black Creek is located approximately 200 m north of the subject property.
- Eighteen archaeological sites have been registered within 1 km of the subject property.

A visual property inspection determined that areas of low to no archaeological potential include 0.06 ha of land that had been previously disturbed during construction of structures, and a driveway.

The remainder of the subject property, 0.38 ha, was determined to retain archaeological potential and require Stage 2 assessment. As these lands consisted of manicured lawn and trees, the Stage 2 assessment was conducted by test pit survey at 5 m intervals.

No artifacts or other archaeological resources were identified during the Stage 2 property assessment. According to the *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011), the subject property has now been completely assessed and does not require any additional fieldwork.

5.0 RECOMMENDATIONS

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

The following recommendation is provided for consideration by the Proponent and by the MCM:

1. No artifacts or other archaeological resources were identified during the Stage 2 archaeological assessment. The subject property has now been fully assessed according to the Ontario Ministry of Citizenship and Multiculturalism's 2011 *Standards and Guidelines for Consultant Archaeologists*. No further archaeological assessment of the property is required.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

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

- a. This report is submitted to the Minister of Citizenship and Multiculturalism as a condition of licensing in accordance with Part IV of the *Ontario Heritage Act*, R.S.O. 2005, c O.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection, and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- b. It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such a time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- c. Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- d. The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the local police or coroner and the Registrar, Burials Unit, at the Ministry of Public and Business Service Delivery.
- e. It is an offence to destroy or alter an archaeological site without approval from the Ministry of Citizenship and Multiculturalism. Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48(1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.



7.0 BIBLIOGRAPHY AND SOURCES

Adams, Nick

1994 *Field Manual for Avocational Archaeologists in Ontario*. Publication No.16, Ontario Archaeological Society Inc.

Borden, Charles E.

1952 A Uniform Site Designation Scheme for Canada. *Anthropology in British Columbia*, No. 3, 44-48.

Carter, Floreen Ellen

1984 *Place Names of Ontario, Volume 1*. Phelps Publishing, London.

Caston, Wayne

1997 Evolution in the Mapping of Southern Ontario and Wellington County. *Wellington County History*. 10:91-106.

Chapman, Lyman John and Donald F. Putnam

1984 The Physiography of Southern Ontario (Third Edition). *Ontario Geological Survey Special Volume 2*. Ontario Ministry of Natural Resources, Toronto.

Coyne, James, C. O. Ermatinger, K. W. McKay

1895 *Historical Sketches of the County of Elgin*. Elgin Historical and Scientific Institute, St. Thomas.

Ellis, Chris & Neal Ferris

1990 *The Archaeology of Southern Ontario to A.D. 1650*. Occasional Publication No. 5. London Chapter, Ontario Archaeological Society Inc.

ESRI

2022 World Topographic map

<https://www.arcgis.com/home/item.html?id=30e5fe3149c34df1ba922e6f5bbf808f>
[accessed May 9, 2024]

Gervais, Gaetan and Kathe Roth

2004 Champlain and Ontario (1603-35). In R. Litalien and D. Vaugeois (Eds.), *Champlain: The Birth of French America (pp.180-90)*. McGill- Queens University Press.

Jefferys, Charles W.

1942 *The Picture Gallery of Canadian History Volume 1*. Ryerson, Toronto

Mika, Nick and Helma Mika

1983 *Places in Ontario: Their Name Origins and History. Part III, N-Z*. Mika Publishing Company, Belleville.



Ministry of Citizenship and Multiculturalism (“MCM”)

- 2005 *The Heritage Act, R.S.O. 2005*. Queen's Printer, Toronto.
- 2011 *Standards and Guidelines for Consultant Archaeologists*. Toronto.
- 2013 *Winter Archaeology. A Technical Bulletin for Consultant Archaeologists in Ontario*.
- 2024a Sites within a one km radius of the subject property. Provided from the *Ontario Archaeological Sites Database*.
- 2024b Archaeological assessments completed within the subject property or within 50 m of the subject property. Provided from the *Ontario Public Register of Archaeological Reports*.

Ministry of Natural Resources and Forestry

- 2019 Topographic Map, Land Information Ontario
https://www.liaoapplications.lrc.gov.on.ca/MakeATopographicMap/index.html?viewer=MakeA_Topographic_Map.MATM&locale=en-CA
[Accessed May 9, 2024]

Ministry of Northern Development and Mines (“MNDM”)

- 2007 Physiography of Southern Ontario. Chapman, L.J. and D.F. Putnam, authors. GIS map data layer distributed by the Ontario Geological Survey as Miscellaneous Release – Data (MRD) 228. Queen’s Printer for Ontario.
<http://www.mndm.gov.on.ca/en/mines-and-minerals/applications/ogsearth>
[Accessed May 9, 2024]

Mutrie, R.R.

- 2004 Norfolk History.
<http://www.rootsweb.ancestry.com/~onnorfol/history.htm>
[Accessed May 9, 2024]

Ontario Ministry of Agriculture, Food and Rural Affairs (“OMAFRA”)

- 2012 *GIS Layers for Soils and Physiography in the Province of Ontario*.
<http://sis.agr.gc.ca/cansis/publications/surveys/on/index.html>
[Accessed May 9, 2024]

Page, H. R. & Co.

- 1877 *Illustrated Historical Atlas of Norfolk County, Ontario*. Toronto.

Presant, E.W. & C.J. Acton

- 1984 *Soils of the Regional Municipality of Haldimand-Norfolk*. Report No. 57 of the Ontario Institute of Pedology. Research Branch, Agriculture Canada, Soil and Water Management Branch, Ontario Ministry of Agriculture and Food, Department of Land Resource Science, University of Guelph.

