

## Appendix C

### Archaeological Assessment

**STAGE 1: ARCHAEOLOGICAL ASSESSMENT REPORT**

**SANDWICH SOUTH MASTER SERVICING PLAN  
VARIOUS LOTS AND CONCESSIONS  
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST  
CITY OF WINDSOR, COUNTY OF ESSEX, ONTARIO**

**ORIGINAL REPORT**

Submitted to:  
**Dillon Consulting Limited**  
and the  
**Ministry of Heritage, Sport, Tourism and Culture Industries**

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PIF Number: P109-0108-2020  
CRM Group Project Number: 19-0010-03

19 JANUARY 2021





## EXECUTIVE SUMMARY

Cultural Resource Management Group Limited (CRM Group) was retained by Dillon Consulting Limited (Dillon) on behalf of the Corporation of the City of Windsor (City of Windsor) to undertake a Stage 1 archaeological assessment of the Sandwich South Master Servicing Plan (Sandwich South MSP) lands. The City of Windsor has initiated the Sandwich South MSP in order to provide necessary infrastructure in support of growth in the area in a coordinated and sustainable way. The Sandwich South MSP covers an area of approximately 2,600 hectares on the south east side of the City of Windsor. It is located in an area generally bounded by the northern limits of the Windsor Airport lands to the north, Banwell Road (north of County Road 42) and the properties fronting County Road 17 (south of County Road 42) to the east, Highway 401 to the south, and by Walker Road to the west (**Figures 1 and 2**). It is located on parts of Lots 98-126 & 135-143, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; parts of Lots 13-17, Concession 7; parts of Lots 12-18, Concession 8; parts of Lots 12-18, Concession 9; and, parts of Lots 12-19, Concession 10 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario.

Portions of the Sandwich South MSP lands have previously been subjected to archaeological assessment (detailed in Section 1.3.3 of this report) (**Figures 3 – 8**). Therefore, CRM Group's Stage 1 archaeological assessment will address the portions of the Sandwich South MSP lands that have not yet been subjected to archaeological assessment – the 'study area' or the 'Sandwich South Lands study area'. The Stage 1 study area includes parts of Lots 98-122, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; and, part of Lot 17, Concession 7 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario (**Figure 2**) and covers an area of approximately 409 hectares (see **Appendix A** for the legal descriptions of the study area property).

The Stage 1 archaeological assessment was carried out in order to meet the requirements of the *Environmental Assessment Act* (Government of Ontario 1990: Schedule 6.1) and the City of Windsor Official Plan (Chapter 9.3.4 and Schedule C-1) which require that an archaeological assessment be undertaken prior to any development projects. The Stage 1 archaeological assessment was conducted in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries' *Standards and Guidelines for Consultant Archaeologists* (MHSTCI *Standards and Guidelines*) (Government of Ontario 2011).

CRM Group's Stage 1 archaeological assessment determined that 46 previously registered archaeological sites are located within one kilometre of the study area. A review of the physiography of the study area suggested that the study area was suitable for Indigenous agricultural practices and settlement. The proximity to Little River and historic transportation routes also indicates that the study area has potential for the identification of Indigenous and Euro-Canadian archaeological resources, depending on the soil conditions and the degree to which soils have been subjected to deep disturbances.

Both the background study and the property inspection determined that parts of the study area retain archaeological potential and thus will require a Stage 2 archaeological assessment.

The Ontario Ministry of Heritage, Sport, Tourism and Culture Industries is asked to review the results and recommendations presented in this report, accept the report into the Provincial Register of archaeological reports, and issue a standard letter of concurrence with the findings presented herein.

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## **ACKNOWLEDGEMENTS**

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## 1.0 PROJECT CONTEXT

### 1.1 Development Context

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Portions of the Sandwich South MSP lands have previously been subjected to archaeological assessment (detailed in Section 1.3.3 of this report) (**Figures 3 – 8**). Therefore, CRM Group’s Stage 1 archaeological assessment will address the portions of the Sandwich South MSP lands that have not been subjected to archaeological assessment in the past – the ‘study area’ or the ‘Sandwich South Lands study area’. The Stage 1 study area includes parts of Lots 98-122, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; and, part of Lot 17, Concession 7 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario (**Figure 2**) and covers an area of approximately 409 hectares (see **Appendix A** for the legal descriptions of the study area property).

The Stage 1 archaeological assessment was carried out in order to meet the requirements of the *Environmental Assessment Act* (Government of Ontario 1990: Schedule 6.1) and the City of Windsor Official Plan (Chapter 9.3.4 and Schedule C-1) which require that an archaeological assessment be undertaken prior to any development projects. The Stage 1 archaeological assessment was conducted in accordance with the Ministry of Heritage, Sport, Tourism and Culture Industries’ *Standards and Guidelines for Consultant Archaeologists* (MHSTCI *Standards and Guidelines*) (Government of Ontario 2011).

#### 1.1.1 Objectives

According to the MHSTCI *Standards and Guidelines* (Government of Ontario 2011), the objectives for a Stage 1 Background Study/Optional Property Inspection are:

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

In order to comply with these objectives, CRM Group archaeologists included the following as part of the Stage 1 assessment:

- ❖ A review of the land-use history of the study area through archaeological, historical and geographical research;

- ❖ An examination of the Ontario Archaeological Sites Database (OASD) to determine the location of known archaeological sites in proximity to the study area; and,
- ❖ A property inspection of the study area.

Permission to access the properties to conduct the property inspection was granted by Amy Farkas of Dillon on behalf of the landowners.

## 1.2 Historical Context

The Sandwich South MSP lands are located on parts of Lots 98-126 & 135-143, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; parts of Lots 13-17, Concession 7; parts of Lots 12-18, Concession 8; parts of Lots 12-18, Concession 9; and, parts of Lots 12-19, Concession 10 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario.

As portions of the Sandwich South MSP lands have previously been subjected to archaeological assessment (detailed in Section 1.3.3 of this report) (**Figures 3 – 8**), CRM Group’s 2020 Stage 1 archaeological assessment addresses the portions of the Sandwich South MSP lands that have not been subjected to archaeological assessment – the ‘study area’ or ‘the Sandwich South lands study area’. The Stage 1 study area includes parts of Lots 98-122, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; and, part of Lot 17, Concession 7 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario (**Figure 2**) (see **Appendix A** for the legal descriptions of the study area property).

### 1.2.1 Indigenous Land-Use History

The occupation in this part of southern Ontario by Indigenous people prior to the arrival of Euro-Canadian settlers is lengthy. A general overview of the Pre-contact and Post-contact cultural history of southern Ontario is provided in **Table 1** based on Ellis and Ferris (1990). Please note this is a general overview, variations of the information presented in the table could occur in each region within southwestern Ontario.

Table 1: Southern Ontario Cultural Chronology

Period	Time Range	Subdivision or Diagnostic Artifact
<b>Paleo-Indian</b>		
Early	ca. 11000-10500 B.P.	Gainey Fluted point
		Barnes Fluted Point
		Crowfield Fluted Point
Late	ca. 10500-10000 B.P.	Holcombe Point
		Hi-Lo Point
		Lanceolate Bifaces
<b>Archaic</b>		
Early	ca. 10000-8000 B.P.	Side-Notched Point Types
		Corner-Notched Point Types (e.g. Nettling point)
		Bifurcate Base Point Type
Middle	ca. 8000-4500 B.P.	Stemmed Point Types (e.g. Kirk/Stanly Points)
		“Laurentian culture” (e.g. Otter Creek, Brewerton Points)
Late	ca. 4500-3000 B.P.	Narrow Point (e.g. Lamoka, Normanskill Point Types)
		Broad Point (e.g. Genesee, Adder Orchard, Perkiomen, Susquehanna, “Stachell” point types)

		Small Point (e.g. Crawford Knoll, Innes, Hind, “Ace of Spades” point types)
<b>Early Woodland</b>		
	ca. 3000-2300 B.P.	Meadowood Complex (e.g. Meadowood Points, Bifaces and Vinette 1 Ceramics)
<b>Middle Woodland</b>		
	ca. 2300-1350 B.P.	Couture Complex (Snyders, Vanport point types)
		Middlesex Complex (e.g. Adena Points) Saugeen Complex (e.g. Saugeen, Port Maitland, Jack’s Reef Corner Notched point types)
<b>Middle to Late Woodland Tradition</b>		
	ca. 1350-1050 B.P.	Princess Point Complex (Levanna-Like Point Types)
<b>Late Woodland: Ontario Iroquoian Tradition</b>		
Early	ca. 1050-650 B.P.	Glen Meyer/ Pickering
Middle	ca. 650-550 B.P.	Uren/ Middleport
Late	ca. 550-400 B.P.	Prehistoric Neutral (south-western Ontario)
		Prehistoric Huron (south-central/south-eastern Ontario)
<b>Late Woodland: Western Basin Tradition (south-western Ontario only)</b>		
Riviere au Vase	ca. 1450-1150 B.P.	Riviere au Vase (Wayne-ware) like ceramics
Younge	ca. 1150-750 B.P.	Younge Phase Ceramics
Springwells	ca. 750-550 B.P.	Springwells Phase Ceramics
Wolf	ca. 550-400 B.P.	Wolf Phase Ceramics
<b>Historic</b>		
Algonkian	ca. 450-300 B.P.	Odawa
Historic Neutral	ca. A.D. 1550-1650	Southwestern Ontario
Historic Petun		South-central Ontario
Historic Huron		South-central/Southeastern Ontario
St. Lawrence Iroquois		Southeastern Ontario
European Contact	ca. A.D. 1620-1700	Initial Contact, European trade items appear on sites
	ca. A.D. 1800-	European Settlement
	ca. A.D. 1800-	First Nations Resettlement

**Paleo Period**

The first human occupation of southern Ontario occurred following the Wisconsin Glacial Period and is known as the Paleo Period. This period of settlement by Native groups living north of the Great Lakes began at approximately 11,000 B.P. (Ellis and Deller 1990:37) when Lake Algonquin collectively occupied the three basins of Lake Michigan, Lake Huron, and Lake Superior.

These First Nations peoples consisted of small bands of hunter-gatherers who relied on caribou as their main staple, which they supplemented with wild plants, birds, fish, and small game. The environmental conditions and resource constraints during this time of transition from spruce woodland to pine forests would have meant frequent moves over a substantial range of territory (Ellis and Deller 1990:52). Due to this migratory lifestyle and limited reliable foodstuffs, population densities were lower, and as such, left



behind a small archaeological footprint. When found, these sites are typically located near the shorelines of bodies of water (Ellis and Deller 1990:38).

This period is subdivided into the Early (ca. 11,000-10,500 B.P.) and Late (ca. 10,500-10,000 B.P.) Paleo Periods, each with specific stone tool characteristics and point styles (Table 1). The most diagnostic tool type from the Early Paleo Period is the fluted projectile point. Other tools of Early Paleo Period assemblage include miniature projectile points, pièce esquillée, bevelled bifaces, as well as unifacial tools, including trianguloid and beaked scrapers, spokeshaves and graters (Ellis and Deller 1990:47-9). People of the Early Paleo Period tradition would have predominately used local stone sources for tool production.

The Late Paleo Period has three different projectile point types associated with it: Holcombe (ca. 10,300 B.P.), Hi-Lo (ca. 10,100 B.P.), and both stemmed and unstemmed lanceolate points (c. 10,400-9,500 B.P.). In contrast to Early Paleo points, the Late Paleo points were not fluted. Otherwise, the tool kit contains many of the same tools used by the Early Paleo population. Notable changes in the tool kit include scrapers of different shape and the addition of drills (Ellis and Deller 1990:59).

### **Archaic Period**

The Archaic Period (ca.10,000-3,000 B.P) is split into the Early, Middle and Late Archaic Periods. This time period had a climate 4° Celsius cooler and much drier, with lower lake levels than our modern environment (Edwards and Fritz 1988:1405). The introduction of different foodstuffs in more hospitable environments led to larger populations, as evident in the larger sites represented in the archaeological record.

Archaic tools were made of Native copper, as well as stone, and there was an increased use of bone for tool making, especially for fishhooks. Stone tools were made of a more varied range of materials, and created through grinding and polishing, as well as the older technique of flaking. The style of projectile points also increased in variation, including both stemmed and notched types. Common tools included bifaces, chipped stone scrapers, celts, adzes and ornaments such as bannerstones and gorgets. A greater regional variability in site location, both in the type and in the size of artifact assemblages has been noted (Ellis, Kenyon and Spence 1990:66-7).

During the Early Archaic period (ca. 10,000-8,000 B.P.), white pine and other associated deciduous trees came to replace the jack and red pine forests that dominated the landscape during the Late Paleo Period (Ellis, Kenyon and Spence 1990:68-69). The Early Archaic period is defined by three major point traditions: Side-Notched (10,000-9,700 B.P.), Corner-Notched (9,700 - 8,900 B.P.), and Bifurcate (8,900-8,000 B.P.). Other trends of the Early Archaic include a larger range of used materials, tool kits with more simply flaked tools, and the addition of ground stone techniques (Ellis, Kenyon and Spence 1990:71-9).

The Middle Archaic Period (ca. 8,000-4,500 B.P.) saw further diversification of the toolkit. The presence of netsinkers indicates that fishing became a more important aspect of life during this time. The toolkit also includes the introduction of stemmed horizon points, which display a deep basal notch. Fully ground stone tools were also more prevalent. By the latter part of the Middle Archaic, the archaeological record becomes more complex, reflecting the formation of cultural distinctiveness as different Native groups began settling into specific areas (CRM Group Limited et. al. 2005:2-8).

The Late Archaic (ca. 4,500-3,000 B.P.) is defined by native groups trending towards smaller territorial foraging grounds. This increased territoriality is consistent with a more regionalized variation on projectile point styles. These point types include Narrow Point (Lamoka and Normanskill), Broad Point (Genesee, Adder Orchard, and Perkiomen) and Small Point (Crawford Knoll, Innes, “Ace of Spades”, and Hind) (Ellis, Kenyon and Spence 1990:93-110). A noted rise in population occurred at this time, leading to the

appearance of more Late Archaic sites in the archaeological record than Early or Middle Archaic sites. The appearance of cemeteries in the archaeological record at this time is also attributed to the rise in population.

### **Woodland Period**

The Woodland Period (ca. 3,000-400 B.P.) best distinguished from the Late Archaic by the increase in trade of raw materials and tools between groups, with the move towards semi-permanent villages over the seasonal migration of the Archaic and Paleo Periods, and most significantly, the introduction of ceramic technology (Spence, Pihl and Murphy 1990).

The Early Woodland period (ca. 3,000-2,300 B.P.) is divided into two complexes: Meadowood and Middlesex. The Meadowood complex assemblage includes thin preform blades, thin side-notched points, trapezoidal gorgets, birdstones, an increase in the use of Onondaga chert and coiled (Vignette 1) pottery (Spence, Pihl and Murphy 1990:128-9). The Middlesex complex is noted for its more elaborate burial practices, such as mound construction and innovations such as blocked-end tube pipes (W. Ritchie 1944).

The Middle Woodland period (ca. 2,300-1,350 B.P.) represents a huge cultural shift from previous periods. Sites became larger and more permanent, and there was increased importance of fish in the diet. The pattern of sites followed fish migrations and spawning grounds, allowing the support of larger populations and the implementation of more restricted band territories (Spence, Pihl and Murphy 1990:142-3). Ceramics decorated by impressing a toothed or wavy (pseudo-scallop) stamp appeared. Three geographically restricted groups fall under the Middle Woodland period: Saugeen, Couture and Point Peninsula.

The Late Woodland period (ca. 1,050-400 B.P.) is marked by significant material culture changes. These include various new point forms, new settlement and foodstuff patterns, new pottery types, and different pottery decoration techniques. It is also during this period that domesticated corn became the basis of subsistence. Two traditions of note to southern Ontario in the Late Woodland period include the Western Basin Tradition and the Ontario Iroquoian Tradition.

The Western Basin Tradition was a distinct cultural occupation in southwestern Ontario and was an in situ cultural development from earlier Woodland period peoples. There are various vessel forms associated with the temporal stages of the Western Basin Tradition, including Riviere au Vase, Younge, Springwells, and Wolf. These phases are defined by changing ceramic styles and alterations to group settlement and subsistence strategies (Murphy and Ferris 1990:194).

The Ontario Iroquoian Tradition encompasses the Early, Middle and Late Iroquoian periods. These periods vary in artifact assemblage, ceramic vessel shape and decoration, lithics, settlements and community patterns, subsistence, and burials (Williamson 1990; Dodd et al. 1990).

The Early Iroquoian Tradition ceramics have thinner walls and were made by modelling the clay from a large clump, a change from earlier coiling methods (Williamson 1990:298). They have both interior and exterior decoration, including punctuation and seriation techniques. Pipes are found on sites during this period, as well as ceramic gaming discs. Early Iroquoian lithics are characterized by triangular-shaped and basally concave points, crescent and spokeshave scrapers, and stemmed strike-a-lights (Williamson 1990:299). Houses were larger, longer and wider than the previous traditions. Burials of ossuary form emerged (Williamson 1990:306).

Middle Iroquoian Tradition ceramics of the Uren substage tend to be globular in shape and collarless, with a rolled rim and decorative elements on the interior and exterior (Dodd et al. 1990:330). Pipes are longer and well made, decorated with incisions and triangular motifs. Middle Iroquoian Points are triangular and have straight concave basal margins. Tool kits also include biface drills, gravers, spokeshaves, side scrapers and random flake scrapers (Dodd et al. 1990:332). Village plans changed to become aligned parallel in

closely spaced groupings and were used as more permanent year-round settlements. These permanent settlements reflect a reliance on corn cultivation for subsistence (Dodd et al. 1990:350).

### **Post-Contact First Nations Period**

During the 1700s in Essex County, there were two main First Nations groups present in the Windsor area: the Hurons and the Odawa (Ottawa). The Hurons were an Iroquoian-speaking group living in a small area of south-central Ontario in the early seventeenth century. This area was historically referred to as Huronia (Ramsden 1990:361). The material culture is similar to other Iroquoian traditions in the area, which includes chipped stone tools, retouched flakes, ground stone tools, pipes, ceramics, Native copper objects, and eventually, European items (Ramsden 1990:363). The settlements consisted of large villages with mounded middens. Subsistence was agriculturally based with an extensive hunting list, including whitetail deer, black bear, groundhog, squirrel, beaver, and raccoon.

The Odawa also occupied south-central Ontario. The ceramics used by the Odawa were acquired through trade, with examples coming from Late Prehistoric and Historic Huron, St. Lawrence Iroquoian, and Petun Iroquoian populations (Fox 1990:462-3). Due to this, Odawa ceramic assemblages vary within each collection. The lithic tool kits are predominantly composed of local Silurian and Amabel cherts, but also include Collingwood, Bruce, Wike and Kettle Point cherts. Stone tools consist of triangular points and other bifaces, scrapers, retouched flakes, stone adzes and axes. Bone and shell were used in tool making at the time but are not commonly found in artifact assemblages due to the soil composition in the area (Fox 1990:465). Copper artifacts and seventeenth-century European goods have been found on Odawa sites, including kettles, iron axes, cut brass and glass beads.

Odawa settlements were typically small camps situated close to water or on portage routes, with a preference for proximity to fish spawning areas (Fox 1990:466). Both lodge forms and temporary portable tents are mentioned in the historical record as being used by the Odawa. Floral remains and historical records suggest that wild plant foods were utilized, including tubers, cleavers, hazelnut, hickory nut, acorn, elderberry, brambleberry, chokeberry, plum, cherry, hawthorn and sumac (Crawford 1990). Faunal remains are predominantly fish (especially lake whitefish and lake trout) as well as snowshoe hare, beaver, deer, fox, bear, Canada goose, loon, and turtle (Wright 1981).

The Odawa were first historically recorded in a meeting between Champlain and a group of men in the fall of 1615 (Biggar 1922-1936[3]:44). Other sporadic documents from this period suggest the Odawa lived on the Bruce Peninsula, on Manitoulin Island and around Lake Michigan in the early 1600s (Ramsden 1990:461). During the mid-1600s, the New York State Iroquois pushed north in an attempt to gain control over the fur trade, decimating the Ontario Iroquois populations (CRM Group Limited et. al. 2005:2-14). With the increased threat of warfare, the Ontario Iroquois were joined by some of their northern neighbours, including the Odawa, and dispersed westward (Molnar 1997:6). By the late 1600s, some of the Odawa had returned to Manitoulin and the Straits of Mackinac and, by early the early eighteenth century, many had also returned to southern Ontario.

Antoine Laumet de Lamothe Cadillac, a French explorer and founder of Fort Ponchartrain, took note of the presence of the Odawa in the present Windsor/Detroit area in 1702. He describes the Oppenage village located just west of Fort Ponchartrain, saying that "above this village, half a league higher up, there is a village made up of four tribes of the Outavois" (Lajeunesse 1960:22). At the beginning of the 1700s, the Odawa village was located on the north shore of the Detroit River. However, they shifted to the south shore sometime after the hostilities of the Fox siege, settling in this new location by 1721. Cadillac stated "to the south on the other side of the river are the Outaouais who, together with the Hurons and Poutouatamis, have made wastes containing about two leagues frontage by eight arpents deep" (Lajeunesse 1960:26). De Lery's Map of 1749 depicts the locations of the Odawa and Huron villages on the south shore of the Detroit River. Documented in the late 18<sup>th</sup> century, a series of Indigenous trails and sites in Essex County are depicted on

a map from Lajeunesse's *History of the Windsor Border Region* (Lajeunesse 1960: xxxvii; **Plate 1**). The location of 'Trail A', which runs south of the Sandwich South MSP lands from Windsor towards Leamington, indicates that what is now Talbot Road (Highway 3) originated as an Indigenous trail or travel route.

### 1.2.2 Euro-Canadian Land-Use History

The Detroit River shoreline comprises the earliest continuously occupied European settlement in Ontario. European settlement along the Detroit River began as early as 1701 under the French regime with the construction of Fort Pontchartrain (later Fort Detroit), on the right bank of the river (County of Essex 2014). Permanent European settlement on the, now Canadian, left bank of the Detroit River began in 1749 when, in a move to make Detroit the bulwark and granary for more distant outposts along the Ohio River, the governor at Quebec sponsored the movement of farming families to the area (Lajeunesse 2010: lii). This new settlement on the left bank of the Detroit River was known as 'Petite Côte' (Lajeunesse 2010: ix).

Settlement on the left bank extended six miles downstream from the fort (Lajeunesse 2010: lix). In a short time, the settlement occupied a large portion of land strategically situated across the river from the fort and in between the Huron village to the west and encroaching on the Odawa village to the east (CRM Group *et al.* 2005: 2-16). De Lery's 1752 *Map of the Detroit River* illustrates the absence of settlement on the left bank, upstream of the Odawa village.

By 1763, Canada was under British Rule. On July 24, 1788, Lord Dorchester's proclamation divided Canada into four districts: Lunenburg; Mecklenburg; Nassau; and, Hesse. The study area, originally part of the District of Hesse (Neal 1909: 12), was secured by the British as part of Treaty Number 2. Noted as the McKee Purchase of 1790, the superintendent of Indian Affairs, Alexander McKee, secured a treaty with the Odawa, Chippewa, Pottawatomi and Huron claiming the area for the British Crown while retaining two portions of land for reserves. Treaty Number 2:

*...was made with the O[dawa], Chippew[a], Pottawatom[i], and Huro[n] May 19th, 1790, portions of which nations had established themselves on the Detroit River of all whom had been driven by the Iroquois from the northern and eastern parts of the Province, from the Detroit River easterly to Catfish Creek and south of the river La Tranche [Thames River] and Chenail Ecarte, and contains Essex County except Anderdon Township and Part of West Sandwich; Kent County except Zone Township, and Gores of Camden and Chatham; Elgin County except Bayham Township and parts of south Dorchester and Malahide. In Middlesex County, [included are:] Del[a]ware and Westminster townships and part of North Dorchester.*

Morris 1943:17

Having 'legally' attained the land along the Detroit River, British officials initiated surveys for the rest of the waterfront of Sandwich Township, including all the land along the Detroit River and Lake St. Clair shorelines. The new lots were identified as part of the Settlement of L'Assomption.

Although initially composed only of lots fronting the Detroit River, the growing population and survey of inland lots prompted settlement of the lots set back from the river and lakeshore. This increased the population and prompted the division of Sandwich Township into Sandwich West and Sandwich East, the dividing line running north-south along the current Howard Avenue.

Early settlement within Essex County focused along the Detroit River and subsidiary rivers. Survey of the second and third concessions in Sandwich Township was commenced in 1792 by Patrick McNiff (Lajeunesse 2010). McNiff's survey followed the land divisions already in use by the French farmers in the Petite Cote area, the division lines McNiff found to run in a "very irregular manner" (McNiff 1793). The

area was resurveyed by Abraham Iredell in 1797 and the Lots in Concession 1 – 3 Petite Cote were renumbered from 82 onwards (Morris 1929). At this time, Upper Canada was re-organized into 19 counties with the District of Hesse being re-named ‘The Western District’ containing two counties: Essex; and Kent (Neal 1990: 12). In 1794, surveyor D.W. Smith recommended a survey of lots along the ridge road running to the rear of the Huron Church towards Point Pelee, later named Talbot Road (now Highway 3) (Lajeunesse 2010).

The Township of Sandwich was incorporated in 1788 and remained as such until 1854 when Windsor became an independent town. Sandwich was bounded on the north by Lake St. Clair, Maidstone on the east, Anderdon and Colchester on the south and the Detroit River on the west. In 1860, it was divided into Sandwich East and Sandwich West and then, in 1893, the township of Sandwich East was divided into Sandwich East and Sandwich South along County Road 42 (Langlois 1984: 1).

Settlement of the interior of Essex County was aided with the railway boom of the mid-nineteenth century with small communities growing up at points along the railway. For example, the development of the community of Walkerville was aided by the arrival of the railway. Hiram Walker established his distillery in 1857 at the point where the Great Western Railway met the waterfront in downtown Windsor (Morrison 1954:26). Closer to the Sandwich South MSP lands, the community of Pelton was tiny settlement that grew up around a switching tower known as Pelton Junction (**Plate 2, Figure 9**; Langlois 1984: 73). It was the point of junction where the Canadian Southern Railway (south of the study area) crossed the Lake Erie, Essex & Detroit River Railway (abutting the west side of the study area) and served as a switching yard and message centre for local residents (Langlois 1984: 73). Although Pelton in its original form no longer exists, its location lies approximately southwest of the Sandwich South MSP lands, just south of the intersection of Walker Road and Provincial Road.

In 1935, Windsor, East Windsor, Walkerville, and Sandwich amalgamated into the City of Windsor. After the amalgamation, the City of Windsor purchased land that includes the Windsor Airport property from the Walker family. Originally named the Walker Airport after Hiram Walker, the airport was built in 1928 and was eventually re-named the Windsor Airport (Morrison 1954: 275).

Portions of the Sandwich South MSP lands were also once part of the Town of Tecumseh. Tecumseh was incorporated in 1921 (Langlois 1984: 82). In 1966, the municipal organization of the area was altered, and the Township of Sandwich East was dissolved with the land being divided between the City of Windsor and the Township of Sandwich South. Then, in 1997, the municipalities of Sandwich South, Tecumseh, and St. Clair Beach were amalgamated and in 1999 renamed the Town of Tecumseh. In 2002 the City of Windsor annexed a portion of land from the Town of Tecumseh, including parts of the Sandwich South MSP lands (the ‘Transfer Lands’) to accommodate future growth and development.

The Sandwich South MSP lands are documented on various historic maps throughout the development of the City of Windsor. The 1881 *Illustrated Historical Atlas of the Counties of Essex and Kent* (Belden & Co. 1881) mapping of the Township of East and West Sandwich (**Figure 10**) does not depict any landowner names or structures within the study area of Lots 15-16, Concession 6; Lot 17, Concession 7; or Lots 98-122, Concession 3. However, it is important to note that since these historical atlases were funded through subscription fees, landowners who did not subscribe were not always depicted. Thus, not all structures were necessarily depicted or placed accurately on the mapping.

More landowners are specified on the 1905 McPhillips Plan of the Townships of Sandwich West, East, and South (**Table 2; Figure 11**). The Canadian Pacific Railway is visible where it still is today at the north end of the study area and a rail line is also depicted running along the west boundary of the study area within Lots 15 and 16, Concession 6. As with the Belden map, no structures are visible. The road system depicted on both of these historic maps still exists today.



Table 2: Landownership from 1905 Plan of the Townships of Sandwich West, East, and South

Lot	Concession	Owner
15	6	E.D Reaume
16	6	John Hanley
17	7	P. Bartheaume
98 - 104	3	H. Walker
105	3	
106	3	
107	3	
108	3	
109	3	H. Walker
110	3	David L...
111	3	David L...
112	3	none
113	3	Jos. D. Janisse and Barnaby Janisse
114	3	Henry Rivard
115	3	N. Langolis/ R. Charette
116	3	V. Joinville/Miss McKay/O'Keefe
117	3	V. Joinville/O'Keefe
118	3	J. O'Keefe/J. Janisse
119	3	Clement Janisse
120	3	Denis St. Louis
121	3	Denis St. Louis
122	3	Denis St. Louis

As noted in **Table 2**, multiple landowners are sometimes listed for some lots. It is not clear what portion of each lot was owner by which landowner. The McPhillips Map, as well as Essex County farmer's directories, including the *Farmer's Directory* published by the Union Publishing Company (Union Publishing Company 1884), can be used in conjunction with land registry data and census records should information be needed on specific landowners for future archival research.

The Windsor International Airport lands (parts of Lots 98-122, Concession 3 Petite Cote) are home to an active airport. Access to and development on/of the property is highly restricted. As such, the following detailed review of the Land Registry documents has only been conducted for the eastern parts of Lots 15 & 16, Concession 6 and the southeast part Lot 17, Concession 7 in the Township of Sandwich South, as these areas are likely to be subjected to additional archaeological assessment and subsequent development (see **Appendix B** for select entries from the Land Registry Abstracts for more details of land transactions).

**Lot 15, Concession 6 Township of Sandwich South**

In 1854, George Thomas was granted a Crown Patent for 200 acres, comprising all of Lot 15, Concession 6 (Land Registry Abstract (L.R.A.)). Although the 1861 census does not mention Thomas in the Sandwich sub-district, George Thomas, an Irish Protestant immigrant, was listed as living in Windsor, Essex County, with an occupation of train conductor (Government of Canada 1861). In 1865, Thomas and John Stephens sold the 200 acres to James Beatty (Land Registry Instrument (L.R.I.) #1145), after which the property quickly changed hands to Charles Charteris (L.R.I. #453) and then Charles F. Labadie in 1866 (L.R.I. #503). Charles was a grandson of Antoine Louis Descomps dit Labadie, through his third marriage to Charlotte Barthe. Labadie settled in the parish of l'Assomption in 1759, and is considered one of the founding figures of the area.

In 1873 Labadie deeded the west half of Lot 15 (100 acres) to John Hanley and the east half to Hippolite Reaume (L.R.I. #H.1454; L.R.I. #H.1464). The west half of the property was briefly deeded to Hiram Walker in 1887, before returning to Hanley in 1888/89 (L.R.I. #H.4418; L.R.I. #H.5384). Part of Hiram Walker's extensive landholdings in the Township of Sandwich South included Walker Farms. Established in 1893, the first incarnation of the Farm was regarded as experimental and innovative. After Hiram's death in 1899, his sons took over the initiative and in 1904 the Walker Farms dairy was established. The Farm occupied land in the vicinity of the study area, now bounded by Walker, Central, E.C. Row and south of the airport" (Weeks 2015).

In 1887, Reaume deeded 84/100 of an acre to the Lake Erie, Essex & Detroit River Railway Company (L.R.I. #J.4691). As a result of the will of Hippolite Reaume, the remaining east half of Lot 15 was inherited by Edmond Reaume (L.R.I. #A.219; L.R.I. #B.639). In 1895, Edmond gave Right of Way through the property to the Natural Gas and Oil Company of Ontario, which at that time had two pipelines, 30 miles long, supplying gas to Detroit, Windsor, Walkerville, Kingsville and Leamington (L.R.I. #A.305; Oliphant 1897: 916).

The east half of Lot 15 was deeded to Etienne Ferrari in 1899 (L.R.I. #B.762). Ferrari was an Italian immigrant who came in Canada in 1886 with his wife and children. After Etienne's death, prior to 1909, his property was inherited by his widow Mary and son Ignace. The east half of Lot 15 remained in the Ferrari family until at least Ignace's death in 1949 (L.R.I. #[...R].15586).

In June of 1950, a bylaw passed creating an urban development zone, which included Lot 15 (L.R.I. #K<sup>55</sup>.8473).

#### *Lot 16, Concession 6 Township of Sandwich South*

In 1850, Bernard (Barney) Flynn was granted a Crown Patent for 65 acres, comprising all of Lot 16, Concession 6 (L.R.I.). The property exchanged hands several times, between its sale to Mary Browne in 1857 to John Hanley in 1870 (L.R.I. #C.119; L.R.I. #G.1018). Between 1867 and 1870, the property was designated "Clergy Reserve" (L.R.I. #E.103; L.R.I. # G.1017; L.R.I. # G.1018).

Lot 16 was briefly deeded to Hiram Walker in 1887 before returning to Hanley in 1888/89 (L.R.I. #H.4418; L.R.I. #R.5384). In 1890, Hanley deeded 38/100 of an acre to the Lake Erie, Essex & Detroit River Railway Company (L.R.I. #R.5502). In 1895, Hanley gave Right of Way through the property to the Natural Gas and Oil Company of Ontario (L.R.I. #A302). After Hanley's death in 1893, Lot 16 was willed to his daughters (L.R.I. #C.1893).

The east half of Lot 16 was retained by the late John Hanley's daughter, Margaret Dumouchelle. In 1919, Dumouchelle granted 4 ½ acres to John Schneider; by 1920 the property was owned by Duncan B. McColl (L.R.I. #E. 3232). McColl, a former wartime pilot, was distinguished as President of the Border Cities Aero Club, Chairman of the Border Chamber of Commerce Aviation Committee, and Governor of the Aviation League of Border Cities at the time of the Walker Airports opening in 1928 (Souvenir Program 1928).

In 1940 Dumouchelle granted the Bell Telephone Corporation of Canada an easement through the property (L.R.I. #B6458). In June of 1950, a bylaw passed creating an urban development zone, which included Lot 16 (L.R.I. #K<sup>55</sup>.8473).

#### *Lot 17, Concession 7 Township of Sandwich South*

In 1844, James Mills was granted a Crown Patent for 100 acres, 66 acres of which were within the east part of Lot 17, and 34 acres within the west part (L.R.A.). In 1857 Josiah Strong, an Essex County Justice of the Peace in 1841, acquired 71 acres of Lot 17 (L.R.I. #E.1; Cleary 1905: 67-68). In 1866, these 71 acres were

passed to Pierre Saint Antoine Jr. (L.R.I. #E.581). In 1869, James Mills deeded the north portion of Lot 17, among other lands, to John M. Fairbairn (L.R.I. #G.967).

From 1874 to 1895, parts of Lot 17 changed hands between Saint Antoine and Hiram Walker, with Edward C. Walker retaining ownership of a parcel of Lot 17 in 1895 (L.R.I. #A.275).

The remainder of Lot 17 was owned and sold over the years throughout the Saint Antoine and Bertheaume families. After the death of Patrick Bertheaume in 1925, the part of Lot 17 owned by this family was inherited by Patrick's nephew, Albert Poupard (L.R.I. #D. 4010; L.R.I. #M.GR.5813). In 1931, Poupard granted a portion of the south part of Lot 17 to a mill company (L.R.I. #G.5145).

In 1935, via Tax Deed, Alice Heussin acquired part of Lot 17, and in 1937 the Township of Sandwich South leased a portion of the lot (L.R.I. #G.5754; L.R.I. #G.5961). In June of 1950, a bylaw passed creating an urban development zone, which included Lot 17 (L.R.I. #K55.8473).

### **1.3 Archaeological Context**

#### **1.3.1 Existing Conditions**

The study area falls within the Geographic Township of Sandwich East on parts of Lots 98 – 122, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; and, parts of Lot 17, Concession 17 (**Figures 1 & 2; Appendix A**). It measures approximately 409 hectares.

The Windsor International Airport occupies the northern section of the study area on parts of Lots 98 - 122, Concession 3 Petite Cote (see **Appendix A**). This portion of the study area is bound roughly by the CN railway track to the west, the properties along Foster Avenue and Rhodes Drive to the north, Lauzon parkway to the east, and Division Road to the south (**Figures 1 and 2**). The property is comprised primarily of existing agricultural fields as well as the airport itself and associated buildings and runways. Pillette Road cuts through a portion of the study area and three small woodlots are located on the eastern side.

The most western portion of the study area is comprised of parts of Lots 15 & 16, Concession 6. Roughly triangular in shape, it is bound by the CN Railway tracks to the east and 7th Concession Road to the west. (**Plates 3 – 16; Figure 14**). The area consists primarily of commercial buildings and associated parking lots and infrastructure. A ditch extends along the west side of the area, varying in depth. The ditch is lined with reeds and bushes. Old utility poles also follow the rail line on the west side of the study area. Along 7th Concession Road, on the east side of the study area, a ditch runs along the roadway. A tree lined tributary extends across 7th Concession Road north of the property located at 4185 7th Concession Road.

A second triangular portion of the study area is located east of the western portion and south of the airport. It extends behind a number of residential buildings along Baseline Road, and the rear of a grouping of commercial properties along County Road 42 and 8<sup>th</sup> Concession Road (**Plates 18 – 29; Figure 15**). The majority of this section of the study area is heavily disturbed from commercial use, driveways, buildings footprints, and infrastructure. Portions of the study area are composed of manicured lawns, as well as residential and commercial buildings.

#### **1.3.2 Physiography**

The topography of southern Ontario was formed by glacial and post-glacial activities. Glacial lakes covered most of Essex County leaving it “smoothed by shallow deposits of lacustrine clay” (Chapman & Putman 1984: 147). The Windsor area is located within the physiographic region known as the Essex Clay Plains (Chapman and Putnam 1984).

According to the *Soil Survey of Essex County* (Richards et al 1949), the soil within the study area is classified as Brookston Clay Loam, with almost level topography and poor natural drainage (**Figure 12**).



Brookston Clay Loam is described as “dark clay loam over mottled and blue-grey gritty clay and clay loam” (CRM Group et al. 2005:4-3). Brookston soils in the area support general farming activities such as dairy and beef farming, with primary cash crops consisting of corn, wheat, beans, peas and black tobacco (Richards et al 2003: 36).

The underlying bedrock of Essex County dates to the Devonian Age and is composed of sedimentary rocks including limestone, shale, dolomite, as well as salt, oil and natural gas deposits (Government of Canada 1957).

Located within the Mixedwood Plains ecozone, Essex County’s climate is one of cool winters and hot summers. This ecozone supports abundant wildlife including grey squirrel, groundhog, otter, raccoon, red fox and white tail deer. Black bears, once abundant in the county, have disappeared due to human encroachment (The Canadian Atlas online 2016). Essex County is within the northern limit of the Deciduous or Carolinian Forest Region. The predominant tree species include deciduous beech, maple, black walnut, hickory and oak, as well as conifers such as white and red pine and eastern hemlock. The warm climate of Essex County also supports species such as sassafras, kentucky coffee tree, hackberry, shagbark hickory, sycamore and tulip tree (The Canadian Atlas online 2016).

The study area is situated within the Upper Little River Watershed, an area of approximately 6,490 ha and is a sub-watershed of the Essex Region Watershed (Essex Region Source Protection Area 2015: 18). Little River is 2 kilometres east of the study area and drains that flow into it run within the study area. In order to alleviate localized flooding, multiple drainage ditches have been constructed throughout the agricultural land. The 6<sup>th</sup> Concession Drain runs directly through the northwest portion of the study area, and south of the east portion, flowing into Litter River. Lake St. Clair and the Detroit River are 9 kilometres north of the study area and the Detroit River is 11 kilometres to the west of the study area.

### 1.3.3 Previous Archaeological Research

In Ontario, information regarding archaeological sites is stored in the Ontario Archaeological Site Database (OASD) maintained by Ontario’s MHSTCI. This database contains information on archaeological sites registered with the province within the Borden system. The Borden system in Canada is based on a block of latitude and longitude. Each Borden Block is referenced by a four-letter designator. Sites within a block are then numbered sequentially as they are recorded. The study area is located within the AbHr and AbHs Borden Blocks. A review of the OASD indicates that there are 46 registered archaeological sites within a one-kilometre radius of the study area (*Table 3*).

Table 3: Archaeological Sites within 1km radius

Borden Number	Site Name	Site Information	Site Type	Status
AbHs-68	Canard 2	Archaic, Early	Aboriginal	findspot
AbHs-67	Canard 1	Archaic, Early	Aboriginal	findspot
AbHs-47		Post-Contact	Euro-Canadian	scatter
AbHr-9		Post-Contact	Euro-Canadian	farmstead
AbHr-6	Esses TS	Pre-Contact	Aboriginal	Other, camp/campsite
AbHr-55		Post-Contact	Euro-Canadian	farmstead, house, residential
AbHr-54		Post-Contact, Pre-Contact	Aboriginal, Euro-Canadian	farmstead, findspot
AbHr-53		Post-Contact	Euro-Canadian	scatter

AbHr-52		Archaic, Middle, Post-Contact	Aboriginal, Euro-Canadian	farmstead, findspot
AbHr-51		Post-Contact	Euro-Canadian	farmstead
AbHr-50		Post-Contact	Afro-Canadian, Euro-Canadian	homestead
AbHr-47	Air Port Lands Location 1	Archaic, Middle	Aboriginal	findspot
AbHr-46		Post-Contact	Afro-Canadian	residential
AbHr-45		Archaic, Early		findspot
AbHr-44		Post-Contact		residential
AbHr-43	Banwell Location 4	Post-Contact	Afro-Canadian	residential
AbHr-42	Banwell Location 3	Post-Contact	Afro-Canadian	residential
AbHr-41		Post-Contact		residential
AbHr-40	Location 2	Post-Contact		farmstead
AbHr-4				
AbHr-39		Post-Contact		Unknown
AbHr-38		Post-Contact		scatter
AbHr-37		Pre-Contact	Aboriginal	findspot
AbHr-36		Post-Contact		scatter
AbHr-35	site 18	Post-Contact, Pre-Contact	Other, Aboriginal, Euro-Canadian	
AbHr-34		Post-Contact		scatter
AbHr-33	Site 15			
AbHr-32		Archaic, Late		findspot
AbHr-31	Site 13			
AbHr-30	site 12			
AbHr-29		Post-Contact		scatter
AbHr-28		Post-Contact		scatter
AbHr-27	Site 9			
AbHr-26		Post-Contact		scatter
AbHr-25	location 7			
AbHr-24	location 6	Post-Contact, Pre-Contact	Other, Aboriginal, Euro-Canadian	
AbHr-23	location 5	Post-Contact, Pre-Contact	Other, Aboriginal, Euro-Canadian	
AbHr-22	Location 4			
AbHr-21	site 3			
AbHr-20	Site 1			
AbHr-18		Post-Contact	Euro-Canadian	homestead
AbHr-17		Post-Contact	Euro-Canadian	Unknown
AbHr-13	DRIC H2	Post-Contact	Euro-Canadian	farmstead
AbHr-12	Burke	Post-Contact	Euro-Canadian	homestead
AbHr-11	DRIC P2	Archaic, Middle	Aboriginal	findspot
AbHr-10	DRIC P1	Archaic, Early, Pre-Contact	Aboriginal	findspot

In addition to the assessments listed below, The *City of Windsor Archaeological Master Plan* (Master Plan) (CRM et al. 2005) provides a general overview of archaeological potential within the City of Windsor. The plan, which uses eight criteria to evaluate the potential for encountering archaeological resources, maps

areas of archaeological potential within the city. The Master Plan states that the final archaeological potential map represents a best fit and that those areas identified as high potential require, at minimum, a Stage 1 archaeological assessment (CRM et al. 2005:4-16). Portions of the Sandwich South MSP lands and the study area fall within an area identified as exhibiting high archaeological potential (**Figure 13**). In addition, since the writing of the Master Plan, more archaeological work has been undertaken in the vicinity of the study area resulting in more registered sites that demonstrate the presence of First Nations and Euro-Canadian Sites in the area (as noted in **Table 3**) and expanding areas that should be identified as exhibiting archaeological potential within the study area.

