

Stage 1 Archaeological Assessment of the Rangeview Estates Development Area, Part of Lots 7-9, Concession 3 South of Dundas Street, Geographic Township of Toronto, County of Peel, Now in the City of Mississauga, Regional Municipality of Peel

Original Report

Prepared for:

Rangeview Landowners Group Inc.

c/o Delta Urban Inc.

104-8800 Dufferin Street

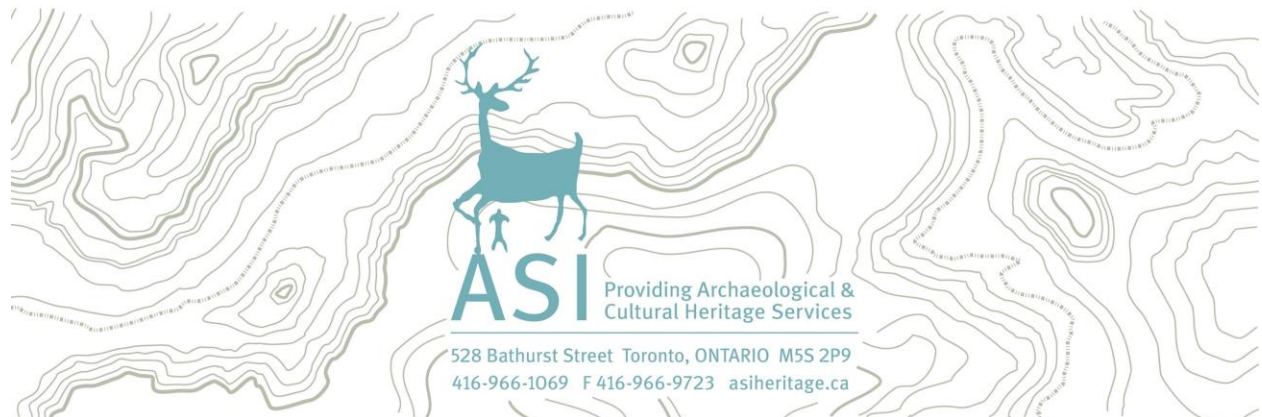
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Executive Summary

Archaeological Services Inc. was contracted by the Rangeview Landowners Group Inc. c/o Delta Urban Inc. to undertake a Stage 1 Archaeological Assessment of the Rangeview Estates Development Area, Part of Lots 7-9, Concession 3 South of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel.

The Rangeview Estates Development Area encompasses 25.67 hectares. However, only the participating landowners and the existing rights-of-ways, comprising approximately 18.5 hectares, were subject to formal review as part of this study and therefore comprise the project area.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting, along with archival research and a review of available aerial imagery. This research suggested that there would typically be potential for the presence of both Indigenous and Euro-Canadian archaeological sites within the project area. However, aerial imagery demonstrates that the extensive land disturbance that has occurred in the mid-twentieth century will have obliterated any archaeological remains that may have been present.

The Stage 1 field review, conducted on May 23, 2023, confirmed that the entire project area has been impacted by previous development and retains no archaeological potential. Therefore, it is recommended that the properties within the project area considered during this study do not require further assessment. Should proposed impacts from any current or future developments extend beyond the limits of the assessed project area or on the properties not considered during this study Stage 1 Archaeological Assessments must be conducted in accordance with the 2011 Standards and Guidelines for Consultant Archaeologists.



Project Personnel

- **Senior Project Manager:** Jennifer Ley, Honours Bachelor of Arts (R376), Lead Archaeologist, Manager, Planning Assessment Division
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1.0 Project Context

Archaeological Services Inc. was contracted by the Rangeview Landowners Group Inc. c/o Delta Urban Inc. to undertake a Stage 1 Archaeological Assessment of Rangeview Estates Development Area, Part of Lots 7-9, Concession 3 South of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel (Figure 1). The project area for the purposes of this assessment is approximately 18.5 hectares, comprising only the participating landowners and the existing rights-of-way within the larger 25.67-hectare development area.

1.1 Development Context

This assessment was conducted under the senior project management of Jennifer Ley (R376), and the project management and project direction of Robb Bhardwaj (P449) under Ministry of Citizenship and Multiculturalism (hereafter the “Ministry”) Project Information Form P449-0722-2023. All activities carried out during this assessment were completed to make informed planning decisions prior to proposed redevelopment; the archaeological assessment for this work was 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”) (the Ministry of Tourism and Culture [now the Ministry], 2011).

Permission to access the project area and to carry out all activities necessary for the completion of the assessment was granted by the proponent on April 13, 2023.

1.2 Historical Context

1.2.1 Indigenous Land-Use Settlement

Southern Ontario has been occupied by human populations since the retreat of the Laurentide glacier approximately 13,000 years before present (B.P.) (Ferris, 2013). Populations at this time would have been highly mobile, inhabiting a



boreal-parkland similar to the modern sub-arctic. By approximately 10,000 B.P., the environment had progressively warmed (Edwards and Fritz, 1988) and populations now occupied less extensive territories (Ellis and Deller, 1990).

Between approximately 10,000-5,500 B.P., the Great Lakes basins experienced low-water levels, and many sites, which would have been located on those former shorelines were now submerged. This period produced the earliest evidence of heavy wood working tools, an indication of greater investment of labour in felling trees for fuel, to build shelter, and watercraft production. These activities suggest prolonged seasonal residency at occupation sites. Polished stone and native copper implements were being produced by approximately 8,000 B.P.; the latter was acquired from the north shore of Lake Superior, which is evidence of extensive exchange networks throughout the Great Lakes region. The earliest evidence for cemeteries dates to approximately 4,500-3,000 B.P., demonstrating increased social organization, investment of labour into social infrastructure, and the establishment of socially prescribed territories (Ellis *et alia*, 1990; Ellis *et alia*, 2009; Brown, 1995:13).

Between 3,000-2,500 B.P., populations continued to practice residential mobility and to harvest seasonally available resources, including spawning fish. The Woodland period began around 2,500 B.P. and exchange and interaction networks broadened (Spence *et alia*, 1990:136, 138). Evidence exists for small community camps focusing on the seasonal harvesting of resources by approximately 2,000 B.P., and by 1,500 B.P., there is macro-botanical evidence for maize in southern Ontario (Spence *et alia*, 1990:155, 164). Although it is thought that maize only supplemented people's diet at this time, phytolith evidence for maize in central New York State by 2,300 B.P. indicates more intensive production, hints that the same evidence may be uncovered in Ontario ceramic vessels of the same period once similar analyses are conducted 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 populations during these millennia were Algonquian-speakers.

From the beginning of the Late Woodland period at approximately 1,000 B.P., lifeways became more similar to those described in early historical documents.



Between approximately 1000-1300 Common Era (C.E.), the communal site was replaced by the village focused on horticulture, although seasonal disintegration 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., however, this episodic community disintegration was replaced with populations occupying sites communally throughout the year (Dodd *et alia*, 1990:343). By the mid-sixteenth century, small villages had coalesced into larger communities (Birch *et alia*, 2021). 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.

In the 1640s, the traditional enmity between the Haudenosaunee and the Huron-Wendat (and their Algonquian allies such as the Nippissing and Odawa) led to the dispersal of the Huron-Wendat as well as the “Neutral Nation(s)” 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

The Rangeview Estates Development Area 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).

Township of Toronto

The Rangeview Estates Development Area is located within Lots 7-9, Concession 3 South of Dundas Street in the Geographic Township of Toronto. The Township of Toronto was originally surveyed in 1806 and 1807 by Samuel Wilmot, the Deputy Surveyor of Upper Canada. The first settler in the township was Colonel Thomas Ingersoll. Philip Cody was an early settler who opened an inn in Sydenham, later known as Fonhill and then as Dixie. 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 of 1812, which gave considerable check to its progress. When the war was over, growth revived. The Credit River and numerous creeks provided for the establishment of saw and grist mills. 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., 2020).

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, with over 1,200 industries located in 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).

During the nineteenth century, the southeastern corner of Toronto Township was farmland inhabited by early settlers, including the Caven, Duck, Lynd, and Ogden families. The paving of Lakeshore Road in 1915 and the proximity to the greater Toronto region made the area an attractive place for Toronto commuters to live. In the 1920s, the area came to be known as Lakeview (Hicks, 2005). During World War II, Lakeview became an important centre for the production of small arms for Allied forces. Mapping indicates that the Rangeview Estates Development Area was part of a larger rifle range from before World War I, and with the onset of World War II, a munitions factory was constructed east of the range (Department of Militia and Defence, 1909; Department of National Defence, 1942). In 1962, Ontario's largest electric generating station was completed just east of Lakeshore Road and Cawthra Road. It closed in 2005 (Heritage Mississauga, no date).

Development of Part of Lot 7, Concession 3 South of Dundas Street

The Toronto Township "Township Papers" show that Lot 7 had originally been held on the orders of Mr. President Alexander Grant, for an English settler (named Tinman?) "who came not long since from London with his family, in order that he might have 200 acres (80.94 hectares) on the Lake if he chose it." This family chose to settle at Kingston, and this lot and other lands were subsequently granted to Thomas Lucas by an Order-in-Council dated February 16, 1808. Lucas paid the required survey and patent fees, and his brother Robert and another neighbour attested to the fact that by late November 1809 Lucas had cleared five acres (2.02 hectares), fenced the clearing, constructed a dwelling house 16 x 20 feet in size (4.87 x 6.09 metres), and had cleared half the roadway "near the baseline" in front of this farm (Anonymous, no date [b]: 1726-1732).

The abstract index to deeds shows that Lot 7 was patented by Thomas Lucas on November 27, 1809. Note that Concession 3 (South of Dundas Street) was originally referred to as the "Broken Front" Concession.

Thomas Morris Land Lucas (1785-1864) was a native of New Brunswick, and the son of Clement and Phoebe (Land) Lucas. This family originated in Ireland, and



Clement emigrated to the (then) province of New York in 1772. During the American Revolutionary War, Clement and his family took refuge in New York City; in 1783, they were transported to Parrtown, New Brunswick, where Clement was granted land as a Loyalist. Clement (1764-1855) was married to Phoebe Land (1766-circa 1807 or 1808), the daughter of Robert and Phoebe (Scott) Land. Robert Land (1738-1818) was also a Loyalist and one of the earliest settlers in Barton Township. Land was a courier and spy for the British, and a recruiter for the British “Indian Department” while living in Pennsylvania during the war. He was captured by the Americans, found guilty, and sentenced to hang, but was pardoned and made his escape to British territory. The Lucas family, knowing that their Land relations had settled in Upper Canada, made the decision to move there in 1807. Thomas Lucas settled in Nelson Township in Halton County. He and his brother Robert petitioned the Executive Council for land as the sons of a Loyalist. Thomas’s petition noted that he had resided in the area “for a few months” but that he had “conducted himself with sobriety.” The brothers were each granted 200 acres (80.94 hectares). In January 1809, Thomas submitted a petition for an additional 200 acres on behalf of his late mother as the daughter and wife of a Loyalist. This petition was granted in that same year. Thomas Lucas was a farmer in Nelson Township. Lucas held the rank of “ensign” in the 2nd York Militia in May 1811, and he served throughout the War of 1812 under Captain Samuel Ryckman (between October 1812-November 1814). Lucas was “in command” at Burlington during part of that time, and in May-June 1816 he was recommended for promotion to the rank of lieutenant. Muster rolls for the 4th Regiment of Gore Militia record the name of “Captain Thomas Lucas,” commissioned in November 1823. It is unclear whether this was the same individual as the property owner in question since the 4th Regiment included Beverley, Dumfries, Waterloo, and Woolwich. There was another Thomas Lucas, in the 5th Regiment of Gore Militia, who was “upwards of forty years of age” in June 1831. That regiment included Esquesing, Nassagaweya, Erin, Eramosa, and Garafraxa, which was nearer to Peel. Thomas was married to Mary Llewellyn Flewelling (May 18, 1796-May 30, 1875) in Halton circa 1817. She was the daughter of John Halton and Mary (Watts) Flewelling of New Brunswick. Thomas and Mary raised a family of eleven children (six sons and five daughters) who were born in Halton between 1819 and 1845. Lucas was listed in some records as a member of the Church of England, and some of his children belonged to the



Methodist church. Thomas and Mary afterwards moved to Caradoc Township in 1861 (Anonymous, no date [d]: L8/52 and L9/32; Anonymous, no date [e]: 4201-4202; Library and Archives Canada, 1851; Lucas, 2011; Blair, 2017: 15, 18-21, 25, 27-29, 31-33; Elliott et al., 1995:71, 76).

