

Stage 1 and 2 Archaeological Assessment of 51-57 Dundas Street West and 60-78 Agnes Street, Lot 19 and Part of Lot 29 West of Hurontario Street, Registered Plan TOR-12, Part of Lot 16, Concession 1 North of Dundas Street, Geographic Township of Toronto, County of Peel, Now in the City of Mississauga, Regional Municipality of Peel

Original Report

Prepared for:

55 Dundas Developments Limited

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Archaeological Licence: P361 (Brown)

Project Information Form P361-0183-2025

Archaeological Services Inc. File: 25PL-014

11 July 2025



Executive Summary

Archaeological Services Inc. was contracted by 55 Dundas Developments Limited to undertake a Stage 1 and 2 Archaeological Assessment of 51-57 Dundas Street West and 60-78 Agnes Street, Lot 10 and Part of Lot 29 West of Hurontario Street, Registered Plan TOR-12, Part of Lot 16, Concession 1 North of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel. The subject property is approximately 0.44 hectare.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the subject property, along with nineteenth- and twentieth-century settlement trends, and a review of available aerial imagery. This research determined that there is potential for the presence of both Indigenous and Euro-Canadian archaeological resources within the subject property.

The Stage 2 assessment was conducted by means of test pit survey initiated at five-metre intervals and increased to judgmental intervals when disturbance was encountered. Despite careful scrutiny, no archaeological resources were identified during the survey. As such, it is recommended that no further archaeological assessment be required, in accordance with the *Standards and Guidelines for Consultant Archaeologists* (2011).



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1.0 Project Context

Archaeological Services Inc. was contracted by 55 Dundas Developments Limited to undertake a Stage 1 and 2 Archaeological Assessment of 51-57 Dundas Street West and 60-78 Agnes Street, Lot 10 and Part of Lot 29 West of Hurontario Street, Registered Plan TOR-12, Part of Lot 16, Concession 1 North of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel (Figure 1). The subject property is approximately 0.44 hectare.

1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), and the project management and project direction of Christopher Brown (P361), under Ministry of Citizenship and Multiculturalism (hereafter “the Ministry”) Project Information Form P361-0183-2025. All activities carried out during this assessment were completed as part of Official Plan Amendment and Zoning By-Law Amendment applications, as required by the City of Mississauga and the *Planning Act* (Ministry of Municipal Affairs and Housing, 1990). All work was completed in accordance with the *Ontario Heritage Act* (Ministry of Culture (now the Ministry), 1990) and the *Standards and Guidelines for Consultant Archaeologists* (hereafter “the Standards”) (Ministry of Tourism and Culture (now the Ministry), 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 22, 2025. Buried utility locates were obtained prior to fieldwork.

1.2 Historical Context

The purpose of this section is to describe the past and present land use and settlement history, and any other relevant historical information gathered through the Stage 1 background research. First, a summary is presented of the current understanding of the Indigenous land use of the subject property. This is followed by a review of historical Euro-Canadian settlement trends.



1.2.1 Pre-Contact Settlement

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

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

Between 1000-500 B.C.E., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period began around 500 B.C.E. and exchange and interaction networks broadened at this time (Spence *et alia*, 1990:136, 138). By end of the first millennium B.C.E., evidence exists for macro-band camps, focusing on the seasonal harvesting of resources (Spence *et alia*, 1990:155, 164). By the year 500 in the Common Era (C.E.), there is macro botanical evidence for maize in southern Ontario. Although it is thought that maize only supplemented people's diet, there is phytolithic evidence for maize in central New York State by 300 B.C.E., indicating that similar analyses conducted on Ontario ceramic vessels of the same period could result in the same evidence here (Birch and Williamson, 2013:13-15). As is evident in detailed Anishinaabek ethnographies, winter was a period during which some families would depart from the larger group as it was easier to



sustain smaller populations (Rogers, 1962). It is generally understood that these populations were Algonquian speakers during these millennia of settlement and land use.

From the beginning of the Late Woodland period at approximately 1000 C.E., lifeways became more similar to those described in early historical documents. Between approximately 1000-1300 C.E., the communal site was replaced by the village focused on horticulture. Seasonal dispersal of the community for the exploitation of a wider territory and more varied resource base was still the norm (Williamson, 1990:317). By 1300-1450 C.E., this episodic dispersal waned, and populations began to occupy sites throughout the year (Dodd *et alia*, 1990:343). Within the Toronto area, these communities represent the ancestors of the Wendat. From 1450-1649 C.E., this process continued with the coalescence of these small villages into larger communities (Birch and Williamson, 2013). The ancestral Wendat on the north shore of Lake Ontario gradually began to move northward during this period. Through this process, the socio-political organization of the First Nations, as described historically by the French and English explorers who first visited southern Ontario, was developed. By 1600 C.E., the Wendat were the northernmost of the Iroquoians, inhabiting the area between Lake Simcoe and Georgian Bay known historically as Wendake and forming a confederation of individual nations.

By 1600 C.E., the Confederation of Nations were encountered by the first European explorers and missionaries in Simcoe County. In the 1640s, devastating epidemics and the traditional enmity between the Haudenosaunee and the Wendat (and their Algonquian allies such as the Nipissing and Odawa) led to their dispersal from southern Ontario. Shortly afterwards, the Haudenosaunee established a series of settlements at strategic locations along the trade routes inland from the north shore of Lake Ontario. By the 1690s, however, the Anishinaabeg were the only communities with a permanent presence in southern Ontario. From the beginning of the eighteenth century to the assertion of British sovereignty in 1763, there was no interruption to Anishinaabeg control and use of southern Ontario.



1.2.2 Post-Contact Settlement

The Head of the Lake Purchase (Treaty 13)

The subject property is within Treaty 13a, signed on August 2, 1805, by the Mississaugas and the British Crown in Port Credit at the Government Inn. A provisional agreement was reached with the Crown on August 2, 1805, in which the Mississaugas ceded 70,784 acres of land bounded by the Toronto Purchase of 1787 in the east, the Brant Tract in the west, and a northern boundary that ran six miles back from the shoreline of Lake Ontario. The Mississaugas also reserved the sole right of fishing at the Credit River and were to retain a one-mile strip of land on each of its banks, which became the Credit Indian Reserve. On September 5, 1806, the signing of Treaty 14 confirmed the Head of the Lake Purchase between the Mississaugas of the Credit and the Crown (Mississauga of the New Credit First Nation, 2001; Mississaugas of the Credit First Nation, 2017).

Geographic Township of Toronto/City of Mississauga

The Township of Toronto was originally surveyed in 1806 by Samuel Wilmot, Deputy Surveyor. The first settler in this Township (and also the County of Peel) was Colonel Thomas Ingersoll. The entire population of the Township in 1808 consisted of seven families, scattered along Dundas Street. The number of inhabitants gradually increased until the War of 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 (Pope, 1877:86).

The first transportation routes to be established followed early Indigenous trails, both along the lakeshore and adjacent to various creeks and rivers. Local roads were initially cleared by the grantees of adjacent land as part of their settlement duties although the many rivers and creeks posed a challenge to the gridded road system, and nineteenth-century maps detail the many jags and detours necessary to avoid bad crossing points.