A summary of the archaeological assessments that have been conducted within the limits of, or immediately adjacent to, the study area is provided in **Table 4**. This list is a reference to work that has been completed and reviewed by MHSTCI as of the writing of this report and accessible to CRM Group’s licensed archaeologists through MHSTCI’s online database. It is not necessarily a comprehensive or accurate inventory of all archaeological investigations within 50 metres of the study area.

Table 4: Previous Archaeological Assessments

Stage	Author	Report Title	Year
1	New Directions Archaeology Ltd.	Stage 1 Assessment of the Lauzon Parkway, County Road 17, County Road 42, Future East-West Arterial Road from Walker Road to County Road 17 Corridors and the Sandwich South Secondary Plan	2013
1	Stantec Consulting Ltd.	Stage 1 Archaeological Assessment Windsor Solar Project Part of Lots 105 to 123, Concessions 3 Petite Cote	2014
1	Stantec Consulting Ltd.	Stage 1 Archaeological Assessment Windsor Solar Project Part of Lots 120 to 122, Concession 3 Petite Cote	2015
1	Stantec Consulting Ltd.	Stage 1 Archaeological Assessment: Upper Little River Watershed Master Plan and Stormwater Management Plan	2015
1/2	Timmins Martelle Heritage Consultants Inc.	Stages 1 & 2 Archaeological Assessment Proposed Development Property Banwell Road and E.C. Row Expressway	2016
1	CRM Group Ltd.	Stage 1: Archaeological Assessment Report Sandwich South Master Servicing Report: East Pelton Secondary Plan	2019
2	Stantec Consulting Ltd.	Stage 2 Archaeological Assessment Windsor Solar Project Part of Lots 105 to 123, Concessions 3 Petite Cote	2014
2	Stantec Consulting Ltd.	Additional Stage 2 Archaeological Assessment: Windsor Solar Project Part of Lots 120 to 122 Concession 3 Petite Cote	2015
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 1 (AbHr-20), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 3 (AbHr-21), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 4 (AbHr-22), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 5 (AbHr-23), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 6 (AbHr-24), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 7 (AbHr-25), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 9 (AbHr-27), Windsor Solar Project	2014

3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 12 (AbHr-27), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 13 (AbHr-31), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 15 (AbHr-33), Windsor Solar Project	2014
3	Stantec Consulting Ltd.	Stage 3 Archaeological Assessment: Site 18 (AbHr-35), Windsor Solar Project	2014
3	Timmins Martelle Heritage Consultants Inc.	Stage 3 Archaeological Assessment Locations 1-7, Proposed Development Property Banwell Road	2018
4	Stantec Consulting Ltd.	Stage 4 Excavation Report, Site 1 (AbHr-20), Windsor Solar Project	2015
4	Stantec Consulting Ltd.	Stage 4 Excavation Report, Site 9 (AbHr-27), Windsor Solar Project	2015
4	Stantec Consulting Ltd.	Stage 4 Excavation Report, Site 13 (AbHr-31), Windsor Solar Project	2015

In 2013, New Directions Archaeology Ltd. (New Directions) completed a Stage 1 archaeological assessment as part of the environmental assessment of the Lauzon Parkway and its extension to Highway 3, County Road 42 and the installation of the Future East-West Arterial Road from Walker Road to County Road 17. The report covers areas that overlap with the Sandwich South MSP lands and are adjacent to the Sandwich South lands study area. Areas assessed within the Sandwich South MSP lands and adjacent to CRM Group’s Stage 1 study area as part of New Direction’s 2013 Stage 1 archaeological assessment are indicated in blue on **Figure 3**. Parts of New Direction’s study area were recommended for Stage 2 assessment. Some of the resulting Stage 2 assessments have been undertaken but have not yet been filed with MHSTCI (New Directions 2013).

In 2014 and 2015, Stantec Consulting Ltd. (Stantec) completed two Stage 1 archaeological assessments for the Windsor Solar Project. The study area for the Windsor Solar Project falls entirely within the Sandwich South MSP lands and immediately adjacent to the Windsor International Airport lands portion of the study area (**Figure 4**). Areas assessed within the Sandwich South MSP lands and adjacent to the study area as part of Stantec’s 2014/2015 Stage 1 archaeological assessment are indicated in green on **Figure 4**. The majority of the Windsor Solar Project study area was recommended for a Stage 2 archaeological assessment. As such, Stantec conducted a Stage 2 assessment of the area resulting in the identification of 23 archaeological sites. Of the 23 sites, 18 were recommended for Stage 3 site-specific assessment. Currently, 11 of the recommended 18 sites have been subjected to Stage 3 site-specific assessment. A total of 7 sites still require Stage 3 (Stantec 2014, Stantec 2015a).

In 2015, Stantec completed a Stage 1 archaeological assessment for the Upper Little River Watershed Master Plan and Stormwater Management Plan. Portions of the archaeological study area for this report fall within the Sandwich South MSP lands and immediately adjacent to the study area. Areas assessed within the Sandwich South MSP lands as part of Stantec’s 2015 Stage 1 archaeological assessment are indicated in white on **Figure 5**. Much of the Upper Little River Watershed study area was recommended for Stage 2 assessment (Stantec 2015b).

In 2016, Timmins Martelle Heritage Consultants Inc. (TMHC) submitted a report to MHSTCI for the Stage 1 and 2 archaeological assessment of a proposed development near the intersection of Banwell Road and E.C. Row Expressway. The study area is located entirely within the Sandwich South MSP lands and approximately 1.8 kilometres east of the Windsor International Airport property within the study area.

Areas assessed within the Sandwich South Lands as part of TMHC’s 2016 Stage 1 and 2 archaeological assessment are indicated in orange on **Figure 6** (TMHC 2016). In 2018, TMHC undertook Stage 3 CSC of Locations 1 -7 which they identified during their Stage 1 -2 assessment in 2016. Further archaeological assessment is still required (TMHC 2018).

In 2019, CRM Group conducted a Stage 1 archaeological assessment of the East Pelton Secondary Plan. The study area is located entirely within the Sandwich South MSP lands study area and immediately adjacent to the study area. The area assessed as part of CRM Group’s 2019 Stage 1 is indicated on **Figure 7** in violet. Most of the East Pelton Secondary Plan study area was recommended for Stage 2 assessment (CRM Group 2019).

For ease of reference, **Figure 8** combines all the areas of the Sandwich South MSP lands that have previously been subject to a Stage 1 archaeological assessment in reference to the study area.

There are no commemorative plaques or monuments located in the vicinity of the study area.

## 2.0 FIELD METHODS

As part of the Stage 1 archaeological assessment for the Sandwich South Lands study area, an optional property inspection was conducted. The property inspection was conducted for the southern two portions of the study area - parts of Lots 15 & 16, Concession 6 and parts of Lot 17, Concession 7. This was done to provide a greater level of detail for these sections of the study area prior to making recommendations. As the airport lands have highly restricted access and include an active runway, a property inspection was not conducted for that portion of the study area. The MHSTCI *Standards and Guidelines* Section 1.2, Standards 1 – 6 state that for a property inspection:

- ❖ The entire property and its periphery must be inspected;
- ❖ The inspection may be either systematic or random spot-checking;
- ❖ Coverage must be sufficient to identify the presence or absence of any features of archaeological potential;
- ❖ The inspection must take place when conditions permit good visibility of land features;
- ❖ Previously identified watercourses and natural landforms are to be confirmed;
- ❖ Additional features such as elevated topography, relic water channel, glacial shorelines, patches of well-drained soils in areas of heavy soil, and slightly elevated areas in low and wet areas should be identified and documented;
- ❖ Features affecting assessment strategies such as woodlots, small bogs, swamps or permanently wet area, areas of steeper grade than indicated on mapping, overgrown areas, areas of heavier than expected soils, and recent land alterations such as fill deposits of land clearing should be identified and documented; and,
- ❖ Heritage structures or landscapes, cairns, monuments or plaques, and cemeteries should be identified and documented.

The property inspection for the Stage 1 archaeological assessment was undertaken by CRM Group Field Director Barbara Johnson (R1103) on June 17 and 18, 2020, under archaeological consulting licence P109, issued to W, Bruce Stewart by MHSTCI. The property inspection was conducted by random spot-checking of the study area and its periphery to gain first-hand knowledge of geography, topography, and current conditions of the study area, and to evaluate and map archaeological potential. The weather during the inspection was 29 – 30 degrees Celsius with partly cloudy skies, which permitted good visibility of land features. The property inspection included photo documentation and visual inspection but did not include excavation or collection of any archaeological resources. Any previously identified features of archaeological potential were examined. Any additional features of archaeological potential not visible on mapping were identified and documented, and any features that would affect assessment strategies were identified and documented.

The results of the property inspection are included below in **Tables 5 and 6** and in the description of existing conditions, Section 1.3.1 of this report. Associated photo documentation is presented in Section 8.0 of this report (**Plates 3 - 29**).

Table 5: Property Inspection Notes – Parts of Lots 15 & 16, Concession 6

Property Address	Type	Comments
4295 7th Concession Road	Commercial	Existing parking lot and building, shed. Planted trees along north boundary; Fire hydrant and cable box in northeast corner of property; Manicured lawn south of parking area and surrounding building. Natural elevation, with no visible mounding.
4275 7th Concession Road	Commercial	Existing building with gravel and asphalt parking lot. Grass at south side of building, elevation rise likely due to construction fill.
4255 7th Concession Road	Commercial	Buildings (2) with asphalt parking/driveway on north and south side; Landscaped garden on southeast corner of building fronting 7 <sup>th</sup> Concession Road; Yellow clay and concrete slabs visible at rear of property.
4237 7th Concession Road	Commercial	Asphalt parking lot; Northwest corner, near CN Rail line, contains a large septic tank and is mounded with construction fill; Area of construction fill is located between end of parking lot and CN Rail line.
4225 7th Concession Road	Commercial	Building and asphalt parking lot/driveway surrounding the building; A grass area is located behind the second building, but ground is uneven and at unnatural grade, with lower elevation along the south property line.
4215 7th Concession Road	Commercial	Building with asphalt parking lot/driveway south and at the sides of the building; Gravel fill along the northern edge of the property.
4205 7th Concession Road	Vacant	Uneven and unnatural ground surface with tall grass, bush, trees and reeds; Tire treads and evidence of heavy machinery use on property.
4185 7th Concession Road	Commercial	Parking/storage lot.
4145 7th Concession Road	Commercial	Truck parking yard.

Table 6: Property Inspection Notes – Parts of Lot 17, Concession 7

Property	Type	Inspection comments
3640-3676 Baseline Road	Residential	Front yards composed of manicured lawn and driveways.
3716 Baseline Road	Residential	Study area portion consists of manicured lawn and trees; Appears to be original elevation; Small, older house to the west of new, larger home with raised landscaping around new house.
3760 Baseline Road	Residential	Study area portion consists of backyard area. It consists of grass and backs onto treed lot. Older house and property with little visible disturbances. Backs onto 3755 County Road 42 property.
3770 Baseline Road	Residential	Backyard of house is within study area – modern disturbance from construction of house and pool.
3800-4160 Baseline Road	Residential	Study area portion of properties consists of back yards of homes. Approximately 8 metres wide area within backyards, along back fence line, consists of a high, built up modern berm.
4325-4375 County Road 42	Commercial	Study area consists of southern end of Office building, Rose City Gym, and north part of Chucks Truck Service Centre. Gravel and asphalt driveways and parking lots; Infrastructure such as water hydrants, sewer grates and water manholes are located throughout;
4205 County Road 42	Commercial	Study area portion consists of the southern part of the Storage Box container storage yard; Area is composed of compacted gravel and fencing;
0 County Road 42	Vacant lot	Study Area composed of southern part of vacant lot which has been used to dump clay and construction fill; Area composed of high berms along the east part and southern edge of the property; The elevation of the area is significantly higher and uneven due construction and then dumping.
3955 County Road 42	Commercial	Previously Auto Wrecker property; Disturbed from heavy machinery and commercial use.
3755 County Road 42	Commercial	Portion of property included in study area consists of trees and manicured lawn accessible from Baseline Road.



### **3.0 ANALYSIS AND CONCLUSIONS**

#### **3.1 Analysis of Archaeological Potential**

CRM Group analyzed the historical and archaeological context of the Stage 1 study area in order to determine its archaeological potential. The archaeological potential of an area is determined by evaluating the possibility that archaeological resources are present within a given property. The presence of the features and characteristics determining a property's archaeological potential would result in the area being recommended for further assessment. The MHSTCI uses the following features and characteristics to determine if a property possesses archaeological potential (Government of Ontario 2011):

- ❖ Previously identified archaeological sites;
- ❖ Water sources;
- ❖ Accessibility to shoreline;
- ❖ Elevated topography;
- ❖ Pockets of well-drained soil;
- ❖ Distinctive land formations;
- ❖ Resource areas;
- ❖ Areas of early Euro-Canadian settlement;
- ❖ Early historical transportation routes; and,
- ❖ Property listed on a municipal register or designated under the *Ontario Heritage Act* or is a registered historical landmark or site.

The Windsor Archaeological Master Plan (CRM Group et al 2005) differs from the determination of archaeological potential here in that some portions of the study area were determined to have low potential in the Master Plan. As described above, in Section 1.3.3 of this report, since the writing of the Master Plan, more archaeological work has been undertaken in the vicinity of the study area resulting in more registered sites that demonstrate that the areas that should be identified as exhibiting archaeological potential within the study area should be expanded.

##### **3.1.1 Potential for Precontact Indigenous Archaeological Resources**

Important features for Indigenous settlement potential include the proximity to watercourses, elevated topography, well-drain soils and transportation routes. The study area is situated within the Little River drainage area, a sub-watershed of the Essex Region Watershed. Primary water sources including the Detroit River and Lake St. Clair are 9 kilometres to the north of the study area and Little River is located approximately 2 kilometres to the east. Secondary water sources would include minor tributaries of Little River, which drained the study area. The study area is situated in relatively flat topography and comprised of Brookston Clay Loam which generally exhibits poor drainage. Although not ideal, this type of soil is suitable for Indigenous agricultural practices and settlement potential. In addition, the background research also determined that 46 previously registered archaeological sites are located within 1 kilometre of the study area. When the above characteristics are combined, the study area exhibits the potential for Pre-contact Indigenous archaeological resources.

### **3.1.2 Potential for Historic Euro-Canadian Resources**

Proximity to early historical transportation routes increases the potential for encountering historic Euro-Canadian resources. The western portion of the study area is bounded on the east by CN Railway and the west by Concession Road 7. The eastern portion of the study area is bounded on the south by Baseline Road and on the east by Concession Road 8. These historical roads date back to the original survey of lots and concessions and railway lines date back to the nineteenth century. The land registry records, census data and historic mapping show that the area was primarily used for agricultural purposes. Presently large portions of the property contain commercial buildings, parking lots, and storage yards.

## **3.2 Analysis of Property Inspection**

The property inspection reinforced the results of the background study and determined that parts of the study area retain archaeological potential with the exception of areas that have been subjected to modern ground disturbances (*Figures 16 -18*).

### **3.2.1 Areas Where Archaeological Potential Has Been Removed**

In addition to analyzing the property for archaeological potential, the background study in combination with the property inspection was used to determine if there are areas where the archaeological potential has been removed from the study area. The MHSTCI *Standards and Guidelines* also use a number of factors to indicate that archaeological potential has been removed from a site (Government of Ontario 2011). These features include:

- ❖ Quarrying;
- ❖ Major Landscaping involving grading below topsoil;
- ❖ Building footprints; and
- ❖ Sewage and infrastructure development

According to the MHSTCI *Standards and Guidelines*, archaeological potential can be determined to have been removed from part(s) of a property if there has been significant deep land alterations (Government of Ontario 2011: 18). If there have been extensive land alterations that have caused damage to the integrity of the archaeological resources, it is often referred to as "disturbance".

The northern portion of the study area contains the Windsor International Airport. Portions of the study are impacted by airport infrastructure including runways and building footprints as well as the modern Pillette Road have had the archaeological potential removed.

In addition, the majority of the properties in the southern two parts of the study area (parts of Lots 15 & 16, Concession 6 and parts of Lot 17, Concession 7) can also be considered as exhibiting low archaeological potential due to various modern buildings and laneways which exhibit disturbance from their construction.

As well, the modern ditches along the CN Rail train track, 7<sup>th</sup> Concession Road, 8<sup>th</sup> Concession Road and Baseline Road retain low archaeological potential due to modern ditching and culvert construction.

## **3.3 Conclusions**

CRM Group's Stage 1 archaeological assessment determined that 46 previously registered archaeological sites are located within one kilometre of the study area. A review of the physiography of the study area suggested that the study area was suitable for Indigenous agricultural practices and settlement. The proximity to Litter River and historic transportation routes also indicates that the study area has potential

for the identification of Indigenous and Euro-Canadian archaeological resources, depending on the soil conditions and the degree to which soils have been subjected to deep disturbances.

Both the background study and the property inspection determined that parts of the study area retain archaeological potential and thus will require a Stage 2 archaeological assessment (**Figures 16 - 18**).

## 4.0 RECOMMENDATIONS

CRM Group was retained by Dillon on behalf of the Corporation of the City of Windsor to undertake a Stage 1 archaeological assessment of the Sandwich South MSP lands. Portions of the Sandwich South MSP lands have previously been subjected to archaeological assessment (detailed in Section 1.3.3 of this report) (**Figures 3 – 8**). Therefore, CRM Group’s Stage 1 archaeological assessment addressed the portions of the Sandwich South MSP lands that had not been subjected to archaeological assessment in the past – the ‘study area’ or the ‘Sandwich South Lands study area’. The Stage 1 study area includes parts of Lots 98-122, Concession 3 Petite Cote; parts of Lots 15 & 16, Concession 6; and, part of Lot 17, Concession 7 in the Geographic Township of Sandwich, now City of Windsor, Essex County, Ontario (**Figure 2**) and covers an area of approximately 409 hectares (see **Appendix A** for the legal descriptions of the study area property).

CRM Group’s 2020 Stage 1 archaeological assessment determined that previously unassessed portions of the study area retain archaeological potential for the identification and recovery of archaeological resources both Pre-contact Indigenous and Euro-Canadian. As a result, CRM Group offers the following recommendations:

1. **Stage 2 archaeological assessment is required for portions of the study area prior to any proposed impacts (**Figures 16 - 18**);**
2. Specific portions of the study area including existing roadways (Pillette Road), commercial and residential buildings and associated driveways/laneways, as well as the Windsor International Airport, its buildings and runways are considered to be disturbed, therefore, no further work is recommended in these portions of the study area (**Figures 16 - 18**: area marked in orange).
3. A Stage 2 archaeological assessment is to be conducted, applying the field methods described below in **Section 4.1** of this report. The assessment will include a shovel test-pit survey at 5 metre intervals on the areas of manicured lawn, and a pedestrian survey of the agricultural fields at a maximum of 5 metre intervals (**Figures 16 - 18**).
4. Should deeply buried archaeological deposits be found during construction activities, the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) must be notified immediately [archaeology@ontario.ca].
5. Should the proposed work extend beyond the current study area, further Stage 1 archaeological assessment should be conducted to determine the archaeological potential of the area.

### 4.1 Stage 2 Field Method Strategies

Based on the above determination, the Stage 2 archaeological assessment should consist of Indigenous engagement, a pedestrian survey, and a test pit survey (**Figures 16 - 18**).

#### Indigenous Engagement

According to the MHSTCI draft technical bulletin for consultant archaeologists in Ontario *Engaging Aboriginal Communities in Archaeology* (Government of Ontario 2011b: 4), archaeologists are encouraged to engage indigenous communities at the following points during the archaeological assessment:

- ❖ In Stage 1, when conducting a Background Study, in order to identify information sources in local Aboriginal communities;

- ❖ In Stage 1, when evaluating archaeological potential and making recommendations to exempt areas meeting the criteria for low archaeological potential from further assessment, in order to ensure there are no unaddressed Aboriginal cultural heritage interests;
- ❖ In Stage 2, when assessing a property and determining archaeological sites that require Stage 3 fieldwork, in order to determine interest in the Aboriginal archaeological sites and ensure that there are no unaddressed Aboriginal archaeological interests connected with the land surveyed or sites identified; and
- ❖ In Stage 3, when making recommendations regarding the excavation or preservation of Aboriginal archaeological sites of cultural heritage value or interest, in order to review the recommendations with the relevant interested Aboriginal communities.

Given the potential for encountering Pre-contact archaeological resources, relevant First Nations communities should be contacted to advise them of the assessment.

### **Pedestrian Survey**

Since portions of the study area are composed primarily of agricultural fields, MHSTCI requires these areas to be subjected to a pedestrian survey (*Section 2.1.1 Standard 1*). The agricultural fields within the study area must be ploughed and sufficiently weathered, ensuring a ground surface visibility of greater than 80%. Pedestrian survey transects are to be a maximum of five metres. Recovery of any archaeological resources results in narrowing of transects to one-metre intervals over a twenty-metre radius (*Section 2.1.1*) (**Figure 16**)

### **Test Pit Survey**

MHSTCI requires test pit surveys of areas where ploughing is not viable. The study area includes areas of manicured lawn that will require a test pit survey (**Figures 17 and 18**). Test pits are to be dug by hand at five-metre intervals, a minimum of thirty centimetres wide, and five centimetres into undisturbed subsoil. All soils are to be screened through 6 mm mesh, according to stratification layers, with artifacts collected to be retained for analysis. All test pits are backfilled and sod replaced (*Section 2.1.2*).

## **5.0 ADVICE ON COMPLIANCE WITH LEGISLATION**

This report is submitted to the Minister of Heritage, Sport, Tourism, and Culture Industries as a condition of licensing in accordance with part VI of the *Ontario Heritage Act*, R.S.O. 1990, c0.18. 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 Minister of Heritage, Sport, Tourism, and Culture Industries a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.

The *Cemeteries Act*, R.S.O. 1990c. C.4 and the *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 (when proclaimed in force) require 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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## 7.0 IMAGES



Plate 1: Pelton Tower in 1959 prior to demolition. Photo by Al Tape via Ontario Railway Maps Collection.

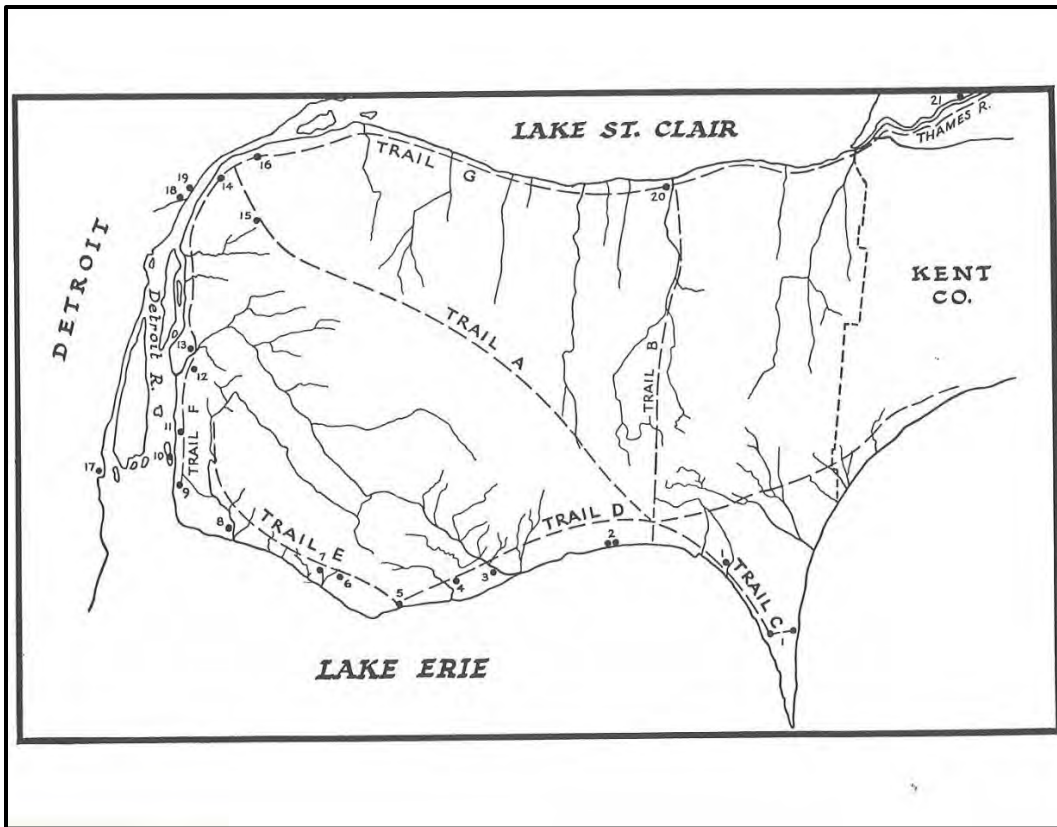


Plate 2: Locations of Indigenous activity in Essex County and vicinity according to E.J. Lajeunesse, 1960.





*Plate 3: View of Southern tip of study area between CN Rail tracks and Concession 7. Facing North. June 17, 2020.*



*Plate 4: View of southern tip of study area from 7<sup>th</sup> Concession Road. Facing North. June 17, 2020.*





*Plate 5: View of ditch along 7<sup>th</sup> Concession Road. Facing North. June 17, 2020.*



*Plate 6: Ditch, culvert, and hydrant within study area along 7<sup>th</sup> Concession Road. Facing west. June 17, 2020.*





*Plate 7: View of buildings and laneways with train tracks in the distance. Facing west. June 17, 2020.*



*Plate 8: Parking lot of commercial properties along 7<sup>th</sup> Concessions Road. Note storm drain. Facing west. June 17, 2020.*





*Plate 9: Tall grass, uneven ground, and gravel in study area. Facing west. June 17, 2020.*



*Plate 10: Portion of study area off 7<sup>th</sup> Concession Road. Disturbed area. Facing northwest. June 17, 2020.*





*Plate 11: North part of 7<sup>th</sup> Concession Road portion of study area. Facing southwest. June 17, 2020.*



*Plate 12: View into study area (7<sup>th</sup> Concession Road portion) with debris. Facing north. June 18, 2020.*





*Plate 13: Laneway behind buildings along 7<sup>th</sup> Concession Road. Facing west. June 18, 2020.*



*Plate 14: Parking lot behind 4225 7<sup>th</sup> Concession Road. Facing southeast. June 18, 2020.*





*Plate 15: Area between buildings southwest of 4225 7<sup>th</sup> Concession Road. Facing east. June 18, 2020.*



*Plate 16: Septic tank manhole. Facing south. June 18, 2020.*





*Plate 17: 3716 Baseline Road side yard area. Facing north. June 17, 2020.*



*Plate 18: Facing back and side yard of 3760 Baseline Road. Facing north. June 17, 2020.*





*Plate 19: 4100 Baseline Road. Note raised berm in backyard. Facing north. June 17, 2020.*



*Plate 20: Facing south along 8<sup>th</sup> Concession Road. June 17, 2020.*





*Plate 21: Facing north along 8<sup>th</sup> Concession Road. June 17, 2020.*



*Plate 22: Laneway behind building along 8<sup>th</sup> Concession Road. Facing west. June 17, 2020.*





*Plate 23: Driveway and parking lot in northeast part of study area along 8<sup>th</sup> Concession Road. Facing east. June 17, 2020.*



*Plate 24: Parking lot and storage area. Note storm drain. Facing southeast. June 17, 2020.*





*Plate 25: Looking west through truck parking lot area. June 17, 2020.*



*Plate 26: Part of study area within 8<sup>th</sup> Concession Road portion. Facing west. June 17, 2020.*





*Plate 27: Disturbed area. Facing south. June 17, 2020.*



*Plate 28: Ground conditions behind houses on Baseline Road. June 17, 2020.*





*Plate 29: Area behind houses along baseline Road. Facing southwest. June 17, 2020.*

## **8.0 FIGURES**





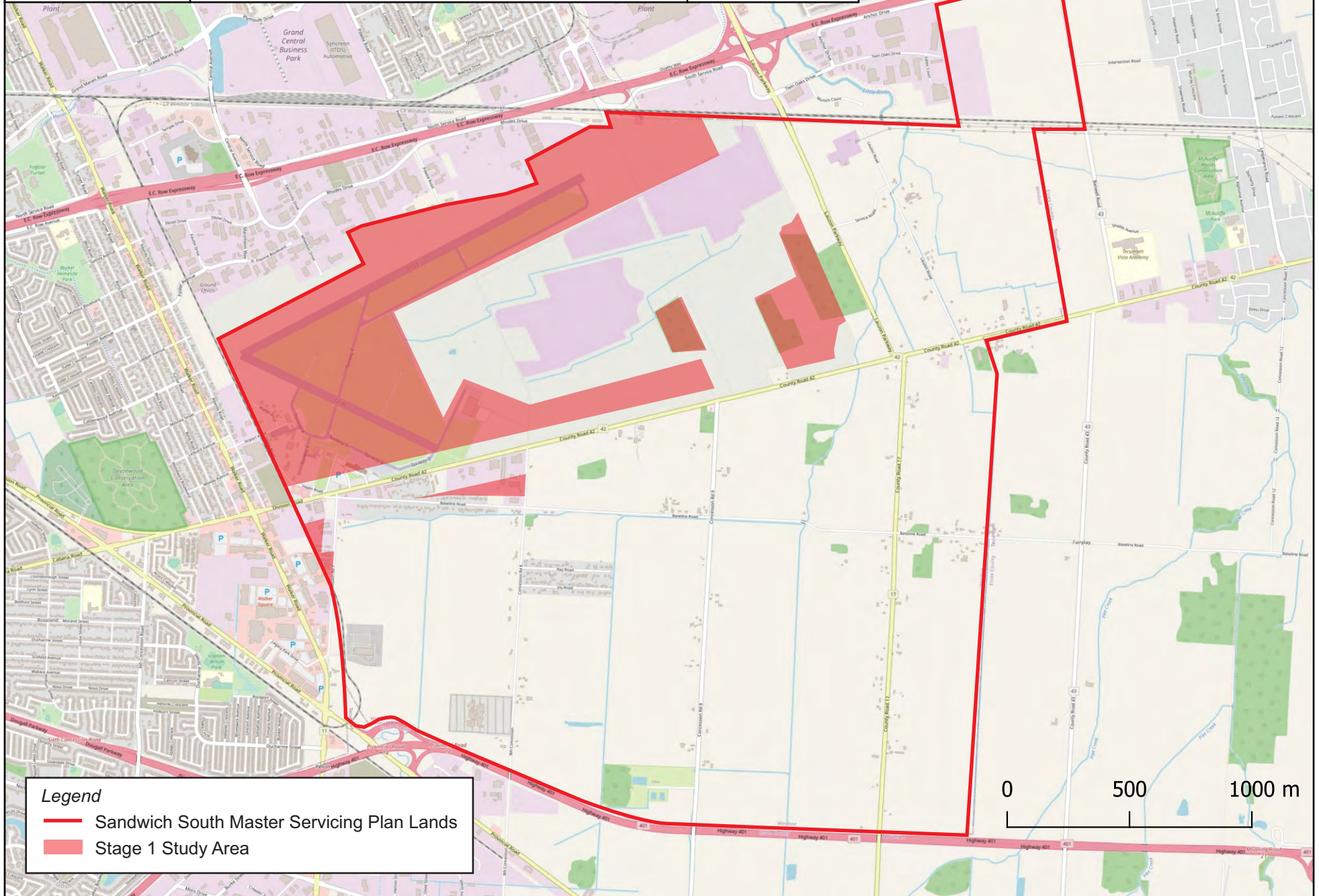
Study Area Topographic Map

SANDWICH SOUTH MASTER SERVICING PLAN  
SANDWICH SOUTH LANDS  
STAGE 1 ARCHAEOLOGICAL ASSESSMENT

Figure 1

January 2021

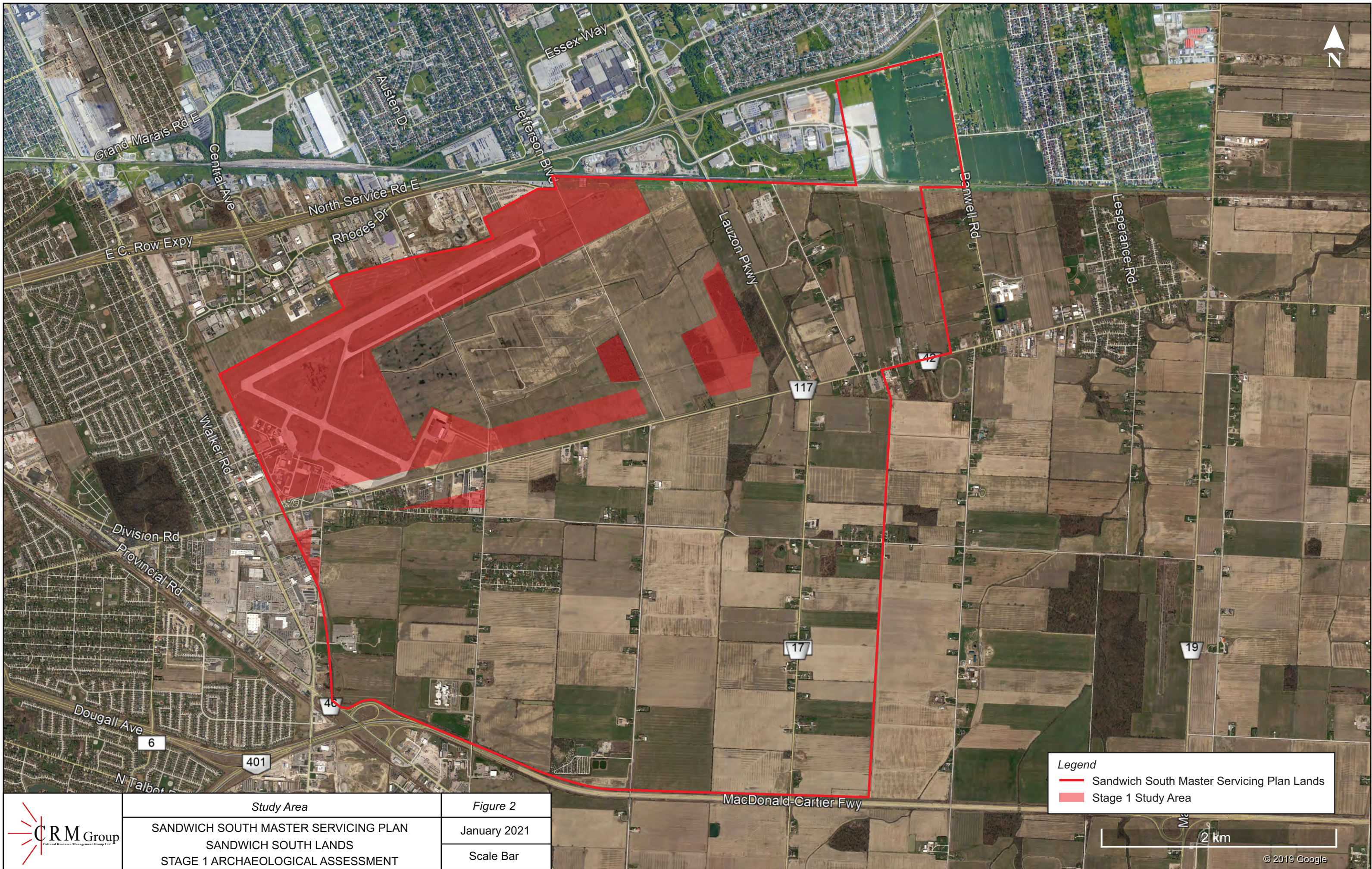
Scale 1:50,000



**Legend**

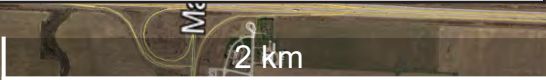
- Sandwich South Master Servicing Plan Lands
- Stage 1 Study Area



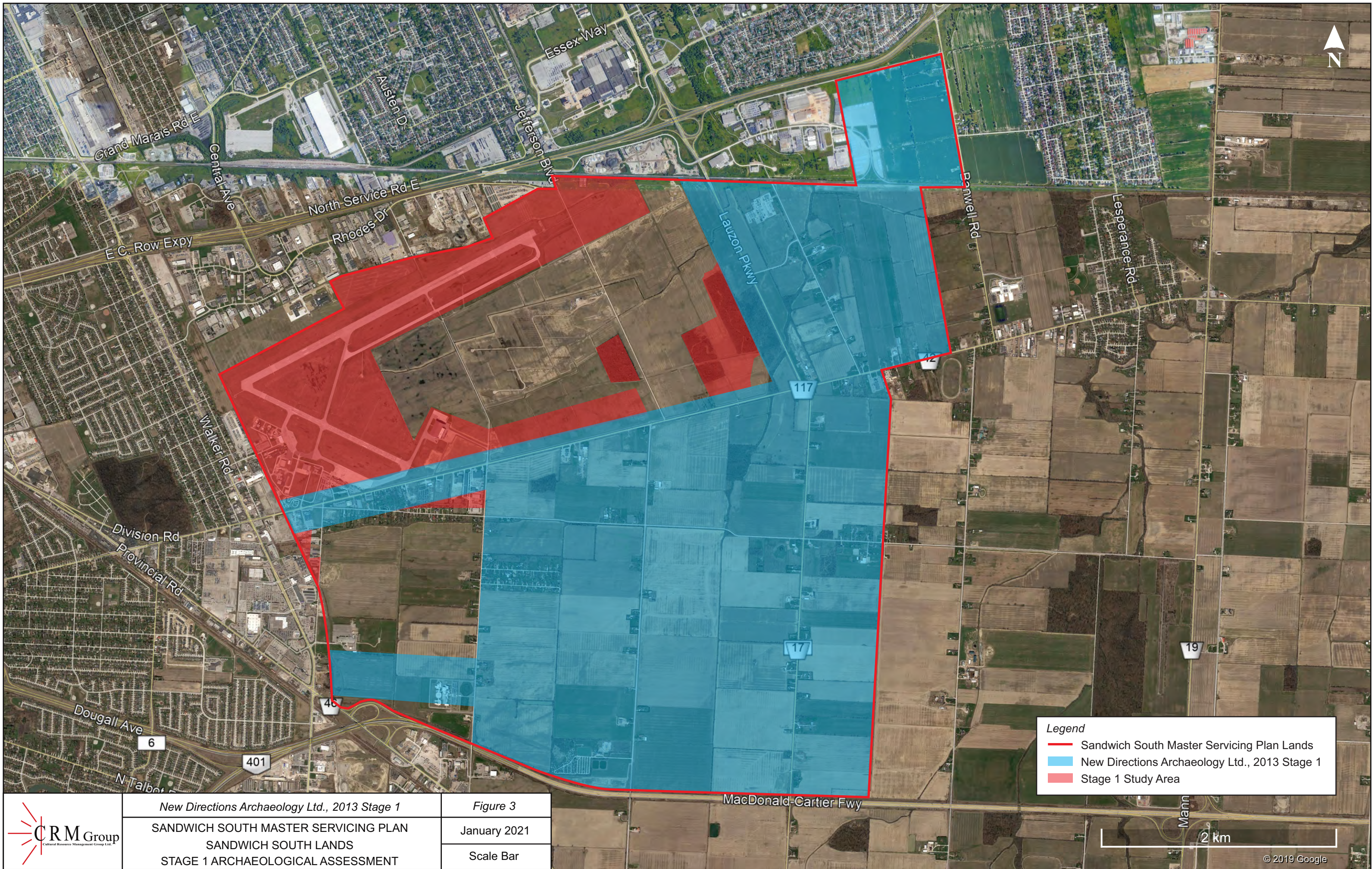


**Legend**

- Sandwich South Master Servicing Plan Lands
- Stage 1 Study Area






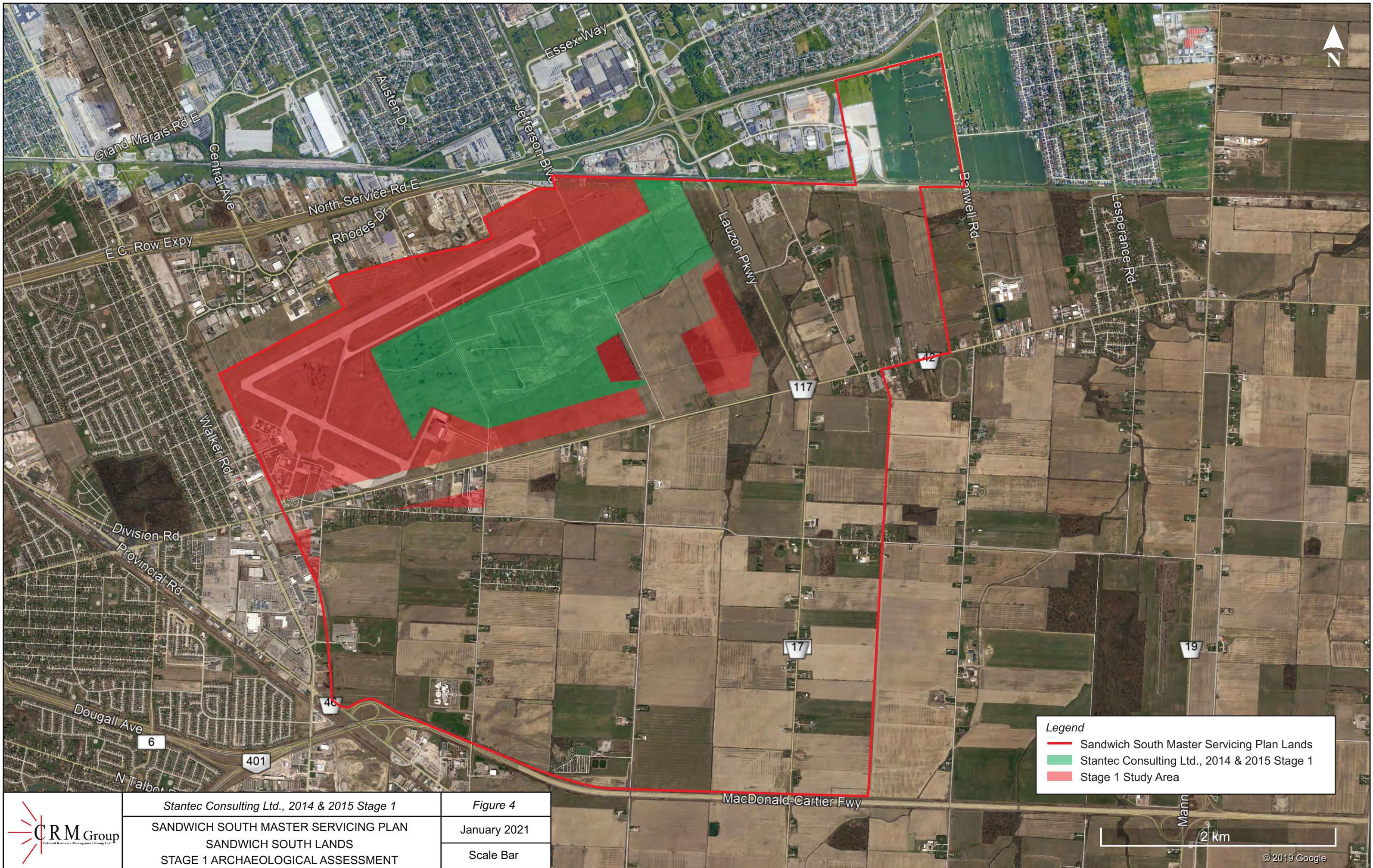


**Legend**

- Sandwich South Master Servicing Plan Lands
- New Directions Archaeology Ltd., 2013 Stage 1
- Stage 1 Study Area

