



**BUILT HERITAGE AND
CULTURAL HERITAGE LANDSCAPE ASSESSMENT:
THUNDERING WATERS SECONDARY PLAN,
EAST AND NORTH OF DORCHESTER ROAD AND
WEST OF PROGRESS STREET,
NIAGARA FALLS, ONTARIO**

**Submitted to:
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AND

City of Niagara Falls, Ontario

**Submitted by:

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**Amec Foster Wheeler Project # TB155006
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EXECUTIVE SUMMARY

Amec Foster Wheeler Environment & Infrastructure, a division of Amec Foster Wheeler Americas Limited (Amec Foster Wheeler), was retained by GR (CAN) Investments Co., Ltd. (“Client” and “Owner”) to conduct a Built Heritage and Cultural Heritage Landscape Assessment for the Thundering Waters Secondary Plan in the City of Niagara Falls, Regional Municipality of Niagara, Ontario (“study area”). This assessment was triggered by the Planning Act. The study area is located on Part Lots 196, 197, 212, Lots 213, 214, Part of Lots 215 and 216, in the City of Niagara Falls, Ontario. (Appendix A: Figures 1, 2 and 3). The study area is approximately 195.87 hectares (484 acres) in size, of which approximately 114.5 hectares (283 acres) are developable. The balance of 81.3 hectares (201 acres) consists of Provincially Significant Wetlands.

The City has initiated a Secondary Plan process for the Thundering Waters area north of the Welland River, east of the Hydro Canal, south of the Hydro Corridor and west of the Thundering Waters Golf Course and the Stanley Avenue Business Park. The character of the Thundering Waters study area is a mixture of past agricultural and past industrial usage. It contains dense scrub brush and wetlands with two industrial buildings built in the 1980’s. As such, there are no areas of potential built heritage or cultural heritage landscape value or interest.

The Secondary Plan is a land use, transportation and servicing policy plan for a sub-area of a city. It details how the policies and land use designations of the Official Plan are to be implemented.

The Thundering Waters Secondary Plan, when completed, will be approved under the Planning Act as an amendment to the Official Plan.

The background research was conducted by Linda Axford. A property inspection was conducted by Ms. Axford on 25 October 2015. The weather was overcast and cool and did not impede the inspection in any way.

Based on the results of the Built Heritage and Cultural Heritage Landscape Assessment of the study area, the following recommendation is made with regard to potential project effects on heritage resources:

- There are no potentially significant cultural heritage resources within the study area and no further cultural heritage assessment is required.

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PROJECT PERSONNEL

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1.0 INTRODUCTION

Amec Foster Wheeler Environment & Infrastructure, a division of Amec Foster Wheeler Americas Limited (Amec Foster Wheeler), was retained by GR (CAN) Investments Co., Ltd. (“Client” and “Owner”) to conduct a Built Heritage and Cultural Heritage Landscape Assessment for the Thundering Waters Secondary Plan in the City of Niagara Falls, Regional Municipality of Niagara, Ontario (“study area”). This assessment was triggered by the Planning Act. The study area is located on Part Lots 196, 197, 212, Lots 213, 214, Part of Lots 215 and 216, in the City of Niagara Falls, Ontario. (Appendix A: Figures 1, 2 and 3). The study area is approximately 195.87 hectares (484 acres) in size, of which approximately 114.5 hectares (283 acres) are developable. The balance of 81.3 hectares (201 acres) consists of Provincially Significant Wetlands.

The background research was conducted by Linda Axford. A property inspection was conducted by Ms. Axford on 25 October 2015. The weather was overcast and cool and did not impede the inspection in any way.

This report presents the results of the assessment of built heritage and cultural heritage landscapes within the study area and makes pertinent recommendations.

1.1 Physical Setting

The study area is situated within the Iroquois Plain physiographic region of southern Ontario (Chapman and Putnam 1984:113). This physiographic region encompasses lowlands bordering Lake Ontario, from the Niagara River to the Trent River. The Iroquois Plain was inundated in the late Pleistocene by glacial Lake Iroquois (Chapman and Putnam 1984: 190).

The *Quaternary Geology of Ontario, Southern Sheet, Map 2556* indicates that the geology of the area consists of glaciolacustrine stratified clay, deposits of silt and sand, with minor sand (i.e., basin and quiet water deposits) (AMEC 2005b).

The *Bedrock Geology of Ontario, Southern Sheet, Map 2544* indicates that the bedrock in the area is Middle and Lower Silurian and consists of shale, sandstone, dolostone and siltstone of the Guelph Formation (AMEC 2005b).

The Welland River is located approximately 100 m to the south of the study area. The Welland River drains part of the back slope of the Niagara cuesta east of Hamilton. It rises on the side of the sandy moraine near Ancaster at an elevation of approximately 244 m a.s.l., and takes a meandering course across the clay plain to the Niagara River at Chippawa. It falls 73 m in 116 km, an average gradient of a little over 0.9 m per-km. Approximately 61 m of the total fall occurs in the first 24 km. There the stream is small and only a shallow channel is made in the clay plain south of Mount Hope. The Welland River no longer runs into the Niagara River, but out of it. For the last 6 km it serves as the intake of the Chippawa-Queenston power canal where it has been diverted beneath the Welland Canal through two inverted siphons in the City of Welland. Upstream from Welland the river retains its original character (Chapman and Putnam 1984:99).

