April 6, 2026



Stage 1-2 Archaeological Assessment: 167 & 171 King Street South, Waterloo ON

Stage 1-2 Archaeological Assessment: 167 & 171 King St. S., Waterloo, Part of Lot 15, German Company Tract, Geographic Township of Waterloo, Waterloo County, now part PL 385 LTS 83,84,144&145PTLT 61,62,63,85,86&143PT ALLEY RP58R9398 PART 2, City of Waterloo, Regional Municipality of Waterloo, Ontario.

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REVISED REPORT

Executive Summary

Seguin Archaeological Services (SAS) was contracted by VanMar Developments Margaret Inc. (the Proponents), to conduct a Stage 1-2 archaeological assessment of the property at 167 & 171 King St. S., Waterloo, Part of Lot 15, German Company Tract, Geographic Township of Waterloo, Waterloo County, now part PL 385 LTS 83,84,144&145PTLT 61,62,63,85,86&143PT ALLEY RP58R9398 PART 2, City of Waterloo, Regional Municipality of Waterloo, Ontario (Figure 1), now the 'Study Area'.

This assessment was undertaken in advance of a proposed construction of a new mixed-use tower at the commercial property located at 167 & 171 King St. S., in Waterloo, ON. The Study Area measures 0.54 hectares (1.33 acres). At the time of the assessment, the Study Area was comprised of pre-existing structures, driveways, and a large parking lot, as well as manicured lawns and gardens. The boundaries of the Study Area correspond to the limits provided by the client at the outset of the assessment.

The assessment was triggered by the Provincial Planning Statement (PPS) that is informed by the Planning Act (Government of Ontario 1990a), which states that decisions affecting planning matters must be consistent with the policies outlined in the larger Ontario Heritage Act (1990b). According to Section 4.6.2 of the PPS, "development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved." To meet the condition, a Stage 1-2 assessment of the Study Area was conducted, during the pre-approval phase of the development, under archaeological consulting license P1018 issued to Matthew Seguin by the MCM's 2011 Standards and Guidelines for Consultant Archaeologists ('Standards and Guidelines'; Government of Ontario 2011).

The Stage 1 background research indicated that the Study Area exhibited moderate to high potential for the identification and recovery of archaeological resources and was recommended for a Stage 2 assessment.

The subsequent Stage 2 archaeological assessment was conducted by SAS on October 9, 2025, in accordance with the *Ontario Heritage Act*, and the *Standards and Guidelines for Consultant Archaeologists*. This investigation consisted of a typical test pitting survey at 5-meter intervals of the study area. No archaeological materials or features were located during the test pit survey.

Based upon the background research of past and present conditions, and the archaeological assessment, the following is recommended:

- No further archaeological assessment is required for the Study Area; and,

• Compliance legislation must be adhered to in the event of the discovery of deeply buried cultural materials or features

The MCM is asked to review the results and recommendations presented in this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with, and in compliance with, the *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), as well as the terms and conditions for archaeological licenses, and to enter this report into the Ontario Public Register of Archaeological Reports.

Table of Contents

Executive Summary ii
1.0 Project Context 1
1.1 Development Context 1
1.2 Historical Context 2
1.2.1 Post-Contact Aboriginal Resources 2
1.2.2 Euro-Canadian Resources 4
1.3 Archaeological Context 7
1.3.1 Property Description and Physical Setting 7
1.3.2 Pre-Contact Aboriginal Land Use 8
1.3.3 Previously Identified Archaeological Work 11
1.3.4 Archaeological Master Plan 12
1.3.5 Historical Plaque 12
1.3.6 Archaeological Potential 13
2.0 Field Methods 15
3.0 Record of Finds 16
4.0 Analysis and Conclusions 17
5.0 Recommendations 19
6.0 Advice on Compliance with Legislation 20
7.0 Bibliography and Sources 21
8.0 Figures 25
9.0 Images 30
9.1 Field Photos 30

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Acknowledgments

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Generous contributions by the following individuals made this report possible.

VanMar Developments Margaret Inc.

1.0 Project Context

1.1 Development Context

Seguin Archaeological Services (SAS) was contracted by VanMar Developments Margaret Inc. (the Proponents), to conduct a Stage 1-2 archaeological assessment of the property at 167 & 171 King St. S., Waterloo, Part of Lot 15, German Company Tract, Geographic Township of Waterloo, Waterloo County, now part PL 385 LTS 83,84,144&145PTLT 61,62,63,85,86&143PT ALLEY RP58R9398 PART 2, City of Waterloo, Regional Municipality of Waterloo, Ontario (Figure 1), now the 'Study Area'.

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The purpose of a Stage 1 Background Study is to compile all available information about known and potential cultural heritage resources within the Study Area and then to provide specific direction regarding the protection, management and/or recovery of any resources which may be present. The objectives of the Stage 1 Background Study, as outlined by the Ministry of Citizenship and Multiculturalism's (MCM) Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011), are as follows:

- To provide information about the Study Area's geography, history, previous archaeological fieldwork and current land condition;
- to evaluate in detail, the Study Area's archaeological potential which will support recommendations for Stage 2 survey for all or parts of the property; and
- to recommend appropriate strategies for Stage 2 survey.

SAS archaeologists employed the following research strategies to meet these objectives:

- A detailed documentary review of relevant archaeological, historic and environmental literature pertaining to the Study Area;
- a review of the land-use history, including pertinent historic maps; and
- an examination of the Ontario Archaeological Sites Database ('ASDB') to determine the presence of known archaeological sites in and around the Study Area.

The purpose of a Stage 2 Property Assessment is to provide an overview of any archaeological resources within the Study Area, and to determine whether, or not, any of those resources might be archaeological sites that retain cultural heritage value or interest (CHVI), and then to provide specific direction regarding the protection, management and/or recovery of said resources. The objectives of Stage 2 archaeological assessment, as outlined by the Ministry of Citizenship and Multiculturalism's (MCM) Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011), are as follows:

- To document all archaeological resources within the Study Area;
- to determine whether the Study Area contains archaeological resources requiring further assessment; and
- to recommend appropriate Stage 3 assessment strategies for any archaeological sites determined to require additional assessment.

The licensee received permission from the Proponent to enter the land and conduct all required archaeological fieldwork activities, including the recovery of artifacts.

1.2 Historical Context

1.2.1 Post-Contact Aboriginal Resources

Early Euro-Canadian records suggest that the people living in the area were the Attawandarons, or Neutrals. The French called them Neutrals because they remained neutral during the conflicts between the Iroquois and the Huron. In 1626, when Father La Roche Daillon, a French Jesuit missionary, travelled through Neutral territory to 28 different villages, he spent three months in the region attempting to conclude a trading alliance with the Neutral Confederacy. These negotiations ultimately failed due to opposition from Huron allies (White 1978:409). By 1638, the Neutral had expanded east to the Niagara River in response to a void left by the Wenro migrating to Huronia and the Erie migrating southwest. By the early 1640s, the Neutrals were engaged in large-scale warfare with the Assistaeronons to the west while maintaining a neutral stance between the Huron and the League of Five Nations Iroquois. European influence in the region was generally restricted to the beaver pelt trade, and Aboriginal groups practiced a way of life that did not differ significantly from the pre-Contact period. By the late 1640s, the increasing scarcity of beaver pelts prompted the invasion of the Neutral by the League of Five Nations Iroquois. By the early 1650s the Neutral Confederacy was destroyed and its surviving members either moved west out of Ontario or were absorbed into the League of Five Nations living to the west and south of their former homelands (Trigger 1994:57).

