

**STAGE 3 ARCHAEOLOGICAL ASSESSMENT OF
WINTER NORTH SITE (AJGV-64) AND WINTER SOUTH SITE (AJGV-65),
NORTHWEST CORNER OF EGLINTON AVENUE WEST AND HURONTARIO STREET,
PART OF LOT 1, CONCESSION 1 WEST OF HURONTARIO STREET,
GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL,
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL**

ORIGINAL REPORT

Prepared for:

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Archaeological Licence #P398 (Houston-Dickson)
Ministry of Tourism, Culture and Sport PIF# P398-0026-2019
ASI File: 19PL-010

8 February 2019



Providing Archaeological &
Cultural Heritage Services

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EXECUTIVE SUMMARY

ASI was contracted by Mondiale Development Ltd. to undertake a Stage 3 Archaeological Assessment of the Winter North site (AJGv-64) and Winter South site (AJGv-65), northwest corner of Eglinton Avenue West and Hurontario Street, part of Lot 1, Concession 1 West of Hurontario Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel.

The Winter North (AJGv-64) and Winter South (AJGv-65) sites were registered in the Ontario Archaeological Sites Database by ASI following a Stage 2 Archaeological Assessment of the 21-hectare property at the northwest corner of Eglinton Avenue West and Hurontario Street. The artifact assemblage from the Winter South site (AJGv-65) indicated an early-nineteenth century occupation, while the Winter North site (AJGv-64) dated to the mid-nineteenth century. Subsequent archival research revealed that the George Winter Sr. family was granted the south half of Lot 1, Concession 1 WHS circa 1826. By 1861, a brick house had been constructed. The Winter family occupied the farm complex within Lot 1, Concession 1 WHS into the twentieth century.

A review of aerial photography from Google Earth along with a visual inspection of the property has indicated that the current development activities have heavily altered the lands north of Cooksville Creek. As a result, these construction activities have obliterated any *in situ* archaeological material at the Winter North (AJGv-64) and Winter South (AJGv-65) sites. Therefore, there is no remaining cultural heritage value or interest, and no further archaeological assessment is required.



PROJECT PERSONNEL

<i>Project Managers:</i>	David Robertson, MA Partner & Director, Planning Assessment Division
	Jennifer Ley, Hons. BA (R376) Associate Archaeologist & Assistant Manager, Planning Assessment Division
<i>Project Director:</i>	Jamie Houston-Dickson, MA (P398) Associate Archaeologist & Project Manager, Planning Assessment Division
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1.0 PROJECT CONTEXT

ASI was contracted by Mondiale Development Ltd. to undertake a Stage 3 Archaeological Assessment of the Winter North site (AjGv-64) and Winter South site (AjGv-65), located at the northwest corner of Eglinton Avenue West and Hurontario Street, part of Lot 1, Concession 1 West of Hurontario Street (WHS), Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel (Figure 1).

1.1 Development Context

This assessment was conducted under the project management of Mr. David Robertson and Ms. Jennifer Ley (R376), and under the project direction of Ms. Jamie Houston-Dickson (MTCS PIF P398-0026-2019). All activities carried out during this assessment were undertaken to summarize the previous archaeological assessment (ASI 2009) and describe how the existing conditions of the property have affected the remaining archaeological potential, as requested by the City of Mississauga. In consultation with the Ministry of Tourism, Culture and Sport (MTCS) it was determined that a Stage 3 Archaeological Assessment was warranted for the purpose of this study.

The original Stage 1 and 2 Archaeological Assessment, completed under PIF P049-417-2009, was triggered by the *Planning Act* (Ministry of Municipal Affairs and Housing 1990). This report was entered into the Ontario Public Register of Archaeological Reports on December 6, 2012.

All work for this assessment was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture 1990) and the MTCS 2011 *Standards and Guidelines for Consultant Archaeologists* (S & G) (Ministry of Tourism and Culture 2011).

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by the proponent on January 16, 2019.

1.2 Historical Context

The Winter North (AjGv-64) and Winter South (AjGv-65) sites were located within the south half of Lot 1, Concession 1 WHS, in the Geographic Township of Toronto, County of Peel, now in the City of Mississauga. In order to place the Winter North (AjGv-64) and Winter South (AjGv-65) sites within the context of historical land use, detailed archival research was conducted focused on the settlement history of Lot 21 in the vicinity of the sites.

1.2.1 Euro-Canadian Land-Use

Township of Toronto

The Township of Toronto was originally surveyed in 1806 by Mr. Wilmot, Deputy Surveyor. The first settler in this Township, and also the County of Peel, was Colonel Thomas Ingersoll. The whole population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the war broke out in 1812, which gave considerable check to its progress. When the war was over, the Township's growth revived, and the rear part of the Township



was surveyed and called the “New Survey”. The greater part of the New Survey was granted to a colony of Irish settlers from New York City, who suffered persecution during the war.

The Credit River runs through the western portion of the Township and proved to be a great source of wealth to its inhabitants, as it was not only a good watering stream, but there were endless mill privileges along the entire length of the river.

In 1855, the Hamilton and Toronto Railway completed its lakeshore line. In 1871, the railway was amalgamated with the Great Western Railway, which in turn, was amalgamated in 1882, with the Grand Trunk Railway, and then in 1923, with Canadian National Railway (Andreae 1997:126–127). Several villages of varying sizes had developed by the end of the nineteenth century, including Streetsville, Meadowvale, Churchville, and Malton. A number of crossroad communities also began to grow by the end of the nineteenth century. These included Britannia, Derry, Frasers Corners, Palestine, Mt Charles, and Grahamsville.