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 seemingly endless mill privileges along the entire length of the river. Communities began to emerge, usually along the river or at crossroads along Dundas Street, which developed into the villages of Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale Village, Port Credit and Streetsville, as well as the hamlet of Lakeview and numerous other settlements, which later disappeared. In 1821, the township's population was 803. By 1851, over 7,500 people lived in the township and more than 36,000 acres were being farmed to produce barley, wheat, oats, vegetables, and fruit. Small industries were located throughout the township, manufacturing products ranging from hosiery to ploughshares (Archaeological Services Inc., 2020a; Pope, 1877:84-86).

During the second half of the nineteenth century, railways were built, and the markets shifted. Water-powered industries in the rural areas could no longer compete with those in larger centres, which were run by electricity. By 1901, the township's population had dropped considerably to 4,690. The economy did not recover until the 1950s, when new industries moved into the township and spurred massive growth. When the Township of Toronto became the Town of Mississauga in 1968, it had a population of 107,000 and covered 70,598 acres. It grew very quickly, and the rural township transformed into an urban area, as over 1,200 industries relocated to Mississauga by the 1970s. In 1974, the towns of Port Credit, Streetsville and Mississauga were amalgamated to become the City of Mississauga (Mika and Mika, 1981).

Village of Cooksville

The subject property is within the historic settlement of Cooksville, which was focused on the intersection of Hurontario Street and Dundas Street in the City of Mississauga. The first settler of Cooksville was Daniel Harris, who arrived from the United States of America in 1800. The settlement was originally named Harrisville. The name was changed to Cooksville in 1836 after local entrepreneur Jacob Cook. Cooksville was a mail hub in the region and an important waypoint on the journey between York and Niagara. Cooksville continued to prosper until 1852 when it was mostly razed by fire. The community rebounded in the late-nineteenth



century with the expansion of the winemaking, oil refining, and brickmaking industries, and by 1877, had completely recovered. In 1873, Cooksville was chosen as the seat for Toronto Township (Heritage Mississauga, 2009).

51 Dundas Street West

The subject property includes the municipal address of 51 Dundas Street West. This property is the location of the former Schiller Store. The present building, built circa 1913, replaced an earlier frame store that had been constructed at the location by David Schiller in 1877, where he sold flour and seed. The building was expanded in 1891, and a residence was constructed in the rear of the lot. The present commercial building was constructed by his sons, Thomas David and James, after which the business was to come under the sole proprietorship of Thomas David, who significantly diversified the products that were supplied. This new range would include fertilizer, paint, roofing materials, shoes, suits and automobiles. The present residence located at 60 Agnes Street to the north was constructed in 1923 to replace the earlier structure (Heritage Mississauga, 2019). The 51 Dundas Street West property is currently listed on the City of Mississauga Heritage Registry (City of Mississauga, 2025a).

78 Agnes Street

The subject property also includes the municipal address of 78 Agnes Street. This property features the location of the former Loyal Orange Lodge Hall, which is currently in use as a daycare facility. These lands were purchased by the local Orange Lodge in 1927, and the building officially opened in March of the following year. Prior to its construction and following the establishment of the Lodge in 1847, local members would travel to nearby communities for meetings or would congregate in members' houses. Beginning in 1886, Cooksville lodge meetings were held in Bowden's Hall. The Orange Lodge Hall remained in use until 1967 (Heritage Mississauga, 2019). The 78 Agnes Street property is currently listed on the City of Mississauga Heritage Registry (City of Mississauga, 2025b).



1.2.3 Review of Map Sources

A review of nineteenth- and early twentieth-century mapping was completed to determine if these sources depict any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites within or adjacent to the subject property. Historic map sources are used to reconstruct/predict the location of former features within the modern landscape by cross-referencing points between the various sources and then georeferencing them to provide the most accurate determination of the location of any property from historic mapping sources. The results can be imprecise (or even contradictory) because sources of error, such as the vagaries of map production, differences in scale or resolution, and distortions caused by the reproduction of the sources, introduce error into the process. The impacts of this error are dependent on the size of the feature in question, the constancy of reference points on mapping, the distances between them, and the consistency with which both are depicted on historic mapping.

In addition, not all settlement features were depicted systematically in the compilation of these historical map sources, given that they were financed by subscription, and subscribers were given preference with regards to the level of detail provided. Thus, not every feature of interest from the perspective of archaeological resource management would have been within the scope of these sources.

The 1859 *Tremaine Map of the County of Peel* (Tremaine, 1859) (Figure 2) displays the subject property within the limits of the Village of Cooksville, approximately 160 metres southwest of the crossroads of present-day Hurontario Street and Dundas Street, both important early settlement roads. The property is situated between Cooksville Creek (approximately 360 metres northeast) and Mary Fix Creek (approximately 240 metres southwest). The *Village of Cooksville* inset included with the 1859 *Tremaine* map (Figure 3) illustrates the settlement in further detail, with the local area having already been subdivided by Plan TOR-12. The property is illustrated as being bound by Agnes Street to the northwest, Cook Street to the northeast, and adjacent village lots fronting Dundas Street West to the south. Buildings are depicted within the property limits in the eastern corner,



fronting Dundas Street West in lands owned by an individual named “Porril” (Lot 10, Plan TOR-12), and in the southwest corner, in the centre of the village block.

On the 1877 *Illustrated Historical Atlas of the County of Peel* (Pope, 1877) (Figure 4), the Town of Cooksville has expanded in size and the Credit Valley Railway now passes the settlement to the northwest. The *Town of Cooksville* inset included in the *Illustrated Atlas* (Figure 5) illustrates the property as being composed of Lots 10 and 29 under Plan TOR-12. No structures are depicted on this map.

Early twentieth-century fire insurance plans were also reviewed, providing detailed information about the locations of individual buildings and the materials used in their construction. Figure 6 shows the subject property overlayed on the 1910 Cooksville Fire Insurance Plan (Goad, 1910). Two large, one-and-one-half storey wooden buildings are depicted in the east corner of the property, both fronting Dundas Street West. The southern of these is identified as a general store, and represents the previous commercial building operated by members of the Schiller family, beginning in 1877 (see Section 1.2.2 above). A wooden stable and four wooden outbuildings are illustrated to the rear of 51-57 Dundas Street West, in the northeast part of the subject property, fronting onto Cook Street to the northeast. The remainder of the property is vacant.

Early topographic mapping was also reviewed for the presence of potential historical features. Land features, such as waterways, wetlands, woodlots, and elevation, are clearly illustrated on this series of mapping, along with roads and structure locations. Figure 7 illustrates the subject property on the 1929 *Brampton* topographic map, situated below the 375-foot (114-metre) elevation contour (Department of National Defence, 1929). There is now a house depicted in the north corner of the property, and Dundas Street West is illustrated as a first-class metalled road.