While the region appears to have been at least relatively unpopulated by permanent settlements in the latter half of the seventeenth century, much of southern Ontario used as a hunting territory by the Iroquois. However, Ojibway groups previously thought to have settled along the northern shores of Georgian Bay and Lake Superior gradually migrated into southern Ontario, and by 1707 had settled in the Niagara region (Rogers 1978:761).

By 1784, the British government signed Treaty No. 3 and had purchased over a million hectares of land between Lake Ontario and Lake Erie from the Mississauga, this became known as the Between the Lakes Purchase (Surtees 1994:102). The Study Area enters the Euro-Canadian historic records beginning with Treaty No. 4, also known as the Haldimand Tract, which was granted to the Six Nations by Governor Haldimand 1793 for their loyalty and service in defending the Crown during the American War of Independence. Treaty 4, the Haldimand Tract was composed of…

> *…the following Townships: Dunn, Sherbrooke, Moulton, Canborough, North and South Cayuga, Oneida and Seneca in Haldimand County; Tusc[aro]ra, Onondaga, Brantford and South Dumfries in Brant County; North Dumfries, Waterloo and Woolwich in Waterloo County; Pilkington and Nichol in Wellington County; and is described as a parcel or tract of land six miles on each side of the Ouse or Grand River from it's mouth toward its source, to be bounded by the tract of land deeded December the 7th, 1792 by the Mississa[u]ga Chiefs and people to the Crown. This part was set aside as a suitable retreat for the Six Nation Indians who had shewn attachment and Fidelity to the British Government during the troublous times 1759 to 1783 and was granted to the Chiefs, Warriors, Women and People of the Six Nations and their heirs forever.*
>
> Morris 1943:19-21

The size and nature of the pre-contact settlements and the subsequent spread and distribution of Aboriginal material culture in Southern Ontario began to shift with the establishment of European settlers. Lands in the Lower Grand River area were surrendered by the Six Nations to the British Government in 1832, at which point most Six Nations people moved into Tuscarora Township in Brant County and a narrow portion of Oneida Township (Page & Co. 1879; Tanner 1987; Weaver 1978). Despite the inevitable encroachment of European settlers on previously established Aboriginal territories, "written accounts of material life and livelihood, the correlation of historically recorded villages to their archaeological manifestations, and the similarities of those sites to more ancient sites have revealed an antiquity to documented cultural expressions that confirms a deep historical continuity to Iroquoian systems of ideology and thought" (Ferris 2009:114). As Ferris observes, despite the arrival of a competing culture, First Nations communities throughout Southern Ontario have left behind archaeologically significant resources that demonstrate continuity with their pre-contact predecessors, even if they have not been recorded extensively in historical Euro-Canadian documentation.

1.2.2 Euro-Canadian Resources

The current Study Area is located in the Geographical Township of Waterloo, County of Waterloo, now the City of Waterloo, Regional Municipality of Waterloo, Ontario.

In July 1788, the government of the Province of Québec began creating new districts, hoping to better serve and administer at the local level. The first new divisions were the administrative districts of Hesse, Nassau, Mecklenburg and Lunenburg (Archives of Ontario 2009). Further change came in December 1791 when the province was rearranged into Upper Canada and Lower Canada under the Constitutional Act. Colonel John Graves Simcoe was appointed as Lieutenant-Governor of Upper Canada; he initiated several initiatives to populate the province including the establishment of shoreline communities with effective transportation links between them (Coyne 1895).

In July 1792, Simcoe divided Upper Canada into 19 counties, stretching from Essex in the west to Glengarry in the east. Later that year, the four districts originally established in 1788 were renamed the Western, Home, Midland and Eastern Districts. As population levels in Upper Canada increased, smaller and more manageable administrative bodies were needed resulting in the establishment of many new counties and townships. As part of this realignment, the boundaries of the Home and Western Districts were shifted and the London and Niagara Districts were established. In 1845, after years of increasing settlement that began after the War of 1812, Waterloo County became a part of the new Wellington district.

In 1798 Joseph Brant, acting for the Six Nations, sold 94,012 acres known as Block No. 2 to Richard Beasley, James Wilson and Jean Baptiste Rosseaux. In 1800 Beasley began to sell land to immigrants of German descent from the Pennsylvania area who were largely of the Mennonite faith. However, settlement suffered a serious setback when Samuel Bricker discovered in 1802 that the deeds the settlers held were worthless. This was because Beasley was not the sole owner of the lands that he had sold, and they were heavily mortgaged. As such the position of these new settlers was precarious.

In 1804 Joseph Bricker and Joseph Sherk were sent to Pennsylvania to persuade old friends and relatives to purchase land in Waterloo for $20,000, and rectify this predicament. The German Company was formed, with Bricker as appointed agent, and the money was transferred to Waterloo Township (Mika and Mika 1983). In 1805 Block 2 of the Haldimand Tract was granted to the German Company, and in the following year the new township was surveyed by Augustus Jones. In order not to interfere with the property rights of established settlers the new lots were laid out in a rather irregular manner. Many of the old pioneer trails were also left intact and can still be seen in the winding lanes of modern Waterloo. The Geographic Township of Waterloo was named in 1817 to commemorate the victory of the British over Napoleon at the Battle of Waterloo. Of the more inland townships, in Ontario's western peninsula, Waterloo was the earliest to be settled.

On the property adjacent, northwest, of the Study Area was the Spring Brewery which opened in 1844, though it was later renamed the Louis Kuntz Park Brewery. It was opened by David Kuntz who was born in Wiesbaden, Hessen, Germany, but moved to the Village of Waterloo in Ontario. His son, Ludwig “Louis” Kuntz was born in Waterloo, and worked with his father at the family brewery, though passed away a year before his father, and the business passed to David’s grandson, and Louis’ son, David C. Kuntz. The First World War, Prohibition and a huge 1929 lawsuit loss resulted in the Kuntz name starting to fade from the brewing business. E.P. Taylor bought the struggling firm in 1929, wrapping it into his brewing empire. During the Depression, the name changed from Kuntz Breweries to Kuntz-Carling to Carling-Kuntz and finally, during the Second World War, to just Carling. The brewing site at King and William later operated under the O’Keefe and Labatt banners. In 1977 Carling Brewery was purchased by Labatt Breweries of London, but the Waterloo plant was closed by 1993 and all the buildings on the site had been demolished (Brooks 2005).

The Study Area contains a designated heritage resource at 167 King Street South, known as the Kuntz-Labatt House. The building was designated under Part IV of the Ontario Heritage Act on September 25, 1978. Its presence is relevant to the evaluation of Euro-Canadian archaeological potential within the Study Area, particularly in relation to former residential occupation, service areas, outbuildings, and brewery-related land use.

The Kuntz-Labatt house (also known as the Kuntz-Heasley house), which was adjacent to the Kuntz family's Spring Brewery, was built around in 1885 for Peter Sims, who worked in Waterloo's insurance industry and held positions including Vice-President of Dominion Life, and his wife Mary. The house was subsequently the residence of William and Mary Young, whose son, Roland ("Rowley") Young, was an early professional ice hockey player. The Kuntz family acquired the house in 1912 and it was used as a family residence for a time. It was the residence of Colonel Hugh J. Heasley, manager of Carling's, from 1944 until his death in 1978. In 1973 Carling Breweries, which had acquired the brewery from the Kuntz family in 1929, made extensive renovations to the house in keeping with its original form and character. This is a two-storey buff brick house designed in the Italianate style. It presents an asymmetrical façade, with a central projecting bay capped by a gable with return eaves. Like many Italianate structures, there are paired brackets under the eaves and round-headed windows. The building was designated under the Ontario Heritage Act on September 25, 1978 (Historic Waterloo 2026a). Now adjoined to this building is 171 King Street South, built in 1913, it was originally owned by the Gartung family, who operated the Maples Tea Room at this location. In 1946 the newly founded Edward R. Good Funeral Home acquired the property. Since then, there have been 11 additions to the building; today, little of the original exterior is visible, save a peak at the top of the building. The funeral home, now renamed Erb & Good Funeral Home, still conducts business at this location (Historic Waterloo 2026b).