Rayburn, Alan

- 1997 *Place Names of Ontario*. University of Toronto Press, Toronto.



Smith, William Henry

1846 *Smith's Canadian gazetteer comprising statistical and general information respecting all parts of the Upper Province, or Canada West.* Toronto: H. & W. Rowsell.

Smith, D. B.

1987 *Sacred Feathers: The Reverend Peter Jones (Kahkewaquonaby) and the Mississauga Indians.* Toronto: University of Toronto Press.

Tasker, L.H.

1900 *The United Empire Loyalist Settlement at Long Point, Lake Erie Vol. II.* Ontario Historical Society, Papers and Records. William Briggs, Toronto.

Tremaine, George R

1856 *Tremaine's Map of the County of Norfolk, Canada West.* George C. Tremaine, Publisher.

Wright James V.

1968 *Ontario Prehistory: an eleven thousand-year archaeological outline.*
Archaeological Survey of Canada, National Museums of Canada, Ottawa.



8.0 IMAGES





Image 1: Subject property, facing north



Image 2: Subject property, facing southwest



Image 3: Subject property, facing southeast



Image 4: Subject property, facing northeast



Image 5: Subject property, facing east



Image 6: Typical test pit

9.0 FIGURES



Figure 1: Location of the Subject Property on a 1:50,000 Scale Topographic Map

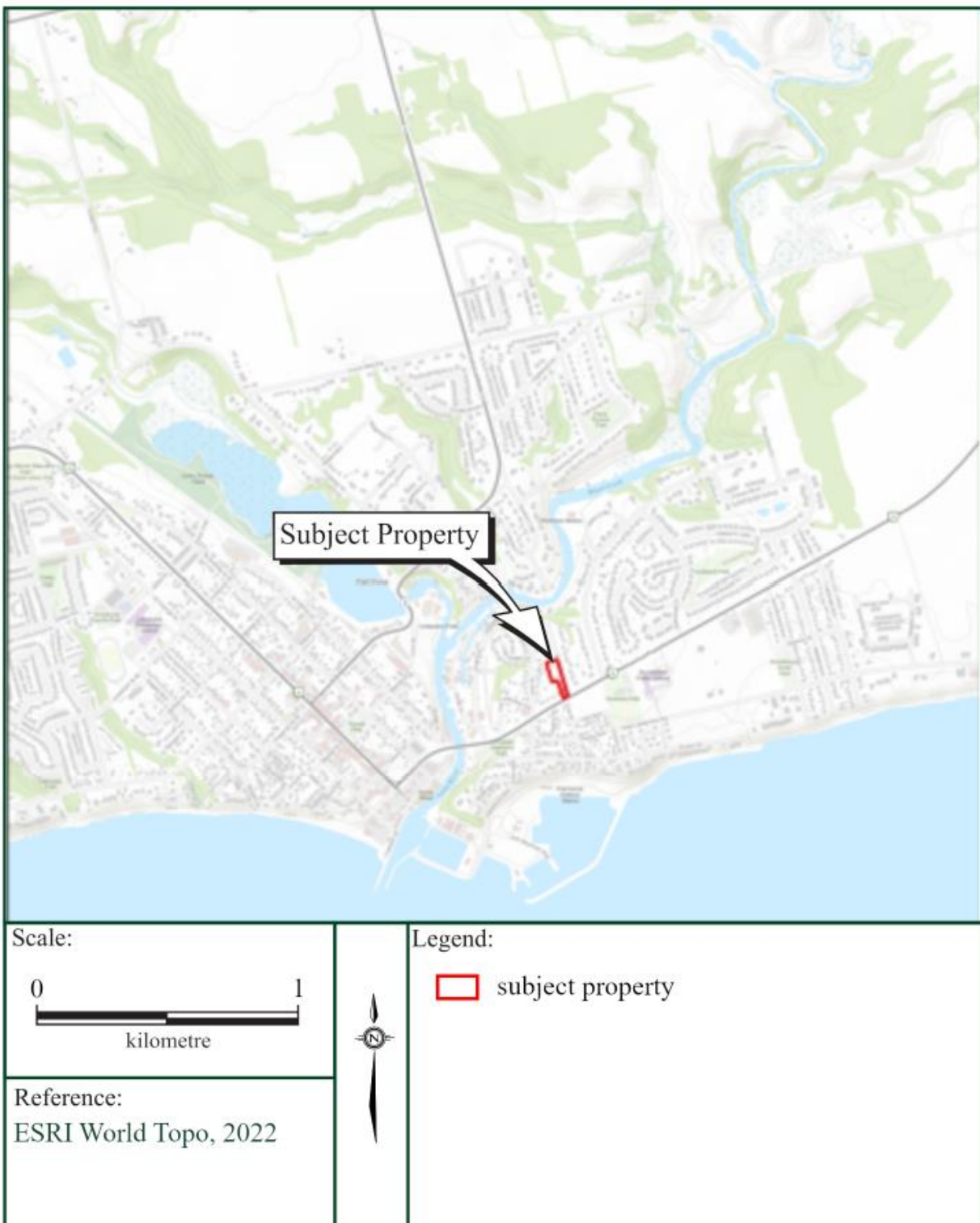


Figure 2: Location of the Subject Property on Tremaine's 1856 Map of the County of Norfolk, Canada West

