DISTRICT OF HOPE

REGULAR MEETING OF COUNCIL AGENDA

Monday, February 23, 2026 at 7:00 p.m.
Council Chambers
325 Wallace Street, Hope, British Columbia

For those in attendance at District of Hope Open Council Meetings and Public Hearings, please be advised that the Hope Ratepayers Association is recording these meetings and hearings. The District, in no way, has custody or control of the recordings. Therefore, all persons who do not want their presentation or themselves recorded, please approach the Clerk to declare same and the District will relay this to the Association so that you can freely speak.

1. CALL TO ORDER

Mayor to acknowledge that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations.

2. APPROVAL OF AGENDA

Recommended Resolution:

THAT the February 23, 2026, Regular Council Meeting Agenda be adopted, as presented.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting **(1)**

Recommended Resolution:

THAT the Minutes of the Regular Council Meeting held February 9, 2026, be adopted, as presented.

(b) Public Hearing **(8)**

Recommended Resolution:

THAT the Record of the Public Hearing held February 9, 2026, be received.

4. DELEGATIONS

(a) Fraser Canyon Hospice Society **(10)**

Representatives from the Fraser Canyon Hospice Society will be in attendance to present to Council.

5. STAFF REPORTS

(a) Report dated February 6, 2026 from the Chief Administrative Officer (20)
Re: Station House Archaeological Update and Final Construction Endorsement

Recommended Resolution:

THAT Council endorse continuation of the Station House relocation and restoration project as presented by the Tashme Historical Society;

AND THAT Council authorize all additional archaeological costs required for the *Heritage Conservation Act* Section 12.4 (HCA 12.4) alteration permit and related archaeological monitoring during construction, to be funded from the Station House Reserve;

AND FURTHER THAT should additional funds be required beyond the Station House Reserve, they be drawn from the Station House and Infrastructure Reserves.

(b) Report dated February 18, 2026 from the Director of Finance (120)
Re: Parcel Tax Roll Review Panel

Recommended Resolution:

THAT Council establish a Parcel Tax Roll Review Panel pursuant to Section 204 of the *Community Charter* for the purpose of authenticating the roll and considering any complaints respecting the Parcel Tax Bylaw related to the 753 Water Amalgamation Project; and

FURTHER THAT Council appoint at least three members of Council to the Parcel Tax Roll Review Panel; and

FURTHER THAT Council direct Staff to schedule a meeting of the Parcel Tax Roll Review Panel on April 20, 2026 at 7:00 p.m.; and

FURTHER THAT Council direct Staff to proceed with notification of the meeting in accordance with Section 94 of the *Community Charter*.

6. COMMITTEE REPORTS

There are no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

8. PERMITS AND BYLAWS

(a) Report dated February 18, 2026 from the Planner I (122)
Re: Development Variance Permit Application at 21301 Lakeview Crescent

Recommended Resolution:

THAT Council approve the following Zoning Bylaw variances for 21301 Lakeview Crescent to enable the preservation of the existing dwelling unit on the property:

- Part 8.9.1 e to increase the maximum floor area of a detached accessory dwelling unit from 70 m2 to 135 m2.

(b) Report dated February 18, 2026 from the Planner I (129)
Re: Geotechnical Hazard Development Permit Application 21301 Lakeview Crescent

Recommended Resolution:

THAT a Geotechnical Hazard Development Permit be approved for the construction of a single-family dwelling at 21301 Lakeview Crescent, subject to the District of Hope receiving a satisfactory report from a qualified professional that meets the Development Permit Area conditions; and

FURTHER THAT the Director of Community Development be authorized to endorse the Geotechnical Hazard Development Permit and required covenant documents.

(c) Report dated February 17, 2026 from the Planner III (132)
Re: Development Variance Permit Application at 66563 Summer Road

Recommended Resolution:

THAT Council direct staff to proceed with notification for a Development Variance Permit for the following Zoning Bylaw variances for 66563 Summer Road:

- Part 10.1.5.1 (Setbacks) To reduce the minimum front lot line setback from 4.0 m to 2.0 m for the relocation of a single family dwelling onto the property.

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence (136)

Recommended Resolution:

THAT the For Information Correspondence List dated February 23, 2026, be received.

10. OTHER PERTINENT BUSINESS

11. QUESTION PERIOD

Call for questions from the public for items relevant to the agenda.

12. NOTICE OF NEXT REGULAR MEETING

Monday, March 9, 2026 at 7:00 p.m.

13. ADJOURN REGULAR COUNCIL MEETING

MINUTES OF THE REGULAR COUNCIL MEETING

Monday, February 9, 2026
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Pauline Newbigging
Councillor Angela Skoglund
Councillor Dusty Smith
Councillor Heather Stewin

Council Members Absent: Councillor Bonny Graham

Staff Present: John Fortolczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Director of Corporate Services
Danielle Laporte, Communications/IT

Others Present: 9 members of the Public and 1 Media

1. CALL TO ORDER

Mayor Smith called the meeting to order at 7:37 p.m. and acknowledged that the meeting is being held on the traditional, ancestral and unceded territories of the Stó:lō people, particularly the Chawathil, Union Bar and Yale First Nations.

2. APPROVAL OF AGENDA

Moved / Seconded

THAT the February 9, 2026, Regular Council Meeting Agenda be adopted, as presented.

CARRIED.

3. ADOPTION OF MINUTES

(a) Regular Council Meeting

Moved / Seconded

THAT the Minutes of the Regular Council Meeting held January 26, 2026 be adopted, as presented.

CARRIED.

4. DELEGATIONS

(a) RCMP

Inspector Mike Greenway, and Staff Sergeant Mike Sargent were in attendance to present the Annual Policing Report. Inspector Mike Greenway briefly introduced himself, noting that he has 25 years of policing experience across multiple units. In the presentation, the following items were discussed:

Current State

- 14 Municipal Members
- 5 ME Staff
- 1.5 Victim Services Staff
- Minimum of 2 members working at all times, with an average of 3-4 due to optimal staffing levels

- Year in Review
    - Majority of files are in the District, with 19% located in Provincial areas
    - Priority 1 Calls are at their highest level in the last five years
    - Crimes Against Persons have dropped by 7% overall
    - Property Crime is has dropped by 25% overall
    - Break & Enter Other and Residence has increased, but the majority of these are repeated cases involving vacant buildings
- Top Call for Service
    - Check Well-Being
    - Suspicious Person/Vehicle/Occurrence
    - Traffic – Other Moving
    - Cause a Disturbance
    - Property – Lost
- Hope's Hot Spots
    - Fraser Canyon Hospital
    - Silver Hope Motel
    - Coquihalla Motel
    - Flying J's
    - House of Hope Emergency Shelter
- Traffic Enforcement
    - 661 Violation Tickets/Warnings issued in 2025, with 111 issued in August
    - 150 Collisions/Impaireds/Prohibited Drivers investigated on Provincial Highways, with the BC Highway Patrol investigating 183
- In the Community
    - Project CREVO has been running since July 2025
    - Increased patrols and visibility
    - Partnerships with other agencies
    - Proactive enforcement with chronic offenders
    - Traffic enforcement
    - Getting community engaged
    - Monitoring of unhoused camps
- Mental Health Calls
    - 258 Mental Health confirmed related calls for service in 2025, compared to 260 in 2024, 284 in 2023, and 308 in 2022
    - 668 Check Well-Being Complaints in 2025, compared to 571 in 2024 and only 434 in 2023
- Looking Ahead to 2026
    - Continued engagement with youth
    - Targeted investigations on wire thefts, drug trafficking, and property crime
    - Impacts of new supporting housing building
    - Continued boat patrols on Kawkawa Lake and backcountry enforcement
    - "Keep Hope Clean" initiative
- UFVRD Strategic Plan Updates

- Enhance Community Safety
- Strong Partnerships
- Enhance Communication
- Support Our People/Organizational Excellence

- UFVRD Updates
  - Surrey RCMP shutdown
  - Body worn camera program implementation delayed
  - BC Highway Patrol
  - Allocations of new members from the Province

Council inquired as to whether the RCMP have received calls regarding racism or hate in the community, and whether they have statistics on those calls. Staff Sargeant Sargent advised that records are kept regarding these calls, and that he encourages anyone who experiences these issues to make a report. He added that any hate related crimes are addressed by a specialized team at the RCMP Headquarters in Surrey. Council inquired as to what methods the public can use to report these issues. Staff Sargeant Sargent advised that while the RCMP do have an online reporting tool, it is not intended for issues that require follow-up. He added that members of the public can work with the RCMP to find a reporting method that makes them comfortable, including working with partner agencies and local supports.

Council inquired as to whether there are any plans to reintroduce the DARE program for schools. Staff Sargeant Sargent advised that while he is unsure if that program will be reintroduced, the Hope Detachment has motivated members who are interested in engaging with youths regarding drug use, alcohol, and criminality. He added that if there is local need and want for this type of program that it could be accommodated.

5. STAFF REPORTS

(a) Report dated January 19, 2026 from the Director of Community Development Re: *BC Building Code* and *Building Bylaw* Contraventions at 67401 Jason Road

Council inquired as to whether the District will be following up with this property to ensure future compliance. The Director of Community Development advised that the District's does not intend to take any further action beyond registering the Section 57 notice on title of the property as it absolves the District of responsibility and advises any parties interested in the property that issues exist. Council inquired as to whether any fines will be issued or if other cost recovery will be pursued. The Director of Community Development advised that while the District could issue fines, Staff believe that the Section 57 notice is the right course of action. He added that the District will be responsible for registering the notice on title, but the property owner will be responsible for removal of the notice if the property is brought into compliance.

Moved / Seconded

THAT a Notice in the Land Title Office pursuant to Section 302 of the *Local Government Act* and Section 57 of the *Community Charter* be registered on title against the property legally known as: Legal Subdivision 3, Section 18, Township 5, Range 25, West of the 6th Meridian, Yale Division Yale District Except Plan 17677 and EPP7491; PID #014-059-720, civic address 67401 Jason Road, Hope BC. **CARRIED.**

(b) Report dated February 5, 2026 from the Director of Corporate Services
Re: Email/Telephone Poll of Council for the Hope Golf Course

Moved / Seconded

THAT Council ratify the email poll of February 5, 2026;

THAT Council approve the allocation of $14,933.10 from the Infrastructure Reserve for the purpose of preparing a detailed proposal for undertaking urgent flood protection and mitigation works at the Hope Golf Course, as a result of the December 2025 Atmospheric River to:

1. Carry out a site review of flood damage including drone reconnaissance and mapping production;
2. Prepare a conceptual design of flood reconstruction works;
3. Prepare the scope of work for hydrotechnical/river engineering, geotechnical bridge foundation engineering, structural bridge engineering, surveys, and environmental permitting/monitoring;
4. Additional scoping site reviews with the assistance of experts, if required;
5. Discussions with District of Hope concerned agencies and the Hope Golf and Country Club Officials;
6. Preparation of an environmental permit/monitoring plan; and
7. Preparation of a presentation and engineering/environmental budget for flood engineering/environmental services for flood damage reconstruction for the Hope Golf Course at a future District of Hope Council Meeting. **CARRIED.**

6. COMMITTEE REPORTS

There were no Committee Reports.

7. MAYOR AND COUNCIL REPORTS

Mayor Smith Reported:

- He attended the grand opening of FreeForm Physio and Pilate on Wallace Street, noting that the AdvantageHOPE team and other guests toured the bright and clean facility.
- He met with the Economic Development Collaboration Group.
- He met with Harrison Hot Springs Councillor Michie Vidal to discuss Local Government Leadership Academy issues and her appointment as President in May.
- He noted that the Fraser Valley Regional District Board has started budget work, adding that there are 118 budgets to review and 24 voting seats on the Board.
- He noted that some of the chainsaw carvings in the District have been brought inside for repairs, and that work will begin on February 18th. He added that the Grinch has been put away and that Rambo will return to his spot on Wallace Street in April.
- He met with BC Hydro to discuss their Community ReGreen Program, adding that funding would help for community planting and that the funding intake is in the fall.
- He attended the Federation of Canadian Municipalities workshop on Green Municipal Fund with Arnice from Community Futures Sun Country. He noted that the fund works on urban forestry plans and studies.

- He noted that the Chilliwack Jets will be playing the Langley Trappers at the Recreation Centre on February 16th.

Councillor Skoglund Reported:

- She attended the Hope Secondary Grad Class Meat Draw at the Legion, noting that they raised over $1,500.
- She noted that the Hope and District Arts Council Meat Draw will take place on March 7th.

Councillor Stewin Reported:

- She attended a Municipal Insurance Association of BC (MIABC) webinar on Empowering Community Events, noting that they covered safety tips and environmental risks. She added that MIABC webinars can be viewed on their website under the resource page.
- She attended the Hope Legion meeting for the Mount Hope Senior Citizen Society, adding that she became a Legion member. She noted that it is the 100th anniversary of the Legion and that memberships are free this year, adding that those interested should join and show their support.
- She announced that the District is now an active participant in the Dolly Parton Imagination Library, a free book gifting program that provides books to children up to five years old. She added that the books and fulfillment coordination are provided by the Imagination Library while local partners can provide funding to support the program.

Councillor Newbigging Reported:

- She attended the Hope Secondary Grad Class Meat Draw, noting that it was one of the largest they have had.
- She attended the Hope Icebreakers game, noting that the energy was great and that she hopes everything is back next season.

Councillor Medlock and Councillor Smith had nothing to report.

8. PERMITS AND BYLAWS

(a) Bylaw Notice Enforcement Amendment Bylaw

Moved / Seconded

THAT *Bylaw Notice Enforcement Amendment Bylaw No. 1618, 2026*, be adopted this 9th day of February, 2026. **CARRIED.**

(b) Municipal Ticket Information Amendment Bylaw

Moved / Seconded

THAT *Municipal Ticket Information Amendment Bylaw No. 1619, 2026*, be adopted this 9th day of February, 2026. **CARRIED.**

(c) Pool Hall Repeal Bylaw

Moved / Seconded

THAT *District of Hope Pool Hall Repeal Bylaw No. 1620, 2026*, be adopted this 9th day of February, 2026. **CARRIED.**

(d) Report dated February 5, 2026 from the Director of Community Development
Re: Official Community Plan – Third Reading and Adoption

Moved / Seconded

THAT *District of Hope Official Community Plan Bylaw No. 1617, 2025* be read a third time this 9th day of February 2026. **CARRIED.**

Moved / Seconded

THAT *District of Hope Official Community Plan Bylaw No. 1617, 2025* be adopted, this 9th day of February 2026. **CARRIED.**

(e) Report dated February 4, 2026 from the Planner I
Re: Development Variance Permit Application at 21301 Lakeview Crescent
Moved / Seconded

THAT Council direct staff to proceed with notification for a Development Variance Permit for the following Zoning Bylaw variances for 21301 Lakeview Crescent:

- Part 8.9.1 e: Variance in the permitted size of a detached accessory dwelling unit to allow up to 135 m² (~1,453 ft2), enabling the preservation of the existing dwelling on the property. **CARRIED.**

9. FOR INFORMATION CORRESPONDENCE

(a) For Information Correspondence

Moved / Seconded

THAT the For Information Correspondence List dated February 9, 2026, be received. **CARRIED.**

10. OTHER PERTINENT BUSINESS

There was no other pertinent business.

11. QUESTION PERIOD

There were no questions raised.

12. NOTICE OF NEXT REGULAR MEETING

Monday, February 23, 2026 at 7:00 p.m.

13. RECESS TO IN-CAMERA MEETING AT 8:27 P.M.

Moved / Seconded

THAT the meeting be closed to the public to consider matters pursuant to Section 90(1)(c) [labour relations or other employee relations] of the *Community Charter* and adopting closed meeting minutes. **CARRIED.**

14. RETURN TO REGULAR MEETING

The Mayor reconvened the Regular Council Meeting at 8:35 p.m.

15. ADJOURN REGULAR COUNCIL MEETING

Moved / Seconded

THAT the Regular Council Meeting adjourn at 8:36 p.m. **CARRIED.**

Certified a true and correct copy of the Minutes of the Regular Meeting of Council held February 9, 2026, in Council Chambers, District of Hope, British Columbia.

Mayor **Director of Corporate Services**

THE DISTRICT OF HOPE
RECORD OF A PUBLIC HEARING

Monday, February 9, 2026
Council Chambers, District of Hope Municipal Office
325 Wallace Street, Hope, British Columbia

Council Members Present: Mayor Victor Smith
Councillor Scott Medlock
Councillor Pauline Newbigging
Councillor Angela Skoglund
Councillor Dusty Smith
Councillor Heather Stewin

Council Members Absent: Councillor Bonny Graham

Staff Present: John Fortolczky, Chief Administrative Officer
Donna Bellingham, Director of Corporate Services
Robin Beukens, Director of Community Development
Branden Morgan, Deputy Director of Corporate Services
Danielle Laporte, Communications/IT

Others Present: 17 members of the public and 1 Media

Mayor Smith called the Public Hearing to order at 7:00 p.m.

The Director of Corporate Services read the Chairperson Statement and noted that purpose of the Public Hearing is to hear input on ***District of Hope Official Community Plan Bylaw No. 1617, 2025.***

- ***District of Hope Official Community Plan Bylaw No. 1617, 2025:***

  To designate a new Official Community Plan for the District of Hope.

The Director of Corporate Services advised that one written submission was received and included in Council's agenda package.

The Director of Community Development provided a brief overview of the proposed bylaw, noting that the new Official Community Plan (OCP) is largely driven by new legislation. He added that Staff have undertaken extensive public engagement and consultation with interest holders.

The Mayor called for any questions or comments from the public.

Karina Thomas, resident of Othello Road, raised concerns regarding heavy industry in residential areas, industrial traffic, safety concerns for residents, and a lack of language in the OCP that would allow the District to enforce regulations regarding industrial properties.

