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February 16, 2023
File: 12322232.200

Attention: Daniel Lopez
PCRE Group, Development Manager
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Vancouver, BC V7X 1L2
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Email: DLopez@pcregroup.ca

Dear Daniel Lopez,

Reference: Archaeological Constraints Review for 1057 Gibsons Way, Gibsons, BC

This letter is to provide PCRE Group with the results of an archaeological constraints review for 1057 Gibsons Way, Gibsons, BC (Lot B Block 1 Plan VAP9351 District Lot 683 Land District 36 Except Plan BCP24580, PID: 003-394-123) (Figure 1). Stantec undertook a record search for the property on December 2, 2022, through the Province's online Remote Access to Archaeological Data (RAAD) application, Provincial Archaeological Report Library (PARL), and Consultative Areas Database (CAD).

Legislative Context

Archaeological sites in British Columbia are protected under the *Heritage Conservation Act* (HCA—RSBC 1996 Chap 187). The HCA automatically extends legal protection to all archaeological sites that are known, or suspected, to pre-date 1846 and all sites that contain human remains or rock art. The Archaeology Branch of the Ministry of Forests administers the HCA and is responsible making final decisions concerning the management of archaeological resources in British Columbia.

Project Area

The property is approximately 1 hectare in size and is at the southeast corner of the Gibsons Way and Praft Road intersection, approximately 2 km west of Shoal Channel. A review of Google Earth indicates that portions of the property have been previously developed and are paved with concrete or asphalt, and/or include standing structures. However, areas in the west and south portions of the subject property appear undeveloped and include vegetation. While areas of the property have been disturbed, the extent and depth of any previous ground disturbance are uncertain.

Based on a review of the Province's Consultative Areas the property is within the consultation area of the Skwxwú7mesh Úxwumixw Nation (Squamish Nation).

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Archaeological Review Results

A review of RAAD and PARL did not identify any previous permitted archaeological studies conducted within the subject property and there is no overlapping Provincially-accepted archaeological potential modelling. There are no recorded archaeological sites listed on RAAD within the subject property. The closest recorded archaeological site is DiRv-32, which consists of a single isolated artifact (a biface), found within imported fill, approximately 387 m to the east of the property (Figure 1).

RAAD also shows the locations of recorded heritage sites that are not subject to automatic protection under the HCA, where this information has been provided to the Archaeology Branch. Municipalities may maintain their own records of heritage listed properties; however, these were not reviewed as part of this study. There are no heritage sites listed on RAAD overlapping or near the subject property.

While there are no recorded archaeological sites presently recorded on the subject property, sites have been found along the shorelines of Shoal Channel. As the subject property does not conflict with any recorded archaeological sites, at present we are not aware of any requirements under the HCA for archaeological permits or studies prior to development of the subject property.

This review only considers the provincial requirements under the HCA. Should you need any Town authorizations or permits, the Town of Gibsons may have requirements related to archaeological resource management. Further, this review does not consider the expectations of the Squamish Nation. The Squamish Nation may have their own Nation-specific requests applicable to archaeology.

A project-specific archaeological chance find protocol (CFP) should to be in place if any development occurs at the proposed property and followed by contractors in the event of chance encounters with possible archaeological materials.

If archaeological materials are found during onsite activities (e.g., geotechnical investigations, construction) outside of the authority of HCA permitting, work must stop in the vicinity of the find and the Archaeology Branch must be contacted for direction.

