

Baseline



556 Harmston Ave Courtenay B.C. V9N 2X5 Phone: (250) 897-3853

April 3, 2020

Lovick Scott Architects
3707 First Ave,
Burnaby, BC V5C 3V6
dstrang@lovickscott.com

Attn: Darren Strang, Project Manager

Re: Archaeological Overview Assessment of 310, 320, & 336 Hunt Road

This letter presents the results of an archaeological overview assessment (AOA) of 310, 320 and 336 Hunt Road, Courtenay, BC (Lots 1 & 2, Section 14, Comox District, Plan VIP60575, except Plan VIP83448 PID: 023-018-216 & 023-018-224) conducted by Baseline Archaeological Services Ltd. (Baseline) (*Figure 1*). The assessment was requested due to plans for commercial development of this property.

The work reported herein consists of an AOA as defined in the *British Columbia Archaeological Impact Assessment Guidelines* (1998). This report is concerned with determining the potential for the existence of archaeological sites within the subject property, as well as potential impacts to archaeological sites. As such, this report does not comprehensively document all First Nations interest in the land. This study was conducted without prejudice to First Nations treaty negotiations, aboriginal rights or aboriginal title. This development is located within the consultative boundaries of the Nanwakolas Treaty Council and the K'ómoks, We Wai Kai, Wei Wai Kum, Xwemalhkwa and Tla'amin First Nations.

This AOA was conducted by reviewing development plans, satellite imagery, GIS-based archaeological potential models, the *Remote Access to Archaeological Data* (RAAD) website, and the results of previous fieldwork within the study area and in the vicinity.

Factors considered in determining the potential for archaeological sites within this study area include: distance from tidal waters, major lakes and water courses; slope; and proximity to known archaeological sites.

The RAAD search indicated that no previously recorded archaeological sites are in conflict with the subject property. The closest recorded archaeological site is the Puddleduck Site

(DkSf-26), located ~ 275 m southwest (*Figure 1*). An update to the boundary of this shell midden site is pending; the site is located further west than it appears in Figure 1, on the northwest side of Ryan Road. The background search also indicated that the property was assessed under a large-scale GIS-based AOA/archaeological potential model created by Millennia Research in 2007. This model shows moderate archaeological potential at the north, east and south sides of the property (*Figure 1*).

In 2008, Baseline monitored geotechnical testing at nearby properties 929 and 1089 Braidwood Road under Heritage Inspection Permit (HIP) 2008-0037; no archaeological remains were identified (*Figure 1*). In 2017, properties at 910 and 925 (previously 929) Braidwood Road were subject to preliminary field reconnaissance (PFR) by Baseline. These assessments also included inspection of subsurface exposures and geotechnical tests, which proved negative for archaeological resources. Archaeological monitoring of BC Hydro developments at Ryan Road (both at the same location) conducted by Baseline under HIPs 2016-0174 and 2019-0014 also proved negative for archaeological remains.

In 2019, Baseline conducted a PFR of subject lots 310 and 320 Hunt Road, which involved pedestrian traverse and monitoring of three geotechnical tests. These tested proved negative for archaeological remains. No archaeological remains or areas of archaeological potential were observed during survey of these lots (*Figure 1*).

Based on the negative results of the 2019 PFR, the significant land altering activities that have occurred in the area (historical land clearing), and the negative results of previous assessments in the vicinity, the subject properties are considered to have low potential for archaeological remains. No further archaeological work is recommended for the proposed development.

Developers and operators must be aware of the potential presence of undiscovered archaeological remains, which are protected under the *Heritage Conservation Act (HCA)*, in any surveyed or unsurveyed areas. In the event that any such archaeological remains are encountered during development activities, the *HCA* requires that all development activities in the vicinity be halted as not to threaten these remains, and that the BC Archaeology Branch be immediately notified.

Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'CG', is written in a cursive style.