1.2 Historical Context

Historically the study area lay within the Township of Stamford in the County of Welland.

The lands within Stamford Township were partly acquired by the British from the Mississaugas in 1764, while the remainder was purchased in 1781. The Township of Stamford was first settled in 1784, by members of Col. John Butler's rangers, following the end of the American Revolutionary War and, by other United Empire Loyalists (Page 1876:14).

The township was once called Mount Dorchester, or Township Number Two, having been the second township surveyed, the first being the Township of Niagara (Ibid 1876:14). It was renamed Stamford after a borough on the Welland River in Lincolnshire, England. In 1805 it was described as "a very flourishing part of the country". In 1814, Stamford was the location of the Battle of Lundy's Lane. By the 1840's the population of the township consisted of a mixture of Canadian, American, English, Irish and Scottish settlers (Boulton 1805:89; Smith 1846:176; Armstrong 1985:147; Rayburn 1997:328). Page (1876:14), indicates that the soils of the township are well adapted to raise most of the crops found throughout Ontario, and are mostly loamy in nature. Before the arrival of European settlers, hardwood trees such as beech, maple, oak and some pine dominated the forests. Within 100 years of European settlement, the township of 9,361 ha is said to have boasted many fine schools and churches (Ibid 1876:14).

The former village of Drummondville lay approximately 4 km to the northeast of the study area. On 25 July, 1814, Drummondville was the scene of the of the Battle of Lundy's Lane. Several decades after one of the bloodiest battles of the War of 1812, Drummondville began promoting itself not only as "one of the pleasantest places in the Counties of Lincoln and Welland" (Ibid 1876:15), but also as a destination for tourists eager to see the battlefield firsthand. The attraction of the battlefield annually brought in thousands of sightseers (Ibid 1876:15). The various skirmishes associated with the Battle of Lundy's Lane were wide ranging along Portage Road to the north and no related events occurred within the bounds of the current study area.

1.3 Review of Historical Records

The 1876 Illustrated Historical Atlas of the Counties of Lincoln & Welland, Ontario was reviewed to determine the potential for the presence of historic Euro-Canadian built heritage and cultural heritage landscapes within the study corridor during the 19th century. Figure 4, Appendix A shows the approximate placement of the study corridor on the 1876 historical map while Table 1 lists the property owner(s) and historic feature(s) illustrated within or adjacent to the study corridor.

Table 1: Property Owner(s) and Historic Feature(s) Illustrated Within or Adjacent to the Study Area			
Township	Lot	Owner(s)	Illustrated Feature(s) Present
Stamford	196	Jonas Green	No property improvements.
Stamford	197	J. Walch	Farm house and orchard on the far corner of the property outside of the study area.

Table 1: Property Owner(s) and Historic Feature(s) Illustrated Within or Adjacent to the Study Area			
Township	Lot	Owner(s)	Illustrated Feature(s) Present
Stamford	212	Henry DeWitt (owned north quarter of lot) James Dell (owned south three quarters of lot)	Farm house on the James Dell property just west of the study area. There was also a schoolhouse approximately ½ mile west of the Dell property.
Stamford	213	Peter DeWitt (owned west half of lot) Henry DeWitt, farmer arrived in 1816 from New York (owned east half of lot).	Farm house on Peter Dewitt's property and two additional farm houses and one orchard on Henry Dewitt's property.
Stamford	214	Street Estate	No property improvements.
Stamford	215	James Anderson, arrived in 1840.	Farm house and orchard on the south end of the property near Chippawa Creek.
Stamford	216	Robert McClive, purchased property in 1872.	Two farm houses and one orchard, both east of the study area.

2.0 BACKGROUND

2.1 Legislative Framework and Tools for Cultural Heritage Resource Evaluation

Provincial Policy Statement

The Provincial Policy Statement (PPS) reinforces the idea that cultural heritage resources provide and contribute to economic, environmental and social benefits. Consideration must be given in a manner that seeks to ensure the protection and wise use of these cultural heritage resources as a matter of provincial interest and as a measurable end result of planning. Therefore, consideration must be given to the conservation of Ontario's cultural heritage when addressing change.

The policies of particular relevance for the conservation of built heritage and cultural heritage landscapes are contained in Section 2, Wise Use and Management of Resources, Subsection 2.6, Cultural Heritage and Archaeology:

2.6.1

Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Provision has also been made for the protection of lands of a proposed development that are located adjacent to protected heritage properties;

2.6.3

Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Ministry of Tourism Culture and Sport

Guidelines for undertaking the assessment of cultural heritage resources are provided by various government ministries, including the Ministry of Tourism, Culture and Sport (MTCS), which acts as administrator of the *Ontario Heritage Act*, and is ultimately responsible for the conservation, protection, and preservation of cultural heritage.

