



Date: July 5, 2022

To: Doug Giles, A.J. Clarke and Associates Ltd.

RE: Desktop Review, 525 Lake Avenue, Fort Erie

A.J. Clarke and Associates Ltd. retained Detritus Consulting Ltd. ('Detritus') to conduct a desktop review of a development property at 525 Lake Avenue in Fort Erie in accordance with the provisions outlined in the Pre-Consultation Agreement provided by the Town of Fort Erie Planning Department (the 'Approval Authority'). The comments within this agreement note that the development property is located within a Cultural Heritage Archaeological Zone of Sensitivity identified as the Point Albino Zone of Sensitivity as per the Town of Fort Erie Official Plan. The notes also acknowledge, however, that a structure once stood on the property, as confirmed by the Town's Chief Building Official.

The development property at 525 Lake Avenue is situated on Township Lot 24, Broken Front on Lake Erie within the Geographic Township of Bertie and historical County of Welland, now the Regional Municipality of Niagara, Ontario. It is currently a vacant lot measuring approximately 0.05 hectares.

The George Tremaine map of 1846 and the *Historical Atlas* plan of 1876 by H.R. Page & Co. both note John Brackbill as the owner of Lot 24, Broken Front on Lake Erie within Bertie Township. The 1876 map depicts a single structure in the north center of the lot with an associated orchard. The early community of Ridgeway can be viewed to the north, as well as the Buffalo and Lake Railway.

Aerial imagery of the region revealed that by 1934 (see attached figure) two houses occupied the entire eastern third of the property. The structures were demolished sometime prior to 2000.

The remainder of 525 Lake Avenue was covered by dense woodlot that extended over much of the land south of Crystal Beach Drive. By 1968, a narrow corridor to the immediate west of the development property had been cleared of trees to create a sand path linking Crystal Beach Drive to the beach. By this same time, all of the trees had been removed from the western two-thirds of the development property, and the area was graded.

In 2020 Detritus conducted a Stage 1-2 Archaeological Assessment at 15097 Crystal Beach Drive, the property adjacent to the development property to the northwest. The Stage 2 property inspection revealed that the property had also been subject to extensive tree removal, grubbing, and grading in the 20th century. This activity resulted in deep land alteration that was determined to have severely damaged the integrity of archaeological resources. A test pit assessment was carried out judgements to confirm this disturbance. Furthermore, during the assessment modern refuse, ranging from household trash to building materials was encountered throughout the entire property. No archaeological material was observed. This evidence suggests that the current development property at 525 Lake Avenue may also have been subject to the same level of disturbance.

Based on the available evidence, the entire development property at 525 Lake Avenue appears to have been subject to previous disturbance in the form of the construction and demolition of two houses at the eastern end of the property, and tree removal and grading throughout the remainder of the property. Be advised, however, this desktop review is not the equivalent of a Stage 1 archaeological assessment

conducted under the provisions of the *Standards and Guidelines for Consultant Archaeologists* issued by Ontario's Ministry of Heritage, Sport, Tourism and Culture Industries ('MHSTCI'). As a result, the contents of this letter alone can not officially remove archaeological potential from the development property. Only a Stage 1 archaeological assessment reviewed by the MHSTCI and entered into Ontario's registry of archaeological reports can confirm or remove archaeological potential.

Walter McCall, PhD
Company Director
Professional License No. P389

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