Historical Development of south half of Lot 1, Concession 1 WHS

According to the Abstract Index to Deed Titles, the Crown Patent for the south half of Lot 1 was granted to George Winter (Sr.) in 1826. The patent was for the entire 100 acres in the south half. In 1896, George Winter (Jr.) willed this lot to his son Isaac Winter (AO n.d.).

In order to determine if the Winter family occupied this property, other sources of information were examined. The agricultural portion of the 1851 Census of Canada West is missing, as is a portion of the personal census. In the part of the personal census that exists there is no adult named George Winter listed (AO 1851). George Winter was enumerated in the 1861 census. He was listed as a 43 year-old English-born farmer who lived with his wife, child, and a 17 year-old female servant. The family possessed 100 acres, of which 75 were cultivated. Of these 75 acres a total of 69 were planted in crops, four were pasture, and two were orchard. The other 25 acres were wild. The crops included wheat, barley, peas, oats, potatoes, and hay. The livestock consisted of cows, horses, sheep, and pigs. The family resided in a one storey brick dwelling (AO 1861). If it is assumed that the farm land was put into agricultural production at a rate of two to four acres per year, the process was begun around the time that the patent was granted in 1826. The 1859 *Tremaine Map of the County of Peel* (Tremaine 1859) illustrates George Winter as the owner of the south half of the lot (Figure 2).

George Winter was again enumerated in the 1871 census. He was now a 53 year-old English-born farmer who lived with his wife and two children. The family possessed 100 acres, of which 85 were improved. The farm’s crops consisted of wheat, barley, oats, peas, potatoes, and hay. The livestock included cows, sheep, and pigs. The family owned one dwelling house and five barns or stables (AO 1871). The 1877 *Historical Atlas of Peel County* (Walker and Miles 1877) illustrated the dwelling and orchard on the east half of the subject property (Figure 3). One family also resided on the south half of Lot 1 according to the 1901 Canada Census. Isaac Winter was a 37 year-old Ontario-born farmer who lived with his wife, two children, and two domestic servants. The family possessed 100 acres. They owned one 13-room brick dwelling, and possessed six barns or stables (AO 1901). Evidence of a brick house is still present on the 1909 NTS Sheet Brampton (Department of Militia and Defence 1909) (Figure 4).

To summarize the preceding information, the south half of Lot 1, Concession 1 WHS, was settled circa 1826 by English immigrant George Winter Sr. and his family. The process of bringing the land into agricultural production was continued by his son George Winter Jr., who had constructed a brick house on the property by 1861. The family continued to occupy the farm in the early twentieth century. Material



recovered during the course of the Stage 2 archaeological survey included pearlware ceramics characteristic of the early nineteenth-century, which reinforces the interpretation that the lot was settled at the time that the patent was granted in 1826. A Stage 3 archaeological assessment was recommended to more precisely define the nature and extent of the deposits at the Winter North (AjGv-64) and Winter South (AjGv-65) sites.

1.3 Archaeological Context

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) which is maintained by the Ministry of Tourism, Culture and Sport. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Dr. Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 km east-west by 18.5 km north-south. Each Borden block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The Winter North (AjGv-64) and Winter South (AjGv-65) sites are located within the AjGv Borden block.

A total of eight sites have been registered within a one km radius of the Winter North (AjGv-64) and Winter South (AjGv-65) sites. This includes six nineteenth-century Euro-Canadian sites, one late Archaic findspot, and one late Woodland Village.

Table 1: Registered Sites within a 1 km Radius of the Subject property

Borden	Name	Temporal/ Cultural Affiliation	Site Type	Researcher
AjGv-36		Late Archaic	Findspot	MPP*, no date
AjGv-37		Euro-Canadian	Homestead	MPP, no date
AjGv-38	Antrex 1	Late Woodland	Village	MPP, 1990-1991 ASI 1991-1994
AjGv-66	H4	Euro-Canadian	Homestead	ASI 2009
AjGw-87		Early Woodland	Findspot	MIA**, 1988
AjGw-200	McTavish	Euro-Canadian	Homestead	ASI, 1989
AjGw-201	Britannia Schoolhouse	Euro-Canadian	Schoolhouse	ASI, 1989
AjGv-488	Britannia Farm House	Euro-Canadian	Homestead	ASI, 2008

*MPP – Mayer, Pihl, Poulton & Associates

**MIA -Museum of Indian Archaeology, now Museum of Ontario Archaeology

The Winter North (AjGv-64) and Winter South (AjGv-65) sites were registered into the OASD by ASI following a the Stage 1 and 2 Archaeological Assessment of the 21-hectare property at the northwest corner of Eglinton Avenue West and Hurontario Street under MTCS PIF P049-417-2009 (ASI 2009). The Stage 2 assessment was conducted by means of test pit survey and pedestrian survey at five metre intervals within the portions of the subject property deemed to have archaeological potential (Supplementary Documentation [SD] Figure 1). Areas of disturbance, slope and marsh were documented. During the course of the Stage 2 assessment, three historical Euro-Canadian sites: Winter North (AjGv-64), Winter South (AjGv-65) and AjGv-66 were documented, as well as one historical Euro-Canadian isolated find, H3. All archaeological material was encountered within the eastern half of the subject property, north of Cooksville Creek. Artifacts from the Winter South site (AjGv-65) indicate an early-nineteenth century occupation, while the Winter North site (AjGv-64) dates to the mid-nineteenth century, and AjGv-66 indicates a late nineteenth to early twentieth century occupation. A Stage 3 Archaeological Assessment was recommended for the Winter North site (AjGv-64) and the Winter South sites (AjGv-65) (SD Figure 2). The balance of the property, excluding the city-owned lands, were considered to be free of further archaeological concern.