In March 1813, Lucas sold this lot to the Honourable Samuel Bois Smith for £140 (Anonymous, no date [a]:#3126).

Smith (1756-1826) was a native of Hempstead, New York, and the son of a Scottish emigrant named James Smith. Smith served as an ensign with the Queen's Rangers between 1777 and 1780 during the American Revolutionary War; in 1780 he was promoted to the rank of captain. Smith was present at Yorktown, Virginia, when the British surrendered under Cornwallis in 1781, which brought the war to a conclusion. He then settled in New Brunswick, and briefly resided in England before he returned to Canada in 1791 as a captain in the second Queen's Rangers. Smith was stationed at Niagara until 1794 when he led the Rangers to the Town of York. He was the lieutenant-colonel in command of the unit until it was disbanded in 1802 and Smith then retired on half-pay to his home in Etobicoke. Smith had been granted 1,000 acres of land (404.7 hectares) as a Loyalist and on account of his military services. In November 1813, Smith was appointed to a seat on the Executive Council of Upper Canada. He retained that position until 1825. Smith served as the administrator of the Province of Upper Canada during the absence of the Lieutenant-Governor, between June 1817 and August 1818, and again between March and June 1820. It was noted at the time that Smith worked well with the Executive Council, but disagreements surfaced in his dealings with the House of Assembly over money bills and expenditures. Smith prorogued the Assembly in April 1818. The Rev. John Strachan described Smith as "feeble...without energy or talents," and Robert Gourlay stated that "as a President he is nothing." Smith's duties as administrator ended upon the arrival of Sir Peregrine Maitland as the new Lieutenant-Governor. Smith was married at the Town of Niagara in October 1799 by the Reverend Robert Addison to Jane Isabella Clarke (1772/1779- 1826). She was a native of Stratford, Connecticut, and the daughter of Dr. Joseph Clarke, M.D., and his wife, Isabella Eliza (Alleyne) Clarke. After the end of the American Revolution, the Clarke family resided in New Brunswick for approximately fifteen years; they moved to the Town of York in



Upper Canada in 1798. Samuel and Jane raised a family of eleven children (two sons and nine daughters) who were born between 1800 and 1822. The family belonged to the Church of England (Chadwick 1894:17-18; Mealing 1987:722-723).

Three deeds were registered on title between 1843 and 1846; these documents were transfers of land made between members of the extended Smith family and may have been executed to remove clouds from the title to the property. The first deed was made in early September 1843, when William Allan “and others” transferred this land to Ann Nelles. In [May?] 1846, a second deed transferred this property from Nelles to Clarke Gamble, and in June of the same year Gamble transferred the land to Samuel Bois Smith. Yet a fourth “indenture” to Smith was registered on title from James McDonell “and others” in August 1853 (Anonymous, no date [a]:#38175, 38176, 38177, 50459).

William Allan (1770-1853) was a Toronto merchant, banker, and member of the Upper Canadian Legislative Council, and builder of “Moss Park.” He was married in July 1809 to Leah Tyrer Gamble (July 26, 1790-October 17, 1848), the daughter of John and Isabella Eliza (Clarke) Gamble. Leah was therefore the niece of the Hon. Samuel Smith. Ann Nelles (July 20, 1801-1884) was the daughter of the Hon. Samuel Smith and his wife, Jane Isabella Clarke (1779-1826). Ann was married in February 1829 to Henry William Nelles (February 11, 1798-May 19, 1842), son of the Honorable Abraham Nelles, of Grimsby in the Niagara District, and his wife, Catherine, who was the daughter of Jacob Ball of Niagara. Abraham Nelles was a miller, land surveyor, and member of the Upper Canadian House of Assembly between 1830 and 1839. Joseph Clarke Gamble (November 20, 1808-November 23, 1902) was a native of Kingston and the son of John and Isabella Eliza (Clarke) Gamble, and so he was the nephew of the Hon. Samuel Smith and the first cousin of Ann Nelles. “Clarke” Gamble was a lawyer in Toronto, and married twice: first to Mary Sayre Boulton, and then to Harriet Eliza Boulton. James McDonell was the brother-in-law of Ann Nelles, having married her younger sister, Margaret Leah Smith. Samuel Bois Smith (1803-1882) was the son of the Honourable Samuel Smith. Records describe him as a “gentleman,” and he died, unmarried, at Kingston in July 1882. The relationships established through marriage by the Smith and Gamble families, all well-connected to the governing elite in the Town



of York, and most of the Loyalist, is an excellent example of what was meant by the term “Family Compact” (Chadwick, 1894:17-18, 74, 79; Powell, 1955:76-81).

In December 1846, Samuel B. Smith sold part of this lot containing 95 acres (38.44 hectares) to Richard Cuthbert for £475 (Anonymous, no date [a]).

Cuthbert (1800-1866?) was a native of Ireland who emigrated to Upper Canada in 1832. Records indicate that he had served in the British army for six years, followed by seven years with the Irish constabulary. Cuthbert was a cordwainer (boot and shoemaker) by profession. The directories for Toronto refer to one Richard Cuthbert who was employed as a “bookbinder” on Richmond Street, and he had relatives (brothers?) named Thomas and Alexander who lived nearby on Richmond and York streets who were also boot and shoemakers. It is unclear whether this Richard Cuthbert was the same individual who owned the project area in Toronto Township. Cuthbert appears to have petitioned the government for land, but an order from the “Home government” in England in 1834 prevented discharged soldiers and sailors from obtaining land grants from the local (provincial) government. Between December 1837 and January 1838, Cuthbert served as a private and then as a sergeant in the 2nd Regiment of York Militia under Colonel Thompson in defending the City of Toronto during the Upper Canada Rebellion. During the early part of this insurrection, he was posted to a detachment of the “City Guards” in charge of the prisoners at City Hall. His pay for the month amounted to £2.6.5. His service continued at Chippawa in the Niagara District in January 1838, and he served until at least November 1838, when he was paid an additional £1.3.10. Following his service in the York Militia, Cuthbert once again unsuccessfully petitioned the government for a land grant. As proof of his loyalty, Cuthberts’ petition noted that he was “willing to perform any duty the Government may be pleased to impose upon him at every hazard.” Cuthbert afterwards resided in Streetsville in a frame dwelling where he established a shoe shop. He was married while in Ireland to his first wife, with whom he raised a family of at least two children who accompanied him to Upper Canada. After the death of his first wife, he was married in June 1849 to Elizabeth Boyle (1828-1879). It is not known if they had any children. The family belonged to the Roman Catholic Church (Walton, 1837:12, Anonymous, no date [e]:115728-115730;



Anonymous, 1838; Library and Archives Canada, 1851; Library and Archives Canada, 1861).

In January 1852, Cuthbert submitted a request to the Crown Lands Department for permission to purchase the “Broken Front” lot in front of his farm. He did this “in order to enable him to protect his farm property from the injury to which it is continually exposed in consequence of a practice which exists of quarrying for stone at the margin of the waters of the Lake, and undermining, in obtaining it the high bank which constitutes that portion of his property immediately adjoining the Lake shore.” In August 1853, the value of this additional land was assessed at £5, and Cuthbert was permitted to purchase a strip “extending southward a distance of three chains (198 feet or 60.35 metres) from the highwater mark” (Anonymous, no date [b]:1733-1738).

In February 1855, Cuthbert sold this property to Michael Barnes for £1,150. Barnes mortgaged this land in April 1863 for £300 (Anonymous, no date [a]:#1653, 11240, 12997).

Barnes (or Barrens, circa 1803-1873) was a native of England. He appears to have first settled in the City of Toronto where he was employed as a brick maker in the park or “Liberties” on Front Street East. Barnes was first married in England to a woman named Mary Ann (circa 1802-December 15, 1838), with whom he had at least two sons and possibly two daughters. His first wife died during childbirth, and the infant died a few days after its mother. Two other infant daughters may have died in May 1838 and January 1839. They were interred in the Potters Field at Yonge and Bloor. Barnes was then married at St. James’ Anglican Church on June 27, 1839, to Mary Brockwell (April 9, 1819-April 5, 1885). She was a native of Suffolk, England, and the daughter of Thomas and Mary Ann (Brown) Brockwell. Barnes had children with his second wife and appears to have had a total of at least fifteen or more children (eight sons, seven daughters) who were born between 1827 and 1860. The family belonged to the Church of England. Barnes remained in Toronto until at least 1853, and by 1855 he and his family had moved to Toronto Township where he became a farmer. The 1861 census shows that Barnes grew fall wheat, spring wheat, barley, oats, peas, “Indian corn,” potatoes, carrots, and hay on his acreage. The agricultural component for this census



appears to be deficient since there is no schedule which recorded the livestock or additional farm products. The census does indicate that the family resided in a one-storey frame dwelling which was built in 1855. The house must have been built by Barnes since that was the year that he purchased the land. The 1861 census valued his 95-acre (38.44 hectares) farm at \$4,500 with an additional \$50 in farm tools and equipment. The 1871 census shows that the farm included two outbuildings (barns or a barn and shed), two wagons, two ploughs, a reaper, horse rake, and fanning mill. The list of crops grown was similar to that of the previous decade but also included turnips. The farm livestock consisted of horses, colts/fillies, milch cows, and one pig. The farm produced 150 lbs. (68 kilograms) of butter. Barnes died on September 23, 1873 (Lewis, 1843:20; Rowsell, 1850:7; Library and Archives Canada, 1861:60:92; Library and Archives Canada, 1871:15; Hancocks, 1983; McGrath 2005:141).

Surprisingly, a “release” of interest was registered on title to this lot from Mary Lucas, the widow of Thomas Lucas, in April 1866, more than 50 years after Thomas Lucas had sold the land to Samuel Smith. The release was probably just related to her one-third dower interest in the property (Anonymous, no date [a]:#14487).

In September 1873, James Barnes (born circa 1839) “and others” (the children of Michael) conveyed this land and quit-claimed their interest in it to their widowed mother Mary Barnes for \$600 (Anonymous, no date [a]:#1458, 1676).

In May 1881, Barnes sold this land to Frederick Charles Denison for \$6,800. In July of the same year, J.H. Rogers executed a deed in favour of Denison (Anonymous, no date [a]:#3404, 16454, Deposit #54E).

Frederick Charles Denison “of Rusholme” (1846-1896) was a native of the City of Toronto and the son of Colonel George Taylor Denison and Mary Anne Dewson. Denison studied at Upper Canada College and then at Osgoode Hall. He was called to the bar in 1870 and became a barrister in partnership with his older brother George Taylor Denison. He first entered “Denison’s Horse” as a coronet in 1865 and progressively rose through the ranks until he became a lieutenant-colonel in 1884. During his time with this cavalry troop, he saw action on the Niagara frontier during the Fenian Raid (1866), on the Red River expedition (1870), and



commanded the Canadian Voyageurs in the Soudan war in Egypt in 1884-1885. Denison served as an alderman in Toronto between 1878 and 1883 and served as a Conservative M.P. for West Toronto between 1887 and 1896. Denison was married at Chippawa (now part of the City of Niagara Falls) in April 1874 to Julia Abigail Macklem (1845- 1943). She was the daughter of Oliver Tiffany and Julia Ann (Street) Macklem of Chippawa and was descended from some of the oldest families in the Niagara region. They raised a family of eight children (six sons and two daughters) who were born between 1875 and 1887 (Chadwick 1894:109-110; Gagan 1973:31-43; Cooke 1990:243-246).

This land was bequeathed to Frederick and Julia's sons, Gordon and Frederick Denison, in 1896 (Anonymous, no date [a]:#16498).

Gordon Cyril Denison (1885-1977) was a realtor and insurance salesman in partnership with Ford Robertson. Frederick Coningham (or Conyngham) Denison (1875- 1951) was a civil engineer and a member of the Governor-General's Bodyguard from 1895 until 1902. Both men enlisted during the Great War (Chadwick 1894:109; Might Directories Limited, 1925:877).

In April 1914, the Denison family (Gordon, Frederick Coningham, and others) sold this land to His Majesty the King for \$87,935.35 (Anonymous, (no date [a]:#16599).

In April 1935, part of this lot was expropriated by the Ontario Department of Highways for "public purposes," a 20-foot (6.096 metres) wide highway widening. In 1948 and 1954, this land fell within an "urban development area" and "area of subdivision control" (Anonymous, (no date [d]:#36635; Anonymous, no date [b]:#340, 341, 426).