The MTCS has issued guidelines to assist in the identification and assessment of cultural heritage resources as part of the environmental assessment process. These guidelines include: "*Guidelines for Preparing the Cultural Heritage Resource Component of Environmental Assessments*" (1992) and "*Guidelines on the Man-Made Heritage Component of Environmental Assessments*" (1980). These guidelines distinguish between built heritage resources and cultural heritage landscapes. Built heritage resources are individual person-made or modified resources such as buildings or structures. Cultural heritage landscapes are geographical areas that have been modified by human activity over time and may include a grouping of built heritage components.

The MTCS has also issued the *Ontario Heritage Toolkit* (“Toolkit”) to assist in understanding the legislation and tools available for the conservation of cultural heritage resources. The Toolkit provides a framework for heritage property evaluation and defines “cultural heritage properties” as: “built heritage resources, cultural heritage landscapes, heritage conservation districts, archaeological resources and/or areas of archaeological potential that have cultural heritage value or interest, cemeteries and burial features, landscapes, spiritual sites, ruins, archeological sites, and areas of archaeological potential (MTCS, 2006: 6).

Ontario Heritage Act

Using policy direction as outlined in the *Provincial Policy Statement* (Ministry of Municipal Affairs and Housing, 2005), the protection of cultural heritage resources is considered a matter of provincial interest under the authority of the *Planning Act* and further defines a built heritage resource as “significant” if it is “valued for the important contribution [it] make[s] to our understanding of the history of a place, an event or a people”. The *Ontario Heritage Act* (OHA) charges the MTCS with the responsibility for the conservation, protection and preservation of Ontario’s cultural heritage and, as such, the MTCS acts as administrator of heritage legislation. The OHA provides tools to Ontario’s municipalities to protect their heritage resources. Municipalities’ conservation efforts are enabled by the OHA, which outlines the criteria to be used for the evaluation of significance. Section 29 of the OHA allows cultural heritage properties to be designated, which results in long-term protection. Further, Section 27 requires the Clerk of a municipality to keep a public register of heritage properties, which includes all those properties designated under the OHA, but also allows municipalities to list non-designated properties on the “Municipal Register,” which provides short-term protection from demolition. When a property is designated under the OHA, it is also placed on the Ontario Heritage Trust’s provincial register of heritage properties.

The primary goals of heritage assessments are: to create a register or inventory of cultural heritage resources within a project study area; to evaluate potential impacts on those resources; and to propose mitigation options (MTCS, 2006). The criteria for identifying and evaluating heritage properties include both quantitative and qualitative attributes. Ontario regulation 9/06 made under the OHA, outlines three categories within which an evaluation of cultural heritage value or interest may be made. These include: design/physical value, historical/associative value, and contextual value.

Cultural heritage landscapes can be evaluated using the same criteria. The United Nations Educational, Scientific and Cultural Organization’s (UNESCO) 2005 operation guidelines for the implementation of the World Heritage Convention outline three categories of cultural landscape (Worthing and Bond 2008:14). These include: clearly defined landscapes, organically evolved landscapes, and associative cultural landscapes. These can include remnant landscapes where only a fraction of the original heritage features are present.

Defined landscapes include gardens, parks, and cemeteries which were designed for aesthetic or economic reasons. Organically evolved landscapes result from a long-term relationship between human activity and the natural environment. They may represent a past event of

process with tangible markers of that time or their use may be continuing to play a role in contemporary society, but retain evidence of past use. Associative cultural landscapes include those which may have no evidence of cultural activity, but the natural features are known to have spiritual, artistic, or other cultural significance.

City of Niagara Falls Official Plan

Part 3 Environmental Management, Section 4 Cultural Heritage Conservation of the City of Niagara Falls Official Plan (<https://www.niagarafalls.ca/search?q=official+plan&wb-srch-sub>) states in 4.13 that:

In order to assist in the preservation and conservation of heritage resources, the City may develop Plans and Guidelines such as, but not limited to, Heritage Impact Assessment Guidelines, or an Archaeological Master Plan, that will be used to further define, identify properties of heritage cultural value or interest as well as outline the appropriate methods of protection including designation under the Ontario Heritage Act. Where such documents have been adopted by Council they shall be used as a guideline for future development on heritage properties and lands adjacent to them.

And in 4.19.1 that:

In consultation with MHC, the City may require a proponent of development to submit a heritage impact assessment to determine the impact of a specific development proposal on any heritage resource or area of archaeological potential and to recommend the most appropriate method of conservation through mitigative measures or alternative development.

Secondary Plan Vision for Thundering Waters

The City has initiated a Secondary Plan process for the Thundering Waters area north of the Welland River, east of the Hydro Canal, south of the Hydro Corridors and west of the Thundering Waters Golf Course and the Stanley Avenue Business Park.

The Secondary Plan is a land use, transportation and servicing policy plan for a sub-area of a city. It details how the policies and land use designations of the Official Plan are to be implemented.

The Thundering Waters Secondary Plan, when completed, will be approved under the Planning Act as an amendment to the Official Plan.