2.0 FIELD METHODS

In accordance with the memo released on December 21, 2018 by MTCS, the winter fieldwork strategy for this assessment was approved in advance of fieldwork. During this communication it was determined that a Stage 3 PIF/report would be better suited for this assessment given the presence of archaeological sites documented on the property (personal communication, Heather Kerr, February 5, 2019).

The Stage 3 Archaeological Assessment was conducted under the field direction of Mr. Robb Bhardwaj (P449), and all fieldwork was done in accordance with the S & G. The weather and lighting conditions permitted optimal visibility of ground features. Detailed photographic records were taken during the fieldwork and the location and direction of selected photographs can be seen in Figure 6 (Plates 1-8).

2.1 Findings

The landscape in the vicinity of the site areas has changed significantly from the time of the original Stage 2 Archaeological Assessment in 2009. The current conditions consist of a block of new townhouses, a series of residential towers, large graded areas, access roads and underground infrastructure (i.e. water and sewer).

Both the Winter North (AjGv-64) and Winter South (AjGv-65) sites were relocated using GPS coordinates and mapping from the previous Stage 2 assessment. Evidence of extensive cut and fill was evident across both the Winter North (AjGv-64) (Plates 1-4) and Winter South (AjGv-65) (Plates 5-8) site areas. These construction activities have removed all original soil deposits associated with, or incorporating elements of, the two sites. As such, the likelihood of recovering *in-situ* archaeological resources at either the Winter North (AjGv-64) or Winter South (AjGv-65) sites is nil.

2.2 Review of Google Earth Aerial Imagery

In order to further assess the previous land use and/or disturbance in the vicinity of Winter North (AjGv-64) and Winter South (AjGv-65) sites, available aerial imagery was reviewed (Figure 5). Aerial imagery from Google Earth covers the subject property between 2003 and 2018 (Google Earth Pro 2018).

The 2003 image shows that the subject property consisted of a large open green field parcel prior to the previous Stage 1 and 2 Archaeological Assessment. A farm complex is located along Eglinton Avenue West, south of Cooksville Creek.

By 2009, portions of the subject property have been ploughed and correspond to the areas subject to pedestrian survey during the course of the previous Stage 2 assessment (see SD Figure 1).

In 2012, a building had been erected in the northeast corner of the subject property, fronting Hurontario Street. The location of this building corresponds, in part, to the location of the Winter South (AjGv-65) site.

In March 2013, further development activities had occurred in the northeast corner of the subject property. The activities appear to include soil grading, soil stockpiling, and construction fronting Eglinton Avenue West. The soil moving activities correspond, in part, to the location of the Winter North (AjGv-64) site. By this time, the farm complex located fronting Eglinton Avenue West had been demolished.



By September 2013, much of the east half of the property had been subject to significant soil moving activities, including the vicinity of both the Winter North (AjGv-64) and Winter South (AjGv-65) sites.

In 2015, two residential towers had been constructed fronting Eglinton Avenue and a block of townhouses were under construction along Cooksville Creek. The vicinity of the Winter North (AjGv-64) and Winter South (AjGv-65) sites has been stripped and graded and a road has been constructed providing access from Hurontario Street.

In 2016, the block of townhouses had been completed and the development of the east half of the property continued. At this time, construction was underway across from the townhouse block.

By 2018, two additional residential towers had been constructed. The north corner of the property includes levelled areas used for construction parking and it appears initial construction had started on a new block. The lands south of Cooksville creek have remained relatively unchanged over time, with the exception of small graded areas within the southwest corner and fronting Eglinton Avenue West.

Based on the above review, the aerial imagery supports the findings during the field review. The widespread and intensive ground disturbance due to grading that occurred between 2013 and the present has removed all original soil deposits associated with, or incorporating elements of, the Winter North (AjGv-64) and Winter South (AjGv-65) sites. The likelihood of recovering *in-situ* archaeological resources at the Winter North (AjGv-64) and Winter South (AjGv-65) sites is nil.

3.0 RECORD OF FINDS

Despite careful scrutiny, no archaeological resources were found during the course of this Stage 3 Archaeological Assessment. Written field notes, annotated field maps, GPS logs and other archaeological data related to the subject property are located at ASI.

The documentation related to this project will be curated by ASI until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism, Culture and Sport, and any other legitimate interest groups.

4.0 ANALYSIS AND CONCLUSION

ASI was contracted by Mondiale Development Ltd. to undertake a Stage 3 Archaeological Assessment of the Winter North site (AjGv-64) and Winter South site (AjGv-65), northwest corner of Eglinton Avenue West and Hurontario Street, part of Lot 1, Concession 1 WHS, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel.

The Winter North (AjGv-64) and Winter South (AjGv-65) sites were registered in the OASD by ASI following a Stage 2 assessment of the 21-hectare property at the northwest corner of Eglinton Avenue West and Hurontario Street (ASI 2009). The artifact assemblage from the Winter South site (AjGv-65) indicated an early-nineteenth century occupation, while the Winter North site (AjGv-64) dated to the mid-nineteenth century. Subsequent archival research revealed that the George Winter Sr. family was granted the south half of Lot 1, Concession 1 WHS circa 1826. By 1861, a brick house had been constructed within the study area. The Winter family occupied the farm complex within Lot 1, Concession 1 WHS into the twentieth century.