1.2.4 Review of Aerial Imagery

A review of available aerial imagery spanning 1954-present was conducted in order to further understand the previous land use of the subject property (City of Mississauga, 2020; Google Earth Pro, 2025). Figure 8 displays the subject property on aerial imagery from 1954, 1995, 2005 and 2015. In 1954, the three existing



residences fronting onto Agnes Street are visible in the north, with the former Orange Lodge Hall in the far west corner. An outbuilding is located at the north limit of the 51 Dundas Street West parcel on the northeast boundary of the property. The commercial buildings visible at 51-57 Dundas Street West have replaced those structures illustrated on the 1910 plan, and a building can be seen in the approximate location of the earlier stable. The centre of the property consists of lightly treed lawn areas. In the 1995 photo, the outbuilding and structure in the rear of the 51 Dundas Street West parcel have been demolished. By 2005, this same area has been converted into a paved parking lot. The photo from 2015 shows that the driveway at 70 Agnes Street in the west of the property has been extended along the southwest side of the lot.

1.3 Archaeological Context

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

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database, which is maintained by the Ministry. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Doctor Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 kilometres east-west by 18.5 kilometres north-south and is referenced by a four-letter designator. Sites within a block are numbered sequentially as they are found. The subject property is in the centre of the AjGv Borden block.



According to the Archaeological Sites Database, one archaeological site has been registered within a one-kilometre radius of the subject property (Ministry, 2025). The Cooksville site (AjGv-92) is a multi-component site located approximately 30 metres southwest of the subject property that included a non-diagnostic Indigenous projectile point tip and nineteenth-century Euro-Canadian material associated with the demolition of three houses, a garage, and a store

1.3.2 Previous Assessments

During the course of the background research, it was determined that no previous assessments have been completed on the subject property. Four previous archaeological assessments have been completed within 50 metres of the subject property.

In 2019, AMICK Consultants Limited conducted a Stage 1 and 2 Archaeological Assessment of 89 Dundas Street West and 98 Agnes Street, a parcel located approximately 30 metres southwest of the current subject property (AMICK Consultants Limited., 2019; P058-1786-2019). During test pit survey, the Cooksville site (AjGv-92) was documented, which comprised a mid-nineteenth-century Euro-Canadian component represented by 657 artifacts from 19 positive test pits, and an Indigenous component consisting of a single non-diagnostic lithic projectile point tip. The site was determined to have further cultural heritage value or interest, and it was recommended for Stage 3 Site-specific investigation.

In 2020, Archaeological Services Inc. completed an additional Stage 2 Archaeological Assessment of the Cooksville Site (AjGv-92) to further evaluate its cultural heritage value or interest (Archaeological Services Inc., 2020b; P125-0302-2020). Detailed land use history research was conducted and determined that the study area in which the site is located was associated with three generations of the Harris family who occupied three houses, a garage, and store between the 1830s and 1970s. An analysis of the artifacts recovered from the site and their relative frequencies, which were heavily represented by the architectural classes (a result of the demolition of the buildings), determined that the majority were not representative of the earlier occupation of the property, and led to the conclusion that the Cooksville site (AjGv-92) was not characteristic of a site where 80% of its occupation predated 1870. As such, it was concluded



that the site had been sufficiently documented, and it was recommended that no further assessment be necessary.

In 2022, AS&G Archaeological Consulting completed a Stage 1 and 2 Archaeological Assessment of 65-71 Agnes Street, four residential lots situated approximately 20 metres northwest of the current subject property on the opposite side of Agnes Street (Archaeological Services Inc., 2022; P124-0106-2022/P124-0108-2022). Test pit survey was conducted judgements during which no archaeological resources were encountered, and the property was cleared of further archaeological concern.

In 2022, Archaeological Consultants Canada conducted a Stage 1 and 2 Archaeological Assessment of 45 Agnes Street, a residential lot located approximately 25 metres north of the current subject property at the north corner of the intersection of Agnes and Cook streets (Archaeological Consultants Canada, 2022; P1208-0111-2022). Test pit survey was carried out in all areas retaining archaeological potential, but no archaeological resources were encountered. As such, the property was cleared of archaeological concern.

1.3.3 Physiography

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

The surficial geology of the subject property is mapped as coarse-textured glaciolacustrine deposits of sand, gravel, minor silt and clay from foreshore and basinal deposits (Ontario Geological Survey, 2018).



The subject property is within the Cooksville Creek subwatershed of the West Lake Ontario watershed (Ministry of Natural Resources and Forestry, 2020). Cooksville Creek flows on a north-south axis approximately 445 metres northeast of the subject property.

1.3.4 Existing Conditions

The Stage 2 field assessment was conducted on April 16 and May 20, 2025, and was initiated with a review of the physical features of the subject property. The property is approximately 0.44 hectare and consists of two commercial structures fronting Dundas Street West in the east corner, with a rear, paved parking lot (Figure 9). There are three residential lots, each comprising a house and driveway, surrounded by maintained lawn, walkways, and gardens, in the north of the property, fronting Agnes Street, and a daycare centre surrounded by paved areas fronting Agnes Street in the west corner. The area behind the residential lots in the centre of the property consists of lightly treed lawn areas. The subject property is bound by Agnes Street, Cook Street, and Dundas Street West to the northwest, northeast, and southeast, respectively. The property is abutted by commercial lands to the south.

1.3.5 Review of Archaeological Potential

The *Standards*, Section 1.3.1 stipulates that primary water sources (such as, lakes, rivers, streams, and creeks), secondary water sources (intermittent streams and creeks, springs, marshes, and swamps), as well as ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, and cobble beaches) are characteristics that indicate archaeological potential. Geographic characteristics also indicate archaeological potential and include distinct topographic features and soils.

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential.



Indeed, distance from water has been one of the most used variables for predictive modelling of site location.

Other geographic characteristics can indicate pre-contact archaeological potential, including elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, and distinctive land formations that might have been special or spiritual places for indigenous populations, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use by Indigenous peoples, such as burials, structures, offerings, rock paintings or carvings. Resource areas, including food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate pre-contact archaeological potential.

For the post-contact period, Section 1.3.1 of the *Standards* stipulates that those areas of early Euro-Canadian settlement, including places of early military or pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches, and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage plaques. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historical landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

The majority of early nineteenth century farmsteads, which are arguably the most potentially significant resources and whose locations are rarely recorded on nineteenth century maps, are likely to be captured by the basic proximity to water model, since these occupations were subject to similar environmental constraints. An added factor, however, is the development of the network of concession roads and railroads through the course of the nineteenth century. These transportation routes frequently influenced the siting of farmsteads and



businesses. Accordingly, undisturbed lands within 100 metres of an early historical transportation route are also considered to have potential for the presence of Euro-Canadian archaeological sites.

The *Standards* also define potential buffers of 300 metres around registered Indigenous and Euro-Canadian archaeological sites.

The subject property is within 200 metres of the crossroads of two early settlement roads, Hurontario Street and Dundas Street West, and is situated within the historical Village of Cooksville, which had been laid out by the mid-nineteenth century. Historical mapping indicates that there were structures within the property limits from at least 1859, with adjacent structures fronting Dundas Street West situated to the south of the property limits. The property contains two municipal addresses, which are listed on the Mississauga Heritage Register: 51 Dundas Street West and 78 Agnes Street. In addition, the Cooksville site (AjGv-92), a multi-component site has been documented approximately 30 metres to the southwest. Furthermore, the subject property is also located within 300 metres of the former course of Mary Fix Creek, as shown on historical mapping. Consequently, there remains Indigenous and Euro-Canadian archaeological potential within the subject property, depending on the degree of subsequent land alteration.