In August 1959, approximately 6.5 acres (2.64 hectares) of this lot was transferred to the Corporation of the Township of Toronto by Her Majesty the Queen (Ontario). In December 1959 and January 1960, two by-laws dedicated Lakeshore Road, Rangeview Road, and Hydro Road as public highways. Lakefront Promenade bisects the centre of the project area providing access to the lake. In March 1961, 45.1-acres (18.25 hectares) of land was transferred by the province to the Hydro Electric Power Commission of Ontario. That land was used for the Lakeview



Generating Station. In September 1961, the province transferred an additional 12.07-acres (4.88 hectares) to the Township of Toronto (Anonymous, no date [a]:#122969, 136810, 141214; Anonymous, no date [c]:#568/2995, 570/3009).

The first lands within the Rangeview development (1.674-acres, or 0.677 hectare) were sold to Frank R. Lount and Son Limited in March 1960 for \$15,233. Other lands at Rangeview were subsequently sold to other corporations (for example, Purolator Products Inc.) and individual businesses (Anonymous, no date [a]:#129738).

Development of Part of Lot 8, Concession 3 South of Dundas Street

The “township papers” for Toronto Township show that Lot 8 was originally a “Clergy Reserve” retained by the government of Upper Canada for the maintenance of a “Protestant” (Anglican) clergy within the province. The chief value of the property consisted of its timber which, in the early 1800s, was enumerated as “oak, pine, maple, beech, birch, and basswood.”

An application was submitted to the Executive Council and the lot was granted as leasehold property to Abraham Markle on February 24, 1809. An “Order-in-Council” was issued for Markle on June 5, 1810, and a patent for the leasehold was probably issued shortly thereafter (Anonymous, no date [b]:1739).

There were at least five men in early Upper Canada who were named Abraham Markle and it is difficult to single out which one of them was the grantee on this lot. Each of the men appear to have been related to one another and had Loyalist family and business ties to the Niagara District. The most likely individual who was the grantee of this land was a native of Somerset Township, Pennsylvania, born to Abraham and Barbara (Schaber) Markle on December 22, 1787. He settled in Upper Canada, possibly at Grimsby in the Niagara District, sometime prior to 1809. He later moved to Toronto Township where he engaged in farming. Markle was married by Robert Nelles at Grimsby in January 1811 to Anna Konkle (born December 20, 1790) who was a native of Sussex Co., New Jersey. She was the daughter of Adam and Mary Konkle (variously Kunkle). Many of the early settlers at Grimsby were “late Loyalists” who arrived in the province from New Jersey and Pennsylvania. Abraham and Anna raised a family of twelve children (seven sons,



five daughters) who were born in Toronto Township between 1812 and 1835. The family probably belonged to the Methodist Church. Abraham was married for a second time in June 1856 at Port Credit to Sarah (Roadhouse) Grice (born 1809). Sometime thereafter the family appears to have returned to the United States, settling in Springdale Township, Iowa, where Abraham died in 1868 (Anonymous, no date [b]; Powell 1950:91; Powell 1954:75).

In early November 1845, Markle transferred his leasehold interest in this lot to John Burnside for £14. Burnside addressed a letter to the Crown Lands department dated October 21, 1845, in which he stated that he “has occupied the lot for many years” and desired to purchase it. This was his second such application, the first having been submitted in July 1831. A prior application was submitted by Joseph Cawthra in April 1829, but this request appears to have been denied by the Executive Council. In lieu of this lot, Cawthra was granted Lots 12 and 13 instead. The Township directory shows that Burnside had been in occupation of this land since at least 1837. Burnside “is now residing thereon and holds regular transfers from the original lessee down.” This suggests that the property had been leased several times by Markle between 1809 and 1845. The land was valued at 30 shillings per acre. In March 1846, the Crown Lands Department gave its consent to Burnside for the purchase of the lot, which included sixty cleared acres (24.28 hectares). The cost to purchase the cleared land alone, at thirty shillings per acre, would have amounted to approximately £90. The payment for the full 87 acres (35.2 hectares) was £138.8.4 (Anonymous, no date [b]; Walton, 1837:168; Anonymous, no date [a]1743-1746, 1751).

The Crown Patent for this 87-acre (35.20 hectares) lot was granted to John Burnside on February 22, 1855.

Burnside was a native of Ireland who emigrated to Upper Canada circa 1818. He initially settled in the Town of York (Toronto) and he submitted a petition to the Executive Council in June 1818 for the lease of a Crown Reserve lot in York Township (Lot 12, Concession 2 West of Yonge Street). He named a relative, Alexander Burnside, as a surety for the payment of the yearly rental on the land. This petition was granted. It is not known how long Burnside occupied that lot before he moved to Toronto Township. Burnside appears to have been married



and may have had a family of at least two sons. The 1861 census for Toronto Township lists the names of Thomas and William Burnside, both “mariners” and born in Upper Canada during the 1820s, who resided near the project area (Anonymous, no date [b]; Library and Archives Canada, 1861).

In July 1855, Burnsides sold this land to James Neilson for £1,100. No definitive biographical information could be located for Neilson (Anonymous, no date [b]:#2500).

Records indicate that Neilson was an absentee owner who leased this property to tenant farmers. The 1861 census shows that this farm was occupied by a tenant named Charles Jackson. Jackson (born circa 1827) was a native of England and a farmer. He was married circa 1853, and he and his wife Sarah (born circa 1833) raised a family of at least three children: Eliza (born 1855), William (born 1857), and Johnston (born 1860). Their household included a farm hand, aged 16, named Peter Hare. The census shows that they resided in a one-storey frame dwelling that was constructed in 1835. Jackson grew a variety of crops on this land including fall wheat, spring wheat, peas, oats, and hay. His farm was assessed at \$4,500 with an additional \$200 in farm tools and equipment (Library and Archives Canada, 1861).

In March 1872, Neilson sold this property to Walter Dalziel for \$1,000 (Anonymous, no date [a]:#1039).

Dalziel (1803-1890) was a native of Lanarkshire, Scotland, and the son of John and Ann (Bell) Dalziel. He appears to have settled in Upper Canada at some point between circa 1828 and 1831. Records indicate that he was a farmer in Vaughan Township before he settled in Peel County. He also resided temporarily in the City of Toronto during the early 1870s where he was the keeper of a boarding house either on Richmond Street East or on Shuter Street. The city directories show that Dalziel lived at both locations between 1871 and 1880. Dalziel was married at Vaughan in early November 1831 to Janet (Jenette) Moore (1809- 1887). They raised a family of at least seven children (two sons and five daughters) who were born in Canada between circa 1832 and 1849 (Library and Archives Canada, 1851; Library and Archives Canada, 1861; Library and Archives Canada, 1871; Irwin,



1871:60; Fisher and Taylor, 1875:269; Might and Taylor, 1880:250; Library and Archives Canada, 1881).

In May 1885, Dalziel transferred this land to Joseph G. Owen “in trust” for \$400. Little is known about Owen. Census records name an individual, “Joseph Owen” (born circa 1854), who was a merchant in Toronto Township. He was a single man, and a member of the Methodist church, at the time of the census. In August 1886, Owen sold this property to Hancock Rennick for \$6,700 (Anonymous, no date [a]:#5396, 5772; Library and Archives Canada, 1881).

Rennick (1841-1927) was a native of Legnakelly, County Monaghan, Ireland and the son of John and Margaret Renwick. The spelling of his surname varies from record to record. In mid-November 1869, that Rennick took part in an unlawful assembly and committed a riot along with several other men. They assaulted the sheriff’s bailiff, James Sloane, who had seized a wagon load of hay or straw under a “civil bill decree.” Rennick appeared before the “petty sessions” in November 1869 and in February 1870, and on both occasions the case was dismissed. Shortly afterwards, in May 1870, Rennick embarked on the *S.S. Moravian* at Londonderry bound for Quebec where he arrived one month later. The ship’s passenger list describes him as a “labourer.” By 1873, Rennick was a resident of Toronto and employed as a “yardsman” with the Great Western Railway. By the early 1880s, he had saved enough money to establish himself in business as a grocer on Queen Street West near Soho. In later years, he resided on Sunnyside Avenue. Rennick was married circa 1873 to Sara Jane Purdy (August 24, 1848-August 13, 1913). They raised a family of eight children (four sons and four daughters) who were born between 1873 and 1887. (Anonymous, 1873: #664, 740; Library and Archives Canada, 1870; Irwin, 1873:149; Polk, 1886:696; Anonymous, 1887:5).

In June 1892, Rennick sold this land to the Corporation of the City of Toronto for \$20,000 (Anonymous, no date [a]:#7939).

In July 1893, the City leased this land for a term of six years and eight months to Her Majesty the Queen. In January 1896, this land was leased to John James Mason “acting as trustee on behalf of the Ontario Rifle Association.” The property was leased in May 1909 to His Majesty the King, but in October 1919 the Crown



surrendered the lease to the City of Toronto (Anonymous, no date [a]:#8155, 9353, 13511, 20313).

In January 1931, the City of Toronto sold this lot to His Majesty the King “as represented by the Minister of National Defense of Canada” (Anonymous, no date [a]:#34421).

In March 1958, this lot was transferred from Her Majesty the Queen to the Corporation of the City of Toronto. In June 1958, the City transferred part of the property to the Hydro Electric Power Commission of Ontario. Part of the property (28.97 acres or 11.72 hectares) not required for the Lakeview Generating Station was transferred to the Township of Toronto by Hydro. Other land was sold by the township to Rangeview Inc. in May 1963 (Anonymous, no date [a]:#109620, 111749, 118635, 157180).

The first transfer of land to another corporation or individual business occurred in September 1959, when Tek Hughes Brushes Ltd. purchased 2.197 acres (0.889 hectares). Other businesses that have been located within the Lot 8 portion of Rangeview development included Sarah Coventry Canada Limited (1964), American Hospital Supply Corporation (1968), York Barbell Company Limited (1973), Nordic Steel Products Limited (1973), Cott Beverages Limited (1976), Ingersoll-Rand Canada Inc. (1978), and the Schlage Lock Company of Canada Limited in 1978. The “Fountain of Faith Church” purchased land within this block in June 1994 (Anonymous, no date [a]:#123893).

Development of Part of Lot 9, Concession 3 South of Dundas Street

The Crown Patent for this 60-acre (24.28 hectare) lot was granted to Thomas Lucas on November 27, 1809. In September 1817, Lucas sold this property to Joseph Cawthra for £60. (Anonymous, no date [a]:#3036).

Cawthra (1759-1842) was a native of Guiseley, Yorkshire, England, and the son of Henry and Mary (Brown) Cawthra. He was married at Guiseley in late January 1781 to Mary Turnpenny (1760-January 13, 1847), and they raised a family of at least nine children (six sons, three daughters) who were born between 1782 and 1801. The family belonged to the Church of England. Cawthra was a wool



manufacturer in England during the early 1790s, but he emigrated to New York from 1803 until 1806 when he settled in the Town of York in Upper Canada. Family tradition stated (erroneously?) that he arrived in Upper Canada in 1803, and that the family joined him there afterwards. The family was first enumerated in the “List of Inhabitants” for the Town of York compiled in March 1808. Cawthra established a general store in the town, specializing in “apothecary’s wares,” (patent medicines) and other goods. Family tradition states that when he first arrived in York that he “manufactured oil of peppermint with a retort.” He later did a profitable trade in goods between the Town of York and the City of New York in groceries, tea, and other goods. He and some of his sons appear to have served with the 3rd York Militia during the War of 1812, and after the end of the war he submitted a war loss claim for a barrel of “Jamaica spirits” that was consumed by the British troops. Cawthra was also involved in real estate investment and banking, serving as a director of the Bank of Upper Canada during the mid-1830s. By that time, Cawthra was reputed to have amassed a fortune of at least £30,000. The family wealth increased to the point that they were referred to as “the Astors of Canada.” Cawthra served as an alderman on the first City council in 1834, his only foray into political life (Brock and Young, 1924:9-10, 35; Mosser, 1984:73; Romney, 1988:163-164).

The ownership of this lot passed through the hands of various members of the Cawthra family during the next 30 years. It appears to have been inherited by son John Cawthra (1789-1851). He was married in Toronto to Ann Wilson (1799-1831) in January 1821, with whom he had five children (four sons and a daughter) born between 1821 and 1830. The property was then transferred from William Cawthra and Mary Mulock to Joseph Cawthra (April 1867), and from William Cawthra to Henry Cawthra (November 1872). In November 1872, Cawthra sold some portion of this property to T.S. Kennedy. The circumstances behind this sale are not known, nor is it clear what happened to the land that was transferred to Kennedy under that deed. His name is not subsequently found in the abstract index volumes which include this lot (Anonymous, no date [a]:#1215, 1216, 1730, 1846).