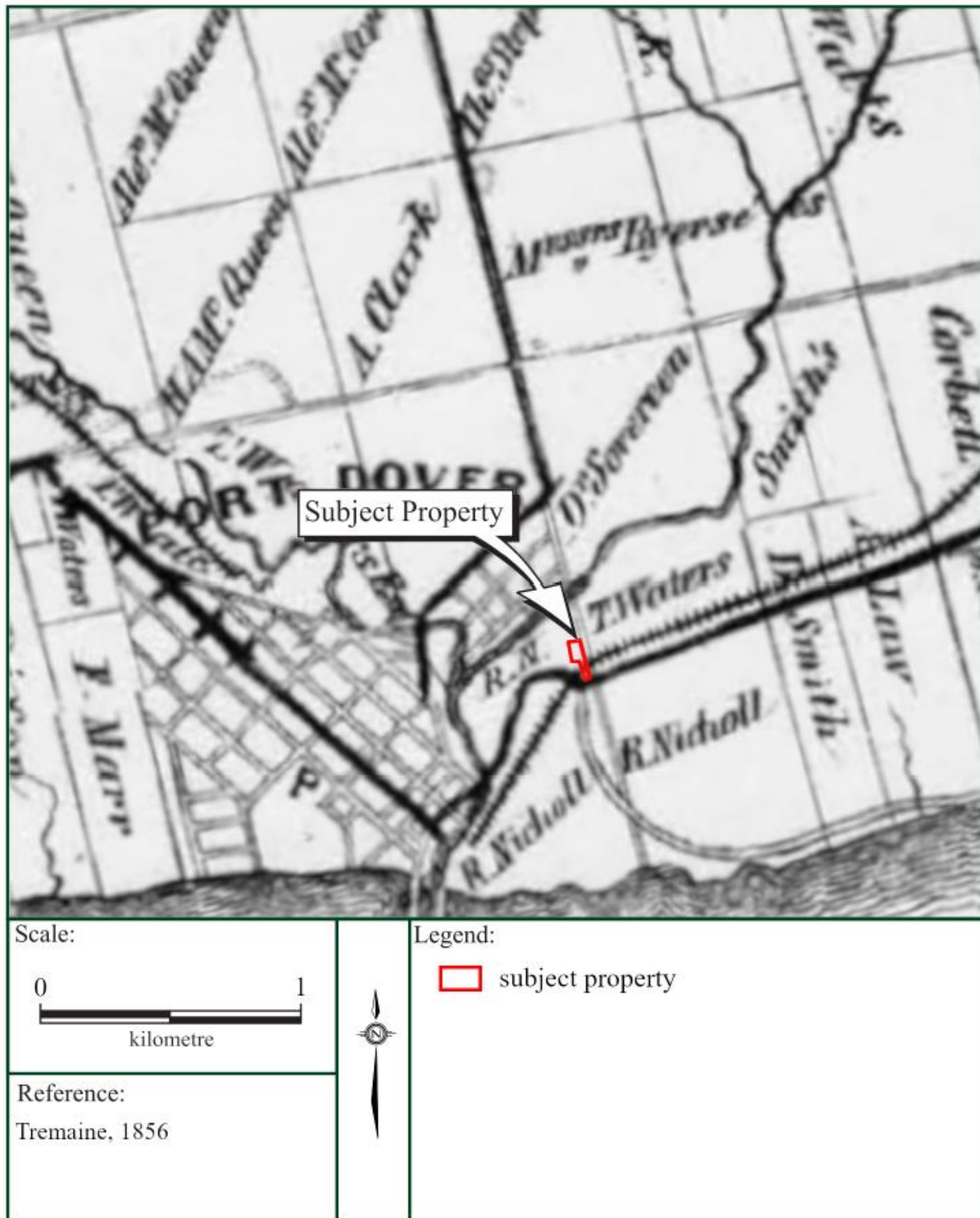


Figure 3: Location of the Subject Property on H. R. Page & Co.'s 1877 Illustrated Historical Atlas Map of Windham Township, Norfolk County