 <p>CRM Group Cultural Resource Management Group Ltd.</p>	<p>New Directions Archaeology Ltd., 2013 Stage 1</p>	<p>Figure 3</p>
	<p>SANDWICH SOUTH MASTER SERVICING PLAN</p>	
	<p>SANDWICH SOUTH LANDS</p>	
<p>STAGE 1 ARCHAEOLOGICAL ASSESSMENT</p>		<p>January 2021</p>
		<p>Scale Bar</p>

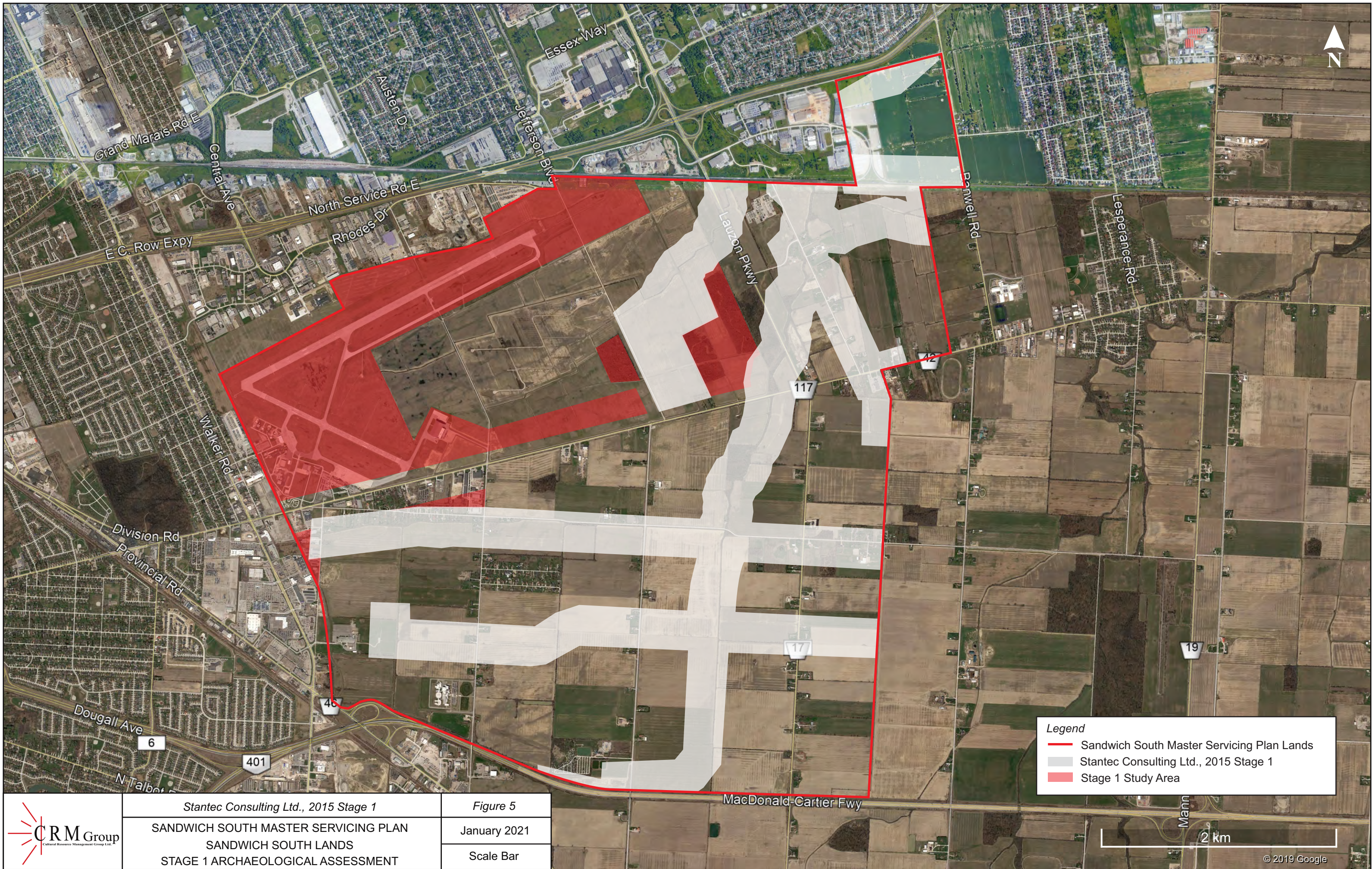




**Legend**  
 — Sandwich South Master Servicing Plan Lands  
 — Stantec Consulting Ltd., 2014 & 2015 Stage 1  
 — Stage 1 Study Area

2 km





**Legend**

- Sandwich South Master Servicing Plan Lands
- Stantec Consulting Ltd., 2015 Stage 1
- Stage 1 Study Area

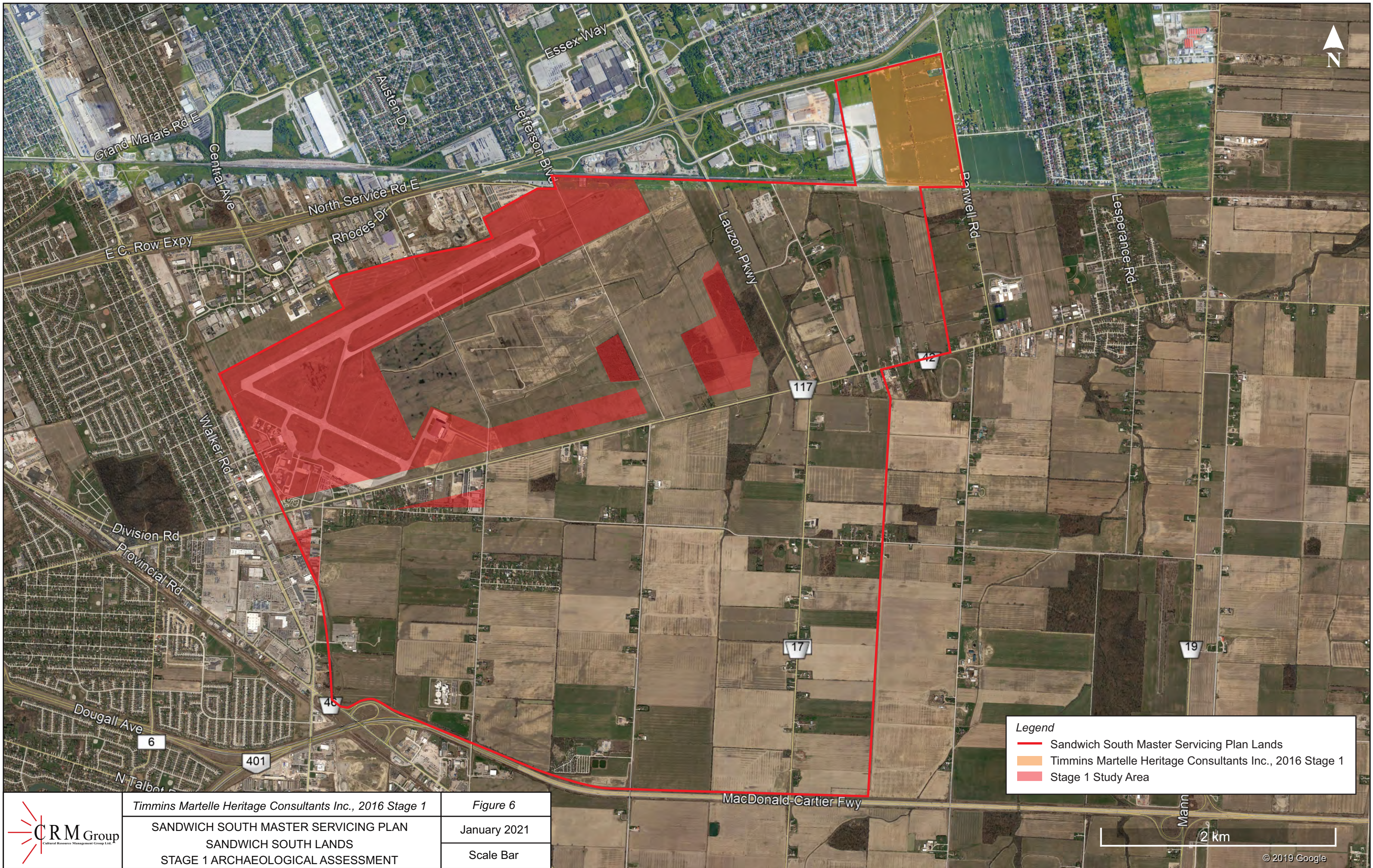


Stantec Consulting Ltd., 2015 Stage 1  
 SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

Figure 5  
 January 2021  
 Scale Bar

2 km

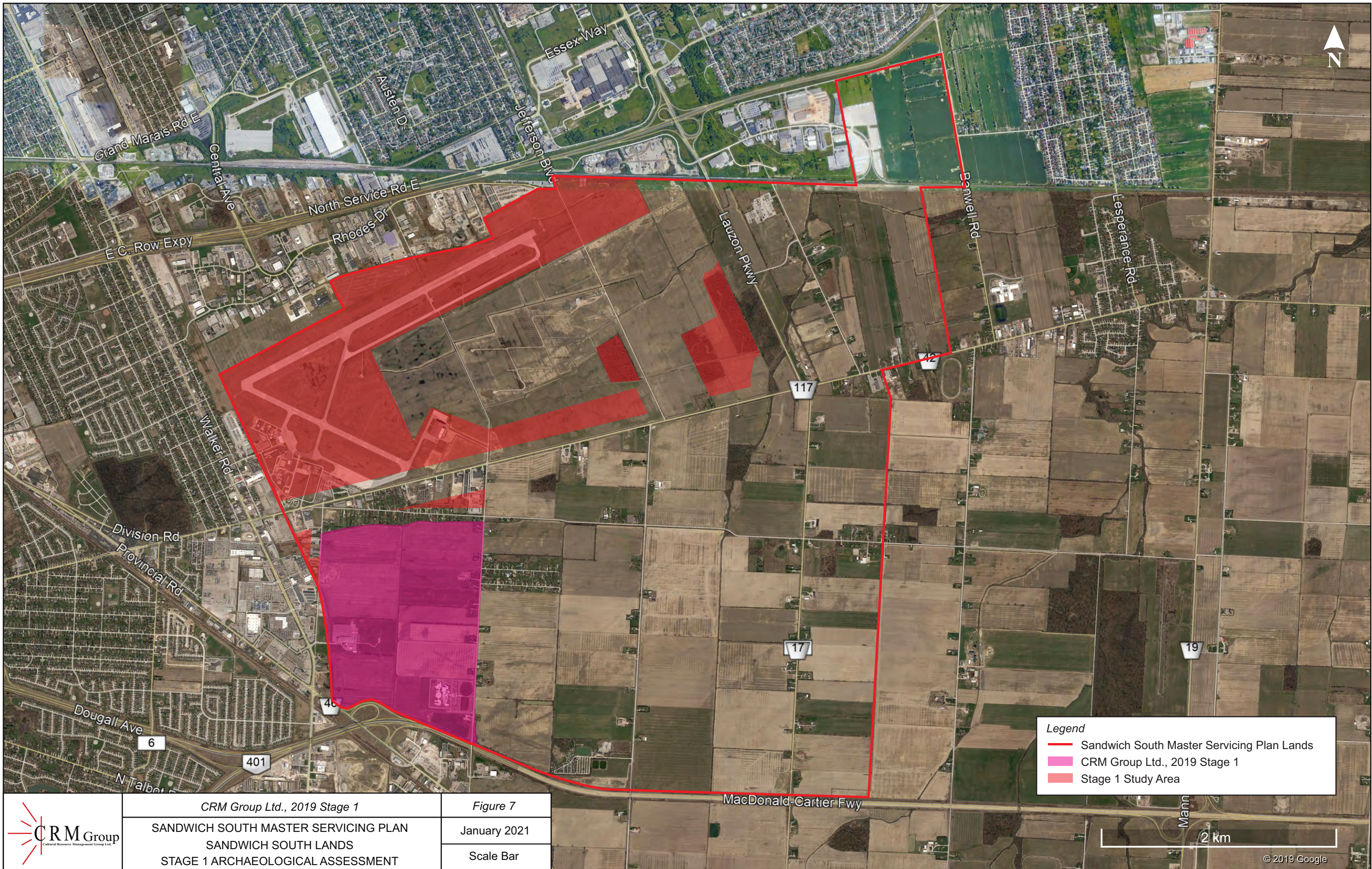




**Legend**

- Sandwich South Master Servicing Plan Lands
- Timmins Martelle Heritage Consultants Inc., 2016 Stage 1
- Stage 1 Study Area





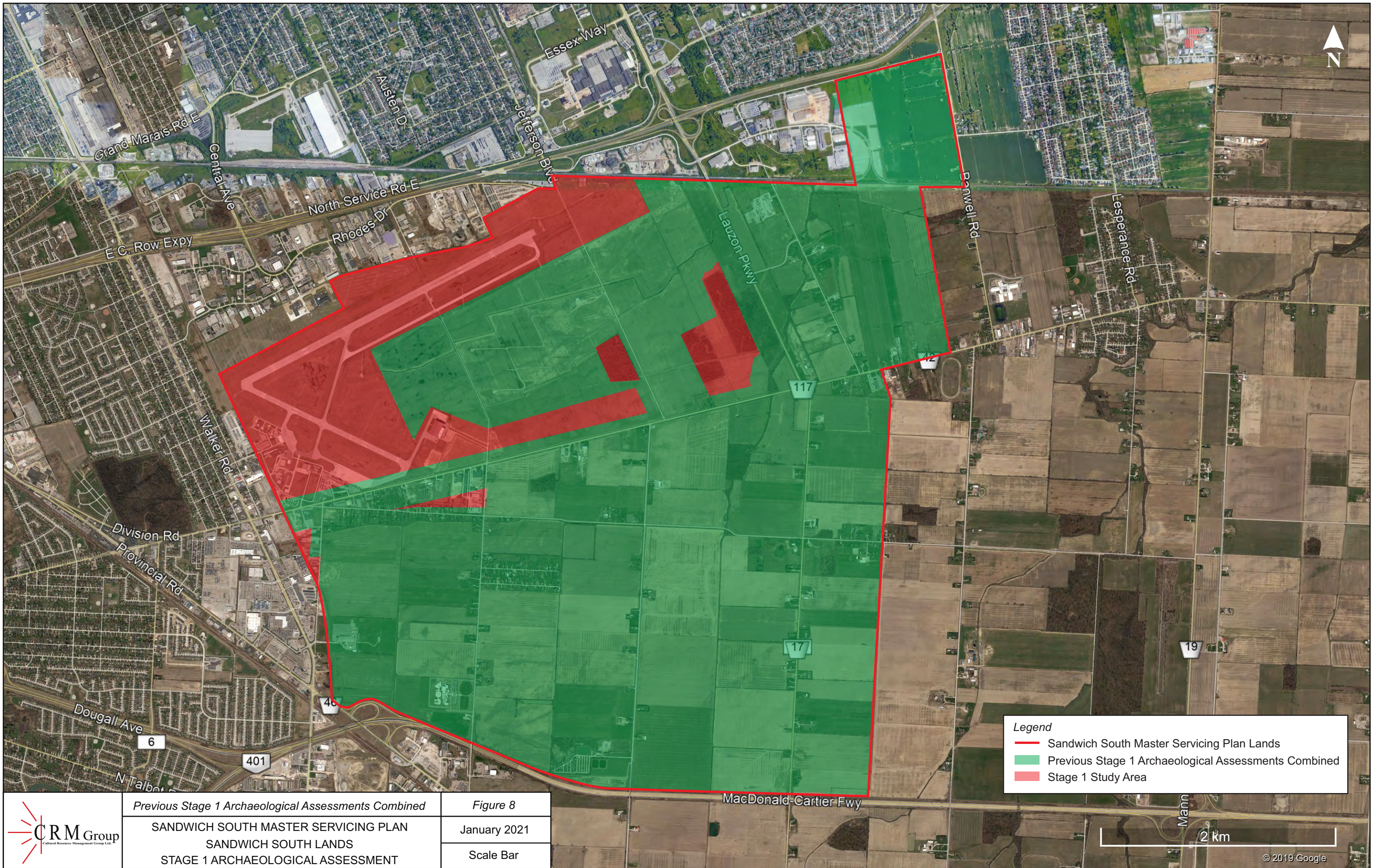
CRM Group Ltd., 2019 Stage 1  
 SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

Figure 7  
 January 2021  
 Scale Bar

**Legend**  
 — Sandwich South Master Servicing Plan Lands  
 CRM Group Ltd., 2019 Stage 1  
 Stage 1 Study Area

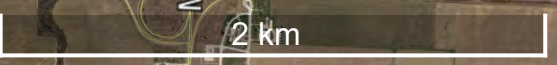
2 km



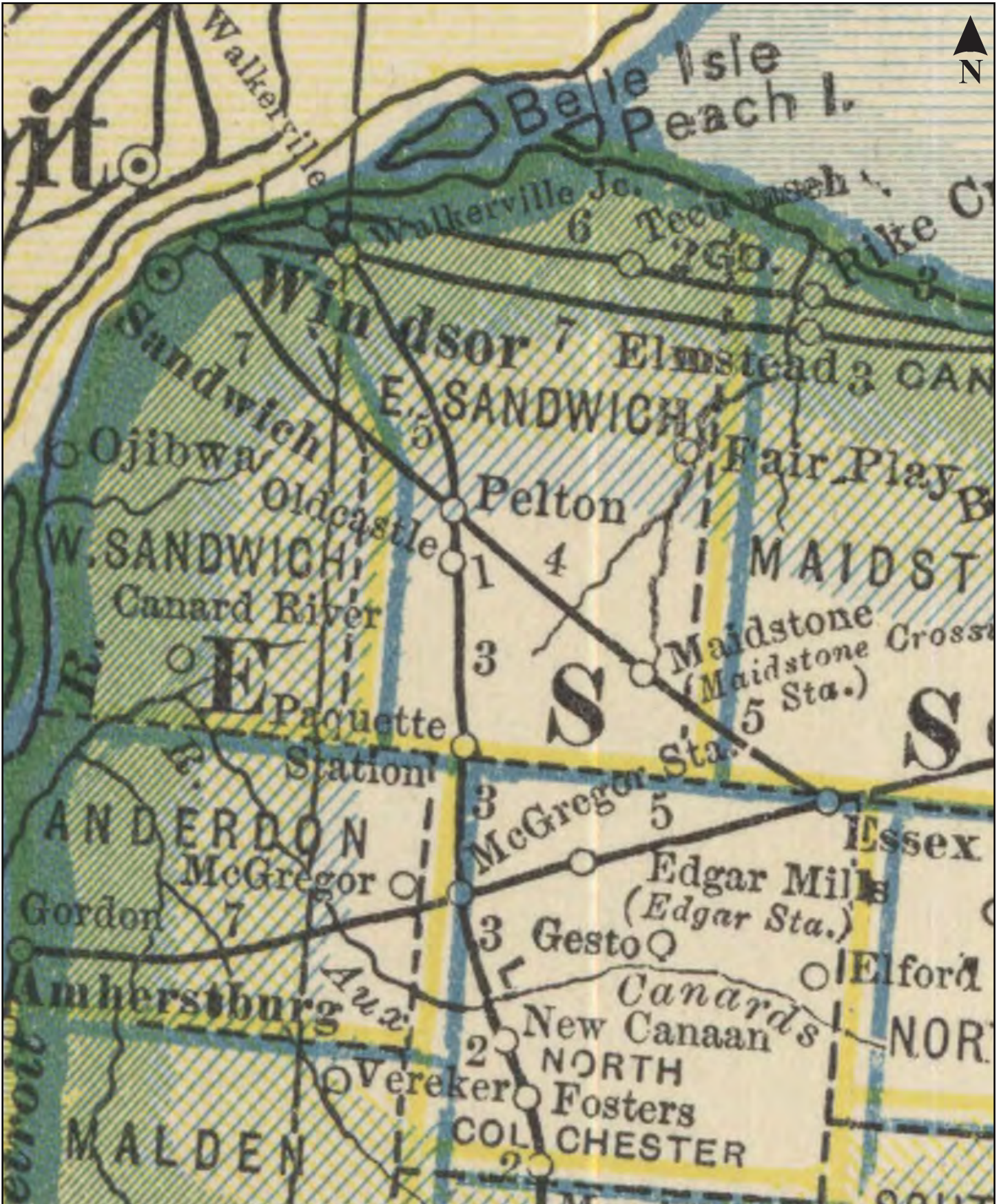


**Legend**

- Sandwich South Master Servicing Plan Lands
- Previous Stage 1 Archaeological Assessments Combined
- Stage 1 Study Area







1899 Canadian Dominion Survey

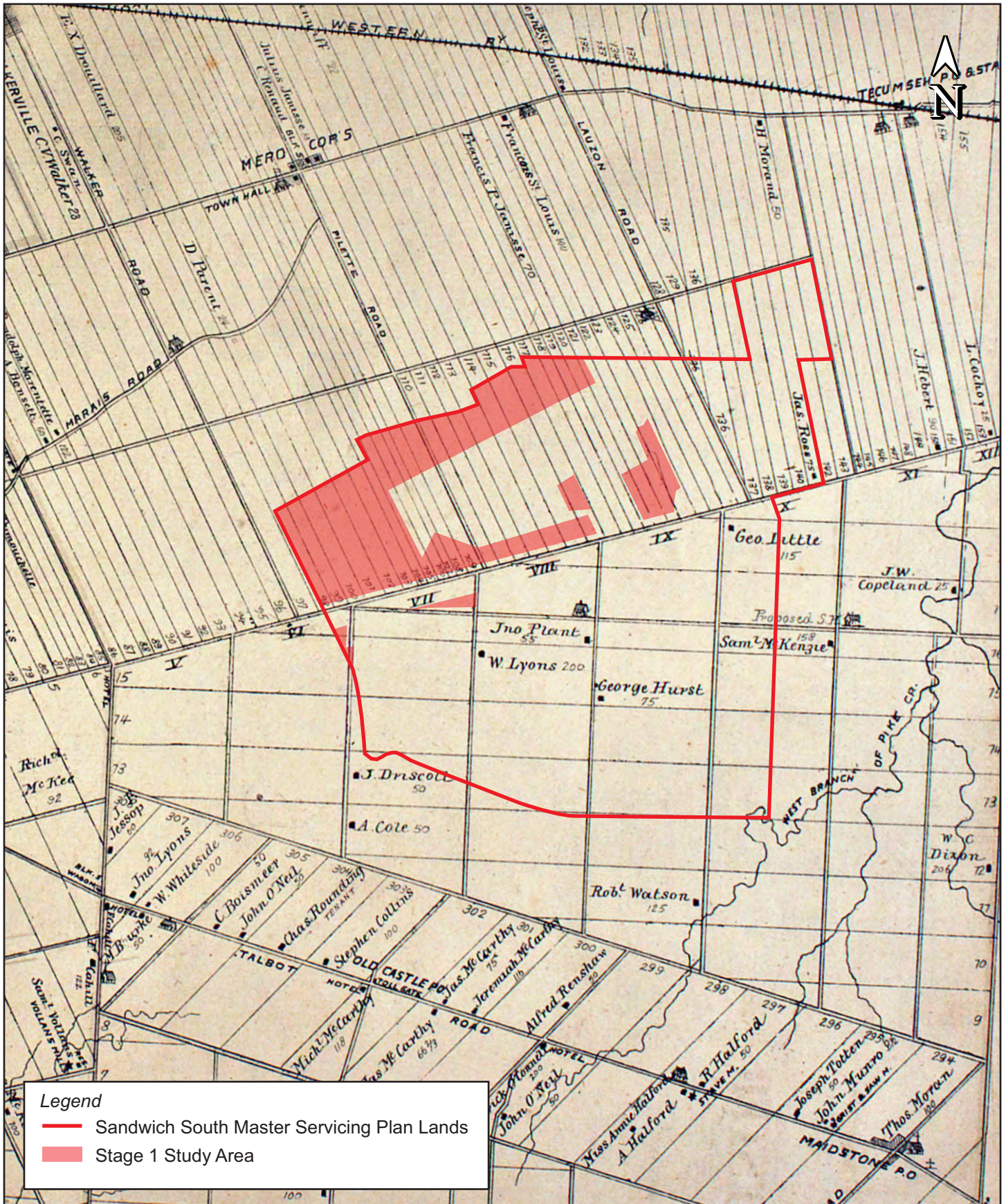
Figure 9

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

January 2021







Historic Atlas, Belden 1881

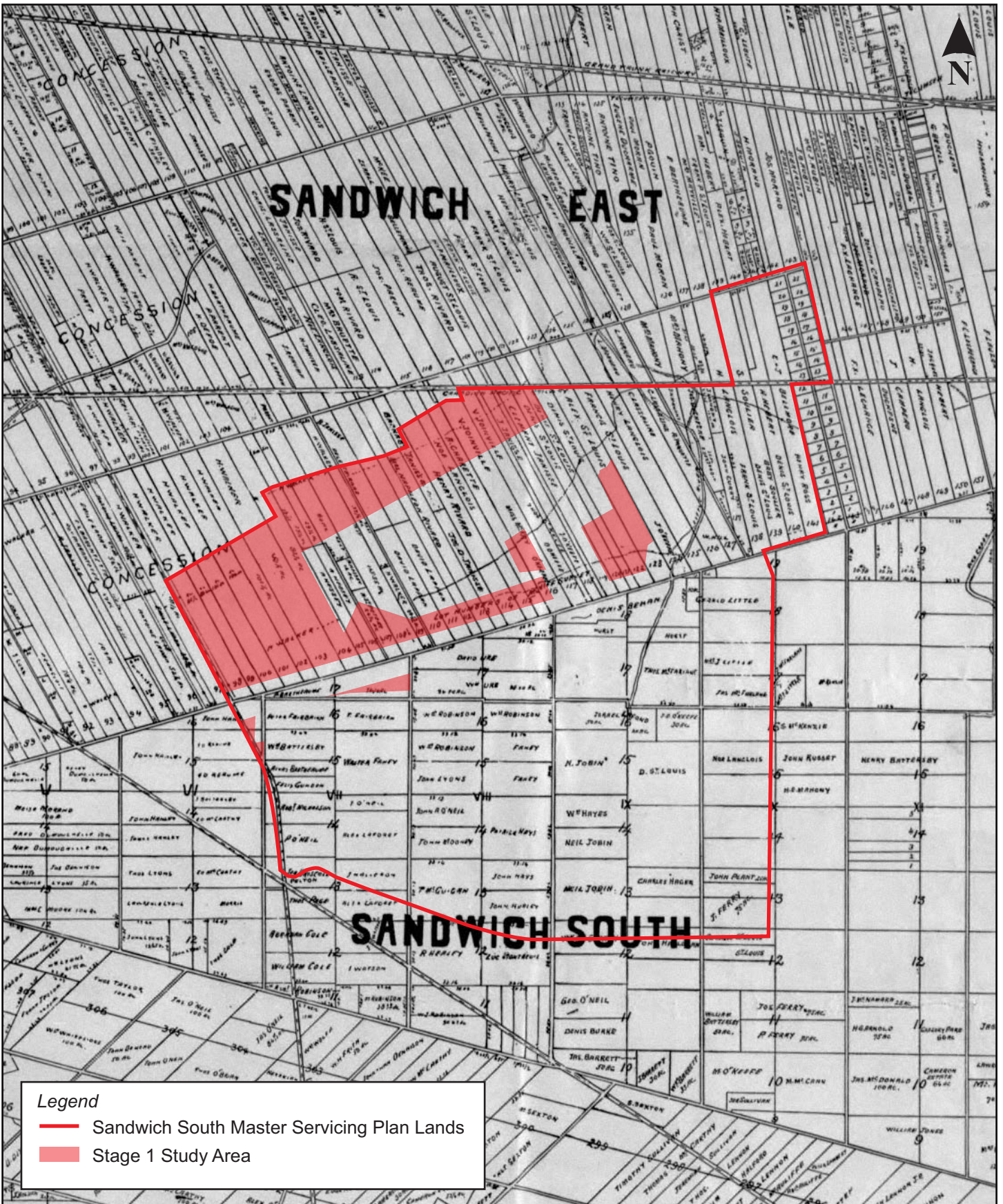
Figure 10

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

January 2021







McPhillips Map, 1905

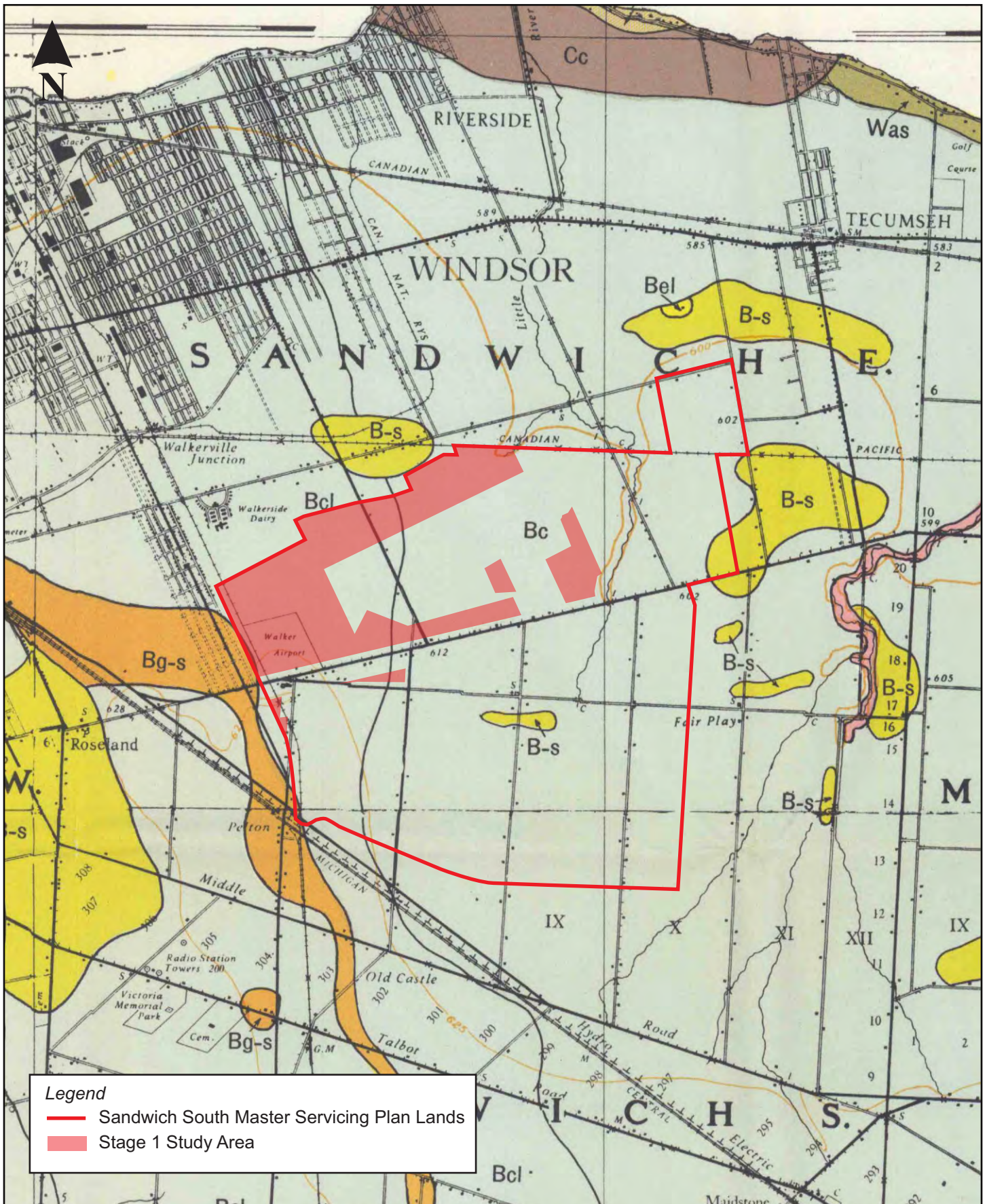
Figure 11

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

January 2021







Study Area Soils Map

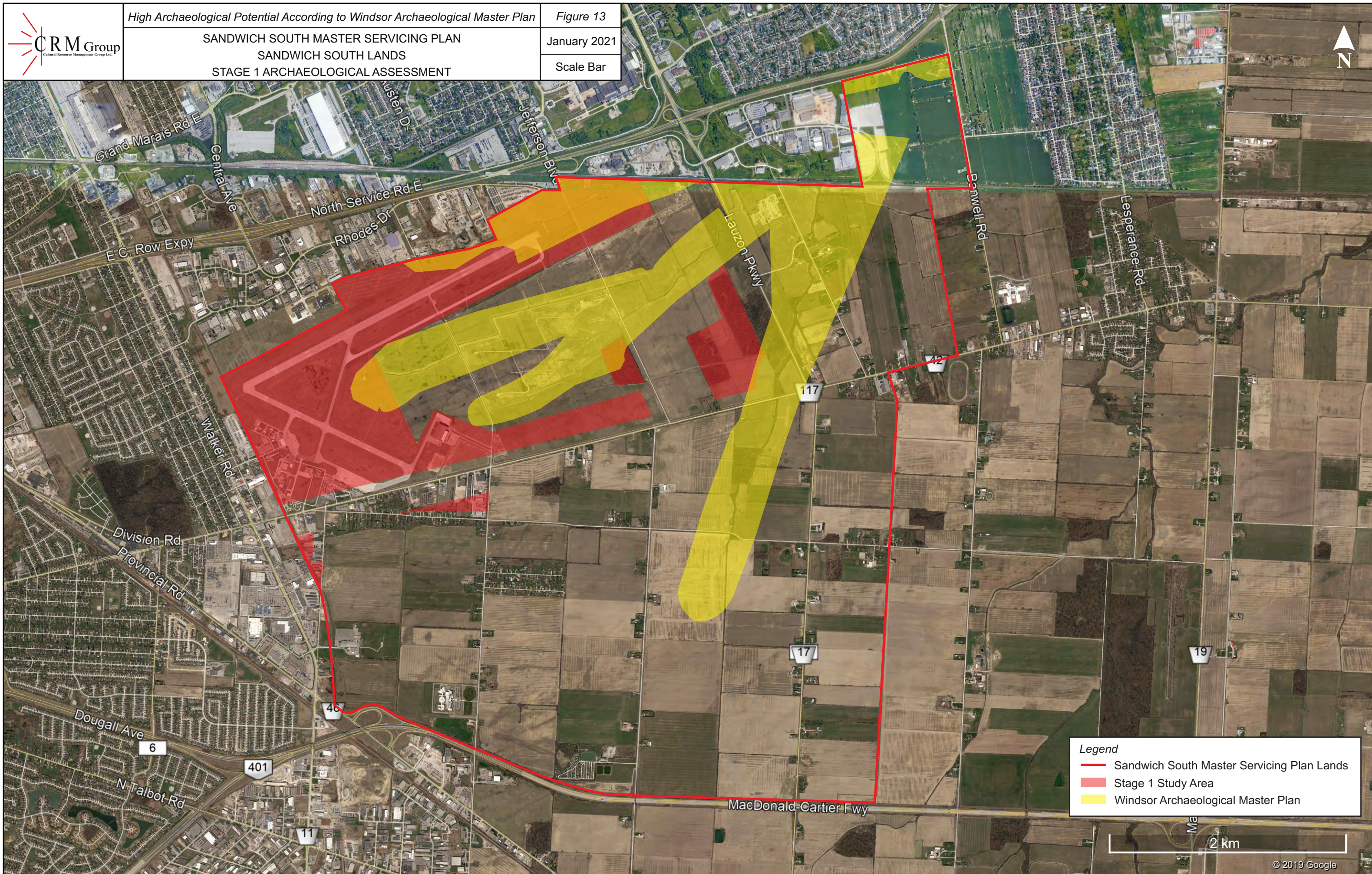
Figure 12

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

January 2021





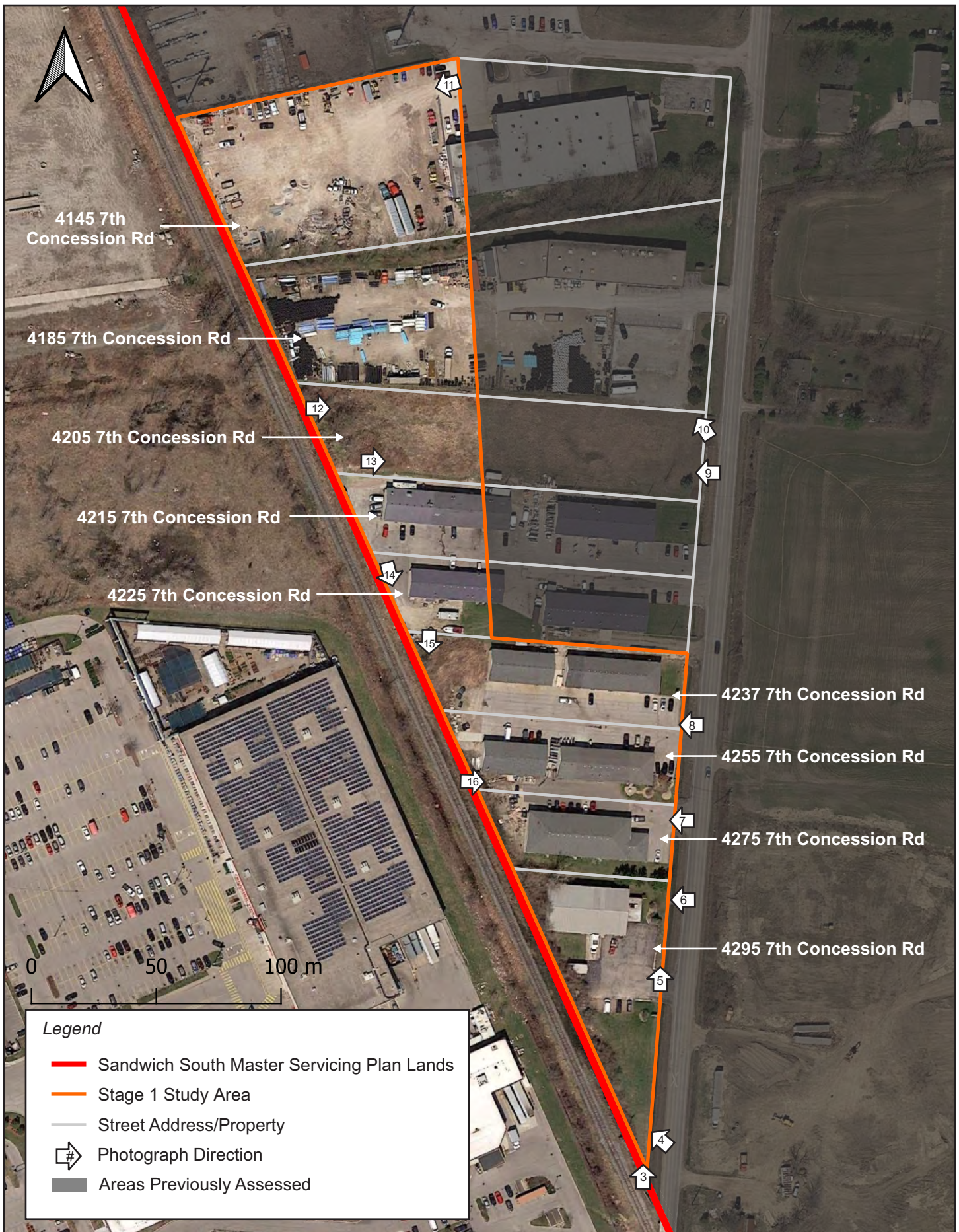



**Legend**

- Sandwich South Master Servicing Plan Lands
- Stage 1 Study Area
- Windsor Archaeological Master Plan

2 km




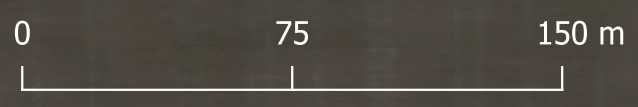


	<i>Photo Directions - 7th Concession Portion of Study Area</i>	<i>Figure 14</i>
	<b>SANDWICH SOUTH MASTER SERVICING PLAN</b> <b>SANDWICH SOUTH LANDS</b>	January 2021
	<b>STAGE 1 ARCHAEOLOGICAL ASSESSMENT</b>	Scale 1:2,000





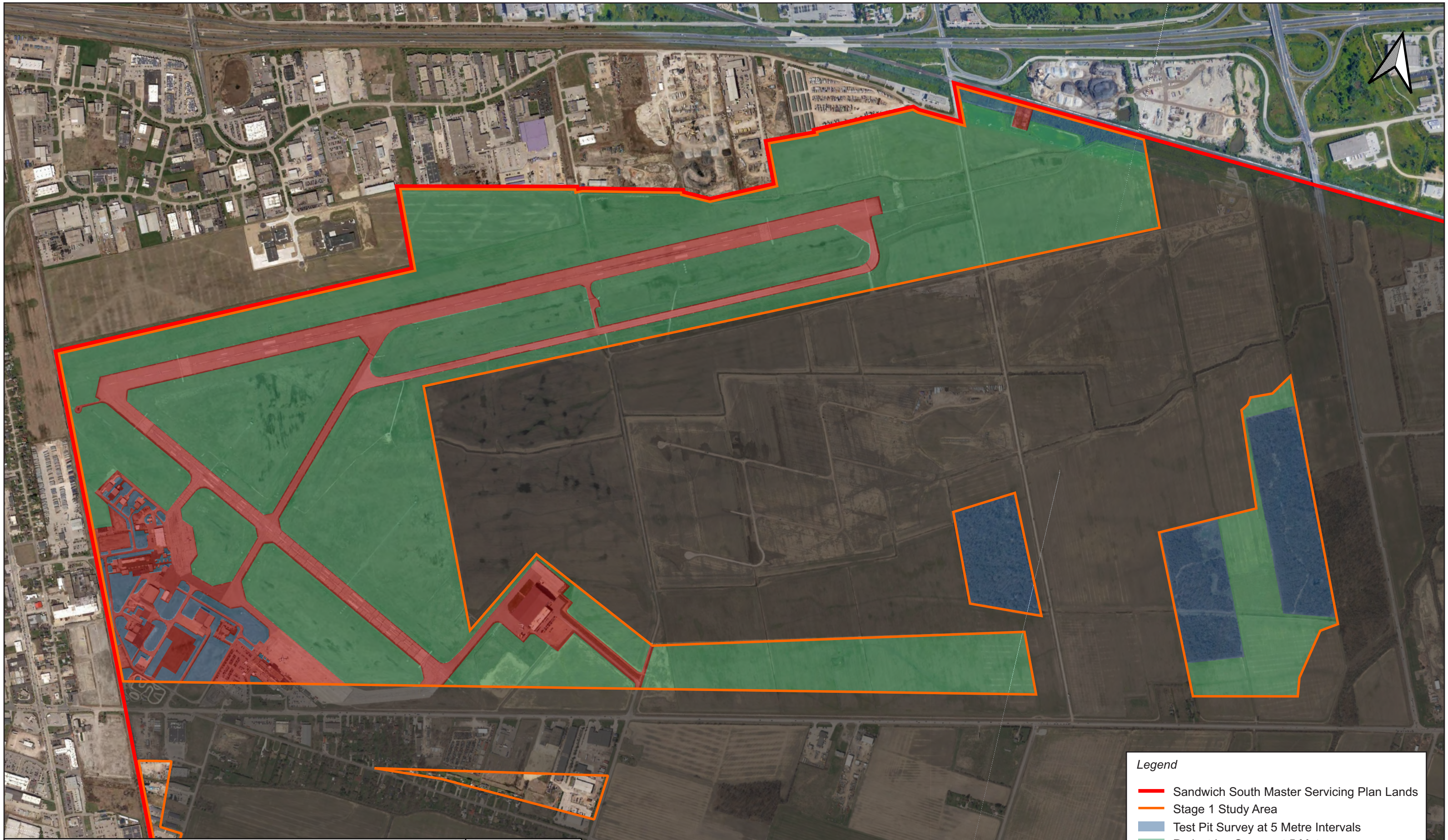
	Photo Directions - Baseline Road/8th Concession Road Portion of Study Area	Figure 15
	SANDWICH SOUTH MASTER SERVICING PLAN SANDWICH SOUTH LANDS	January 2021
	STAGE 1 ARCHAEOLOGICAL ASSESSMENT	Scale 1:2,100