The Director of Community Development advised that the OCP is a strategic and visionary plan that provides high-level direction to inform other regulatory tools including bylaws and master plans. He noted that those regulatory tools, and not the OCP itself, would be used to regulate specific properties or roadways. He added that he is unable to discuss any specific property as this Public Hearing is for the OCP.

Arlene Webster, resident of Hope, raised concerns regarding the lack of statements regarding rock quarries, gravel pits, and other similar uses in the OCP, flood resulting from topsoil and vegetation removal, and Council's decision not to request a meeting with the Ministry of Mining and Critical Minerals at the 2025 UBCM Convention regarding the Hope Cemetery Pit.

The Mayor advised that Council met with the Ministry of Forests and the Ministry of Public Safety and Solicitor General at the convention.

The Director of Community Development advised that there is a requirement under the *Local Government Act* for communities to identify suitable sand and gravel deposits in their OCP, and noted that the District has policies regarding surrounding land use and infrastructure. He added that he is unable to discuss any specific property as this Public Hearing is for the OCP.

The Mayor called for any further questions or comments from the public; hearing none, the Director of Corporate Services noted that no further submissions, either verbal or written, regarding the proposed bylaw can be made to Council. The Public Hearing was declared closed at 7:34 p.m.

Certified Correct:

_____

Donna Bellingham,
Director of Corporate Services

FRASER CANYON HOSPICE SOCIETY

HOSPICE CARE IN OUR COMMUNITY

Supporting Compassionate Care in Hope & Surrounding Areas

“Hospice care ensures that no one in our community has to face serious illness, dying, or grief alone.

FRASER CANYON HOSPICE SOCIETY

PRESENTATION TO HOPE COUNCIL

WWW.FRASERCANYONHOSPICE.ORG

• Community-based, not-for-profit hospice since 1995. We celebrated our 30th anniversary in 2025.
• Working within the hospital setting which is unique for hospice in a rural setting
• Serving individuals and families facing serious illness, end of life, and grief
• Hospice Board is Kitty Younker, Linda McGuire and Nicola Bullock. We also have an advisory board to help navigate the changing economy and not for profit issues.

<u>Hospice offers the following programs</u>

- o Circle Bereavement Group
- o Nature Walking Group
- o Comfort calls
- o Grief Friends for Facebook
- o Camp Skylark for Children

OUR SERVICE AREA

We serve a large rural region:

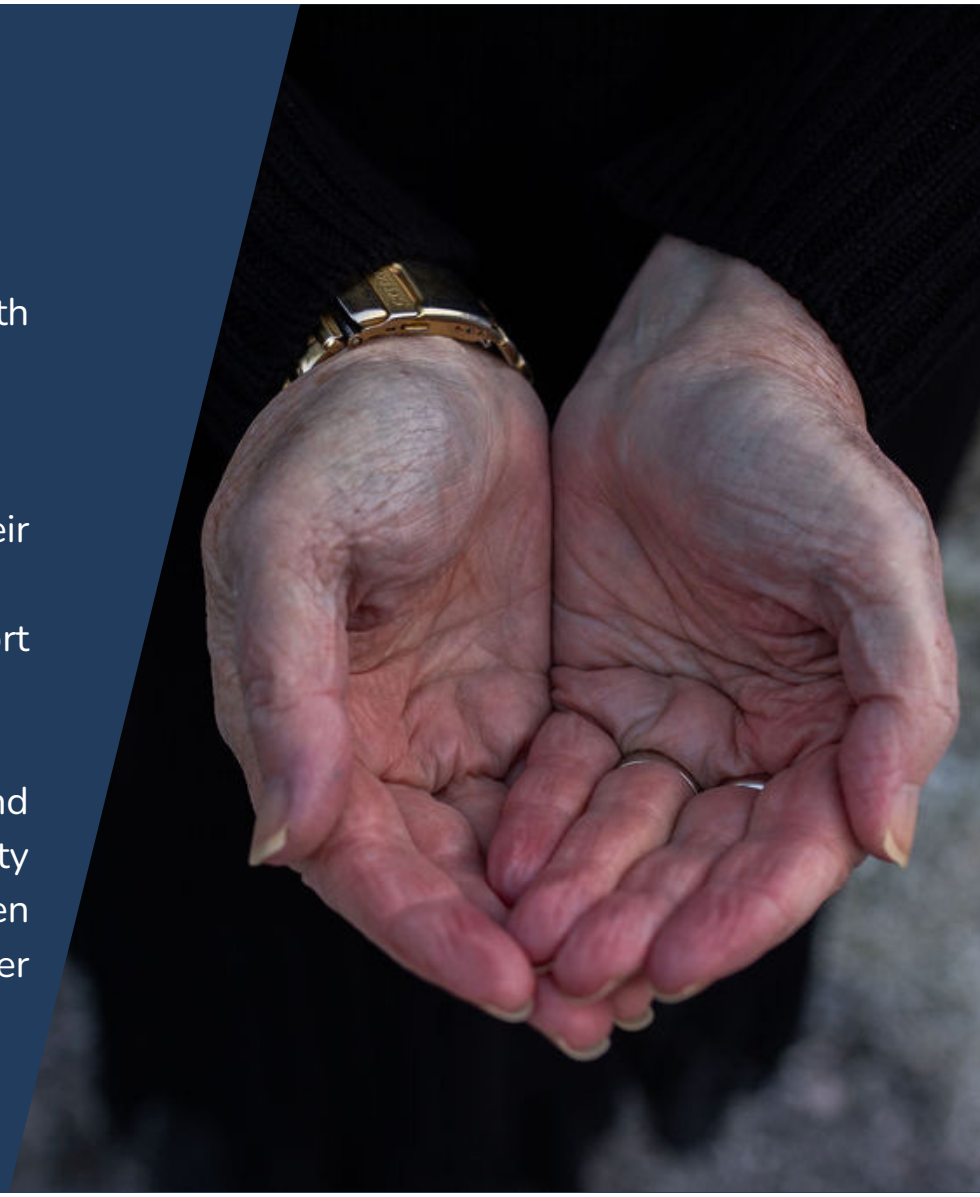
- Hope
- Boston Bar
- Manning Park
- Peters Road

“Our hospice serves a dispersed rural community, where many people have limited access to specialized support and where an aging population increases demand for palliative and emotional care.”

WHAT HOSPICE CARE LOOKS LIKE:

- Emotional and compassionate support
- Symptom and comfort support (in partnership with healthcare teams)
- Support for families and caregivers
- Grief and bereavement care
- Volunteers contributing through supporting family and their loved ones.
- Staff working alongside Fraser Health employees to support hospice clients

"In Hope, about 31% of the population is aged 65 or older, and the average age is almost 50 years. This means our community has a larger senior population than many places, which often leads to a greater need for compassionate hospice, caregiver support, and connected care services."



VOLUNTEERS ARE ESSENTIAL

- Trained volunteers are the heart of hospice care
- Provide companionship, listening, and presence
- Help reduce isolation for patients and caregivers
- Extend care beyond what clinical staff can provide
- Provides essential support for Camp Skylark, Timeless Connections, for kids

“A strong senior presence in our community emphasizes the importance of palliative and hospice services — not only for those facing serious illness, but also for family caregivers and support networks.”

THE GROWING NEED

• Aging population
• Increased complexity of illness
• More people living longer with chronic conditions
• Growing need for grief and caregiver support

Total population

• Hope has about ~6,700 people overall (2025 estimate).

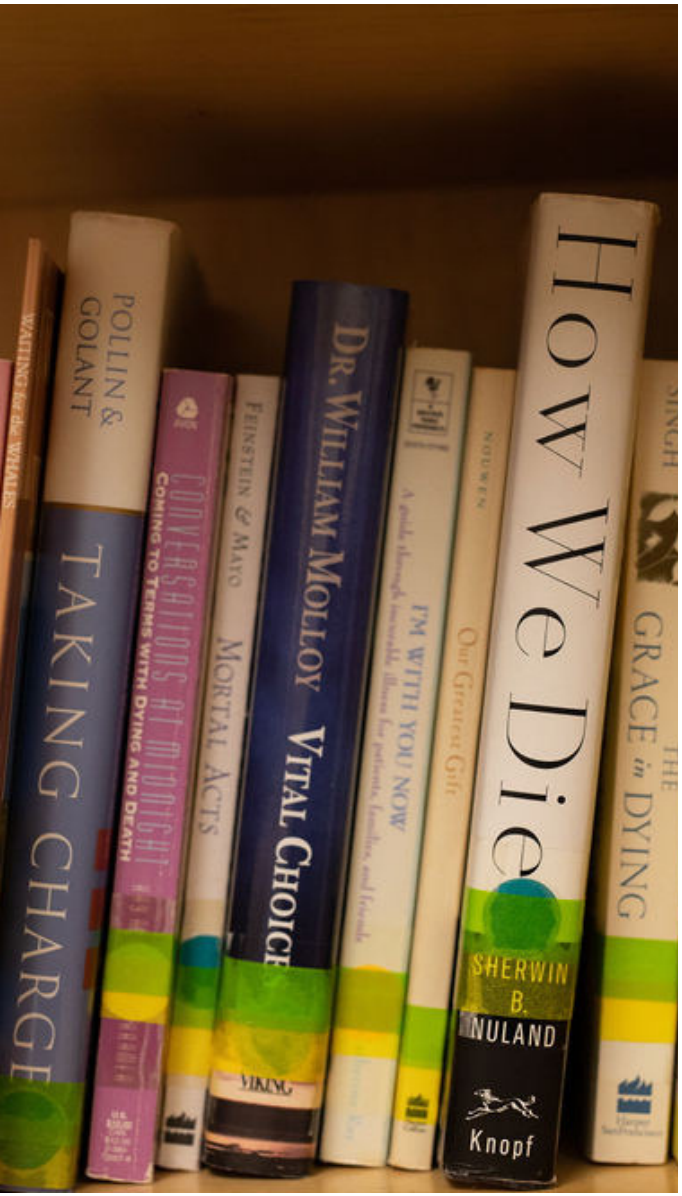
Age distribution highlights

• ~31% of residents are age 65 or older, a significantly higher percentage than many communities.
• Only ~12% are under age 15.
• Average age in Hope is around 49.5 years, higher than provincial and national averages.

*That means almost **1 in 3 people** in Hope are seniors, which is an important factor when discussing hospice and palliative care needs.*

OUR CHALLENGES:

- Limited number of volunteers
- Funding is inconsistent and largely community-based
- Difficulty expanding services or planning long-term
- Rising demand with limited resources



WHY HOSPICE MATTERS

- Improves quality of life
- Supports people to remain in their community locally and rural
- Reduces pressure on hospitals and emergency services
- Supports caregivers so they don't burn out

Palliative Care Received by Canadians Who Died

In 2021–2022, 58 % of Canadians who died received some form of palliative care (in hospital, at home, or elsewhere).

This is up from about 52 % in 2016–2017, showing modest improvements in access.

- o 61 % of those received care only in hospital.
- o 36 % received palliative care at home.
- o 13 % died at home with palliative support (up from 7 %).

WHY COMMUNITY SUPPORT MATTERS

- Hospice fills gap the healthcare system can't always meet
- Stable funding allows sustainability and growth
- Volunteer recruitment and training need ongoing support
- Community awareness strengthens access

HOSPICE CARE IS COMMUNITY CARE

- Compassion at life's most vulnerable moments
- Support for patients, families, and caregivers
- An investment in dignity, connection, and wellbeing

"We appreciate council's continued awareness and support of hospice services and the role they play in our community."

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE:	6 February 2026	**FILE:**	810-20 (Station Hse)
SUBMITTED BY:	Chief Administrative Officer		
MEETING DATE:	23 February 2026		
SUBJECT:	Station House Archaeological Update and Final Construction Endorsement		

PURPOSE:

To update Council on the results of the recently completed Archaeological Impact Assessment (AIA) for the Station House project and to seek Council's direction to authorize the project to proceed through the necessary provincial archaeological permitting and into construction. Without Council approval, work on the project cannot continue through to completion.

RECOMMENDATION:

Recommended Resolution:

Option A – Endorse and Proceed (Staff Recommended)

THAT Council endorse continuation of the Station House relocation and restoration project as presented by the Tashme Historical Society;

AND THAT Council authorize all additional archaeological costs required for the *Heritage Conservation Act* Section 12.4 (HCA 12.4) alteration permit and related archaeological monitoring during construction, to be funded from the Station House Reserve;

AND FURTHER THAT should additional funds be required beyond the Station House Reserve, they be drawn from the Station House and Infrastructure Reserves.

Option B – Do Not Proceed

THAT Council decline to authorize continuation of the Station House project, noting that the newly identified archaeological requirements would increase the District's financial contribution beyond acceptable levels.

ANALYSIS:

A. Rationale:

The Archaeological Impact Assessment (AIA) completed for the Station House site identified cultural materials that legally require the District to obtain a *Heritage Conservation Act Section* 12.4 (HCA 12.4) alteration permit before construction may begin. This requirement was anticipated within the original scope of work prepared by Stantec Consulting Ltd. (Stantec) and referenced in the 14 October 2025 Report to Council.

The HCA Section 12.4 alteration permit process involves:

- Preparation and submission of an HCA Section 12.4 alteration permit application to the Archaeology Branch, Ministry of Forests
- Provincial review and approval of the HCA Section 12.4 alteration permit application
- Provincial consultation with First Nations as part of the HCA Section 12.4 alteration permit referral process
- Archaeological fieldwork to mitigate site impacts as required by the HCA permit including:
    - Archaeological monitoring during excavation for the basement and service corridors
    - Processing (i.e., screening and raking) of archaeological sediments removed during excavation
- Reporting, including analysis, cataloguing, and accessioning of archaeological materials recovered during construction, as required by the HCA permit

In addition to the required provincial HCA permit, an application will also be submitted for a Stó:lō Heritage Investigation Permit (SHIP). Although Indigenous group heritage permits are not a statutory requirement, the District of Hope and archaeologists in British Columbia strive to work collaboratively and respectfully with local Indigenous groups and, where possible, endeavour to honour Indigenous permitting systems wherever possible. Accordingly, Stantec will apply for the applicable SHIP for the alteration/construction phase, consistent with the approach taken during the AIA phase.

Based on preliminary estimates from Stantec, permitting and monitoring will carry additional costs (final amounts to be confirmed). Stantec anticipates permit approval within several months, depending on consultation timelines and provincial processing.

The Station House remains a long-standing District capital priority supported by multiple Councils, donors, and community partners. Proceeding through this final regulatory stage will maintain project momentum and provide confidence to donors

and the Tashme Historical Society regarding the District's commitment. A decision not to proceed will pause the project indefinitely and jeopardize funding relationships built over several years.

B. Attachments:

- 2025-0186 Interim Report – Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project (Stantec)

- Station House Archaeological Update and Funding Decision – Report to Council (14 October 2025)

C. Strategic Plan Objectives:

Advancing the required archaeological permitting supports Council's strategic direction to relocate and activate the Station House on the Water Avenue site. It also aligns with broader community objectives by:

- Preserving and interpreting heritage resources
- Supporting tourism by hosting the Visitor Information Centre, museum, and AdvantageHOPE offices

- Avoiding the need for new or alternative municipal facilities

D. History:

On 10 February 2025, Council approved up to $100,000 from the Infrastructure Reserve for archaeological work associated with the Station House project. On 14 October 2025, Council approved a further $73,413.96 from the Station House Reserve. A balance of $168,262 currently remains in the Station House Reserve, with additional funds available in the Infrastructure Reserve should further archaeological costs arise.

E. Resources:

The District will continue to use Stantec as the archaeological consulting firm responsible for preparing the HCA Section 12.4 alteration application, coordinating First Nations permitting and participation, and performing archaeological monitoring during construction. Stantec's preliminary estimate for these next stages through to completion will depend on regulatory requirements and First Nation input but are anticipated to range from $160,000 to $315,000.

F. Budget Implications

To date, a total of $61,823.32 has been spent on archaeological work for the Station House project. Further funding will first be drawn from the Station House Reserve, with remaining needs—if any—supported by the Infrastructure Reserve.

Prepared by:

Original Signed by John Fortoloczky
John Fortoloczky
Chief Administrative Officer

2025-0186: Interim Report — Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Stantec

Prepared for:
District of Hope
Prepared by:
Stantec Consulting Ltd.

Date:
December 23, 2025
Project/File: 123222943

Stó:lō Heritage Investigation Permit
#2025-068

Stantec Consulting Ltd.

Revision Record

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date
0	R0	Ivana Erdevicki	12/23/2025	Ian Streeter	12/23/2025	Rob Commisso	12/23/2025

Disclaimer

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Executive Summary

Between July 14-18 and November 3-8, 2025, Stantec Consulting Ltd. (Stantec) carried out an archaeological impact assessment (AIA) for the proposed relocation of the historic Hope Station House building to 940 Water Ave, in Hope, BC (the Project). The AIA was conducted under the authority of *Heritage Conservation Act* (HCA) heritage inspection permit 2025-0186 and Stó:lō Heritage Investigation Permit #2025-068. Fieldwork was undertaken by archaeologists from Stantec and representatives from Chawathil First Nation and Stó:lō Research and Resource Management Centre (SRRMC). The AIA consisted of pedestrian survey, shovel testing, machine testing, and evaluative unit (EU) excavation.

A total of 51 shovel tests, 15 machine tests, and two EUs were carried out across the Project area. Subsurface tests recovered cultural materials from either completely disturbed or partially disturbed contexts. Deeply disturbed and redeposited sediments align with the historic presence of the Hope HBC Fort, the jail, and courthouse, and later mid-century developments within the Project area (UVic Libraries 2025). The result of these impacts is evident also in the numerous historical artifacts identified throughout the Project area.

One archaeological site (25-Stantec-JG-01) was identified during the AIA. Nine of the 51 shovel tests were found to be positive for cultural materials including artifacts/belongings and fauna (ST 2, ST 6, ST 7, ST 11, ST 13, ST 15, ST 18, ST 27, ST 44). Ten of the 15 machine tests were found to be positive for cultural materials including artifacts/belongings, fauna, and some fire altered rock (FAR) (MT 15, MT 12, MT 10, MT 9-9, MT 8-8, MT 6-6, MT 4-4, MT 3-3, MT 2-2, MT 1-1). Historical artifacts were recovered from shovel tests, machine tests, and EUs. No artifacts/belongings or fauna were recovered from the EUs.