2.0 Field Methods

The Stage 2 field assessment was conducted on April 16 and May 20, 2025, in order to inventory, identify, and describe any archaeological resources extant within the subject property prior to development. All fieldwork was conducted under the field direction of Aleksandra Ksiezak (R1399) and was carried out in accordance with the *Standards*. The weather and lighting conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 2 fieldwork are presented in Section 8.0 of this report, and photo locations and field observations have been compiled on project mapping (Images 1-18; Figures 10 and 11). Field observations and photographs were recorded with a Trimble Digital



Antennae 1 Catalyst Global Navigation Satellite System unit using World Geodetic System 1984.

2.1 Areas of No Potential

The assessment was initiated by conducting a visual review to identify areas of no archaeological potential. During this review, approximately 65% of the subject property was found to be disturbed (Figures 10 and 11). The areas of disturbance include the structural footprints of the residences at 60, 66, and 70 Agnes Street in the north of the subject property and their associated paved driveways, detached garages and walkways (Images 1-8; Figure 10), and the commercial structures at 78 Agnes Street and 51-57 Dundas Street West and their associated parking lots and driveways (Images 9-13). In accordance with the *Standards*, Section 1.3.2 and Section 2.1, Standard 2b, these areas retain no archaeological potential on account of deep and extensive land alteration.

2.2 Test Pit Survey

The balance of the subject property, representing approximately 35% of the total area, consists of the maintained lawns and gardens in the front and rear yards of the three residences and an area of scrub in the centre and south of the property. In accordance with the *Standards*, Section 2.1.2, areas with closed surface visibility were assessed by means of a test pit survey in all areas of archaeological potential (Figures 10 and 11). Test pit survey was initiated at intervals of five metres and increased to judgemental intervals when encountering disturbance (*Standards*, Section 2.1.8) (Images 14 and 15). All standards under Section 2.1.2 Test Pit Survey of the *Standards* were met. Test pits were hand excavated at least five centimetres into subsoil when encountered and all topsoil was screened through six-millimetre mesh to facilitate artifact recovery. Test pits were examined for stratigraphy, cultural features, and evidence of fill. All test pits were at least 30 centimetres in diameter and excavated within one metre of all structures and/or disturbances when possible. Upon completion, all test pits were backfilled.

Disturbed soil profiles were encountered across the entire area subjected to test pit survey. In the centre, south, and north of the property (representing



approximately 14%), test pits were placed at five-metre intervals. Across the remaining 21% of the total property, test pits were placed at judgmental intervals to confirm the nature and extent of this disturbance.

Disturbed soil profiles varied in both character and depth. In much of the centre, northeast and south of the subject property, profiles consisted of approximately 25 to 40 centimetres of dark brown (10YR 3/3) silty sand, overlying approximately 40 to 95 centimetres of brown (10YR 4/3) coarse sand fill with modern debris, over dark yellowish brown (10YR 4/6) silty sand B-horizon (Image 16). Modern ceramic weeping tile was identified in a number of locations, situated immediately atop the B-horizon (see Image 16). The depths of fill encountered varied, and in two instances along the southeast property limits, no B-horizon was encountered before excavation of the overlying fill was halted (for safety reasons) at a depth of 120 centimetres.

In other isolated areas, particularly in the north of the property, soil profiles comprised approximately 17 centimetres of dark brown (10YR 3/3) silty sand, overlying approximately 10 centimetres of yellowish brown (10YR 5/6) silty sand intermixed with rounded pebbles, over approximately 20 centimetres of brown (10YR 4/3) coarse sand fill with modern debris, over dark yellowish brown (10YR 4/6) silty sand B-horizon (Image 17).

Test pits in the northwest and centre-west portions of the property were found to contain approximately 25 centimetres of dark brown (10YR 3/3) silty sand, overlying approximately 20 centimetres of dark yellowish brown (10YR 4/6) silty sand, over approximately 15 centimetres of brown (10YR 4/3) coarse sand fill intermixed with rocks and brick, over dark yellowish brown (10YR 4/6) silty sand B-horizon (Image 18). As in the centre and north of the property, both intact and fragmented modern ceramic weeping tile was identified in a number of locations, situated immediately atop the B-horizon (see Image 18). No intact buried topsoil deposits were identified in any of the areas subjected to test pit survey.

3.0 Record of Finds

Despite careful scrutiny, no archaeological resources were found during the Stage 2 field assessment. Written field notes, annotated field maps, Global Positioning



System logs, and other data related to the archaeological assessment of the subject property are located at Archaeological Services Inc.

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

4.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by 55 Dundas Developments Limited to undertake a Stage 1 and 2 Archaeological Assessment of 51-57 Dundas Street West and 60-78 Agnes Street, Lot 10 and Part of Lot 29 West of Hurontario Street, Registered Plan TOR-12, Part of Lot 16, Concession 1 North of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel. The subject property is approximately 0.44 hectare.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites, the original environmental setting of the property, along with nineteenth- and twentieth-century settlement trends and a review of available aerial imagery. This research determined that there was potential for the presence of both Indigenous and Euro-Canadian archaeological resources within the subject property.

The Stage 2 field assessment was conducted on April 16 and May 20, 2025. The initial field review resulted in an area representing approximately 65% of the subject property being identified as disturbed. The balance of the subject property (representing approximately 35%) was assessed by means of test pit survey initiated at five-metre intervals and increased to judgemental intervals when disturbance was encountered. Despite careful scrutiny, no intact topsoil deposits nor archaeological resources were encountered during the survey.



5.0 Recommendations

In light of these results, and in accordance with the *Standards and Guidelines for Consultant Archaeologists (2011)*, the following recommendations are made:

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

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

The above recommendations are subject to Ministry approval, and it is an offence to alter any archaeological site without Ministry of Citizenship and Multiculturalism concurrence. No grading or other activities that may result in the destruction or disturbance of any archaeological sites are permitted until notice of the Ministry's approval has been received.

6.0 Advice on Compliance with Legislation

Archaeological Services Inc. advises compliance with the following legislation:

- This report is submitted to the Ministry of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 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, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.



- It is an offence under Sections 48 and 69 of the *Ontario Heritage Act* for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.
- The Funeral, Burial and Cremation Services Act, 2002, S.O. 2002, c.33 (when proclaimed in force) requires that any person discovering human remains must notify the police or coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.
- Archaeological sites recommended for further archaeological fieldwork or protection remain subject to Section 48 (1) of the *Ontario Heritage Act* and may not be altered, or have artifacts removed from them, except by a person holding an archaeological license.

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8.0 Images



Image 1: Front of structure at 60 Agnes Street in the north corner of the subject property.



Image 2: Backyard area of 60 Agnes Street in the north corner of the subject property.





Image 3: Front of 66 Agnes Street in the north of the subject property.



Image 4: Backyard area at 66 Agnes Street in the north of the subject property.



Image 5: Backyard and shed at 66 Agnes Street in the north of the subject property.



Image 6: Front of residence and driveway at 70 Agnes Street in the west of the subject property.



Image 7: Backyard area of 70 Agnes Street in the west of the subject property.



Image 8: Backyard of 70 Agnes Street in the west of the subject property.