**Legend**


- Stage 1 Study Area
- Street Address/Property
- Photograph Direction
- Top-Down Photograph
- Areas Previously Assessed



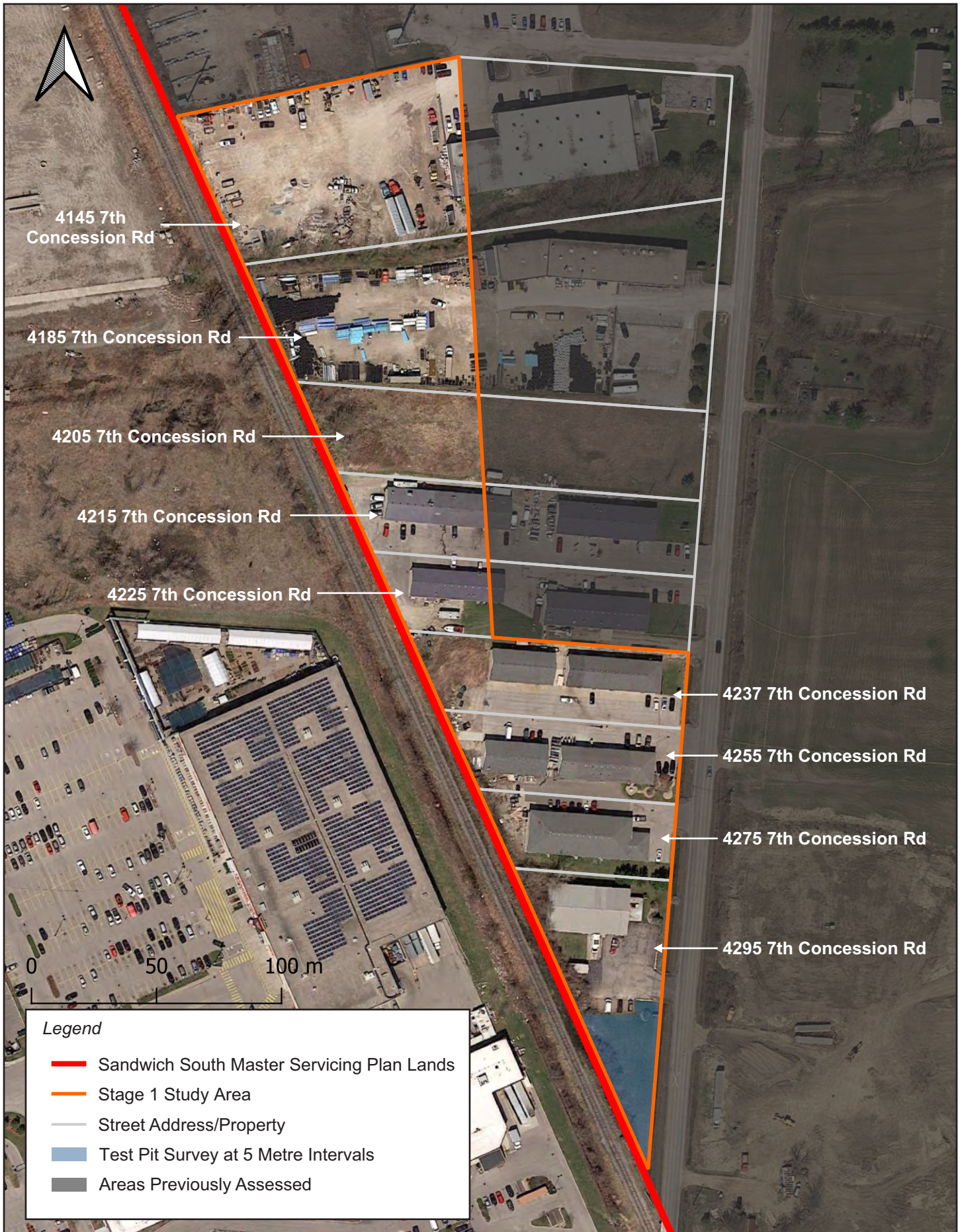


*Legend*

- Sandwich South Master Servicing Plan Lands
- Stage 1 Study Area
- Test Pit Survey at 5 Metre Intervals
- Pedestrian Survey at 5 Metres
- Disturbed
- Areas Previously Assessed

 <b>CRM Group</b> <small>Cultural Resource Management Group Ltd.</small>	<i>Recommendations - Airport Lands</i>	<i>Figure 16</i>
	SANDWICH SOUTH MASTER SERVICING PLAN	January 2021
	SANDWICH SOUTH LANDS	1:12,000
STAGE 1 ARCHAEOLOGICAL ASSESSMENT		





Recommendations - 7th Concession Portion of Study Area

Figure 17

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

January 2021

Scale 1:2,000







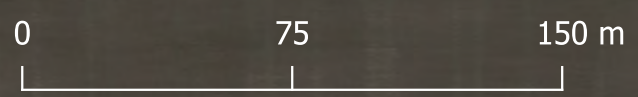
Recommendations - Baseline Road/8th Concession Road Portion of Study Area

SANDWICH SOUTH MASTER SERVICING PLAN  
 SANDWICH SOUTH LANDS  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT

Figure 18

January 2021

Scale 1:2,100



**Legend**

- Stage 1 Study Area
- Street Address/Property
- Test Pit Survey at 5 Metre Intervals
- Areas Previously Assessed



**APPENDIX A:**

**Legal Property Descriptions of Study Area**



**Windsor International Airport**

**PIN:** 014082026

**ARN:** 373907030106100

**Legal Description**

LT 34 PL 1197 SANDWICH EAST; LT 35 PL 1197 SANDWICH EAST; LT 36 PL 1197 SANDWICH EAST; LT 37  
PL 1197 SANDWICH EAST; LT 38 PL 1197 SANDWICH EAST; LT 39 PL 1197 SANDWICH EAST;  
LT 40 PL  
1197 SANDWICH EAST; LT 41 PL 1197 SANDWICH EAST; LT 42 PL 1197 SANDWICH EAST; LT  
43 PL 1197  
SANDWICH EAST; PT LT 97 CON 3 SANDWICH EAST; PT LT 98 CON 3 SANDWICH EAST; PT  
LT 99 CON 3  
SANDWICH EAST; PT LT 100 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 99  
(IRADELL) CON 3; PT LT  
101 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 100 (IRADELL) CON 3; PT LT 102  
(MCNIFF) CON 3  
SANDWICH EAST FORMERLY LT 101 (IRADELL) CON 3; PT LT 103 (MCNIFF) CON 3  
SANDWICH EAST  
FORMERLY LT 102 (IRADELL) CON 3; PT LT 104 (MCNIFF) CON 3 SANDWICH EAST  
FORMERLY LT 103  
(IRADELL) CON 3; PT LT 105 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 104  
(IRADELL) CON 3; PT LT  
106 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 105 (IRADELL) CON 3; PT LT 107  
(MCNIFF) CON 3  
SANDWICH EAST FORMERLY LT 106 (IRADELL) CON 3; PT LT 108 (MCNIFF) CON 3  
SANDWICH EAST  
FORMERLY LT 107 (IRADELL) CON 3; PT LT 109 (MCNIFF) CON 3 SANDWICH EAST  
FORMERLY LT 108  
(IRADELL) CON 3; PT RDAL BTN LTS 109 & 110 (MCNIFF) CON 3 SANDWICH EAST CLOSED  
BY R183263; PT  
LT 110 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 109 (IRADELL) CON 3; PT LT 111  
(MCNIFF) CON 3  
SANDWICH EAST FORMERLY LT 110 (IRADELL) CON 3; PT LT 112 (MCNIFF) CON 3  
SANDWICH EAST  
FORMERLY LT 111 (IRADELL) CON 3; PT LT 113 (MCNIFF) CON 3 SANDWICH EAST  
FORMERLY LT 112  
(IRADELL) CON 3; PT LT 114 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 113  
(IRADELL) CON 3; PT LT  
115 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 114 (IRADELL) CON 3; PT LT 116  
(MCNIFF) CON 3  
SANDWICH EAST FORMERLY LT 115 (IRADELL) CON 3; PT LT 117 (MCNIFF) CON 3  
SANDWICH EAST  
FORMERLY LT 116 (IRADELL) CON 3; PT LT 118 (MCNIFF) CON 3 SANDWICH EAST  
FORMERLY LT 117  
(IRADELL) CON 3; PT LT 119 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 118  
(IRADELL) CON 3; PT LT  
120 (MCNIFF) CON 3 SANDWICH EAST FORMERLY LT 119 (IRADELL) CON 3; PT LT 121  
(MCNIFF) CON 3  
SANDWICH EAST FORMERLY LT 120 (IRADELL) CON 3; PT LT 122 (MCNIFF) CON 3  
SANDWICH EAST



FORMERLY LT 121 (IRADELL) CON 3; PT LT 123 (MCNIFF) CON 3 SANDWICH EAST  
FORMERLY LT 122  
(IRADELL) CON 3, PT 1 12R8737 SAVE & EXCEPT PARTS 1, 2 & 3 PL 12R24449 SUBJECT TO  
AN EASEMENT  
IN GROSS OVER PART 3 ON 12R26527 AS IN CE729339 SUBJECT TO AN EASEMENT OVER  
PARTS 1 & 2 ON  
12R26527 AS IN CE729340 SUBJECT TO AN EASEMENT OVER PARTS 1 & 2 ON 12R-26788 AS  
IN CE753711  
CITY OF WINDSOR

**4145 - 4595 7<sup>th</sup> Concession Rd**

**Municipal Address:** 4595 CONCESSION 7, TECUMSEH

**PIN:** 752350101

**ARN (Roll number):** 373909001001600

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 1 & 14 12R9393; S/T R1045595;  
TECUMSEH

**Municipal Address:** 4275 7TH CONCESSION, WINDSOR

**PIN:** 752350126

**ARN (Roll number):** 373909001001500

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 2 & 13 12R9393; S/T R1045595;  
WINDSOR

**Municipal Address:** 4255 7TH CONCESSION, TECUMSEH

**PIN:** 752350102

**ARN (Roll number):** 373909001001400

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 3 & 12 12R9393; S/T R1045595;  
TECUMSEH

**Municipal Address:** 4237 7TH CONCESSION, WINDSOR

**PIN:** 752350119

**ARN (Roll number):** 373909001001300

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 4 & 11 12R9393; S/T R1045595;  
TECUMSEH

**Municipal Address:** 4225 7TH CON RD, WINDSOR

**PIN:** 752350111

**ARN (Roll number):** 373909001001200

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 5 & 10 12R9393; S/T INTEREST IN  
R1322978; S/T  
R1045595; TECUMSEH

**Municipal Address:** 4215 7TH CON RD, TECUMSEH

**PIN:** 752350099

**ARN (Roll number):** 373909001001100

**Legal Description:** PT LT 15 CON 6 SANDWICH EAST PT 6 & 9 12R9393; S/T R1045595;  
TECUMSEH

**Municipal Address:** 4185 CONCESSION 7, WINDSOR

**PIN:** 752350098

**ARN (Roll number):** Multiple ARNs

**Legal Description:** PT LT 15-16 CON 6 SANDWICH EAST PT 7 & 8 12R9393 & PT 2 12R9027; S/T



R1045595, R1078171 TOWN OF TECUMSEH

**Municipal Address:** 4145 CONCESSION 7, WINDSOR

**PIN:** 752350064

**ARN (Roll number):** 373909001000800

**Legal Description:** PT LT 16 CON 6 SANDWICH EAST PT 2 & 12 12R9326; S/T R1061292;  
TECUMSEH

**Municipal Address:** 3735 COUNTY RD 42, TECUMSEH

**PIN:** 752350029

**ARN (Roll number):** Multiple ARNs

**Legal Description:** PT LT 17 CON 7 SANDWICH EAST PT 2, 12R5476 EXCEPT PT 1, 5 12R3661;  
S/T R678792; S/T R1022678; TECUMSEH

**Municipal Address:** 3955 COUNTY RD 42, WINDSOR, N9A6J3

**PIN:** 752350030

**ARN (Roll number):** 373909001004500

**Legal Description:** PT LT 17 CON 7 SANDWICH EAST PT 7 & 8 12R14879; S/T R322595;  
TECUMSEH

**Municipal Address:** 4205 COUNTY ROAD 42, WINDSOR

**PIN:** 752350144

**ARN (Roll number):** Multiple ARNs

**Legal Description:** PT LT 17 CONC 7; SANDWICH EAST PTS 4,5 & 6 PL 12R20316 S/T EASE  
OVER PT 6 PL 12R20316 AS IN R322595 TOWN OF TECUMSEHH

**Municipal Address:** 4445 COUNTY RD 42, WINDSOR

**PIN:** 752350032

**ARN (Roll number):** 373909001004950

**Legal Description:** PT LT 17 CON 7 SANDWICH EAST PT 3, 4 & 6 12R3910; S/T R973303 TOWN  
OF TECUMSEH

**Municipal Address:** 4051 COUNTY RD 42, WINDSOR, N9A6J3

**PIN:** 752350143

**ARN (Roll number):** 373909001004600

**Legal Description:** PT LT 17 CONC 7; SANDWICH EAST PTS 1,2 & 3 PL 12R20316 S/T EASE  
OVER PT 2 PL 12R20316 AS IN R322595; TECUMSEH



## **APPENDIX B:**

### **Selected Entries of Land Registry Abstract**



*Sandwich South, Concession 6, Lot 15; Folder Index Number 19.025:*

Instrument #	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	30 Aug 1854		Crown	George Thomas	200 acres; Lot no. 15 in 6 <sup>th</sup>
D 899	Bill of sale	13 Apr 1860	16 Apr 1860	George Thomas & wife	John Stephens	200 acres; \$500.00; Lot no. 15 in 6 <sup>th</sup>
B 976	[...]	10 June 1862	11 June 1862	The Bank of U.C. & [...]	George Thomas & [others]	200 acres; Lot no. 15 in 6 <sup>th</sup>
[_] 1145	Bill of sale	21 Mar 1865	28 Nov 1865	George Thomas & wife & John Stepheans & wife	James Beatty	200 acres; \$1.00; Lot no. 15 in 6 <sup>th</sup>
[_] 453	Indenture	9 Sept 1865	16 Dec 1865	James Beatty & wife	Charles Geo. Charteris	200 acres; \$10,000; Lot no. 15 in 6 <sup>th</sup>
[_] 503	Indenture	6 Apr 1866	10 Apr 1866	Charles Geo. Charteris & wife	Charles F. Labadie	200 acres; \$2,000; Lot no. 15 in 6 <sup>th</sup>
F. 660	Mortgage	31 July 1867	31 July 1867	Charles F. Labadie & wife	The C.P.B. & S. Society	100 acres; \$1,000; W ½ of Lot 15 in 6 <sup>th</sup>
671	Mortgage	2 Sept 1867	4 Sept 1867	Charles F. Labadie & wife	Elisha N. Clark	200 acres; \$1,000; Lot no. 15 in 6 <sup>th</sup> Con.
798	Mortgage	12 Sept 1868	15 Sept 1868	Charles F. Labadie & wife	The C.P.B. & S. Society	100 acres; \$1,000; E ½ of Lot 15 in Con. 6
801	D. of Mortgage	29 Sept 1868	30 Sept 1868	Elisha N. Clark	Charles F. Labadie	
H. 1454	Deed	5 May 1873	31 May 1873	Charles F. Labadie & wife	John Hanley	100 acres; \$2,000; W ½ of Lot no. 15
1455	Mortgage	17 April 1873	31 May 1873	John Hanley & wife	The H. & E.S. & L. Society	100 acres; \$1,000; W ½ Lot no. 15
1464	Deed	4 June 1873	17 June 1873	Charles F. Labadie & wife	Hippolite Reaume	100 acres; \$2,000; E ½ of Lot No. 15
1629	D. of Mortgage	28 July 1873	14 Apr 1874	The C.P.B. & S. Society	Charles F. Labadie	
J. 2374	D. of Mortgage	28 July 1873	18 May 1878	The C.P.B. & S. Society	Charles F. Labadie	
2375	Mortgage	30 April 1878	18 May 1878	John Hanley & wife	The H. & E.L. & S. Co.	100 acres; \$750.00; W ½ of Lot No. 15
4417	Deed	29 June 1887	29 June 1887	John Hanley & wife	Joseph Maisenville	a.o.l.; 442.50; Part of Lot 15



4418	Deed	29 June 1887	29 June 1887	Joseph Maisonville & wife	Hiram Walker	a.o.l.; 442.50; Part of Lot 15
4691	Deed	29 Dec 1887	27 Jan 1888	Hippolite Reaume & wife	The L.E.E. & D.R. Ry. Co.	84/100; 184.00; Part of Lot 15
5384	Deed	7 Nov 1888	9 Oct 1889	Hiram Walker	John Hanley	a.o.l.; 442.00; Part of Lot 15
			<b>Sandwich</b>	<b>South</b>		
A 219	Probate	29 June 1894	30 Jan 1895	Hippolite Reaume	The will of	
305	Agreement for R. of W.	2 Sept 1895	14 Sept 1895	Edmond Reaume	N.G. & O. Co. of Ont.	1.00/ per [...]; on E ½ of Lot 15
B 639	Q. C. Deed	21 Oct 1898	24 Oct 1898	Justine Reaume widow, Joseph N. & Philip C. Reaume & wives	Edmond Reaume	100 acres; 150.00; E ½ of Lot 15
640	Deed	22 Oct 1898	24 Oct 1898	Edmond Reaume & wife	Rose D. Peltier	100 acres; [...]; E ½ of Lot 15
762	Deed	25 Nov 1899	25 Nov 1899	Rose D Peltier & husband	Etienne Ferrari	100 acres; 3,550; E ½ of Lot 15
791	Lease and offering of purchase	9 Dec 1901	10 Dec 1901	Etienne Ferrari & wife	Ignace Ferrari	100 acres; E part of Lot 15 (10 years with option to purchase)
1891	Executors Deed	23 Nov 1909	2 Dec 1909	Mary Ferrari widow, Ignace Ferrari – executors of Etienne Ferrari	Ignace Ferrari	100 acres; 3,550; E ½ of Lot 15, save rd. conveyed to L.E.E. & D.R. Ry.
4046	Judgement	9 July 1926	20 Aug 1926	Ignace Ferrari	Archie R. La[...]	E ½ of Lot 15
4410	Grant	6 Oct 1927	7 July 1928	Ignace Ferrari & wife	Cha. W. Hoar et al trustees	2,299; Part of [E ½] of Lot 15
6702	Q [...]	6 Dec 1941	10 Jan 1942	Burton H. Wa[...]	Ignace Ferrari	[...] 1.00; Easterly ½ of Lot 15
[...R] 15586	[...]	21 Oct 1949	2 Mar 1950	[...]	Re: Estate Ignace Ferrari	E ½ of Lot 15 except [...]
K <sup>55</sup> 8473	Bylaw	5 June 1950	5 July 1950	Creating Urban Development Zone		Lot 15



*Sandwich South, Concession 6, Lot 16; Folder Index Number 19.026:*

Instrument #	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	15 Feb 1850		Crown	Barney Flynn	65 acres;
C 119	Bill of Sale	10 January 1857	1 May 1857	Bernard Flynn	Mary Browne	65 acres; \$1.00; part of Lot no. 16 in 6 <sup>th</sup>
E 66	Quit Claim Deed	24 Sept 1861	8 Oct 1861	Mary Brown	Michael Flinn	65 acres; \$100.00; part of Lot no. 16, 6 <sup>th</sup> Concession
103	Bill of Sale	8 April 1862	19 April 1862	Michael Flinn	George O[_____]	65 acres; \$500.00; Clergy Reserve, Lot 16, 6 <sup>th</sup> Concession
G 1017	Indenture	22 July 1869	6 June 1870	George O[_____] & wife	William E Laws	65 acres; \$850.00; Clergy Reserve, Lot 16, 6 <sup>th</sup> Concession
1018	Indenture	30 Mar 1870	6 June 1870	William E. Laws & wife	John Hanley	65 acres; \$50.00; Clergy Reserve, Lot 16, 6 <sup>th</sup> Concession
P 4417	Deed	29 January 1887	29 January 1887	John Hanley & wife	Joseph Maisonville	a.o.l.; 442. 50; part of Lot 16
4418	Deed	29 Januray 1887	29 January 1887	Joseph Maisonville & wife	Hiram Walker	a.o.l.; 442. 50; part of Lot 16
R 5384	Deed	7 Nov 1888	9 Oct 1889	Hiram Walker	John Hanley	a.o.l.; 442.50; part of Lot 16
5502	Deed	19 Nov 1888	24 Feb 1890	John Hanley & wife	L.E.E. & D.R. R. Co.	38/100; 138.00; part of Lot 16
			<b>Sandwich</b>	<b>South</b>		
A 235	Deed	18 Dec 1894	16 Mar 1895	John Hanley & wife	Joseph S[___] Antoine	50.00; part of Lot 16
302	Agreement for Right of Way	2 Sept 1895	14 Sept 1895	John Hanley	[___] & O. Co. of Ont.	1.00 per rod; on E ½ of Lot 16
C 1893	P. of Will	9 Dec 1908	3 Dec 1909	John Hanley	to Maggie Dumouchelle	E ½ of Lot 16
					to Theresa Fitzgerald	A strip of 35 acres ...
					to Mary H. McCarthy	A strip of 35 acres next and parallel to land herein [___] to Theresa between [___] Concession line & W.E. & L. S. R. Ry.



					to Rose McCarthy & Agnes Dumouchelle (in equal parts)	The third strip comprising the [ ] of [ ]
1894	Grant	6 Nov 1909	3 Dec 1909	Maggie H. Dumouchelle & Mary H. McCarthy executrices of John Hanley, Theresa Fitzgerald, Rose McCarthy [ ] daughters & [ ] of late John Hanley	Agnes Domouchelle, one of the daughters of John Hanley	a.o.l.; 1.00; part of [ ] of Lot 16...
1895	Grant	6 Nov 1909	3 Dec 1909	“	Theresa Fitzpatrick, one of the daughters of John Hanley	a.o.l.; 1.00; part of the [ ] of Lot 16...
1896	Grant	6 Nov 1909	3 Dec 1909	“	Maggie H. Dumouchelle, one of the daughters of John Hanley	a.o.l.; 1.00; [...]
144	Deposit	8 July 1912	8 July 1912	Declarations of Mary E. McCarthy & F.H. Walker	As to title	Re Lot 16
E. 2982	Grant	11 Sept 1919	11 Sept 1919	Margaret Dumoucelle widow of Luke Dumouchelle	John Schneider	[ ] ½ acres; \$1,050; part of E part of [ ] Lot 16
2983	Grant	6 Sept 1919	12 Sept 1919	John Schneider & wife	Thomas B. McDonald	4 ½ [acres]; \$1,800; part of E part of [ ] Lot 16
3232	Grant	14 July 1920	14 July 1920	Thomas B. McDonald	Duncan B. McColl	4 ½ [ ]; part of E part of Lot 16
3235	Agreement of Sale	14 July 1920	30 July 1920	Thomas B. McDonald	Duncan B. McColl	4 ½ acres; \$3,300; part of E part of Lot 16
3261	Quit Claim Deed	28 Sept 1920	16 Oct 1920	Thos. B. MacDonald & Alice S. MacDonald	[M]inne M.E. [C]overlay	4 ½ acres; 1[ ]; part of E part of Lot 16
3435	Agreement of Sale	27 March 1922	3 May 1922	Margaret H. Dumouchelle (widower)	James M. Young	\$8,000; part of Lot 16



B. 4067	Grant	31 March 1926	5 Oct 1926	Duncan B. & William P. McColl	John A. McDougall et al.	[79.80]; see description [_____]
4567	Agreement of Sale	2 Jan 1929	25 Jan 1929	Duncan B. McColl & wife	Louis & Frances Wa[_]owski	\$12,000; part of Easterly part of Lot 16
6067	Quit Claim Deed	29 Oct 1936	29 Oct 1937	L[_____] M. Goo[r]lay	Duncan B. McColl	1.00/acre; part of Easterly part of Lot 16
6203	[_____]	4 Oct 1938	4 Oct 1938	Margaret M. Wege[n]ast	Duncan B. McColl et al.	Part of Easterly part of Lot 16
6458	Grant of Easement	27 March 1940	3 July 1940	Margaret H. Dumouchelle	Bell Telephone Corp. of Canada	\$160.00; E [_] Lot 16, except [...]
8473	Bylaw	5 June 1950	5 July 1950	Creating Urban Development Zone		a.o.l.; Lot 16

*Sandwich South, Concession 7, Lot 17; Folder Index Number 19.041:*

Instrument #	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	11 Oct 1844		Crown	James Mills	E part 66 acres- all E of [_] line of 7 <sup>th</sup> Concession, W part 34 acres- all W of [_] line of 7 <sup>th</sup> Concession
E 1	Indenture	31 Aug 1857	2 January 1861	James Mills & wife	Josiah Strong	71 acres; 177.10; Lot no. 17 in 7 <sup>th</sup>
181	Indenture	4 April 1863	13 April 1863	Josiah Strong & wife	John McNish	71 acres; \$710.00; Lot no. 17 in 7 <sup>th</sup>
581	Indenture	13 Oct 1866	15 Oct 1866	John McNish & wife	Pierre Saint Antoine Jr.	71 acres; \$990; Lot no. 17 in 7 <sup>th</sup> Concession
G 967	Quit Claim Deed	3 Dec 1869	27 January 1870	James Mills	John M. Fairbairn	among other lands; \$520; N portion on part of Lot no. 17 in 7 <sup>th</sup> concession
H 1336	Deed	19 Sept 1872	20 Sept 1872	Pierre St. Antoine Jr. & wife	Dr. B. [_] Reaume	25 acres; \$335.00; W part 17 <sup>th</sup> in 7 <sup>th</sup>
I 1680	Quit Claim Deed	9 June 1874	25 June 1874	Pierre St. Antoine & wife	Hiram Walker	\$50.00; part of Lot no. 17
1972	Deed	14 April 1876	29 April 1876	Pierre St. Antoine & wife	Israel Lafond	71 acres; \$3,500; Lot no. 17; subject



1973	Deed	28 April 1876	29 April 1876	Israel Lafond	Basilice St. Antoine	71 acres; \$3,700; Lot 17; subject
K 2640	L[___] Pend[___]	4 Oct 1879	4 Oct 1879	Hiram Walker	Pierre St. Antoine & wife	71 acres; see certificate of L[___] Pend[___]
M. 3534	Cert of dismissal	21 June 1883	22 June 1883	Hiram Walker	Pierre St. Antoine et al.	See Instrument
			<b>Sandwich</b>	<b>South</b>		
A 83	Deed	24 Dec 1892	18 Nov 1893	Patric[e] Berth[au]me	J[r]. St. Antoine	\$50.00; N part of Lot 17, except
137	Deed	15 Jan 1894	17 Apr 1894	Basilice St. Antoine	Honore St. Antoine	L[___]; Lot 17, save [ ] 25 acres southerly [ ]
275	Deed	1 June 1895	4 June 1895	Hiram Walker	Edward C. Walker et al.	a.o.l.; part of Lot 17
D. 2183	Grant	2 April 1912	3 April 1912	Joseph St. Antoine & wife	Theresa [K]erse	62' x 156'; \$800.00
2419	Grant	22 Sept 1913	30 Sept 1913	Denis Berthiaume [wid__]	Anthony Hesse	3 acres; \$300.00; part of Northerly part of Lot 17...
2582	Probate of Will	14 May 1914	17 Mar 1915	Anthony Hesse	Theresa Hesse Dunn	a.o.l.; W ½ of Lot 17, except parts in 2419, 2183
3860	Order	25 June 1925	25 Aug 1925	Re: Estate of Patr[ ] R. Berthiaume		See original
4010	Grant	9 June 1926	18 June 1926	Albert Poupard & consent of Official Guardian	William H. Woods	Lease; \$600.00; Part of [Gore] Lot 17
M. GR 5813	Probate of Will	20 Sept 19[13]	3 July 1926	Patrick Berthiaume	To nephew Albert Poupard	W part of Lot 17
G 5145	Grant	23 June 1931	27 June 1931	Albert Poupard & wife	[ ] Planing Mills Ltd.	\$2.00/acre; Part of Lot 17
5194	Grant	5 Aug 1931	6 Aug 1931	[ ] Planing Mills Ltd.	Otto [ ] Hause, as [ ] tenants	\$2,500.00; Part of Lot 17, Southerly [ ]
5306	Grant	1 Dec 1931	5 April 1932	Joseph G Heusin & wife	Theo & Mary Waters	\$10.00/acre; Part of Lot 17, Southerly [ ]
5754	Tax Deed	22 May 1935	4 June 1935	Township of Sandwich South	Alice Heussin	Part of Lot 27
5961	Tax Deed	9 March 1937	7 April 1937	Township of Sandwich South	Township of Sandwich South	Lease; \$25.23; Part of Lot 27; as in 4010
8473	Bylaw	5 June 1950	5 July 1950	Creating Urban Development Zone		Lot 17



**STAGE 1: ARCHAEOLOGICAL ASSESSMENT**

**SANDWICH SOUTH MASTER SERVICING REPORT  
EAST PELTON SECONDARY PLAN  
PARTS OF LOTS 13 TO 16, CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST  
CITY OF WINDSOR, COUNTY OF ESSEX, ONTARIO**

**REVISED FINAL REPORT**

Submitted to:  
**Dillon Consulting Limited**  
and the  
**Ministry of Heritage, Sport, Tourism and Culture Industries**

Prepared by:  
**Cultural Resource Management Group Limited**  
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PIF Number: P109-0104-2019  
CRM Group Project Number: 19-0010-01

**February 2020 – Original Report**  
**September 2021 – Revised Report**  
**December 2021 – Second Revised Report**  
**February 2022 – Third Revised Report**





## EXECUTIVE SUMMARY

Cultural Resource Management Group Limited (CRM Group) was retained by Dillon Consulting Limited (Dillon) on behalf of the Corporation of the City of Windsor (City of Windsor) to undertake a Stage 1 Archaeological Assessment of the East Pelton Secondary Plan study area, a proposed residential, commercial and institutional development, as part of the preparation of the Sandwich South Master Servicing Report. The East Pelton Secondary Plan study area covers an area of approximately 206 hectares on part of Lots 13 through 16, Concession 7 in the Geographic Township of Sandwich East, now City of Windsor, Essex County, Ontario (**Figures 1, 2 & 3**). For the legal descriptions of the study area property please see **Appendix A** and corresponding **Figure 3**.

CRM Group's Stage 1 Archaeological Assessment for the East Pelton Secondary Plan determined that 17 previously registered archaeological sites are located within one kilometre of the study area. A review of the physiography of the study area suggested that the study area was suitable for Indigenous agricultural practices and settlement. The proximity to Litter River and historic transportation routes also indicates that the study area has potential for the identification of Indigenous and Euro-Canadian archaeological resources, depending on the soil conditions and the degree to which soils have been subjected to deep disturbances. The property inspection also determined that the majority of the study area retains archaeological potential and will require a Stage 2 archaeological assessment.

As a result of the Stage 1 Archaeological Assessment, CRM Group offers the following recommendations:

1. CRM Group's 2019 Stage 1 Archaeological Assessment determined that previously unassessed portions of the study area exhibit a moderate to high potential for the identification and recovery of both Pre-contact Indigenous and historic Euro-Canadian archaeological resources. In addition, previous assessments conducted by New Directions (*Stage 1 Archaeological Assessment of the Lauzon Parkway, County Road 17, County Road 42, Future East-West Arterial Road from Walker Road to County Road 17 Corridors, and The Sandwich South Secondary Plan, City of Windsor, County of Essex*) and Stantec (*Stage 1 Archaeological Assessment: Upper Little River Watershed Master Plan and Stormwater Management Plan*) have identified significant portions of their respective study areas as exhibiting moderate to high archaeological potential and recommended Stage 2 Archaeological Assessment. As such, a **Stage 2 archaeological assessment is required for most of the East Pelton study area prior to any proposed impacts (Figures 15 & 16)**.
2. Specific portions of the study area including the excavator disturbed area, the Windsor Christian Fellowship property, the Southwest Detention Centre footprint, the residential buildings and swimming pools, the Highway 401 alignment, and 8<sup>th</sup> Concession ROW on the east side of 8<sup>th</sup> Concession Road are considered disturbed, therefore, no further archaeological assessment is recommended in these portions of the study area (**Figures 15 & 16: area marked in red**).
3. The Fairbairn Union Cemetery is located outside of the northeast corner of the study area. Although the area within the boundary of the cemetery is ascribed high potential for burials, it has been determined that the historic cemetery boundaries do not deviate outside of the boundaries of the contemporary cemetery (**Figure 10**). The entire portion of the current study area adjacent to the Fairbairn Union Cemetery has been considerably sloped and disturbed by trenching for 6<sup>th</sup> Concession Drain ditching (**Figure 11**). Additionally, given that peripheral burial plots indicated on cemetery mapping could be aligned with their corresponding headstones, it has been determined that that no additional graves would be located beyond the indicated boundaries. Therefore, the portion of the study area adjacent to the cemetery is ascribed low potential for burials.



4. Areas identified in Recommendation 1 as requiring a Stage 2 Archaeological Assessment should apply the field methods described below in **Section 4.1** of this report. The Stage 2 Archaeological Assessment will include a shovel test-pit survey at 5-metre intervals within areas of manicured lawn, and a pedestrian survey of the agricultural fields at a maximum of 5-metre intervals (**Figure 16**).
5. Should the proposed work extend beyond the current study area, further Stage 1 Archaeological Assessment should be conducted to determine the archaeological potential of the area.

The Ontario Ministry of Heritage, Sport, Tourism and Culture Industries is asked to review the results and recommendations presented in this Stage 1 report, accept the report into the Provincial Register of archaeological reports and issue a standard letter of concurrence with the findings presented herein.



## **PROJECT PERSONNEL**

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## **ACKNOWLEDGEMENTS**

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## 1.0 PROJECT CONTEXT

As per the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries' (MHSTCI) *Standards and Guidelines for Consultant Archaeologists (Standards and Guidelines)* (Government of Ontario 2011), this section of the report provides the context for the archaeological fieldwork and covers three areas: development context, historical context, and archaeological context.

### 1.1 Development Context

Cultural Resource Management Group Limited (CRM Group) was retained by Dillon Consulting Limited (Dillon) on behalf of the Corporation of the City of Windsor (City of Windsor) to undertake a Stage 1 Archaeological Assessment of the East Pelton Secondary Plan study area, a proposed residential, commercial and institutional development, as part of the preparation of the Sandwich South Master Servicing Report. The East Pelton Secondary Plan study area covers an area of approximately 206 hectares on part of Lots 13 through 16, Concession 7 in the Geographic Township of Sandwich East, now City of Windsor, Essex County, Ontario (*Figures 1, 2, & 3*). For the legal descriptions of the study area property please see *Appendix A* and corresponding *Figure 3*.

The Stage 1 Archaeological Assessment was carried out in order to meet the requirements of the *Environmental Assessment Act* (Government of Ontario 1990) and the City of Windsor Official Plan (Chapter 9.3.4 and Schedule C-1) which require that an archaeological assessment be undertaken prior to any development projects. The Stage 1 archaeological assessment was conducted in accordance with the MHSTCI's *Standards and Guidelines* (Government of Ontario 2011).

#### 1.1.1 Objectives

According to the MHSTCI *Standards and Guidelines* (Government of Ontario 2011), the objectives for a Stage 1 Background Study/Optional Property Inspection are:

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

In order to comply with these objectives, CRM Group archaeologists included the following as part of the Stage 1 assessment:

- A review of the land-use history of the study area through archaeological, historical and geographical research;
- An examination of the Ontario Archaeological Sites Database (OASD) to determine the location of known archaeological sites in proximity to the study area; and,
- A reconnaissance of the study area.

Permission to access the property to conduct the property inspection was granted by Amy Farkas of Dillon.

## 1.2 Historical Context

This section provides details on the past and present land use and settlement history as well as any other historical information relevant to the study area.



### 1.2.1 Indigenous Land Use History

The occupation of southern Ontario by Indigenous people prior to the arrival of Euro-Canadian settlers is extensive. As such, a summary of the simplified cultural chronology is provided below in **Table 1** based on Ellis and Ferris (1990) followed by a general overview of the cultural history.

**Table 1: Southern Ontario Cultural Chronology**

Period	Time Range	Subdivision or Diagnostic Artifact
<b>Palaeo Period</b>		
Early	ca. 11,000-10,500 B.P.	Gainey Fluted point
		Barnes Fluted Point
		Crowfield Fluted Point
Late	ca. 10,500-10,000 B.P.	Holcombe Point
		Hi-Lo Point
		Lanceolate Bifaces
<b>Archaic</b>		
Early	ca. 10,000-8,000 B.P.	Side-Notched Point Types
		Corner-Notched Point Types (e.g., Nettling point)
		Bifurcate Base Point Type
Middle	ca. 8,000-4,500 B.P.	Stemmed Point Types (e.g., Kirk/Stanly Points)
		“Laurentian culture” (e.g., Otter Creek, Brewerton Points)
Late	ca. 4,500-3,000 B.P.	Narrow Point (e.g., Lamoka, Normanskill Point Types)
		Broad Point (e.g., Genesee, Adder Orchard, Perkiomen, Susquehanna, “Stachell” point types)
		Small Point (e.g., Crawford Knoll, Innes, Hind, “Ace of Spades” point types)
<b>Early Woodland</b>		
	ca. 3,000-2,300 B.P.	Meadowood Complex (e.g., Meadowood Points, Bifaces and Vinette 1 Pottery)
<b>Middle Woodland</b>		
	ca. 2,300-1,350 B.P.	Couture Complex (Snyders, Vanport point types) Middlesex Complex (e.g., Adena Points) Saugeen Complex (e.g. Saugeen, Port Maitland, Jack’s Reef Corner Notched point types)
<b>Middle to Late Woodland Tradition</b>		
	ca. 1,350-1,050 B.P.	Princess Point Complex (Levanna-Like Point Types)
<b>Late Woodland: Ontario Iroquoian Tradition</b>		
Early	ca. 1,050-650 B.P.	Glen Meyer/ Pickering
Middle	ca. 650-550 B.P.	Uren/ Middleport
Late	ca. 550-400 B.P.	Prehistoric Neutral (south-western Ontario)
		Prehistoric Huron (south-central/south-eastern Ontario)
<b>Late Woodland: Western Basin Tradition (Southwestern Ontario only)</b>		
Riviere au Vase	ca. 1,450-1,150 B.P.	Riviere au Vase (Wayne-ware) like pottery
Younge	ca. 1,150-750 B.P.	Younge Phase Pottery
Springwells	ca. 750-550 B.P.	Springwells Phase Pottery
Wolf	ca. 550-400 B.P.	Wolf Phase Pottery
<b>Post-Contact Indigenous Period</b>		
Algonkian	ca. 450-300 B.P.	Odawa
Historic Neutral Historic Petun Historic Huron	ca. C.E. 1550-1650	Southwestern Ontario  South-central Ontario



Period	Time Range	Subdivision or Diagnostic Artifact
St. Lawrence Iroquois		South-central/Southeastern Ontario Southeastern Ontario
European Contact	ca. C.E. 1620-1700	Initial Contact, European trade items appear on sites
	ca. C.E. 1800-	European Settlement
	ca. C.E. 1800-	First Nations Resettlement

### Palaeo Period

The first human occupation of southern Ontario occurred following the Wisconsin Glacial Period and is known as the Palaeo Period. This period of settlement by Indigenous groups living north of the Great Lakes began at approximately 11,000 Before Present (B.P.) (Ellis and Deller 1990:37) when Lake Algonquin collectively occupied the three basins of Lake Michigan, Lake Huron, and Lake Superior.

The land re-exposed with the melt of the glaciers was quickly settled by Indigenous peoples consisting of small bands of hunter-gatherers. These people were thought to be big-game hunters who relied on caribou as a part of the main diet, supplemented with wild plants, birds, fish, and small game. The environmental conditions and resource constraints during this period of transition from spruce woodland to pine forests would have meant frequent moves over a substantial range of territory (Ellis and Deller 1990:52). Due to this migratory lifestyle and limited reliable foodstuffs, population densities were lower, and as such, left behind a small archaeological footprint. When found, these sites are typically located near the shorelines of bodies of water (Ellis and Deller 1990:38).

This period is subdivided into the Early (ca. 11,000-10,500 B.P.) and Late (ca. 10,500-10,000 B.P.) Palaeo Periods, each with specific stone tool characteristics and point styles (*Table 1*). The most diagnostic tool type from the Early Palaeo Period is the fluted projectile point – a large, distinctively shaped spear point with a long central groove or “flute”. Other tools of Early Palaeo Period assemblage include miniature projectile points, pièce esquillée, bevelled bifaces, as well as unifacial tools, including trianguloid and beaked scrapers, spokeshaves and graters (Ellis and Deller 1990:47-9). People of the Early Palaeo Period tradition would have predominately used local stone sources for tool production.

The Late Palaeo Period has three different projectile point types commonly associated with it: Holcombe (ca. 10,300 B.P.), Hi-Lo (ca. 10,100 B.P.), and both stemmed and unstemmed lanceolate points (c. 10,400-9,500 B.P.). In contrast to Early Palaeo points, the Late Palaeo points were not fluted. Notable changes in the assemblage beyond points include scrapers of different shapes and the addition of drill manufacture (Ellis and Deller 1990:59).

### Archaic Period

The Archaic Period (ca. 10,000-3,000 B.P.) was a period where the climate was more variable. Re-forestation of the lands left exposed by the glaciers occurred, resulting in the more diverse ecozones. Temperatures were cooler and much drier, with lower lake levels than our modern environment (Edwards and Fritz 1988:1405). The introduction of different foodstuffs in more hospitable environments led to larger populations, as evident in the larger sites represented in the archaeological record.

Tools of the Archaic Period tools were made of native copper and stone and there was increased use of bone, especially for fishhooks. Stone tools were made of a more varied range of materials and created through grinding and polishing in addition to flaking. Use of the atlatl, a spear-throwing tool, allowed for the throwing of smaller projectiles with greater velocity was a significant innovation of the time. Projectile point style increased in variation during the Archaic Period, including both stemmed and notched types, although points were most commonly side, or corner notched and smaller than those of the Palaeo Period.



Other common tools included bifaces, chipped stone scrapers, celts, adzes, and ornaments such as bannerstones and gorgets. Greater regional variability in site location, both in the type and in the size of artifact assemblages has been noted (Ellis, Kenyon, and Spence 1990:66-7). In southern Ontario, the Archaic Period is divided into the Early, Middle, and Late Archaic.

During the Early Archaic period (ca. 10,000-8,000 B.P.), white pine and other associated deciduous trees came to replace the jack and red pine forests that dominated the landscape during the Late Palaeo Period (Ellis, Kenyon, and Spence 1990:68-69). The Early Archaic period is defined by three major point traditions: Side-Notched (10,000-9,700 B.P.), Corner-Notched (9,700 – 8,900 B.P.), and Bifurcate (8,900-8,000 B.P.). Other trends of the Early Archaic included a larger range of used materials, tool kits with more simply flaked tools, and the addition of ground stone techniques (Ellis, Kenyon, and Spence 1990:71-9).

The Middle Archaic Period (ca. 8,000-4,500 B.P.) is characterized by further diversification tools. The presence of netsinkers indicates that fishing became a more important aspect of life during this time. The Middle Archaic also saw the introduction of stemmed horizon points, which display a deep basal notch and fully ground stone tools became more prevalent. By the latter part of the Middle Archaic, the archaeological record is more complex, reflecting the formation of cultural distinctiveness as different Indigenous groups began settling into specific areas.