Subsurface testing confirmed the absence of an intact archaeological component underlying the Project area. The cultural layer of 25-Stantec-JG-01 is defined by significantly disturbed sediments, consisting of redeposited sediments often mixed with fill and modern refuse. As site avoidance is not possible for the anticipated Project developments, an HCA Section 12.4 alteration permit must be obtained prior to any ground altering activities within the site boundary. Although further evaluation and investigation is not considered warranted, it is recommended that a recovery program to collect additional archaeological artifacts/belongings as well as historical artifacts from the mid 19th century be undertaken as part of the site alteration.

Acronyms / Abbreviations

AIA	archaeological impact assessment
bs	below surface
BP	before present
EU	evaluative unit
FAR	fire altered rock
HBC	Hudson's Bay Co.
HCA	*Heritage Conservation Act*
MT	machine test
ST	shovel test

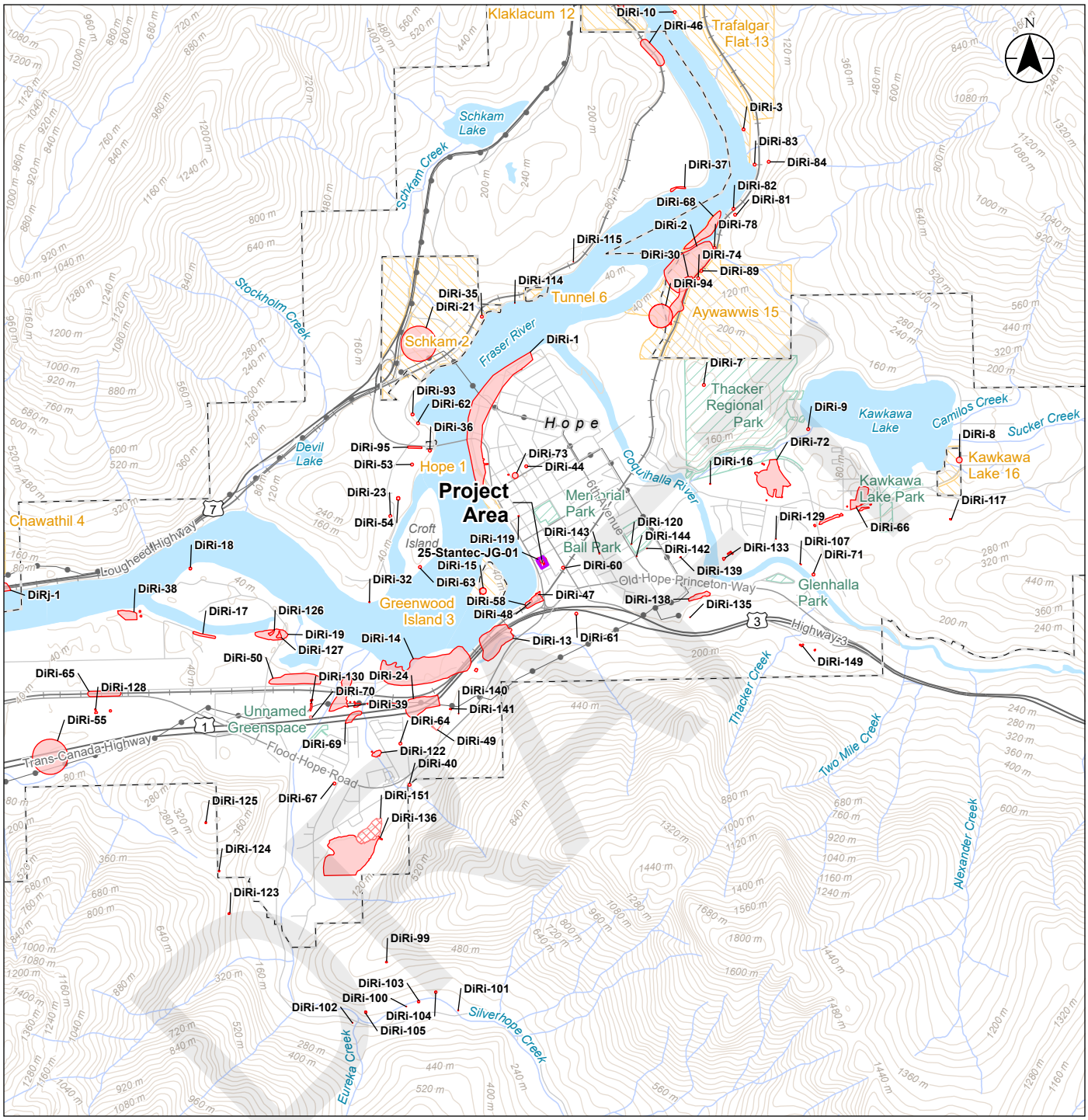
1 Introduction

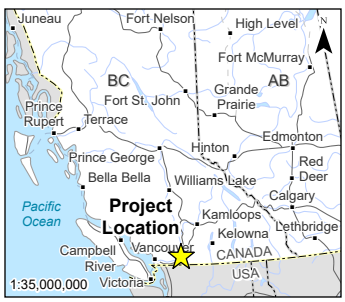
Between July 14-18 and November 3-8, 2025, Stantec Consulting Ltd. (Stantec) carried out an archaeological impact assessment (AIA) for the proposed relocation of the historic Hope Station House building to 940 Water Ave, in Hope, BC (the Project, Figure 1). The AIA consisted of pedestrian survey, shovel testing, machine testing, and evaluative unit (EU) excavation.

Stantec understands that the Project involves the proposed relocation of the Hope Station House to 940 Water Avenue. The building design includes a basement which will require excavation, and other supporting infrastructure including utilities, a deck, and landscaping. Stantec understands that preliminary exploration (machine testing) has been conducted on the property, which resulted in the discovery of potential archaeological materials that have since been collected by Stantec archaeologists.

According to the provincial Contacts for First Nations Consultation Areas map, the Project overlaps the consultative areas of Aitchelitz First Nation, Ashcroft Indian Band, Boothroyd Indian Band, Chawathil First Nation, Cheam First Nation, Citxw Nlaka'pamux Assembly (CNA), Coldwater Indian Band, Cook's Ferry Indian Band, Cowichan Tribes, Halalt First Nation, Kwaw-Kwaw-Apilt First Nation, Lower Nicola Indian Band, Lyackson First Nation, Lytton First Nation, Nicomen Indian Band, Nlaka'pamux Nation Tribal Council (NNTC), Nooaitch Indian Band, Oregon Jack Creek Band, Penelakut Tribe, Peters First Nation, Popkum First Nation, Scw'exmx Tribal Council (STC), Seabird Island Band, Shackan Indian Band, Shxwhá:y Village, Shxw'ōwhámel First Nation, Siska First Nation, Skawahlook First Nation, Skuppah Indian Band, Skowkale First Nation, Skwah First Nation, Soowahlie First Nation, Spuzzum First Nation, Sq'éwlets, Squiala First Nation, Stó:lō Nation, Stó:lo Tribal Council, Stz'uminus First Nation, Sumas First Nation, Tsu'uubaa-asatx First Nation, Tzeachten First Nation, Union Bar First Nation, Yakweakwioose First Nation, and Yale First Nation.

The AIA was conducted under the authority of *Heritage Conservation Act* (HCA) heritage inspection permit 2025-0186 and Stó:lō Heritage Investigation Permit #2025-068. Fieldwork was undertaken by archaeologists from Stantec and representatives from Chawathil First Nation and Stó:lō Research and Resource Management Centre (SRRMC).





Highway
Road
Local Street
Railway
Transmission Line
Topographic Contour
Watercourse
Municipal Boundary
Waterbody
Federal Reserve
Local Greenspace

Project Area
New Archaeological Site Boundary
Previously Recorded Archaeological Site Boundary
Previously Recorded Legacy Archaeological Site Boundary

0 1,000 2,000 m

1:50,000 (at original document size of 8.5x11)

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

Stantec

Project Location: Hope, BC
Project Number: 123222943
Requested by IERDEVICKI 20250922
Prepared by WWU 20250922
NTS Grid: 92H/06
Checked by IERDEVICKI 20251114

Client/Project/Report
District of Hope
2025-0186: Interim Report - Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Figure No.
1

Title
Overview Map

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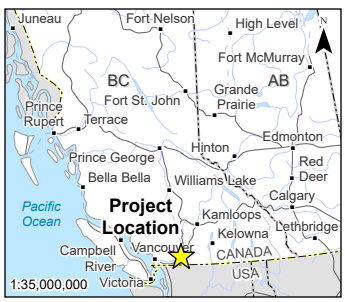

- Railway
- Topographic Contour
- Parcel Boundary
- Federal Reserve
- Local Greenspace
- Project Area
- New Archaeological Site Boundary
- Previously Recorded Archaeological Site Boundary
- Area of Potential

0 100 200 m

1:5,000 (at original document size of 8.5x11)

Notes:
1. Coordinate System: NAD 1983 UTM Zone 10N
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District of Hope
2025-0186: Interim Report - Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Figure No.
2

Title
Midrange Map

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2 Background

2.1 Regional Setting

The Project area is within the Lower Fraser River Region. During the last glaciation ice streamed down fjords and valleys in the coastal mountains and covered large areas extending to the Pacific continental shelf. At its maximum, around 14,500 years ago, the Cordilleran ice sheet reached as far south in the Puget Lowland as Olympia, Washington (Clague 1981; Porter and Swanson a1998) and the Fraser Lowland was covered by 2 km of ice.

Deglaciation was rapid, triggered both by climate warming and by calving at the western margin of the ice sheet. By about 13,000 years ago, deglaciation was well underway in coastal regions of British Columbia, and the areas of Vancouver, Victoria, and Prince Rupert were free of ice (Armstrong 1981; Huntley et al. 2001). The entire Strait of Georgia was completely deglaciated shortly thereafter.

This initial glacial retreat was followed by a period during which glaciers stabilized at a few positions at the front of the Coast Mountains and fluctuated at those positions for about 1,500 to 2,000 years. In the Fraser Lowland the ice retreated rapidly eastwards across the Fraser Lowland near Vancouver shortly after 13,000 years ago but stabilized near Abbotsford, where it advanced and retreated several times between 13,000 and 10,500 years ago (Armstrong 1981; Clague et al.1998; Kovanen 2002). These late Glacial advances and retreats were of the order of several kilometers to 20 kilometers and were caused by climate and non-climatic factors, including perhaps rapid emergence of the Fraser Lowland (Clague and Ward 2011).

About 10,000 years ago, most glacial ice had melted. With the loss of the massive ice sheets the entire Pacific Northwest land mass rose several meters due to isostatic rebound. This caused early marine shorelines levels in the Fraser Valley to steadily recede westward, which had reached a maximum of about 180 m above sea level. Forests and understory vegetation communities expanded and became well established, creating habitat for numerous mammal, bird and fish species. By 9,000 years ago the river level in the Lower Fraser River Canyon was several meters higher than today. Anadromous salmonid runs were becoming established in the Fraser drainage, and salmon may have been a focus of early inhabitants of the Milliken site near Yale (Borden 1960; Mitchell and Pokotylo 1996). Sturgeon may have also been taken during the early Holocene. Large game such as bear, mule deer, elk, and mountain goats were also available and regularly hunted, as were some small animals and birds.

Marine shoreline stabilization at present levels occurred sometime around 5,500/5,000 BP coinciding with the onset of more-or-less modern climatic conditions. This is coeval with the emergence and persistence of large regional salmon runs, expansion of mature cedar and maple forests (Hebda and Mathewes 1984), a proliferation of floral and faunal species, and initial establishment of permanent and seasonal winter village settlements. Valley-bottom river and stream down-cutting, terracing, channel braiding and meandering continued to dynamically shape and transform local terrains, creating unique habitats that supported diverse and rich biological communities. Most present-day valley bottom base levels were likely attained by about 3,500 years ago (Rousseau 2017).

The northern and eastern aspects of the region are situated on large granitic and gneissic bedrock formations that include the Cascade Mountains to the east, and Coast Mountain range in the north. These mountains are very, high, steep, rugged and densely forested, and were formed by glacial and/or fluvial processes. Intervening narrow V-shaped valleys cut by small high-energy rivers and streams are common. The region lies predominantly within the Coastal Western Hemlock biogeoclimatic zone (Meidinger and Pojar 1991; Ministry of Forests 1999), characterized by densely vegetated temperate rainforests supporting western hemlock, western redcedar, fir, yellow-cedar, western white pine, bigleaf maple, red alder, and black cottonwood. Average annual precipitation throughout most of the region is relatively high (1.5 m), although there is significant variation (+/- 50 cm/year) between some localities, with more in the north and less in the south. This is due to the formidable rain-shadow barrier presented by the Coast Mountains in the north, causing northward-driven moisture saturated clouds to release their moisture as they are driven upward over the mountains.

2.2 Fraser Valley Subsetting

The Lower Fraser River extends 190 km from Yale to the sea. From Yale, where it emerges from the rock canyon, to Laidlaw, the river flows in a single channel that is mostly continuously confined by Pleistocene terraces, landslide material, or bedrock.

Significant tributaries flowing into the Fraser include the Coquihalla River, Ruby Creek, Silver Creek, Hunter Creek, Sumas River, Chilliwack (Vedder) River, Chehalis River, Harrison River, Lower Stave River, Kanaka Creek, Alouette River, and Pitt River. All these drainages support salmon runs, as do many of their lesser tributaries.

During low water in the late Fall and Winter, extensive gravel/cobble bars become exposed between Hope and Mission. They contain an abundance and variety of toolstones, including nephrite and other nephrite-like rocks from the Coquihalla River, a wide variety of microcrystalline silicate metasediments, microcrystalline quartzites, a surprising variety of good to high quality cherts and chalcedonies, and varying grades of basalt/dacite (Rousseau 2017).

There are several significant river slough channels and ponds throughout the valley bottom; most of them hold very slow-moving or near-standing water. The most substantial of these are Nicomen, Sumas, and Seabird Island sloughs. Some are directly linked with the Fraser River or its larger tributaries. Sloughs provided easy and safe travel by canoe, calm-water places to moor canoes, and they were sometimes directly or closely associated with large frequently occupied field camps and permanent winter villages.

Large marshlands were also common and of considerable importance during the pre-contact period. These marshlands flooded annually, providing ideal habitat for migratory game birds and perfect conditions for sustained proliferation of several important edible plant species. Prior to being drained and diked in 1924, former Sumas Lake near Sardis provided a similar habitat during the pre-contact period. This lake, and other similar marshlands were routinely visited by Stó:lō people to exploit aquatic food resources (Duffield and McHalsie 2001:63).

Pre-contact period flora and fauna in the Fraser Valley were abundant and varied. Game was plentiful, and included mule deer, elk, hare, grouse, beaver, bear, and a variety of small rodents and birds. The valley is also host to thousands of migratory and resident waterfowl, including swans, geese, ducks, and other game species that were hunted in marshlands with slings. From early spring to late fall, salmon were (and still are) available in many drainages and were routinely and intensively targeted as a major source of both immediately consumable (fresh) and stored (dried) protein. Sturgeon were also present year-round in the Fraser River and its larger tributary rivers such as the Harrison, Stave and Pitt Rivers. Many other fish species (e.g., rainbow trout, char, whitefish, suckers, etc.) were also regularly fished when available (Rousseau 2017).

A wide range of trees and plants were available and used for textiles. The most culturally important trees were the western redcedar and yellow-cedar, which were used to construct houses, and to make clothing, tools, and basketry. Large cedar and cottonwood trees were also used to make dug-out canoes. Important food plants include a plethora of berries, water/swamp parsnip, and marshland wapato.

2.3 Archaeological culture history

The Project area is situated on the cusp of two defined cultural regions: the Gulf of Georgia (encompassing the Strait of Georgia, the Lower Fraser River, and northern Puget Sound) and the Fraser Canyon.

The Gulf of Georgia region has been described as a unique area in its natural physiography and its sequence of regional cultural development (Mitchell 1971). Archaeologically, the Gulf of Georgia region has been divided into several periods based on both continuity and changes in cultural practice and behaviour over time. The framework for this cultural historical sequence is a synthesis of the work of researchers such as Borden (1968), Burley (1980), Carlson (1990), Fladmark (1982), Matson and Coupland (1994), and Mitchell (1990), among others.

The basis for most of the information on the cultural historical sequence comes predominantly from archaeological investigations. Data derived from these studies provided the basis to formulate a sequence of distinct culture types that reflect perceived differences in technology, subsistence and economic activity, social organization, and artifact characteristics (Mitchell 1990). Five “Phases” or “Cultural Types”, each relating to a different time period, have been identified for the geographic area. These “Phases” include: **(1)** the Old Cordilleran/Pebble Tool Tradition, **(2)** the Charles, **(3)** the Locarno Beach, **(4)** the Marpole, and **(5)** the Gulf of Georgia Culture Type.

The cultural sequence proposed for the Strait of Georgia region is summarized in Table 1.

Table 1 Culture History Sequence for the Gulf of Georgia Region

Time Period (years before present)	Cultural Type/Phase
200 – present	Contact/Historic Period
1,400/1,100 – 200	Gulf of Georgia
2,400 – 1,400/1,100	Marpole
3,300 – 2,400	Locarno Beach
4,500 – 3,300	Charles Culture
10,000 – 4,500	Old Cordilleran/Pebble Tool Tradition

The Fraser Canyon has its own unique culture sequence as established by the work of Charles Borden (1968). This sequence is based predominantly on temporal changes in diagnostic lithic assemblages from excavation at the village sites of Milliken (DjRi-3) and Esilaa (DjRj-5) and the South Yale Sites. Borden's work is supported by a synthesis of research conducted at the Katz (DiRj-1), Mauer (DhRk-8), Flood (DiRi-38), Pipeline (DjRj-14) and Hope (DiRi-1) sites. This research includes stratigraphic and geological studies, as well as supporting radiocarbon data from studies by Archer (1980), Eldridge (1979), van Krough (1980), and others. The Fraser Canyon culture sequence is divided into eight phases which include: (1) Pasika Complex, (2) Milliken Phase, (3) Mazama Phase, (4) Eayem Phase, (5) Badlwin Phase, (6) Skamel phase, (7) Emery Phase, and (8) Esilaa Phase.