A review of aerial photography from Google Earth along with a visual inspection of the property has indicated that the current development activities have heavily altered the lands north of Cooksville Creek. As a result, these construction activities have obliterated any *in situ* archaeological material at the Winter North (AjGv-64) and Winter South (AjGv-65) sites. Therefore, there is no remaining cultural heritage value or interest, and no further archaeological assessment is required.

5.0 RECOMMENDATIONS

In light of these results, the following recommendations are made:

1. Given the widespread disturbances across the Winter North (AjGv-64) and Winter South (AjGv-65) sites, there is no remaining cultural heritage value or interest. Therefore, no further archaeological assessment is required.

NOTWITHSTANDING the results and recommendations presented in this study, ASI notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism, Culture and Sport should be immediately notified.

The documentation related to this project will be curated by ASI until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism, Culture and Sport, and any other legitimate interest groups.

6.0 ADVICE ON COMPLIANCE WITH LEGISLATION

- This report is submitted to the Minister of Tourism, Culture and Sport as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection 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 Tourism, Culture and Sport, 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 field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.



- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33, requires that any person discovering or having knowledge of a burial site shall immediately notify the police or coroner. It is recommended that the Registrar of Cemeteries at the Ministry of Consumer Services is also immediately notified.
- 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 licence.

7.0 BIBLIOGRAPHY AND SOURCES

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8.0 IMAGES



Plate 1: View of current conditions in vicinity of the Winter North site (AjGv-64) site.



Plate 2: View of current conditions in vicinity of the Winter North site (AjGv-64) site.



Plate 3: View of current conditions in vicinity of the Winter North site (AjGv-64) site.



Plate 4: View of current conditions in vicinity of the Winter North site (AjGv-64) site.



Plate 5: View of current conditions in vicinity of the Winter South site (AjGv-65) site.



Plate 6: View of current conditions in vicinity of the Winter South site (AjGv-65) site.



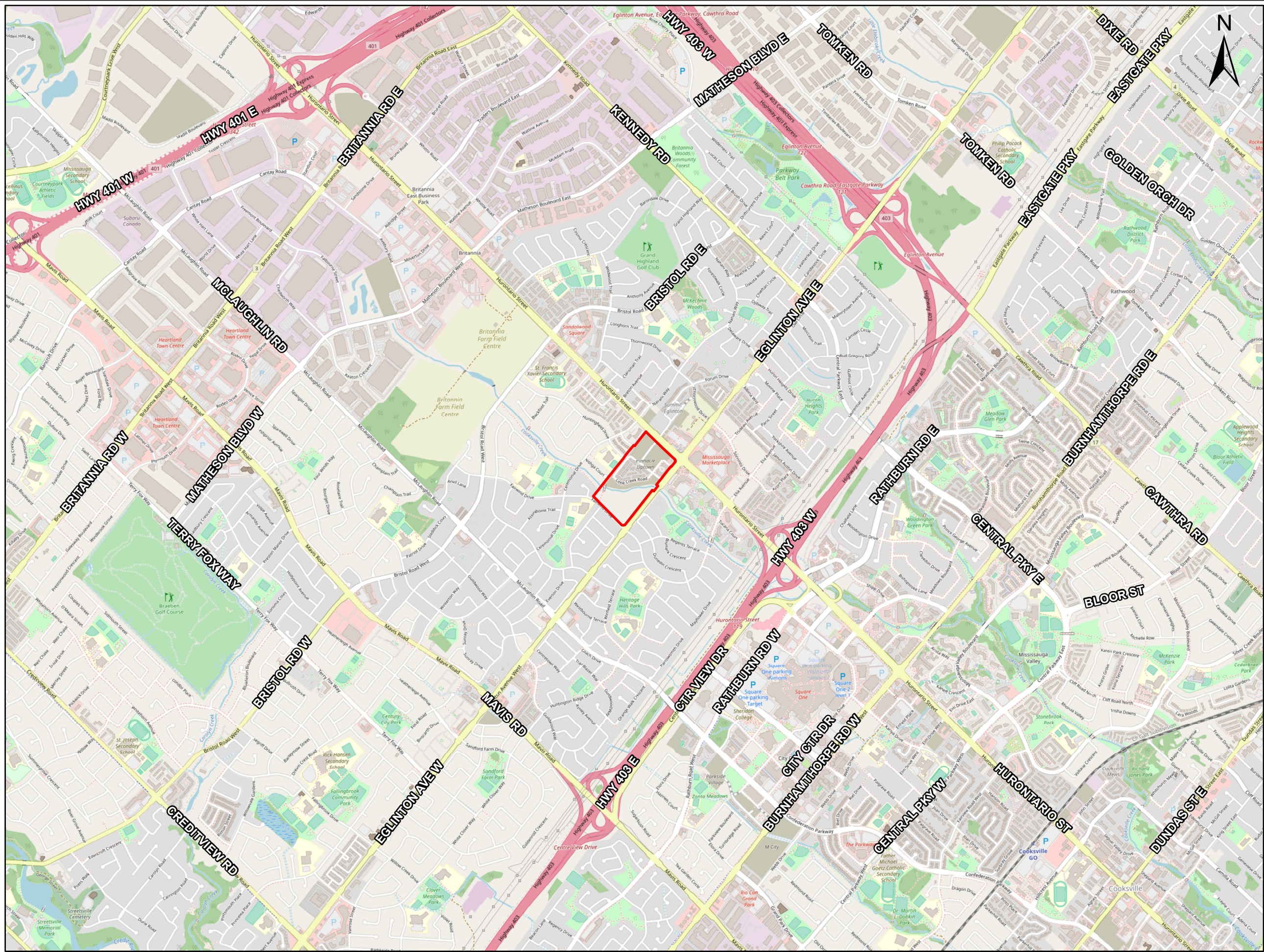
Plate 7: View of current conditions in vicinity of the Winter South site (AjGv-65) site.