Historical records and mapping were examined for evidence of early Euro-Canadian occupation within and near the subject property. The 1855 map of the Village of Waterloo shows that the portion of the lot, where the Study Area is located, does not have any name attributed to it.

There are no structures or orchards visible on the map for this plot. The Study Area located within the boundary of the historic Village of Waterloo and occupies lots 83, 84, 144 and 145 and part of lots 61, 62, 63, 85, 86 and 143 part of the alley between lots 83, 84 / 85 86 (Schofield 1855: Figure 2).

Additional historical sources were also reviewed, including Tremaine's 1861 Historical County Map of Waterloo County. The Tremaine map does not indicate any named property owner. At the township level it simply shows that the Study Area is located within the Village of Waterloo boundary. An inset map of the Village shows the brewery, to the northwest and outside of the Study Area, with an unknown structure fronting onto King Street (likely a residence) (Figure 2b).

The Illustrated Historical Atlas of Waterloo and Wellington Counties (Historical Atlas), demonstrates the extent to which Waterloo Township had been settled by 1881 (Parsell & Co. 1881). Landowners are listed for virtually every lot within the township, many of which had been subdivided multiple times into smaller parcels to accommodate an ever-increasing population throughout the late 19th century. Structures and orchards are prevalent throughout the township, almost all of which front onto early roads. According to the Historical Atlas map of Waterloo Township, Lot 15, German Company Tract was subdivided into numerous small parcels. The Study Area is located within the Village of Waterloo boundary, and similar to the Tremaine map from 1861, does not appear to have a name attributed to it. There is no inset map of the Village of Waterloo in the Historical Atlas.

The 1891 bird's-eye view of the Town of Waterloo shows two residential structures on the property: one in the approximate location of the present Kuntz-Labatt House and another in the northeastern portion of the property near the present 171 King Street South. It also depicts a small treed area, possibly an orchard, and a small outbuilding along the southern boundary near Caroline Street (Figure 2c). This source suggests that by 1891 the property was being used primarily for residential purposes.

A fire insurance map, 1929, shows the continued evolution of the property into the twentieth century. This map shows numerous small structures southwest of the residential homes, as well as a small railway spur-line heading into the brewery grounds. Most of the smaller structures, while labelled, are illegible, however the three larger yellow ones appear as, Box Storage, Barrel Storage and Wash Storage (Figure 2d). Indicating that sometime between 1912, when the Kuntz family purchased the residence to live in, and 1929 when the map was produced, that a portion of the property was being used for the storage of brewery materials.

Finally, historical topographic mapping, from 1969, at the 1:25,000 scale available was reviewed to assess former landform, drainage, and the potential for buried former ground surfaces within the Study Area. The Waterloo - Kitchener, Ontario, 1:25,000 scale, map sheet 040P07H, from 1969 shows that the property used to slope downwards from Caroline to King Street South. This slope has been largely graded away at the time of the field work was conducted, likely during the demolition and remediation of the brewery in 1993. Additionally, the historical

topographical map, from 1969, shows that the rail spur and some of the storages are still present from the 1929 map. It also shows a larger, or differently shaped structure at 171 King Street South, however 167 King Street South is not present on this map (Figure 2e) (Department of Mines and Resources 1969).
Taken together, the 1855 village map, Tremaine's 1861 map, the 1881 historical atlas, the 1891 bird's-eye view, and the fire insurance plan indicate that the Study Area evolved from an apparently unnamed parcel within the village boundary to a residential property by 1891, with brewery-related storage structures present by the early twentieth century. These sources support the conclusion that the Study Area had potential for post-contact Euro-Canadian archaeological resources associated with residential occupation and later brewery-related land use.

The historical mapping makes clear that the Study Area has fallen within boundary of the Village of Waterloo, and been used extensively, from at least 1855 onwards. However, although there is significant and detailed information available about the landowners on the current Historical Atlas map of Waterloo Township, it should be recognized that not all features of interest were mapped systematically in the Ontario series of historical atlases, given that they were financed by subscription, and subscribers were given preference about the level of detail provided on the maps, while nonsubscribers were not always listed on the maps (Caston 1997:100). Moreover, not every feature of interest would have been within the scope of the atlases, or other maps, and structures or features of interest that were within scope, may not have been depicted or placed accurately (Gentilcore and Head 1984).

1.3 Archaeological Context

1.3.1 Property Description and Physical Setting

The Study Area occupies the commercial property located at 167 & 171 King St. S., in Waterloo ON. The assessment property measures 0.54 hectares (1.33 acres). At the time of the assessment, the Study Area was comprised of pre-existing structures, driveways, and large parking lot, as well as manicured lawns and gardens.

Most of the region surrounding the Study Area has been subject to European-style agricultural practices for over 100 years, having been settled by Euro-Canadian farmers by the mid-19th century. Much of the region today continues to be used for agricultural purposes. And the Study Area is located within a fully urbanized portion of the City of Waterloo characterized by long-standing commercial, institutional, transportation, and residential development.

The Study Area is situated within the Waterloo Hills physiographic region. This region consists mainly of sandy hills, including ridges of sandy till (unsorted glacial sediment), kames and kame moraines (large deposits of till, sand and gravel left after melting). An extensive area of alluvial terraces adjoins the hilly region, which are associated with the Grand River spillway system (Chapman and Putnam 1984:136–137). The soils within the study area were not classified

during the Ontario Soil Survey due to the prior development of the City of Waterloo (Presant and Wicklund 1971).

The closest source of potable water is an unnamed tributary of Laurel Creek, which runs approximately 372m to the North of the Study Area.

A geotechnical investigation was completed within the Study Area by Chung & Vander Doelen Engineering Ltd. (CVD) in order to determine the subsurface soil and groundwater conditions throughout the Study Area. CVD dug 16 boreholes were within the Study Area, with monitoring wells being installed within five of these borehole locations. The boreholes were advanced to depths between 4.42 m and 17.98 m below the surface (CVD 2025). The asphalt pavement was found to consist of 50 mm to 125 mm of asphalt, with 300 mm to 790 mm of granular base. The pavement layers were underlain with loose fill materials at Boreholes 4, 5, 9 and 10 to depths between 0.76 m and 1.83 m. This fill material consists of sandy silt to silty sand with some gravel. Silty sand was encountered at Boreholes 4, 7 and 10 below the pavement structure or fill material to depths between 0.76 m and 2.97 m. Underneath these layers, clayey silt was encountered at all boreholes, except for Borehole 4, to a depth of 2.20 m and 3.35 m. Boreholes 2 and 5 encountered very stiff clayey silt lenses that are approximately 1.5 m thick. Borehole 11 was terminated in this layer. The silty sand at Borehole 4, as well at the clayey silt at all other boreholes is underlain with silt, extending to depths between 5.49 m and 7.77m (CVD 2025). The report does not document any remaining topsoil below the paved surface, only a thick layers of silty sand / sandy silt subsoil. The findings of this report appear to indicate that archaeological potential in the areas overlaid by asphalt, has been removed by deep modern disturbances used to create the modern parking lot still in use today.