The cultural sequence proposed for the Fraser Canyon is summarized in Table 2.

Table 2 Culture History Sequence for the Fraser Canyon

Time Period (years before present)	Cultural Type/Phase
150-800	Esilaa
800-1,800	Emery
1,800-2,350	Skemel
2,350-3,500	Baldwin
3,500-5,500	Eayem
6,000-8,000	Mazama
8,000-9,500	Milliken
Ca. 11,000-12,500	Pasika

2.4 Archaeological record of the Project area

The density of past settlement and land use in the town of Hope and the immediately surrounding area is well documented by the number of recorded sites within one kilometre of Project. These sites have been recorded since the late 1940's through general archaeological surveys and project specific assessments. Many of these represent the remains of old village sites along the waterfront in Hope and southwest along the Fraser River. The large cultural depressions, which are remnants of former houses, are still visible at a few of these sites and were also captured in early survey maps of Hope that were depicted by circular symbols (Image 1). Many of the other sites in the area provide evidence of resource procurement and processing surrounding these village sites. These are represented by stone features for fishing and numerous sites with stone (lithic) debitage and tools.

Table 3 Archaeological sites within 1 kilometre of the Project area

Borden Number	Site Typology Type	Site Typology Subtype	Detail
DiRi-1	Habitation feature and cultural material	Cultural depression	Housepit
DiRi-13	Habitation feature and cultural material	Cultural depression	Housepit
DiRi-14	Habitation feature and cultural material	Cultural depression and petroform	Housepit and cairn
DiRi-15	Ancestral Remains, cultural material and other feature	Cultural depression	Burial
DiRi-44	Cultural material	Surface	Lithics
DiRi-47	Habitation feature and cultural material and other feature	Cultural depression and petroform	Housepit and cairn
DiRi-48	Food harvesting and subsistence feature	Cultural depression and fishing	Fish net stone feature
DiRi-58	Habitation feature and cultural material	Cultural depression	Housepit
DiRi-60	Cultural material	Surface	Lithics
DiRi-61	Cultural material	Surface	Lithics
DiRi-73	Cultural material	Surface and subsurface	Glass (worked) and lithics
DiRi-119	Cultural material	Subsurface	Lithics
DiRi-120	Cultural material	Subsurface	Lithics
DiRi-140	Cultural material	Surface	Lithics
DiRi-141	Cultural material	Surface	Lithics
DiRi-143	Cultural material	Subsurface	Lithics
DiRi-144	Cultural material	Subsurface	Lithics

2.5 Placenames

The density of past settlement in the Hope area is also reflected in the number of recorded placenames (Table 4). As with the archaeological evidence, the placenames are largely associated with settlements in the area and resource gathering around villages.

Table 4 Publicly available placenames near the Project area from McHalsie (2001)

Placename	Type	Approximate distance from Project area
Ts'qó:ls	Settlement: "bare" trees are bare on one side or may also be related to the stones in the Fraser River at this location is bare of moss	600 m
Eyxel	Settlement/resource: "two legs" or "both feet". Associated with village occupied up to the smallpox epidemic	300 m
Welqámex	Settlement/spirited island: Settlement associated with a cemetery	400 m
Kw'ikw'iya:la	Resource/spirited: Fishing rock "stingy container"	1,300 m
Skw'exweq	Spirited: water babies inhabit this pool	1,300 m

2.6 Historic development

European presence in the Hope area began in the early 19th century with explorer Simon Fraser first passing through the area while searching for a route to the Pacific. In the fall of 1848, Henry Newsham Peers built a Hudson's Bay Co. (HBC) post (HBC records begin in 1860) who discovered a mountain route through the Cascades (the HBC Brigade Trail) that remained entirely within British territory, avoiding the newly established American border. The trail was established to serve as a transfer point for goods being transported from Fort Langley then to Kamloops and Alexandria to support European expansion, as the waterway north of Hope was found impassable for river transport. It brought up the Fraser River. The Fort was also used during the 1858 gold rush, when the town of Hope was formally established. Nearly closed the fort in 1862 after the local gold rush ended and the store was re-built in 1889 on Main Street, which closed in 1892 (UVic Libraries 2025).

Early maps of the Hope area show the location of the Fort and associated courthouse and jail as being in the northern portion of the Project area (Image 1). Following the closure of Fort Hope the property was occupied by various residential/municipal developments throughout the 20th century (see Image 2 and Image 3 showing some of the developments).

Image 1 *1860's map of Hope. From Land Title and Survey Authority of British Columbia: Early British Columbia Maps accessible through the University of Victoria's Digital Collections' Vault*

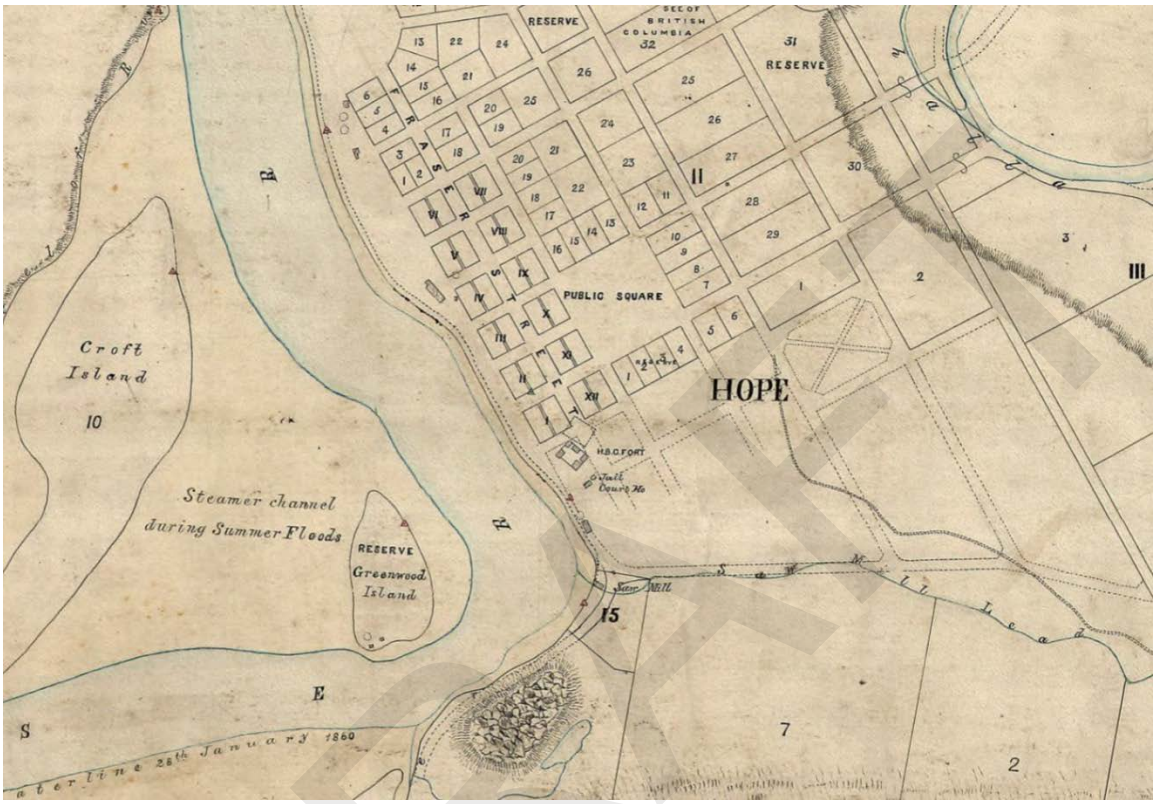


Image 2 *Early 20th century aerial photo of Hope. Land Title and Survey Authority of British Columbia: Early British Columbia Maps accessible through the University of Victoria's Digital Collections' Vault. Project area (outlined in red)*

Image 3 *1976 aerial photograph of the Project area (outlined in red)*

3 Methods

The AIA consisted of pedestrian survey, shovel testing, machine testing, and EU excavation. AIA methods were consistent with standards outlined in provincial permit 2025-0186.

Pedestrian survey consisted of surface inspection of the Project area in 3-5 m intervals across accessible portions of the Project area (avoiding infrastructure, heavy vegetation, and existing machine tests). Following pedestrian survey, shovel tests were placed in 5 m intervals avoiding infrastructure, heavy vegetation, existing machine tests, an unhoused encampment, and paved portions of the Project area.

Shovel tests measured 35 x 35 cm and were excavated to the depth of shovel (70 cm below surface) or until impenetrable sediments or other obstructions were encountered. Sediments were screened through 6 mm wire mesh, and observed stratigraphy was recorded in subsurface test logs. All artifacts encountered during testing were collected for analysis.

Following shovel testing, machine tests were placed at 10 to 20 m intervals, avoiding shovel tests, existing machine tests, infrastructure, heavy vegetation, the unhoused encampment, and paved portions of the Project area. Machine tests were completed in 10 or 20 cm lifts with 100% of the sediments being raked or screened, with lifts stopping when the machine could not go any deeper because of impenetrable sediments/rocks, the maximum depth of reach, or where operators stopped tests because of safety and visibility concerns.

Two adjacent EUs measuring 1 x 1 m were carried out within the Project area. Prior to EU excavation, disturbed sediments were removed from overtop of the unit in 10 cm lifts by a machine excavator, allowing for hand excavation to proceed safely through intact deposits, and as deep as possible. The EUs were placed to further assess the integrity and nature of site deposits and to systematically collect data from possible intact cultural components. The EUs were placed between positive machine tests MT 4-4, MT 15, and MT 3-3, in the west-central portion of the Project area and was excavated to a depth of 222 cm below surface. Observed stratigraphy was recorded in subsurface test logs with cultural materials noted in-situ.

4 Results

A total of 51 shovel tests, 15 machine tests, and two EUs were carried out across the Project area (Figure 3). Table 5 and Table 6 provide summaries of shovel test and machine test results. Subsurface testing uncovered deeply buried intact sediments, and extensive disturbed and imported fill or redeposited sediments (Photo 1 and 2) from continuous development across the Project area. The EUs further supported these results, suggesting an approximate extent of disturbance from surface to between 105 and 130 cm below surface. Machine tests revealed the maximum depth of disturbance to be 190 cm below surface within the Project area.

One archaeological site (25-Stantec-JG-01) was identified during the AIA. Within 25-Stantec-JG-01, ten machine tests (MT 15, MT 12, MT 10, MT 9-9, MT 8-8, MT 6-6, MT 4-4, MT 3-3, MT 2-2, MT 1-1) and nine shovel tests (ST 2, ST 6, ST 7, ST 11, ST 13, ST 15, ST 18, ST 27, ST 44) were positive for cultural materials (Figure 3; Appendix B). One historical nail was recovered from EU 2 within the site boundary. 25-Stantec-JG-01 measures approximately 43.1 m west to east by 52.3 m north to south.

Table 5 Summary of shovel test results

Shovel test results	Count
Positive – disturbed	8
Positive – intact and disturbed	1
Negative	42

Table 6 Summary of machine test results

Machine test results	Count
Positive – disturbed	0
Positive – intact and disturbed	10
Negative	5

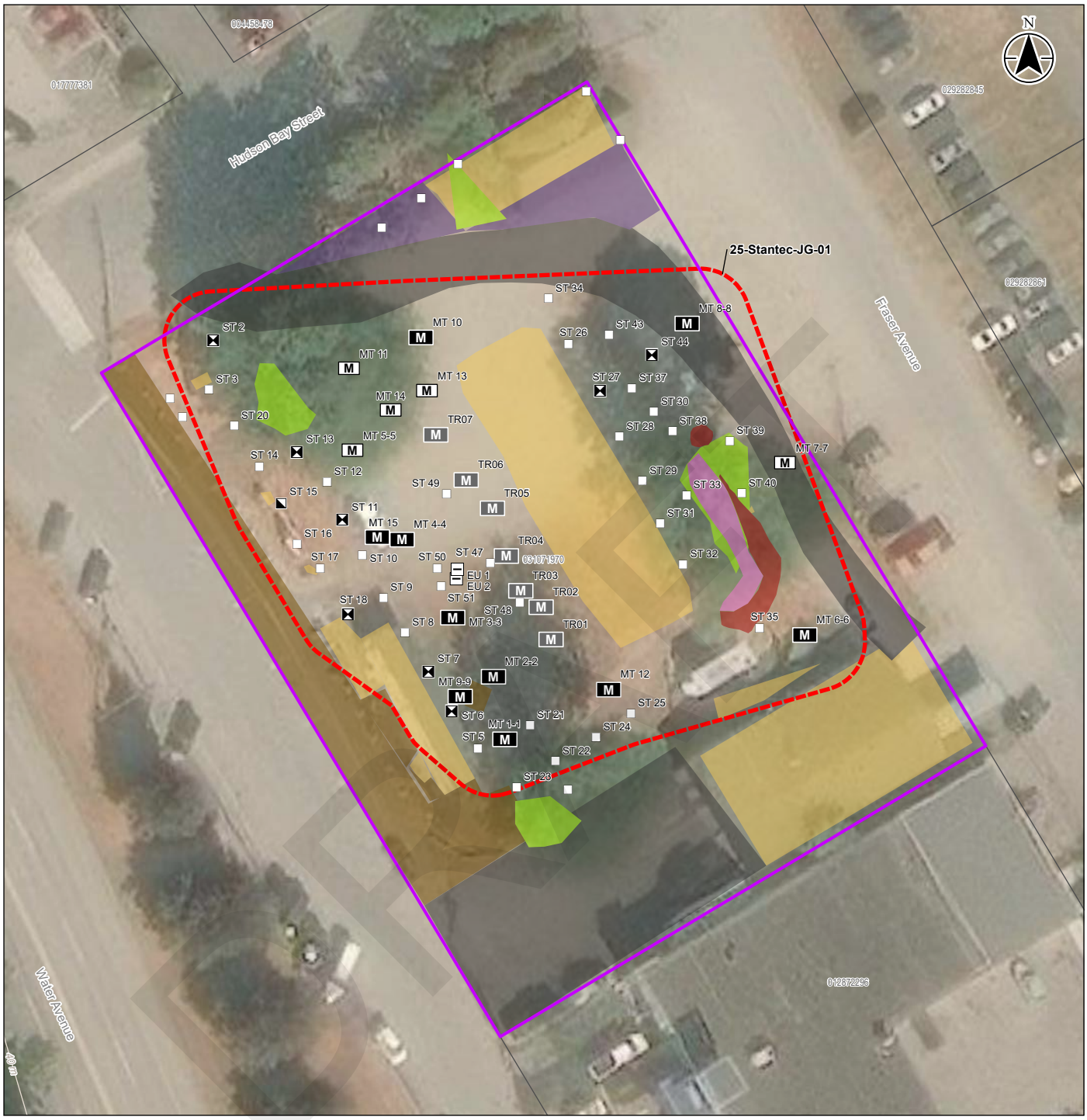
Subsurface tests recovered cultural materials from either completely disturbed or partially disturbed contexts. Deeply disturbed and redeposited sediments align with the historic presence of the Hope HBC Fort, the jail, and courthouse, and later 20th century developments within the Project area (Image 1 to Image 3). The result of these impacts is evident also in the numerous historical artifacts identified throughout the Project area.

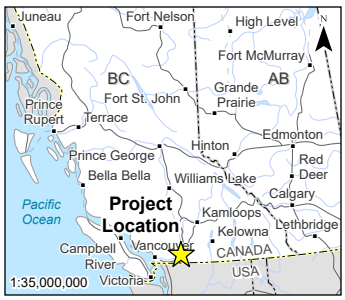
Nine of the 51 shovel tests were found to be positive for cultural materials including artifacts/belongings and fauna (ST 2, ST 6, ST 7, ST 11, ST 13, ST 15, ST 18, ST 27, ST 44). Ten of the 15 machine tests were found to be positive for cultural materials including artifacts/belongings, fauna, and some FAR (MT 15, MT 12, MT 10, MT 9-9, MT 8-8, MT 6-6, MT 4-4, MT 3-3, MT 2-2, MT 1-1). Historical artifacts were

recovered from shovel tests, machine tests, and the EUs. No artifacts/belongings or fauna were recovered from the EUs.

The shovel test logs are provided in Appendix A, the artifact/belongings catalogue in Appendix B, a detailed faunal report in Appendix C, and digitized EU profile drawings in Appendix D.

Photo 1 and Photo 2 Stratigraphy of negative shovel test ST 4 showing typical disturbed and intact sandy sediments within the Project area (left); stratigraphy of positive shovel test ST 18 showing typical disturbed and mottled sands overtop of deeply buried gravel road fill (seen in bottom of test)





Notes:
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World Imagery: Maxar

Topographic Contour
Parcel Boundary

Restrictions/Disturbance
- Area Previoulsy Excavated
- Heavy Vegetation
- Impermeable Surface
- Push Pile
- Road Disturbance
- Structure
- Unhoused Encampment

Project Area
New Archaeological Site Boundary

Shovel Test (35 cm x 35 cm)
- Positive - Disturbed
- Positive - Intact and Disturbed
- Negative

Machine Test
- M Positive
- M Negative

Preliminary testing
- M

Evaluative Unit (1 m x 1 m)
- Negative

0 10 20 m
1:600 (at original document size of 8.5x11)

Stantec

Project Location: Hope, BC
NTS Grid: 92H/06
Project Number: 123222943
Requested by IERDEVICKI 20250922
Prepared by WWU 20250922
Checked by IERDEVICKI 20251114

Client/Project/Report
District of Hope
2025-0186: Interim Report - Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Figure No.
3

Title
Detailed Map

S:\1232\projects\123222943\6\figures\reports\Interim_Report\Figures\Figures.aprx Layout: fig_123222943_940_Fraser_Ave_Interim_Report Map: Main Revised: 2025-12-23 By: vworthington

4.1 Machine Tests

MT 1-1

MT 1-1 was excavated in the southwest portion of the Project area to a maximum depth of 170 cm bs (Photo 3). The test measured approximately 0.90 x 2.10 m, oriented northwest to southeast. One hundred percent of excavated sediments were screened. Three lithic artifacts were collected from disturbed sediments, and one mammal bone fragment was identified below them from an intact/disturbed context (Table 7). The subsurface test was terminated at 170 cm bs by the machine operator because of poor visibility.