In an open house on September 22, 2015, the Secondary Plan Vision for Thundering Waters (<https://www.niagarafalls.ca/city-hall/planning/thundering-waters.aspx>) was introduced to the public. This included the draft objective to:

Preserve significant heritage and cultural assets.

3.0 ASSESSMENT

3.1 Scope of Work and Methodology

The assessment of Built Heritage and Cultural Heritage Landscapes for this project was conducted in accordance with *Ontario Regulation 9/06* under the *OHA*, as amended in 2005 and the guidelines presented in the MTCS's *Ontario Heritage Tool Kit*. The scope of work for this assignment consisted of the following tasks.

- Background historic research, including consultation of primary and secondary source research and historic mapping. Historical overview of agents and themes of historical and cultural landscape significance, and their changes over time;
- Data collection to obtain a listing of cultural heritage structures/objects and cultural heritage landscapes on current National, Provincial and Municipal heritage lists (easements and designations);
- Field review, including photographic documentation, to confirm or update the data collected from secondary sources and to identify any new information;
- Assessment of the immediate vicinity surrounding the study area to ensure that adjacent heritage resources are identified for potential impacts; and,
- Report preparation with recommendations.

The inventory and preliminary assessment of built heritage and cultural heritage landscapes within the current study area included a windshield survey and walk-through inspection, and photographic documentation. The property inspection was conducted on 25 October 2015 under overcast and cool conditions which did not impede the inspection in any way. This work is based on a systematic qualitative process carried out to assess the potential heritage value or interest of a given property based on its physical and design characteristics, historical land use and associations, and context, both social and environmental.

The study area is part of a Secondary Plan process and will create a land use, transportation and servicing policy plan. The study area is north of the Welland River, east of the Hydro Canal, south of the Hydro Corridors and west of the Thundering Waters Golf Course and the Stanley Avenue Business Park.

The study area is bisected by a railway running northeast to southwest. Next to the railway is a ditch call the Con-Rail Drain. According to the City of Niagara Fall Heritage Planner, Peggy Boyle, it was developed around 1978 and therefore has no heritage value or interest (City of Niagara Falls, 28 October, 2015). The study area primarily consists of uninhabited scrubland, with scattered parcels of current or former industrial and commercial. The City Heritage Planner averred that there are no built heritage concerns within the area outlined in the Secondary Plan.

Based on a review of the available information sources, it appears that the portion of the study area located at 6225 Progress Street was developed in 1980 for industrial use, while

the remainder of the Site has existed as agricultural or unused vacant land from the mid-1930s until the present (Amec, 26 August 2015).

There are remnants of earlier industrial applications including a block-brick building, and a steel frame warehouse building. The office building was observed to have a peaked, shingled roof, and the warehouse building was observed to have a peaked steel roof. The two buildings occupied the former Washington Mills Ltd. portion of the Site at 622 Progress Street. A vacant, single-storey office building was present at the time of the site visit. In addition, a warehouse building that was occupied by Thundering Waters Golf Club was observed. According to the Site representative, to his knowledge, this portion of the Site had been occupied by Washington Mills Ltd. (an abrasives manufacturing facility) since development in approximately the early 1980s until 2000. The Site was vacant prior to the buildings' construction (Amec, 26 August 2015). The remainder of the Site was noted to be vacant/former agricultural land and treed. Additionally, Amec Foster Wheeler observed concrete slab-on-grade foundations and ground level walls of several large former buildings directly northeast of the warehouse building. Amec Foster Wheeler was informed by the Site representative that these structures were a part of the former Washington Mills Ltd. manufacturing facility. (Appendix A: 1).

Review of current National, Provincial and Municipal heritage lists (easements and designations) did not reveal any listed or designated properties within the study area.

Following data collection, involving desktop research and a property inspection, the built heritage resources and cultural heritage landscapes observed were assessed based on provincial policy guidelines. The province states that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (PPS, 2005: Section 2.6.1). Built heritage resources are defined as "one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community." Cultural heritage landscapes are defined as a "geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts". These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*. A property must meet one or more the following criteria to be considered significant:

1. The property has design value or physical value because it:
 - a. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - b. Displays a high degree of craftsmanship or artistic merit; or
 - c. Demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it:

- a. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - b. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - c. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it:
- a. Is important in defining, maintaining or supporting the character of an area;
 - b. Is physically, functionally, visually or historically linked to its surroundings; or
 - c. Is a landmark.

Resources within the study area have been assessed against the above criteria to determine whether they have any cultural heritage value or interest that could deem them significant. They have also been considered in terms of potential project impacts and mitigation measures.

3.2 Analysis

The character of the Thundering Waters study area is a mixture of past agricultural and past industrial usage. It contains dense scrub brush and wetlands with two industrial buildings built in the 1980's. As such, there were no areas of potential built heritage or cultural heritage landscape value or interest. Appendix B contains photographs of the study area that show, among other photos, attractive landscape views towards the Welland River, but no man-made heritage.

3.3 Potential Impacts and Mitigation Measures

No cultural heritage resources have been identified within the study area. Therefore there is no potential for direct or indirect impacts as a result of any future projects.