Mary Mulock (1823-1882) was the daughter of John and Ann (Wilson) Cawthra. She was married at Toronto in May 1838 to Dr. Thomas Homan Mulock (M.D.).



Joseph Cawthra (1821-1892) was the eldest child of John and Ann (Wilson) Cawthra. He was a banker who was married in October 1869 to Charlotte Elizabeth Bentley. Henry Cawthra (1830-1904) was the youngest son of John and Ann (Wilson) Cawthra. He was called to the bar as a barrister in mid-May 1859. Henry was married in October 1857 to Anna Celista Mills (1837-1919), a native of Hamilton and the daughter of the Honorable Samuel Mills (Senator) and his wife Aurora Holton. Henry and Anna raised a family of six children. The William Cawthra referred to above appears to have been the ninth child of Joseph and Mary (Turnpenny) Cawthra. He was born in Yorkshire in October 1801 and died in Toronto in October 1880. He was educated at the York District Grammar School in Toronto and was married in 1849 to Sarah Ellen Crowther. William and Sarah were childless (Brock and Young, 1924:36-38).

In August 1912, Anna C. Cawthra sold this land to His Majesty the King for \$75,000 (Anonymous, no date [ad]:#15135).

In December 1958, approximately 25-acres (10.11 hectares) was transferred by Her Majesty the Queen to the Township of Toronto (Anonymous, no date [a]:#116382).

In October 1964, the first lands within this block (2.147 acres or 0.868 hectares) were sold by the township to Waco Construction Limited. In December 1967, another parcel was sold by the township to the Board of Education of the Township of Toronto. Some lands were purchased by corporations and small businesses, while other parts of the property were leased by companies such as Robin Hood Multifoods Limited in 1976 (Anonymous, no date [a]:#172511, 61508VS).

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 Rangeview Estates Development Area. 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.

On the 1859 *Tremaine Map of the County of Peel* (Tremaine, 1859) (Figure 2), the Rangeview Estates Development Area overlies the northwest part of parcels owned by Michael Barnes (Lot 7), James Nelson [Neilson in the legal deeds to the lot] (Lot 8), and William Cawthra (Lot 9). While there are no structures, watercourses, or settlement features shown, the north corner abuts the Barnes house, and a settlement road (present-day Lakeshore Road East) aligns with the northwest boundary. The north shore of Lake Ontario is depicted approximately 400 metres south and Cooksville Creek and Applewood Creek are illustrated the same distance to the southwest and northeast, respectively.

The 1878 *Illustrated Historical Atlas of the County of Peel* (Pope, 1877) (Figure 3) depicts the Rangeview Estates Development Area overlying parcels now owned by Mrs. Barnes, Michael's widow Mary (Lot 7), Walter Dalziel (Lot 8), and Henry Cawthra (Lot 9). Neither Dalziel nor Cawthra were residents on their lots. A house and an orchard are indicated in Lot 8, and there is another house outside the northeast corner within Lot 7, corresponding to the 1859 map.

Early topographic mapping from 1909, 1929, and 1942 was also reviewed for the presence of potential historical features and to illustrate previous land use (Figure 4). Land features such as waterways, wetlands, woodlots, and elevation are



clearly illustrated on this series of mapping, along with roads and structure locations. On the 1909 Brampton Topographic map (Department of Militia and Defence, 1909), the Rangeview Estates Development Area is within an area of rifle ranges, abutting an elongated earthwork on the central southeast boundary. The house and orchard from the previous map are no longer depicted and there are now four buildings in the central-northwest, fronting Lakeshore Road East (now a metalled road). Cooksville Creek is depicted approximately 200 metres to the south, where it bends slightly further southeast to empty into Lake Ontario.

On the 1929 Brampton Topographic Map (Department of National Defence, 1929), the Rangeview Estates Development Area abuts a structure in the north corner. There is now a new rectangular earthwork to the southeast within the rifle range, and an extensive subdivision on the opposite side of Lakeshore Road East to the northwest.

On the 1942 Brampton Topographic Map (Department of National Defence, 1942), Lakeshore Road East is now paved, and there is an alignment of two roads, lined with structures, within the Rangeview Estates Development Area on the central northwest limit. Dashed lines to the south of this arrangement mark the location of the rifle ranges. Further rifle ranges are marked to the northeast and southeast.

1.2.4 Review of Twentieth-Century Aerial Imagery

Aerial photography spanning from 1954 to 1997 was reviewed to better understand the land use and development of the Rangeview Estates Development Area (Hunting Survey Corporation Limited, 1954; City of Toronto Archives, no date).

Figure 5 displays aerial imagery from 1954, 1960, 1961, and 1963 (Hunting Survey Corporation Limited, 1954; City of Toronto Archives, no date). In 1954, the Rangeview Estates Development Area consists of part of the larger rifle range landscape. An arrangement of tracks associated with the rifle ranges pass through the southwest, northwest, and centre, and extend south towards the lake. There is a cluster of trees along the northerly track beginning where it intersects with Lakeshore Road East.



In 1960, there has been substantive changes within the property. The basic alignment of Lakefront Promenade, Rangeview Road and Hydro Road are visible. Development has also occurred within 974 Lakeshore Road East and 1044 and 1072-1076 Rangeview Road. The lands outside of the Rangeview Estates Development Area are under varying degrees of development, with large areas of grading apparent.

In 1961, Lakefront Promenade, Rangeview Road, and Hydro Road had been completed, and a large area within the north has been heavily graded. On the image from 1963, development has occurred within 1036 and 1050 Lakeshore Road East and 983 and 1045 Rangeview Road.

Figure 6 displays aerial imagery from 1964, 1965, 1966, and 1971 (City of Toronto Archives, no date). In 1964, development has now occurred at 895 and 925 Lakefront Promenade and at 992 and 996 Rangeview Road. The general alignment of East Avenue in the south is also visible. In 1965, development has occurred at 880 Lakeshore Road East and 930 Lakefront Promenade.

The image from 1966 shows that Rangeview Road had been extended southward to East Avenue, with new development occurring in this section at 848-875 Lakeshore Road East and 880 Rangeview Road. By 1971, additional development has occurred at 851-865, 885, 1025 and 1035 Rangeview Road, and at 1000-1006 Lakeshore Road East.

Figure 7 displays aerial imagery from 1975, 1985, 1992, and 1997 (City of Toronto Archives, no date). The photo from 1975 indicates that development had now occurred at 830 and 832 Lakeshore Road East. In the images from 1985, 1992 and 1997, the rights-of-way appear to have been improved and/or widened in many cases.

1.2.5 Review of Twentieth-First-Century Orthographic Imagery

Figure 8 displays orthographic imagery from 2005, 2013, and 2017 (City of Mississauga, 2020; Google Earth Pro, 2022). The imagery over this period indicates that no substantive changes or redevelopment have occurred, with the



exception of the replacement of the building and creation of expanded parking at 925 Rangeview Road by 2017.

1.3 Archaeological Context

1.3.1 Registered Archaeological Sites

In order that an inventory of archaeological resources could be compiled, 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 Rangeview Estates Development Area is in the centre of the AjGv Borden block.

There are two archaeological sites registered within a one-kilometre radius of the Rangeview Estates Development Area (Ministry, 2023). All sites are presented below in Table 1. The nearest site is the Robinson (AjGv-7) site, which is approximately 830 metres west.

The paucity of documented archaeological sites in the general vicinity is likely related to the lack of archaeological investigation of the densely developed area prior to the implementation of systematic archaeological assessments under provincial legislation. It does not necessarily reflect the intensity of Indigenous settlement or land use prior to Euro-Canadian colonization, nor the absence of early Euro-Canadian settlement, and thus should not be taken as an indicator of any lack of Indigenous or Euro-Canadian land use or occupation.



Table 1: Registered Archaeological Sites within a One-Kilometre radius of the Rangeview Estates Development Area

Borden number	Site Name	Temporal/Cultural Affiliation	Site Type	Researcher
AjGv-7	Robinson	Undetermined Precontact	Camp	V. Konrad, 1971
AjGv-39	Adamson Estate	Euro-Canadian	Homestead	Archaeological Services Inc., 1994

1.3.2 Previous Assessments

During the course of the background research, it was determined that seven previous archaeological assessments have been completed within 50 metres of the Rangeview Estates Development Area. No archaeological assessments are known to have been completed within the Rangeview Estates Development Area.

In 2013, AMICK Consultants Limited conducted a Stage 1 and 2 Archaeological Assessment of Byngmount Beach Elementary School, immediately west of the Rangeview Estates Development Area (AMICK Consultants Limited, 2013; Project Information Form P384-0092-2013). The entire property was subject to test pit survey at five-metre intervals and no archaeological remains were encountered. It was recommended that the property be considered clear of further archaeological concern.

In 2017, Archaeological Research Associates Limited completed a Stage 1 and 2 Archaeological Assessment of the Ontario Power Generation Lakeview Generating Station (Archaeological Research Associates Limited, 2017; Project Information Form P007-0785-2016). The study area, which extended from Lakeshore Road East to the north shore of Lake Ontario along Hydro Road, abutted the Rangeview Estates Development Area on its east and south sides. Test pit survey was carried out in all areas with archaeological potential, during which no archaeological remains were encountered. However, survey was not conducted in the active playing fields south of the Rangeview Estates Development Area due to health



and safety concerns. The area tested was cleared of further archaeological concern, and the areas not tested were recommended for Stage 2 assessment should development occur in the future.

In 2019, Archaeological Research Associates Limited conducted the Stage 2 Archaeological Assessment required in the northwest corner of the Lakeview Generating Station, south of the Rangeview Estates Development Area (Archaeological Research Associates Limited, 2019; Project Information Form P007-0971-2018). No archaeological remains were identified during test pit survey, and it was recommended that no further archaeological assessment was required.

In 2017, WSP Canada Inc. carried out a Stage 1 Archaeological Assessment of 930 East Avenue, which is on the opposite side of East Avenue, south of the Rangeview Estates Development Area (WSP, 2017; Project Information Form P365-0109-2017). The background research and property inspection determined that portions of the property retained archaeological potential and that a Stage 2 test pit survey would be required ahead of development.

In 2017, WSP Canada Inc. completed a Stage 2 Archaeological Assessment of a small area of land at 938 East Avenue, located on the opposite side of East Avenue, south of the Rangeview Estates Development Area (WSP, 2017b; Project Information Form P394-0040-2017). Archaeological monitoring of two 7.5-metre trenches resulted in no archaeological materials being identified and the study area was cleared of further archaeological concern.

In 2022, WSP Canada Inc. was retained to conduct a Stage 1 Archaeological Assessment for the Beach Street Sewage Pumping Station Diversion (WSP, 2022; Project Information Form P1006-0067-2022). The study area encompassed a range extending from Beechwood Avenue in the west to east of Montbeck Crescent in the east, along Lakeshore Road East in the north, and the shore of Lake Ontario in the south. A small narrow area extended further east along Lakeshore Road East, abutting the Rangeview Estates Development Area at its northwest corner. The visual review confirmed that the majority of the study area, including the portion nearest to the Rangeview Estates Development Area, was disturbed and required no further assessment.



In 2022, Archaeological Services Inc. completed a Stage 1 Archaeological Assessment of the Lakeshore Corridor, which extended along the north limit of the Rangeview Estates Development Area, within the right-of-way of Lakeshore Road East (Archaeological Services Inc., 2022; Project Information Form P383-0308-2021). It was determined that the study area was disturbed, including the portion north of the Rangeview Estates Development Area, and that no further archaeological assessment would be required.

1.3.3 Physiography

The Rangeview Estates Development Area is situated within the bevelled till plains of the Iroquois Plain physiographic region of southern Ontario (Chapman and Putnam, 1984). The Iroquois Plain is a lowland region bordering Lake Ontario. This region is characteristically flat and formed by lacustrine deposits laid down by the inundation of Lake Iroquois, a body of water that existed during the late Pleistocene. This region extends 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 Rangeview Estates Development Area is within the Serson Creek sub-watershed of the Lake Ontario watershed (Ministry of Natural Resources and Forestry, 2020). Serson Creek is approximately 120 metres east, flowing south to empty into Lake Ontario, and Cooksville Creek lies approximately 200 metres to the west. The north shore of Lake Ontario is approximately 260 metres south (Figure 1).