During the Late Archaic (ca. 4,500-3,000 B.P.), Indigenous groups started trending towards smaller territorial foraging grounds. This increased territoriality is consistent with a more regionalized variation on projectile point styles. Point types include Narrow Point (Lamoka and Normanskill), Broad Point (Genesee, Adder Orchard, and Perkiomen), and Small Point (Crawford Knoll, Innes, “Ace of Spades”, and Hind) (Ellis, Kenyon, and Spence 1990:93-110). A noted rise in population occurred at this time, leading to the appearance of more Late Archaic sites in the archaeological record than Early or Middle Archaic sites. The appearance of cemeteries in the archaeological record at this time is also attributed to the rise in population.

### **Woodland Period**

Following the Archaic Period is the Woodland Period (ca. 3,000-400 B.P.). This period is best distinguished from the Late Archaic by the increase in trade of raw materials and tools between groups, the move towards semi-permanent villages over the seasonal migration of the Archaic and Palaeo Periods, and most significantly, the introduction of pottery technology (Spence, Pihl and Murphy 1990).

The Early Woodland period (ca. 3,000-2,300 B.P.) is divided into two complexes: Meadowood and Middlesex. The Meadowood complex assemblage includes thin preform blades, thin side-notched points, trapezoidal gorgets, birdstones, an increase in the use of Onondaga chert and coiled (Vignette 1) pottery (Spence, Pihl and Murphy 1990:128-9). The Middlesex complex is noted for its more elaborate burial practices, such as mound construction and innovations such as blocked-end tube pipes (W. Ritchie 1944). The Middle Woodland period (ca. 2,300-1,350 B.P.) represents a huge cultural shift from previous periods. Sites became larger and more permanent with the growth of the importance of community and kin relationships. There was an increase in the importance of fish in the diet. The pattern of sites followed fish migrations and spawning grounds, allowing the support of larger populations and the implementation of more restricted band territories (Spence, Pihl, and Murphy 1990:142-3). Pottery decorated by impressing a toothed or undulating (pseudo-scallop) stamp appeared. Three geographically restricted Indigenous groups fall under the Middle Woodland period include Saugeen, Couture, and Point Peninsula.

The Late Woodland period (ca. 1,050-400 B.P.) is marked by significant material culture changes. These include various new point forms, new settlement and foodstuff patterns, new pottery types, and different pottery decoration techniques. The development of recognizable Iroquoian and Algonkian cultures in southern Ontario can be seen during this period when agriculture and domesticated corn became the basis



of subsistence. Two traditions of note to southern Ontario in the Late Woodland period include the Western Basin Tradition and the Ontario Iroquoian Tradition.

The Western Basin Tradition was a distinct cultural occupation in Southwestern Ontario and was an in situ cultural development from earlier Woodland period peoples. There are various vessel forms associated with the temporal stages of the Western Basin tradition, including Riviere au Vase, Younge, Springwells, and Wolf. These phases are defined by changing ceramic styles and alterations to group settlement and subsistence strategies (Murphy and Ferris 1990:194).

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The Iroquoian Tradition encompasses the Early, Middle, and Late Iroquoian periods and refers to a cultural pattern and linguistic family including the Huron (Wendat), Neutral, Petun (Tionnontate), in Ontario and the Five Nations of the Iroquois (Haudenosaunee) of Upper New York (Birch 2010:31). These periods vary in artifact assemblage, pottery vessel shape and decoration, lithics, settlements and community patterns, subsistence, and burials (Williamson 1990; Dodd et al. 1990).

The Early Iroquoian Tradition pottery have thinner walls and were made by modelling the clay from a large clump, a change from earlier coiling methods (Williamson 1990:298). They have both interior and exterior decoration, including punctuation and seriation techniques. Pipes are found on sites during this period, as well as pottery gaming discs. Early Iroquoian lithics are characterized by triangular-shaped and basally concave points, crescent and spokeshave scrapers, and stemmed strike-a-lights (Williamson 1990:299). Houses were larger, longer, and wider than the previous traditions. Burials of ossuary form emerged (Williamson 1990:306).

Middle Iroquoian Tradition pottery of the Uren substage tend to be globular in shape and collarless, with a rolled rim and decorative elements on the interior and exterior (Dodd et al. 1990:330). Pipes are longer and well made, decorated with incisions and triangular motifs. Middle Iroquoian Points are triangular and have straight concave basal margins. Tool kits also include biface drills, gravers, spokeshaves, side scrapers, and random flake scrapers (Dodd et al. 1990:332). Village plans changed to become aligned parallel in closely spaced groupings and were used as more permanent year-round settlements. These permanent settlements reflect a reliance on corn cultivation for subsistence (Dodd et al. 1990:350). By the Late Iroquoian phase, continuously occupied settlements continued to grow from small villages into larger communities.

### **Post-Contact Indigenous Period**

During the eighteenth century in Essex County, there were two main First Nations groups present in the Windsor area: the Hurons and the Odawa (Ottawa). The Hurons were an Iroquoian-speaking group living in a small area of south-central Ontario in the early seventeenth century. This area was historically referred to as Huronia (Ramsden 1990:361). The material culture is similar to other Iroquoian traditions in the area, which includes chipped stone tools, retouched flakes, ground stone tools, pipes, pottery, native copper objects, and eventually, European items (Ramsden 1990:363). The settlements consisted of large villages with mounded middens. Subsistence was agriculturally based with an extensive hunting list, including white tail deer, black bear, groundhog, squirrel, beaver, and raccoon.

The Odawa also occupied south-central Ontario. The pottery used by the Odawa were acquired through trade, with examples coming from Late Prehistoric and Historic Huron, St. Lawrence Iroquoian, and Petun Iroquoian populations (Fox 1990:462-3). Due to this, Odawa pottery assemblages vary within each



collection. The lithic tool kits are predominantly composed of local Silurian and Amabel cherts, but also include Collingwood, Bruce, Wike and Kettle Point cherts. Stone tools consist of triangular points and other bifaces, scrapers, retouched flakes, stone adzes and axes. Bone and shell were used in tool making at the time but are not commonly found in artifact assemblages due to the soil composition in the area (Fox 1990:465). Copper artifacts and seventeenth-century European goods have been found on Odawa sites, including kettles, iron axes, cut brass and glass beads.

Odawa settlements were typically small camps situated close to water or on portage routes, with a preference for proximity to fish spawning areas (Fox 1990:466). Both lodge forms and temporary portable tents are mentioned in the historical record as being used by the Odawa. Floral remains and historical records suggest that wild plant foods were utilized, including tubers, cleavers, hazelnut, hickory nut, acorn, elderberry, brambleberry, chokeberry, plum, cherry, hawthorn, and sumac (Crawford 1990). Faunal remains are predominantly fish (especially lake whitefish and lake trout) as well as snowshoe hare, beaver, deer, fox, bear, Canada goose, loon, and turtle (Wright 1981).

The Odawa were first historically recorded in a meeting between Champlain and a group of men in the fall of 1615 (Biggar 1922-1936[3]:44). Other sporadic documents from this period suggest the Odawa lived on the Bruce Peninsula, on Manitoulin Island and around Lake Michigan in the early seventeenth century (Ramsden 1990:461). During the mid-seventeenth century, the New York State Iroquois pushed north to gain control over the fur trade, decimating the Ontario Iroquois populations. With the increased threat of warfare, the Ontario Iroquois were joined by some of their northern neighbours, including the Odawa, and dispersed westward (Molnar 1997:6). By the late-seventeenth century, some of the Odawa had returned to Manitoulin and the Straits of Mackinac and, by early the early eighteenth century, many had also returned to southern Ontario.

Antoine Laumet de Lamothe Cadillac, a French explorer and founder of Fort Ponchartrain, took note of the presence of the Odawa in the present Windsor/Detroit area in 1702. He describes the Oppenage village located just west of Fort Ponchartrain, saying that “above this village, half a league higher up, there is a village made up of four tribes of the Outavois” (Lajeunesse 1960:22). At the beginning of the eighteenth century, the Odawa village was located on the north shore of the Detroit River. However, they shifted to the south shore sometime after the hostilities of the Fox siege, settling in this new location by 1721. Cadillac stated, “to the south on the other side of the river are the Outaouais who, together with the Hurons and Poutouatamis, have made wastes containing about two leagues frontage by eight arpents deep” (Lajeunesse 1960:26). De Lery’s Map of 1749 depicts the locations of the Odawa and Huron villages on the south shore of the Detroit River.

### 1.2.2 Euro-Canadian Land Use History

The Detroit River shoreline comprises the earliest continuously European settlement in Ontario. European settlement along the Detroit River began as early as 1701, under the French regime with the construction of Fort Pontchartrain (later Fort Detroit), on the right bank of the river (County of Essex 2014). Permanent European settlement on the, now Canadian, left bank of the Detroit River began in 1749 when, in a move to make Detroit the bulwark and granary for more distant outposts along the Ohio River, the governor at Quebec sponsored the movement of farming families to the area (Lajeunesse 2010: lii). This new settlement on the left bank of the Detroit River was known as Petite Côte (Lajeunesse 2010: ix).

Settlement on the left bank extended six miles downstream from the fort (Lajeunesse 2010: lix). In a short time, the settlement occupied a large portion of land strategically situated across the river from the fort and in between the Huron village to the west and encroaching on the Odawa village to the east (CRM Group *et al.* 2005: 2-16). De Lery’s 1752 *Map of the Detroit River* illustrates the absence of settlement on the left bank, upstream of the Odawa village.

By 1763, Canada was under British Rule. On July 24, 1788, Lord Dorchester's proclamation divided Canada into four districts: Lunenburg, Mecklenburg, Nassau, and Hesse. The study area, originally part of the District of Hesse (Neal 1909: 12), was procured by the British as part of Treaty Number 2. Noted as the McKee Purchase of 1790, the superintendent of Indian Affairs, Alexander McKee, secured a treaty with the Odawa, Chippewa, Pottawatomi and Huron claiming the area for the British Crown while retaining two portions of land for First Nations reserves. Treaty Number 2:

*...was made with the O[dawa], Chippew[a], Pottawatom[i], and Huro[n] May 19th, 1790, portions of which nations had established themselves on the Detroit River of all whom had been driven by the Iroquois from the northern and eastern parts of the Province, from the Detroit River easterly to Catfish Creek and south of the river La Tranche [Thames River] and Chenail Ecarte, and contains Essex County except Anderdon Township and Part of West Sandwich; Kent County except Zone Township, and Gores of Camden and Chatham; Elgin County except Bayham Township and parts of south Dorchester and Malahide. In Middlesex County, [included are:] Del[a]ware and Westminster townships and part of North Dorchester.*

Morris 1943:17

Having 'legally' attained the land along the Detroit River, British officials initiated surveying for the rest of the waterfront of Sandwich Township, including all the land along the Detroit River and Lake St. Clair shorelines. The new lots were identified as part of the Settlement of L'Assomption.

Although initially composed only of lots fronting the Detroit River, the growing population and survey of inland lots prompted settlement of the lots set back from the river and lakeshore. This increased the population and prompted the division of Sandwich Township into Sandwich West and Sandwich East, the dividing line running north-south along the current Howard Avenue.

### **The Town of Sandwich**

Early settlement within Essex County focused along the Detroit River and subsidiary rivers. Survey of the second and third concessions in Sandwich Township commenced in 1792 by Patrick McNiff (Lajeunesse 2010). At this time, Upper Canada was re-organized into 19 counties with the District of Hesse being re-named 'The Western District' containing two counties: Essex and Kent (Neal 1990: 12). In 1794, surveyor D.W. Smith recommended a survey of lots along the ridge road running to the rear of the Huron Church towards Point Pelee, later named Talbot Road (now Highway 3) (Lajeunesse 2010).

The Township of Sandwich was incorporated in 1788 and remained as such until 1854 when Windsor became an independent town. Sandwich was bounded on the north by Lake St. Clair, Maidstone on the east, Anderdon and Colchester on the south and the Detroit River on the west. In 1860, it was divided into Sandwich East and Sandwich West and then, in 1893 the township of Sandwich East was divided into Sandwich East and Sandwich South along County Road 42 (Langlois 1984: 1).

Settlement of the interior of Essex County was aided with the railway boom of the mid-nineteenth century with small communities growing up at points along the railway. The community of Pelton in Sandwich South was a tiny settlement that grew up around a switching tower known as Pelton Junction (Langlois 1984: 73). It was the point of junction where the Canadian Southern Railway (south of the study area) crossed the Lake Erie, Essex & Detroit River Railway (abutting the west side of the study area) and served as a switching yard and message centre for local residents (Langlois 1984: 73; Figure 4). Although Pelton in its original form no longer exists, its location lies approximately southwest of the study area, just south of the intersection of Walker Road and Provincial Road (**Plate 1; Figure 4**).

The study area was also, for a time, part of the Town of Tecumseh. Tecumseh was incorporated in 1921 (Langlois 1984: 82). In 1966, the municipal organization of the area was altered, and the Township of



Sandwich East was dissolved with the land being divided between the City of Windsor and the Township of Sandwich South. Then, in 1997, the municipalities of Sandwich South, Tecumseh, and St. Clair Beach were amalgamated and in 1999 renamed the Town of Tecumseh. In 2002 the City of Windsor annexed a portion of land from the Town of Tecumseh, including the study area (the ‘Transfer Lands’) to accommodate future growth and development. Several studies have been completed to facilitate the future growth within the Transfer Lands including the East Pelton Secondary Plan which was prepared in 2009 (MHBC 2018:6). The East Pelton Secondary Plan was approved by the City of Windsor in June of 2009, establishing a variety of land-use designations for the area. Included in the mix was ‘major institutional’ in the southeast corner of the study area now occupied by the Southwest Detention Centre.

### **1.2.3 The Study Area Property within Historical Research**

Historically, the study area is located within part of Lots 13 – 16, Concession 7 in the Township of Sandwich South. For details of land transactions, see transcripts of Land Registry Abstracts in **Appendix B**.

#### *Lot 13, Concession 7, Township of Sandwich South*

Crown Patents divided Lot 13 into east and west halves:

#### *East Half of Lot 13, Concession 7, Township of Sandwich South*

In 1875, John Halloran, a Polish immigrant, was granted a Crown Patent for 100 acres, comprising the east half of Lot 13, Concession 7 (Land Registry Abstract (L.R.A.)). In 1882, Halloran conveyed 0.42 acres to the Canada Southern Railway Company (C.S.R.) (Land Registry Instrument (L.R.I.) #3336). The C.S.R., a railway in southwestern Ontario, was founded on February 28, 1868, as the Erie and Niagara Extension Railway. The company changed its name to Canada Southern Railway on December 24, 1869. The company was originally authorized to construct a railway line between Fort Erie and Sandwich, with a branch line to Amherstburg.

In 1894, Marie Laforet was deeded the south half of the east half of Lot 13 (L.R.I. #A.97). In 1906, Laforet and her husband granted part of this property to The Windsor Essex and Lake Shore Rapid Railway Company (L.R.I. #1524). Marie also granted the east half of Lot 13 to her brother, Moise Laforet in 1912 (L.R.I. #2177). Though the Laforet homestead was not located within Lot 13, they retained ownership of the property, while having various farmer tenants, until 1940.

In 1940, Gordon and Sylvia O’Neil took ownership of the east half of Lot 13, excluding railroad lands (L.R.I. #6494). The O’Neil’s leased the property to the Imperial Oil Company from 1955 to 1963 (L.R.I. #9375 and #291288). The O’Neil’s retained ownership of part of the east half of Lot 13 until at least 1977 (L.R.I. #704324).

#### *West Half of Lot 13, Concession 7, Township of Sandwich South*

In 1864, John Driscoll, an Irish farmer was granted a Crown Patent for 100 acres, comprising the west half of Lot 13, Concession 7 (L.R.A.). The same year Driscoll sold the 50 acres, comprising south half of the west half of Lot 13 to Thomas Page (L.R.I. # E. 300). Jeremiah Driscoll, John’s son, took over the north half of the west half of Lot 13 in 1872 (L.R.I. #I.1706).

In 1882, both Page and Driscoll conveyed the property to the Canadian Southern Railway Company, and in 1888/1890, they deeded the property to Lake Erie, Essex & Detroit River Railway Company (L.R.I. # M.3339 and #3382; L.R.I. #Q.5010 and # R.5349). In 1886, Page deeded the south half of the west half of Lot 13 to John Dennison (L.R.I. # A.367). In 1906, The Windsor Essex and Lake Shore Rapid Railway Company was granted property in the southwest half of the west half of Lot 13 (L.R.I. # C.1489 and #1527).

In 1939, via Tax Deed, William Washbrooke acquired part of the SW section of Lot 13 (L.R.I. #6259). The Washbrooke Family retained the SW quarter of Lot 13 until at least 1947 (L.R.I. #7587).

Over the years, the property changed hands numerous times, with various farmers, owners, and tenants, including surnames such as Tolmie, Drulard, Arnold, Austin, Bran, Bathurst, and Bezdan.

*Lot 14, Concession 7, Township of Sandwich South*

In 1843, Peter Healey, having emigrated from Poland, was granted a Crown Patent for 100 acres, comprising the east half of Lot 14, Concession 7 (L.R.I.). In 1886, two Crown Patents divided the west half of Lot 14, with Patrick O'Neil being granted 50 acres, comprising the southwest quarter, and Edmund O'Neil 50 acres, comprising the northwest quarter (L.R.I.). The Healey and O'Neil families retained portions of Lot 14 for several generations, with various farmer tenants also occupying the property. A Portion of Lot 14 remained in the O'Neil family until at least the 1980s.

In 1888, the Lake Erie, Essex & Detroit River Railway Company was granted one acre in Lot 14 (L.R.I. #Q.4918 and #5020).

Marie Laforet acquired the southern 75 acres of the east half of Lot 14 in 1896 (L.R.I. #A.456). The southwest quarter of the east quarter of Lot 14 remains in the Laforet family after 1929 (L.R.I. #5393).

In June of 1950, a bylaw passed creating an urban development zone, including Lot 14 (L.R.I. #8473). Imperial Oil Ltd. Leased the north half of Lot 14 from the 1950s until the 1960s.

*Lot 15, Concession 7, Township of Sandwich South*

Crown Patents divided Lot 15 into east and west halves:

*East Half of Lot 15, Concession 7, Township of Sandwich South*

In 1871, Walter Fahey, a Polish farmer, was granted a Crown Patent for 100 acres, comprising the east half of Lot 15, Concession 7. In 1894, this property was divided between Walter's two children (L.R.I. #A.169 and # 170). By 1906, the Fahey's sold off their property to the O'Neil's and Robinsons (L.R.I. #1432 and #C.1467).

The southeast quarter of Lot 15 remained in the O'Neil family after 1922, with John A. O'Neil and his wife granting 50 acres to James P. O'Neil, subject to their lifelong support (L.R.I. # E.3519).

In June of 1950, a bylaw passed creating an urban development zone, including Lot 15 (L.R.I. #8473). Imperial Oil Ltd. Leased the southern three quarters of the east half of Lot 15 from the 1950s until the 1960s. A portion of the northeast quarter of Lot 15 remained in the Robinson family until at least the 1970s.

*West Half of Lot 15, Concession 7, Township of Sandwich South*

In 1872, Catherine Meagher received a Crown Patent for 100 acres, comprising the west half of Lot 15, Concession 7 (L.R.A.). In 1873 Meagher granted 50 acres, the north half of the west half to John Battersby and in 1876 granted 50 acres, the south half of the west half to Joseph Langlois (L.R.I. #2022).

Langlois passed the property to Esdras Bertheaume in 1880 (L.R.I. #L.2857). In 1888 Felix Guindon was deeded 25 acres, the south half of the southwest quarter of Lot 15, by the Bertheaume's (L.R.I. # Q.4854). That same year, both the Bertheaume's and Guindon deeded property in Lot 15 to the Lake Erie, Essex & Detroit River Railway Company (L.R.I. #5018 and #5019).

The Battersby family retained the NW quarter of Lot 15 until granting the property to Frederick & Francis Washbrook in 1933 (L.R.I. #5565).



In 1959, the right-of-way was given to the Union Gas Co. of Canada which included corridors in the northwest quarter of the southwest half, the south half of the southwest quarter and the northwest quarter of Lot 15.

#### *Lot 16, Concession 7, Township of Sandwich South*

In 1854, Robert Fairbairn, having emigrated from Scotland, was granted a Crown Patent for 100 acres, consisting of Lot 16, Concession 7 (L.R.A.). It is reported that after his death in 1874, Robert Fairbairn Sr. was buried on the property. Shortly before his death in 1900, Thomas Fairbairn (son of Robert Sr.) granted one acre of Lot 16 for use as a public cemetery (abutting the north side of the study area), including the location of his father's burial. Thomas was noted as an "industrious farmer" leaving "one of the best farms in the county of Essex". The cemetery was given the same name as the Fairbairn farm, "Fair Creek". The cemetery is located just outside the northeast corner of the study area at 4297 Baseline Road. A treeline and deep drainage ditch containing the 6<sup>th</sup> Concession Drain, separate the cemetery from the agricultural field, and study area, to the south.

Lot 16 remained solely within the Fairbairn family until part of the west half of the lot was granted to Georgia Hausz in 1932 (L.R.I. #5444).

In 1940, the Bell Telephone Corporation of Canada was granted property for a corridor through "part of the east half" and "part of the west half" of the lot (L.R.I. #6455 and #6456). In June of 1950, a bylaw passed creating an urban development zone, including Lot 16 (L.R.I. #8473). Imperial Oil Ltd. Leased the east half and southwest quarter of Lot 16 from the 1950s until the 1960s.

Various tenants have farmed Lot 16 over the years, with ownership of the property generally staying within the Fairbairn, Craig and O'Neil families at least until the 1980s.

The 1881 *Illustrated Historical Atlas of the Counties of Essex and Kent* (Belden & Co. 1881) mapping of the Township of East and West Sandwich (**Figure 5**) identifies the landowner for Lot 13 as Jeremiah Driscoll and a small structure is depicted on the western side of the lot. No other landowners or structures are depicted within the study area in the atlas. However, it is important to note that since these historical atlases were funded through subscription fees, landowners who did not subscribe were not always depicted. Thus, not all structures were necessarily depicted or placed accurately on the mapping.

#### **The Fairbairn Union Cemetery**

The Fairbairn Union Cemetery is located outside of the northeast corner of the study area at 4297 Baseline Road. It is bounded by Baseline Road to the north, residential lots to the east and west (PIN 75235-0091 and PIN 75235-0093, respectively), and the 6<sup>th</sup> Concession Drain to the south (**Figures 6 & 7**). As described above in Section 1.2.3, Robert Fairbairn was granted the crown patent for Lot 16, Concession 7 (L.R.A.) in 1845. It is reported that after his death in 1874, Robert Fairbairn Sr. was buried on the property. The cemetery was established in 1900, when Thomas Fairbairn (son of Robert Sr.) granted one acre (4,046.86 square metres) of Lot 16 for use as a public cemetery (abutting the north side of the East Pelton Stage 1 study area), including the location of Robert Sr.'s burial. The cemetery is the namesake of the Fairbairn family farm, "Fair Creek." Initially intended for use as a United cemetery, it is currently non-denominational. Presently, the Fairbairn Union Cemetery property includes 4,161 square metres and has 930 plots, only 140 of which are occupied (Windsorite 2015). An index compiled by the Essex County Branch of the Ontario Genealogical Society indicates that in addition to Robert Fairbairn and his son, Thomas, nine other members of the Fairbairn family were laid to rest in the Fairbairn Union Cemetery.

A treeline and deep drainage ditch containing the 6<sup>th</sup> Concession Drain (measuring approximately 7.62 metres wide, and approximately 2 metres deep) separate the cemetery from the agricultural field, and study area, to the south. The treeline surrounding the visible cemetery boundaries consists of mature Osage, or

“horse-apple” trees, commonly used as hedgerows and windbreaks. At the time of establishment in 1900, the cemetery was recorded as measuring one acre or 4,046.86 square metres in size. A deed dated 1920 from Thomas Fairbairn to the Trustees of the Fairbairn Cemetery, describes the cemetery as being located “two hundred and eighty feet from the west boundary of the Concession Road between the seventh and eighth concessions.” According to the deed, the cemetery property measures “three hundred and eleven feet more or less” by “one hundred and forty feet” (**Figure 8; Appendix D**). A burial plot map of the cemetery, updated in 2010, indicates that all burial plots are located within the boundaries described in the 1920 deed (**Figure 9**). However, a direct overlay of this map illustrated that occupied plots do not line up with the existing, relatively modern headstones within the cemetery (**Figure 10**). Inaccuracies in the burial plot map inherently cause these occupied plots to appear further southeast than the actual locations of their corresponding headstones. The headstone of Thomas McGee (1873-1942) can be used as an example, as McGee’s plot is illustrated on the burial map and the location of his headstone was field truthed during the 2021 property inspection. If the map is adjusted to fit the southeast corner of the fence, which presently surrounds the cemetery, the burial plot of McGee then matches the location of his headstone (**Figure 10**). With this adjustment, other burial plots in the area also align with their corresponding headstones. While the maps’ boundaries match the historic deed, the 2021 property inspection confirmed that the plots illustrated correspond to burials located within the fencing, as well as the four corner pillars surveyed (**Table 2**). The current land registry data indicates that the cemetery property measures 4,161 square metres. Based on the information, it has been determined that the boundaries of the 1900 one-acre land grant do not deviate outside of the boundaries of the contemporary cemetery.

Following recommendations from *MHSTCI (Supplementary: Appendix A)*, a property inspection was conducted on December 3, 2021, by CRM group archaeologist Kyle Cigolotti (R1281) and archaeological field technician Shawn MacSween. The property inspection served to compare the historic boundaries of the cemetery, as well as the burial mapping with the present-day extent of the cemetery grounds, in relation to the East Pelton Stage 1 study area (**Figure 10**). Relevant locations within the cemetery were recorded using a Juniper Systems Geode GPS/GLNSS sub-metre receiver. The Fairbairn cemetery is currently surrounded by fencing, with four brick corner pillars (**Table 2; Plate 2**). The existing gravel path running east-west within the south portion of the cemetery appears to be located just north of the southern path indicated on the burial map, the location of which is still indicated by the burial of Thomas McGee to the north, as well as openings in the fence on the east and west sides of the cemetery (**Plates 3-5**). Headstones located south of this path correspond with burial plots indicated on cemetery mapping (**Plate 6**). No headstones or footstones were visible in the southeast corner of the cemetery, which is indicated as containing graves of unknown soldiers. Within this area, sloping of the ditch containing the 6<sup>th</sup> Concession Drain appears to have encroached on the edge of the cemetery (**Plate 7**). According to measurements indicated on cemetery mapping, the south edge of the southern path is located 9 feet (2.74 metres) from the south edge of the burial plots of the unknown soldiers. Measuring 2.74 metres from the south edge of the path, as it is visible today, the south portion of the burial plots appears to have been sloped or eroded away (**Plate 8**). No indication of burials, such as grave shafts, human remains, or coffin wood was observed during the property inspection. Drainage tile is visible extending through the locations of several of the identified burial plots, though may not be buried so deep as to interfere with any graves (**Plates 9-11**).

The entire portion of the current study area adjacent to the Fairbairn Union Cemetery has been considerably sloped and disturbed for 6<sup>th</sup> Concession Drain ditching (**Figure 11**). Additionally, given that peripheral burial plots indicated on cemetery mapping could be aligned with their corresponding headstones, it has been determined that that no additional graves would be located beyond the indicated boundaries.



**Table 2: UTM Coordinates of Fairbairn Cemetery Corner Pillars**

Area	UTM Coordinates
NW Corner	17T 339359.71 E 4680854.41 N
NE Corner	17T 339452.24 E 4680848.47 N
SE Corner	17T 339449.04 E 4680809.98 N
SW Corner	17T 339355.23 E 4680813.88 N

### 1.3 Archaeological Context

The following provides a summary of the geography, topography, soils, and water sources, registered and known archaeological sites and previous archaeological research, existing conditions and land use, and dates associated with archaeological fieldwork.

#### 1.3.1 Existing Conditions

The study area falls within the Geographic Township of Sandwich East on parts of Lots 13-16, Concession 7 (**Figures 1-17**). It measures approximately 206 hectares and is bounded on the northern edge by residential properties along the south side of Baseline Road, on the east by Concession Road 8, on the south by Highway 401 and on the west by Concession Road 7.

The study area is generally level and consists primarily of multiple active agricultural fields, each divided by a thin treeline or drainage ditch (**Plates 12 – 16**). At the time of the property inspection, the majority of the fields had their crops (both wheat and soy) removed, however, two at the southern end of the study area were planted in winter wheat (**Plate 17**). Some areas of standing water were documented. However, this was attributed to recent weather events and the lateness of the season (**Plate 18**).

One of the properties within the study area is home to a large modern church, Windsor Christian Fellowship (**Plates 19 - 21**). The church and grounds occupy a large portion of the west half of Lot 14 and a sliver of Lot 15 – approximately 17.5 hectares. The church property also contains a driveway, parking lot, grass park area, soccer fields and associated drainage. Along the southern edge of the church property, is a large ditch, a berm and a buried wastewater line with regular access hatches running parallel to the berm. The berm is approximately 2 metres high and was likely created with material from the ditch and excavation associated with the wastewater line installation.

A portion of the CN Railway, the Pelton Spur, enters and exits the southwest corner of the study area (**Figures 2 & 3; Plates 22 & 23**).

Along the western limits of the study area adjacent to Concession Road 7 is an area of heavy disturbance. The area on the west edge of Lot 15, measuring approximately 3.8 hectares, is home to a facility for training heavy equipment operators run by National Safety Coordinators (**Plates 24 & 25**).

There are also 11 residential properties along Concession Road 8 and one on Concession Road 7 (4178 Concession Road 7). Just north of the East-West Collector Road in the southeast part of the study area, is the Southwest Detention Centre, a provincial correction facility (**Plates 26 & 27**). The Southwest Detention Centre occupied approximately 12 hectares of the study area. In the southeast corner of the study area, south of East-West Collector Road, is a private recreation facility with athletic fields and a parking lot (**Plate 28**). The farthest southeast corner of the study area flares out crossing to the east side of 8<sup>th</sup> Concession Road due to the shape of the 8<sup>th</sup> Concession and Highway 401 right-of-way (ROW). It consists of a slope down from the side of 8<sup>th</sup> Concession Road. This portion of the study area has been heavily disturbed due to the construction of the 8<sup>th</sup> Concession/Highway 401 overpass and associated roadside drain (**Plates 29 & 30**).

There are several access points to the agricultural fields along Concession Roads 7 and 8 but none off the Highway 401 or Baseline Road. Ditches and/or fences line the property limits of the agricultural fields along the roadways.

The study area is zoned for mixed-use, residential, commercial, institutional, and open space (**Figure 3**).

### 1.3.2 Physiography

The topography of southern Ontario was formed by glacial and post-glacial activities. Glacial Lakes covered most of Essex County leaving it “smoothed by shallow deposits of lacustrine clay” (Chapman & Putman 1984: 147). The Windsor area is located within the physiographic region known as the Essex Clay Plains (Chapman and Putnam 1984).

According to the *Soil Survey of Essex County* (Richards et al 1949), the soil within the study area is classified as Brookston Clay Loam, with almost level topography and poor natural drainage (**Figure 12**). Brookston Clay Loam is described as “dark clay loam over mottled and blue-grey gritty clay and clay loam” (CRM Group et al. 2005:4-3). Brookston soils in the area support general farming activities such as dairy and beef farming, with primary cash crops consisting of corn, wheat, beans, peas and black tobacco (Richards et al 2003: 36).

The underlying bedrock of Essex County dates to the Devonian Age and is composed of sedimentary rocks including limestone, shale, dolomite, as well as salt, oil and natural gas deposits (Government of Canada 1957).

Located within the Mixedwood Plains ecozone, Essex County’s climate is one of cool winters and hot summers. This ecozone supports abundant wildlife including grey squirrel, groundhog, otter, raccoon, red fox and white tail deer. Black bears, once abundant in the county, have disappeared due to human encroachment (The Canadian Atlas online 2016). Essex County is within the northern limit of the Deciduous or Carolinian Forest Region. The predominant tree species include deciduous beech, maple, black walnut, hickory and oak, as well as conifers such as white and red pine and eastern hemlock. The warm climate of Essex County also supports species such as sassafras, kentucky coffee tree, hackberry, shagbark hickory, sycamore and tulip tree (The Canadian Atlas online 2016).

The study area is situated within the Upper Little River Watershed, an area of approximately 6,490 hectares and is a sub-watershed of the Essex Region Watershed (Essex Region Source Protection Area 2015: 18). Little River is 2 kilometres east of the study area and drains that flow into it run within the study area. In order to alleviate localized flooding, multiple drainage ditches have been constructed throughout the agricultural land. The 7<sup>th</sup> Concession Drain runs directly through the centre of the study area. The 6<sup>th</sup> Concession Drain runs along the northern edge, the 7<sup>th</sup> Street Drain to the west and the 8<sup>th</sup> Concession Drain to the east, all of which flow into Litter River. Lake St. Clair and the Detroit River are 9 kilometres north of the study area and the Detroit River is 11.4 kilometres to the west of the study area.

### 1.3.3 Previous Archaeological Research

In Ontario, information regarding archaeological sites is stored in the Ontario Archaeological Site Database (OASD) maintained by Ontario’s MHSTCI. This database contains information on archaeological sites registered with the province within the Borden system. The Borden system in Canada is based on a block of latitude and longitude. Each Borden Block is referenced by a four-letter designator. Sites within a block are then numbered sequentially as they are recorded. The study area is located within the AbHr Borden Block. A review of the OASD indicates that there are 17 registered archaeological sites within a one-kilometre radius of the study area (**Table 3**).



**Table 3: Archaeological Sites within One Kilometre Radius**

BORDEN NUMBER	SITE/REPORT	SITE INFORMATION	SITE TYPE	STATUS
AbHr - 53		Post-Contact; Euro-Canadian	Scatter	Further CHVI
AbHr - 52		Archaic, Middle, Post-Contact; Indigenous, Euro-Canadian	Farmstead, Findspot	Further CHVI
AbHr - 51		Post-Contact; Euro-Canadian	Farmstead	Further CHVI
AbHr - 47	Air Port Lands Location 1	Archaic, Middle	Findspot	No further CHVI
AbHr - 39		Post-Contact	Unknown	Further CHVI
AbHr - 38		Post-Contact	Scatter	Further CHVI
AbHr - 37		Pre-Contact; Indigenous	Findspot	No further CHVI
AbHr - 36		Post-Contact		Further CHVI
AbHr - 35	Site 18	Post-Contact, Pre-Contact; Other Indigenous, Euro-Canadian		
AbHr - 34		Post-Contact	Scatter	Further CHVI
AbHr - 30	Site 12			
AbHr - 29		Post-Contact	Scatter	Further CHVI
AbHr - 25	Location 7			
AbHr - 23	Location 5	Post-Contact, Pre-Contact; Other Indigenous, Euro-Canadian		
AbHr - 22	Location 4			
AbHr - 21	Site 3			
AbHr - 20	Site 1			

In addition to the assessments listed below, The *City of Windsor Archaeological Master Plan* (Master Plan) (CRM Group et al. 2005) provides a general overview of archaeological potential within the City of Windsor. The plan, which uses eight criteria to evaluate the potential for encountering archaeological resources, maps areas of archaeological potential within the city. The Master Plan states that the final archaeological potential map represents a best fit and that those areas identified as high potential require, at minimum, a Stage 1 Archaeological Assessment (CRM Group et al. 2005:4-16). The study area falls within an area identified as exhibiting low archaeological potential (**Figure 13**).

However, the determination of archaeological potential within the study area differs from that of the Master Plan. This is due in part to the weighting given the watercourses in the modelling used to score the archaeological potential of the study area. As mentioned above, the study area is located 2 kilometres from Little River and 9 kilometres from Lake St. Clair and the Detroit River. There are, however, minor drains that cross the property and could potentially represent early streams. In addition, since the publishing of the Master Plan, additional archaeological work has been undertaken in the vicinity of the study area resulting in further registered sites that demonstrate the presence of Indigenous and Euro-Canadian Sites in proximity to the study area (as noted in **Table 3**).

Both of the assessments referenced below in **Table 4** have study areas that overlap with the East Pelton Secondary Plan study area (**Figure 14**).

In their Stage 1 report, New Directions Archaeology Ltd. (New Directions) determined that the future East-West Arterial from Walker Road to County Road 17 required Stage 2: Property Assessment (New Directions 2013: 8). The portion of the New Directions 2013 study area that overlaps with the current East Pelton Secondary Plan study area is depicted in blue on **Figure 14** and is recommended for a Stage 2: Property Assessment. This recommendation has been brought forward, applied to the overall East Pelton Secondary Plan study area, and included as a recommendation in this report (**Figures 15 & 16**).

In their 2015 archaeological assessment, Stantec Consulting Ltd. (Stantec) determined that portions of their study area exhibited a moderate to high potential for the identification and recovery of archaeological resources and as such, a Stage 2: Property Assessment was recommended for these areas (P389-0040-2014, Stantec 2015: 4.1). Some portions of Stantec’s 2015 study area overlap with the current East Pelton Secondary Plan study area (depicted in green on **Figure 14**). The area assessed by Stantec in 2015 includes the land adjacent to (within the East Pelton Secondary Plan study area) and including (outside of the East Pelton Secondary Plan study area) the Fairbairn Union Cemetery.

**Table 4: Archaeological Assessments within 50 Metre Radius**

TITLE	AUTHOR	YEAR
Stage 1 Archaeological Assessment of the Lauzon Parkway, County Road 17, County Road 42, Future East-West Arterial Road from Walker Road to County Road 17 Corridors, and The Sandwich South Secondary Plan, City of Windsor, County of Essex	New Directions Archaeology Ltd.	2013
Stage 1 Archaeological Assessment: Upper Little River Watershed Master Plan and Stormwater Management Plan	Stantec Consulting Ltd.	2015

In addition to the above discussed archaeological assessments, a cultural heritage assessment report was also completed within 50 metres of the study area in 2013 by Uterman McPhail Associates. The report, entitled *Cultural Heritage Assessment Report: Cultural Heritage Landscapes & Built Heritage Resources Lauzon Parkway Improvements Environmental Assessment: Lauzon Road, Essex County Road 42 and Future East/West Arterial Road*, identified cultural heritage landscapes and built heritage resources within their assessment area. No cultural heritage landscapes or built heritage resources were identified within the East Pelton Secondary Plan study area.

There are no commemorative plaques or monuments located in the vicinity of the study area.



## 2.0 FIELD METHODS

As part of the Stage 1 archaeological assessment for the East Pelton Secondary Plan study area, a property inspection was conducted. The MHSTCI *Standards and Guidelines* Section 1.2, Standards 1 – 6 state that for a property inspection:

- The entire property and its periphery must be inspected;
- The inspection may be either systematic or random spot-checking;
- Coverage must be sufficient to identify the presence or absence of any features of archaeological potential;
- The inspection must take place when conditions permit good visibility of land features;
- Previously identified watercourses and natural landforms are to be confirmed;
- Additional features such as elevated topography, relic water channel, glacial shorelines, patches of well-drained soils in areas of heavy soil, and slightly elevated areas in low and wet areas should be identified and documented;
- Features affecting assessment strategies such as woodlots, small bogs, swamps or permanently wet area, areas of steeper grade than indicated on mapping, overgrown areas, areas of heavier than expected soils, and recent land alterations such as fill deposits of land clearing should be identified and documented; and,
- Heritage structures or landscapes, cairns, monuments or plaques, and cemeteries should be identified and documented.

The property inspection for the East Pelton Secondary Plan Stage 1 archaeological assessment was undertaken by CRM Group Field Directors Barbara Johnson (R1103) and Kyle Cigolotti (R1281) on November 30, 2019, under archaeological consulting licence P109, issued to W, Bruce Stewart by MHSTCI. The property inspection was carried out by random spot-checking of the entire property and its periphery to gain first-hand knowledge of geography, topography, and current conditions of the study area, and to evaluate and map archaeological potential. The weather during the inspection was 4 degrees Celsius with slightly overcast skies, which permitted good visibility of land features. The property inspection included photo documentation and visual inspection but did not include excavation or collection of any archaeological resources. Any previously identified features of archaeological potential were examined. Any additional features of archaeological potential not visible on mapping were identified and documented, and any features that would affect assessment strategies were identified and documented.

Following recommendations from *MHSTCI (Supplementary: Appendix A)*, a property inspection of the adjacent Fairbairn Cemetery was undertaken Field Director Kyle Cigolotti (R1281) and archaeological field technician Shawn MacSween on December 3, 2021.

The results of the property inspection are included in the description of the Fairbairn Union Cemetery, Section 1.2.3, and Existing Conditions, Section 1.3.1 of this report. Associated photo documentation is presented in Section 8.0 of this report (*Plates 2 - 30*).

### 3.0 ANALYSIS AND CONCLUSIONS

The following is a breakdown of the conclusions from the Stage 1 archaeological assessment.

#### 3.1 Analysis of Archaeological Potential

CRM Group analyzed the historical and archaeological context to determine the archaeological potential of the study area (**Figure 16**). The archaeological potential of an area is determined by evaluating the possibility that archaeological resources are present within a given property. The MHSTCI uses the following features and characteristics to determine if a property possesses archaeological potential (Government of Ontario 2011):

- Previously identified archaeological sites;
- Water sources (primary, secondary, or past water sources);
- Accessibility to the shoreline;
- Elevated topography;
- Well-drained soil;
- Distinctive land formations;
- Resource areas;
- Areas of early Euro-Canadian settlement;
- Early historical transportation routes; and,
- Property listed on a municipal register or designated under the *Ontario Heritage Act* or is a registered historical landmark or site.

##### 3.1.1 Potential for Indigenous Archaeological Resources

Important features for Indigenous settlement potential include the proximity to watercourses, elevated topography, well-drain soils, and transportation routes. The study area is situated within the Little River drainage area, a sub-watershed of the Essex Region Watershed. Primary water sources, including the Detroit River and Lake St. Clair, are 9 kilometres to the north of the study area and Little River is located approximately 2 kilometres to the east. Secondary water sources would include minor tributaries of Little River, which drained the study area. The study area is situated in relatively flat topography and comprised of Brookston Clay Loam which generally exhibits poor drainage. Although not ideal, this type of soil is suitable for Indigenous agricultural practices and settlement potential. In addition, the background research also determined that 17 previously registered archaeological sites are located within 1 kilometre of the study area. When the above characteristics are combined, the potential for Pre-contact Indigenous archaeological resources within the study area is considered to be moderate.

##### 3.1.2 Potential for Historic Euro-Canadian Resources

Proximity to early historical transportation routes increases the potential for encountering historic Euro-Canadian resources. The study area is bounded on the east and west by Concession Roads 7 and 8 respectively. These historical roads date back to the original survey of lots and concessions. In addition, the study area is bordered on the south and west by railway lines that date back to the nineteenth century. The land registry records, census data and historic mapping show that the area was and continues to be primarily



used for agricultural purposes. Large portions of the property likely remain undisturbed outside of standard agricultural practices.

### 3.1.3 Areas Previously Assessed

Approximately 108.8 hectares within the study area had already been subjected to Stage 1 assessments and therefore were not included in CRM Group's 2019 Stage 1 archaeological assessment. This includes the areas from Stantec's 2015 Stage 1 report (P389-0040-2014) and New Direction's 2013 Stage 1 report (P018-343-2011) that overlap with the East Pelton Secondary Plan study area (**Figure 14**). The recommendations stemming from these two studies are incorporated into CRM Group's recommendations, as well as the additional recommendations for the area covered by Stantec's 2015 Stage 1 assessment concerning the adjacent Fairbairn Union Cemetery as per MHSTCI communication (dated August 12, 2021).

### 3.2 Analysis of Property Inspection

The property inspection reinforced the results of the background study and determined that the majority of the study area retains archaeological potential with the exception of some areas that have been subjected to deep soil disturbances (**Figures 15 & 16**).