Image 9: Daycare centre at 78 Agnes Street in the west corner of the subject property.



Image 10: Area behind the daycare centre building in the west corner of the subject property.



Image 11: Southwest limit of the subject property.



Image 12: Commercial frontage at 51-57 Dundas Street West in the east corner of the subject property.



Image 13: Rear of commercial structures at 51-57 Dundas Street West and paved parking lot.



Image 14: Field crew test pitting.



Image 15: Field crew test pitting.



Image 16: Typical disturbed test pit soil profile in the centre of the subject property. Modern ceramic weeping tile visible at base.



Image 17: Typical disturbed test pit soil profile in the north of the subject property.

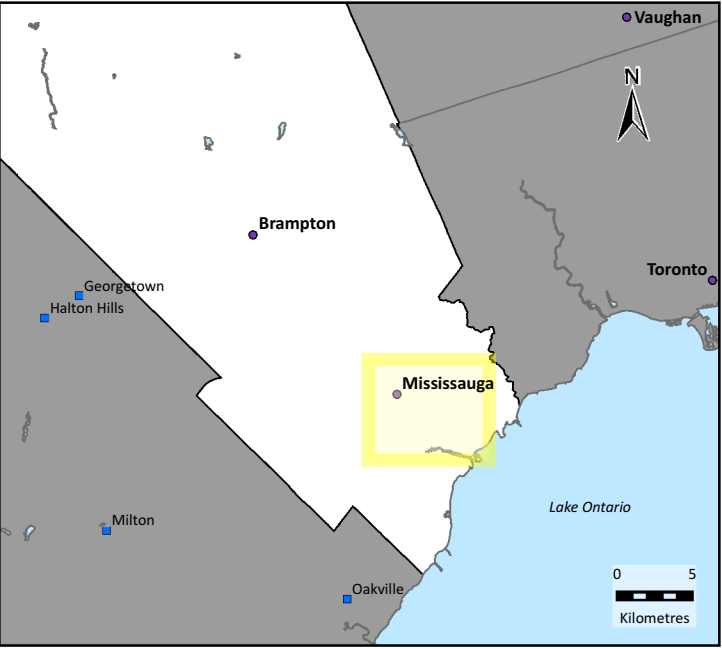
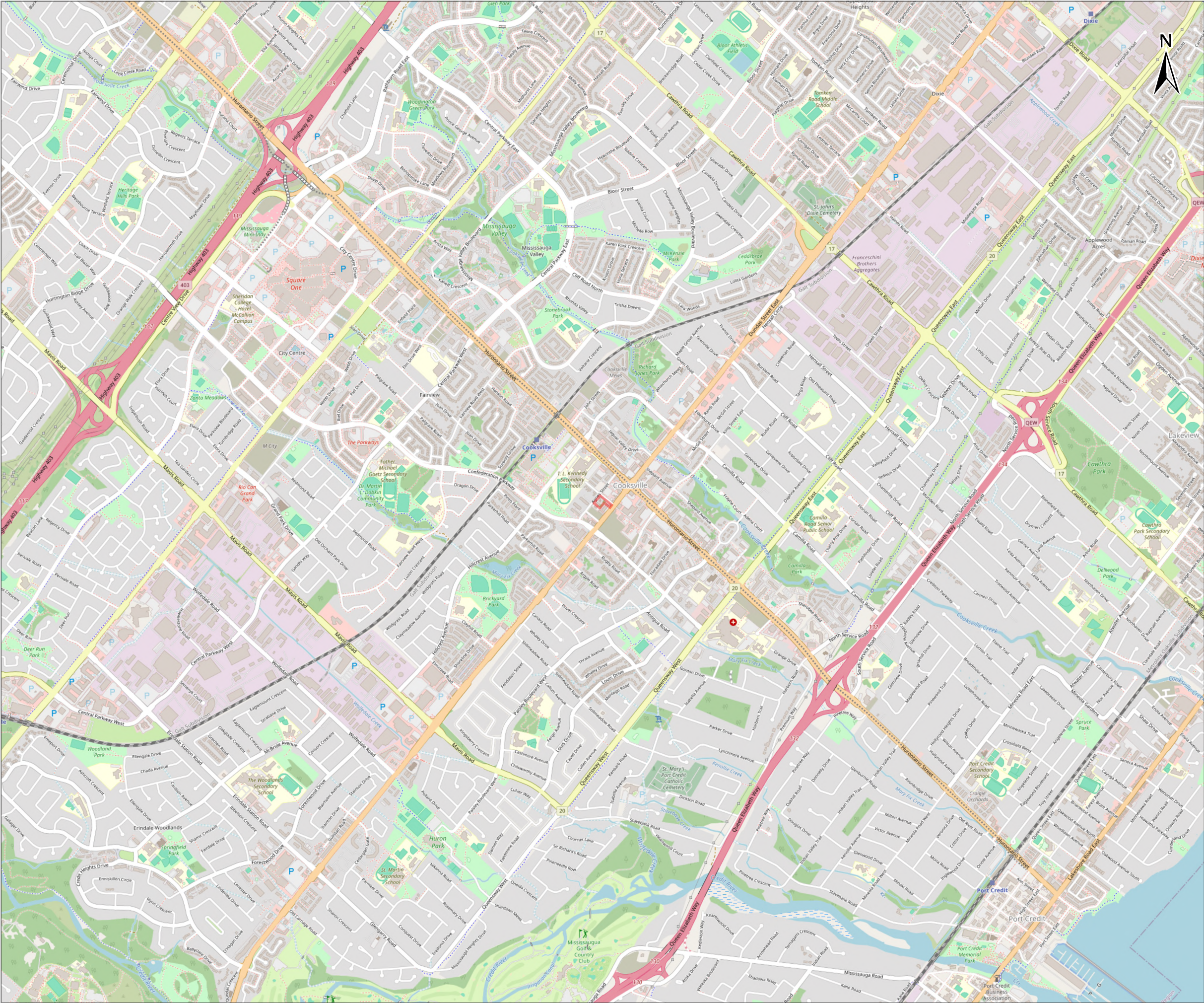


Image 18: Typical test pit soil profile from the centre-west of the subject property. Modern ceramic weeping tile visible at base.