1.3.4 Existing Conditions

The Stage 1 field assessment was conducted on May 23, 2023, and included only the participating property parcels and rights-of-way (the project area) within the Rangeview Estates Development Area.



The 18.5-hectare project area comprises 21 participating landowner parcels, all of Rangeview Road, and portions of East Avenue along the southwest, Lakefront Promenade through the centre, and Hydro Road along the northeast (Figure 9). The properties within the project area are occupied by industrial and commercial buildings of varying sizes parking lots, loading areas and minor landscaped greenspaces.

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 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 parks. 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 the 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. However, no sites are known within this catchment.

The north shore of Lake Ontario is approximately 260 metres southeast of the Rangeview Estates Development Area, and historical mapping indicates that in the nineteenth century, Applewood Creek and Cooksville Creek were approximately 375 metres to the northeast and southwest, respectively. Today, Applewood Creek is approximately 640 metres northeast, and Cooksville Creek is approximately 720 metres southwest; Serson Creek is approximately 120 metres northeast. Nineteenth-century mapping also illustrates present-day Lakeshore



Road East as an early settlement road along the northwest limit of the Rangeview Estates Development Area, and there were structures indicated both within and immediately adjacent to the project area. In the early twentieth century, the Rangeview Estates Development Area was part of a rifle range and there was a cluster of buildings in the central northwest, adjacent to Lakeshore Road East. As a result, there would typically be potential for the presence of archaeological resources within the project area; however, aerial photography indicates that extensive grading and development activities in the mid-twentieth century will have destroyed any archaeological potential that may have existed.

2.0 Field Methods

The Stage 1 field assessment was conducted on May 23, 2023, to assess the geography, topography, and current conditions of the project area within the Rangeview Estates Development Area, as well as evaluate and map archaeological potential prior to development. The inspection of the participating property parcels and the rights-of-way was conducted by Robb Bhardwaj (P449) and was carried out in accordance with the Standards. The weather conditions were appropriate for the completion of fieldwork, permitting good visibility of the land features.

Representative photos documenting the field conditions during the Stage 1 fieldwork are presented in Section 7.0 of this report, and photo locations and field observations have been compiled on project mapping (Images 1-40; Figure 10).

2.1 Findings

The assessment was conducted by means of a visual inspection. During this review, the entire project area was found to be devoid of archaeological potential due to extensive and deep land alteration (Figure 10). These disturbances include the footprints of the existing buildings, their surrounding parking lots and driveways, and the network of roads around and through the area (Images 1-40; Figure 10). In accordance with the Standards, Section 1.3.2, these disturbances are considered too deep and extensive to warrant further survey.



3.0 Analysis and Conclusions

Archaeological Services Inc. was contracted by the Rangeview Landowners Group Inc. c/o Delta Urban Inc. to undertake a Stage 1 Archaeological Assessment of Rangeview Estates Development Area, Part of Lots 7-9, Concession 3 South of Dundas Street, Geographic Township of Toronto, County of Peel, now in the City of Mississauga, Regional Municipality of Peel. The project area is approximately 18.5 hectares, comprising only the participating landowners and the existing rights-of-way within the larger 25.67-hectare development area.

The Stage 1 background research entailed consideration of the proximity of previously registered archaeological sites and the original environmental setting of the project area, along with archival research and a review of available aerial imagery. This research suggested that there would typically be potential for the presence of both Indigenous and Euro-Canadian archaeological sites in the project area. However, significant land alterations caused by the development of the project area from the 1960s onwards will have destroyed any archaeological remains that may have existed.

The Stage 1 field review, conducted on May 23, 2023, confirmed that the development activities of the 1960s-1980s has completely obliterated any archaeological resources that may have remained *in situ* in the project area.

4.0 Recommendations

In light of these results, the following recommendation is made:

1. No further archaeological assessment of the properties within the project area considered during this study, as illustrated on Figure 10, is required.
2. Should proposed impacts from any current or future developments extend beyond the limits of the assessed project area or on the properties not considered during this study, as illustrated on Figure 10, Stage 1 Archaeological Assessments must be conducted in accordance with the 2011 *Standards and Guidelines for Consultant Archaeologists*.



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 Ministry approval has been received.

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.

5.0 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, RSO 2005, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological 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 Citizenship and Multiculturalism, a letter will be issued by the Ministry stating that there are no further concerns with regards 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 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 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, Funeral, Burial, Ministry of Public and Business Services Delivery is also immediately notified.
- Archaeological sites recommended for further archaeological field work or protection remain subject to Section 48(1) of the Ontario Heritage Act and may not be altered, nor may artifacts be removed from them, except by a person holding an archaeological license.

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7.0 Images



Image 1: View of the west corner of the project area, looking at 830 and 832 Lakeshore Road East, from East Avenue.



Image 2: View along the southwest limit of the project area, along East Avenue.



Image 3: View between 830 and 832 and 848-872 Lakeshore Road East.



Image 4: View along the northwest limit of the project area, along Lakeshore Road East.



Image 5: View of 880 Lakeshore Road East.



Image 6: View of 974 Lakeshore Road East.



Image 7: View between 974 and 1000-1006 Lakeshore Road East.



Image 8: View between 974 and 1000-1006 Lakeshore Road East towards the rear of the buildings.



Image 9: View of the structure at 1000-1006 Lakeshore Road East.



Image 10: View between 1036 and 1050 Lakeshore Road East.



Image 11: View of the rear of 1036 Lakeshore Road East.



Image 12: View of 1050 Lakeshore Road East.



Image 13: View of the north corner of the project area, along Hydro Road.



Image 14: View of the east corner of the project area from the corner of Hydro Road and Rangeview Road.



Image 15: View of 1072 and 1076 Rangeview Road.



Image 16: View along Rangeview Road from the east corner of the project area.



Image 17: View of 1044 Rangeview Road.



Image 18: View of 1045 Rangeview Road.



Image 19: View of 1035 Rangeview Road.



Image 20: View along Rangeview Road in the central-north part of the project area.



Image 21: View of 1025 and 1035 Rangeview Road.



Image 22: View of 1025 Rangeview Road.



Image 23: View of 996 Rangeview Road.



Image 24: View between 992 Rangeview Road and 895 Lakefront Promenade.



Image 25: View of 983 Rangeview Road.



Image 26: View of the storage area at 925 Lakefront Promenade.



Image 27: View of the north part of the storage area at 925 Lakefront Promenade.



Image 28: View of 895 Lakefront Promenade.



Image 29: View of 895 Lakefront Promenade at the south-central limit of the project area.



Image 30: View northeast along Rangeview Road from the intersection with Lakefront Promenade.



Image 31: View northwest along Lakefront Promenade from the intersection with Rangeview Road in the centre of the project area.



Image 32: View of 930 Lakefront Promenade.



Image 33: View looking southwest along Rangeview Road in the south part of the project area.



Image 34: View between 885 and 851-865 Rangeview Road.

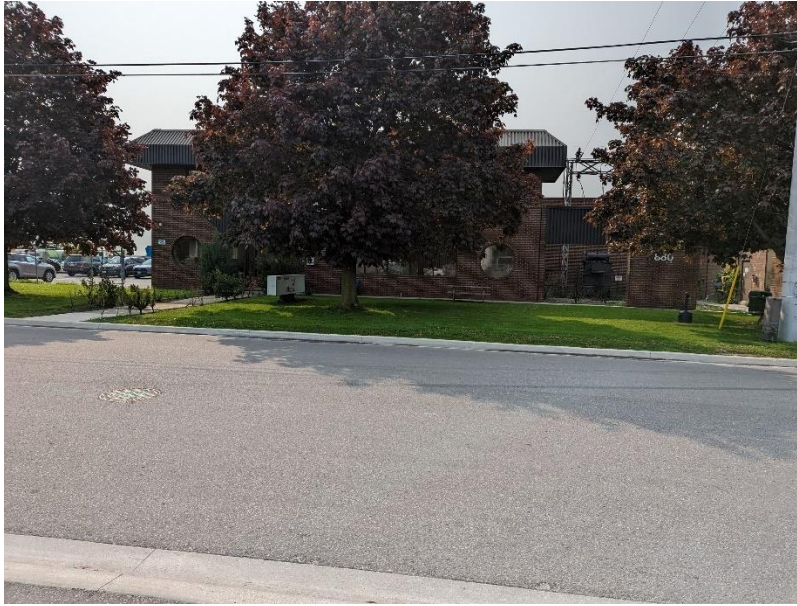


Image 35: View of 880 Rangeview Road.



Image 36: View of the southwest side of 880 Rangeview Road.



Image 37: View of the southeast side of 851-865 Rangeview Road.

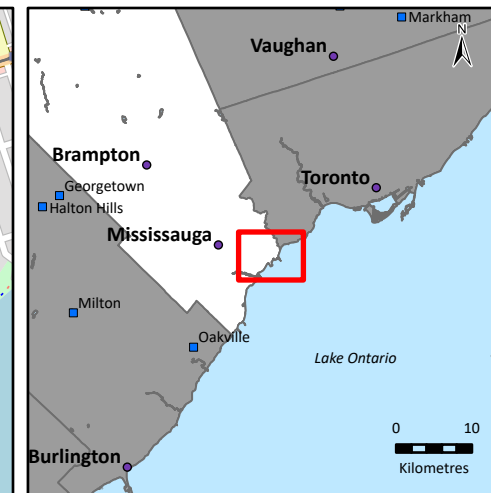
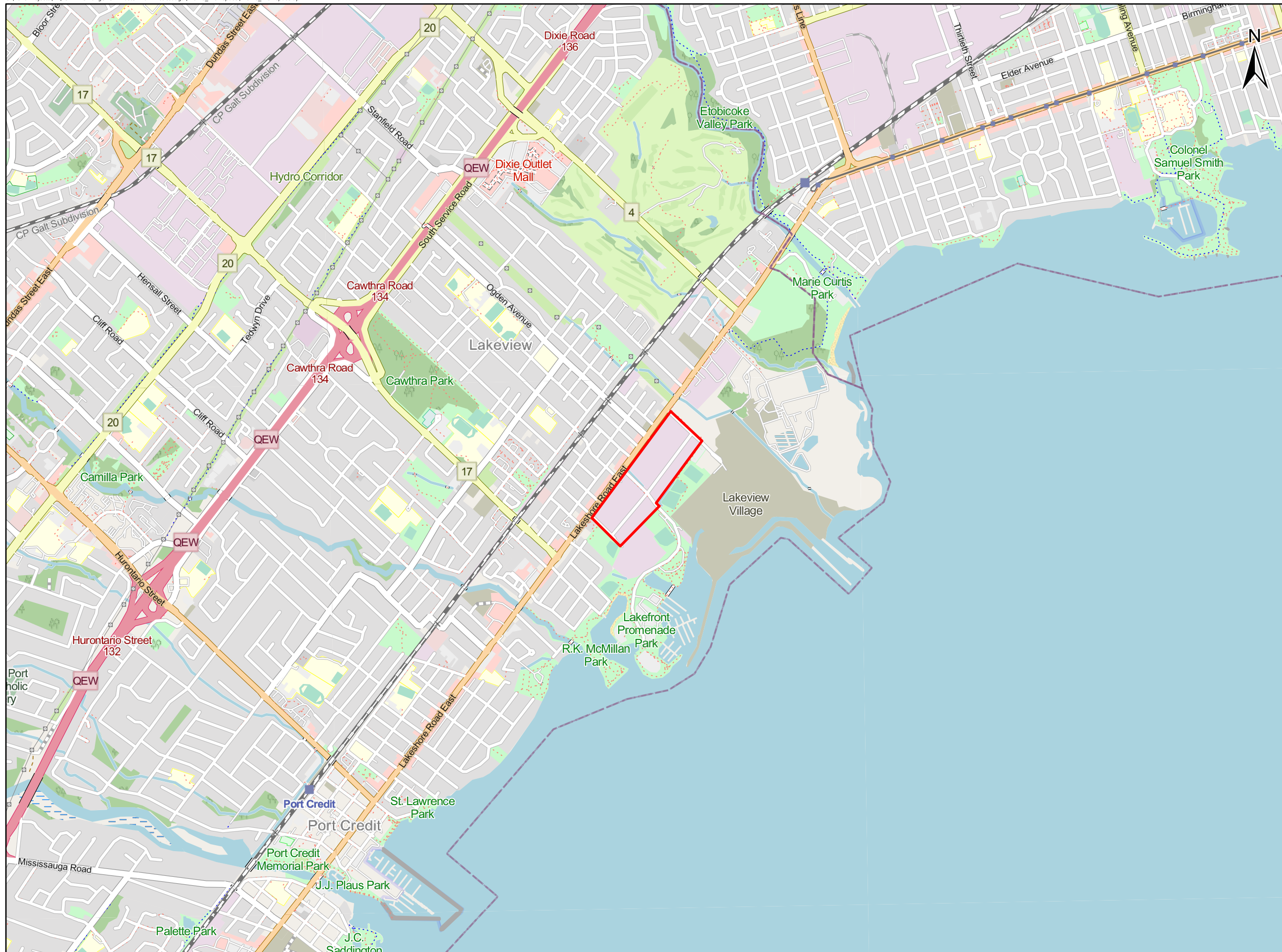


Image 38: View of the rear of 851-865 Rangeview Road.