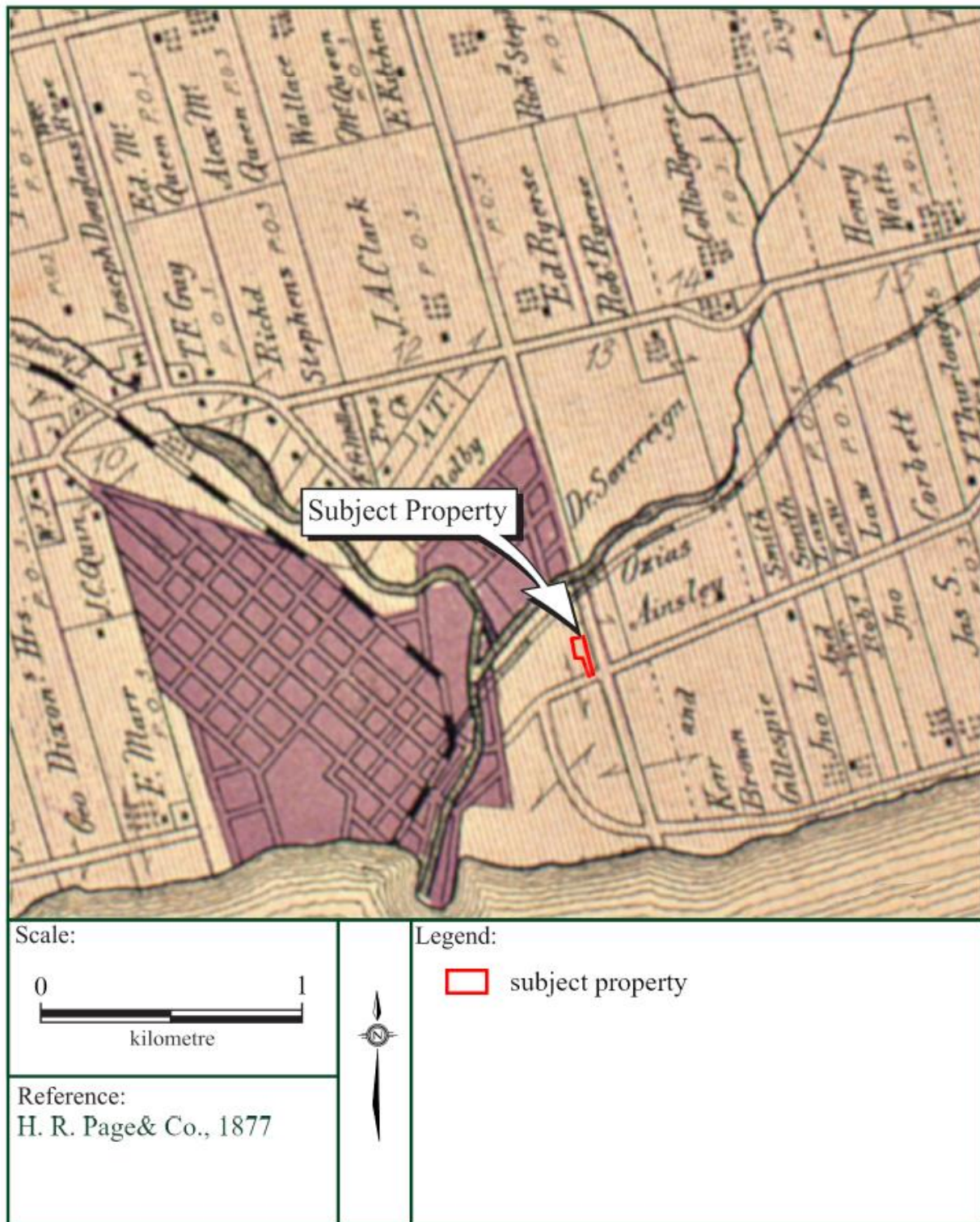


Figure 4: Location of the Subject Property on a Map of the Soils of Haldimand-Norfolk Regional Municipality

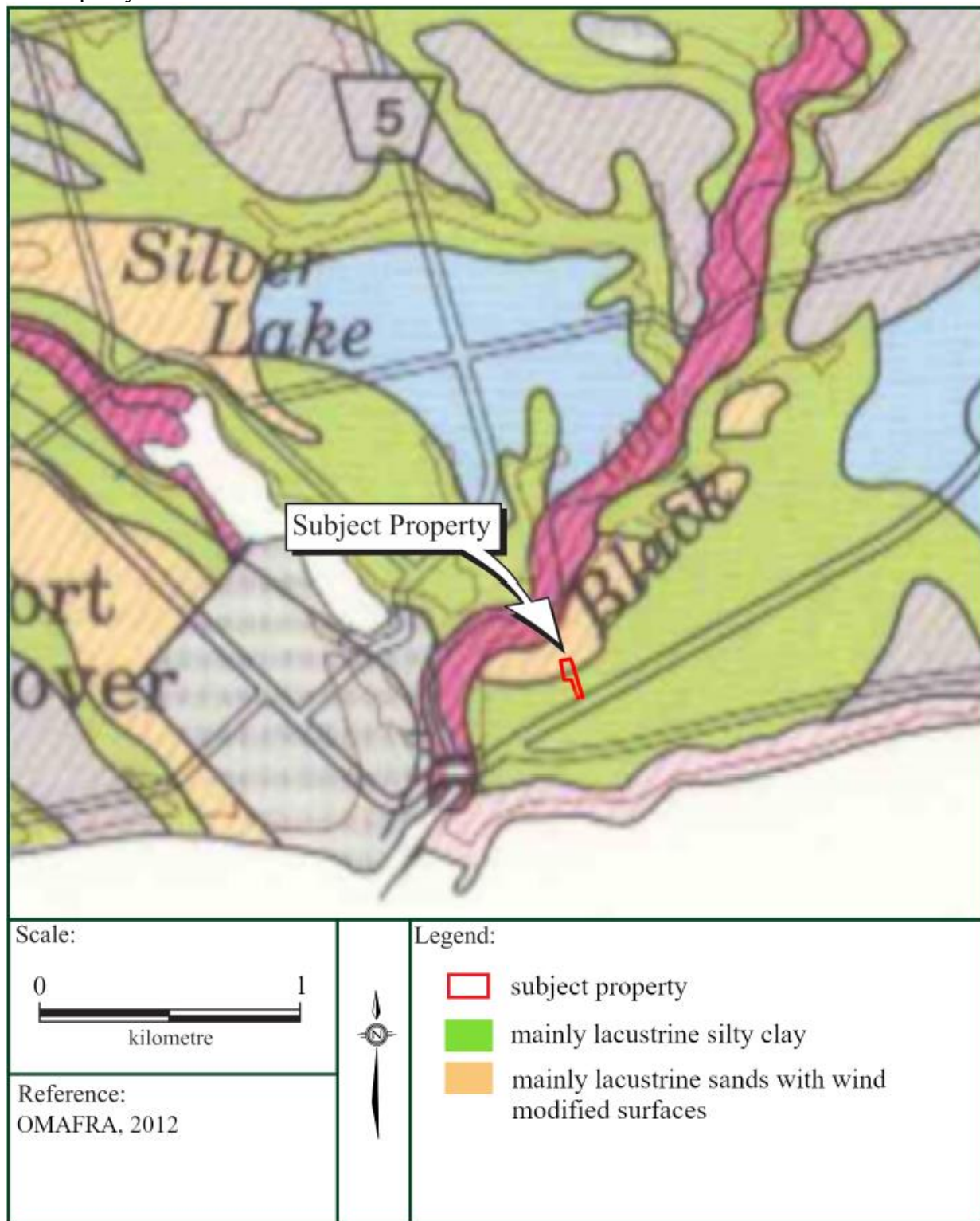


Figure 5: Aerial Imagery Showing the Current Land Use of the Subject Property



Figure 6: Aerial Imagery Showing the Results of the Stage 1 & 2 Archaeological Assessment of the Subject Property, with Image Locations and Directions