1.3.2 Pre-Contact Aboriginal Land Use

This portion of southwestern Ontario has been demonstrated to have been occupied by people as far back as 11,000 years ago as the glaciers retreated. For the majority of this time, people were practicing hunter-gatherer lifestyles with a gradual move towards more extensive farming practices. Table 1 provides a general outline of the cultural chronology of Waterloo Township, based on Ellis and Ferris (1990). However, it should be recognised that despite the documentation of archaeological sites in the general area, our knowledge of Aboriginal settlement, or land use, for the subject property and its Study Area is incomplete.

Table 1: Cultural Chronology for Waterloo Township

Time Period	Cultural Period	Comments
9500 – 7000 BCE	Paleo Indian	first human occupation hunters of caribou and other extinct Pleistocene game nomadic, small band society
7500 - 1000 BCE	Archaic	ceremonial burials increasing trade network hunter gatherers

1000 - 400 BCE	Early Woodland	large and small camps spring congregation/fall dispersal introduction of pottery
400 BCE – CE 800	Middle Woodland	kinship based political system incipient horticulture long distance trade network
CE 800 - 1300	Early Iroquoian (Late Woodland)	limited agriculture developing hamlets and villages
CE 1300 - 1400	Middle Iroquoian (Late Woodland)	shift to agriculture complete increasing political complexity large palisaded villages
C 1400 - 1650	Late Iroquoian	regional warfare and political/tribal alliances destruction of Huron and Neutral

Paleo Period

The first inhabitants of Ontario, termed by archaeologists as the Paleoindians, are documented to have inhabited the area at the end of the last ice age (10,000-12,000 years ago). Due to the incredibly harsh environment/climate of the time, the Paleoindians likely relied on short-term impermanent settlements, travelled in small groups, and utilized caribou as a main source of food, although small animals, fish, birds, and plants would likely have been used as well. As a result of their small population size and nomadic way of life, known Paleoindian campsites are limited. These limited sites are distinguished by the appearance of expertly crafted stone tools and distinctive fluted points used for spears.

Archaic Period

The indigenous lifestyle in Southern Ontario begins to shift around 8000 BCE during what is known as the Archaic Period. The archaeological record is more complete during this time, and there are correspondingly many more sites attributed to Archaic populations. These Archaic sites are characterized by projectile points, a more diverse diet, and different exploitation patterns that have shifted along with environmental conditions. The archaeological record demonstrates that there was a seasonal pattern of Archaic populations moving from occupying interior settlements during colder seasons to river/lakeshore settlements during warmer seasons. Due to the change in climate, large cold-weather mammal species either migrated north or became extinct. This shift in animal populations altered the diets of the indigenous people and forced them to rely on more of a variety of resources. Archaic populations exploited a wide range of bird, fish, mammal, and plant species and more specifically over time the archaeological record provides evidence of an increase in the consumption of fish, deer, and nuts. Consequently, with the expansion of their diet, an increase in resource abundance, and more hospitable environments, Archaic populations saw an increase in band and family size. This is made evident by both the increased size of sites and evidence of aggregate campsites where multiple groups/bands would join in times of abundance. Around 4000 BCE the coniferous forests of prior periods transitioned to a mix of coniferous and deciduous tree species. This transition marks the beginning of a more productive era in resource gathering and an increase in population density among Archaic populations. Overall, from 8,000 to 1,000 BCE

we see a steady increase of abundance in the archaeological record. More specifically to these findings, Archaic sites are recognized by a wide-variety of characteristic artifacts including stone scrapers, stemmed and notched projectile points, ground stone tools such as celts and adzes, and ornaments such as gorgets and bannerstones; as well bifaces/tool blanks, animal bone flakes, and debitage.

Early and Middle Woodland Periods

During the Early and Middle Woodland periods (1000 BCE to CE 800) there were major shifts in cultural and environmental patterns and settlements became more sedentary and permanent. Approximately 1000 years ago large semi-permanent villages and ceramic artifacts began to appear. The archaeological record shows that Woodland peoples of this era began to utilize a coiling method in order to produce clay artifacts in the form of pottery. This period is also where evidence of houses in the form of simple oval enclosures first appear.

Late Woodland Period

In Southern Ontario around 1000 CE even larger settlements begin to appear and the archaeological record shows evidence of the emergence of corn horticulture. This advancement in agriculture is associated with Iroquoian-speaking populations that are known to have resided in Ontario during this period. These populations include ancestors of the Petun (Tobacco Nation), Wendat (Huron), and Attawandaron (Neutral) nations. Iroquoian sites are distinguished by finely-crafted, decorated pottery, ground stone artifacts, clay pipes, and triangular projectile points. Also characteristic of Iroquoian villages is an incorporation of multi-family dwellings and longhouses. There is also the potential during this period for archaeological sites in the area that date after the arrival of European explorers and missionaries to contain artifacts of European origin/manufacture such as iron knives/axes, glass beads, copper/brass kettles, and other metal tools along with a variety of personal items that belonged to European visitors/missionaries such as rings, glassware, stoneware, and rosaries.

During the Late Iroquoian period there were a number of Attawandaron (or Attawandaronk) villages in the area of Brantford. During the 17th century the Attawandaron nation maintained a neutral stance between the Huron-Wendat nation and the Five Nations of Iroquois who were hostile to one another. Around the year 1626 a French Recollet missionary, La Roche Daillon, discovered 28 Attawandaron villages in what is now known as Brant County (Waldie 1984). During this same period it was noted that the Attawandaron population numbered between twenty and thirty thousand people and that their hunting grounds stretched across Ontario and beyond from Goderich to Toronto and from Sarnia to Genessee Falls (Reville 1920). The Attawandaron population would go on to be devastated by warfare and disease that was introduced by European populations. This led to a number of the remaining Attawandaron communities being adopted into the Five Nations groups.

Perhaps unsurprisingly, after the dispersement of the Attawandaron the Five Nations Iroquois tribes had come to dominate the fur trade in the Northeast. This was in part due to their control of the Mohawk Valley, and St. Lawrence River trade routes, and its source in Lake Ontario (Tooker 1978). As a result of the strategic control of these areas unallied tribes were forced to take longer, more northerly routes to French trading posts (Tooker 1978). At the height of their dominance, the Five Nations Iroquois controlled an expanse of territory measuring 1,200 miles from north to south and 600 miles from east to west (Page & Smith 1875:59). With such a vast area of control, the original political alliance, or "kinship state", of the Five Nations Iroquois began to take some characteristics often associated with a 'trade alliance' and a 'corporate entity' (Albrecht and Young 2017).

The Five Nations Iroquois were allied with Britain and fought alongside them against France from 1756-1763 (Page & Smith 1875:59). They continued their alliance with Britain during the American Revolution and the War of 1812. For their long standing loyalty and sacrifice to the British Crown during the American War of Independence, the Six Nations tribes - Onondaga, Seneca, Mohawk, Cayuga, Oneida, and the newly allied Tuscarora – were granted a large area of land along the banks of the Grand River. The Haldimand Proclamation detailed the title on October 25th 1784. Lands which have been surveyed along the Grand River, especially floodplain zones near former agricultural fields, have yielded archaeological evidence of Six Nations' homesteads that dates to the 18th and early 19th century.

Algonkian Speaking Groups

Prior to the settlement of the Grand River by Europeans, a large portion of the land was occupied by the Mississaugas (Anishnabeg-Ojibway) and the lands within the Grand River drainage were utilized by the Mississaugas for hunting and seasonal camping. Many times, it was the Mississaugas that were first encountered by Euro-Canadian pioneers, and members of the Mississaugas acted not only as guides but also helped the earliest pioneers as they traversed through the countryside (Bloomfield 2006). The Mississaugas continued to inhabit the land and by the 19th century there was a large Mississauga settlement along both the Credit River in the East and the Grand River.