#### 3.1.2 Areas Where Archaeological Potential Has Been Removed

In addition to analyzing the property for archaeological potential, the background study in combination with the property inspection was used to determine if there are areas where the archaeological potential has been removed from the study area. The MHSTCI *Standards and Guidelines* also use a number of factors to indicate that archaeological potential has been removed from a site (Government of Ontario 2011). These features include:

- Quarrying;
- Major Landscaping involving grading below topsoil;
- Building footprints; and
- Sewage and infrastructure development

According to the MHSTCI *Standards and Guidelines*, archaeological potential can be determined to have been removed from part(s) of a property if there have been significant deep land alterations (Government of Ontario 2011: 18). If there have been extensive land alterations that have caused damage to the integrity of the archaeological resources, it is often referred to as "disturbance".

Some parts of the study area have been subject to deep soil disturbance include the Windsor Christian Fellowship property (**Plates 19 - 21**) and the portion of study area used by National Safety Coordinators for mechanical excavator training (**Plates 24 & 25**). The residential structures along Concession 7 and 8 within the study area and associated below ground swimming pools are considered to exhibit high levels of disturbance due to house construction. The extreme southeast corner of the study area, where the study area limits flare out crossing to the east side of 8<sup>th</sup> Concession Road within the ROW, is also considered to be disturbed due to the construction of the 8<sup>th</sup> Concession/Highway 401 overpass and associated roadside drain (**Plates 29 & 30**).

Furthermore, it should be noted that construction of the Southwest Detention Centre, which occurred after New Direction's Stage 1 assessment, has also removed archaeological potential within the building footprint. Although this portion of the study area was not directly assessed during CRM Group's 2019

property inspection, this change in property condition was noted and taken into consideration when providing the overall combined recommendations for Stage 2 assessment of the study area (**Figures 15 & 16**).

### **3.3 Conclusions**

CRM Group's Stage 1 Archaeological Assessment for the East Pelton Secondary Plan determined that 17 previously registered archaeological sites are located within one kilometre of the study area. A review of the physiography of the study area suggested that the study area was suitable for Indigenous agricultural practices and settlement. The proximity to Litter River and historic transportation routes also indicates that the study area has potential for the identification of Indigenous and Euro-Canadian archaeological resources, depending on the soil conditions and the degree to which soils have been subjected to deep disturbances.

The Fairbairn Union Cemetery is located outside of the northeast corner of the study area. A direct overlay of burial plot mapping illustrates that occupied plots do not line up with the existing, relatively modern headstones within the cemetery (**Figure 10**). Inaccuracies in the burial plot map inherently cause these occupied plots to appear further southeast than the actual locations of their corresponding headstones. If the map is adjusted to fit the southeast corner of the fence which presently surrounds the cemetery, burial plots in the area align with their corresponding headstones. While the maps' boundaries match the historic deed, the 2021 property inspection confirmed that the plots illustrated correspond to burials located within the fencing, as well as the four corner pillars surveyed. Based on this information, it has been determined that the boundaries of the 1900 one-acre land grant do not deviate outside of the boundaries of the contemporary cemetery.

The entire portion of the current study area adjacent to the Fairbairn Union Cemetery has been considerably sloped and disturbed by trenching for 6<sup>th</sup> Concession Drain ditching (**Figure 11**). Additionally, given that peripheral burial plots indicated on cemetery mapping could be aligned with their corresponding headstones, it has been determined that that no additional graves would be located beyond the indicated boundaries.

Both the background study and the property inspection determined that most of the study area retains archaeological potential and thus will require a Stage 2 archaeological assessment. Of the 97.2 hectares assessed by CRM Group, approximately 79.7 hectares will require Stage 2 assessment via a pedestrian survey and 6.2 hectares will require a test pit survey. Approximately 11.3 hectares do not require further survey due to deep ground disturbances (**Figures 15 & 16**).



#### 4.0 RECOMMENDATIONS

CRM Group was retained by Dillon on behalf of the City of Windsor to undertake a Stage 1 Archaeological Assessment of the East Pelton Secondary Plan study area, a proposed residential, commercial, and institutional development, as part of the preparation of the Sandwich South Master Servicing Report. The East Pelton Secondary Plan study area covers an area of approximately 206 hectares on part of Lots 13 through 16, Concession 7 in the Geographic Township of Sandwich East, now City of Windsor, Essex County, Ontario (**Figures 1, 2 & 3**). Significant portions of the overall study area had previously been assessed (New Direction's 2013 Stage 1 report (P018-343-2011); and Stantec's 2015 Stage 1 report (P389-0040-2014)) and recommended for Stage 2 assessment. While these areas were not reassessed by CRM Group, the recommendations stemming from those two studies have been carried forward and included in CRM Group's recommendations.

As a result of the Stage 1 Archaeological Assessment, CRM Group offers the following recommendations:

1. CRM Group's 2019 Stage 1 Archaeological Assessment determined that previously unassessed portions of the study area exhibit a moderate to high potential for the identification and recovery of both Pre-contact Indigenous and historic Euro-Canadian archaeological resources. In addition, previous assessments conducted by New Directions (*Stage 1 Archaeological Assessment of the Lauzon Parkway, County Road 17, County Road 42, Future East-West Arterial Road from Walker Road to County Road 17 Corridors, and The Sandwich South Secondary Plan, City of Windsor, County of Essex*) and Stantec (*Stage 1 Archaeological Assessment: Upper Little River Watershed Master Plan and Stormwater Management Plan*) have identified significant portions of their respective study areas as exhibiting moderate to high archaeological potential and recommended Stage 2 Archaeological Assessment. As such, a **Stage 2 archaeological assessment is required for most of the East Pelton study area prior to any proposed impacts (Figures 15 & 16)**.
2. Specific portions of the study area including the excavator disturbed area, the Windsor Christian Fellowship property, the Southwest Detention Centre footprint, the residential buildings and swimming pools, the Highway 401 alignment, and 8<sup>th</sup> Concession ROW on the east side of 8<sup>th</sup> Concession Road are considered disturbed, therefore, no further archaeological assessment is recommended in these portions of the study area (**Figures 15 & 16**: area marked in red).
3. The Fairbairn Union Cemetery is located outside of the northeast corner of the study area. Although the area within the boundary of the cemetery is ascribed high potential for burials, it has been determined that the historic cemetery boundaries do not deviate outside of the boundaries of the contemporary cemetery (**Figure 10**). The entire portion of the current study area adjacent to the Fairbairn Union Cemetery has been considerably sloped and disturbed by trenching for 6<sup>th</sup> Concession Drain ditching (**Figure 11**). Additionally, given that peripheral burial plots indicated on cemetery mapping could be aligned with their corresponding headstones, it has been determined that no additional graves would be located beyond the indicated boundaries. Therefore, the portion of the study area adjacent to the cemetery is ascribed low potential for burials.
4. Areas identified in Recommendation 1 as requiring a Stage 2 Archaeological Assessment should apply the field methods described below in **Section 4.1** of this report. The Stage 2 Archaeological Assessment will include a shovel test-pit survey at 5-metre intervals within areas of manicured lawn, and a pedestrian survey of the agricultural fields at a maximum of 5-metre intervals (**Figure 16**).
5. Should the proposed work extend beyond the current study area, further Stage 1 Archaeological Assessment should be conducted to determine the archaeological potential of the area.

#### 4.1 Stage 2 Field Method Strategies

Based on the above determination, the Stage 2 archaeological assessment should consist of Indigenous engagement, a pedestrian survey, and a test pit survey (**Figures 15 & 16**).

##### First Nation Engagement

According to the MHSTCI draft technical bulletin for consultant archaeologists in Ontario *Engaging Aboriginal Communities in Archaeology* (Government of Ontario 2011b: 4), archaeologists are encouraged to engage First Nation communities at the following points during the archaeological assessment:

- In Stage 1, when conducting a Background Study, in order to identify information sources in local First Nation communities;
- In Stage 1, when evaluating archaeological potential and making recommendations to exempt areas meeting the criteria for low archaeological potential from further assessment, in order to ensure there are no unaddressed Indigenous cultural heritage interests;
- In Stage 2, when assessing a property and determining archaeological sites that require Stage 3 fieldwork, in order to determine interest in the Indigenous archaeological sites and ensure that there are no unaddressed Indigenous archaeological interests connected with the land surveyed or sites identified; and
- In Stage 3, when making recommendations regarding the excavation or preservation of Indigenous archaeological sites of cultural heritage value or interest, in order to review the recommendations with the relevant interested Indigenous communities.

Given the potential for encountering Indigenous archaeological resources, relevant First Nations communities should be contacted to advise them of the assessment.

##### 4.1.1 Pedestrian Survey

Since the study area is composed primarily of agricultural fields, MHSTCI requires the property to be subjected to a pedestrian survey (*Section 2.1.1 Standard 1*). The pedestrian survey would cover an area of approximately 186.4 hectares (**Figure 16**). The agricultural fields within the study area must be ploughed and sufficiently weathered, ensuring a ground surface visibility of greater than 80%. Pedestrian survey transects are to be a maximum of five metres. Recovery of any archaeological resources results in narrowing of transects to one-metre intervals over a twenty-metre radius (*Section 2.1.1*). This includes the areas recommended for Stage 2 in Stantec's 2015 report and in New Direction's 2013 report (**Figure 14**).

##### 4.1.2 Test Pit Survey

MHSTCI requires test pit surveys of areas where ploughing is not viable. The study area includes an area of manicured lawn between the Southwest Detention Centre and the private sports fields in the southeast corner of the study area as well as the sports fields themselves. This area measures approximately 6.2 hectares (**Figure 16**). Test pits are to be dug by hand at five-metre intervals, a minimum of thirty centimetres wide, and five centimetres into undisturbed subsoil. All soils are to be screened through 6 mm mesh, according to stratification layers, with artifacts collected to be retained for analysis. All test pits are backfilled and sod replaced (*Section 2.1.2*).



## 5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

This report is submitted to the Minister of Heritage, Sport, Tourism and Culture Industries as a condition of licensing in accordance with part VI of the *Ontario Heritage Act*, R.S.O. 1990, c0.18. 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 Heritage, Sport, Tourism and Culture Industries a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.

It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeological Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.

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

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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## 7.0 IMAGES



**Plate 1: Pelton Tower in 1959 prior to demolition. Photo by Al Tape via Ontario Railway Maps Collection.**



**Plate 2: Brick pillar in the northwest corner of the Fairbairn Union Cemetery. Facing southwest; December 3, 2021.**



**Plate 3: Thomas McGee headstone, north of southern path indicated on the burial map- aligned with openings in the fence on the east and west sides of the cemetery. Facing south; December 3, 2021.**



**Plate 4: Opening in fence on east side of the cemetery aligned with southern path indicated on the burial map. Facing north; December 3, 2021.**





**Plate 5: Opening in fence on west side of the cemetery aligned with southern path indicated on the burial map. Facing south; December 3, 2021.**



**Plate 6: Donald Gullick headstone, corresponding with burial plot indicated on cemetery mapping. Facing west; December 3, 2021.**





**Plate 7: Sloping of the ditch containing the 6th Concession Drain along the south edge of the cemetery. Facing west; December 3, 2021.**



**Plate 8: Measuring 2.74 metres from the south edge of the path, the south portion of the burial plots appears to have been sloped or eroded away. Facing east; December 3, 2021.**





**Plate 9: Drainage visible extending through the locations of several of the identified burial plots. Facing west; December 3, 2021.**



**Plate 10: Drainage visible extending through the locations of several of the identified burial plots. Facing south; December 3, 2021.**



**Plate 11: Drainage visible extending through the locations of several of the identified burial plots. Facing south; December 3, 2021.**



**Plate 12: Study area, from Concession Road 7. Facing northeast; November 30, 2019.**





**Plate 13: Northern portion of study area agricultural fields. Facing east; November 30, 2019.**



**Plate 14: Northern agricultural fields and ditch along Concession Road 8. Facing west; November 30, 2019.**





**Plate 15: Agricultural fields, field access, and ditch along Concession Road 8. Facing west; November 30, 2019.**



**Plate 16: Agricultural Field from Concession 8. Facing west; November 30, 2019.**





**Plate 17: View of agricultural field planted in winter wheat at southern end of study area behind detention centre. Facing west; November 30, 2019.**



**Plate 18: View of seasonal standing water on field in south portion of study area. Facing southeast; November 30, 2019.**





**Plate 19: Church, ditch, and man-made berm. Facing east; November 30, 2019.**



**Plate 20: View from west side of study area of large berm surrounding church property. Facing east; November 30, 2019.**





**Plate 21: Example of waterline access placed along the berm surrounding the church property. Facing northwest; November 30, 2019.**



**Plate 22: Manicured lawn between west edge of the study area and CN rail line. Facing south; November 30, 2019.**





**Plate 23: Access to southeast corner of the study area over CN Rail line. Facing west; November 30, 2019.**



**Plate 24: North edge of disturbance from excavator training. Facing east; November 30, 2019.**





**Plate 25: East edge of disturbance from excavator training area. Facing southeast; November 30, 2019.**



**Plate 26: Manicured lawn between private sports fields and detention centre. Facing west; November 30, 2019.**





**Plate 27: South side of Southwest Detention Centre. Facing east; November 14, 2019.**



**Plate 28: Private sports facility northern property line. Facing east; November 30, 2019.**





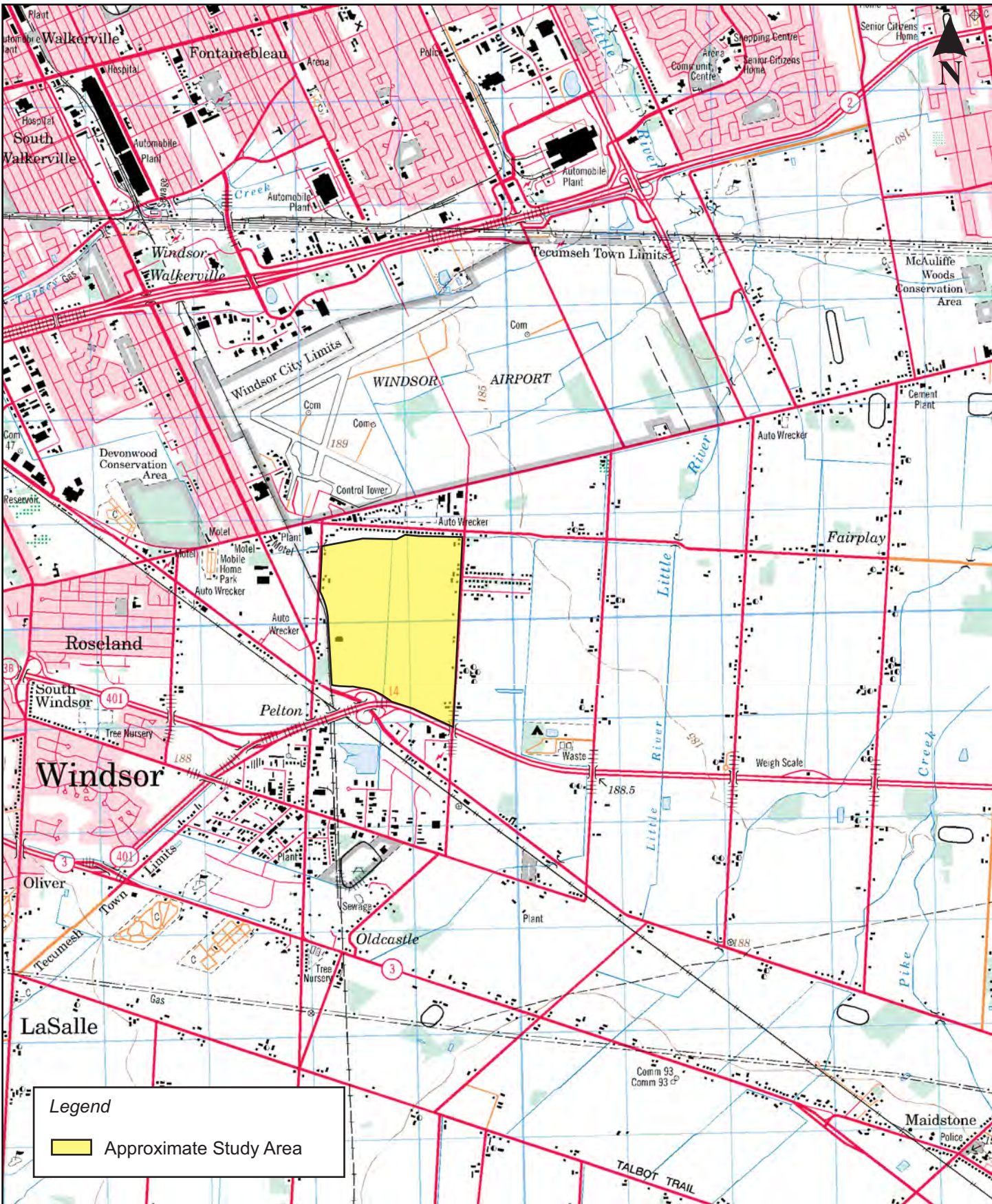
**Plate 29: Southeast corner of study are within 8<sup>th</sup> Concession and Highway 401 ROW. Facing south; August 29, 2021.**



**Plate 30: Southeast corner of study are within 8<sup>th</sup> Concession and Highway 401 ROW. Facing northeast; August 29, 2021.**

## **8.0 FIGURES**





Legend  
 Approximate Study Area

*Approximate Study Area*

*Figure 1*

SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

February 2022  
 Scale 1:50,000







Service Layer Credits: Sources: BHI, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

SANDWICH SOUTH MASTER SERVICING REPORT & LITTLE RIVER WATERSHED FLOOD PLAIN MAPPING

**EAST PELTON SECONDARY PLAN AREA**

- █ East Pelton Secondary Plan Area
- Arterial Road
- Collector Road
- Local Road
- Other Road
- - - Trail
- + Railway
- Municipal Drain / Watercourse
- █ Waterbody
- █ Park
- Municipal Boundary

Municipal Boundary



MAP DRAWING INFORMATION:  
DATA PROVIDED BY CITY OF WINDSOR 2019, MNRF 2019, TOWN OF TECUMSEH 2019, COUNTY OF ESSEX 2019

MAP CREATED BY LK  
MAP CHECKED BY AF  
MAP COORDINATE SYSTEM: NAD 1983 CSRS UTM Zone 17N

©2019 IMAGERY - THE DIGITAL MAP LAYERS HAVE BEEN USED WITH THE EXPRESS PERMISSION OF THE CORPORATION OF THE COUNTY OF ESSEX

*East Pelton Study Area*

*Figure 2*

SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
WINDSOR, ONTARIO

February 2022

Scale Bar

SCALE 1:8,000



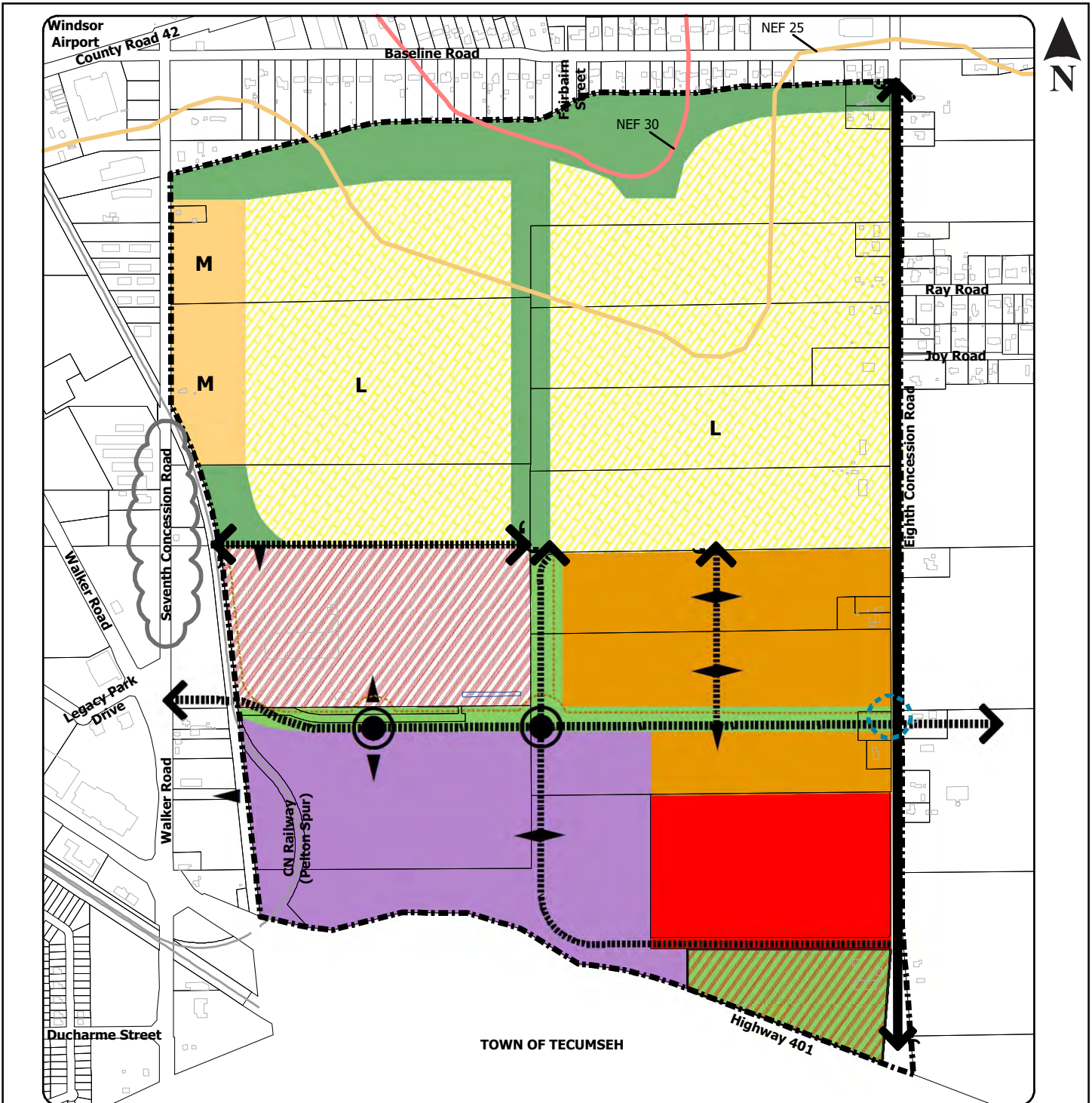
**2**



PROJECT: 19-9817 STATUS: DRAFT DATE: 2019-11-11







### Schedule EP-2: Land Use East Pelton Planning Area

3

- |                              |                     |                               |
|------------------------------|---------------------|-------------------------------|
| Residential (Low Density)    | Private Recreation  | Secondary Plan Boundary       |
| Residential (Medium Density) | Mixed Use           | Community Node                |
| Commercial Centre            | Major Institutional | Noise Exposure Forecast (NEF) |
| Minor Institutional          | Open Space          |                               |

City of Windsor Official Plan Volume II  
Date of OMB Approval : September 25, 2000  
OPA 74 OMB Decision PL090722 on  
Nov 20, 2009 and Dec 4, 2009  
OPA 94 OMB Decision PL140374  
on December 21, 2016  
Office Consolidation : 2016/12/21



East Pelton Land Use and Property Information

Figure 3

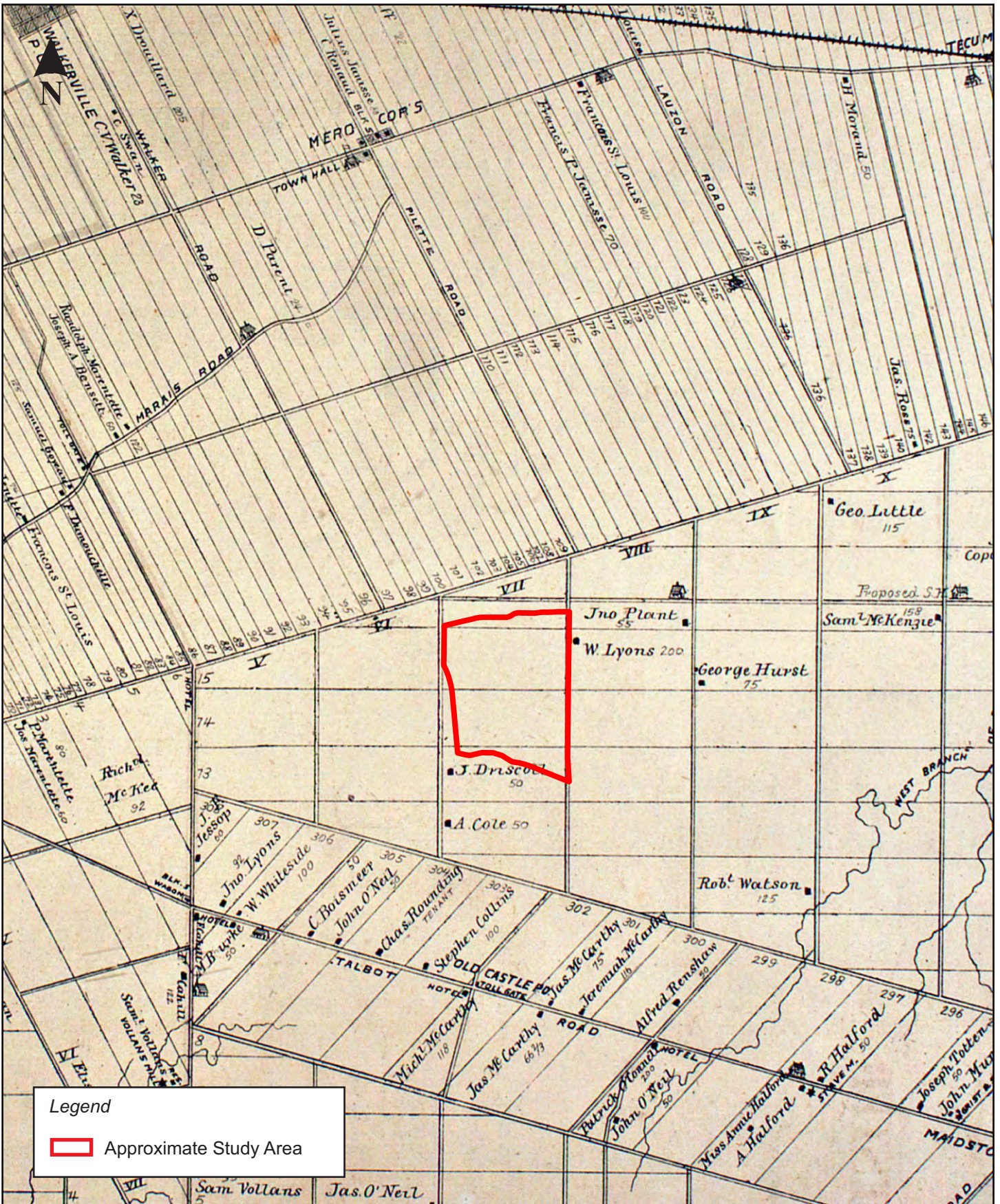
SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
WINDSOR, ONTARIO


February 2022









Legend  
 Approximate Study Area

1881 Atlas, Belden and Co.

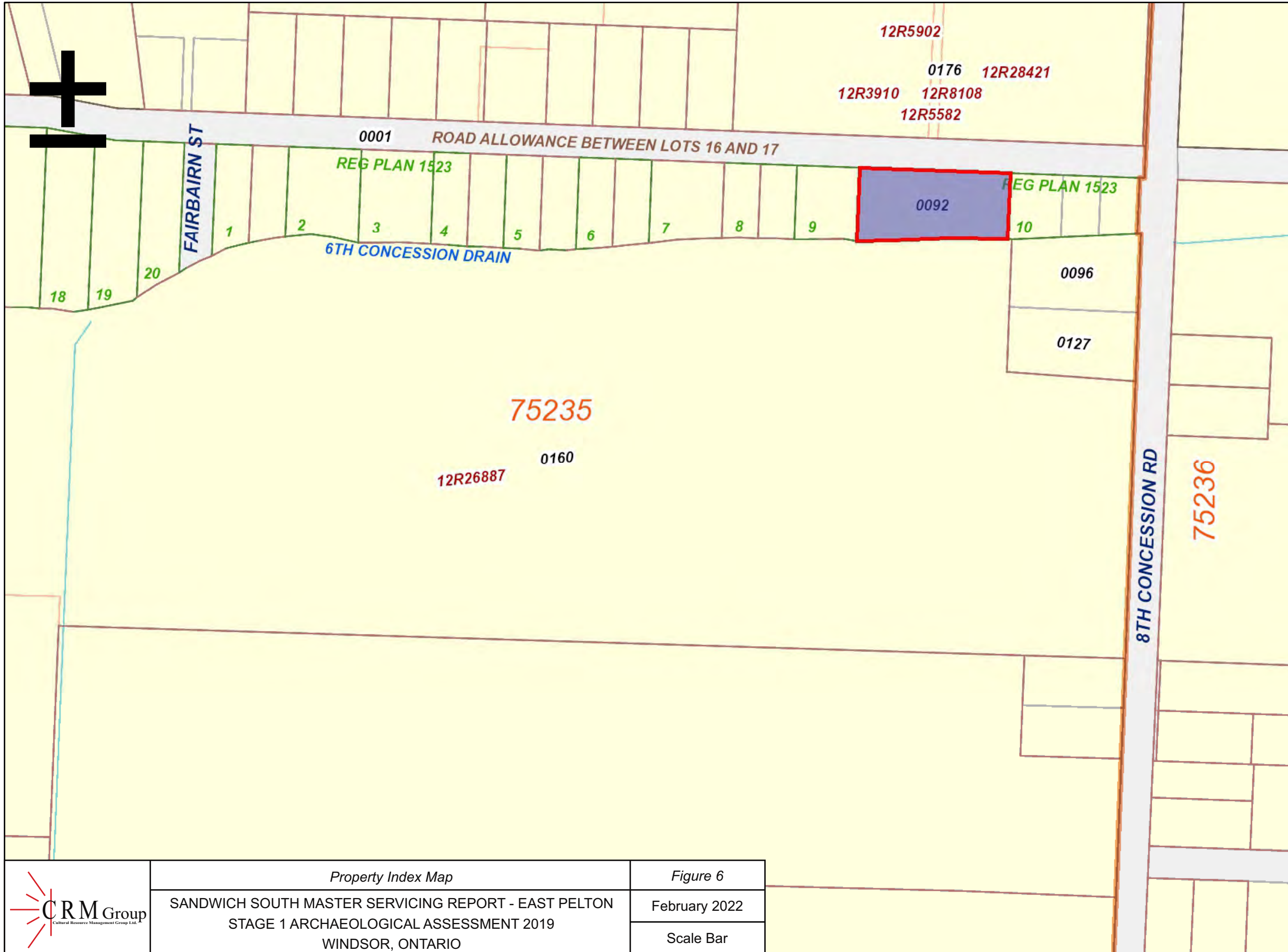
Figure 5

SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

February 2022

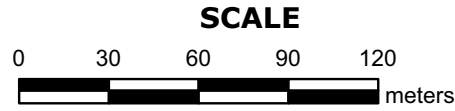






# ServiceOntario

PRINTED ON 27 AUG, 2021 AT 08:56:04 FOR KG



## PROPERTY INDEX MAP ESSEX(No. 12)

### LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

**THIS IS NOT A PLAN OF SURVEY**

### NOTES


**REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS**

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

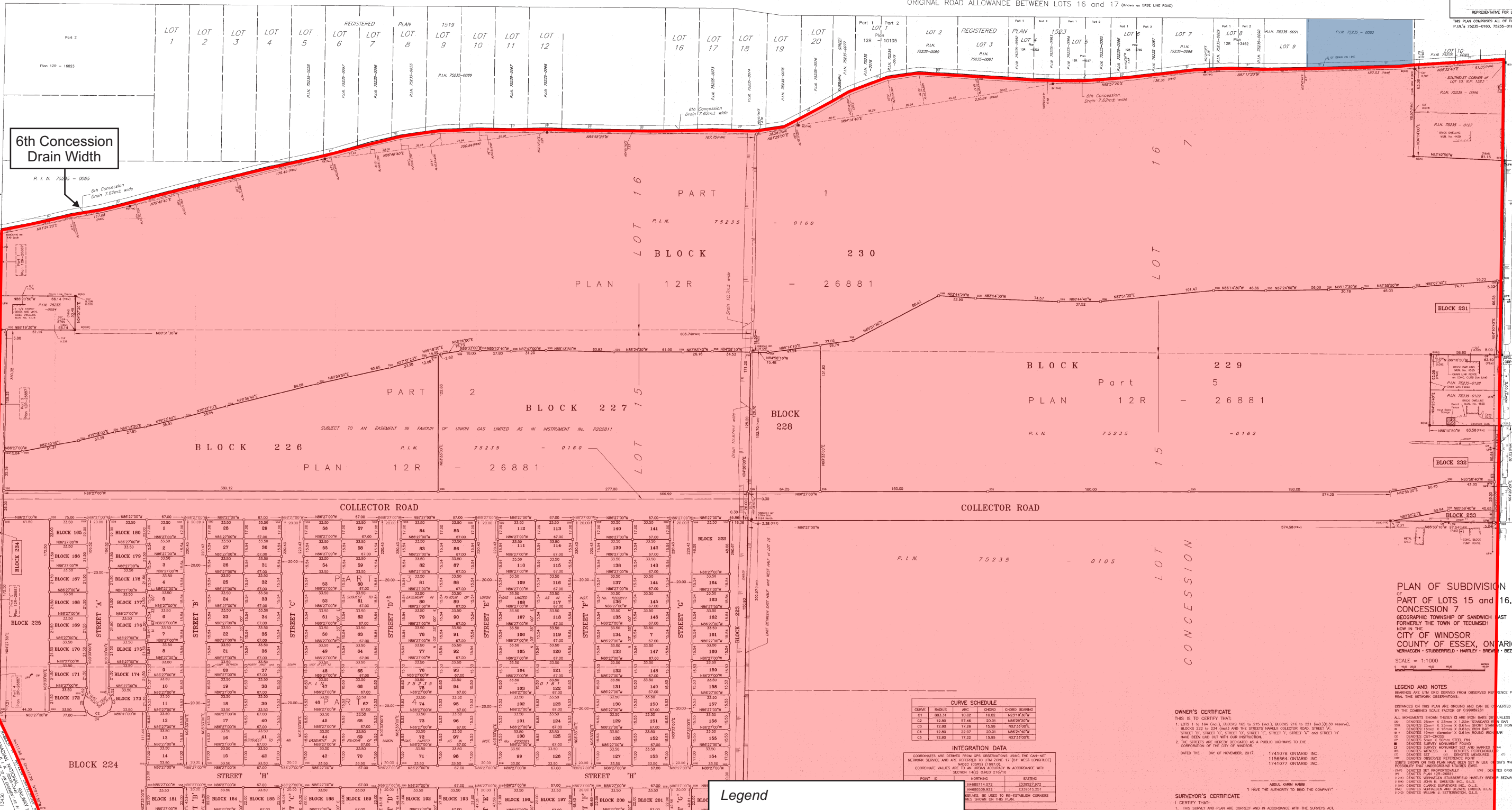
	Property Index Map	Figure 6
	SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019 WINDSOR, ONTARIO	February 2022
		Scale Bar







ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 6 and 7  
(Known as 7th CONCESSION ROAD)  
P. I. N. 75235 - 0002



6th Concession  
Drain Width

ORIGINAL ROAD ALLOWANCE BETWEEN CONCESSIONS 7 and 8  
(Known as 8th CONCESSION ROAD) P. I. N. 75235 - 0374

COLLECTOR ROAD

BLOCK 224

STREET 'A' STREET 'B' STREET 'C' STREET 'D' STREET 'E' STREET 'F' STREET 'G' STREET 'H'

**Legend**

- Northern Portion of Study Area
- Fairbairn Cemetery

Legal Limits of Cemetery  
SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
WINDSOR, ONTARIO

Figure 7  
February 2022  
Scale Bar

Approved under Section 51 of the Planning Act, RSO 1990, this plan was approved by the Corporation of the City of Windsor, Ontario on the 21st day of November, 2017.

REPRESENTATIVE FOR LAND REGISTER

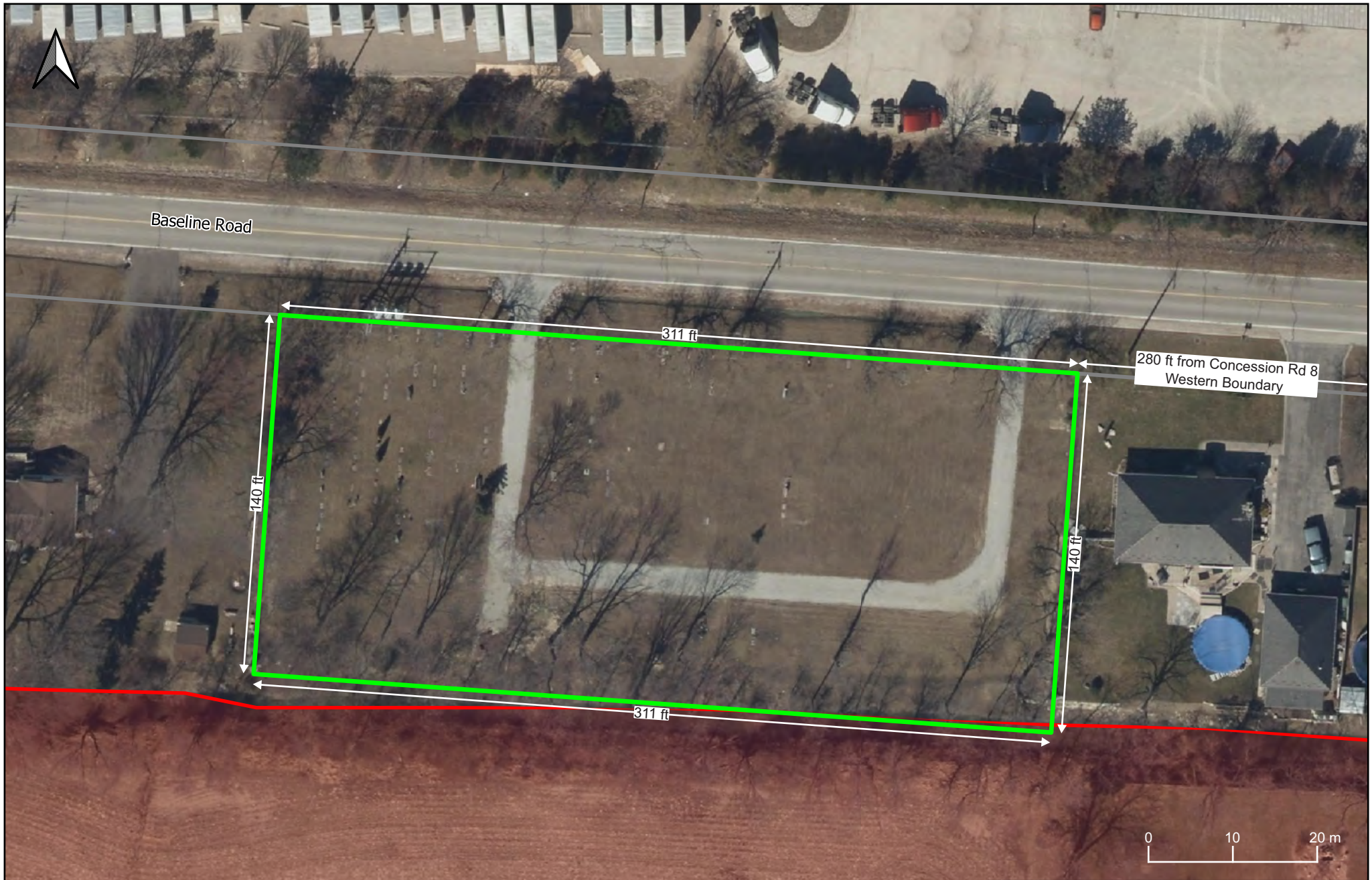
PLAN 12M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTER OFFICE FOR THE DAY OF 2017 AND ENTERED IN THE PUBLIC REGISTER FOR PROPERTY IDENTIFIERS 75235-0160, 75235-0161 AND 75235-0162. AND REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No.

THE PLAN COMPRISES ALL OF THE LAND DESCRIBED BY P.I.N. 75235-0160, 75235-0161 AND 75235-0162.