Table 7 MT 1-1 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 1-1 (Positive)	0-25	Litter mat and brown fine grained silty sand	Disturbed	No	
	25-50	Imported grey fill with asphalt, concrete, and modern refuse	Disturbed	No	
	50-70	Orange brown mottled sand with bands of gravels and <10% subrounded to rounded pebbles	Disturbed	Yes	Two pieces of lithic debitage from 60-130 cm bs; one piece of lithic debitage from 130-160 cm bs
	70-140	Orange brown sand with roots	Intact/disturbed	Yes	One incomplete mammal bone (elk) between 60-130 cm
	140-170	Light brown to yellow brown sand with <5% subrounded to rounded pebbles	Intact	No	

Photo 3 MT 1-1 North Wall Profile at Completion

MT 2-2

MT 2-2 was excavated in the southwest portion of the Project area to a maximum depth of 175 cm bs (Photo 4). The test measured approximately 0.90 x 2.2 m, oriented east to west. One hundred percent of excavated sediments were screened. Two lithic artifacts were collected from disturbed sediments, and one mammal bone fragment (butchered/sawn) was identified below them from an intact/disturbed context (Table 8). The subsurface test was terminated at 175 cm bs by the machine operator because of poor visibility.

Table 8 MT 2-2 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 2-2 (Positive)	0-17	Grass mat and organics (previously stripped)	Disturbed	No	
	17-55	Imported gravel fill with asphalt, concrete, and modern refuse	Disturbed	Yes	One undetermined mammal (large) bone fragment (butchered/sawn) between 30-100 cm; one lithic tool and one piece of lithic debitage from 30-100 cm bs
	55-106	Orange-brown sand trace silt with 10-15% subangular and subrounded to rounded pebbles and charcoal flecking	Disturbed	No	
	106-135	Orange brown sand with 5% subrounded pebbles and roots	Intact/disturbed	Yes	One domestic cow fragment between 100-170 cm
	135-175	Yellow brown fine grained sand	Intact	No	

Photo 4 MT 2-2 North Wall Profile at Completion

MT 3-3

MT 3-3 was excavated in the west portion of the Project area to a maximum depth of 180 cm bs (Photo 5). The test measured approximately 0.90 x 2.6 m, oriented north-northwest to south-southeast. One hundred percent of excavated sediments were screened. Three lithic artifacts, two undetermined mammal (large) bone fragments, and two historical glass bottle fragments were collected from disturbed sediments, and one domestic pig bone and one lithic tool were identified below them from an intact/disturbed context (Table 9). The subsurface test was terminated at 180 cm bs by the machine operator because of poor visibility.

Table 9 MT 3-3 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 3-3 (Positive)	0-10	Litter mat and grey to brown loose sand	Disturbed	Yes	Three pieces of lithic debitage from 0-50 cm bs
	10-50	Loose grey to brown sandy fill with modern refuse, asphalt and concrete Unknown utility in north wall	Disturbed		
	50-56	Compact layer of imported subrounded gravels	Disturbed	Yes	Two undetermined mammal (large) bone fragments (refit) between 50-110 cm bs; two historical glass bottle fragments from 50-110 cm bs
	56-90	Orange brown sand with charcoal flecking, roots, and modern refuse	Disturbed		
	90-143	Orange brown fine grained silty sand with 1% cobbles. Pocket of grey coarse sand in north wall ~10-15 cm thick	Intact/disturbed	Yes	One domestic pig bone between 110-180 cm bs; one lithic tool from 110-180 cm bs
	143-180	Yellow brown to light brown sand	Intact	No	

Photo 5 MT 3-3 South Wall Profile at Completion

MT 4-4

MT 4-4 was excavated in the west portion of the Project area to a maximum depth of 210 cm bs (Photo 6). The test measured approximately 0.90 x 2.6 m, oriented north to south. One hundred percent of excavated sediments were screened. One piece of lithic debitage, three pieces of FAR, one black-tailed deer bone fragment, and one large ungulate bone fragment were collected from disturbed sediments (Table 10). The subsurface test was terminated at 210 cm bs by the machine operator because of poor visibility.

Table 10 MT 4-4 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 4-4 (Positive)	0-10	Grey finely crushed gravel	Disturbed	No	
	10-60	Grey-brown coarse imported sand	Disturbed	No	
	60-180	Orange brown sand with charcoal flecking	Disturbed	Yes	One black-tailed deer bone fragment between 60-120 cm bs; one ungulate (large) bone fragment between 120-190 cm bs; one piece of lithic debitage from 120-190 cm bs. 3 pieces of FAR (<100 grams) were found between 60-120 cm bs.
	180-210	Brown coarse sand with 10-20% subrounded cobbles and boulders	Intact	No	

Photo 6 MT 4-4 West Wall Profile at Completion

MT 5-5

MT 5-5 was excavated in the northwest portion of the Project area to a maximum depth of 230 cm bs (Photo 7). The test measured approximately 0.90 x 2.6 m, oriented northeast to southwest. Between 0-50 cm, disturbed sediments were raked and visually inspected, the remaining excavated sediments were one hundred percent screened. No artifacts/belongings, fauna, or historical artifacts were identified, and both disturbed and intact sediments were observed (Table 11).

Table 11 MT 5-5 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 5-5	0-50	Coarse sand with 10-20% cobbles and boulders with some asphalt and concrete (fill)	Disturbed	No	
	50-190	Orange brown sand with charcoal and roots	Intact/disturbed	No	
	190-230	Orange brown coarse sand with cobbles and boulders	Intact	No	

Photo 7 MT 5-5 West Wall Profile at Completion

MT 6-6

MT 6-6 was excavated in the southeast portion of the Project area to a maximum depth of 190 cm bs (Photo 8). The test measured approximately 0.90 x 2.5 m, oriented northeast to southwest. One hundred percent of excavated sediments were screened. One lithic tool and six faunal remains, consisting of two mammal bone fragments (butchered/shallow cut), three refit pieces of undetermined mammal bone fragments, and one domestic cow fragment were collected from disturbed sediments (Table 12).

Table 12 MT 6-6 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 6-6 (Positive)	0-10	Grass mat	Disturbed	No	
	10-45	Grey road fill	Disturbed	Yes	One undetermined mammal (large) bone fragment (butchered/shallow cut) and one cow or elk fragment (butchered/shallow cut) between 30-90 cm bs
	45-140	Mottled orange-brown silt and sand with 5-10% pebbles, cobbles, and boulders	Disturbed	Yes	Three refit pieces of undetermined mammal (large) bone fragments at 80 cm bs; one domestic cow fragment between 90-140 cm bs; one lithic tool from 90-140 cm bs
	140-190	Coarse grey-brown sand with 40-60% rounded and angular pebbles, cobbles, and boulders	Intact	No	

Photo 8 MT 6-6 West Wall Profile at Completion

MT 7-7

MT 7-7 was excavated in the eastern portion of the Project area to a maximum depth of 210 cm bs (Photo 9). The test measured approximately 0.90 x 2.6 m, oriented north-northwest to south-southeast. Between 0-75 cm, disturbed road fill was raked and visually inspected, the remaining excavated sediments were one hundred percent screened. One large ungulate (butchered/sawn) fragment was collected from a disturbed context (Table 13).

Table 13 MT 7-7 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 7-7	0-75	Grey road fill	Disturbed	No	
	75-170	Mottled orange-brown silt and sand with 5-10% pebbles, cobbles, and boulders	Disturbed	Yes	One ungulate (large, butchered/sawn) fragment from 100-140 cm
	170-210	Coarse grey sand with 40-60% rounded and angular pebbles and cobbles	Intact	No	

Photo 9 MT 7-7 West Wall Profile at Completion

MT 8-8

MT 8-8 was excavated in the northeast portion of the Project area to a maximum depth of 200 cm bs (Photo 10). The test measured approximately 0.90 x 2.40 m, oriented north-northwest to south-southeast. Between 0-70 cm, disturbed road fill was raked and visually inspected, the remaining excavated sediments were one hundred percent screened. One undetermined mammal bone fragment and one lithic tool were collected from disturbed sediments (Table 14). The northern aspect of the test was abandoned and adjusted at approximately 40 cm bs because an unknown utility was encountered.

Table 14 MT 8-8 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 8-8 (Positive)	0-34	Grey gravel road fill	Disturbed	No	
	34-70	Coarse grey sand with subrounded pebbles (fill)	Disturbed	No	
	70-170	Mottled orange-brown silt and sand with 5-10% pebbles, cobbles, and boulders	Disturbed	Yes	One undetermined mammal bone fragment from 104-150 cm; one lithic tool from 85-100 cm bs
	170-200	Coarse grey sand with 40-60% rounded and angular pebbles and cobbles	Intact	No	

Photo 10 MT 8-8 West Wall Profile at Completion

MT 9-9

MT 9-9 was excavated in the southwest portion of the Project area to a maximum depth of 127 cm bs (Photo 11). The test measured approximately 1.2 x 2.5 m, oriented northwest to southeast. One hundred percent of excavated sediments were screened. Five lithic artifacts consisting of four pieces of lithic debitage and one lithic tool were collected from disturbed contexts (Table 15). The test was terminated at 127 cm bs because a water utility was encountered during excavation.

Table 15 MT 9-9 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 9-9 (Positive)	0-24	Litter mat and sandy silt with 5% subrounded pebbles	Disturbed	Yes	Three pieces of lithic debitage and one lithic tool from 0-126 cm bs; one piece of lithic debitage from 0-70 cm bs
	24-50	Compact and mottled grey-brown to yellow brown sand with poorly sorted inclusions of 15% subangular, angular, subrounded, and rounded gravels and pebbles and charcoal flecking	Disturbed		
	50-93	Orange brown sandy silt mottled with yellow brown sand, 5% subrounded to rounded pebbles, and charcoal flecking	Disturbed		
	93-127	Orange brown silty sand with 1% subrounded pebbles, charcoal flecking, and roots	Intact/disturbed		

Photo 11 MT 9-9 West Wall Profile at Completion

MT 10

MT 10 was excavated in the north portion of the Project area to a maximum depth of 150 cm bs (Photo 12). The test measured approximately 0.90 x 2.68 m, oriented northeast to southwest. Between 0-10 cm, disturbed fill sediments were 20% raked and visually inspected, the remaining excavated sediments were one hundred percent screened. One piece of lithic debitage and one historical clay smoking pipe fragment were collected from disturbed sediments (Table 16). The subsurface test was terminated at 150 cm bs because of dense basal cobbles, pebbles, and boulders.

Table 16 MT 10 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 10 (Positive)	0-10	Crushed gravel fill and asphalt	Disturbed	Yes	One historical clay smoking pipe fragment from 0-90 cm bs
	10-120	Orange brown mottled sandy and silty clay with 40-60% pebbles, cobbles, and boulders. Concrete slab, clay pipe, and refuse identified (redeposited sediments)			
	120-150	Orange brown coarse sand with 40-60% cobbles, pebbles, and boulders (well-sorted)	Intact/disturbed	Yes	One piece of lithic debitage from 120-150 cm bs

Photo 12 MT 10 South Wall Profile at Completion

MT 11

MT 11 was excavated in the northwest portion of the Project area to a maximum depth of 160 cm bs (Photo 13). The test measured approximately 0.90 x 2.2 m, oriented northwest to southeast. Between 0-20 cm, disturbed fill sediments were 25% raked and visually inspected, the remaining excavated sediments were one hundred percent screened. No artifacts/belongings, fauna, or historical artifacts were identified, and both disturbed and intact sediments were observed (Table 17). The subsurface test was terminated at 160 cm bs because of dense basal cobbles, pebbles, and boulders.

Table 17 MT 11 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 11	0-20	Grey road fill	Disturbed	No	
	20-80	Orange brown mottled sandy-silt clay with 40-60% pebbles, cobbles, and boulders	Disturbed	No	
	80-115	Mottled brown to yellow brown sandy silt with 10% cobbles, 5% pebbles, and 1% gravels	Disturbed	No	
	115-160	Yellow brown coarse sand with 40-60% well sorted pebbles, cobbles, and boulders	Intact/disturbed	No	

Photo 13 MT 11 North Wall Profile at Completion

MT 12

MT 12 was excavated in the south-central portion of the Project area to a maximum depth of 180 cm bs (Photo 14. The test measured approximately 3.20 x 1.10 m, oriented northeast to southwest. One hundred percent of excavated sediments were screened. One historical broken bottle glass sherd was collected from a disturbed context, and two lithic tools and one historical nail were recovered from intact sediments (Table 18). Cultural materials collected from intact sediments are of uncertain provenience within this MT because of sediment mixing. At one point during excavation, the operator widened the test with their bucket, causing material from the upper layers to mix with deeper sediments and creating uncertainty in the provenience of later cultural materials from this machine test. A piece of plastic film seen initially in the machine test profile at 35 cm bs, was later found in a screen between 165-180 cm bs sediments, indicating sediment mixing.

Table 18 MT 12 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 12 (Positive)	0-10	Brown sandy silt (imported)	Disturbed	No	
	10-50	Light brown sand with 40% subrounded gravels and 20% subrounded cobbles and modern refuse (imported sand)	Disturbed	No	
	50-60	Yellow brown sandy silt with 40% subangular gravels and 20% subrounded cobbles (imported)	Disturbed	No	
	60-80	Red brown silty sand with 20% subrounded gravels and 10% subrounded cobbles and some charcoal and roots	Disturbed	No	
	80-130	Red brown sandy silt	Intact/disturbed	Yes	One historical broken bottle glass sherd from 80-100 cm bs (exact provenience unknown)
	130-165	Yellow brown silty sand	Intact	Yes	One lithic tool from 140-165 cm bs (exact provenience unknown)
	165-180	Grey brown sand	Intact	Yes	One historical nail recovered from 165-180 cm bs; one lithic tool from 165-180 (exact provenience unknown)

Photo 14 MT 12 South Wall Profile at Completion

MT 13

MT 13 was excavated in the north-central portion of the Project area to a maximum depth of 50 cm bs (Photo 15). The test measured approximately 2.50 x 1.50 m, oriented northeast to southwest. This machine test was abandoned because a defunct sewer line was encountered during excavation. One hundred percent of excavated sediments were screened prior to this. No artifacts/belongings, fauna, or historical artifacts were identified, and only disturbed sediments were observed (Table 19).

Table 19 MT 13 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 13	0-50	Brown sand with 20% subrounded cobbles, 60% rounded gravels, and construction debris Construction debris: corrugated metal, cinder blocks, and sand	Disturbed	No	

Photo 15 Incomplete MT 13 with exposed and inactive buried utility

MT 14

MT 14 was excavated in the north-central portion of the Project area to a maximum depth of 200 cm bs (Photo 16). The test measured approximately 3.0 x 1.10 m, oriented northwest to southeast. One hundred percent of excavated sediments were screened. No artifacts/belongings, fauna, or historical artifacts were identified, one piece of FAR was noted from disturbed contexts, and both disturbed and intact sediments were observed (Table 20).

Table 20 MT 14 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 14	0-45	Grey coarse imported sand and fill with 20% subrounded cobbles and 30% subangular gravels	Disturbed	No	1 piece of FAR (<100 g)
	45-55	Brown sand with 20% subangular gravels and 15% subrounded cobbles, and some asphalt and charcoal	Disturbed	No	
	55-85	Brown silty sand with roots and charcoal	Intact/disturbed	No	
	85-108	Brown sand	Intact	No	
	108-180	Brown sand with 40% subrounded gravels and 20% subrounded cobbles	Intact	No	
	180-200	Grey sand with 60% subrounded gravels and 30% subrounded cobbles	Intact	No	

Photo 16 MT 14 West Wall Profile at Completion

MT 15

MT 15 was excavated in the western portion of the Project area to a maximum depth of 200 cm bs (Photo 17). The trench measured approximately 3 x 1.10 m, oriented northwest to southeast. Disturbed sediments were raked and the remaining excavated sediments were screened. One historical bottle glass, one historical nail, one historical lock, and three pieces of lithic debitage were collected from disturbed contexts (Table 21).

Table 21 MT 15 Stratigraphy

MT	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
MT 15 (Positive)	0-80	Grey sandy silt with 60% subangular gravels and 20% subrounded cobbles (imported)	Disturbed	Yes	One historical bottle glass from 40-60 cm bs; one historical nail from 60-80 cm bs; two pieces of lithic debitage from 60-80 cm bs
	80-130	Yellow brown sand	Disturbed/intact	Yes	One historical lock from 60-80 cm bs; one piece of lithic debitage from 80-100 cm bs
	130-190	Yellow brown sand with roots	Intact	No	
	190-200	Yellow brown sand with 50% subrounded gravels and 30% subrounded cobbles	Intact	No	

Photo 17 MT 15 South Wall Profile at Completion

4.2 Evaluative Units

Two adjacent EUs measuring 1 x 1 m were excavated within the Project area (Photo 18 and Photo 19). The EUs were placed between positive machine tests MT 4-4, MT 15, and MT 3-3, in the west-central portion of the Project area. Prior to EU excavation, disturbed sediments were removed from overtop of the unit in 10 cm lifts by a machine excavator, allowing for hand excavation to proceed safely through intact deposits, and as deep as possible. No suspected cultural materials were observed during this initial clearing. The EUs were placed to further assess the integrity and nature of site deposits and to systematically collect data from possible intact cultural components. The EUs were excavated to a depth of 222 cm below surface. Observed stratigraphy was recorded in subsurface test logs with cultural materials noted in-situ.