4.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Built Heritage and Cultural Heritage Landscape Assessment of the study area, the following recommendation is made with regard to potential project effects on heritage resources:

- There are no potentially significant cultural heritage resources within the study area and no further cultural heritage assessment is required.

5.0 ASSESSOR QUALIFICATIONS

This report was prepared and reviewed by the undersigned, employees of Amec Foster Wheeler, Environment & Infrastructure. Amec Foster Wheeler is one of North America's leading engineering firms, with more than 50 years of experience in the earth and environmental consulting industry. The qualifications of the assessors involved in the preparation of this report are provided in Appendix C.

6.0 CLOSURE

This report was prepared for the exclusive use GR (CAN) Investments Co., Ltd. and is intended to provide a Built Heritage and Cultural Heritage Landscape assessment of the properties legally described as on Part Lots 196, 197, 212, Lots 213, 214, Part of Lots 215 and 216, in the City of Niagara Falls, Ontario.

Any use which a third party makes of this report, or any reliance on or decisions to be made based on it, are the responsibility of the third party. Should additional parties require reliance on this report, written authorization from Amec Foster Wheeler will be required. With respect to third parties, Amec Foster Wheeler has no liability or responsibility for losses of any kind whatsoever, including direct or consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

The report is based on data and information collected during the background study and property inspection conducted by Amec Foster Wheeler. It is based solely on a review of historical information and data obtained by Amec Foster Wheeler as described in this report. Except as otherwise maybe specified, Amec Foster Wheeler disclaims any obligation to update this report for events taking place, or with respect to information that becomes available to Amec Foster Wheeler after the time during which Amec Foster Wheeler conducted the built heritage/cultural heritage landscape assessment.

In evaluating the study area, Amec Foster Wheeler has relied in good faith on information provided by other individuals noted in this report. Amec Foster Wheeler has assumed that the information provided is factual and accurate. Amec Foster Wheeler accepts no responsibility for any deficiency, misstatement or inaccuracy contained in this report as a result of omissions, misinterpretations or fraudulent acts of persons interviewed or contacted.

Amec Foster Wheeler makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation and change. Such interpretations and regulatory changes should be reviewed with legal counsel.

This report is also subject to the further Standard Limitations contained in Appendix D.

We trust that the information presented in this report meets your current requirements. Should you have any questions, or concerns, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Amec Foster Wheeler
Environment & Infrastructure,

Prepared by,



Linda Axford
Senior Heritage Specialist

Reviewed by,



Shaun Austin, Ph.D.
Associate Archaeologist (P141)

7.0 BIBLIOGRAPHY

AMEC Earth and Environmental:

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- 2015 *Phase I Environmental Site Assessment, Thundering Waters Development, East and North of Dorchester Road & West of Progress Street, Niagara Falls, On.* (26 August, 2015).

Chapman and Putnam

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- 2015 Secondary Plan for Thundering Waters web site: <https://www.niagarafalls.ca/city-hall/planning/thundering-waters.aspx>
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- 2015 28 October: Telephone and email communication with Peggy Boyle, CAHP, Assistant Planner, Planning, Building and Development Division (Heritage Planner).

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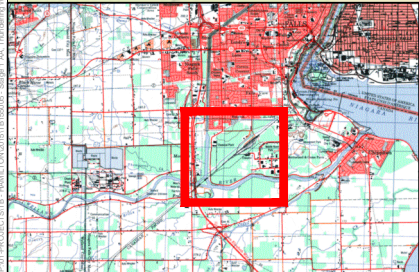
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Page, H.R.

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APPENDIX A

FIGURES



LEGEND



Study area

NOTES:
THIS DRAWING SHOULD BE READ
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PROJECT TITLE
**BUILT HERITAGE/CULTURAL HERITAGE
LANDSCAPE ASSESSMENT**
Thundering Waters, Niagara Falls

Location of the Study Area

PROJECT N°: TB155005

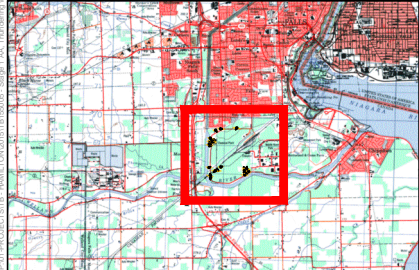
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FIGURE:

1

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LEGEND



Study area

NOTES:
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PROJECT TITLE:
**BUILT HERITAGE/CULTURAL HERITAGE
LANDSCAPE ASSESSMENT
Thundering Waters, Niagara Falls**