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*Fairbairn Cemetery Boundary According to 1920 Deed of Land*  
 SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

*Figure 8*  
 February 2022  
 Scale: 1:600

**Legend**

- ▭ Cemetery Boundary According to Fairbairn Cemetery Deed of Land
- ▭ East Pelton Study Area
- Baseline Road Boundary



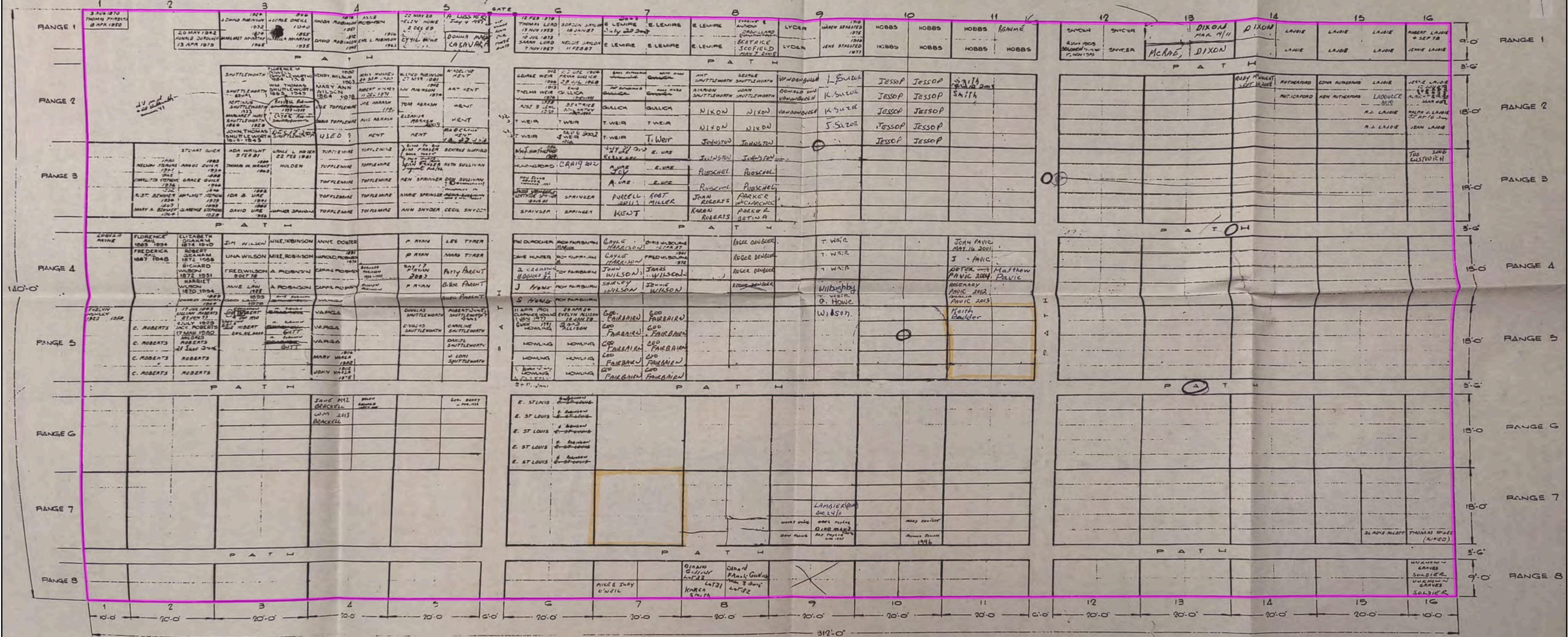
Plots - 500  
90 x 40 - 400  
CA. (ASHES) 150

# FAIRBAIRN CEMETERY

LOT 16 CON. 7 TOWNSHIP OF SANDWICH SOUTH  
BASE LINE ROAD

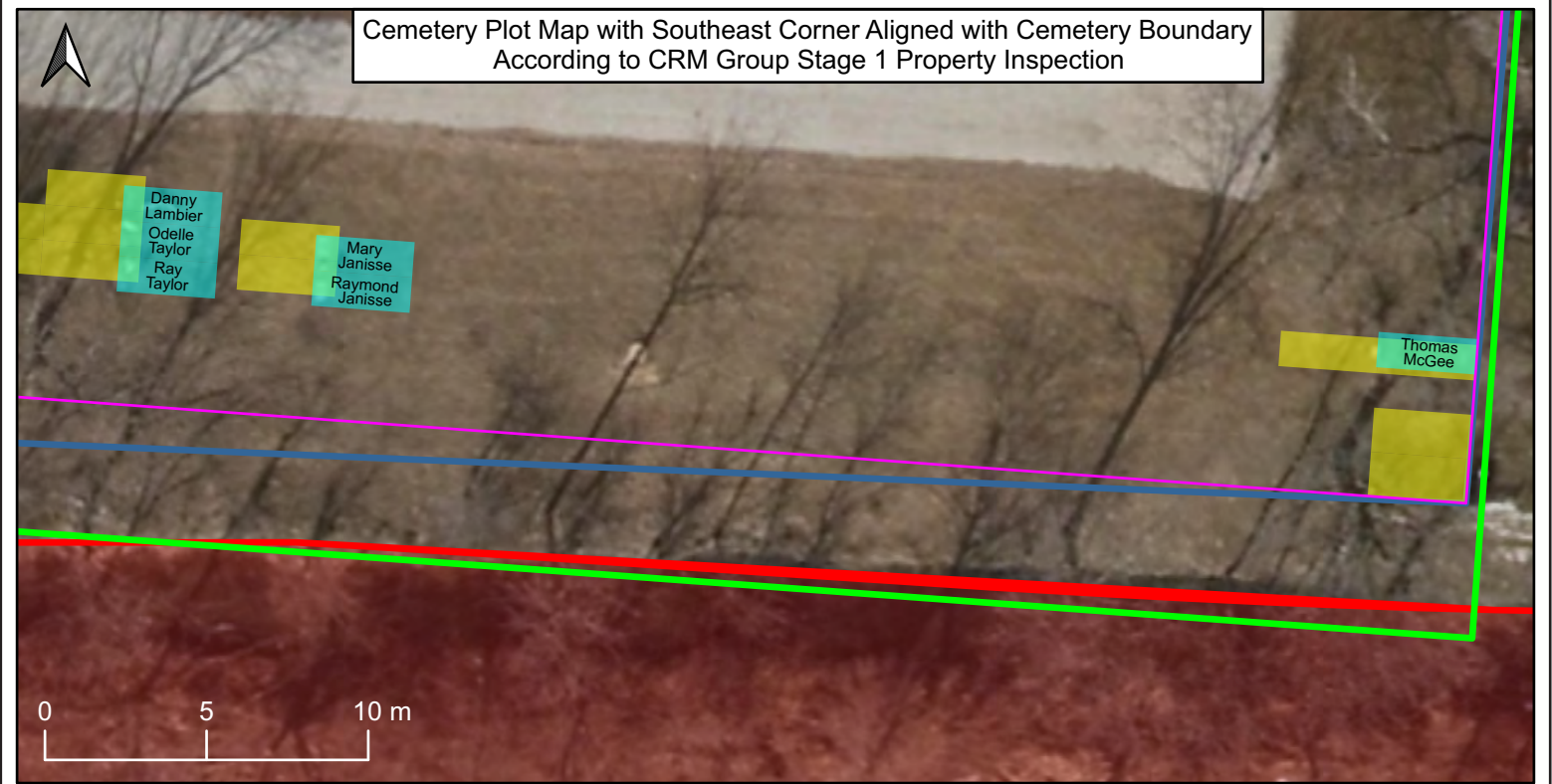
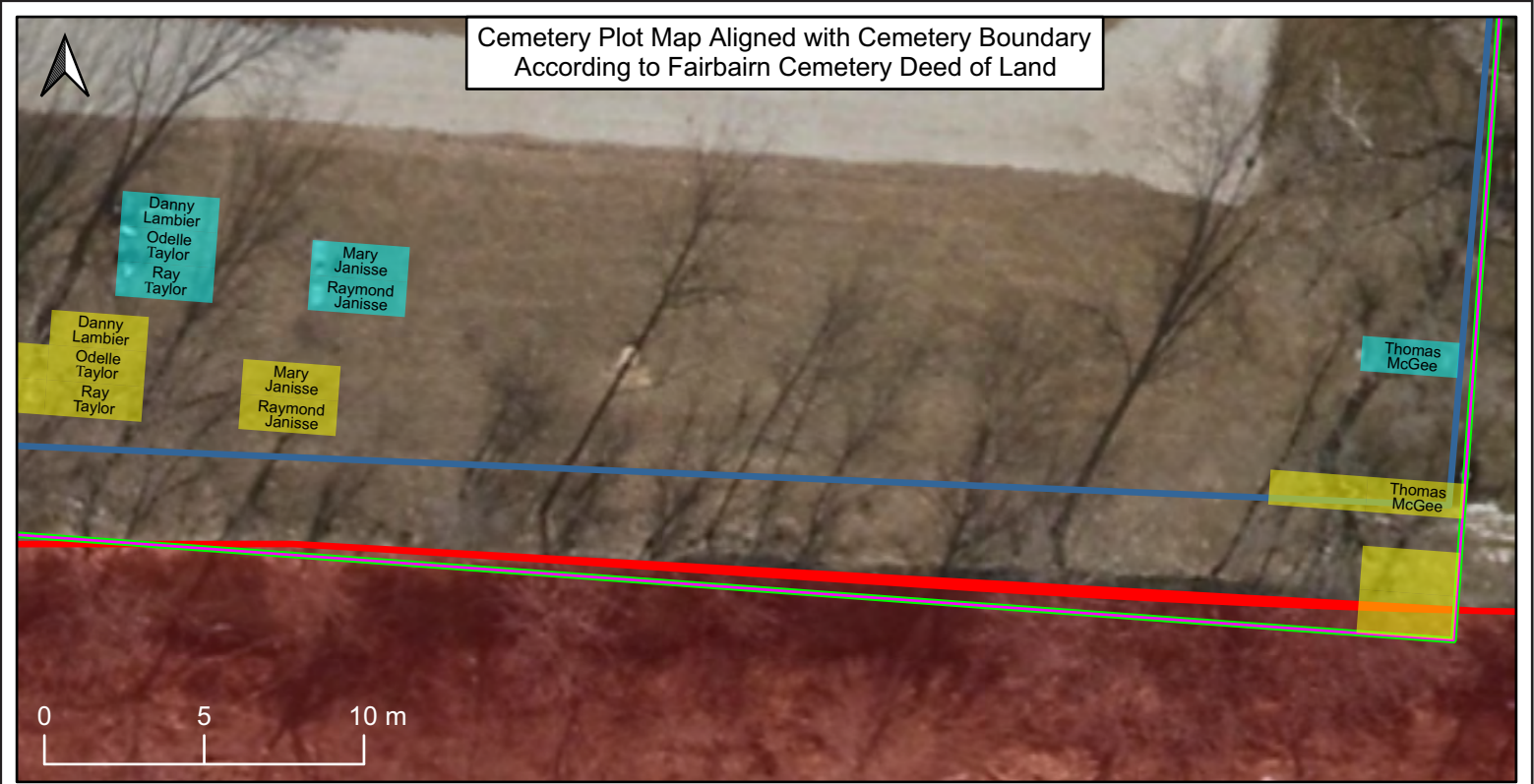
SCALE: 1 INCH = 5 FEET







North



<p>CRM Group Cultural Resource Management Group Ltd.</p>	<p>Fairbairn Cemetery Burial Plot Map</p> <p>SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON</p> <p>STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019</p> <p>WINDSOR, ONTARIO</p>	<p>Figure 9</p> <p>February 2022</p>	<p>Legend</p> <p><span style="border: 2px solid pink; display: inline-block; width: 15px; height: 10px;"></span> Limits of Cemetery</p>	<p>BUD ANALYST (BANK 21624)</p> <p>743 7350</p> <p>743 5716</p> <p>743 7143</p>
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Legend	
	Cemetery Boundary According to Fairbairn Cemetery Deed Of Land
	Cemetery Boundary According to CRM Group Stage 1 Property Inspection
	East Pelton Study Area
	Fairbairn Cemetery Plot Map - Map Boundary
	Fairbairn Cemetery Plot Map - Plot Locations
	Plot locations Observed During CRM Group Stage 1 Property Inspection





**Legend**

- Current Cemetery Property Boundary
- Land Parcels
- ▨ East Pelton Study Area
- █ 188
- █ 183

Elevation (m)



*LiDAR Digital Elevation Model*

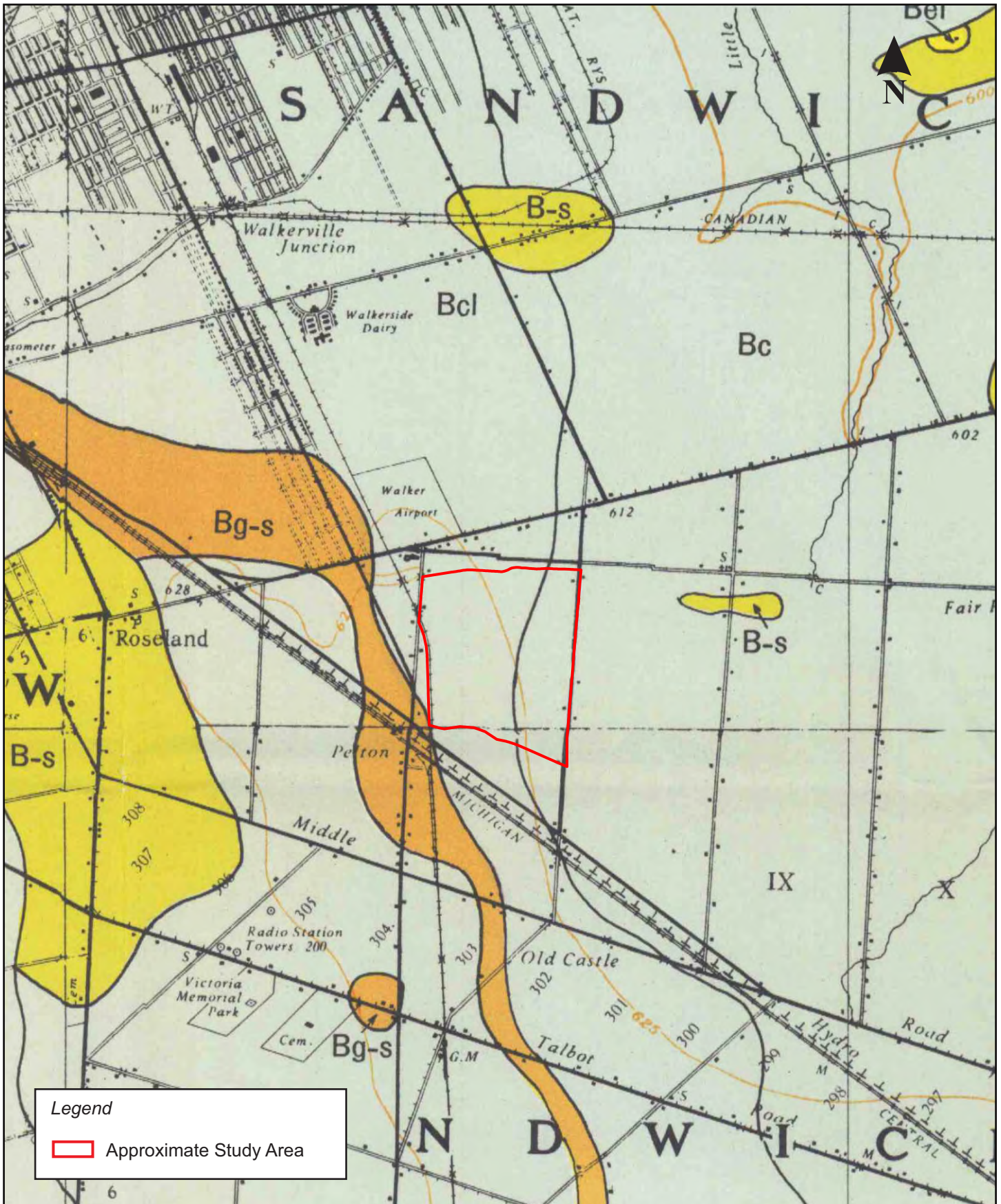
**SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON**  
**STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019**  
**WINDSOR, ONTARIO**

*Figure 11*

February 2022

Scale: 1:500





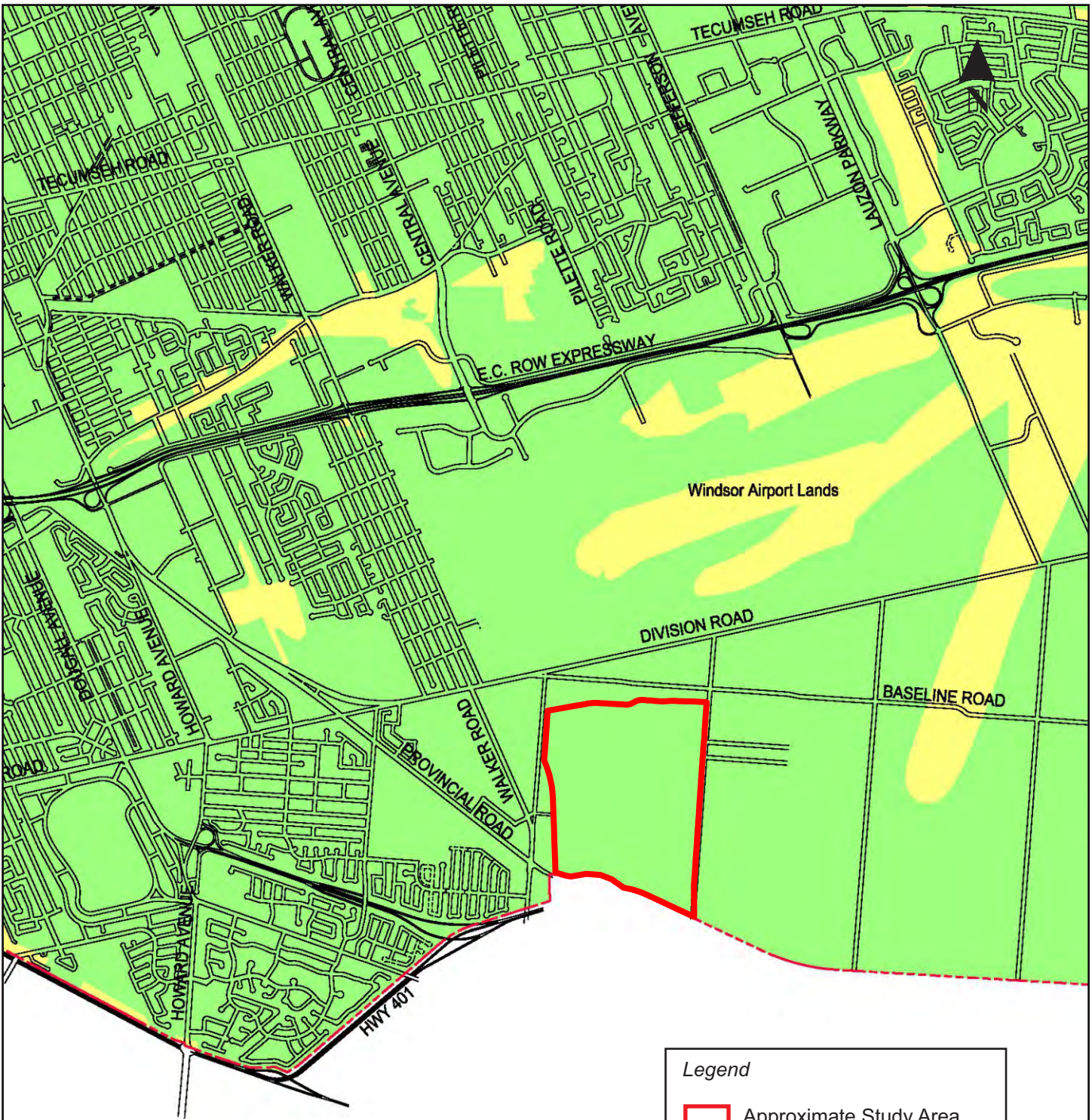
Soil Survey of Essex County

SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

Figure 12

February 2022





*Legend*

- Approximate Study Area
- Low Potential
- High Potential
- City Boundary (Approximate)

Mapping based on OBM files compiled by Photomap air surveys from 1985/1986 photography.



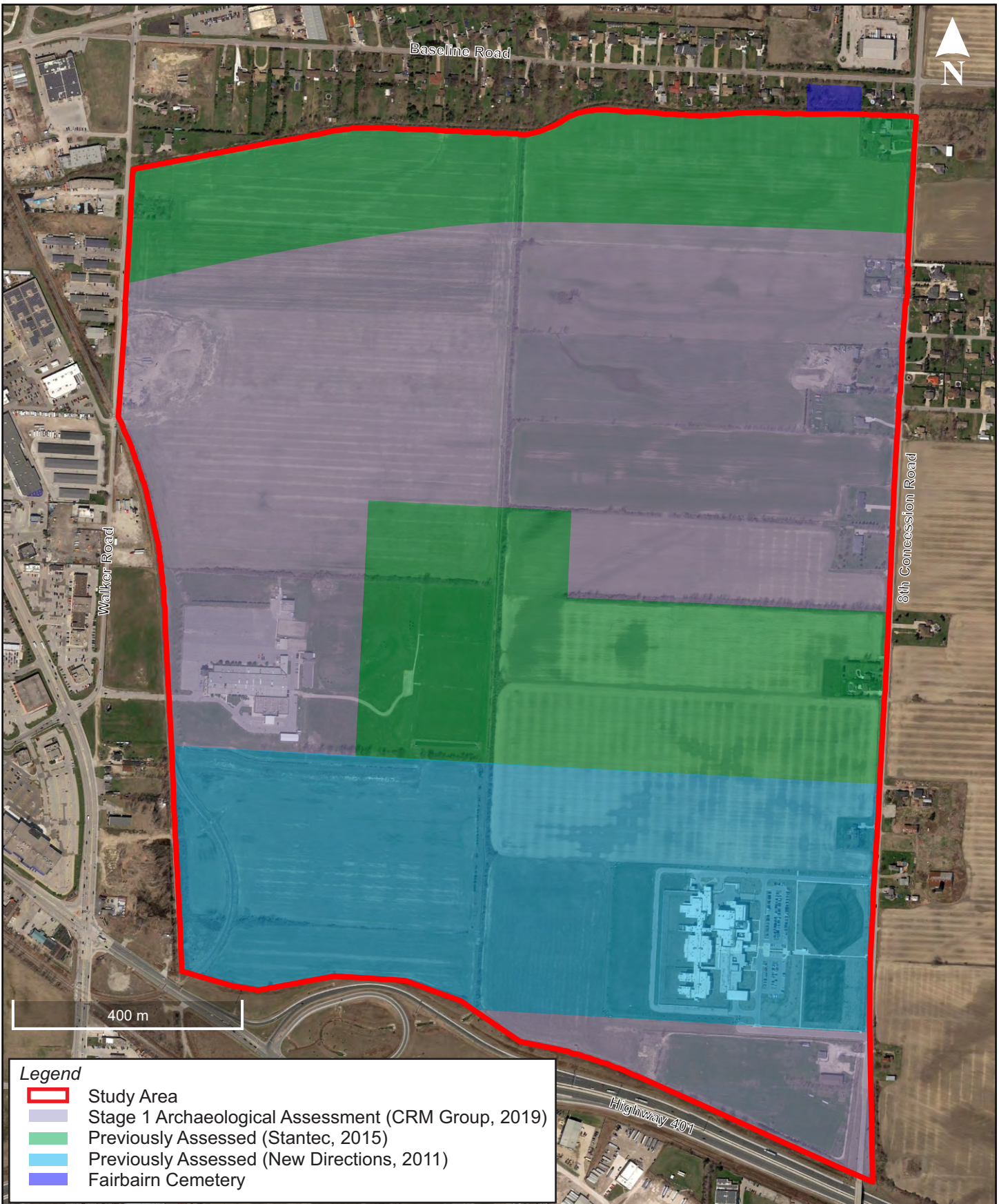
Windsor Archaeological Master Plan

SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

Figure 13

February 2022





**Legend**

- Study Area
- Stage 1 Archaeological Assessment (CRM Group, 2019)
- Previously Assessed (Stantec, 2015)
- Previously Assessed (New Directions, 2011)
- Fairbairn Cemetery



Areas Assessed in 2019

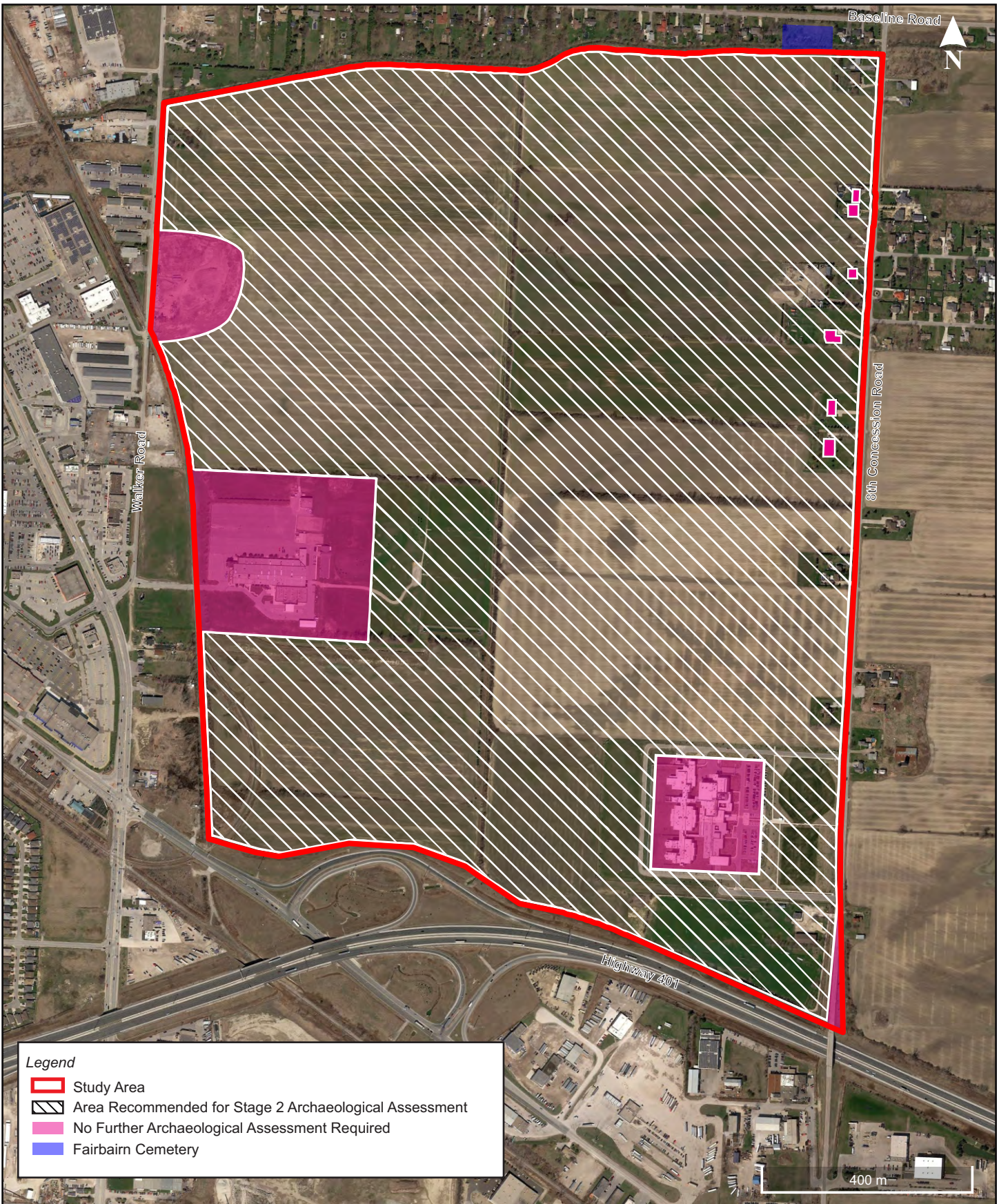
SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

Figure 14

February 2022

Scale Bar





**Legend**

- Study Area
- Area Recommended for Stage 2 Archaeological Assessment
- No Further Archaeological Assessment Required
- Fairbairn Cemetery



*Combined Recommendations*

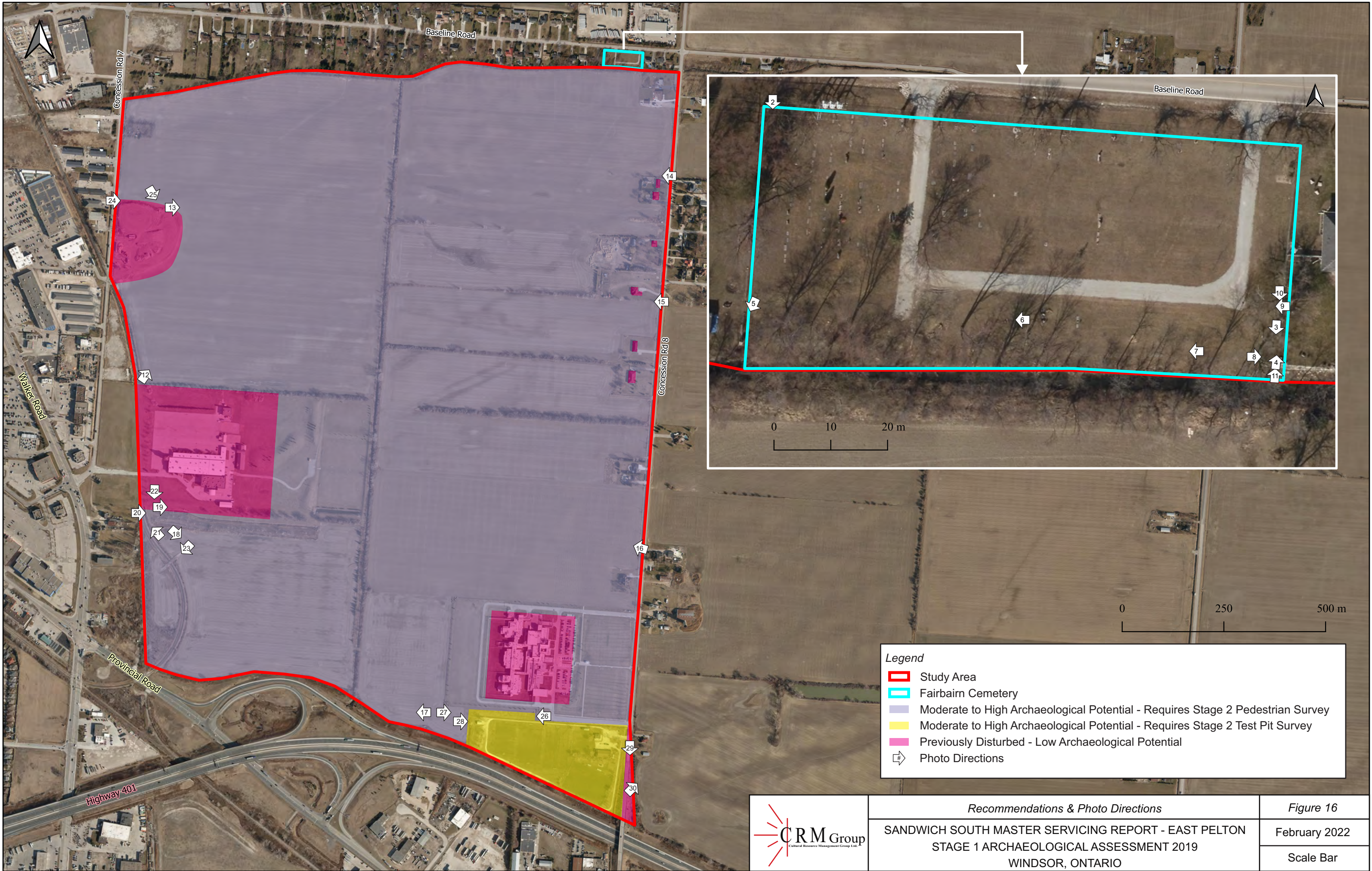
SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON  
 STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019  
 WINDSOR, ONTARIO

*Figure 15*

February 2022

Scale Bar





**Legend**

- Study Area
- Fairbairn Cemetery
- Moderate to High Archaeological Potential - Requires Stage 2 Pedestrian Survey
- Moderate to High Archaeological Potential - Requires Stage 2 Test Pit Survey
- Previously Disturbed - Low Archaeological Potential
- Photo Directions



*Recommendations & Photo Directions*

**SANDWICH SOUTH MASTER SERVICING REPORT - EAST PELTON**  
**STAGE 1 ARCHAEOLOGICAL ASSESSMENT 2019**  
**WINDSOR, ONTARIO**

*Figure 16*

February 2022

Scale Bar



# **APPENDIX A**

## **Legal Property Descriptions**

## EAST PELTON SECONDARY PLAN

### Legal property Information

(See Figure 3 for mapping reference)

PROPERTY/ ADDRESS	LEGAL PROPERTY DESCRIPTION	PIN
1. 4178 7th CONCESSION RD	PT LT 16 CON 7 SANDWICH EAST AS IN R1049860 EXCEPT THE EASEMENT THEREIN; TECUMSEH	752350054
2.	PART LOTS 15 & 16, CONCESSION 7, SANDWICH EAST DESIGNATED AS PARTS 1 & 2, PLAN 12R-26881 SUBJECT TO AN EASEMENT OVER PART 2, PLAN 12R-26881 AS IN R202811 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 AND 2 PLAN 12R26887 AS IN CE806931 CITY OF WINDSOR	752350160
3. 4330 7th CONCESSION RD	PART LOT 15, CONCESSION 7, SANDWICH EAST DESIGNATED AS PARTS 3 & 4, PLAN 12R-26881 SUBJECT TO AN EASEMENT OVER PART 3, PLAN 12R-26881 AS IN R202811 SUBJECT TO AN EASEMENT OVER PART 4, PLAN 12R-26881 AS IN R202281 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 3 AND 4 PLAN 12R26887 AS IN CE806931 CITY OF WINDSOR	752350161
4.	PT W1/2 LT 15 CON 7 SANDWICH EAST AS IN R1296514; T/W R1296514; S/T INTEREST IN R1296514; S/T R202282; TECUMSEH	752350109
5. 4490 7th CONCESSION RD	PT LT 14 CON 7 SANDWICH EAST PT 3 12R8285; S/T R202285; *S/T R1073457; TECUMSEH NOW WINDSOR; *S/T R1073457 ADDED 2004/06/21 BYLAND REGISTRAR #99, S/T EASE OVER PTS 11 & 13 ON 12R-21358 AS IN CE134500; WINDSOR SUBJECT TO AN EASEMENT AS IN CE401844	752350112
6.	PT LT 14 CON 7 SANDWICH EAST, TECUMSEH AS PT 19 12R21358; WINDSOR	752350148
7.	PT LT 14 CON 7 SANDWICH EAST, TECUMSEH AS PTS 18,20 12R21358; WINDSOR TOGETHER WITH AN EASEMENT AS IN CE401843 TOGETHER WITH AN EASEMENT AS IN CE401844 TOGETHER WITH AN EASEMENT OVER PART 6 PL 12R24144 AS IN CE471316	752350147
8.	PT LT 14 CON 7 SANDWICH EAST DESIGNATED AS PT 7 12R16728 EXCEPT PTS 18,19,20 12R21358; S/T EASE OVER PTS 4, 7 12R21817 IN FAVOUR OF PT 1 12R21817; S/T EASE OVER PTS 3, 4, 5 12R24144 AS IN CE401843 TOWN OF TECUMSEH	752350149
9.	PT LT 14 CON 7 SANDWICH EAST PT 4 TO 6 12R16728; TECUMSEH	752350135
10.	PT LT 13-14 CON 7 SANDWICH EAST PT 1 TO 3, 9, 10, 12, 13, 21 12R16728; TECUMSEH	752350136



11.	PT LTS 13, 14 CON 7 SANDWICH EAST AS IN R1096591 EXCEPT PTS 9, 10 12R16728, PTS 1, 2 12R24186, PT 1 12R24003; T/W EASE OVER PTS 4, 7 12R21817 AS IN CE221185, T/W EASE OVER PTS 3, 4, 5 12R24144 AS IN CE401843, T/W EASE OVER PT 1 12R24144 AS IN CE401844, T/W EASE OVER PT 2 12R24144 AS IN CE402267 SUBJECT TO AN EASEMENT OVER PART 6 PL 12R24144 IN FAVOUR OF PARTS 18 & 20 PL 12R21358 AS IN CE471316 TOWN OF TECUMSEH	752350155
12.	PART LOT 13 CONCESSION 7 SANDWICH EAST AS IN R1405697, EXCEPT PART 2 PLAN 12R26179 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 12R26179 AS IN CE814842 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 12R26179 IN FAVOUR OF PARTS 17, 53 AND 54 PLAN 12R-4400 AS IN CE814843 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 12R26179 AS IN CE814844 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 12R26179 AS IN CE814845 SUBJECT TO AN EASEMENT OVER PART 1 PLAN 12R26179 AS IN CE814846 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 12R26179 AS IN CE814847 SUBJECT TO AN EASEMENT IN GROSS OVER PART 1 PLAN 12R26179 AS IN CE814848 TOWN OF TECUMSEH	752350171
13. 4819 CONCESSION RD	PART LOTS 13 & 14 CON 7 SANDWICH EAST DESIGNATED AS PART 1 PL 12R24003 SAVE & EXCEPT PART 1 PL 12R24702 TOGETHER WITH AN EASEMENT OVER PARTS 1 & 2 PL 12R24186 AS IN CE408514 CITY OF WINDSOR	752350159
14.	PT LT 14 CON 7 SANDWICH EAST PT 1 12R18272; TECUMSEH	752350116
15. 4793 8th CONCESSION RD	PT LT 14 CON 7 SANDWICH EAST PT 3 12R18272; TECUMSEH	752350117
16.	PT LT 14 CON 7 SANDWICH EAST PT 2 12R18272; TECUMSEH	752350134
17.	PT LT 14 CON 7 SANDWICH EAST AS IN R1065874; TECUMSEH	752350113

18. 4727 8th CONCESSION RD	PT LT 14 CON 7 SANDWICH EAST PT 1 & 2 12R5317; TECUMSEH	752350115
19. 4721 8th CONCESSION RD	PT LT 14 CON 7 SANDWICH EAST AS IN R547278; TECUMSEH	752350114
20.	PT LT 15 CON 7 SANDWICH EAST, BEING PART 2, 12R27023 CITY OF WINDSOR	752350165
21. 4645 8th CONCESSION RD	PT LT 15 CON 7 SANDWICH EAST, BEING PART 1, 12R27023 CITY OF WINDSOR	752350166
22.	PT LT 15 CON 7 SANDWICH EAST BEING PTS 1 & 2 12R27202 SUBJECT TO AN EASEMENT OVER PT 2 12R27202 AS IN CE114735 CITY OF WINDSOR	752350174
23.	PT LT 15 CON 7 SANDWICH EAST AS IN R1200593 EXCEPT PTS 1, 2, 3 & 4 12R27202 SUBJECT TO AN EASEMENT OVER PT 1 12R21366 AS IN CE114735 CITY OF WINDSOR	752350173
24. 4601 8th CONCESSION RD	PT E 1/2 LOT 15, CON 7 SANDWICH EAST, PTS 2 & 6 ON PL 12R26961 SUBJECT TO AN EASEMENT OVER PT 6, 12R26961 AS IN CE115722 CITY OF WINDSOR	752350169
25.	PT E 1/2 LOT 15, CON 7 SANDWICH EAST, PTS 1 & 5 ON PL 12R26961 SUBJECT TO AN EASEMENT OVER PT 5, 12R26961 AS IN CE115722 CITY OF WINDSOR	752350168
26.4585 8th CONCESSION RD	PT E1/2 LT 15 CON 7 SANDWICH EAST AS IN R1498687 TOWN OF TECUMSEH	752350105
27.	PART LOT 15, CONCESSION 7, SANDWICH EAST DESIGNATED AS PART 5, PLAN 12R-26881 CITY OF WINDSOR	752350162
28. 4535 8th CONCESSION RD	PT E1/2 LT 15 CON 7 SANDWICH EAST AS IN R615482; TECUMSEH	752350129
29. 4525 8th CONCESSION RD	PT E1/2 LT 15 CON 7 SANDWICH EAST AS IN R977375; TECUMSEH	752350128
30.	PART LOTS 15 & 16, CONCESSION 7, SANDWICH EAST DESIGNATED AS PARTS 1 & 2, PLAN 12R- 26881 SUBJECT TO AN EASEMENT OVER PART 2, PLAN 12R-26881 AS IN R202811 SUBJECT TO AN EASEMENT IN GROSS OVER PARTS 1 AND 2 PLAN	752350160



	12R26887 AS IN CE806931 CITY OF WINDSOR	
31. 4439 8th CONCESSION RD	PT LT 16 CON 7 SANDWICH EAST AS IN R803767; TECUMSEH	752350127
32. 4435 8th CONCESSION RD	PT LT 16 CON 7 SANDWICH EAST AS IN R1146157; S/T R755315; TECUMSEH	752350096

# **APPENDIX B**

**Land Registry Abstracts**



**Lot 13, Concession 7:**

**Selected Entries of the Land Registry Abstracts**

**East ½ of Lot 13:**

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	22 June 1875		Crown	John Halloran	100 acres; E ½ of Lot 13
L.2858	Mortgage	20 Sept 1880	8 Oct 1880	John Halloran [Esq]	The Ontario Loan and Savings Co.	100 acres; \$600.00; E ½ of Lot 13
M.3320	Discharge Mortgage	30 Aug 1882	26 Oct 1882	The Ontario Loan and Savings Co.	John Halloran	See mortgage No. 2858
3336	Conveyance	28 Oct 1882	2 Nov 1882	John Halloran [Esq]	The Canadian Southern Railway Co.	42/100 acres; \$40.00; part of E ½ of Lot 13
			<b>SANDWICH</b>	<b>SOUTH</b>		
A.97	Deed	15 Jan 1894	16 Jan 1894	John Halloran	Maria Laforet	[Leve 7].00; S ½ of E ½ of Lot 13; [Leve 7].00
457	Mortgage	24 Dec 1896	28 Dec 1896	Maria Laforet & hus.	Francis J. Davis	a.o.l; \$3,300; S ½ of E ½ of Lot 13; [Leve 7].00; [R_____] in full
B.867	Deed	2 Nov 1900	3 Nov 1900	John Halloran widowed	Maria Laforet	[Leve 7].00; N ½ of E ½ of Lot 13; subject to life [_____] of grantor
1134	Discharge Mortgage	1 Apr 1903	1 Apr 1903	Francis J. Davis	Maria Laforet thus	Discharging mortgage A.457;
1301	Mortgage	1 Oct 1904	1 Oct 1904	Maria Laforet & hus.	Forrest F. Bell	\$1,800; S ½ of E ½ of Lot 13; [_____]in full
C.1456	Mortgage	30 Mar 1906	2 Apr 1906	Maria Laforet & hus.	Stanley A. Murdoch	\$2,360; N ½ of E ½ of Lot 13
1524	Grant	26 May 1906	22 Aug 1906	Maria Laforet & hus.	The W.E. and L.S. R.R Co. (Windsor Essex and Lake Shore Rapid Railway Company)	\$20.00; part of Lot 13
1525	Partial Discharge Mortgage	26 May 1906	22 Aug 1906	Forrest F. Bell	Maria Laforet	Discharging from mortgage No. B.1301; part of Lot 13
1653	Discharge Mortgage	11 Dec 1907	11 Dec 1907	Stanley A. Murdoch	Maria Laforet	Discharging from mortgage No. C.1456
1654	Mortgage	10 Dec 1907	11 Dec 1907	Maria Laforet & hus.	Forrest F. Bell	\$2,400; E ½ of Lot 13; not [reg] in full [_____]
D.2174	Discharge Mortgage	18 Mar 1912	25 Mar 1912	Forrest F. Bell	Maria Laforet	Discharging from mortgage No. B.1301
2175	Discharge Mortgage	14 Mar 1912	25 Mar 1912	Forrest F. Bell	Maria Laforet	Discharging mortgage No. C.1654
2176	Grant	12 Mar 1912	25 Mar 1912	Maria Laforet & hus.	Moise Laforet	a.o.l; \$6,500; E ½ of Lot 13 except C.S. Railway (Canada Southern

						Railway)
2177	Mortgage	13 Mar 1912	25 Mar 1912	Moise Laforet & w.	Forrest F. Bell	\$4,500; E ½ of Lot 13 except C.S. Railway (Canada Southern Railway); [_____] in full
2178	Mortgage	13 Mar 1912	25 Mar 1912	Moise Laforet & w.	Maria Laforet	\$1,150; [_____] in full
2587	Discharge Mortgage	20 Mar 1915	22 Mar 1915	Maria Laforet	Moise Laforet	Discharging mortgage No. 2178

### West ½ of Lot 13:

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	17 Mar 1864		Crown	John Driscol	100 acres W ½ of Lot 13
E. 300	Bill of Sale	30 May 1864	1 June 1864	John Driscol & w.	Thomas Page	50 acres; \$500.00; S ½ of W ½ of Lot 13
301	Mortgage	30 May 1864	1 June 1864	Thomas Page & w.	John Driscol	50 acres; \$200.00; S ½ of W ½ of Lot 13
G. 924	Discharge of Mortgage	9 July 1869	8 Oct 1869	John Driscol	Thomas Page	See mortgage dated 30 May 1864 no. 301
I.1706	Deed	21 May 1872	28 Sept 1874	Thomas Driscoll et al.	Jeremiah Driscoll	50 acres, \$50.00 each; N ½ of W ½ of Lot 13
M.3339	Conveyance	28 Oct 1882	2 Nov 1882	Thomas Page & w.	The Canadian Southern Railway Co.	3 and 91/100 acres; \$400.00; part N ½ of W ½ of Lot 13
3382	Conveyance	8 Nov 1882	20 Dec 1882	Jeremiah Driscoll et al.	The Canadian Southern Railway Co.	2 and 10/100 acres; \$650.00; part S ½ of W ½ of Lot 13
Q.5010	Deed	3 Aug 1888	17 Oct 1888	Thomas Page & w.	Lake Erie, Essex & Detroit River Railway Company	1 and 50/100 acres; \$150.00; part of Lot 13
R.5349	Deed	3 Aug 1888	2 Oct 1889	Jeremiah Driscoll & w.	Lake Erie, Essex & Detroit River Railway Company	1 and 21/100 acres; \$150.00; part of Lot 13
5582	Deed	30 Apr 1890	1 May 1890	Thomas Page & w.	Lake Erie, Essex & Detroit River Railway Company	37/100 acres; \$95.00; part of Lot 13
S.5795	Deed	27 Dec 1888	28 Jan 1891	Jeremiah Driscoll	Lake Erie, Essex & Detroit River Railway Company	10/100 acres; \$30.00; part of lot 13
			<b>SANDWICH</b>	<b>SOUTH</b>		
A.367	Deed	27 Mar 1896	30 Mar 1896	Thomas Page & w.	John M. Dennison	\$2,200; S ½ of W ½ of Lot 13, Save [____]
368	Mortgage	27 Mar 1896	30 Mar 1896	John M. Dennison & w.	Thomas Page	\$1,300; S ½ of W ½ of Lot 13; Save [____]; Registered in full



555	Probate	17 June 1891	12 Feb 1898	Thomas Page	Margaret Page	SW ½ of lot 13; Save [ ]
B.1036	Transfer of Mortgage	3 July 1902	8 July 1902	Thomas Vollans, Henry T. P. McGarthy Esq. of Margaret Page	James C. Tolmie	\$507.00; [Reissuing] mortgage date 27 Mar 1896; not [reg] in full
1350	Discharge of Mortgage	27 Mar 1905	27 Mar 1905	James C. Tolmie	John M. Dennison	Discharging mortgage A.368
C.1489	Grant	16 May 1906	7 June 1906	John M. Dennison	The Windsor Essex and Lake Shore Rapid Railway Company	\$300.00; part of the SW ½ of the W ½ of Lot 13
1527	Grant	17 May 1906	22 Aug 1906	Hanora Driscoll, John C. Driscoll, Flurance B. Driscoll, ThS. Driscoll & Mary Driscoll widow & all the heirs of the late Jeremiah Driscoll	The Windsor Essex and Lake Shore Rapid Railway Company	\$200.00; part of ½ of Lot 13
1675	Mortgage	23 Dec 1907	22 Feb 1908	John Driscoll, wife, Florence Driscoll, ThS. Driscoll, Mary Driscoll [ ] only children and heirs of Jeremiah Driscoll, Hanorah Driscoll widow of Jeremiah Driscoll	Richard M. Drulard	\$400.00; W ½ of Lot 13, save [ ] property conveyed to L. E. & A. R. R. Co. – Windsor Essex Lake Shore Co; not reg in full
F.1900	Grant	22 Nov 1909	23 Dec 1909	Hanora Driscoll widow of Jeremiah Driscoll, Mary Driscoll spinster , ThS. Driscoll unmarried Florence B. Driscoll unmarried, Cornelius J. Driscoll &	James J. Dennison	50 acres less railroad tracks- for right of way by M.C.R.; \$2250; N ½ of W ½ or Lot 13; Save except land P. M. Railway and Windsor Essex Lake Shore Co.

				wife		
2005	Grant	14 Feb 1911	23 Feb 1911	John M. Dennison & wife	Alice Arnold	S ½ of W ½ of Lot 13; except C. S. Railway, L. E. & [ ] Railway; \$2,800
2107	Grant	4 Dec 1911	7 Dec 1911	James J. Dennison & wife	John W. Austin	N ½ of W ½ of Lot 13; M.C. Railway, P.M. Railway and W.E. & L. Railway; \$1,300
3990	Grant	24 Apr 1926	20 May 1926	John W. Austin & w.	Charles W. Howe et al. Trustees	[ ]; Part of Lot 13 [ ]
4284	Mortgage	19 Dec 1927	23 Dec 1927	John W. Austin & w.	J. Wilber Bran	\$4,000; N ½ of W ½ of Lot 13
4305	[ ]	7 Feb 1928	9 Feb 1928	By P[ ] Trust Co. et al.	Admin of Estate of Alice Arnold	
4453	Mortgage	11 May 1928	16 Sept 1928	Lawrence E. Hammon & w.	Office of the Supreme Court of Canada	\$8,000; SW ¼ of Lot 13; see mortgage
4462	Grant	9 Jul 1928	22 Sept 1928	P[ ] Trust Co. et al.	Charles W. Howe et al. Trustees [ ]	\$110.00; Part of Lot 13
4479	Grant	11 May 1928	27 Oct 1928	P[ ] Trust Co. et al.	Lawrence E. Hammon	\$9,000.00; SW ¼ Lot 13
4507	[ ] of Agree	15 Nov 1928	28 Nov 1928	[Geo] H. Webb	[Geo] H. & Dolly B. Webb, as joint tenants	\$1.00; ~
4508	Agree for Sale	17 Oct 1928	28 Nov 1928	Lawrence E. Hammon & w.	[Geo] H. Webb	\$17,272; ~
4554	[ ] of Agree	12 Jan 1929	14 Jan 1929	[Geo] H. Webb	Dolly B. Webb	\$1.00; ~ agree 17 ...
4564	[ ] of [ ]	2 Jan 1929	23 Jan 1929	Marie Laforet	Fred H. Lawrence	E ½ of Lot 13 except ...
4745	[ ] Trust	1 Feb 1929	19 Aug 1929	Windsor Essex & Lake Shore Electric Railway Association	Guaranty Trust Co. of Law	\$1,000,000; Parts of Lot 13
4753	Grant	31 Dec 1928	7 Sept 1929	Windsor Essex & Lake Shore Rapid Railway Company	Windsor Essex & Lake Shore Electric Railway Association	\$1.00; ~
5139	[ ]	10 April 1931	25 April 1931	J. Wilber Bran	John W. Austin	Discharging from mortgage 4284 Parts of Lot 13
5393	Grant	4 July 1929	14 Sept 1931	Maria & Alexander Laforet	Moise Laforet	\$1.00; E ½ of Lot 13, except...
5627	[ ]	[ ]	27 Mar 1934	[ ] of Sandwich South	William Washbrooke	\$729; SW ¼ of Lot 13, except...