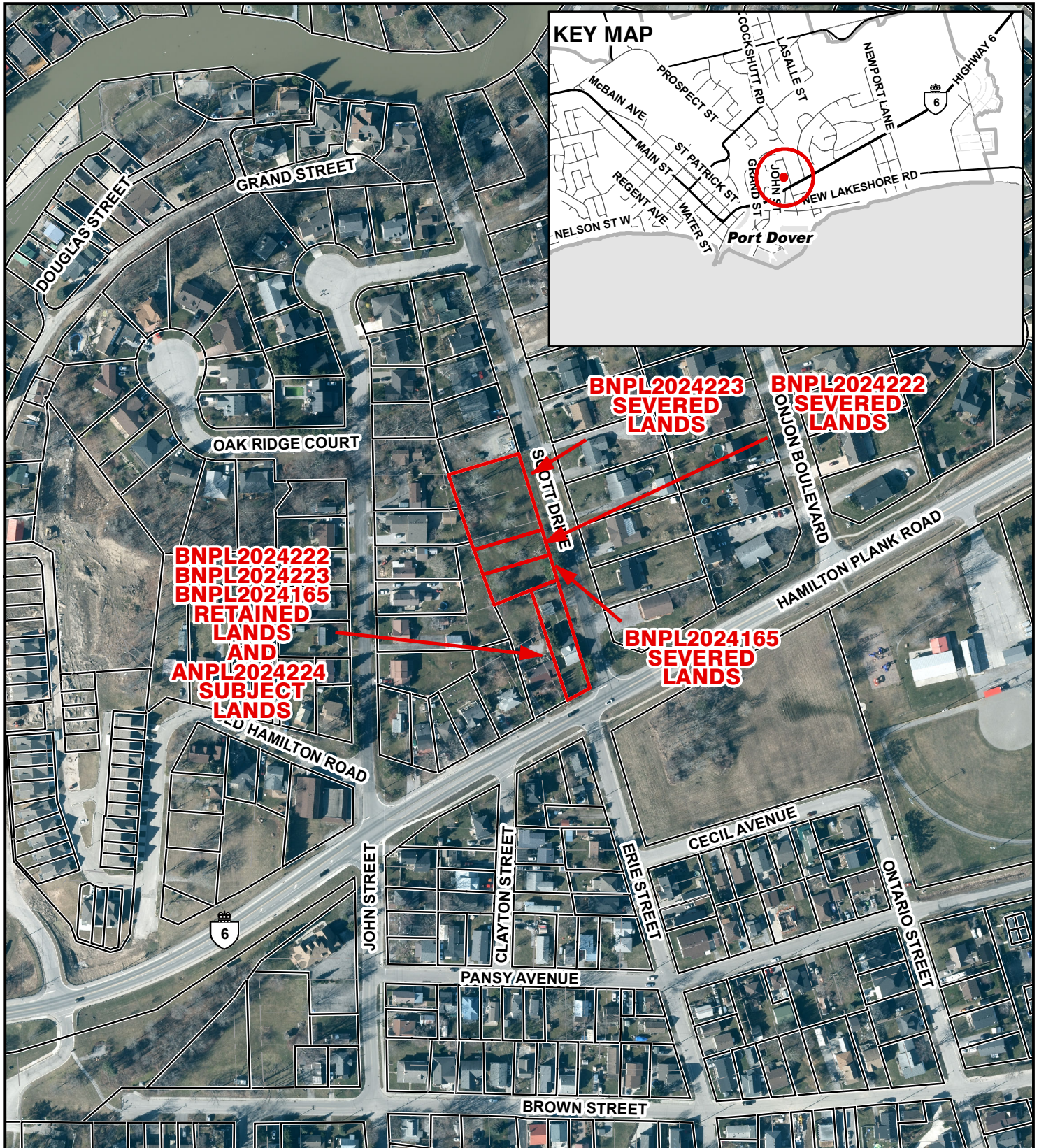


MAP A

CONTEXT MAP

Urban Area of PORT DOVER

BNPL2024165
BNPL2024222 BNPL2024223 ANPL2024224

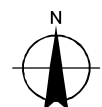


Legend

- Subject Lands
- Lands Owned

2020 Air Photo

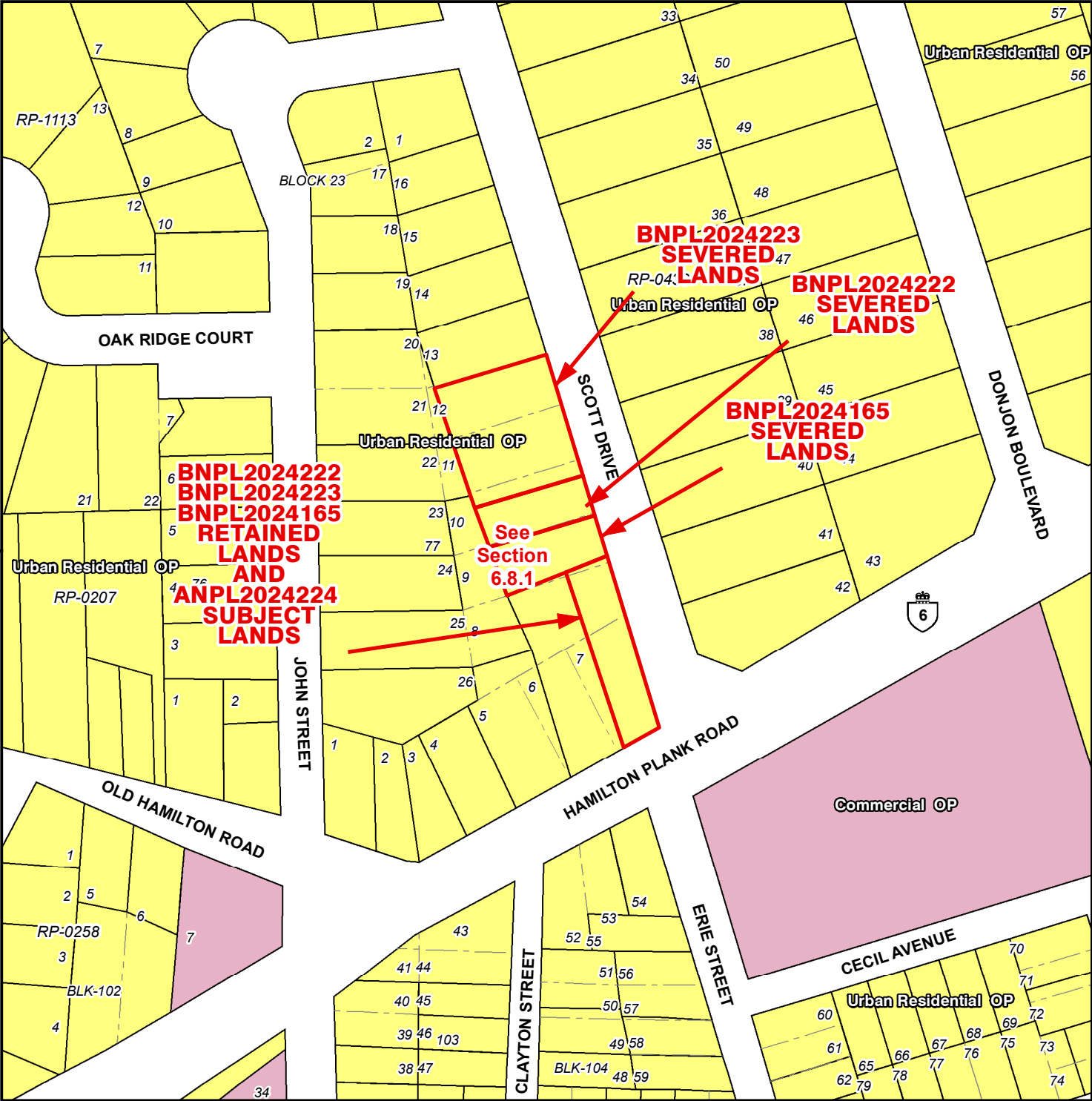
6/14/2024



20 10 0 20 40 60 80 Meters

MAP B
OFFICIAL PLAN MAP
Urban Area of PORT DOVER

BNPL2024165
BNPL2024222 BNPL2024223 ANPL2024224



Legend

Subject Lands

Lands Owned

Urban Residential

Commercial

Special Policy Area

Urban Area Boundary

Official Plan Designations