8.0 Maps

See following pages for detailed assessment mapping and figures

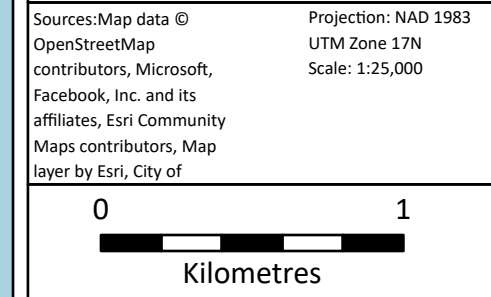




RANGEVIEW ESTATES DEVELOPMENT AREA

Sources: Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri, City of

Projection: NAD 1983 UTM Zone 17N
Scale: 1:25,000



ASI Project No: 23PL-123
Date: 7/4/2023 11:18 AM

Drawn By: jfernandez
File: 23PL123_Fig1

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Figure 1: Location of the Rangeview Estates Development Area



Figure 2: Rangeview Estates Development Area located on the 1859 Tremaine Map of the County of Peel

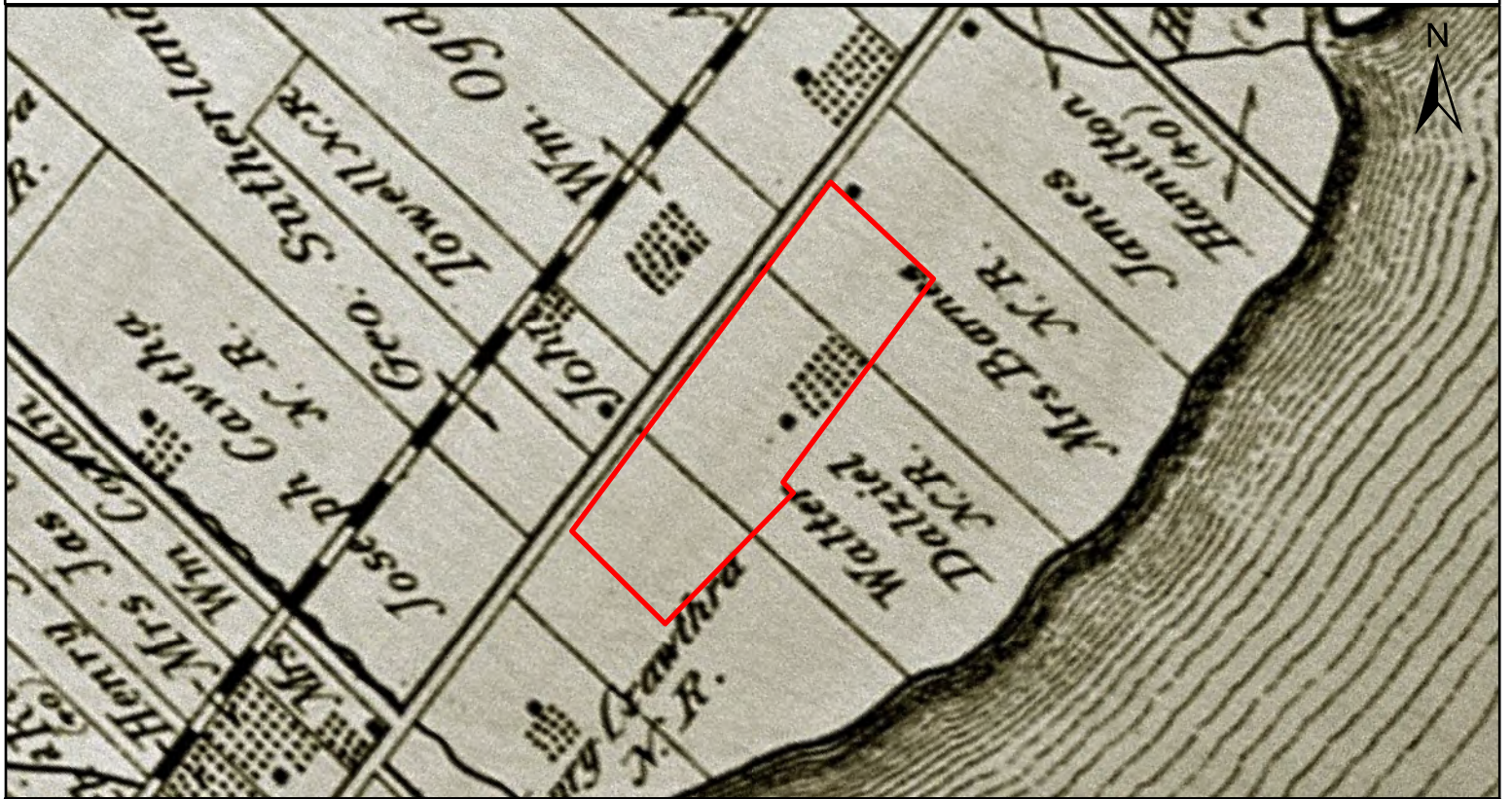



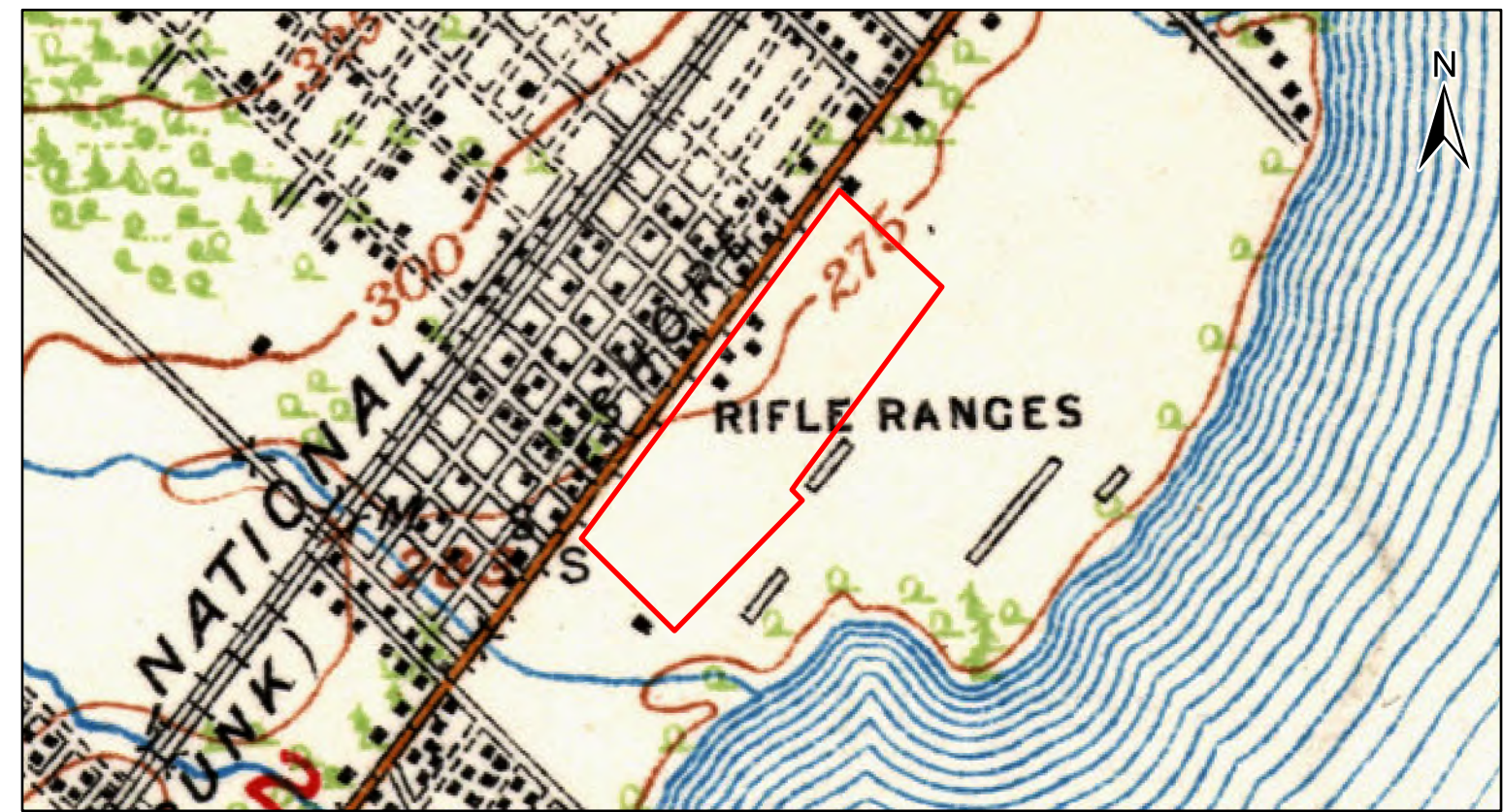


Figure 3: Rangeview Estates Development Area located on the 1877 Illustrated Historical Atlas of the County of Peel

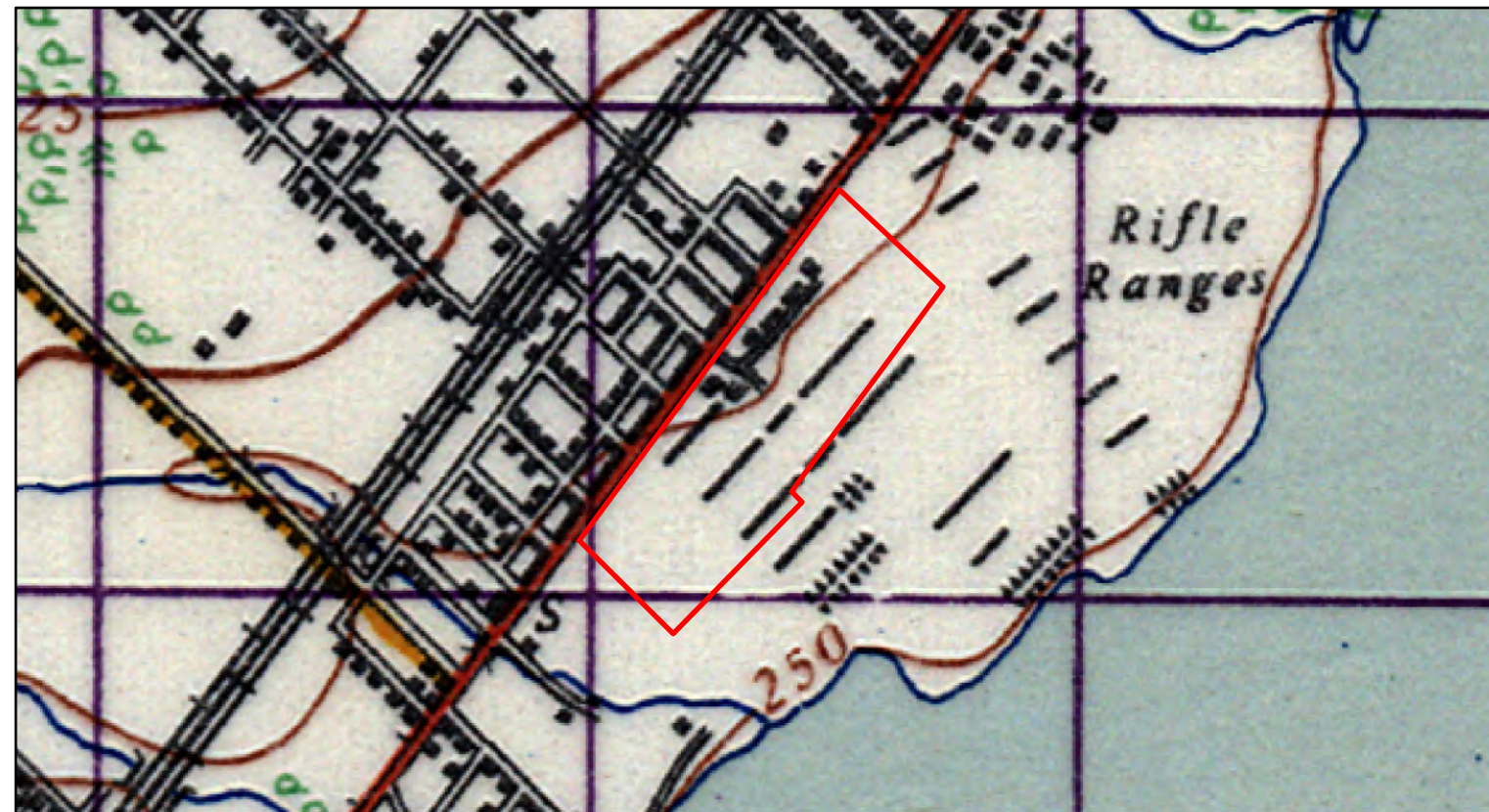
	 RANGEVIEW ESTATES DEVELOPMENT AREA	Sources: Tremaine Map of the County of Peel, 1859 Illustrated Historical Atlas of the County of Peel, 1877	0 500  Metres	
		Projection: NAD 1983 UTM Zone 17N Scale: 1:15,000 Page Size: 8.5 x 11	ASI Project No.: 23PL-123 Date: 7/4/2023	Drawn By: jfernandez File: 23PL123_Fig2_3_hist