9.0 Maps

See following pages for detailed assessment mapping and figures

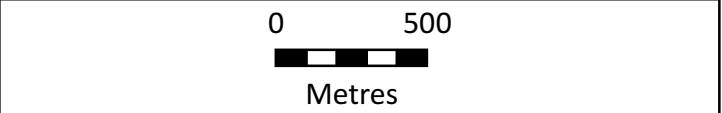




 **SUBJECT PROPERTY**

Sources:© OpenStreetMap (and) contributors, CC-BY-SA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Projection: NAD 1983 UTM Zone 17N
Scale: 1:25,000
Scale Inset: 1:500,000
Page Size: 11 x 17



ASI Project No: 25PL-014
Date: 2/11/2025 9:41 AM

Drawn By: jfernandez
File: 25PL014_Fig1

 **Providing Archaeological & Cultural Heritage Services**
528 Bathurst Street Toronto, ONTARIO M5S 2P9
T 416-966-1069 F 416-966-9723 asiheritage.ca

Figure 1: Location of the Subject Property



Figure 2: Subject Property located on the 1859 Tremaine Map of the County of Peel

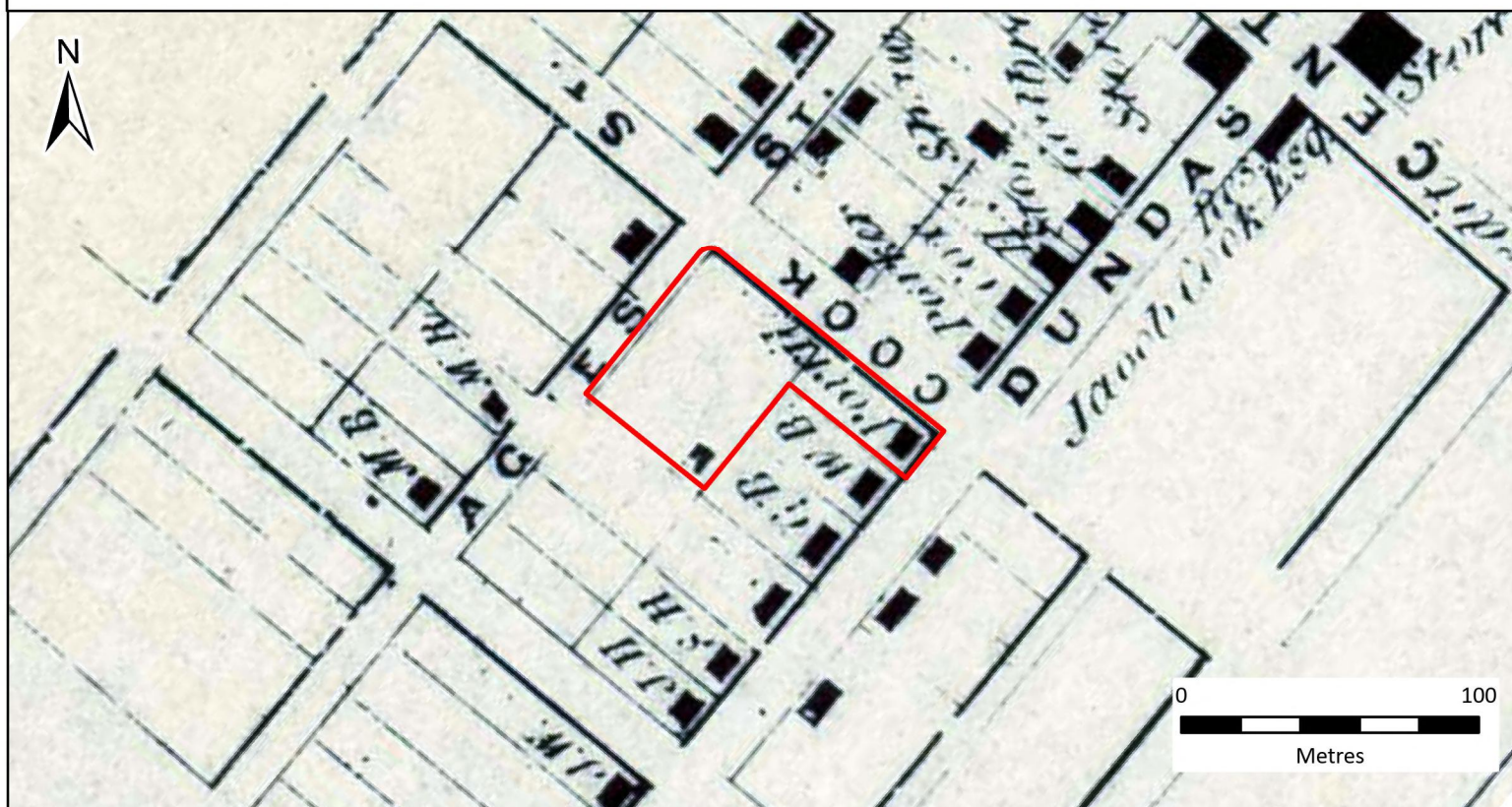


Figure 3: Subject Property located on the Village of Cooksville Inset in the 1859 Tremaine Map of the County of Peel

	<div><div></div><div>SUBJECT PROPERTY</div></div>	<div>Sources: 1859 Tremaine Map of the County of Peel; Village of Cooksville Inset in the 1859 Tremaine Map of the County of Peel</div> <div>Projection: NAD 1983 UTM Zone 17N Scale Fig 6: 1:15,000 Scale Fig 7: 1:2,500 Page Size: 8.5 x 11</div>	<div>ASI Project No.: 25PL-014 Date: 2/12/2025</div>	<div>Drawn By: cnettleton File: 25PL014_Fig2-3</div>
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Figure 4: Subject Property located on the 1877 Illustrated Historical Atlas of the County of Peel