6/14/2024

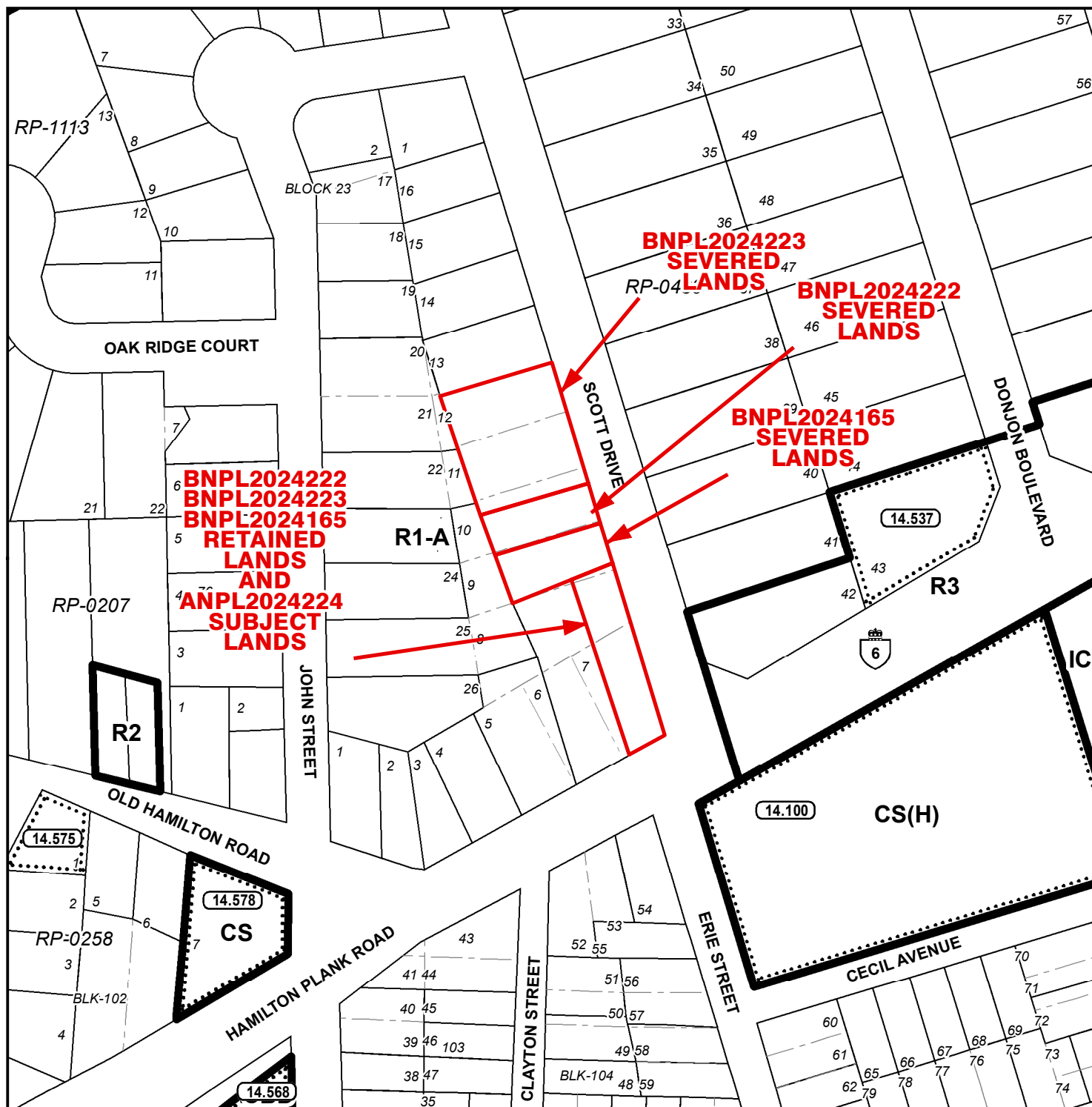
10 5 0 10 20 30 40

Meters

N

MAP C
ZONING BY-LAW MAP
 Urban Area of PORT DOVER

BNPL2024165
 BNPL2024222 BNPL2024223 ANPL2024224



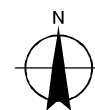
LEGEND

- Subject Lands
- Lands Owned

ZONING BY-LAW 1-Z-2014

6/14/2024

- (H) - Holding
- CBD - Central Business District Zone
- CS - Service Commercial Zone
- IC - Community Institutional Zone
- R1-A - Residential R1-A Zone
- R1-B - Residential R1-B Zone
- R2 - Residential R2 Zone
- R3 - Residential R3 Zone