1909



1929



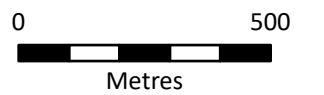
1942



 RANGEVIEW ESTATES DEVELOPMENT AREA

Sources: DMD topographic map, Brampton Sheet, 1909, 1929 & 1942

Projection: NAD 1983 UTM Zone 17N
Scale: 1:15,000
Page Size: 11 x 17



ASI PROJECT NO.: 23PL-123 DRAWN BY: jfernandez
DATE: 7/4/2023 FILE: 23PL123_Fig4_hist

Figure 4: Rangeview Estates Development Area located on the 1909, 1929 and 1942 Brampton Topographic Maps



1954




1960



1961



1963



RANGEVIEW ESTATES DEVELOPMENT AREA

PARTICIPATING PROPERTY PARCEL

Sources: City of Toronto Archives

Projection: NAD 1983 UTM Zone 17N
Scale: 1:6,000
Page Size: 11 x 17

0 250
Metres

ASI PROJECT NO.: DATE: 7/4/2023
DRAWN BY: jfernandez
FILE: 23PL123_Fig5_hist

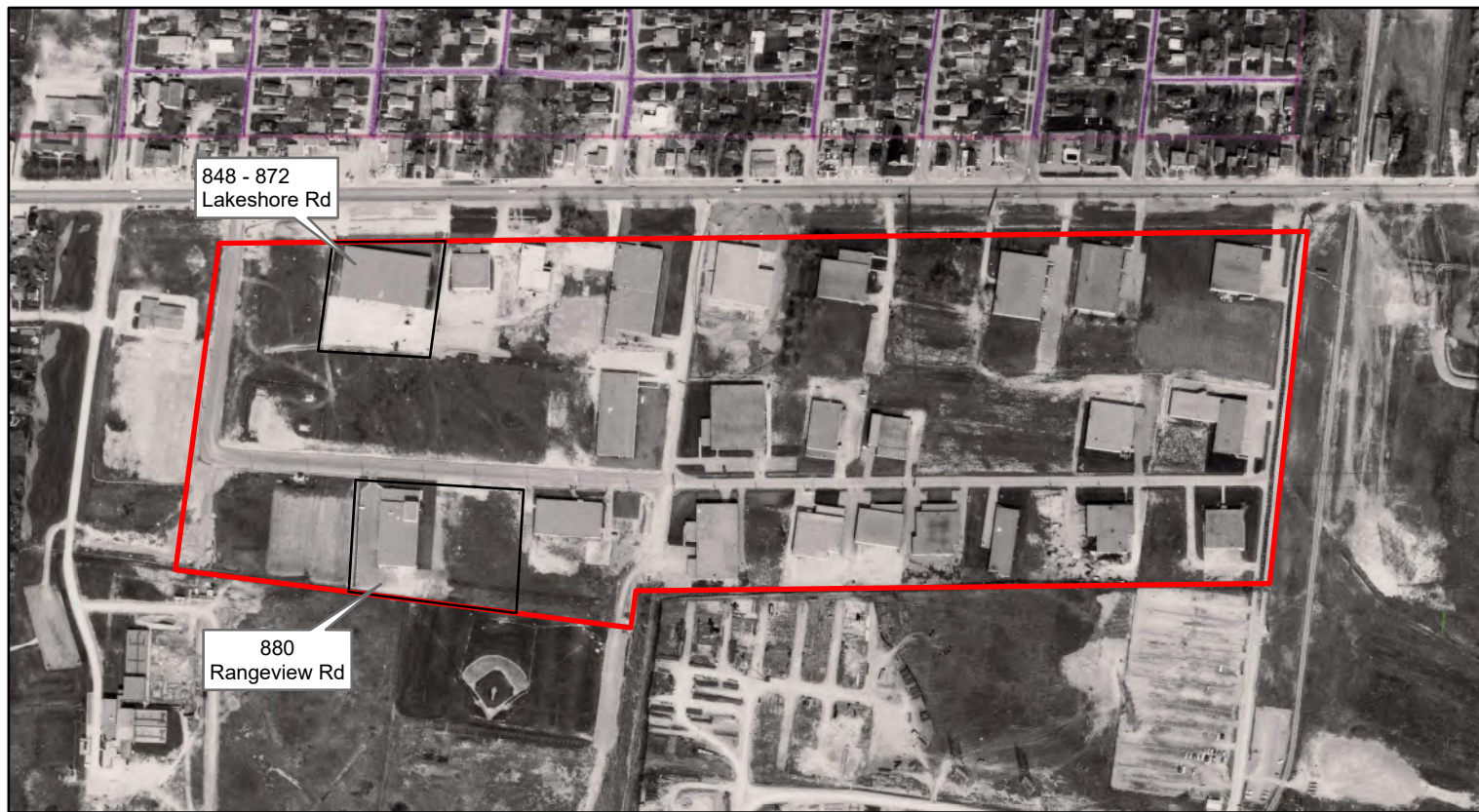
Figure 5: Rangeview Estates Development Area located on 1954, 1960, 1961, and 1963 Aerial Imagery