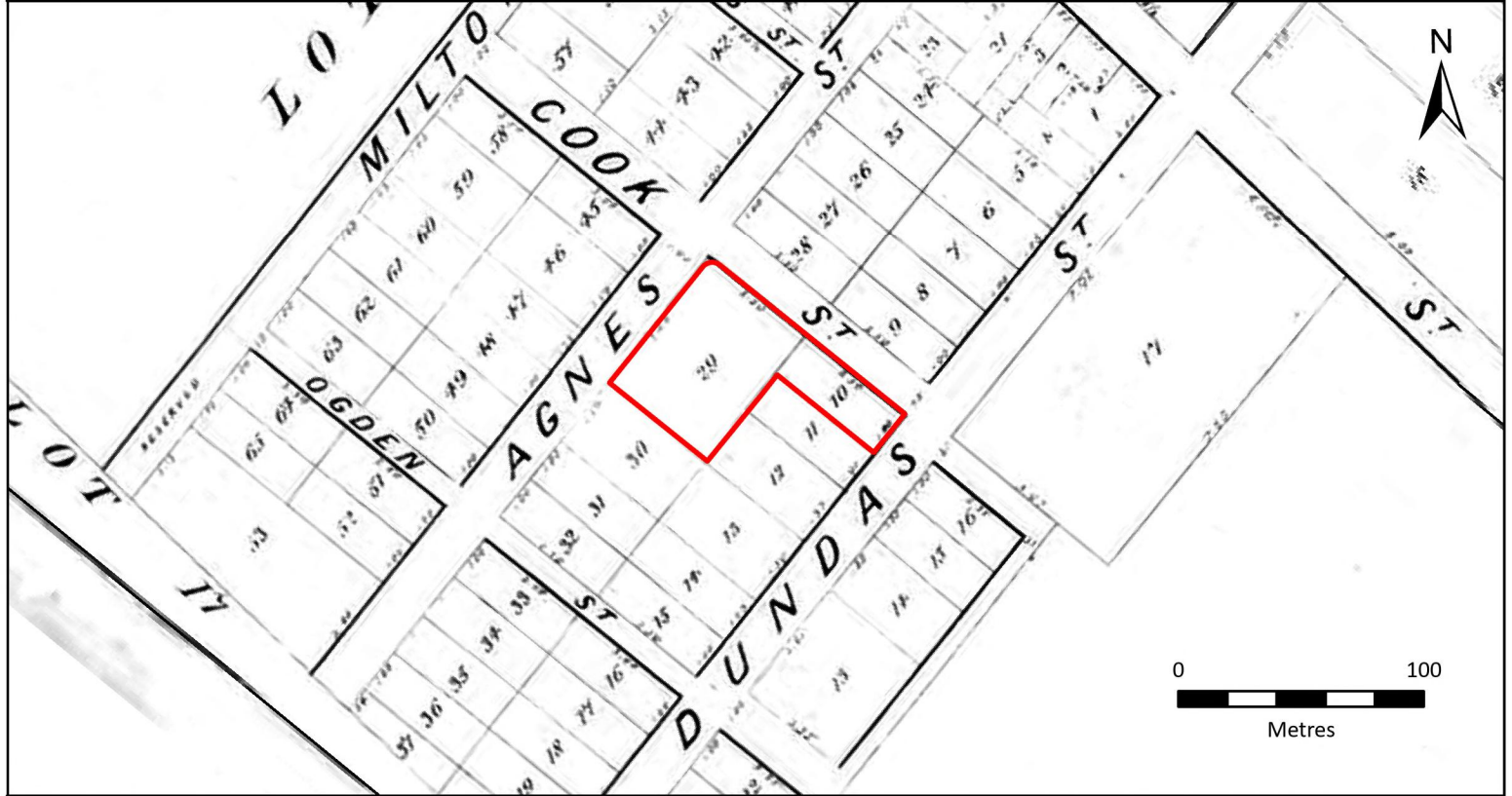


Figure 5: Subject Property located on the Town of Cookville Inset in the 1877 Illustrated Historical Atlas of the County of Peel

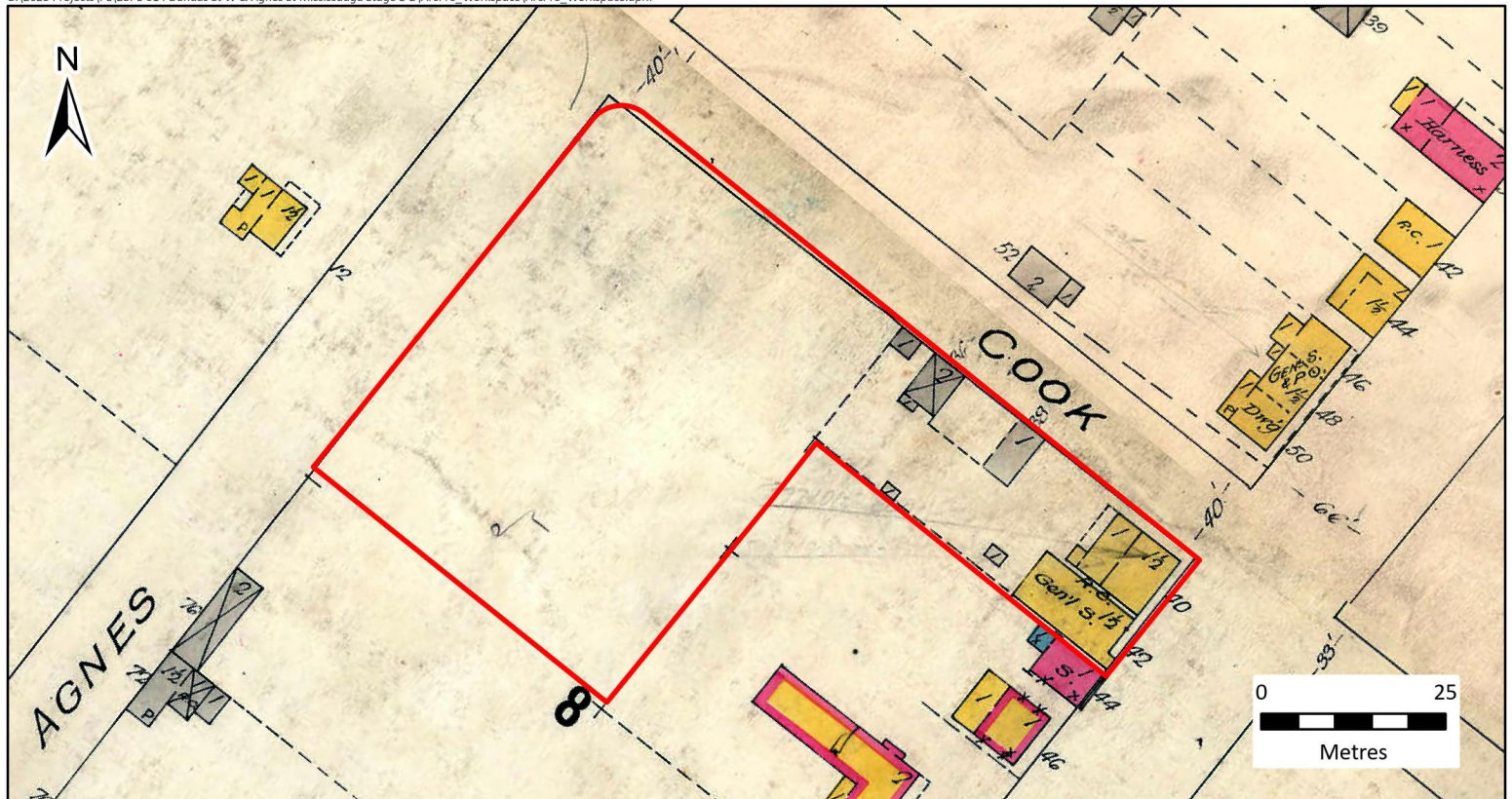


Figure 6: Subject Property located on the 1910 Cooksville Fire Insurance Plan



Figure 7: Subject Property located on the 1929 Brampton Topographic Map

	 SUBJECT PROPERTY	<p>Sources: Goad's Fire Insurance Plan of Cooksville, 1910 Department of Militia and Defence, 1929 (Brampton)</p> <p>Projection: NAD 1983 UTM Zone 17N Scale Fig 6: 1:1,000 Scale Fig 7: 1:6,000 Page Size: 8.5 x 11</p>	<p>ASI Project No.: 25PL-014 Date: 2/18/2025</p>	<p>Drawn By: cnettleton File: 25PL014_Fig6-7</p>
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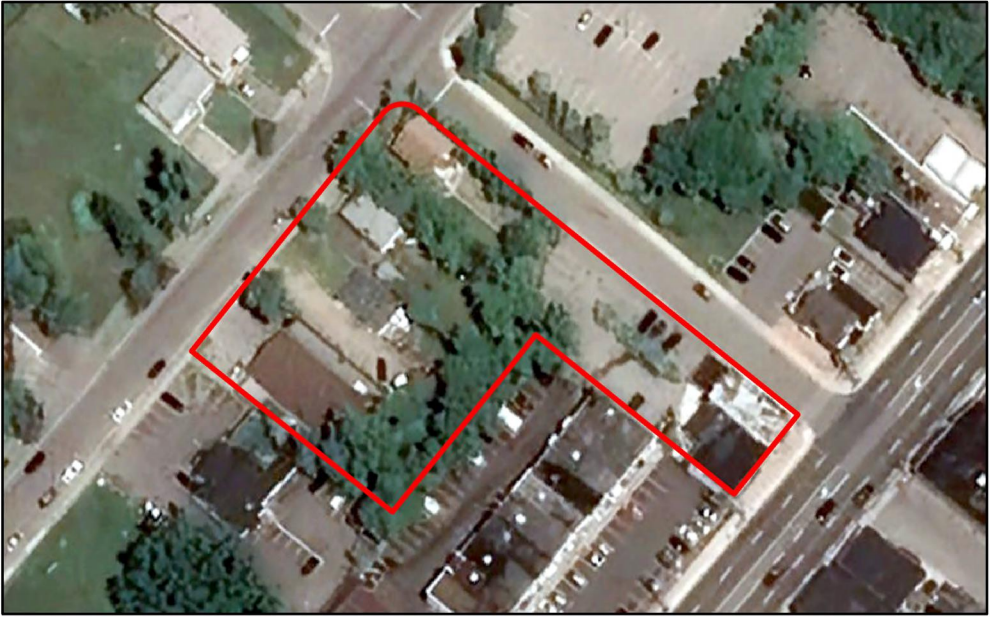
1954



