

Baseline



archaeological services ltd.

556 Harmston Avenue, Courtenay B.C. V9N 2X5 Phone: (250) 897-3853 Fax: (250) 897-3389

November 4, 2016

Baseline File: 09004

Mr. Sasha Rascovic
Dulex Enterprises Inc.
251-255 Newport Drive
Port Moody BC
V3H 5H1

Dear Mr. Rascovic:

**Re: Archaeological Site Potential Assessment, Lot B Plan VIP81460 and Lot 3 Plan 35438
Section 67 Comox District.**

This letter presents the results of an archaeological site potential assessment (also known as an archaeological overview assessment) conducted by Baseline Archaeological Services Ltd. (Baseline) of the two above captioned legal lots at 3070 Kilpatrick Avenue in Courtenay BC. The study area is located within the consultative boundaries of the Homalco, Kómox, Qualicum, and Sliammon First Nations as well as the Wei Wai Kai and Wei Wai Kum First Nations.

The work reported herein consists of an archaeological overview assessment (AOA) as defined in the *British Columbia Archaeological Impact Assessment Guidelines* (1998) and as outlined in the *Protocol Agreement on the Management of Cultural Heritage Resources* (1994) between the Ministry of Forests and the Ministry of Tourism, Culture and the Arts.

It was requested that Baseline undertake an archaeological site potential assessment for the subject properties in order to assess the archaeological potential and to make recommendations regarding the need for any further archaeological work. Site specific AOAs tend to be more accurate than large scale AOAs because more detailed information on archaeological site potential can be based upon specific topographic and environmental features for the particular developments.

An archaeological site is a location that contains physical evidence of past human activity. In British Columbia, archaeological sites are usually attributable to pre-Contact settlement and land use by First Nations people. Locations with evidence of Euro-Canadian or Asian-Canadian land use pre-dating 1940 are considered to be historic archaeological sites. Archaeological sites in British Columbia are registered with the Archaeology Branch, the provincial authority responsible for their management in accordance with the *Heritage Conservation Act*.

This report is concerned with identifying any known archaeological sites in conflict with the study area and making management recommendations on how to proceed in the event of archaeological materials being in conflict with proposed ground disturbing activities. It is also concerned with determining the potential for any unrecorded archaeological sites. This report

does not address any First Nations traditional use activities and sites. As such, this report does not comprehensively document all First Nations interest in the land. The study was conducted without prejudice to First Nations treaty negotiations, aboriginal rights, or aboriginal title.

This site specific AOA was conducted by an onsite visit by Heather Pratt and Owen Grant of Baseline on Wednesday March 4th, 2009, reviewing the preliminary development map, and data present on the Provincial Government's remote access to archaeological data (RAAD) website.

The study area is situated on the east coast of Vancouver Island, within the community of Courtenay (Figure 1). The proposed development involves constructing a hotel along with ancillary support services on two currently vacant lots (Figure 2).

A background file search indicated that previously recorded archaeological site DkSf-02 is located within 250m of the subject property at a similar elevation. It is a large site originally recorded in 1960 by Katherine Capes and one that has been extensively researched and excavated over several years. The original site has been significantly impacted by ongoing development activities.

According to provincial guidelines when a recorded archaeological site (such as DkSf-02 which is represented by a polygon) is located on or within 20 metres of a proposed development this is considered to be a direct conflict. When direct conflicts are identified, the proponent is directed to hire a professional consulting archaeologist to determine if a further archaeological study is necessary. The proposed development does not produce a direct conflict because the nearest recorded site is more than 250m away.

A field visit of the subject property was conducted on March 4th, 2009 by Heather Pratt and Owen Grant of Baseline. The purpose of the visit was to visually inspect the surface of the two lots for any evidence of archaeological materials and to assess the archaeological potential of the area. The two legal lots had been partially cleared for geotechnical testing which allowed for excellent surface observations.

No archaeological materials were identified and the study area was assessed as having low archaeological potential. Based on the negative results of the field observations in combination with the background research, no further archaeological work is recommended.