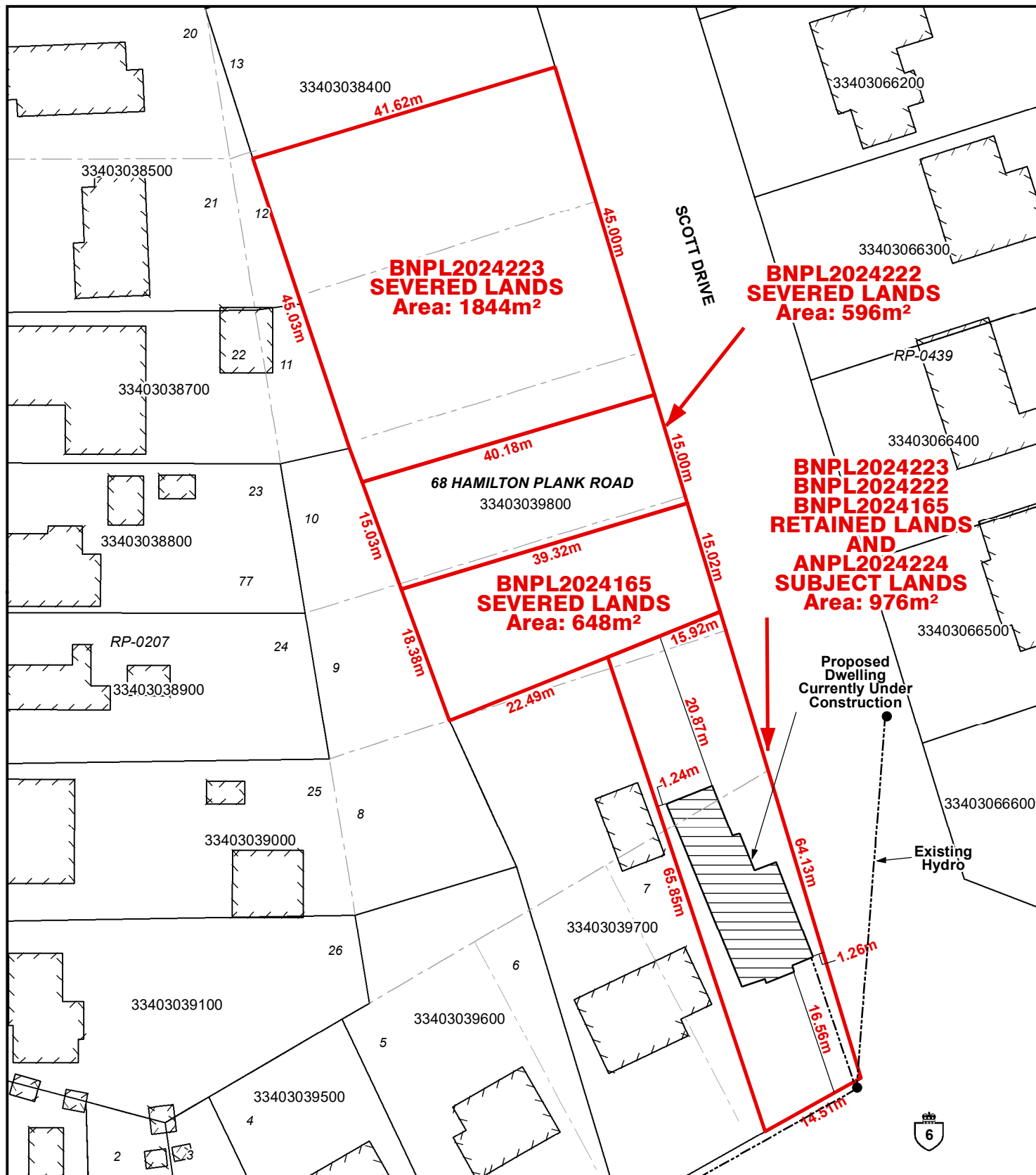


10 5 0 10 20 30 40
 Meters

MAP D

CONCEPTUAL PLAN Urban Area of PORT DOVER

BNPL2024165
BNPL2024222 BNPL2024223 ANPL2024224



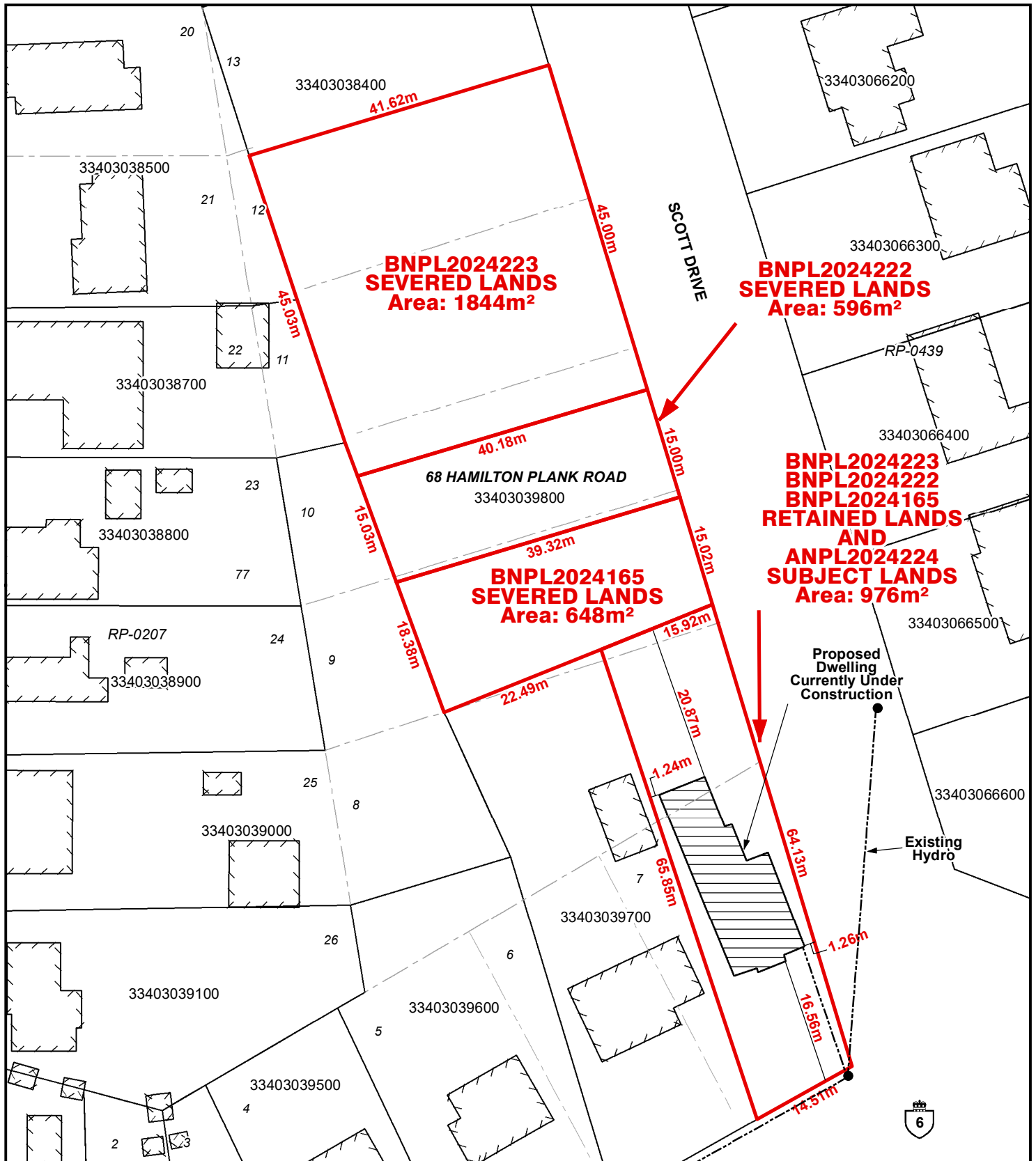
LOCATION OF LANDS AFFECTED

CONCEPTUAL PLAN

Urban Area of PORT DOVER

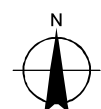
BNPL2024165

BNPL2024222 BNPL2024223 ANPL2024224



Legend

- Subject Lands
- Lands Owned



6/14/2024

5 2.5 0 5 10 15 20 Meters