No artifacts/belongings or fauna were collected from the EUs. One historical nail was collected from disturbed sediments in EU 2, 101-110 cm below surface (Appendix B). EU stratigraphy can be found in Table 22 and Table 23, and digitized profile drawings can be found in Appendix D. Significant disturbance was noted in EU 2, as seen in the mottling of sediments down to 170 cm below surface. EU 1 revealed a more intact profile of natural stratigraphy for the Project area, with dark yellow brown sands atop of silty clays and silts, followed by coarse basal sands with dense riverbed inclusions.

Table 22 EU 1 Stratigraphy

EU	Level	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
EU 1	1	100-105	Dark yellow brown sandy silt	Disturbed	No	
	1	105-130	Dark yellow brown silty sand with charcoal (layer is inconsistently mottled with dark yellow brown sand)	Disturbed/Intact	No	
	2					
	3					
	4	130-145	Dark yellow brown sand (layer is inconsistently mottled with dark yellow brown silty sand with charcoal)	Intact	No	
	5					
	5	145-150	Yellow brown silty clay			
	6	150-172	Dark brown silty sand	Intact	No	
	7					
	8					
	8	172-180	Dark yellow brown silty clay			
	9	180-190	Brown sandy silt			
	10	190-210	Yellow brown silty sand	Intact	No	
	11					
	12	210-215	Brown coarse sand with 30% subrounded to rounded gravels and 10% subrounded to rounded cobbles (riverbed)	Intact	No	

Table 23 EU 2 Stratigraphy

EU	Level	BS (cm)	Soil Type	Status (Intact/ Disturbed)	Cultural	Cultural Materials
EU 2	1	100-105	Dark yellow brown sandy silt	Disturbed	No	
	1	105-150	Dark yellow brown silty sand with charcoal mottled with dark yellow brown sand	Disturbed	Yes	One historical nail recovered from 101-110 cm.
	2					
	3					
	4					
	5					
	6	150-170	Dark brown silty sand (mottled previous layer dips down into this layer reaching 170 cm bs in west portion of EU)	Intact	No	
	7					
	8	170-210	Yellow brown silty sand	Intact	No	
	9					
	10					
	11					
	12	210-222	Brown coarse sand with 30% subrounded to rounded gravels and 10% subrounded to rounded cobbles (riverbed)	Intact	No	
	13					

Photo 18 EU 1 North Wall Profile at Completion

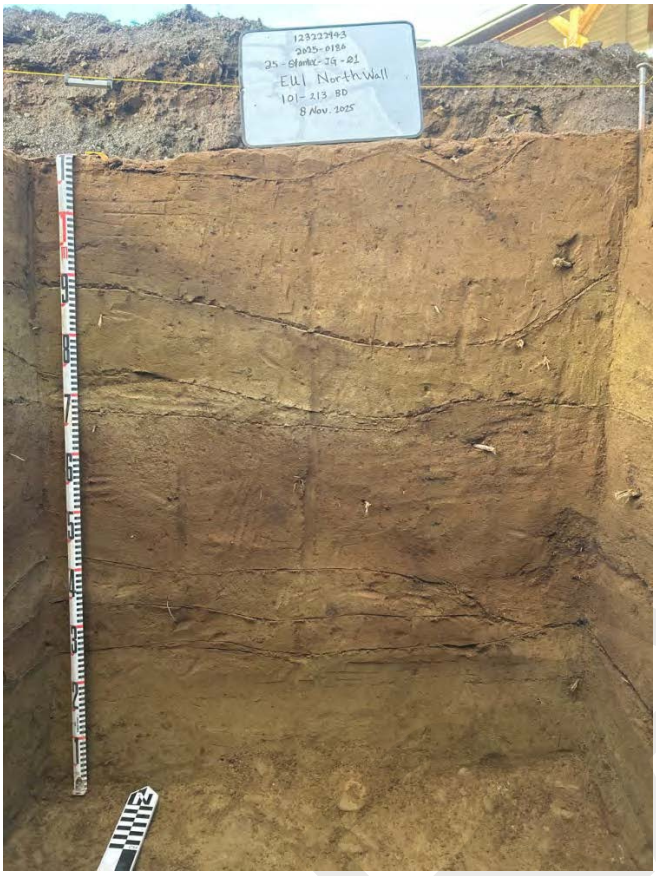
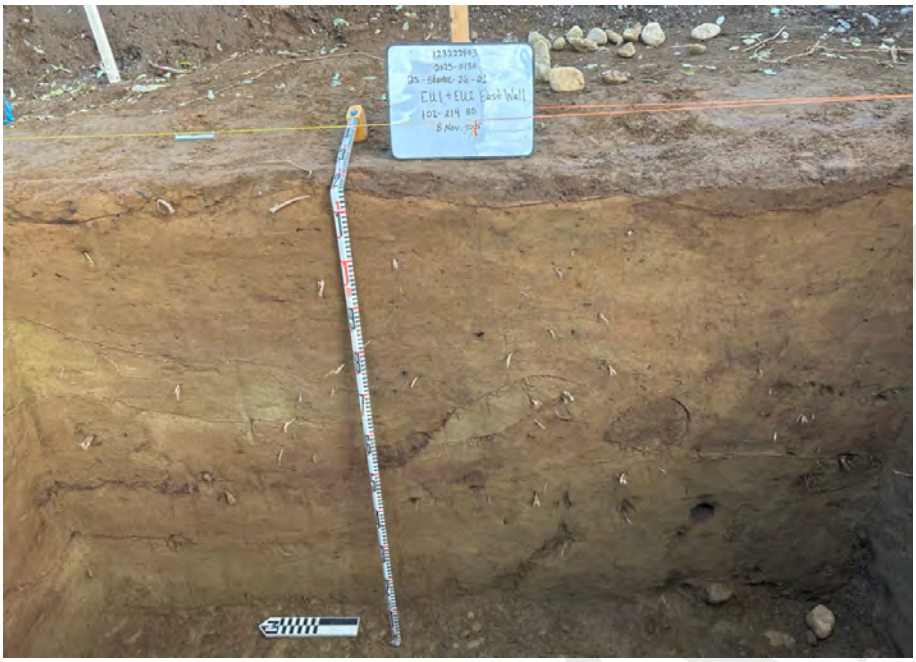


Photo 19 EU 1 & 2 East Wall Profile at Completion



4.3 Analysis

4.3.1 25-Stantec-JG-01

In total of 33 lithic artifacts/belongings, one faunal tool, 21 faunal remains, 91 pieces of late 19th to 20th century domestic and structural debris, and 11 historical artifacts that date to the mid to late 19th century were collected during the AIA (Appendix B, Appendix C).

4.3.2 Artifacts/Belongings

4.3.2.1 Artifacts/Belongings (n=34)

34 artifacts/belongings were collected during the AIA, including one faunal tool, one core tool, two flake tools, six pebble/cobble tools, three early-stage reduction flakes, 12 middle-stage reduction flakes, two late-stage reduction flakes, one piece of block shatter, and six pieces of flake shatter. Raw materials include basalt, chert, quartzite, hornfels, rhyolite, sandstone, siltstone, unknown metamorphic, and unknown-patinated (Appendix B).

4.3.2.1.1 Debitage (n=24)

The debitage assemblage is composed of three early-stage reduction flakes, 12 middle-stage reduction flakes, two late-stage reduction flakes, one piece of block shatter, and six pieces of flake shatter (Appendix B). Raw materials were predominantly basalt and unknown patinated, with some chert, quartzite, hornfels, rhyolite, and siltstone debitage.

4.3.2.1.2 Lithic Tools (n=9)

The lithic tool assemblage is composed of one core tool, two flake tools, and six pebble/cobble tools (Appendix B). Raw materials were predominantly unknown patinated, with some rhyolite, sandstone, and unknown metamorphic.

4.3.2.1.3 Faunal Tool (n=1)

One faunal tool was identified within the site (Appendix B and Appendix C). The faunal tool recovered from 25-Stantec-JG-01 is a worked bone wedge made of a large ungulate (likely elk). The faunal tool consists of three refit pieces, each of which were found in different proveniences within MT 4-4, ranging between 60-210 cm bs.

4.3.3 Faunal (n=21)

Pacific Identifications Inc. was contacted by Stantec to identify and catalogue faunal remains collected during the AIA. The faunal assemblage consists of 21 faunal remains recovered between depths of 30 cm to 210 cm below surface, from nine subsurface tests (MT 1-1, MT 2-2, MT 3-3, MT 4-4, MT 6-6, MT 7-7, MT 8-8, ST 13, ST 2).

Faunal remains consist of five historical butchered (sawn or shallow cut) mammal bone fragments, and 1 complete and 15 incomplete mammal bones. Detailed faunal results are described in Appendix C.

4.3.4 Historical Artifacts

91 pieces of late19th to 20th century domestic and structural debris as well as 11 historical artifacts were recovered during the AIA. The late19th to 20th century domestic and structural debris was not retained for analysis. The 8 historical artifacts were retained for analysis and are discussed below.

The historical artifacts recovered included four domestic items, three personal items, three pieces of construction-related material, and one miscellaneous metal item. Frequency and relative proportion of the assemblage of these artifact categories are presented in Table 24, and further discussion of each category follows below.

Table 24 Historical Artifact Category Frequency and Percentage

Object Type	Frequency	% of Historical Assemblage
Domestic items	4	36.4
Personal items	3	27.3
Construction related	3	27.3
Miscellaneous metal	1	9.0
Total	11	100.0

4.3.4.1 Domestic Items

Glass

Stantec's 2025 AIA resulted in the recovery of 3 glass artifacts, all of which are dark olive bottle fragments (Appendix B). Generally, dark olive coloured glass was in use for beverage bottles from Roman times to the early 20th century (Lindsey 2025). One shard is an applied brady finish and partial neck fragment. Applied brandy finishes are most commonly seen in North America on liquor bottles made between 1830 and 1885 (Bender 1986; Jones and Sullivan 1989). The two remaining shards consist of a plain body fragment and basal fragment with "SIX" embossed on the interior basal edge. Both exhibit the "orange-peel' exterior texture indicative of one-piece "dip" molded vessels. This manufacturing technique was in use from Roman times until the late 19th century (Kendrick 1968; Linsday 2025).

Ceramic

One small basal vessel fragment of floral black transfer print refined white earthenware was recovered (Appendix B). Refined white earthenware has a near-colourless glaze on a buff paste. By the 1830s it had replaced earlier, near-white ceramics such as pearlware and creamware. Its use continues into the early 20th century (Kenyon 1980). Early refined white earthenware paste tends to be porous but becomes more

vitrified later in the 19th century (Hume 1969). The sherd recovered has a more vitrified paste consistent with the later end of this date range.

Transfer printing was popular throughout the 19th century. Before the 1830s blue was the most common colour used. During the 1830s and 40s other colours, such as brown, black, red, green and purple, became popular (Kenyon 1980). Between 1850 and 1890 only blue, black and brown were popular, with a variety of colour becoming popular again in the late 19th century (Hume 1969).

4.3.4.2 Personal Items

A total of three personal items were recovered consisting of three white clay tobacco pipe fragments (Appendix B). The white clay pipe stem fragments are small and without markings. White clay pipes became popular in North America the 18th century but declined in popularity in the last 20 years of the 19th century due to the increasing use of cigarettes, although their use continued in smaller numbers into the 1920s (Walker 1983).

4.3.4.3 Construction Related

Three nails were recovered. One is a shank and tip fragment, one is a shank and tip fragment, one is a shank and head fragment, and one is complete. All 3 are machine-cut, and the 2 remaining heads are machine-applied. Machine-cut nails were “cut” from flat sheets of iron; hence, the nail is of even thickness when viewed from the side, not tapered on all sides like handmade nails. The head is usually square and flat, although early examples with hand-applied heads may have rose-shaped heads similar to wrought nails. Invented around 1790, cut nails did not begin to replace hand wrought nails until those with machine applied heads, invented around 1810, became widely available in the 1830s. They were largely replaced by wire-drawn nails in the late 19th century. Wire-drawn nails are essentially the modern style of nail, with a round cross-section and round head. Developed in the 1850s, they did not begin to displace the cut nail until the 1890s (Visser 1997).

4.3.4.4 Miscellaneous Metal

One metal object, a heavily corroded stamped and rivetted padlock, was recovered (Appendix B). This type of lock became popular in the 1870s and its use continued into the early 20th century (Weissenburger 2023).

5 Discussion and Recommendations

Subsurface testing confirmed the absence of an intact archaeological component within the Project area. The results of the testing identified disturbance across the entire property, which varied in depth from about 1 to 2 m. The widespread disturbance can be attributed to various developments within the Project area since the mid 19th century, with the initial development of the HBC Fort. These varied developments would account for both the variation in depth of disturbance as well as the distribution and mixing of sediments containing cultural material. Within the disturbed sediments, both a low-density lithic and faunal component and historical artifacts dating from the mid 19th century to the modern period have been mixed. The intact fluvial sediments below the disturbance were sterile. In the two tests (MT 3-3 & MT 12) where archaeological material was recovered at depths equal to the intact sediments, these were concluded to have been displaced from the test walls during machine excavation as additional controlled excavations surrounding these tests did not identify any indications of archaeological materials within the intact fluvial sediments.

The small assemblage of artifacts/belongings and the few faunal remains recovered widely across the property are all refuse or expedient tools. The low density and nature of these artifacts/belongings are suggestive of resource procurement and processing rather than being associated with a village or camp area. This is further suggested by the very few pieces of FAR identified during the testing and is consistent with the general pattern of site distribution in the Hope area.

Based on extent of the testing and results of the study, archaeological site 25-Stantec-JG-01 is evaluated to have low scientific significance. Although the site contains artifacts/belongings which likely pre-date European contact as well as historical artifacts which may be associated with the period of the HBC Fort, the density and nature of both components and widespread disturbance and mixing provide no value for further detailed investigations.

As site avoidance is not possible for the anticipated Project developments, an HCA Section 12.4 alteration permit must be obtained prior to any ground altering activities within the site boundary. Although further evaluation and investigation is not considered warranted, it is recommended that a recovery program to collect additional archaeological artifacts/belongings as well as historical artifacts from the mid 19th century be undertaken as part of the site alteration.