1.3.3 Previously Identified Archaeological Work

To compile an inventory of previously identified archaeological resources, the registered archaeological site records kept by the MCM were consulted. In Ontario, information concerning archaeological sites is stored in the Archaeological Sites Database (ASDB) (Government of Ontario n.d.) which is maintained by the MCM. This database contains archaeological sites registered according to the Borden system. Under the Borden system, Canada is divided into grid blocks based on latitude and longitude. A Borden Block is approximately 13km east to west and approximately 18.5km north to south, and each Borden Block is referenced by a four-letter designator and sites within a block are numbered sequentially as they are found. The Study Area under review is within Borden Block AiHd.

According to the ASDB, a total of two archaeological sites have been registered within 1km of the Study Area (Table 2); none of which are located within 50m of the study area.

Table 2: Registered Archaeological Sites within 1km of the Study Area

Borden Number	Site Name	Time Period	Affinity	Site Type
AiHd-19	Boyle Earthwork			
AiHd-169	King Street Corduroy Road	Post-Contact	Euro-Canadian	road

The first site is, AiHd-19, the Boyle Earthwork site. Information on the Ontario Archaeological Sites Database indicates that "No site was discovered during construction work at this location, [and that] only the general area of this site is known. Jack Redmond concluded that this was not the site and withdrew his previous claim that the Earthwork was located at this site." (OASD 2025).

The second site was first documented during the Stage 2 assessment for the Waterloo LRT corridor by AECOM in 2016 under the PIF P123-0290-2016, with Stage 3 work under PIF P123-0291-2016 and Stage 4 under PIF P123-0293-2016 occurring the same year. The site was described as a partially disturbed section of the "King Street Corduroy Road [which] can be dated to between 1800 and 1816" (Aecom 2017b).

To the best of SAS's knowledge, no other assessments have been conducted or within 50m of the Study Area.

1.3.4 Archaeological Master Plan

Archaeological site predictive models and master plans are tools used to assist in determining the probability of encountering archaeological sites. Probability models are created using consideration of variables such as distance to water, soil type, drainage, physiographic region, degree of slope, proximity to registered archaeological sites, and degree of disturbance.

The Regional Municipality of Waterloo has created an *Archaeological Facilities Master Plan* that includes an evaluation of local archaeological resources, a summary of planning policies for known archaeological resources, maps detailing the locations of known resources, and an investigation into the creation of an archaeological facility. The plan was accepted by the Regional Council in 1989. Criteria listed within this Facilities Master Plan indicate that the subject property would exhibit moderate to high archaeological potential (Regional Municipality of Waterloo, 1989).

1.3.5 Historical Plaque

MCM's *Standards and Guidelines for Consultant Archaeologists* (MCM, 2011:17) stipulates that 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, plaques, cairns, or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the OHA or a federal, provincial, or municipal historic 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.

There is a single historical plaque near the Study Area, located at the south corner of King Street South and William Street West in Waterloo. The plaque commemorates the history of the Kuntz Brewery and supports the interpretation of the Study Area as part of a historically significant brewery-related landscape. The plaque reads:

> "David Kuntz, a native of Weisbaden, Germany, emigrated to Canada in the late 1830s. After moving to Waterloo in the mid 1850s he established the "Spring Brewery" at King and William streets in Waterloo. His son Louis took over management in the 1870s renaming it the "L. Kuntz Park Brewery." The brewery was incorporated in 1910. It was sold to E. P. Taylor in 1929 and became the Carling-Kuntz Brewery. In 1940 the name was shortened to Carling Brewery. Labatt Breweries of Canada purchased the business in 1977, but in 1992 announced its closure. During the following year all buildings on the site were demolished."
> (Ontario Provincial Plaques, 2025).

1.3.6 Archaeological Potential

Archaeological potential is established by determining the likelihood that archaeological resources may be present on a subject property. SAS applied archaeological potential criteria commonly used by the MCM (Government of Ontario 2011) to determine areas of archaeological potential within the Study Area. These variables include proximity to previously identified archaeological sites, distance to various types of water sources, soil texture and drainage, glacial geomorphology, elevated topography, and the general topographic variability of the area.

Distance to modern or ancient water sources is generally accepted as the most important determinant of past human settlement patterns and considered alone, may result in a determination of archaeological potential. However, any combination of two or more other criteria, such as well-drained soils or topographic variability, may also indicate archaeological potential. When evaluating distance to water it is important to distinguish between water and shoreline, as well as natural and artificial water sources, as these features affect site locations and types to varying degrees. The MCM (Government of Ontario 2011) categorizes water sources in the following manner:

- Primary water sources: lakes, rivers, streams, creeks;

- secondary water sources: intermittent streams and creeks, springs, marshes and swamps;
- past water sources: glacial lake shorelines, relic river or stream channels, cobble beaches, shorelines of drained lakes or marshes; and
- accessible or inaccessible shorelines: high bluffs, swamp or marshy lake edges, sandbars stretching into a marsh.

The closest source of potable water is an unnamed tributary of Laurel Creek, which runs approximately 372m to the North of the Study Area.

Soil texture is also an important determinant of past settlement, usually in combination with other factors such as topography. The Study Area is situated within the Waterloo Hills physiographic region. As was discussed earlier, the primary soils within the Study Area, meanwhile, have been documented as being suitable for pre-contact Aboriginal practices. The Aboriginal archaeological potential is judged to be moderate to high. For Euro-Canadian sites, archaeological potential can be extended to areas of early Euro-Canadian settlement, including places of military or pioneer settlements; early transportation routes; and properties listed on the municipal register or designated under the Ontario Heritage Act (Government of Ontario 1990b) or property that local histories or informants have identified with possible historical events.

As was discussed above, the Historical Atlas map (Parsell & Co. 1881) demonstrates the extent to which Waterloo Township had been settled by 1881. Landowners are listed for most of the lots within the township, many of which had been subdivided multiple times into smaller parcels to accommodate an increasing population throughout the late 19th century. The Study Area occupied part of Lot 15, German Company Tract, near historic travel routes, and within the boundary of the historic Village of Waterloo, the potential for post-contact Euro-Canadian archaeological resources is judged to be moderate to high.

Finally, despite the factors mentioned above, extensive land disturbance can eradicate archaeological potential within a Study Area (Wilson and Horne 1995). Within the current Study Area, approximately 84.9% display visible disturbance, comprised largely of pre-existing structures and parking lots. However, the remaining 15.1% of the Study Area comprises manicured lawns and gardens, and does not demonstrate any visible disturbance. Given all of the above SAS has determined that the Study Area has demonstrated the potential for the recovery of pre-contact Aboriginal, post-contact Aboriginal, and Euro-Canadian archaeological resources, and as a result a Stage 2 test pit survey was determined to be required.

2.0 Field Methods

The Stage 2 archaeological assessment was conducted on October 9, 2025, under PIF#: P1018-0137-2025, issued to Matthew Seguin (P1018) by the MCM. Weather conditions were cool and mostly sunny with periods of cloud during the assessment. Soil conditions and visibility were ideal for conducting the assessment and recovering archaeological material.

Approximately 84.9%, 1.13 acres, of the Study Area has been visually determined to consist of modern disturbances: a pre-existing structures, driveways and large parking lots (Photos 1 - 2). All of which determined have had their archaeological potential removed and were not assessed but were instead photo-documented.