1995



2005



2015




	 SUBJECT PROPERTY	Sources: Mississauga (1954, 1995); Google Earth (2005, 2015)		 0 50 Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:1,500 Page Size: 8.5x11		ASI Project No.: 25PL-014 Date: 2/18/2025 5:50 PM Drawn By: cnettleton File: 25PL014_Fig8	

Figure 8: Subject Property located on 1954, 1995, 2005, and 2015 Aerial Imagery






	 SUBJECT PROPERTY	Source: Peel Region, Maxar, Microsoft, Esri (2022)		0  25 Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:400 Page Size: 11 x 17	ASI Project No.: 25PL-014 Date: 2/12/2025 2:31 PM	Drawn By: cnettleton File: 25PL014_Fig9	

Figure 9: Existing Conditions of the Subject Property

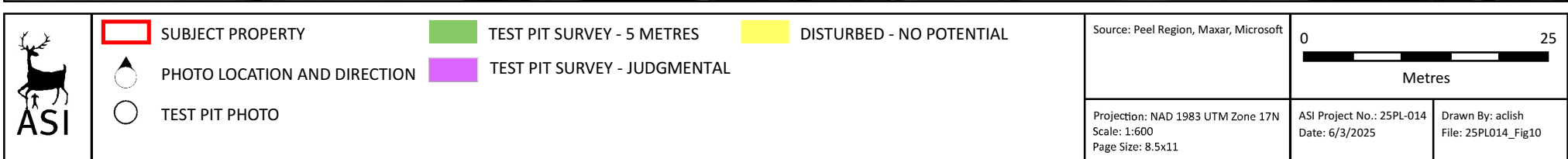
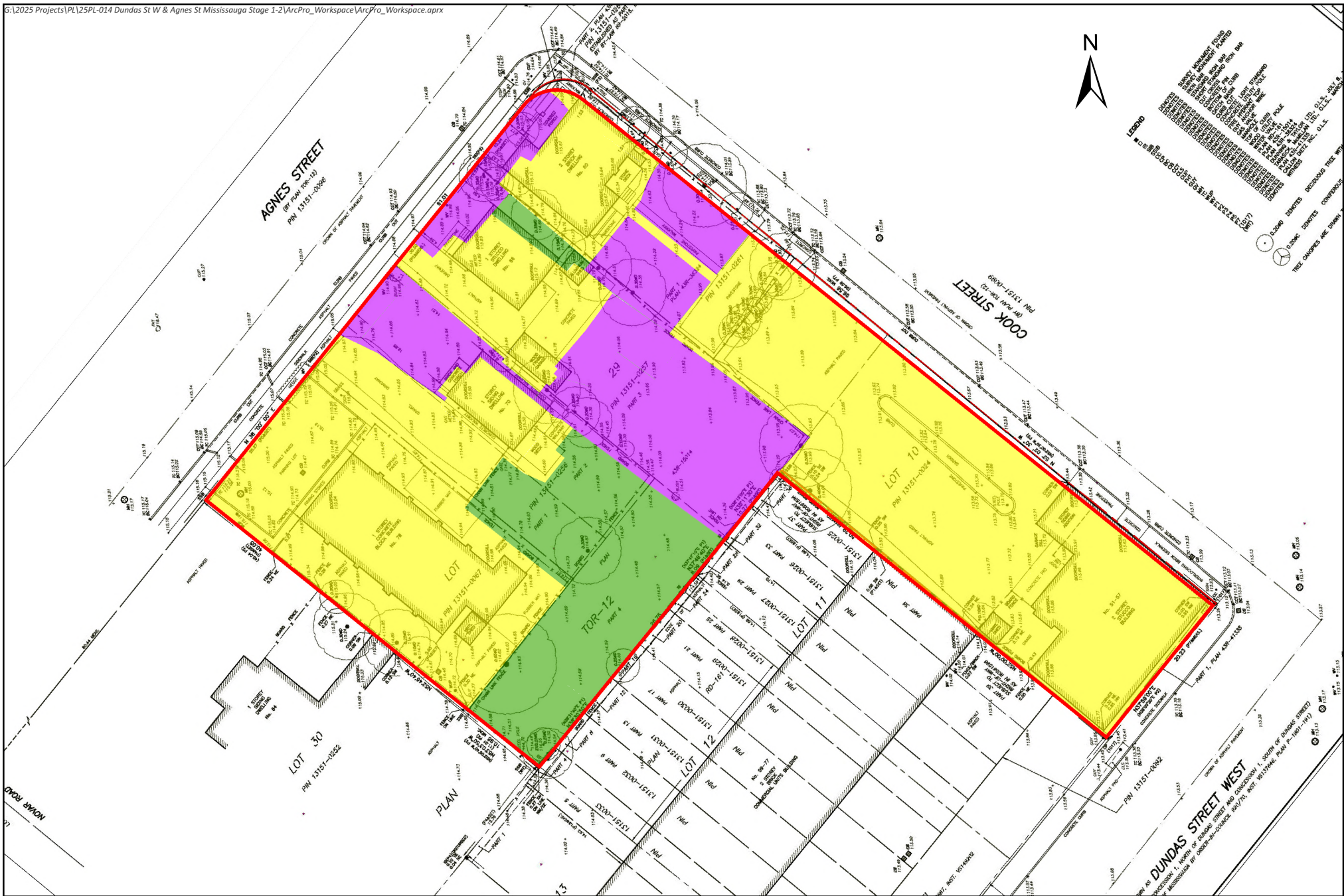


Figure 10: Stage 1 and 2 Archaeological Assessment Results



	 SUBJECT PROPERTY	 DISTURBED - NO POTENTIAL	Source: Tarasick, McMillan, Kubicki Limited		0  25 Metres	
	 TEST PIT SURVEY - 5 METRES			Projection: NAD 1983 UTM Zone 17N Scale: 1:600 Page Size: 8.5x11		ASI Project No.: 25PL-014 Date: 6/3/2025
	 TEST PIT SURVEY - JUDGMENTAL					Drawn By: aclish File: 25PL014_Fig11

Figure 11: Stage 1 and 2 Archaeological Assessment Results on Survey Plan