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Appendices

Appendix A Shovel Test Result

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 1	**0-15 cm**: Grass with orange sandy silt **15-70 cm**: Orange sandy silt with 5-10% subrounded to rounded pebbles, small roots, and decayed wood (disturbed)	No
ST 2 (POSITIVE)	**0-12 cm**: Grass mat **12-70 cm**: Light brown to yellow brown silty sand with 5% subangular and subrounded pebbles (disturbed)	Yes (four undetermined mammal bone fragments and one cervid fragment recovered)
ST 3	**0-8 cm**: Grass mat **8-39 cm**: Brown silt with 5% subangular gravels and pebbles, with some charcoal flecking **39-70 cm**: Light brown to yellow brown silty sand	No
ST 4	**0-8 cm:** Grass mat **8-40 cm**: Mottled orange-brown silty sand with light brown sandy silt and 5-10% subangular to subrounded pebbles and gravels (disturbed) **40-73 cm**: Light brown to yellow brown silty sand	No
ST 5	**0-17 cm**: Grass mat **17-26 cm:** Brown sandy silt with imported gravels **26-36 cm:** Compact yellow brown sand **36-53 cm:** Compact mottled brown silty sand with pockets of yellow brown, and 50% subrounded and subangular gravels, pebbles, and cobbles (fill) with modern refuse *Abandoned at compact fill layer	No
ST 6 (POSITIVE)	**0-12 cm:** Grass mat **12-44 cm:** Grey brown silty sand with imported 40% subrounded and subangular gravels, pebbles, and cobbles (fill) with modern refuse **44-71 cm:** Orange-brown silty sand with 10-15% subangular and subrounded pebbles and gravels, with some charcoal flecking and modern refuse (disturbed)	Yes (one lithic at 70 cm bs)
ST 7 (POSITIVE)	**0-11 cm:** Grass mat **11-40 cm:** Orange-brown silty sand with 10-15% subangular and subrounded pebbles and gravels, with some charcoal flecking and modern refuse (disturbed) **40-70 cm:** Brown sandy silt with 10% subangular to angular and subrounded to rounded pebbles and cobbles	Yes (two lithics at 62 cm bs)
ST 8	**0-6 cm**: Litter mat **6-21 cm:** Imported coarse grey sand with subangular gravels and pebbles **21-42 cm:** Compact orange-brown silty sand mottled with yellow-brown sand and 20% subrounded gravels and pebbles (fill), some charcoal flecking **42-70 cm:** Brown fine-grained sandy silt with 10-20% subangular to angular and subrounded to rounded pebbles and gravels (pieces of concrete noted)	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 9	**0-9 cm:** Litter mat **9-31 cm**: Grey brown silty sand with <1% subangular gravels 31-57 cm: Compact grey-brown sand with 20% subrounded gravels and pebbles and charcoal flecking (disturbed) *Abandoned at compact fill layer	No
ST 10	**0-8 cm:** Litter mat **8-38 cm:** Gravel imported fill with grey sand **38-56 cm:** Compact orange-brown silty sand mottled with yellow-brown sand and 20% subrounded gravels and pebbles (fill), some charcoal flecking (disturbed) *Abandoned at compact fill layer	No
ST 11 (POSITIVE)	**0-7 cm:** Litter mat **7-31 cm:** Grey brown silty sand with 20% subrounded pebbles and cobbles **31-70 cm:** Orange-brown silty sand with 10-15% subangular and subrounded pebbles and 1% cobbles, with charcoal flecking and modern refuse (disturbed)	Yes (one lithic at 50 cm bs)
ST 12	**0-15 cm:** Litter mat **15-70 cm:** Orange brown silty sand with 10-15% subangular and subrounded pebbles and 1% cobbles, with charcoal flecking and modern refuse (disturbed)	No
ST 13 (POSITIVE)	**0-15 cm:** Grass mat **15-70 cm:** Orange brown silty sand with 10-15% subangular and subrounded pebbles, and 1% cobbles, with some charcoal flecking and modern refuse (disturbed) *Calcined bone 60-70cm bs	Yes (one undetermined mammal fragment from 60-70 cm)
ST 14	**0-6 cm:** Grass mat **6-45 cm:** Mottled orange-brown sand with silt and 10-15% subangular to subrounded pebbles and gravels, with some charcoal flecking and modern refuse **45-70 cm:** Orange-brown silty sand with 1% cobbles (intact/disturbed)	No
ST 15 (POSITIVE)	**0-7 cm:** Grass mat **7-56 cm:** Mottled orange-brown sand with silt 10-15% subangular and subrounded pebbles and gravels, with some charcoal flecking and modern refuse **56-70 cm:** Orange brown silty sand with 1% cobbles (intact/disturbed)	Yes (two lithics at 30 and 60 cm bs)
ST 16	**0-14 cm:** Grass mat **14-47 cm:** Mottled orange-brown sand with silt and 10-15 % subangular to subrounded pebbles and gravels, with some charcoal flecking and modern refuse **47-70 cm:** Orange-brown silty sand with 1% cobbles (intact/disturbed)	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 17	**0-3 cm:** Litter mat **3-32 cm:** Grey coarse sand with imported graves and pebbles (fill) **32-49 cm:** Mottled orange-brown sand with silt and 10-15% subangular and subrounded pebbles and gravels with some charcoal flecking and modern refuse (disturbed) *Impenetrable layer at 49 cm bs; test abandoned	No
ST 18 (POSITIVE)	**0-6 cm:** Grass mat **6-32 cm:** Grey brown sand with subangular to angular pebbles and gravels (fill) **32-65 cm:** Mottled orange-brown sand with silt and 10-15% subangular to subrounded pebbles and gravels, with some charcoal flecking and modern refuse (disturbed) **65-70 cm:** Grey to brown sand with gravel fill (road fill)	Yes (two lithics at 50 and 55 cm bs)
ST 19	**0-22 cm:** Litter mat and grey sand with <1% gravels **22-32 cm:** Grey coarse sand with angular gravels (fill) **32-70 cm:** Grey sand with 50% subangular to angular and subrounded to rounded pebbles and modern refuse (disturbed)	No
ST 20	**0-10 cm:** Grass mat **10-54 cm:** Brown coarse sand with 50% gravel fill **50-65 cm:** Imported brown coarse sand with 50% subangular fill (disturbed) *Abandoned due to impenetrable layer at 65cm bs	No
ST 21	**0-27 cm:** Litter mat with brown-grey coarse sand trace silt with 30% subrounded to rounded pebbles **27-43 cm:** Compact yellow-brown sand mottled with orange-brown sand with <1% subrounded pebbles **43-73 cm:** Mottled orange-brown sand and silt with 5% subangular and subrounded pebbles, with some charcoal flecking and modern refuse (disturbed)	No
ST 22	**0-20 cm:** Litter mat and brown-grey coarse sand trace silt with 30% subrounded to rounded pebbles **20-44 cm:** Compact mottled yellow brown and orange-brown sand with charcoal flecking, <1% subrounded pebbles, and some concrete and plastic **44-70 cm:** Compact orange-brown sand with 10% subangular and subrounded to rounded pebbles, some charcoal flecking, and modern refuse (disturbed) *Concrete noted in SW wall	No
ST 23	**0-22 cm:** Litter mat **22-32 cm:** Grey sand with 50% subangular to angular gravels and 1% subrounded pebbles (fill) **32-57 cm**: Orange-brown silty sand with 10-15% subangular and surrounded to rounded pebbles, and some charcoal flecking and modern refuse **57-72 cm:** Orange-brown fine-grained sand with <1% pebbles (disturbed) *Concrete noted in SW wall	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 24	**0-5 cm:** Litter mat **5-55 cm:** Coarse brown-grey sand with mixed 40-60% rounded to angular pebbles, cobbles, and boulders, and some concrete **55-70 cm:** Coarse grey sand with mixed 30% rounded to angular pebbles, cobbles, and boulders (disturbed)	No
ST 25	**0-3 cm:** Litter mat **3-47 cm:** Coarse brown-grey sand with 40-60% rounded to angular pebbles, cobbles, boulders, and some glass and plastic 47-68 cm: Coarse grey sand with 30% rounded to angular pebbles, cobbles, and boulders (disturbed) **68-70 cm:** Brown sandy silt with <1% rounded to angular pebbles	No
ST 26	**0-7 cm:** Litter mat and grey-brown silty sand with 5% subangular to angular gravels **7-22 cm:** Fine gravel crush (fill) **22-30 cm:** Brown silty sand with 10-20% subangular to angular and subrounded to rounded gravels and pebbles **30-70 cm:** Orange-brown silty sand with 10-15% subangular and subrounded to rounded pebbles with charcoal flecking and modern refuse (disturbed) **70-73 cm:** Yellow brown sand <1% subrounded pebbles	No
ST 27 (POSITIVE)	**0-24 cm:** Litter mat **24-38 cm:** Mottled orange-brown silty sand with 20-30% subrounded to rounded pebbles, and pockets of yellow brown sand and coarse grey sand **38-70 cm:** Orange-brown silty sand with 5% subangular to angular and subrounded pebbles, and some charcoal flecking and modern refuse (disturbed)	Yes (lithic at 40-50 cm bs)
ST 28	**0-6 cm:** Litter mat **6-21 cm:** Fine crushed gravel fill **21-34 cm:** Orange-brown sand with 30-40% subrounded to rounded and subangular pebbles, 1% cobbles, and asphalt (disturbed) *Abandoned due to concrete slabs at 34 cm	No
ST 29	**0-20 cm:** Litter mat **20-31 cm:** Compact mottled orange-brown silty sand with 20-30% subrounded to rounded pebbles and pockets of yellow brown sand and coarse grey sand **31-55 cm:** Asphalt and coarse grey sand (road fill) **55-74 cm:** Orange-brown silty sand with 5% subangular to angular and subrounded pebbles, and some charcoal flecking and modern refuse (disturbed)	No
ST 30	**0-16 cm**: Litter mat **16-30 cm:** Compact coarse grey sand with poorly sorted inclusions (fill) **30-70 cm:** Orange-brown silty sand with 40-60% subrounded and subangular to angular pebbles and gravels	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 31	**0-10 cm:** Litter mat **10-58 cm:** Mottled orange-brown silty sand with yellow brown fine-grained sand and 5% subangular to angular and subrounded to rounded pebbles **58-72 cm:** Light brown silty sand with 20-30% subrounded and subangular pebbles	No
ST 32	**0-11 cm:** Grass mat **11-34 cm:** Orange-brown sand with 5-10% rounded to angular gravels **34-67 cm:** Orange-brown silty sand with 5% subrounded pebbles, and some charcoal flecking (disturbed) *Terminated in root	No
ST 33	**0-17 cm:** Litter mat **17-40 cm:** Grey coarse sand with gravel crush (fill) **40-70 cm:** Mottled orange-brown silty sand and yellow brown sand with 5% subangular, angular, subrounded, and rounded pebbles, and some charcoal flecking and modern refuse (disturbed) *Rusted tin can at 70 cm bs	No
ST 34	**0-7 cm:** Litter mat **7-40 cm:** Brown sand with 50% angular and subrounded to rounded gravels, pebbles, and cobbles (fill) *Impenetrable	No
ST 35	**0-13 cm:** Litter mat **13-37 cm:** Grey sand with poorly mixed 30-40% subangular to angular and subrounded to rounded pebbles and cobbles (fill) **37-48 cm:** Orange-brown sand with 20% rounded to angular pebbles, cobbles, and boulders (disturbed) *Terminated in impenetrable huge cobble	No
ST 36	**0-13 cm:** Dark grey sand with 20% subangular gravels **13-20 cm:** Brown sand with 10% subrounded gravels **20-70 cm:** Dark brown sand with 10% subrounded gravels,10% rounded cobbles, and 5% rounded boulders	No
ST 37	**0-7 cm:** Litter mat **7-20 cm:** Grey brown coarse sand with 5% subrounded gravels **20-43 cm:** Brown sand with 40% subrounded gravels (disturbed) *Abandoned because of impenetrable rocks	No
ST 38	**0-9 cm:** Litter mat **9-20 cm:** Brown sand with 10% subrounded gravels **20-23 cm:** Light brown sand with 80% subangular gravels **23-28 cm:** Grey coarse sand with 10% subrounded gravels **28-38 cm**: Red brown silt (disturbed) *Abandoned due to concrete at bottom of test	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 39	**0-3 cm:** Litter mat **3-17 cm:** Grey brown coarse sand with 30% sub-rounded gravels **17-36 cm:** Brown sandy silt with 5% sub-rounded gravels **36-49 cm:** Light brown coarse sand with 50% sub-rounded gravels **49-60 cm:** Brown silty sand with 10% sub-rounded gravels **60-73 cm:** Orange-brown sandy silt with <1% gravels	No
ST 40	**0-19 cm:** Litter mat **19-40 cm:** Light brown coarse sand with <1% gravels **40-52 cm:** Brown sandy silt with <1% gravels **52-60 cm:** Light brown coarse sand with 20% sub-rounded gravels **60-68 cm:** Dark brown sandy silt with <1% gravels **68-78 cm:** Brown sandy silt with <1% gravels	No
ST 41	**0-10 cm:** Dark grey sand with 30% subrounded and subangular gravels **10-17 cm:** Brown coarse sand with 10% subrounded gravels. Some metal, asphalt, and concrete recovered **17-48 cm:** Dark brown sand trace silt with 50% gravels, cobbles, and boulders. Some glass, metal, asphalt and concrete recovered (disturbed) *Abandoned because impenetrable	No
ST 42	**0-3 cm:** Litter mat **3-6 cm:** Brown coarse sand with 5% subrounded gravels **6-10 cm:** Dark grey sand with 10% subrounded gravels **10-20 cm:** Brown coarse sand with 10% subrounded gravels **20-54 cm:** Grey coarse sand with 20% cobbles and boulders **54-78 cm**: Brown silty sand with <1% gravels	No
ST 43	**0-5 cm:** Litter mat **5-12 cm:** Brown silt with 5% gravels **12-23 cm:** Grey coarse sand with 40% subrounded gravels (fill) **23-35 cm:** Mottled brown sandy silt with 5% gravels **35-70 cm:** Orange brown and mottled sandy silt with 5% gravels (disturbed)	No
ST 44 (POSITIVE)	**0-5 cm:** Litter mat **5-20 cm:** Grey coarse sand with 20% subrounded gravels **20-36 cm:** Orange brown silt with 5% subrounded gravels. Some ceramics and charcoal identified **36-55 cm:** Brown silt with 5% gravels **55-60 cm**: Dark grey coarse sand with 20% subrounded gravels **60-73 cm:** Dark brown silt with 5% subrounded gravels (disturbed)	Yes (lithic and smoking pipe fragment at 70 cm bs)
ST 45	**0-10 cm:** Litter mat **10-50 cm:** Light grey brown and mottled sandy silt with 1% gravels **50-70 cm:** Grey brown fine grained sand with no inclusions	No
ST 46	**0-10 cm:** Litter mat **10-50 cm:** Light grey brown and mottled sandy silt with 1% gravels **50-70 cm:** Grey brown fine grained sand with no inclusions	No

Shovel Test Results		
Test ID	**Sediment Description and Depth Below Surface (bs)**	**Archaeological Materials/Deposits**
ST 47	**0-10 cm:** Brown sandy silt **10-20 cm:** Yellow brown sandy silt with 20% subrounded gravels **20-55 cm:** Red-brown sandy silt with 20% subrounded gravels and 10% subrounded cobbles. Asphalt present **55-70 cm:** Red-brown sandy silt with 20% subangular gravels and 20% very angular gravels. Asphalt present (disturbed)	Yes (historic smoking pipe fragment and piece of broken fine earthenware identified at 35 cm bs)
ST 48	**0-10 cm:** Brown sandy silt **10-15 cm:** Grey brown sand (fill) **15-30 cm:** Red brown sandy silt with 30% subangular gravels **30-70 cm:** Brown sandy silt with 40% subangular gravels and 10% subrounded cobbles. Asphalt present (disturbed)	No
ST 49	**0-5 cm:** Brown sandy silt **5-40 cm:** Grey sandy silt with 75% subangular gravels **40-70 cm:** Red-brown sandy silt with 60% subangular cobbles. Asphalt present (disturbed)	No
ST 50	**0-13 cm:** Red-brown sandy silt **13-44 cm:** Yellow brown sand **44-54 cm:** Yellow brown sand trace silt and clay **54-61 cm:** Red brown silty sand **61-77 cm:** Yellow brown fine sand trace silt (intact) *tests near EU; machine testing employed to remove disturbed sediments from top of shovel test, allowing for hand excavation to proceed safely through intact deposits, and as deep as possible	No
ST 51	**0-13 cm:** Red-brown sandy slit **13-44 cm:** Yellow brown sand **44-54 cm:** Yellow brown sand trace silt and clay **54-61 cm:** Red brown silty sand **61-70 cm:** Yellow brown fine sand trace silt (intact) *tests near EU; machine testing employed to remove disturbed sediments from top of shovel test, allowing for hand excavation to proceed safely through intact deposits, and as deep as possible	No

Appendix B Artifact Catalogue

Borden Number	Catalogue Number	Shovel Test Location	Shovel Test Unit	Machine Test Unit	Evaluative Unit	Other	Quadrant	Level	Depth DBS	Depth DBD	Permit Number	Collection Date	Excavator	Collection Method	Class	Sub-class
25-Stantec-JG-01	T1	940 Fraser Ave	ST6						70		2025-0186	7/15/2025	CVO	shovel test	debitage	flake
25-Stantec-JG-01	T2	940 Fraser Ave	ST7						62		2025-0186	7/15/2025	YL	shovel test	debitage	flake
25-Stantec-JG-01	T3	940 Fraser Ave	ST7						62		2025-0186	7/15/2025	YL	shovel test	debitage	flake shatter
25-Stantec-JG-01	T4	940 Fraser Ave	ST11						50		2025-0186	7/15/2025	CVO	shovel test	debitage	flake
25-Stantec-JG-01	T5	940 Fraser Ave	ST15						30		2025-0186	7/16/2025	YL, LGB	shovel test	tool	core tool
25-Stantec-JG-01	T6	940 Fraser Ave	ST15						60		2025-0186	7/16/2025	YL, LGB	shovel test	debitage	block shatter
25-Stantec-JG-01	T7	940 Fraser Ave	ST18						50		2025-0186	7/16/2025	CVO	shovel test	debitage	flake
25-Stantec-JG-01	T8	940 Fraser Ave	ST18						55		2025-0186	7/16/2025	CVO	shovel test	debitage	flake
25-Stantec-JG-01	T9	940 Fraser Ave	ST27						40-50		2025-0186	7/18/2025	LGB	shovel test	debitage	flake
25-Stantec-JG-01	T10	940 Fraser Ave		MT 1-1					60-130		2025-0186	7/14/2025		machine test	debitage	flake
25-Stantec-JG-01	T11	940 Fraser Ave		MT 1-1					60-130		2025-0186	7/14/2025		machine test	debitage	flake shatter
25-Stantec-JG-01	T12	940 Fraser Ave		MT 1-1					130-160		2025-0186	7/14/2025	CVO, YL	machine test	debitage	flake
25-Stantec-JG-01	T13	940 Fraser Ave		MT 2-2					30-100		2025-0186	7/14/2025		machine test	tool	flake tool
25-Stantec-JG-01	T14	940 Fraser Ave		MT 2-2					30-100		2025-0186	7/14/2025		machine test	debitage	flake
25-Stantec-JG-01	T15	940 Fraser Ave		MT 3-3					0-50		2025-0186	7/15/2025		machine test	debitage	flake
25-Stantec-JG-01	T16	940 Fraser Ave		MT 3-3					0-50		2025-0186	7/15/2025		machine test	debitage	flake shatter
25-Stantec-JG-01	T17	940 Fraser Ave		MT 3-3					0-50		2025-0186	7/14/2025		machine test	debitage	flake shatter
25-Stantec-JG-01	T18	940 Fraser Ave	ST47						35		2025-0186	11/4/2025		shovel test	historic	e earthhenware, transfer print
25-Stantec-JG-01	T19	940 Fraser Ave		MT 3-3					110-180		2025-0186	7/14/2025	CVO	machine test	tool	flake tool
25-Stantec-JG-01	T20	940 Fraser Ave		MT 4-4					120-190		2025-0186	7/15/2025		machine test	debitage	flake shatter
25-Stantec-JG-01	T21	940 Fraser Ave		MT 6-6					90-140		2025-0186	7/16/2025		machine test	tool	pebble/cobble tool
25-Stantec-JG-01	T22	940 Fraser Ave		MT 8-8					85-100		2025-0186	7/16/2025	LGB	machine test	tool	pebble/cobble tool
25-Stantec-JG-01	T23	940 Fraser Ave		MT 9-9					0-126		2025-0186	7/17/2025	YL, LGB	machine test	tool	pebble/cobble tool
25-Stantec-JG-01	T24	940 Fraser Ave		MT 9-9					0-126		2025-0186	7/17/2025	YL, LGB	machine test	debitage	flake
25-Stantec-JG-01	T25	940 Fraser Ave		MT 9-9					0-126		2025-0186	7/17/2025	YL, LGB	machine test	debitage	flake
25-Stantec-JG-01	T26	940 Fraser Ave		MT 9-9					0-126		2025-0186	7/17/2025	YL, LGB	machine test	debitage	flake
25-Stantec-JG-01	T27	940 Fraser Ave		MT 9-9					0-70		2025-0186	7/17/2025	CVO, MAC	machine test	debitage	flake
25-Stantec-JG-01	T28	940 Fraser Ave		MT 10					120-150		2025-0186	7/17/2025	YL, LGB	machine test	debitage	flake
25-Stantec-JG-01	T29	940 Fraser Ave		MT 10					0-90		2025-0186	4-Nov-25		machine test	historic	smoking pipe
25-Stantec-JG-01	T30	940 Fraser Ave		MT 15					60-80	82-102	2025-0186	7-Nov-25	JP	machine test	debitage	flake
25-Stantec-JG-01	T31	940 Fraser Ave		MT 15					60-80	82-102	2025-0186	7-Nov-25	JP	machine test	debitage	flake
25-Stantec-JG-01	T32	940 Fraser Ave		MT 12					165-180		2025-0186	7-Nov-25	MB, TJ	machine test	tool	pebble/cobble tool
25-Stantec-JG-01	T33	940 Fraser Ave		MT 15					80-100	102-122	2025-0186	7-Nov-25		machine test	debitage	flake shatter