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Daniel Lopez

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Closure

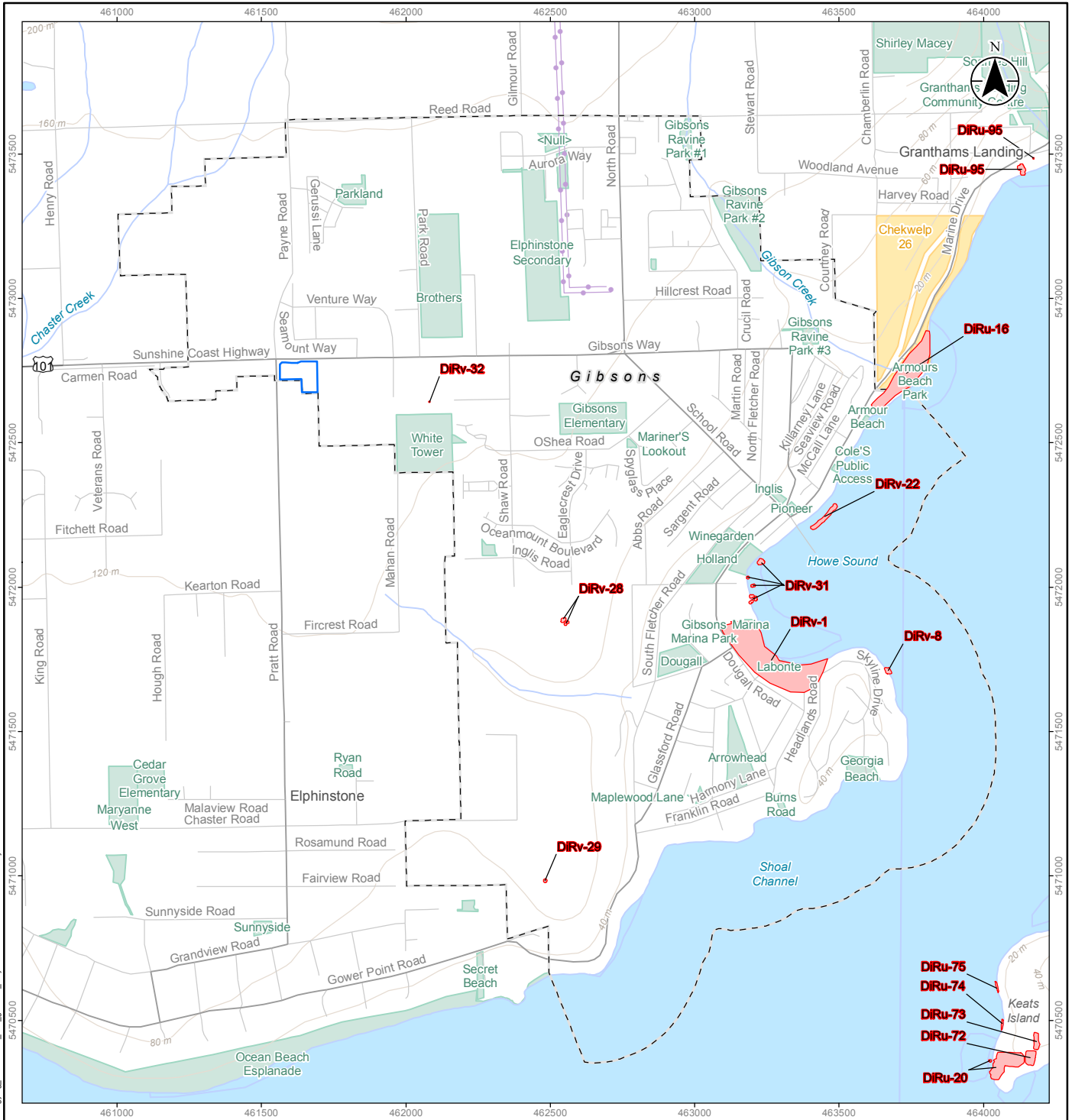
Please do not hesitate to contact the undersigned should you have any questions.

Regards,

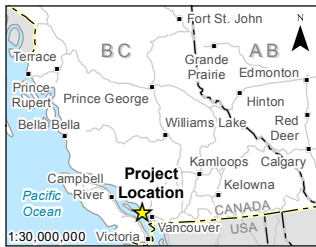
Stantec Consulting Ltd.

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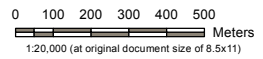


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Notes
 1. Coordinate System: NAD 1983 UTM Zone 10N
 2. Data Sources: DataBC, Government of British Columbia; Natural Resources Canada

- Highway
- Road
- Local Street
- Transmission Line
- Topographic Contour
- Watercourse
- Waterbody
- First Nations Reserve
- Local Greenspace
- Municipal Boundary
- 1057 Gibsons Way
- Previously Recorded Archaeological Site



Project Location: Gibsons, BC
 NTS: 092G05
 Project Number: <123222232>
 Prepared by LSTEWART on 20221206
 Requested by LSLY on 201206
 Checked by SBOND on 20221206

Client/Project/Report
 PCRE Group
 1057 Gibsons Way
 Archaeological Constraints Review

Figure No.
1
 Title
Archaeological Constraints Review

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