The remaining 15.1% of the Study Area was subject to a standard Stage 2 test pitting survey at 5-meter intervals (Photos 3 - 4), and as per Section 2.1.2 Standard 4, test pitting was conducted within one metre of the existing buildings and parking. All soils were screened through a six-millimetre mesh screen. Test pits were a minimum of 30cm in diameter and were excavated a minimum of 5cm into sterile subsoil (Photo 5). During the survey it was discovered that an additional 14.6% of the Study Area had been previously disturbed. Almost all of these disturbed areas line up the buried utilities which service this, and the neighbouring, properties. The areas of disturbance were comprised of buried gravel with mottled soils (Photos 6 - 8).

No cultural materials or features were detected during the assessment, and all of the test pits were backfilled upon completion. No further archaeological methods were employed since no archaeological material was identified during the course of the survey. The results of Stage 2 archaeological survey are presented in Figure 3.

3.0 Record of Finds

No archaeological resources (materials or features) were encountered during the course of Stage 2 archaeological assessment of the 167 & 171 King St. S., Waterloo study area.

Table 3 illustrates an inventory of the documentary record which was generated by the Stage 2 fieldwork and is provided below.

Table 3: Inventory of Documentary and Material Record

Document Type	Amount	Location	Comments
Page of Field Notes	1 Page	SAS office	Stored digitally in project file
Proponent Mapping	1 Map	SAS office	Stored digitally in project file
Field Map	1 Map	SAS office	Stored digitally in project file
Digital Photographs	50 photos	SAS office	Stored digitally in project file

4.0 Analysis and Conclusions

SAS was contracted by the Proponents, to conduct a Stage 1-2 archaeological assessment in advance of a proposed construction of a new mixed-use tower at the commercial property located at 167 & 171 King St. S., Waterloo, Part of Lot 15, German Company Tract, Geographic Township of Waterloo, Waterloo County, now part PL 385 LTS 83,84,144&145PTLT 61,62,63,85,86&143PT ALLEY RP58R9398 PART 2, City of Waterloo, Regional Municipality of Waterloo, Ontario. The Study Area measures 0.54 hectares (1.33 acres).

Approximately 84.9%, 1.13 acres, of the Study Area has been visually determined to consist of modern disturbances: a pre-existing structures, driveways and large parking lots (Photos 1 - 2). All of which determined have had their archaeological potential removed and were not surveyed but were instead photo-documented. The demolition and remediation of the Labatt (previously Kuntz) brewery in 1993, appears to have removed all evidence of the brewery from this portion of the landscape. Where the original brewery once stood now lies the Chartwell Terrace on the Square Retirement Residence, a four-story retirement. Likewise, the slope which appears on the topographical map appears to have been removed or greatly reduced sometime between the map's creation and the time of assessment, is indicative of the grading that would have happened during the demolition and remediation before the parking lot was built.

Although physical archaeological survey was not possible a geotechnical assessment which conducted with boreholes across the Study Area which showed that in general, "the pavement was underlain by loose to compact discontinuous fill materials followed by a layer of loose to compact fine granular deposits and firm to very stiff clayey silt. The clayey silt was underlain by a compact silt deposit. In the western and southern positions of the site the silt was followed by a compact to very dense sand and gravel, that transitioned to compact to very dense sand towards the western portion of the site and compact to very dense fine granular deposit in the northern portion of the site. Discontinuous layers of very stiff to hard clayey silt were found between the silt, sand and gravel, sand, and fine granular deposits. Those deposits and layers were underlain by a hard clayey silt till followed by a very dense silt." The CVD report does not document any remaining topsoil below the paved surface, only a thick layers of silty sand / sandy silt subsoil. The findings of this report appear to indicate that archaeological potential in the areas overlaid by asphalt, has been removed by deep modern disturbances used to create the modern parking lot still in use today.

The remaining 15.1% of the Study Area was subject to a standard Stage 2 test pitting survey at 5-meter intervals (Photos 3 - 4), and as per Section 2.1.2 Standard 4, test pitting was conducted within one metre of the existing buildings and parking. All soils were screened through a six-millimetre mesh screen. Test pits were a minimum of 30cm in diameter and were excavated a minimum of 5cm into sterile subsoil (Photo 5). During the survey it was discovered that an additional 14.6% of the Study Area had been previously disturbed. Almost all of these disturbed areas line up the buried utilities which service this, and the neighbouring, properties. The areas

of disturbance were comprised of buried gravel with mottled soils (Photos 6 - 8). Figure 3 illustrates the methodologies used to assess the Study Area.

. Given the combined results of the historical mapping review, Stage 2 test pit survey, and geotechnical borehole data, no evidence was identified for a buried topsoil horizon, buried former A-horizon, or other sealed former ground surface beneath the paved portions of the Study Area. Nor were any evidence of cultural materials or features were detected during the Stage 2 archaeological assessment of the Study Area. On that basis, the paved portions of the property are interpreted as having undergone extensive and deep modern disturbance. Accordingly, a Stage 2 strategy for deeply buried conditions under Section 2.1.7 is not recommended for the paved portions of the Study Area. Based on Section 2.2 of the Standards and Guidelines for Consultant Archaeologists (Government of Ontario 2011), no further archaeological assessment is required for the Study Area.

5.0 Recommendations

Based on the results of the Stage 1 background investigation and the subsequent Stage 2 archaeological assessment, the following is recommended:

No further archaeological assessment is required for the Study Area; and,

Compliance legislation must be adhered to in the event of the discovery of deeply buried cultural materials or features.

The MCM is asked to review the results and recommendations presented in this report and provide a letter indicating their satisfaction that the fieldwork and reporting for this archaeological assessment are consistent with, and in compliance with, the *Standards and Guidelines for Consultant Archaeologists* (Government of Ontario 2011), as well as the terms and conditions for archaeological licenses, and to enter this report into the Ontario Public Register of Archaeological Reports.

6.0 Advice on Compliance with Legislation

SAS advises compliance with the following legislation:
This report is submitted to the Minister of Citizenship and Multiculturalism as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act, R.S.O. 1990, c 0.18*. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological fieldwork and report recommendations ensure the conservation, protection and preservation of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Heritage, Sport, Tourism and Culture Industries, a letter will be issued by the ministry stating that there are no further concerns about 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 a licensed archaeologist has completed archaeological fieldwork on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the *Ontario Heritage Act*.

Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the *Ontario Heritage Act*. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with Section 48 (1) of the *Ontario Heritage Act*.

The *Funeral, Burial and Cremation Services Act*, 2002, S.O. 2002, c.33 requires that any person discovering human remains must notify the police or corner and the Registrar of Cemeteries at the Ministry of Consumer Services.