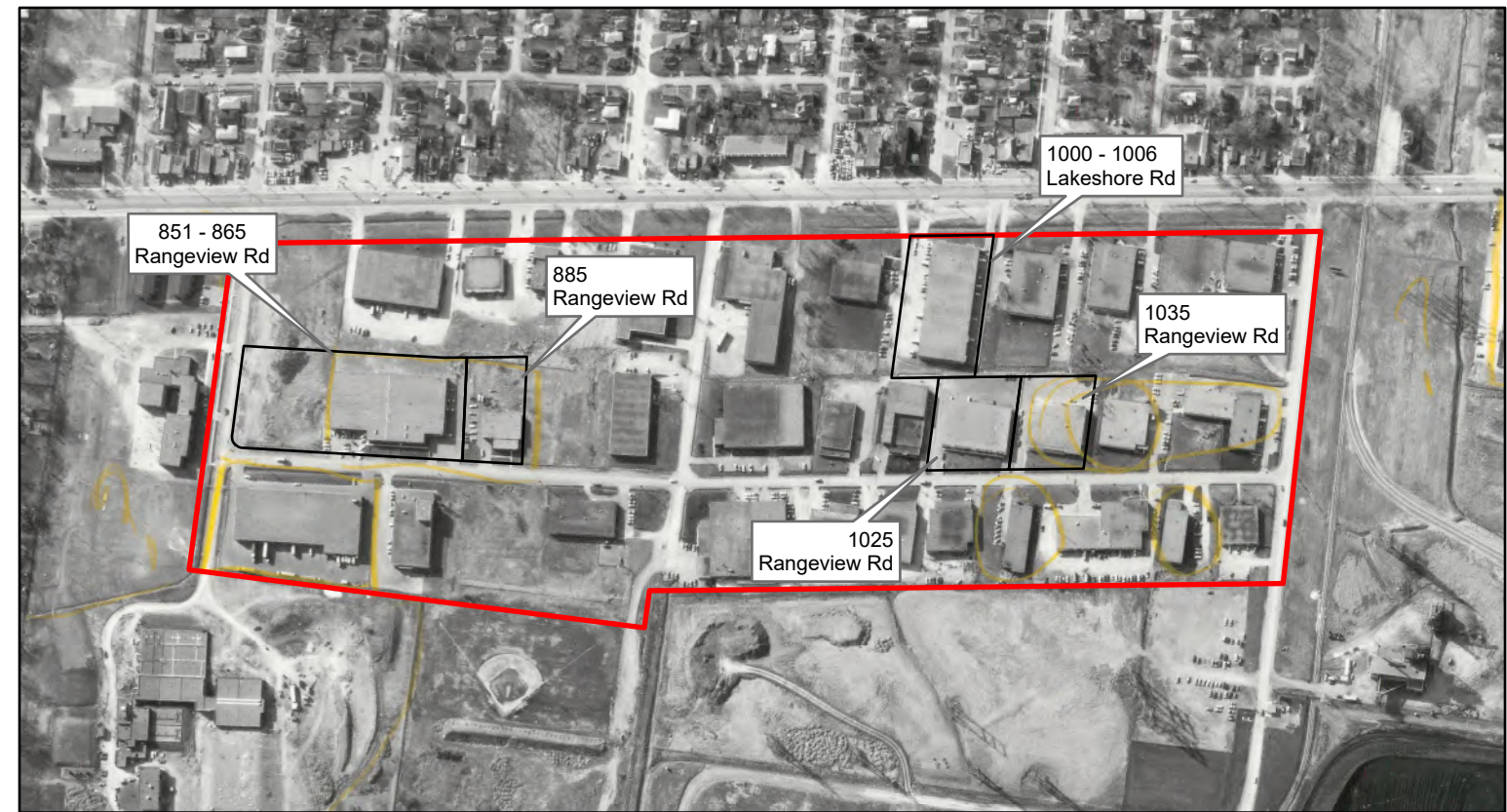
1964




1965



1966



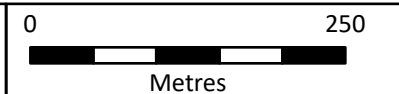
1971



RANGEVIEW ESTATES DEVELOPMENT AREA
 PARTICIPATING PROPERTY PARCEL

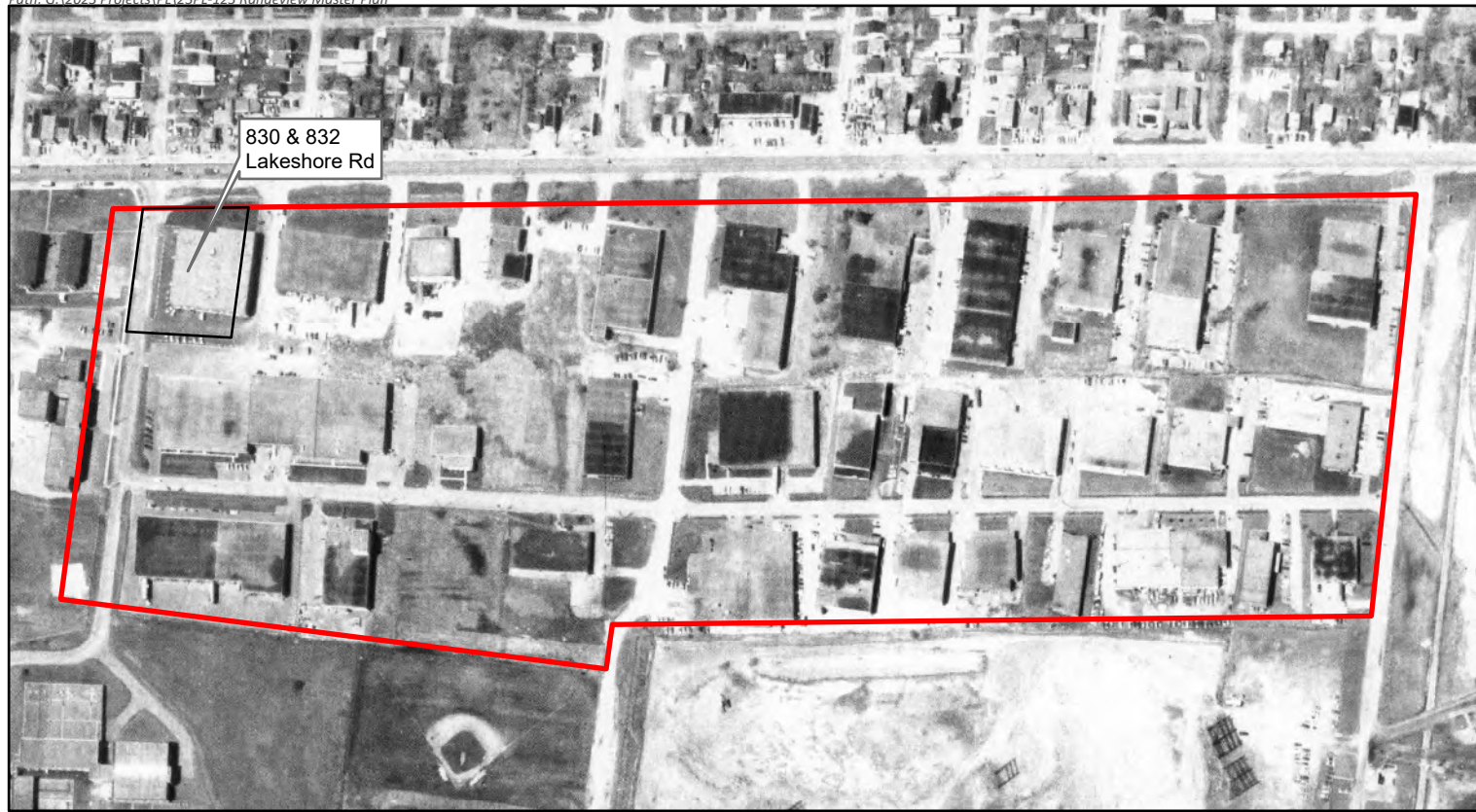
Sources: City of Toronto Archives

Projection: NAD 1983 UTM Zone 17N
 Scale: 1:6,000
 Page Size: 11 x 17

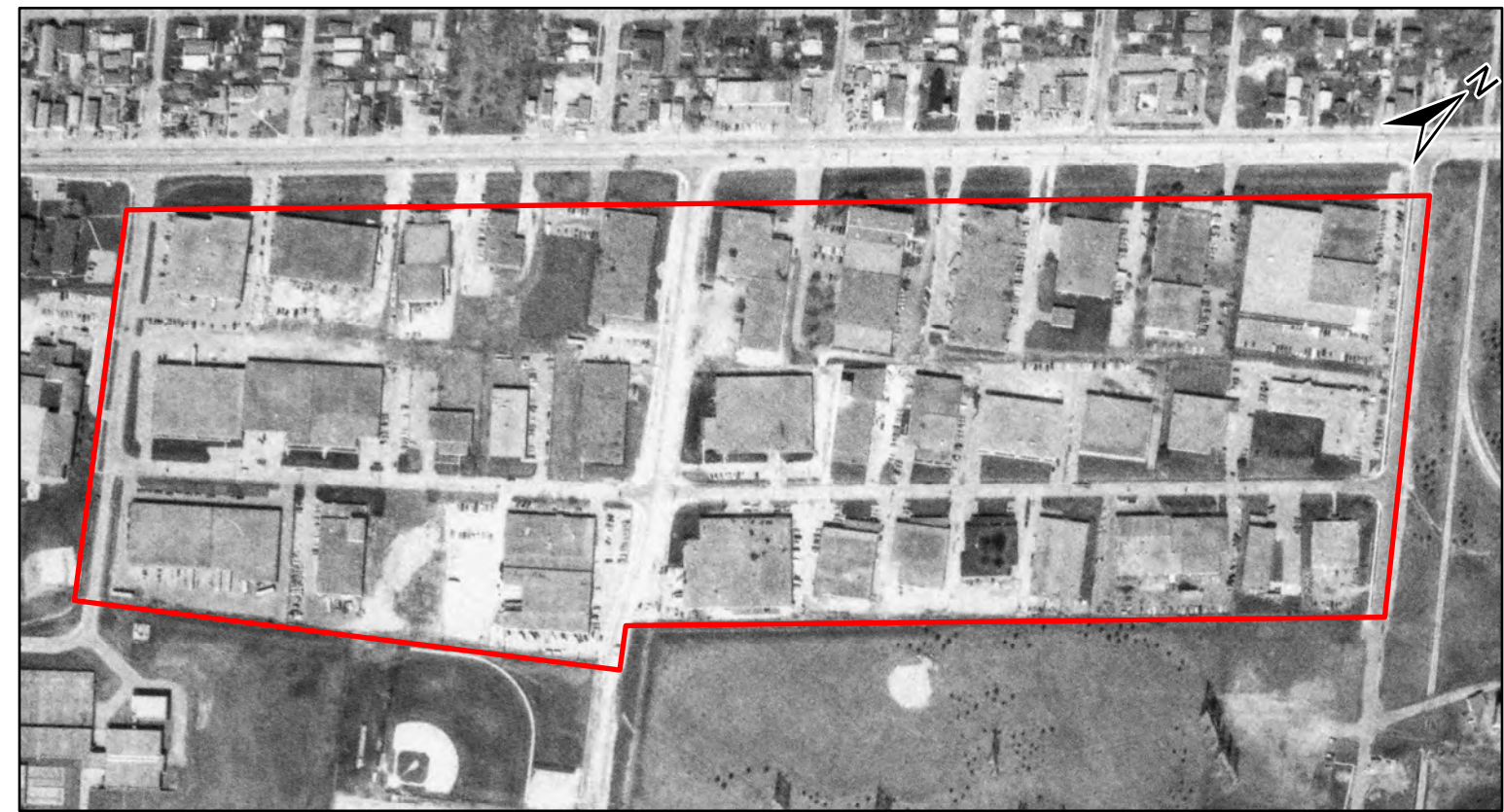


ASI PROJECT NO.: DRAWN BY: jfernandez
 DATE: 7/4/2023 FILE: 23PL123_Fig6_hist

Figure 6: Rangeview Estates Development Area located on 1964, 1965, 1966 and 1971 Aerial Imagery



1975




1985



1992



1997

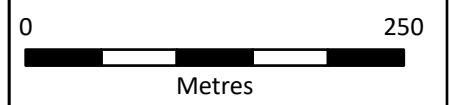


RANGEVIEW ESTATES DEVELOPMENT AREA

PARTICIPATING PROPERTY PARCEL

Sources: City of Toronto Archives

Projection: NAD 1983 UTM Zone 17N
Scale: 1:5,000
Page Size: 11 x 17



ASI PROJECT NO.:
DATE: 7/4/2023

DRAWN BY: jfernandez
FILE: 23PI123_Fig7_hist

Figure 7: Rangeview Estates Development Area located on 1975, 1985, 1992. And 1997 Aerial Imagery



2005



2013



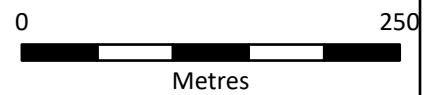
2017



 RANGEVIEW ESTATES DEVELOPMENT AREA

Sources: City of Mississauga GIS web viewer
Google earth

Projection: NAD 1983 UTM Zone 17N
Scale: 1:5,000
Page Size: 11 x 17



ASI PROJECT NO.:
DATE: 7/4/2023
DRAWN BY: jfernandez
FILE: 23PL123_Fig8_hist

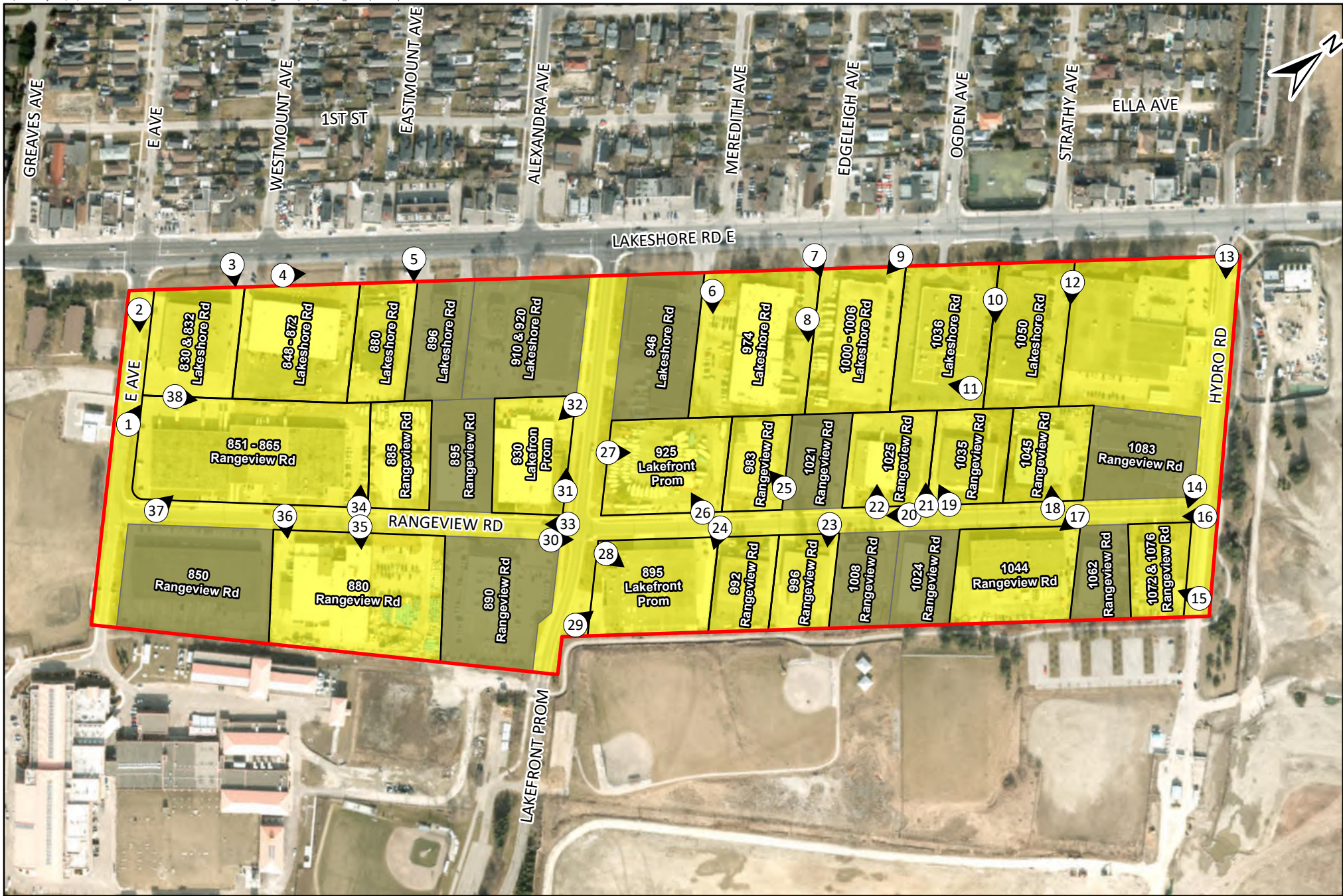
Figure 8: Rangeview Estates Development Area location on 2005, 2013, and 2017 Orthographic Imagery



- RANGEVIEW ESTATES DEVELOPMENT AREA
- PARTICIPATING PROPERTY PARCEL

Source: Maxar	0 50 Metres	
Projection: NAD 1983 UTM Zone 17N Scale: 1:4,000 Page Size: 8.5x11	ASI Project No.: 23PL-123 Date: 7/4/2023	Drawn By: jfernandez File: 23PL123_Fig9_existing

Figure 9: Existing Conditions of the Rangeview Estates Development Area




	<ul style="list-style-type: none"> RANGEVIEW ESTATES DEVELOPMENT AREA PARTICIPATING PROPERTY PARCEL DISTURBED - NO ARCHAEOLOGICAL POTENTIAL NON-PARTICIPATING PROPERTY PARCEL: STAGE 1 ARCHAEOLOGICAL ASSESSMENT REQUIRED PHOTO LOCATION AND DIRECTION 	Source: Maxar, Microsoft Projection: NAD 1983 UTM Zone 17N Scale: 1:4,000 Page Size: 8.5x11	0 100  Metres	ASI Project No.: 23PL-123 Date: 7/4/2023	Drawn By: jfernandez File: 23PL123_Fig10
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Figure 10: Stage 1 Archaeological Assessment Results