**Aerial Photograph Showing the Location
of the Study Area**

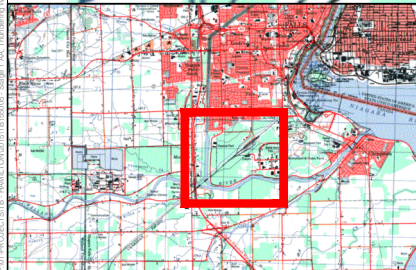
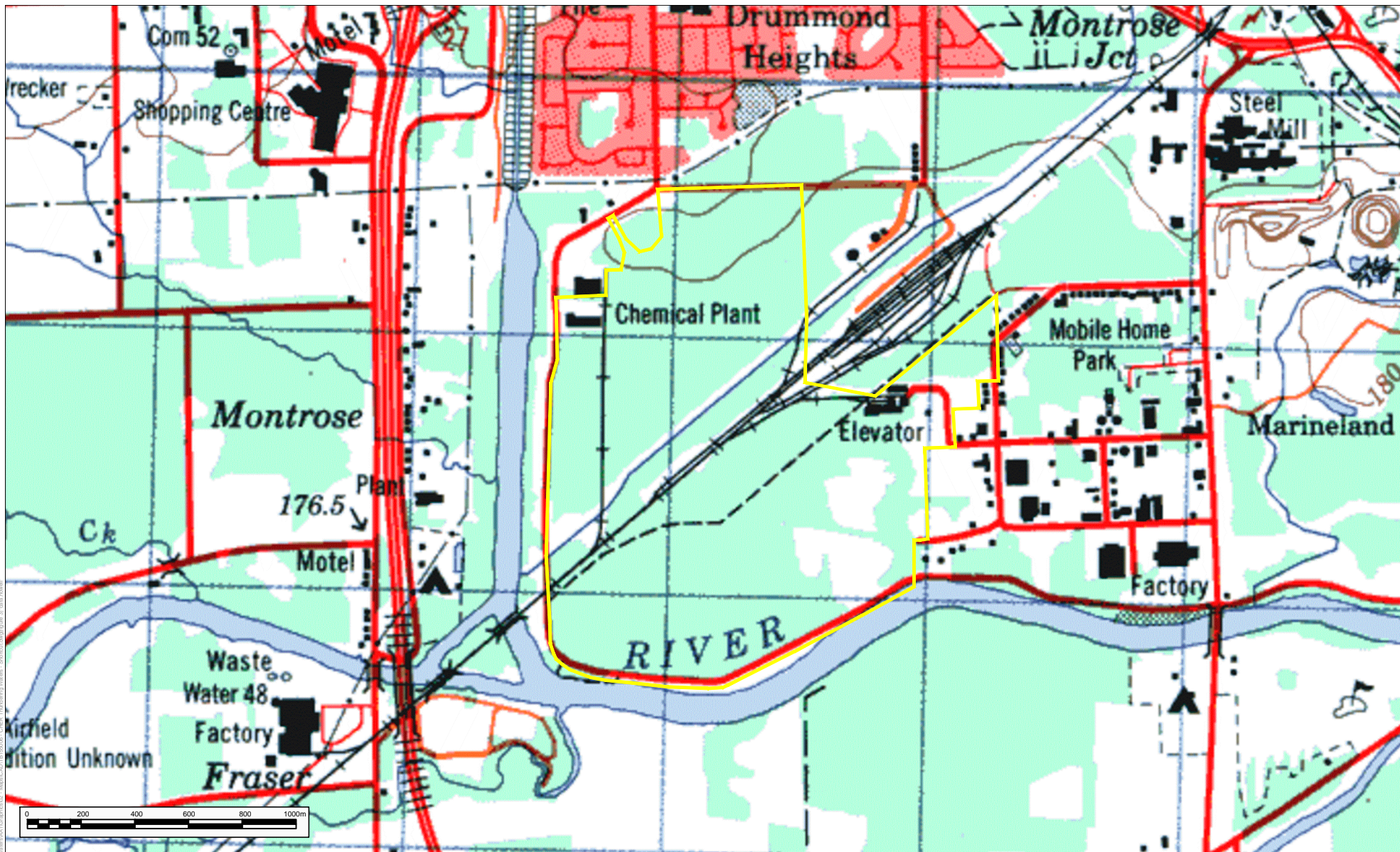
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tel: 905-312-0700 www.amectw.com

FIGURE:
2





LEGEND



Study area

NOTES:
THIS DRAWING SHOULD BE READ
IN CONJUNCTION WITH THE
AMEC FOSTER WHEELER
ENVIRONMENT &
INFRASTRUCTURE
REPORT No. TB155005.

Conditions encountered in the field
may be different from the interpreted
information presented on this figure.

SOURCE: Canadian
Topographical Map, 1:50,000

CLIENT:
GR (CAN) INVESTMENT
Co. LTD.

Drawn By: CH

Checked By: SA

Revision N°: 01

Scale: 1:100,000



PROJECT TITLE:
**BUILT HERITAGE/CULTURAL HERITAGE
LANDSCAPE ASSESSMENT**
Thundering Waters, Niagara Falls
Topographic Map Showing the Location
of the Study Area