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8.0 Figures

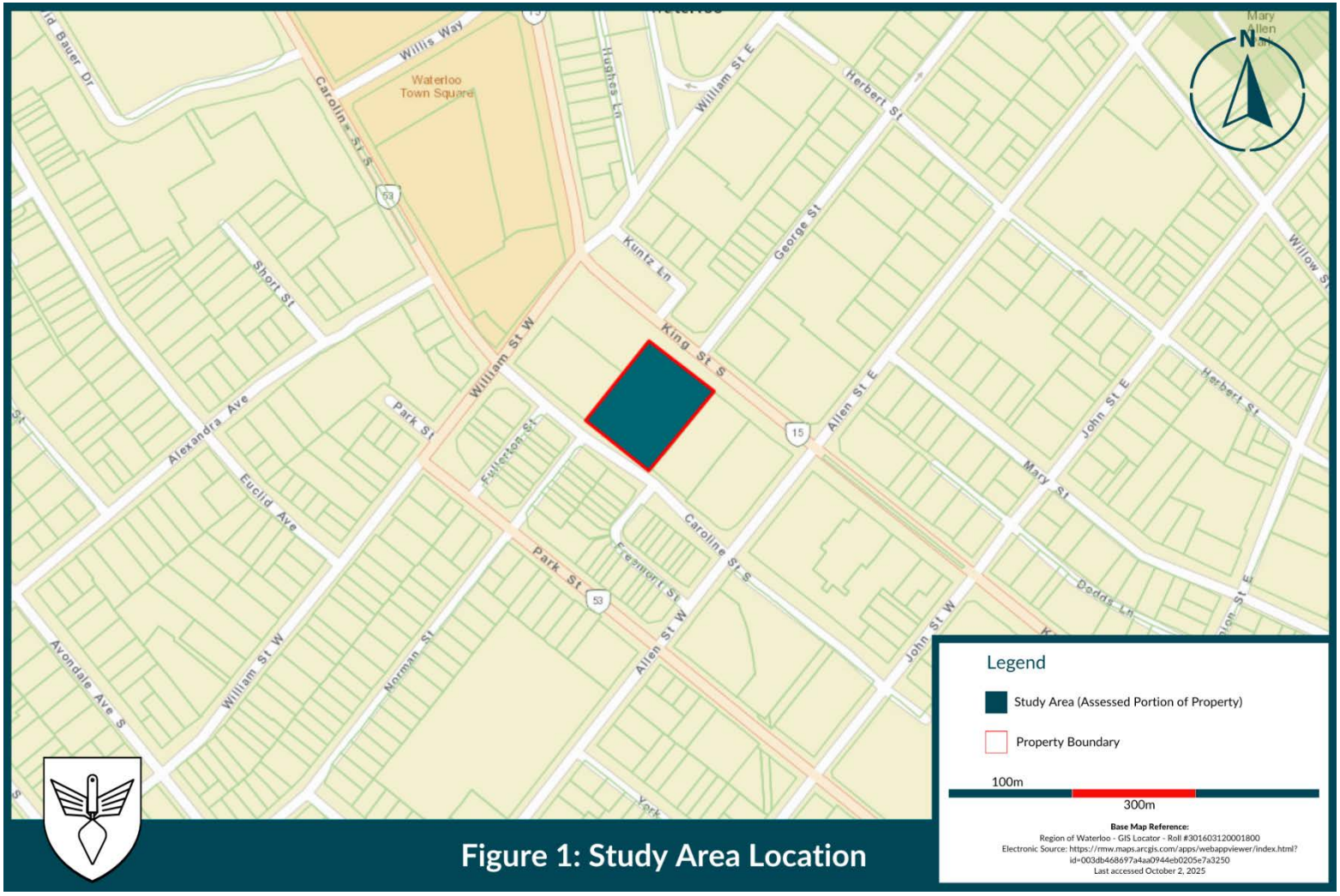


Figure 1: Study Area Location

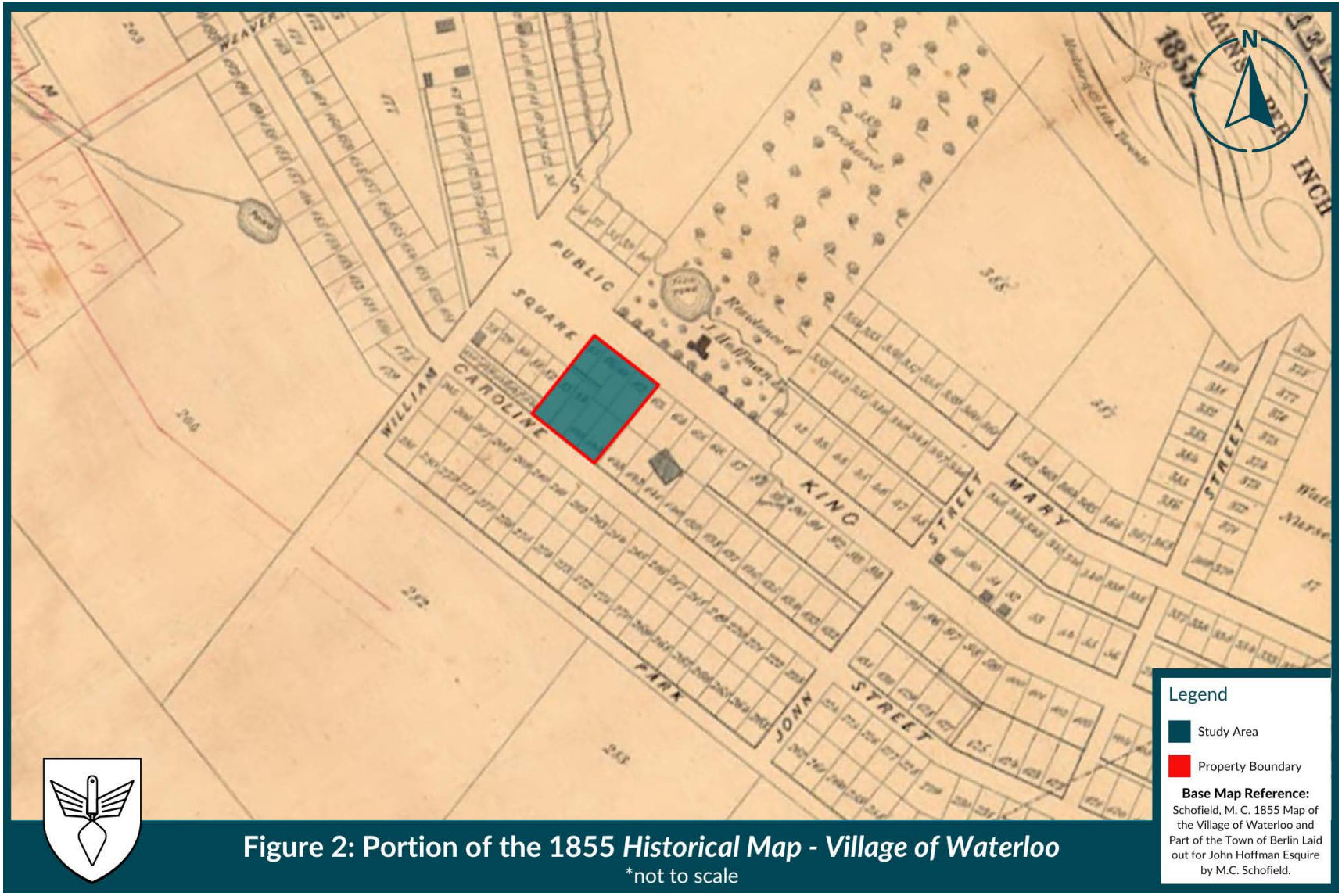


Figure 2: Portion of the 1855 *Historical Map - Village of Waterloo*
*not to scale