Plate 8: View of current conditions in vicinity of the Winter South site (AjGv-65) site showing buried infrastructure.

9.0 MAPS

See the following pages for detailed assessment maps and figures.



 SUBJECT PROPERTY

BASE: Ortho
Esri, DigitalGlobe, GeoEye, i-cubed, USDA,
USGS, AEX, Getmapping, Aerogrid, IGN,
IGP, swisstopo, and the GIS User Community

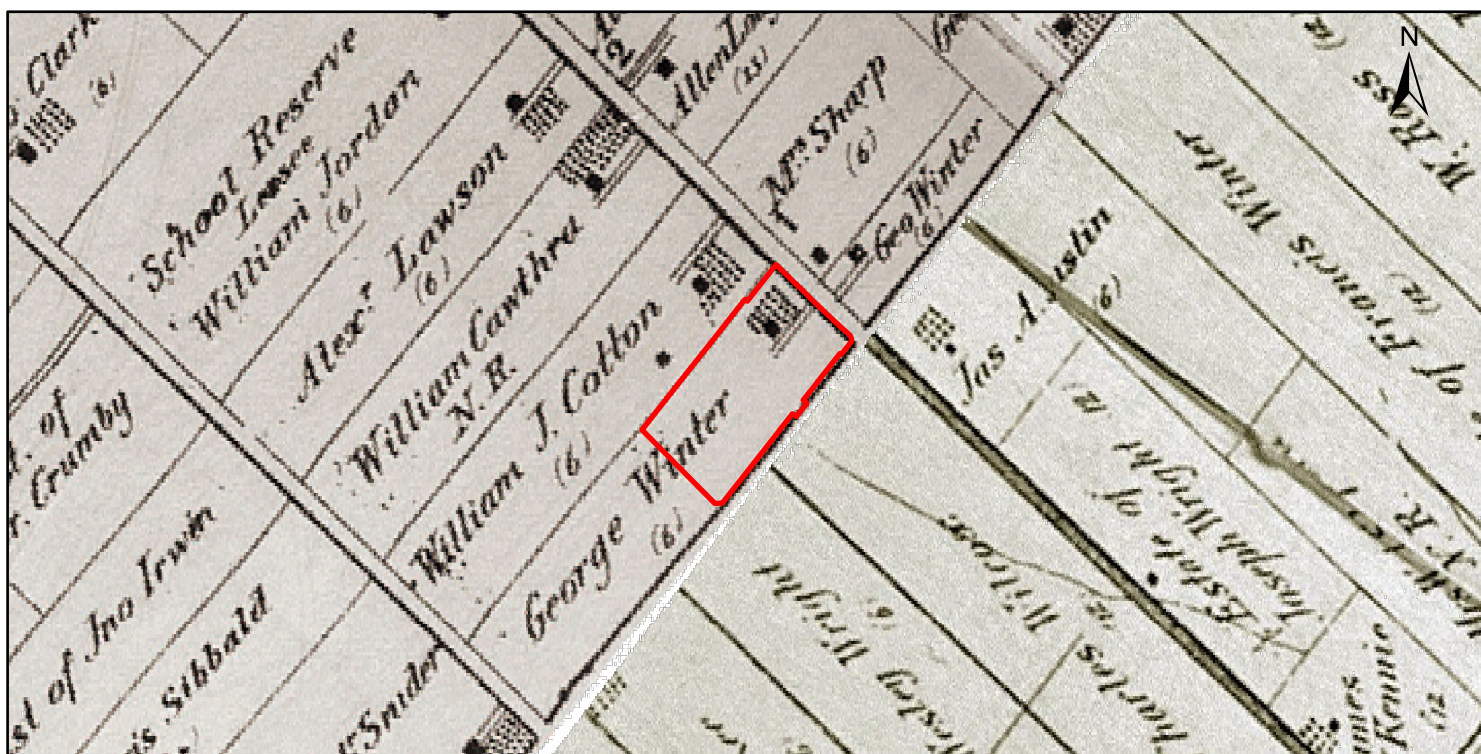
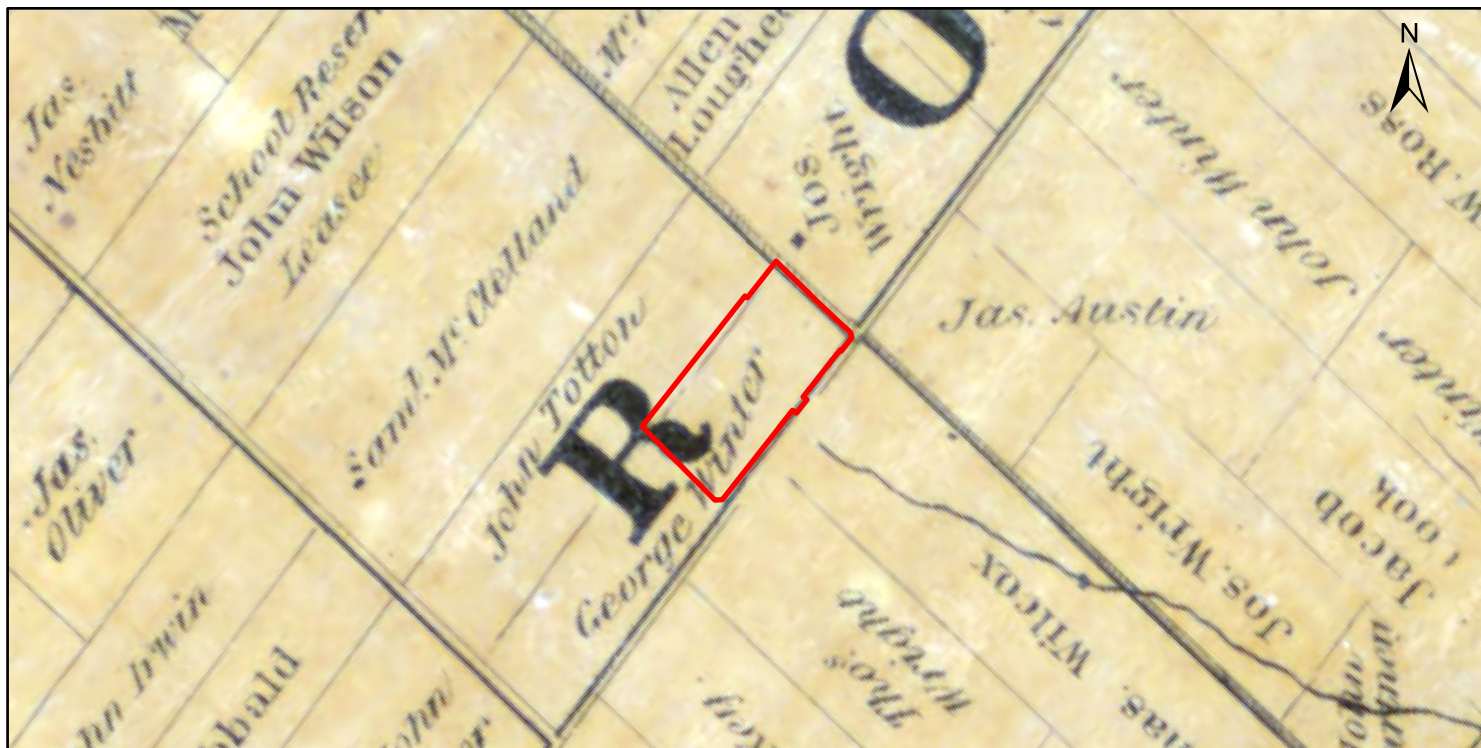
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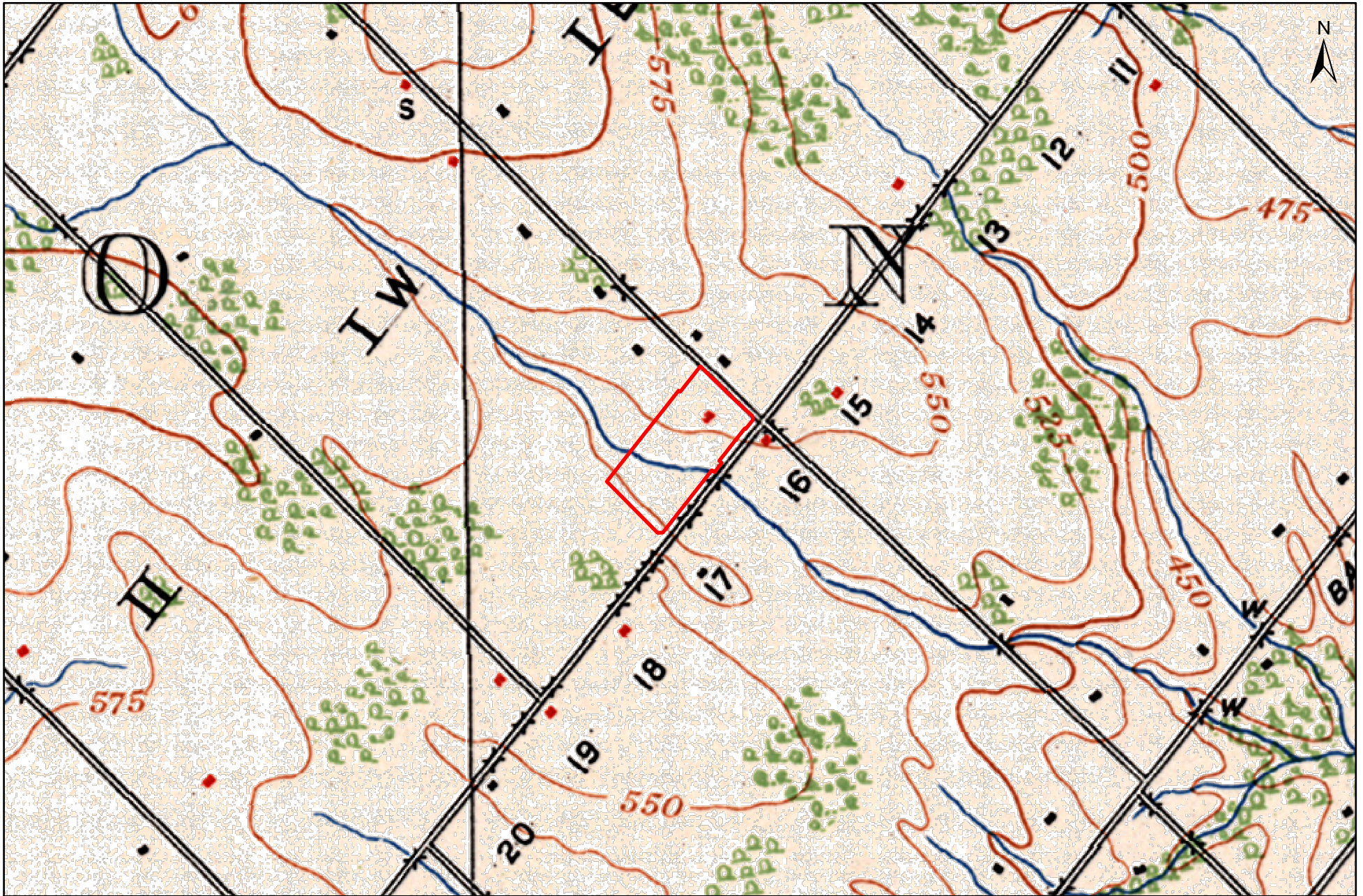
ASI PROJECT NO.:19PL-010
DATE: 1/21/2019