**Lot 13, Concession 7:**

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
5797	Easement	10 Dec 1935	21 Dec 1935	Guaranty Trust Co. of Law	H.E.P.B. of Ont.	\$850; As in no. 1527, 1489, 1524
6259	Tax deed	6 Mar 1939	16 Mar 1939	Township of Sandwich South	William Washbrooke	¼ acre; \$59.22; part of Lot 131 beginning at SW angle of said Lot 13, thus northly along the Easterly [ ] of Walker Rd, 50' thence Easterly parallel to Southerly [ ] 200', thence Southerly parallel to Walker Rd. 50' [ ] to Southerly limit of said Lot 13, thence West along said southerly limit – to place of beginning
6292	Mortgage	25 Apr 1939	1 May 1939	Raymond Renaud & wife	J. Wilber Bran	\$300; Part of Lot 13- beginning at intersection of Easterly limit of Walker Rd and [ ] limit of M.C. Railway Road, Southerly 644 '2' [ ], Easterly 524 '5"... to place of beginning
6293	Deed	27 Mar 1939	10 May 1939	Alice G. & Mabel V. Austin, Gordon [ ] Frederick, & John J. Austin & wives, Household of Tr[ ] of [ ] Estate of John W. Austin.	J. Wilber Bran	\$1.00; N ½ of W ½ of Lot 13, except Railway lands & lands in partial discharge of mortgage dated 9 Apr 1931
6494	Grant	9 Sept 1940	9 Sept 1940	Moise Laforet & wife	Gordon & Sylvia O'Neil	[ ] tenants; \$1.00; E ½ of Lot 13, except lands in 5336 & 1524 & road crossings and [ ]
[10 886]	Will	3 Apr 1936	10 Nov 1941	William Washbrook	See will	
6697	Grant	18 Dec 1941	20 Dec 1941	Charles W. & Fred E. Washbrook, E[ ] of Will of W. Washbrook, et al, [ ] of Treasurer of [ ]	B[ ] Washbrook	\$1.00; SW ¼ of Lot 13, expect [ ]
6698	Grant	18 Dec 1941	20 Dec 1941	Charles W. & Fred E.	Wesley Washbrook	\$1.00; Part of SW ¼ of Lot 13, [ ] to Railway; Plan

				Washbrook, Executors of Will of W. Washbrook, et al.		attached
6699	Grant	18 Dec 1941	20 Dec 1941	Charles W. & Fred E. Washbrook, Executors of Will of William Washbrook, et al.	Harvey Washbrook	\$1.00; Part of SW ¼ of Lot 13, [ ] to Railway
I.6747	Grant	7 May 1942	12 May 1942	Wesley Washbrook & wife	Carl Washbrook	\$75.00; Part of W ½ of S ½ of Lot 13
6839	Grant	18 Dec 1941	5 Feb 1943	Charles W & F. E. Washbrook, executors of will of William Washbrook, et al, [ ] Treasurer of Ontario	Charles W. Washbrook	\$1.00; Part of W ½ of S ½ of Lot 13
6840	Grant	29 Jan 1943	5 Feb 1943	Charles Washbrook & wife	Cecil & Ada Bathurst- joint tenants	\$1.00; Part of W ½ of S ½ of Lot 13
6872	Deed	18 Feb 1943	26 Mar 1943	Guaranty Trust Co. of Canada (Trustee)	Township of Sandwich South	\$1.00; Part of Sandwich South, Sub [ ]
6943	Grant	31 July 1943	2 Sept 1943	Harvey Washbrook & wife	Carl Washbrook	\$1.00; Part of W ½ of S ¼ of Lot 13
6992	Grant	12 Nov 1943	22 Dec 1943	J. Wilber Bran & wife	Jules Audrey H. Grey ARM [ ] [ ]	\$1.00, Part of Lot 13
7146	Grant	13 Apr 1942	15 Feb 1945	J. Wilber Bran & wife	Henry W. Brown	\$1.00, Part of Lot 13
7587	Grant	23 Dec 1946	8 Jan 1947	Carl Washbrook & wife	Carl & Dorothy Washbrook, [ ] [ ]	\$1.00; 1) [ ] ¼ of lot, 2) W ½ of S ½ of lot – see document
7833	Agree for Sale	18 Oct 1941	7 Nov 1947	J. Wilbert Brien	Geo Bezdán	\$800, Part of 13
8267	Agree for Sale	16 Sept 1942	5 Nov 1947	J. Wilbert Brien	Geo Bezdán	\$750
9375	Lease	22 Apr 1952	4 Feb 1955	Gordon & Sylvia O'Neil	Imp. Oil Ltd.	E ½ of 13
9930	Notice	21 Mar 1955	13 Apr 1955	Notice of Expropriation Re: Dept of Highways		



**Lot 14, Concession 7:**

**Selected Entries of the Land Registry Abstracts**

Folder Index Number: 19.038

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	3 Apr 1843		Crown	Peter Healey	100 acres; E ½ of 14, 7 Conc.
	Patent	21 July 1866		Crown	Patrick O'Neil	50 acres; SW ¼
	Patent	1 Aug 1866		Crown	Edmund O'Neil	50 acres; NW ¼
E. 468	Bond	13 Apr 1858	4 July 1866	Patrick O'Neil	Edmund O'Neil	£200; See bond
7.P83	Indenture	17 June 1868	20 June 1868	Edmund O'Neil	Mary M. Nicholson wife of Robert Nicholson	50 acres; \$1,000; NW ¼ of Lot 14
I.1781	Mortgage	12 Apr 1875	13 Apr 1875	Peter Healey & w.	Julia McKay	100 acres; \$112.00; E ½ of Lot No. 14
K.2444	Will	11 Apr 1878	19 Sept 1878	Peter Healey		See Will of
2499	Discharge Mortgage	18 Jan 1877	18 Jan 1879	Julia McKay	Peter Healey	See mortgage no. 1781
2500	Mortgage	10 Jan 1879	18 Jan 1879	Patrick Healey	Michael Martin	25 acres; \$80.00; S 25 acres of E ½ of Lot 14
2802	Deed	8 May 1880	10 May 1880	Mary M. Nicholson & husb.	Francis H. Mann	50 acres; \$5.00; NW ¼ of Lot 14
28031882	Deed	8 May 1880	10 May 1880	Francis H. Mann (unmarried)	Robert Nicholson	50 acres; \$5.00; NW ¼ of Lot 14
L.3110	Discharge of Mortgage	16 Jan 1882	16 Jan 1882	Michael Martin	Patrick Healey	See mortgage No. 2500
3221	Deed	23 May 1882	23 May 1882	Robert Nicholson & w.	Peter M. Fairbairn	50 acres; 1,500.00; NW ¼ of Lot 14
M.3278	Deed	5 Sept 1882	5 Sept 1882	Peter M. Fairbairn	Robert Nicholson	50 acres; \$200.00; NW ¼ of Lot 14
N.3850	Mortgage	12 Sept 1884	24 Sept 884	Martin Healey	Flora M. Kellar	50 acres; \$200.00; N ½ of E ½ of Lot 14
O.4308	Mortgage	9 June 1886	2 Sept 1886	Martin Healey	Mary H. Lambie	50 acres; \$600.00; N ½ of S ½ of Lot 14
P.4458	Mortgage	23 Feb 1887	18 Mar 1887	Patrick Healey widowed	Margaret McKay	25 acres; \$269.00; S part of Lot 14
Q.4918	Deed	20 July 1888	2 Aug 1888	Robert Nicholson	Lake Erie, Essex & Detroit River Railway Company	50/100 acres; \$150.00; part of Lot 14
5020	Deed	13 Aug 1888	24 Oct 1888	Patrick O'Neil & wife	Lake Erie, Essex & Detroit	50/100 acres; \$165.00; part of Lot 14

					River Railway Company Co.	
R.5349	Agreement	6 Aug 1889	17 Aug 1889	Patrick Healey, et al.	& E.C. M[ ] Co.	50 ft.; \$5.00; N ½ of E ½ of Lot 14
5369	Agreement	3 Aug 1889	14 Sept 1889	Patrick Healey, et al	Macpherson & Co.	\$450.00; parts of Lot 14
5497	[ ]	13 Feb 1890	17 Feb 1890	Macpherson & Co.	Patrick J. Healey et al.	Discharge agreement R.5369
5500	Discharge Agreement	1 Feb 1890	18 Feb 1890	Henry Richardson Liquidator	Patrick J. Healey	Discharge agreement R.5369
			<b>Sandwich</b>	<b>South</b>		
A.211	Probate	26 Nov 1894	16 Jan 1895	Patrick O'Neil	See Will of	
350	Discharge Mortgage	9 Mar 1896	9 Mar 1896	Grace Grant	Martin Healey	Discharge mortgage 6266
352	Quit Claim Deed	9 Mar 1896	9 Mar 1896	Mary Robinson et al.	Martin Healey	25 acres; \$7.00; N 25 acres of E ½ of Lot 14
353	Deed	7 Mar 1896	9 Mar 1896	Martin Healey & w.	John A O'Neil	25 acres; \$1,100; S 25 acres of E ½ of Lot 14
A.456	Deed	24 Dec 1896	28 Dec 1896	William Dan[iher] & Martin Healey & Mary Healey-[Prospectors]	Maria Laforet	75 acres; \$3,400; S 75 acres of E ½ of Lot 14
457	Mortgage	24 Dec 1896	28 Dec 1896	Maria Laforet & hus.	Frances J. Davis	a.o.l.; \$3,300; S 75 acres of E ½ of Lot 14
B.728	Deed	10 July 1899	22 July 1899	Robert Nicholson & w.	John A O'Neil	\$800.00; E ½ of NW ¼ Lot 14, save part sold to C.S. & W.R. Railway
1135	Deed	1 Apr 1900	1 Apr 1903	Maria Laforet & hus.	Mary Hurley	50 acres; \$2,400; [ ] 50 acres of E ½ of Lot 14, subject to lease
1241	Deed	30 Mar 1904	30 Mar 1904	Mary Hurley widow	John Hurley	50 acres; Reslease \$400.00; [W] 50 acres of E ½ of Lot 14
1337	Deed	1 Mar 1905	4 Mar 1905	Edward O'Neil & w.	John O'Neil	\$1,050; W ½ of N ¼ of Lot 14, except parts to L.E. & [D]R. Railway
D.2176	Grant	12 Mar 1912	25 Mar 1912	Maria Laforet & hus.	Forrest F. Bell	a.o.l.; \$2,400; S ½ of SE ¼ of E ½ of Lot 14; subject to [ ]
K <sup>GR</sup> 4371	P of Will	16 Nov 1917	6 Sept 1921	Edward O'Neil	Charles O'Neil	SW ¼ of Lot 14; subject to [ ] & support of daughters and widow
E.3360	Grant	16 Aug 1921	30 Sept 1921	John A O'Neil & Henry D[emercelle], .5 acres of will of Edward O'Neil	Charles O'Neil	50 acres; \$1.00; SW ¼ of Lot 14
E.4032	Grant	28	16 July 1926	Charles E.	Charles W.	P[ ] \$1.00; Part of Lot



		April 1926		O'Neil (unmarried)	Hoare et al.	14, Plan attached
4564	[_____]	21 Jan 1929	23 Jan 1929	Moise Laforet	Fred H. Lawrence	SE ¼ of E ½ of Lot 14
4685	Quit Claim	10 June 1929	18 June 1929	Sarah O'Neil et al.	Charles E O'Neil	P[___] \$1.00; NW part of SW ¼ of Lot 14
4686	Grant	12 June 1929	13 June 1929	Charles E O'Neil	Victoria M B[eaker]	\$800; NW part of SW ¼ of Lot 14
F.4739	Grant	13 July 1929	9 Aug 1929	Charles O'Neil et al.	Jerome M[ay]	\$1,700; Part of Lot 14 (SW ¼)
G.4914	Grant	3 Apr 1930	10 Apr 1930	Charles E & Sarah O'Neil	W. Geo Burdell	\$500; part of SW ¼ of Lot 14
5393	Grant	4 July 1929	14 Sept 1932	Maria & Alexander Laforet	Moise Laforet	\$1.00/acre; SW ¼ of E ¼ of Lot 14
5719	Grant	7 Nov 1932	9 Nov 1932	Charles E. O'Neil & wife Sarah O'Neil (widow)	Ambrose F[erar]	\$1.00; SW ¼ of Lot 14 [_____]
5728	Tax Deed	20 Dec 1934	9 Jan 1935	Township of Sandwich South	Ambrose F[erar]	\$978.59; Part of SW ¼ of Lot 14
6222	Grant	2 Nov 1938	10 Nov 1938	William T. J. Kettlewell	Louis & Margaret [S]ipos, as joint tenants	\$1.00/acre; NW part of SW ¼ of Lot 14
6330	Grant	1 Aug 1930	5 Aug 1930	W.G. Burdell & wife	William & [___]y Dawson as joint tenants	\$1/acre; Part of SW ¼ of Lot 14
11047	P of Will	6 Nov 1939	23 Apr 1942	John A O'Neil	See Will of	
I.6146	Election	8 Nov 1941	11 May 1942	By Ellen O'Neil widow of John A.		N ½ of NE ¼ & part of NW ¼ of Lot 14
6763	Grant	11 May 1942	4 July 1942	Gordon O'Neil et al, Executors of Will of John A O'Neil [_____] Treasury Ont	James P. O'Neil	25 acres; P[___] \$1.00; N ½ of NE ¼ of Lot 14
6793	Grant	27 Sept 1942	29 Sept 1942	Gordon O'Neil et al, Executors of Will of John A O'Neil, [_____] Treasury Ont	Geo K & Anna W[anisko]	\$3,000; NW ¼ Lot 14 [_____]
6907	Grant	18 May 1943	21 May 1943	Geo K & Anna W[anisko]	Mike O[leska]	To use; \$1.00/acre; NW ½ of Lot 14, except railway...
7287	Grant	31 Oct 1945	9 Nov 1945	Mike O[leska]	Louis & Margaret	\$1/acre; NW ½ of W ½ of Lot 14

					[S]ipos, joint tenants	
K.8468	Grant	1 Dec 1948	30 Jun 1950	British American Oil Co. Ltd.	Belle Mills	\$1/acre; Part of 14, see agreement
8473	Bylaw	5 June 1950	5 June 1950	Creating Urban Development Zone		Lot 14
8080	[Cert]	26 Mar 1953	30 Mar 1953	Consent Treasury Ont Re.	Mary A Hurley	Middle 50 acres of E ½ of Lot 14

- Partially stays in the O'Neil family at least until the 1980s
- Imperial Oil Ltd. Lease 1950s-1960s (North ½ Lot 14)



**Lot 15, Concession 7:**

**Selected Entries of the Land Registry Abstracts**

Folder Index Number: 19.039

**East ½ Lot 15 Concession 7:**

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	26 Apr 1871		Crown	Walter Fahey	100 acres; E ½
			<b>Sandwich</b>	<b>South</b>		
A.169	Deed	12 June 1894	21 Aug 1894	Walter Fahey	Patrick Fahey	\$1.00; N ½ of E ½ of Lot 15
170	Deed	12 June 1894	31 Aug 1894	Walter Fahey	Elizabeth Fahey et al.	\$1.00; S ½ of E ½ of Lot 15
1346	Deed	6 Mar 1905	20 Mar 1905	Patrick Fahey widower	Denis Beahan	50 acres; \$2,600; N ½ of E ½ of Lot 15
1432	Grant	2 Nov 1905	2 Feb 1906	John Fahey unmarried	John A. O'Neil	50 acres; \$2,500; SE ¼ of Lot 15 [_____]
C.1467	Grant	17 Mar 1906	12 May 1906	Denis Beahan & w.	Davis Robinson	50 acres; \$1,600; NE ¼ of Lot 14
E.3519	Grant	16 Nov 1922	24 Nov 1922	John A. O'Neil & w.	James P. O'Neil	50 acres; SE ¼ of Lot 15; subject to life support of grantor & his wife
13586	L of C of Will	31 [___] 1939	11 [___] 1946	David Robinson	See Will of	
I.7360	Grant	16 Mar 1946	19 Mar 1946	Leon Lanoue & w.	James A. & Doris J. [Lumley] (jointly)	\$2,500; Part of Lot 15
K.8507	Grant	18 Jan 1945	1 Aug 1945	Davis Robinson & wife	Earl & Anna Robinson jointly	\$1; Part of Lot 15, see agreement
8473	Bylaw	5 June 1950	5 June 1950	Creating Urban Development Zone		Lot 15
17032	Cert	20 Oct 1945	8 Feb 1952	Consent Treasury Ont Re David Robinson		NE ¼ of Lot 15
17033	Cert	30 Jan 1952	8 Feb 1952	Consent Treasury Ont Re Rhoda N. Robinson		NE ¼ of Lot 15

- Stays partially in Robinson family at least until the 1970s
- Imperial Oil Ltd. Lease 1950s-1960s (3/4 of E ½ of Lot 15- SE ¼ and S ½ of NE 1/4)

**West ½ Lot 15 Concession 7:**

Instrument#	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	14 Aug 1872		Crown	Catherine Meagher	100 acres; W ½ of Lot 15
H.1352	Deed	4 July 1871	12 Oct 1872	Catherine Meagher	[A]llen Cote	\$1; [ ] ½ of W ½ of Lot 15
H.1425	Deed	16 Apr 1873	26 Apr 1873	Ellen & Richard Cote	John Battersby	50 acres; \$1,000; N ½ of W ½ of Lot 15
J.2021	Quit Claim Deed	29 June 187[ ]	8 Aug 1876	Richard Cote & wife	Catherine Meagher	50 acres; \$1; S ½ of W ½ of Lot 15
2022	Deed	28 Nov 1873	8 Aug 1876	Catherine Meagher	Joseph Langlois	50 acres; \$1,450; S ½ of W ½ of Lot 15
L.2857	Deed	4 Oct 1880	5 Oct 1880	Jospeh Langlois unmarried	Esdras Bertheaume	50 acres; \$300; S ½ of W ½ of Lot 15, subject to [ ]
2956	Will	20 Dec 1880	9 Apr 1881	Denis Bertheaume	See Will of	
Q.4854	Deed	30 Apr 1888	22 May 1888	Al[r]ace Berthiaume & w.	Felix Guindon	25 acres; \$700; S ½ of SW ¼ of Lot 15
4931	Deed	6 Aug 1888	9 Aug 1888	Felix Guindon	Anna Guindon	25 acres; \$1; S ½ of SW ¼ of Lot 15
5018	Deed	23 Aug 1888	24 Oct 1888	Alzas Berthiaume & w.	Lake Erie, Essex & Detroit River Railway Company.	50/100 acres; \$115; Part of Lot 15
5019	Deed	23 June 1888	24 Oct 1888	Felix Guindon & w.	Lake Erie, Essex & Detroit River Railway Company	78/100 acres; \$120; part of Lot 15
5088	Deed	7 Mar 1888	21 Jan 1889	John Battersby	William J. Battersby	50 acres; \$1000; N ½ of W ½ of Lot 15
			<b>Sandwich</b>	<b>South</b>		
B.691	Agreement	31 Dec 1897	29 Mar 1899	William J. Battersby	William Horton	NW ¼ of Lot 15
D.2760	Grant	19 Apr 1917	19 Apr 1917	Esdras Bertheaume	Frederick L. Moore	\$1; S ½ of W ½ of Lot 15, except S ½ of W ¼, Railway & [ ]
N. <sup>GR</sup> 6439	P of Will	1 Sept 1925	6 March 1928	[Pierre] Guindon	See Will of	
G.549	Cert of [ ]	2 May 1933	2 May 1933	[ ] Battersby et al.	William Battersby	NW ¼ of Lot 15
5565	Grant	28 Sept 1933	29 Sept 1933	[ ] Battersby et al.	Frederick & Francis Washbrook	NW ¼ of Lot 15
I.7428	Grant	12 June 1946	14 June 1946	James A. & Dora J. Lumley	Margaret E. Schindler	\$6,000; Part of Lot 15
8473	Bylaw	5 June 1950	5 June 1950	Creating Urban Development Zone		



- 1959 Right of Way given to Union Gas Co. of Canada (NW  $\frac{1}{4}$  of SW  $\frac{1}{2}$ ; S  $\frac{1}{2}$  of SW  $\frac{1}{4}$ ; NW  $\frac{1}{4}$  of Lot 15)

**Lot 16, Concession 7:**

Folder Index Number: 19.040

	Instrument	Date	Registered	Grantor	Grantee	Description
	Patent	5 Apr 1854		Crown	Robert Fairbairn	100 acres
929	Indenture	1 May 1858	18 Oct 1869	Robert Fairbairn	Peter Fairbairn	50 acres; W ½ of Lot 16 in 7 <sup>th</sup> Concession
970	Indenture	1 May 1858	28 Jan 1870	Robert Fairbairn	Thomas Fairbairn	50 acres; E ½ of Lot 16 in 7 <sup>th</sup> Concession
A.544	Deed	15 Nov 1897	10 Dec 1897	Peter Fairbairn	Robert & Thomas Fairbairn	50 acres; W ½ of Lot 16
B.821	Deed	16 Apr 1900	5 May 1900	Thomas Fairbairn Jr.	Robert Fairbairn	50 acres; W ½ of Lot 16
823	Deed	16 Apr 1900	5 May 1900	Thomas Fairbairn Sr. & w.	Thomas Fairbairn Jr.	E ½ of Lot 16
C.1661	Mortgage	23 Jan 1908	28 Jan 1908	Robert Fairbairn & Maud E. Fairbairn his wife	Thomas Fairbairn	50 acres; \$1,050; W ½ of Lot 16
1905	Discharge of mortgage	18 Jan 1910	20 Jan 1910	Thomas Fairbairn	Robert Fairbairn	Discharging mortgage no. C.1661
1906	Grant	13 Dec 1909	20 Jan 1910	Robert Fairbairn & Maud Elizabeth Fairbairn wife	Christina Fairbairn	50 acres; \$3,200; W ½ of Lot 16
E.3252	Grant	13 Sept 1920	11 Oct 1920	Thomas Fairbairn Trustees of Fairbairn Cemetery		E ½ of Lot 16
3253	Cemetery [board]	11 Oct 1920	11 Oct 1920	Naming Trustees		
G.5443	Grant	23 Sept 1932	18 Jan 1933	Canada Trust Co, et al.	Thomas Fairbairn	\$1.00; Part of W ½ of Lot 16
5444	Grant	23 Sept 1932	18 Jan 1933	Canada Trust Co, et al.	Georgia Hausz	5 acres; \$1.00; Part of W ½ of Lot 16
5445	Grant	23 Sept 1932	18 Jan 1933	Canada Trust Co, et al.	Robert Fairbairn	25 acres; Part of W ½ of Lot 16
H.6074	Grant	7 Oct 1937	5 Nov 1937	Robert Fairbairn & wife	Arthur Fairbairn	Part of W ½ of Lot 16
6078	Mortgage	30 October 1937	16 Nov 1937	Arthur Fairbairn	Bertha Washbrook & Cyril B. [ ] as joint tenants	\$300.00; Part of W ½ of Lot 16
H.6354	Grant	19 Sept	2 Oct	Georgina	Joseph &	\$4,000; Lot 16



		1939	1939	Heusz	Theada A Brice, [agriculturals]	
6355	Mortgage	19 Sept 1939	2 Oct 1939	Joseph & Theada A Brice	Georgina Hausz, as joint tenants	\$2,500
6455	Grant of [_____]	26 Mar 1940	3 July 1940	Theo Fairbairn (unmarried)	Bell Telephone Corp. of Canada	\$520; Line [_____] E ½ of Lot 16 [_____]
6456	Grant of [_____]	26 Mar 1940	3 July 1940	Arthur Fairbairn, et al.	Bell Telephone Corp. of Canada	\$400; Part of W ½ of Lot 16
I.6831	Tax Deed	17 Dec 1942	6 Jan 1943	Township of Sandwich South	Arthur J. Fairbairn	25 acres; SW ¼ of Lot 16
I.7028	Grant	25 Feb 1944	7 Mar 1944	Arthur J. Fairbairn (unmarried)	Rose A Craig	25 acres; \$1.00;
I.7118	Discharge of Mortgage	14 Sept 1944	2 Nov 1944	Georgina Hausz	Joseph & Theada A Brice	Discharge mortgage 6355
7259	Grant	1 Sept 1948	4 Sept 1948	Joseph Brice & Theada A Brice	Anthony & Mary Gray, joint tenants	\$8,00; Part of W ½ of Lot 16; 5 acres
K.8008	Grant	31 Aug 1948	31 Aug 1948	Rose A Craig	Arthur & Wilma Fairbairn	\$1.00; Part of SW 1/[_] of Lot 16
8473	Bylaw	5 June 1950	5 July 1950	Creating Urban Development Zone		

- Lot 16 generally stays within the Faibairn, Craig and O'Neil families at least until the 1980s.
- Imperial Oil Ltd. Lease 1950s-1960s (E ½ and SW ¼)

# **APPENDIX C**

## **Land Ownership Documents**



\* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT \* SUBJECT TO RESERVATIONS IN CROWN GRANT \*

PROPERTY DESCRIPTION: PT LT 16 CON 7 SANDWICH EAST AS IN SS3252; TECUMSEH; TOWN OF TECUMSEH

PROPERTY REMARKS: RECENTLY 01404-0086.

ESTATE/QUALIFIER:  
FEE SIMPLE  
LT CONVERSION QUALIFIED

RECENTLY:  
FIRST CONVERSION FROM BOOK & PIN

PIN CREATION DATE:  
2002/01/28

OWNERS' NAMES  
THE CORPORATION OF THE CITY OF WINDSOR

CAPACITY SHARE

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/CHKD
** PRINTOUT INCLUDES ALL DOCUMENT TYPES (DELETED INSTRUMENTS NOT INCLUDED) **						
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:						
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *						
** AND ESCHEATS OR FORFEITURE TO THE CROWN.						
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF						
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY						
** CONVENTION.						
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.						
**DATE OF CONVERSION TO LAND TITLES: 2002/01/28 **						
R459284	1970/01/07	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
REMARKS: WINDSOR AIRPORT ZONING REGULATIONS D.N.A P.I.N 01337-0434 DELETED NOV 15/07						
CORRECTIONS: 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/03/25 BY REGISTRAR 23. 'PARTY: SEE DOCUMENT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R844423	1981/10/27	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
REMARKS: AMENDS 137437 & 459284 WINDSOR AIRPORT ZONING REGULATIONS						
CORRECTIONS: 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'DEPARTMENT OF TRANSPORT' ON 1996/11/14 BY LAND REGISTRAR #3. 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'SEE DOCUMENT' ON 1997/04/01 BY LAND REGISTRAR#19. 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
R844424	1981/10/27	NOTICE		SEE DOCUMENT	DEPARTMENT OF TRANSPORT	C
CORRECTIONS: 'PARTY' CHANGED FROM 'DEPARTMENT OF TRANSPORT' TO 'SEE DOCUMENT' ON 1997/04/01 BY LAND REGISTRAR#19. 'PARTY: DEPARTMENT OF TRANSPORT' ADDED ON 1997/04/08 BY REGISTRAR 23.						
CE759600	2017/02/23	APL VESTING ORDER		SUPERIOR COURT OF JUSTICE	THE CORPORATION OF THE CITY OF WINDSOR	C

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.  
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

# **APPENDIX D**

**Fairbairn Cemetery Deed of Land**



County of

To Wit: }  
          } of the  
          } in the

of  
of

make oath and say:

1. That I was personally present and did see the within Instrument and Duplicate thereof duly signed, sealed and executed by

the parties thereto.

2. That the said Instrument and Duplicate were executed by the said part at the of

3. That I know the said part

4. That I am a subscribing witness to the said Instrument and Duplicate.

Sworn before me at the

in the

of

of this

day of

our Lord 19

in the year of

A Commissioner for taking Affidavits, etc.

*Mr. Sheppard*     2 00  
      *cere.*            1 00  
      *exp.*             50

Dated 13th September 1920.

Thomas Fairbairn

—TO—

The trustees of the  
Fairbairn Cemetery.

**Deed of Land**

I certify that the within instrument is  
duly signed and registered in the  
Registry Office of the Registry Div.  
of the County of Essex, in S.  
the Town ship  
*E* *Sandwich South*  
140 *P* *11*  
October *26*  
3252

MAXFIELD SHEPPARD  
Barrister, Etc.  
WINDSOR, - ONT.



# This Indenture

made in duplicate the ~~thirteenth~~ <sup>thirteenth</sup> day of  
September one thousand nine hundred and twenty in pursuance of

The Short Forms of Conveyances Act.

Between Thomas Fairbairn of the Township of Sandwich South in the County of Essex, Yeoman,

(herein called the Grantor ) of the first part, and  
*Dana E. Ure and Charles Frith and Stephen Watson*  
of the same place, Yeomen, Trustees of the Fairbairn Cemetery,

(herein called the Grantee S) of the second part

Witnesseth that in consideration of other valuable considerations and the sum of

five dollars of lawful money of Canada, now paid by the grantee S to the grantor the receipt and satisfaction of all of which is hereby acknowledged, the grantor do ~~th~~ grant unto and to the use of the grantee S in fee simple.

All and Singular, that certain parcel or tract of land and premises, situate lying and being

in the Township of Sandwich South in the County of Essex and being composed of part of the east half of lot Sixteen in the Seventh Concession more particularly described as follows:-Commencing in the south boundary of the Base Line Road at the distance westerly along that line of two hundred and eighty feet from the west boundary of the Concession Road between the seventh and eighth concessions, thence westerly along the said boundary of the Base Line Road three hundred and eleven feet more or less (a sufficient distance to include within the boundaries of this parcel one acre of land) thence southerly at right angles to said boundary of said Base Line Road one hundred and forty feet, thence easterly parallel to the said Base Line Road three hundred and eleven feet more or less, thence northerly at right angles to the said boundary of the Base Line Road one hundred and forty feet to the place of beginning. Reserving the right to the said grantor to a cemetery plot to be chosen by him of not more than *nine hundred* square feet in area including the plot in which his father's remains have been interred.

Subject to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.

The grantor **Covenants** with the grantees **THAT** he **has** the right to convey the said lands to the grantee **S** notwithstanding any act of the grantor, save as aforesaid, and that the grantee **S** shall have quiet possession of the said lands free from all incumbrances, save as aforesaid, and that he will execute such further assurances of the said lands as may be requisite, and that he **has** done no act to incumber the said lands, save as aforesaid.

And the grantor **Release S** to the said grantee all **his** claims upon the said lands.

~~And the grantor covenants with the grantees that he will execute such further assurances of the said lands as may be requisite, and that he has done no act to incumber the said lands, save as aforesaid.~~

In Witness whereof, the parties hereto have hereunto set their hands and seals.

Signed, Sealed and Delivered

IN THE PRESENCE OF

*Amy M. Sheppard* } *Thomas Fairbairn*





**Ministry of Heritage, Sport, Tourism, and  
Culture Industries**

Archaeology Program Unit  
Programs and Services Branch  
Heritage, Tourism and Culture Division  
5th Floor, 400 University Ave.  
Toronto ON M7A 2R9  
Tel.: (437) 339-8882  
Email: Melissa.Wallace@ontario.ca

**Ministère des Industries du patrimoine, du sport, du  
tourisme et de la culture**

Unité des programme d'archéologie  
Direction des programmes et des services  
Division du patrimoine, du tourisme et de la culture  
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Email: Melissa.Wallace@ontario.ca



Mar 9, 2022

W. Bruce Stewart (P109)  
Cultural Resource Management Group Limited, Nova Scotia  
1519 Bedford Bedford NS B4A 1E3

**RE: Review and Entry into the Ontario Public Register of Archaeological Reports:  
Archaeological Assessment Report Entitled, "STAGE 1: ARCHAEOLOGICAL  
ASSESSMENT REPORT SANDWICH SOUTH MASTER SERVICING REPORT EAST  
PELTON SECONDARY PLAN PARTS OF LOTS 13 TO 16, CONCESSION 7  
GEOGRAPHIC TOWNSHIP OF SANDWICH EAST CITY OF WINDSOR, COUNTY OF  
ESSEX, ONTARIO", Dated Feb 15, 2022, Filed with MHSTCI Toronto Office on Feb  
15, 2022, MHSTCI Project Information Form Number P109-0104-2019, MHSTCI File  
Number 0011987**

Dear Mr. Stewart:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18.<sup>1</sup> This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Figures 14-16 of the above titled report and recommends the following:

#### 4.0 RECOMMENDATIONS

CRM Group was retained by Dillon on behalf of the City of Windsor to undertake a Stage 1 Archaeological Assessment of the East Pelton Secondary Plan study area, a proposed residential, commercial, and institutional development, as part of the preparation of the Sandwich South Master Servicing Report. The East Pelton Secondary Plan study area covers an area of approximately 206 hectares on part of Lots 13 through 16, Concession 7 in the Geographic Township of Sandwich East, now City of Windsor, Essex County, Ontario (Figures 1, 2 & 3). Significant portions of the overall study area had previously been assessed (New Direction's 2013 Stage 1 report (P018-343-2011); and Stantec's 2015 Stage 1 report (P389-0040-2014)) and recommended for Stage 2 assessment. While these areas were not reassessed by CRM Group, the recommendations stemming from those two studies have been carried forward and

included in CRM Group's recommendations.

As a result of the Stage 1 Archaeological Assessment, CRM Group offers the following recommendations:

1. CRM Group's 2019 Stage 1 Archaeological Assessment determined that previously unassessed portions of the study area exhibit a moderate to high potential for the identification and recovery of both Pre-contact Indigenous and historic Euro-Canadian archaeological resources. In addition, previous assessments conducted by New Directions (Stage 1 Archaeological Assessment of the Lauzon Parkway, County Road 17, County Road 42, Future East-West Arterial Road from Walker Road to County Road 17 Corridors, and The Sandwich South Secondary Plan, City of Windsor, County of Essex) and Stantec (Stage 1 Archaeological Assessment: Upper Little River Watershed Master Plan and Stormwater Management Plan) have identified significant portions of their respective study areas as exhibiting moderate to high archaeological potential and recommended Stage 2 Archaeological Assessment. As such, a Stage 2 archaeological assessment is required for most of the East Pelton study area prior to any proposed impacts (Figures 15 & 16).

2. Specific portions of the study area including the excavator disturbed area, the Windsor Christian Fellowship property, the Southwest Detention Centre footprint, the residential buildings and swimming pools, the Highway 401 alignment, and 8th Concession ROW on the east side of 8th Concession Road are considered disturbed, therefore, no further archaeological assessment is recommended in these portions of the study area (Figures 15 & 16: area marked in red).

3. The Fairbairn Union Cemetery is located outside of the northeast corner of the study area. Although the area within the boundary of the cemetery is ascribed high potential for burials, it has been determined that the historic cemetery boundaries do not deviate outside of the boundaries of the contemporary cemetery (Figure 10). The entire portion of the current study area adjacent to the Fairbairn Union Cemetery has been considerably sloped and disturbed by trenching for 6th Concession Drain ditching (Figure 11). Additionally, given that peripheral burial plots indicated on cemetery mapping could be aligned with their corresponding headstones, it has been determined that that no additional graves would be located beyond the indicated boundaries. Therefore, the portion of the study area adjacent to the cemetery is ascribed low potential for burials.

4. Areas identified in Recommendation 1 as requiring a Stage 2 Archaeological Assessment should apply the field methods described below in Section 4.1 of this report. The Stage 2 Archaeological Assessment will include a shovel test-pit survey at 5-metre intervals within areas of manicured lawn, and a pedestrian survey of the agricultural fields at a maximum of 5-metre intervals (Figure 16).

5. Should the proposed work extend beyond the current study area, further Stage 1 Archaeological Assessment should be conducted to determine the archaeological potential of the area.

#### 4.1 Stage 2 Field Method Strategies

Based on the above determination, the Stage 2 archaeological assessment should consist of Indigenous engagement, a pedestrian survey, and a test pit survey (Figures 15 & 16).

##### First Nation Engagement

According to the MHSTCI draft technical bulletin for consultant archaeologists in Ontario Engaging Aboriginal Communities in Archaeology (Government of Ontario 2011b: 4), archaeologists are encouraged to engage First Nation communities at the following points during the archaeological assessment:

In Stage 1, when conducting a Background Study, in order to identify information sources in local First Nation communities;

In Stage 1, when evaluating archaeological potential and making recommendations to exempt areas meeting the criteria for low archaeological potential from further assessment, in order to ensure there are no unaddressed Indigenous cultural heritage interests;



In Stage 2, when assessing a property and determining archaeological sites that require Stage 3 fieldwork, in order to determine interest in the Indigenous archaeological sites and ensure that there are no unaddressed Indigenous archaeological interests connected with the land surveyed or sites identified; and

In Stage 3, when making recommendations regarding the excavation or preservation of Indigenous archaeological sites of cultural heritage value or interest, in order to review the recommendations with the relevant interested Indigenous communities.

Given the potential for encountering Indigenous archaeological resources, relevant First Nations communities should be contacted to advise them of the assessment.

#### 4.1.1 Pedestrian Survey

Since the study area is composed primarily of agricultural fields, MHSTCI requires the property to be subjected to a pedestrian survey (Section 2.1.1 Standard 1). The pedestrian survey would cover an area of approximately 186.4 hectares (Figure 16). The agricultural fields within the study area must be ploughed and sufficiently weathered, ensuring a ground surface visibility of greater than 80%. Pedestrian survey transects are to be a maximum of five metres. Recovery of any archaeological resources results in narrowing of transects to one-metre intervals over a twenty-metre radius (Section 2.1.1). This includes the areas recommended for Stage 2 in Stantec's 2015 report and in New Direction's 2013 report (Figure 14)

#### 4.1.2 Test Pit Survey

MHSTCI requires test pit surveys of areas where ploughing is not viable. The study area includes an area of manicured lawn between the Southwest Detention Centre and the private sports fields in the southeast corner of the study area as well as the sports fields themselves. This area measures approximately 6.2 hectares (Figure 16). Test pits are to be dug by hand at five-metre intervals, a minimum of thirty centimetres wide, and five centimetres into undisturbed subsoil. All soils are to be screened through 6 mm mesh, according to stratification layers, with artifacts collected to be retained for analysis. All test pits are backfilled and sod replaced (Section 2.1.2).

Based on the information contained in the report, the ministry is satisfied that the fieldwork and reporting for the archaeological assessment are consistent with the ministry's 2011 *Standards and Guidelines for Consultant Archaeologists* and the terms and conditions for archaeological licences. This report has been entered into the Ontario Public Register of Archaeological Reports. Please note that the ministry makes no representation or warranty as to the completeness, accuracy or quality of reports in the register.

Should you require any further information regarding this matter, please feel free to contact me.

Sincerely,

Melissa Wallace  
Archaeology Review Officer

cc. Archaeology Licensing Officer  
Amy Farkas, Dillon Consulting Ltd  
Patrick Winters, City of Windsor

<sup>1</sup>In no way will the ministry be liable for any harm, damages, costs, expenses, losses, claims or actions that may result: (a) if the Report(s) or its recommendations are discovered to be inaccurate, incomplete, misleading or fraudulent; or (b) from the issuance of this letter. Further measures may need to be taken in the event that additional artifacts or archaeological sites are identified or the Report(s) is otherwise found to be inaccurate,

*incomplete, misleading or fraudulent.*