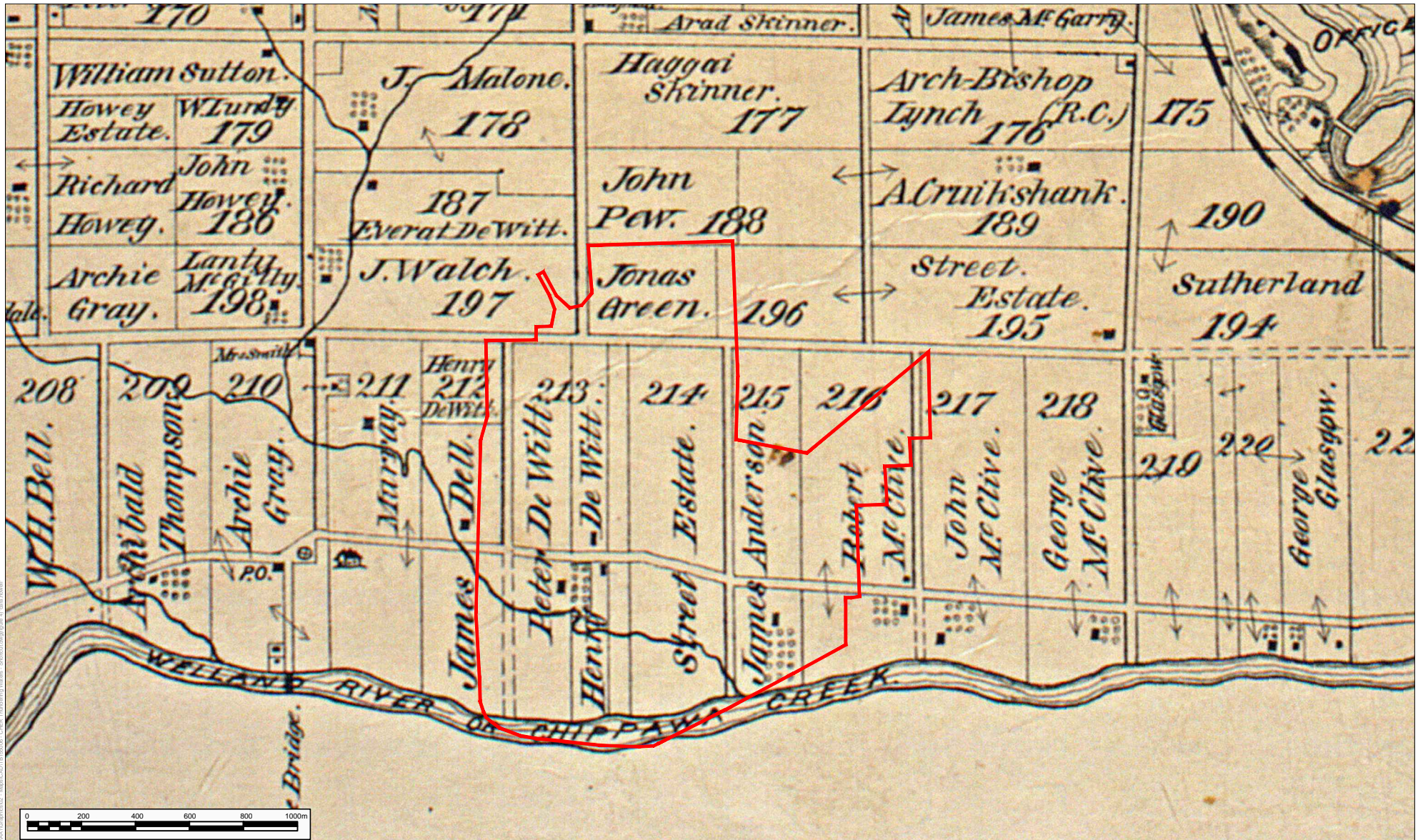
PROJECT N°: TB155005

DATE: 5 NOV 2015

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Environment and Infrastructure
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FIGURE:
3





LEGEND



Approximate location of the study area

NOTES:
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AMEC FOSTER WHEELER
ENVIRONMENT &
INFRASTRUCTURE
REPORT No. TB155005.

Conditions encountered in the field
may be different from the interpreted
information presented on this figure.

SOURCE: 1876 Illustrated Historical Atlas
of Lincoln and Welland Counties
Showing the Location of the
Study Area

CLIENT:
GR (CAN) INVESTMENT
Co. LTD.

Drawn By: CH

Checked By: SA

Revision N°: 01

Scale: 1: 100,000



PROJECT TITLE: **BUILT HERITAGE/CULTURAL HERITAGE
LANDSCAPE ASSESSMENT**
Thundering Waters, Niagara Falls

1876 Illustrated Historical Atlas of Lincoln and Welland
Counties Showing the Location of the Study Area

PROJECT N°: TB155005

DATE: 5 Nov 2015

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FIGURE:

4



APPENDIX B

PHOTOGRAPHS

APPENDIX B - PHOTOGRAPHIC RECORD

PROJECT NO. TB155006
PROJECT Thundering Waters Secondary Plan
LOCATION Niagara Falls, Ontario



ENCLOSURE 1



PHOTOGRAPH 1

Description

View of the Welland River from Dorchester Road



PHOTOGRAPH 2

Description

Dorchester Road with the study area (covered in dense brush) on the right and the Welland River on the left.

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TB155006
PROJECT Thundering Waters Secondary Plan
LOCATION Niagara Falls, Ontario

ENCLOSURE 2



PHOTOGRAPH	3
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Description
Railroad tracks that bisect the study area northeast to southwest.