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FILE: 19PL010_Fig1

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Figure 1: Location of the Subject Property.








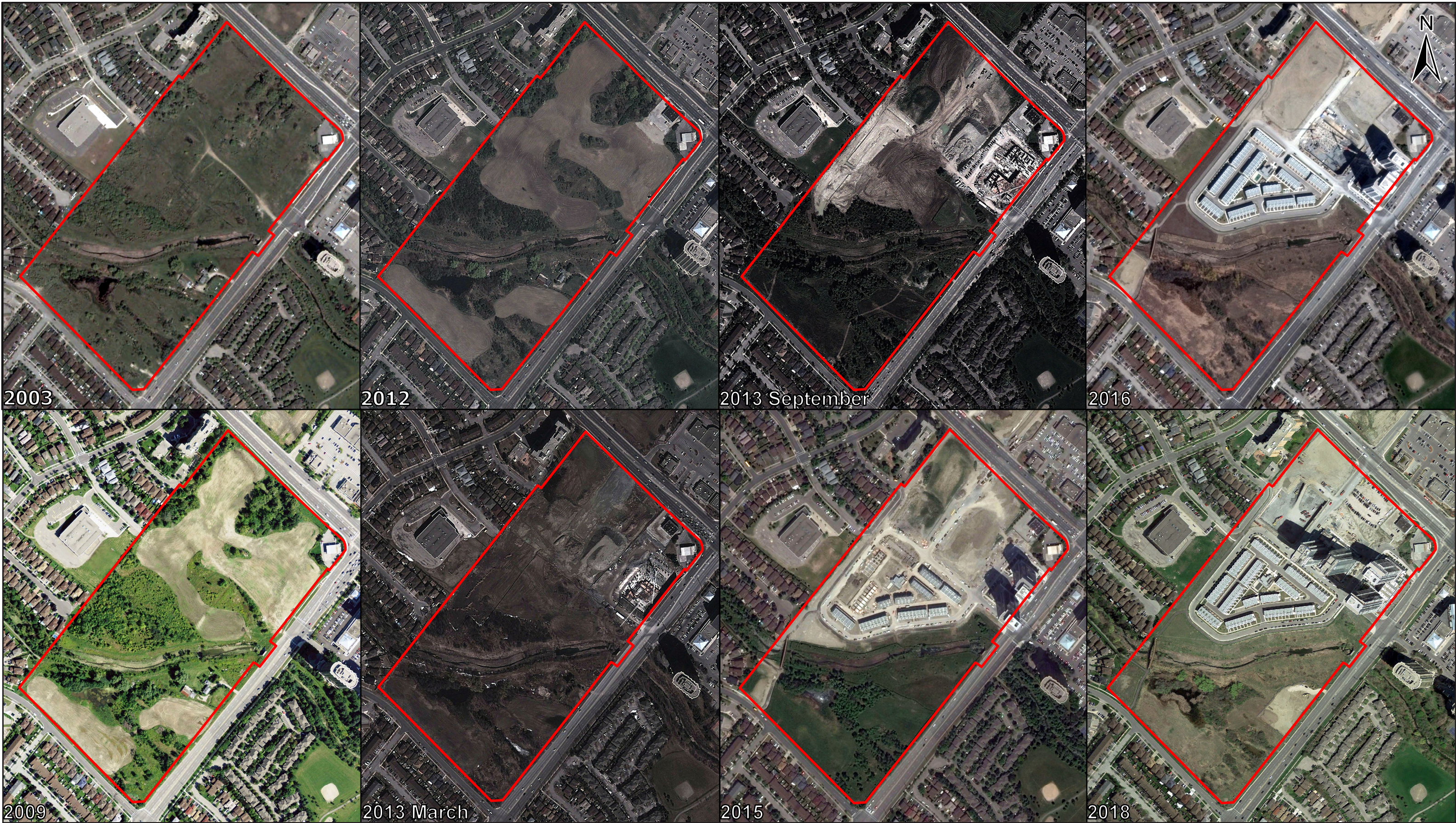
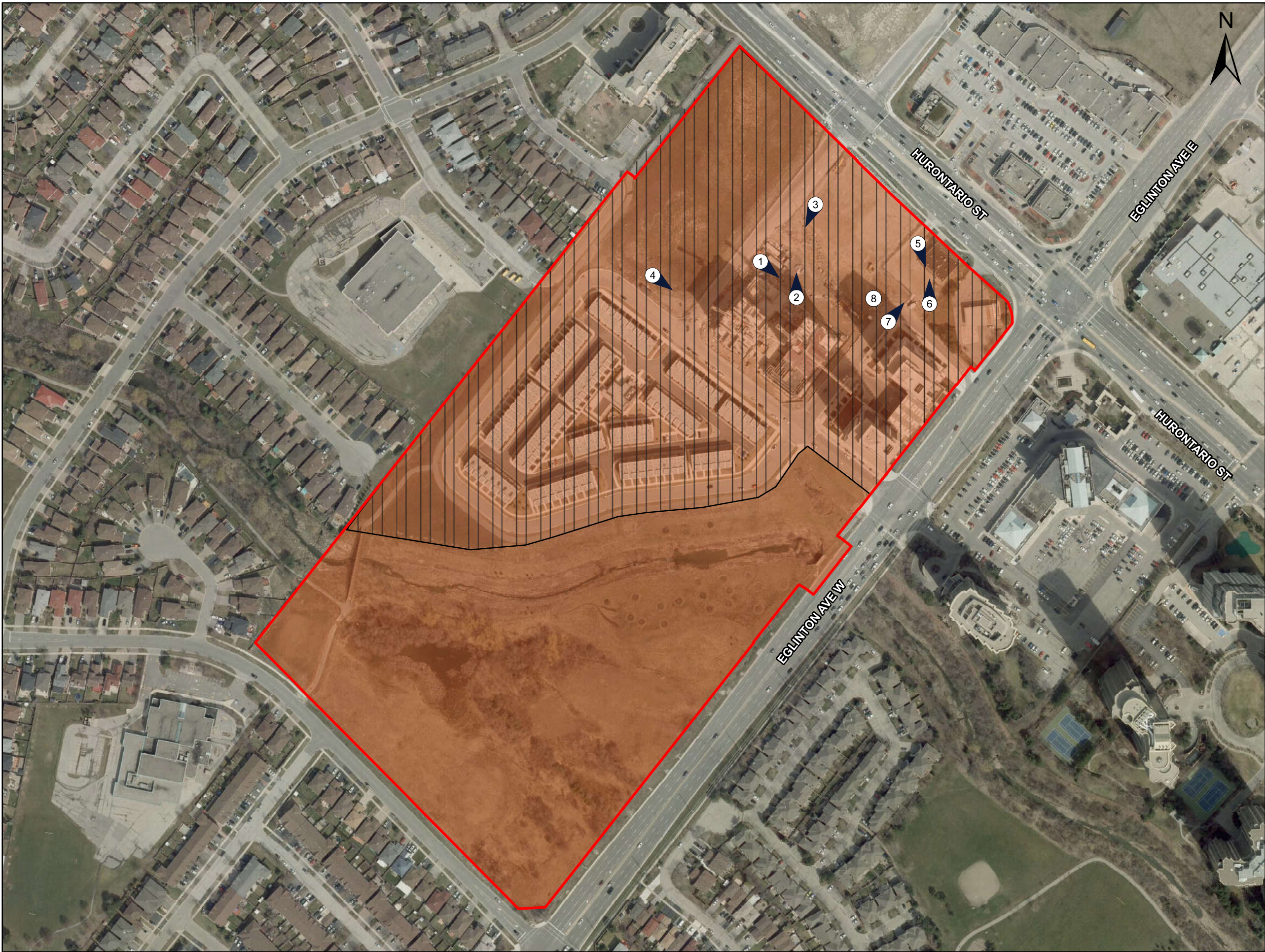
 <p>Archaeological & Cultural Heritage Services 528 Bathurst Street Toronto, ONTARIO M5S 2 416-966-1069 416-966-9723 asiheritage.ca</p>	 SUBJECT PROPERTY	Base: NAD83_Zone_17N	<div style="text-align: center;">  <p>0 500 Metres</p> </div> <div style="display: flex; justify-content: space-between;"> <p>ASI PROJECT NO.: 19PL-010 DATE: 2019-01-23</p> <p>DRAWN BY: AB FILE: 19PL10_Fig4_Hist1909</p> </div>
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Figure 4: Subject Property located on the 1909 NTS Sheet Brampton