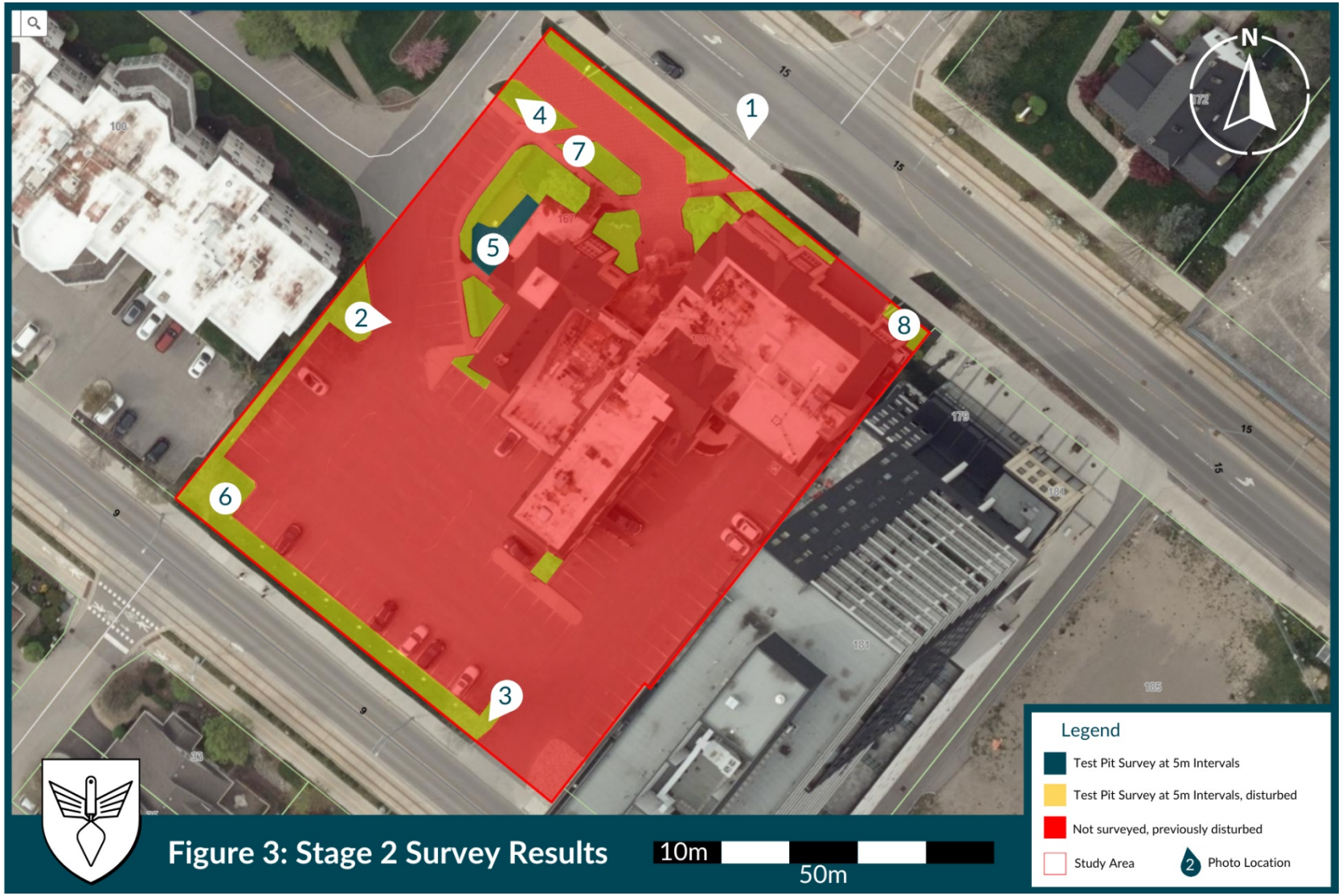


Figure 3: Stage 2 Survey Results

Figure 4: Development Map

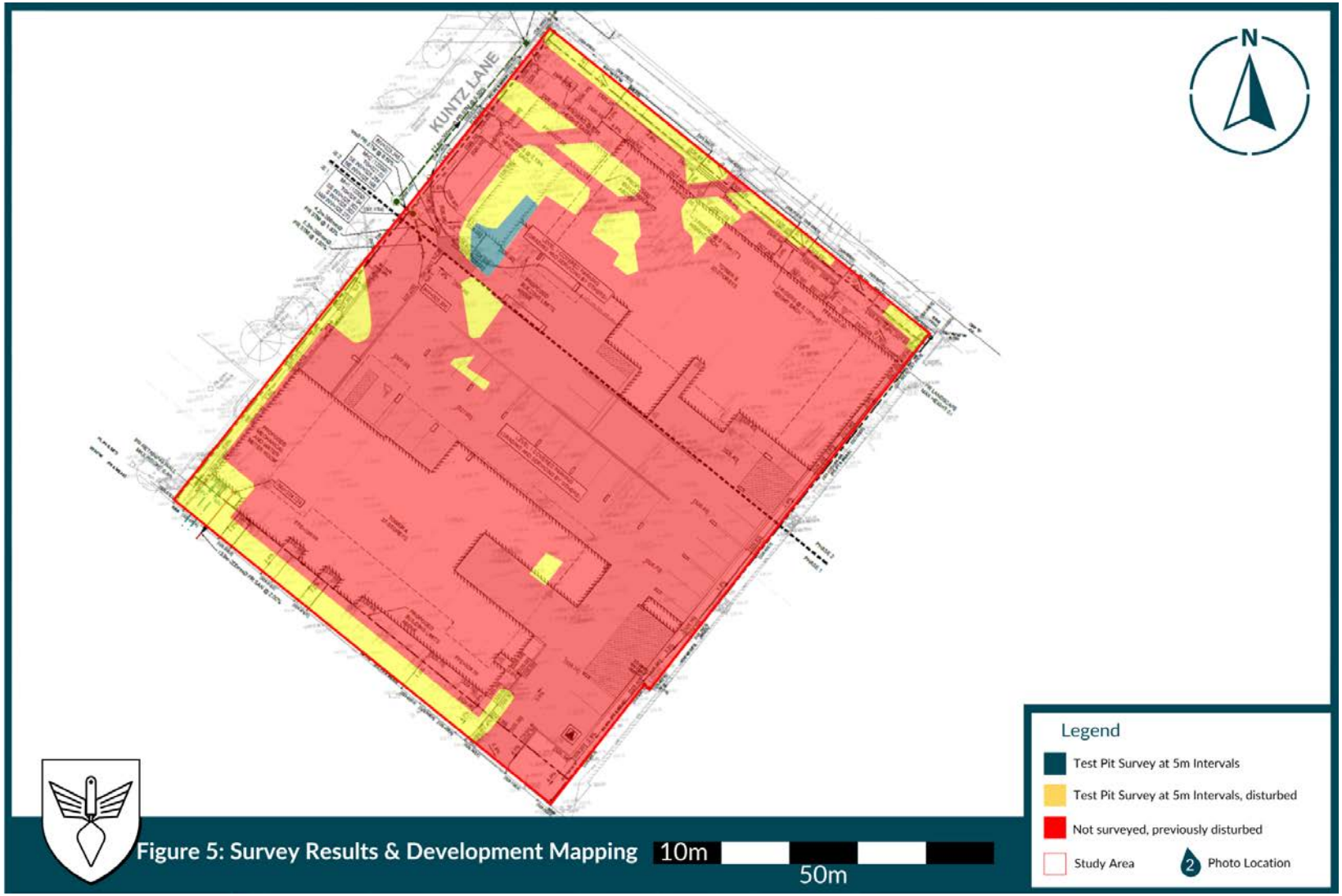


Figure 5: Survey Results & Development Mapping

9.0 Images
9.1 Field Photos



Photo 1: Disturbances: Structures, driveway and sidewalks, facing South



Photo 2: Structures, parking lot and sidewalks, facing East



Photo 3: Test Pit Survey at 5m Intervals, facing South



Photo 4: Test Pit Survey at 5m Intervals, facing Northwest



Photo 5: Typical Test Pit



Photo 6: Disturbed Test Pit - Buried Gravel



Photo 7: Disturbed Test Pit - Buried Gravel



Photo 8: Disturbed Test Pit – Mottled Soils