PHOTOGRAPH	4
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Description
Drainage ditch that runs parallel to the railroad tracks.

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TB155006
PROJECT Thundering Waters Secondary Plan
LOCATION Niagara Falls, Ontario

ENCLOSURE 3



PHOTOGRAPH 5

Description

One of many trails running through the study area.



PHOTOGRAPH 6

Description

Dense scrub brush typical of a large portion of the study area.

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TB155006
PROJECT Thundering Waters Secondary Plan
LOCATION Niagara Falls, Ontario

ENCLOSURE 4



PHOTOGRAPH 7

Description

Washington Mills vacant office building.



PHOTOGRAPH 8

Description

Former warehouse of Washington Mills. Currently used to repair golf carts for Thundering Waters Gold Course.

APPENDIX B - PHOTOGRAPHIC RECORD



PROJECT NO. TB155006
PROJECT Thundering Waters Secondary Plan
LOCATION Niagara Falls, Ontario



PHOTOGRAPH	9
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Description
Remnants of former site of Washington Mills.



PHOTOGRAPH	10
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Description
Remnants of former site of Washington Mills.

APPENDIX C

ASSESSOR QUALIFICATIONS

ASSESSOR QUALIFICATIONS

Shaun Austin, Ph.D., Senior Reviewer – Dr. Austin is the leader of Amec Foster Wheeler Environment & Infrastructure's cultural heritage resources group and is based in 'the Company's' Hamilton Office. He has been working in Canadian archaeology and heritage since 1976 and as an archaeological and heritage consultant in Ontario since 1987. He is a dedicated cultural heritage consultant with repeated success guiding projects through to completion to the satisfaction of the development proponent, the cultural heritage community and all other stakeholder groups. His areas of interest and expertise include pre-contact Aboriginal lithics and ceramics. Dr. Austin holds a **Professional Archaeology License (P141)** issued by the Ontario Ministry of Tourism, Culture and Sport, is MTO RAQs certified in Archaeology/Heritage and is a member of the Ontario Association of Professional Archaeologists.

Linda Axford, MLA, Senior Heritage Specialist - Ms. Axford has been working in heritage planning since 2001. She has conducted historical background research, field surveys, analysis of built heritage and cultural landscapes and report writing. She has worked in municipal government and is very knowledgeable about federal and provincial planning policy as it relates to heritage. She holds a Masters degree in Landscape Architecture, an Honours Bachelor of Arts in History and is a member of the Canadian Association of Heritage Professionals (CAHP).

Cara Howell B.A., GIS Specialist– Ms. Howell has been working in consulting archaeology since 1999. During this time she has acquired a full range of archaeological skills, from background research to Stage 4 excavation. She has developed a comprehensive understanding of all aspects of material culture and has a specialized interest in historic Euro-Canadian artifacts. As Laboratory Director for Amec Foster Wheeler Environment & Infrastructure's Archaeology Group, she was instrumental in creating and implementing cataloguing systems for all types of recovered artifacts. Mr. Howell also serves as lead liaison with First Nations communities. She holds a B.A. in Physical Anthropology and a B.A. in Classical Archaeology from McMaster University, and an **Applied Research License (R180)** issued by the Ontario Ministry of Tourism, Culture and Sport.

APPENDIX D

STANDARD LIMITATIONS

LIMITATIONS

1. The work performed in the preparation of this report and the conclusions presented are subject to the following:
 - (a) The Standard Terms and Conditions which form a part of our Professional Services Contract;
 - (b) The Scope of Services;
 - (c) Time and Budgetary limitations as described in our Contract; and,
 - (d) The Limitations stated herein.
2. No other warranties or representations, either expressed or implied, are made as to the professional services provided under the terms of our Contract, or the conclusions presented.
3. The conclusions presented in this report were based, in part, on visual observations of the Study Area. Our conclusions cannot and are not extended to include those portions of the Study Area which were not reasonably available, in Amec Foster Wheeler's opinion, for direct observation.
4. The potential for heritage resources, and any actual heritage resources encountered, at the Study Area were assessed, within the limitations set out above, having due regard for applicable heritage regulations as of the date of the inspection.
5. Services including a background study and property inspection were performed. Amec Foster Wheeler's work, including archival studies and a site visit were conducted in a professional manner and in accordance with the Ministry of Tourism and Culture's guidelines. It is possible that unforeseen and undiscovered heritage resources may be present at the Study Area.
6. The utilization of Amec Foster Wheeler's services during the implementation of any further heritage work recommended will allow Amec Foster Wheeler to observe compliance with the conclusions and recommendations contained in the report. Amec Foster Wheeler's involvement will also allow for changes to be made as necessary to suit field conditions as they are encountered.
7. This report is for the sole use of the parties to whom it is addressed unless expressly stated otherwise in the report or contract. Any use which any third party makes of the report, in whole or in part, or any reliance thereon, or decisions made based on any information or conclusions in the report, is the sole responsibility of such third party. Amec Foster Wheeler accepts no responsibility whatsoever for damages or loss of any nature or kind suffered by any such third party as a result of actions taken or not taken or decisions made in reliance on the report or anything set out therein.
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