Developers and operators should be made aware of the potential of undiscovered archaeological remains in any surveyed or unsurveyed areas. Archaeological resources are protected under the *Heritage Conservation Act* and require all development activities in the vicinity of archaeological remains to be halted as not to threaten these remains, and to immediately notify the BC Archaeology Branch. Directly notifying the appropriate First Nations would also be recommended.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Owen Grant', with a stylized flourish extending to the right.

Owen Grant,
Archaeologist

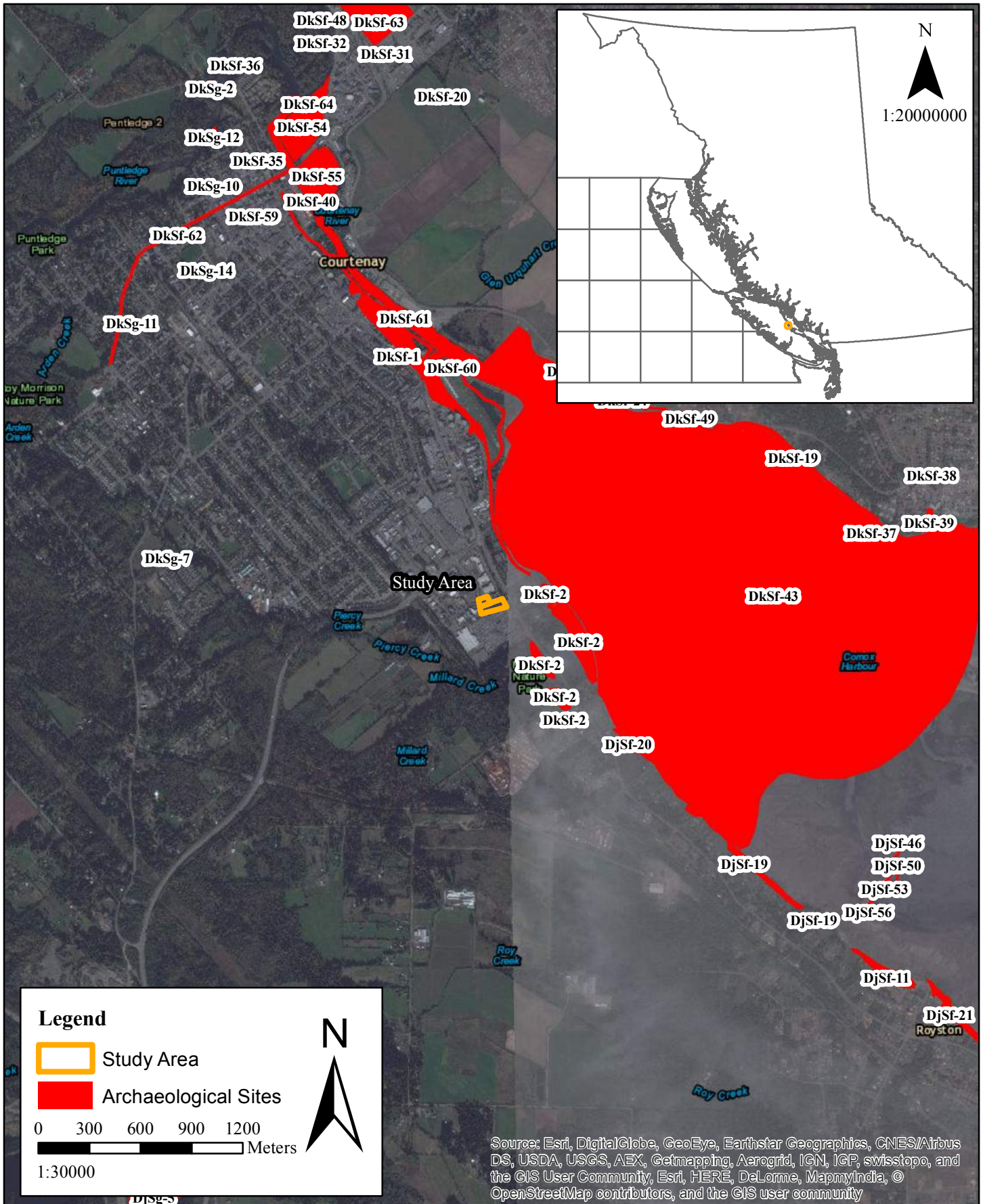


Figure 1. Location of Study Area



Figure 2. Detail of Study Area.