Chelsea Gogal,
Archaeologist

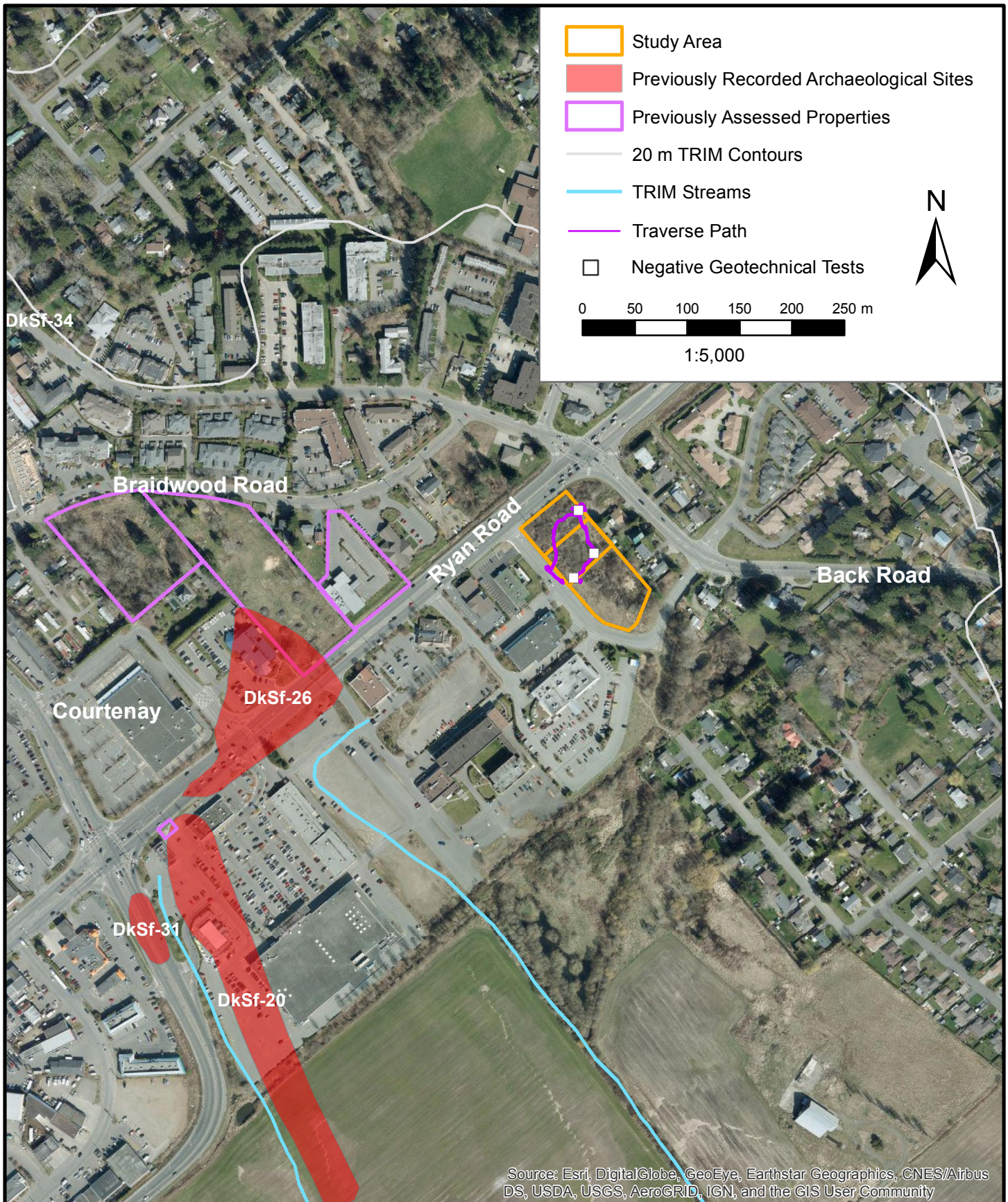


Figure 1. Location of Study Area