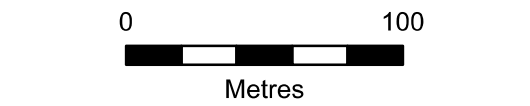
 <p>Archaeological & Cultural Heritage Services 528 Bathurst Street Toronto, ONTARIO M5S 2 416-966-1069 F416-966-9723 asih heritage.ca</p>	 SUBJECT PROPERTY	BASE: NAD83_Zone_17N	<div> <div>0250</div> <div></div> <div>Meters</div> </div> <div> <div>ASI PROJECT NO.:19PL-010</div> <div>DATE: 2/4/2019</div> </div> <div> <div>DRAWN BY:AB</div> <div>FILE:19PL10_Fig5</div> </div>

Figure 5: Subject Property located on Google Earth imagery



- SUBJECT PROPERTY
- DETAIL PHOTO
- PHOTO LOCATION AND DIRECTION
- DISTURBED BY CONSTRUCTION ACTIVITIES; NO POTENTIAL
- PREVIOUSLY ASSESSED; MTCS PIF P049-417-2009

BASE: Ortho
Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



ASI PROJECT NO.: 19PL-010
DATE: 2/8/2019

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FILE: 19PL010_Fig6_Results

ASI

Archaeological & Cultural Heritage Services
528 Bathurst Street Toronto, ONTARIO M5S 2P9
416-966-1069 | F416-966-9723 | asiheritage.ca

Figure 6: Results of the Stage 3 Archaeological Assessment