Type	Sub-type	Object state	Technique of manufacture	Material	Sub-material	Length (mm)	Width (mm)	Thickness (mm)	Weight (g)	Quantity	Description of artifact; Comments	Catalogued by (initials)
middle-stage flake		N/A	chipped	stone	basalt	28.9	29.2	4.1	3.2	1	modern breakage into 2 pieces; patinated	MT
late-stage flake	bifacial thi	N/A	chipped	stone	basalt	17.9	25.3	2.9	1	1	bifacial thinning flake; ground platform prep	MT
		N/A	chipped	stone	quartzite				0.2	1	distal portion; small flake	MT
middle-stage flake		N/A	chipped	stone	basalt	14.2	12	4.3	0.6	1	dorsal 20% cortex	MT
retouched core		N/A	chipped	stone	unknown-patinated	81.7	69	28.8	137.8	1	multidirectional core remnant; 2 oposing convex, steep, edges. one unimarginally retouched and one utilized	MT
		N/A	chipped	stone	basalt				1.9	1	2 small patches of cortex present	MT
late-stage flake		N/A	chipped	stone	basalt	13.9	22.5	4.8	1.1	1		MT
middle-stage flake		N/A	chipped	stone	unknown-patinated	14.3	23.1	4.4	1.5	1		MT
middle-stage flake		N/A	chipped	stone	unknown-patinated	48.9	68.4	15.3	49.6	1	cortical platform; 4+ dorsal scars	MT
middle-stage flake		N/A	chipped	stone	hornfels	21.3	14.9	4.7	1.5	1		MT
		N/A	chipped	stone	basalt				1.5	1		MT
middle-stage flake		N/A	chipped	stone	basalt	22.8	35.9	6.3	4.3	1	patinated	MT
retouched flake	unimargina	N/A	chipped	stone	unknown-patinated	43.8	57.7	13.5	30.3	1	middle-stage flake with cortical platform; unimarginally retouched acute, straight distal margin; utilized acute, concave right margin; possibly heat altered	MT
middle-stage flake		N/A	chipped	stone	siltstone	19.8	21.5	3.9	1.8	1	patinated	MT
early-stage flake		N/A	chipped	stone	unknown-patinated	60.6	74.6	21	79.3	1	dorsal 75% cortex; ventral face worn/weathered	MT
		N/A	chipped	stone	unknown-patinated				2.5	1	distal portion; small patch of cortex	MT
		N/A	chipped	stone	chert				0.6	1	dark grey chert	MT
tableware		broken	molded	ceramic	refined earthenware	21.11	16.56	6.78	3.5	1	black floral print, basal foot fragment	AH
retoiuched		N/A	chipped	stone	rhyolite	21.9	18.9	8.6	4	1	2 parallel birmarginaly retouched edges; one edge rounded from wear; small patch of crotex on one side	MT
		N/A	chipped	stone	unknown-patinated	77.9	56.3	21.2	101.6	1	distal portion of large early-stage flake; dorsal 30% cortex	MT
retouched pebble/cobble	asymmetri	N/A	chipped	stone	unknown-patinated	150.6	107.6	62.4	1026	1	cobble chopper; end and side flaked; unifacial	MT
retouched pebble/cobble	symmetric	N/A	chipped	stone	unknown-patinated	108.6	96.9	56.8	618.2	1	cobble chopper; end-flaked; unifacial	MT
retouched pebble/cobble	double bea	N/A	chipped	stone	unknown-patinated	102.8	87.3	44.1	547.6	1	cobble chopper; end-flaked; unifacial	MT
early-stage flake		N/A	chipped	stone	quartzite	23.7	23.1	5.2	2.6	1	dorsal 90% cortex	MT
early-stage flake		N/A	chipped	stone	rhyolite	28.4	29	6.5	5.5	1	dorsal 50% cortex	MT
middle-stage flake		N/A	chipped	stone	basalt	28.3	21.3	7.5	3	1		MT
middle-stage flake		N/A	chipped	stone	unknown-patinated	34.9	32.9	6.8	6.6	1		MT
middle-stage flake		N/A	chipped	stone	hornfels	22.3	35.5	7.2	5.5	1	water worn	MT
fragment		N/A	N/A	clay		35.9	7.2	6.3	1.9	1	white clay smoking pipe stem fragment; cylindrical stem with central hole; hole is 1.5mm in diameter; recently broken into 2 pieces	MT
middle-stage flake		complete	chipped	stone	basalt	11.9	22.5	3.7	1.2	1		LCC
middle-stage flake		complete	chipped	stone	chert	17.8	8.2	2.9	0.4	1		LCC
retouched cobble	convex	complete	chipped	stone	sandstone	82.7	86.5	40.9	363.8	1	unifacial, acute right, steep left; patinated	LCC
		incomplete	chipped	stone	basalt				0.4	1		LCC

Borden Number	Catalogue Number	Shovel Test Location	Shovel Test Unit	Machine Test Unit	Evaluative Unit	Other	Quadrant	Level	Depth DBS	Depth DBD	Permit Number	Collection Date	Excavator	Collection Method	Class	Sub-class
25-Stantec-JG-01	T34	940 Fraser Ave	ST44			brown silt			70		2025-0186	4-Nov-25	BP, KC	shovel test	historic	smoking pipe
25-Stantec-JG-01	T35	940 Fraser Ave	ST47						35		2025-0186	4-Nov-25	LGB	shovel test	historic	smoking pipe
25-Stantec-JG-01	T36	940 Fraser Ave	ST44			brown silt			70		2025-0186	4-Nov-25	BP, KC	shovel test	tool	pebble/cobble tool
25-Stantec-JG-01	T37	940 Fraser Ave		MT 12					140-165		2025-0186	4-Nov-25	LGB	machine test	tool	pebble/cobble tool
25-Stantec-JG-01	T38	940 Fraser Ave		MT 15					60-80		2025-0186	11/8/2025		machine test	historic	lock
25-Stantec-JG-01	T39	940 Fraser Ave		MT 15					40-60		2025-0186	11/8/2025		machine test	historic	bottle glass
25-Stantec-JG-01	T40	940 Fraser Ave		MT 12					80-100		2025-0186	11/4/2025		machine test	historic	bottle glass
25-Stantec-JG-01	T41	940 Fraser Ave			EU 2			1	101-110		2025-0186	11/5/2025		evaluative unit	historic	nail, machine-cut
25-Stantec-JG-01	T42	940 Fraser Ave		MT 15					60-80		2025-0186	11/8/2025		machine test	historic	nail, machine-cut
25-Stantec-JG-01	T43	940 Fraser Ave		MT 12					165-180		2025-0186	11/7/2025		machine test	historic	nail, machine-cut
25-Stantec-JG-01	T -F-44	940 Fraser Ave		MT 1-1					60-130		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-45	940 Fraser Ave		MT 2-2					30-100		2025-0186	n/a		machine test	historic	Butchered (sawn) bone
25-Stantec-JG-01	T -F-46	940 Fraser Ave		MT 2-2					100-170		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-47	940 Fraser Ave		MT 3-3					50-110		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-48	940 Fraser Ave		MT 3-3					110-180		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-49	940 Fraser Ave		MT 4-4					60-120		2025-0186	n/a		machine test	historic	Butchered (shallow cut) bone
25-Stantec-JG-01	T -F-50	940 Fraser Ave		MT 4-4					120-210		2025-0186	n/a		machine test	tool	faunal tool
25-Stantec-JG-01	T -F-51	940 Fraser Ave		MT 6-6					30-90		2025-0186	n/a		machine test	historic	Butchered (shallow cut) bone
25-Stantec-JG-01	T -F-52	940 Fraser Ave		MT 6-6					30-90		2025-0186	n/a		machine test	historic	Butchered (shallow cut) bone
25-Stantec-JG-01	T -F-53	940 Fraser Ave		MT 6-6					80		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-54	940 Fraser Ave		MT 6-6					90-140		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-55	940 Fraser Ave		MT 7-7					100-140		2025-0186	n/a		machine test	historic	Butchered (sawn) bone
25-Stantec-JG-01	T -F-56	940 Fraser Ave		MT 8-8					104-150		2025-0186	n/a		machine test	faunal remains	
25-Stantec-JG-01	T -F-57	940 Fraser Ave	ST13						60-70		2025-0186	n/a		shovel test	faunal remains	
25-Stantec-JG-01	T -F-58	940 Fraser Ave	ST2						n/a		2025-0186	n/a		shovel test	faunal remains	
25-Stantec-JG-01	T -F-59	940 Fraser Ave	ST2						n/a		2025-0186	n/a		shovel test	faunal remains	

Type	Sub-type	Object state	Technique of manufacture	Material	Sub-material	Length (mm)	Width (mm)	Thickness (mm)	Weight (g)	Quantity	Description of artifact; Comments	Catalogued by (initials)
fragment		n/a	n/a	clay		24.4	6.5	7.1	1.5	1	white clay smoking pipe stem fragment; cylindrical stem with central hole; hole is 1.9mm in diameter	LCC
fragment		N/A	N/A	clay		19.7	6.7	7	1.3	1	white clay smoking pipe stem fragment; cylindrical stem with central hole; hole is 1.9mm in diameter	LCC
retouched cobble	convex	complete	chipped	stone	unknown metamorphic	138	90.8	44.8	906.8	1	unifacial, acute	LCC
retouched cobble	symmetric	complete	chipped	stone	sandstone	99.9	116.9	57.5	1031.2	1	unifacial, steep	LCC
miscellaneous metal		complete	stamped	metal	steel	123.88	73.97	28.05	914.8	1	stamped and rivetted padlock, heavily corroded	AH
container		broken	molded	glass	dark olive	various	various	various	65.73 (total)	2	1 body shard, 1 applied brandy finish with partial neck	AH
container		broken	molded	glass	dark olive	71.86	36.28	28.09	18.2	1	basal shard, embossed "...SIX..."	AH
construction material		broken	cut	metal	iron	39.51	4.16	4.02	3.6	1	tip and shank fragment	AH
construction material		complete	cut	metal	iron	58.17	9.06	8.45	3.1	1	welded head, complete	AH
construction material		broken	cut	metal	iron	58.17	9.06	8.45	3.1	1	head and shank fragment, welded head	AH
		incomplete	n/a	faunal	elk	n/a	n/a	n/a	n/a	1	right hind limb, half	BW
fragment		incomplete	n/a	faunal	undetermined mammal (la	n/a	n/a	n/a	n/a	1	unidentified fragments	BW
		incomplete	n/a	faunal	domestic cow	n/a	n/a	n/a	n/a	1	molar/ premolar, skull/ mandible, fragment	BW
		incomplete	n/a	faunal	undetermined mammal (la	n/a	n/a	n/a	n/a	2	1, 2-pc refit; unidentified fragments	BW
		complete	n/a	faunal	domestic pig	n/a	n/a	n/a	n/a	1	Sub-adult; lower molar? left mandible, effectively complete, whole bone	BW
fragment		incomplete	n/a	faunal	black-tailed deer	n/a	n/a	n/a	n/a	1	refit with F-50; Tibia, right hind limb, medial shaft	BW
bone wedge	worked	complete	n/a	faunal	ungulate (large)	n/a	n/a	n/a	n/a	2	worked: striated and shaped likely an elk bone wedge; refits (n = 3 pc) with other portion in the bag and a specimen from same test (190-210 cm; artifact number F-49). Two worked pieces, one from 120-190 cm bs, the second from 190-210 cm bs. Third piece that refits is F-49, not worked and found between 60-120 cm bs.	BW
fragment		incomplete	n/a	faunal	undetermined mammal (la	n/a	n/a	n/a	n/a	1	unidentified fragments	BW
fragment		incomplete	n/a	faunal	cow or elk	n/a	n/a	n/a	n/a	1	multiple shallow cut marks; scapula, right front limb, proximal fragment	BW
		incomplete	n/a	faunal	undetermined mammal (la	n/a	n/a	n/a	n/a	3	1, 3 pc refit; unidentified fragments	BW
		incomplete	n/a	faunal	domestic cow	n/a	n/a	n/a	n/a	1	deteriorated but possibly sawn cut; Radius, left front limb, distal shaft fragment	BW
fragment		incomplete	n/a	faunal	ungulate (large)	n/a	n/a	n/a	n/a	1	2 pc refit; Femur, hind limb, distal fragment	BW
		incomplete	n/a	faunal	undetermined mammal	n/a	n/a	n/a	n/a	1	unidentified fragments	BW
		incomplete	n/a	faunal	undetermined mammal	n/a	n/a	n/a	n/a	1	unidentified fragments	BW
		incomplete	n/a	faunal	undetermined mammal	n/a	n/a	n/a	n/a	4	in poor condition; unidentified fragments	BW
		incomplete	n/a	faunal	cervid	n/a	n/a	n/a	n/a	1	antler skull, incomplete fragment	BW

Appendix C Faunal Report

Pacific Identifications Inc.
6011 Oldfield Rd., R.R. 3,
Victoria BC, V9E 2J4

September 19, 2025
File: 123222943.5

Amanda Ronning-Sammet, MA
Bioarchaeologist
Stantec Consulting Inc.
11-2042 Mills Road, Sidney BC V8L 5X4
250-661-2670
Amanda.Ronning-Sammet@stantec.com

Hello Amanda Ronning-Sammet,

Re: Faunal Identification Results for the Archaeological Site, 25-Stantec-JG-01 (Permit 2025-0186).

Pacific Identifications Inc. was contacted by Stantec Consulting Inc. to identify faunal remains collected under permit 2025-0186, from 940 Fraser Avenue in Hope, BC. Faunal remains were collected during mechanical and hand testing as part of an archaeological impact assessment which resulted in a newly recorded archaeological site, 25-Stantec-JG-01.

Submitted faunal samples consisted of 15 bags of specimens from seven machine tests (MT1-1, MT2-2, MT3-3, MT4-4, MT6-6, MT7-7 and MT8-8) and two shovel tests (ST2 and ST13) and were recovered from depths ranging from 30 cm to 210 cm below surface (cmbs).

Seonaid Duffield identified fauna to the most precise taxonomic category using the zooarchaeological comparative collection at the University of Victoria.

The small faunal assemblage (n = 22) contains exclusively mammal remains (Table 1). Faunal results are described below, followed by a brief interpretation of results. For additional information, see Appendix A: Detailed List of Faunal Identification by Provenience and Appendix B: Natural History Notes (by Becky Wigen).

Table 1. List of mammal remains identified from newly recorded site, 25-Stantec-JG-01.

Common Name	***Scientific Name***
Black-tailed deer	*Odocoileus hemionus*
Cow or elk	Bos\Cervus sp.
Elk	*Cervus elaphus*
Domestic cow	*Bos taurus*
Domestic pig	*Sus scrofa*
Cervid	Cervidae
Ungulate (large)	Artiodactyla (large)
Undetermined mammal (large)	Mammalia
Undetermined mammal	Mammalia

Results

Undetermined large mammal remains were the most abundant category of fauna with a total number of specimens present (NSP) of seven, followed by undetermined mammal (*n* = 6), domestic cow and large ungulate (*n* = 2 each), and black-tailed deer, cervid, cow or elk, domestic pig and elk (*n* = 1 each). The presence of domestic species (i.e., cow and pig) and/or sawn cut mammal bone were noted in MT2-2, MT3-3, MT6-6 and MT7-7 and included five specimens. Most tests contained remains typically found within a pre-AD 1846 or protohistoric site context. For example, fauna from MT4-4 included a deer tibia with shallow cut marks and a worked, large ungulate bone artifact (possibly an elk bone wedge formed from a metapodial) consisting of two pieces that refit and were recorded from different depths (MT4-4, 120 cm – 190cm and 190 cm – 210 cm). See Table 2 for fauna recorded from 25-Stantec-JG-01 listed in descending order of NSP.

Table 2. Table showing list of taxa in descending order of NSP.

Common Name	**NSP**
Undetermined mammal (large)	7
Undetermined mammal	6
Domestic cow	2
Ungulate (large)	2
Black-tailed deer	1
Cervid	1
Cow or elk	1
Domestic pig	1
Elk	1
Total NSP	***22***

Interpretations

Despite the small size of the 25-Stantec-JG-01 faunal assemblage, results show site occupants had an exclusive preference for mammals. Domestic and sawn cut remains, indicating the presence of historical disturbance, are present in at least four machine tests. However, most of the fauna could be from deposits containing pre-contact archaeological sediments. One, previously unidentified large ungulate bone artifact was recorded from two separate depths from within MT4-4.

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This concludes the faunal identification results for newly recorded archaeological site, 25-Stantec-JG-01 located at 940 Fraser Avenue in Hope, BC. If you have any questions regarding the results, please contact Becky Wigen (beckywpacid@gmail.com) or me, Seonaid Duffield.

Kindly,

Seonaid Duffield, MA, RPA
seonaid.e.duffield@gmail.com

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Appendix A: Detailed Identification List

Test	Depth (cmbs)	Common Name	Species Name	Confidence	Element	Body part	Side	Portion	Part	Condition	NSP	Comments
MT1-1	60-130	Elk	*Cervus elaphus*	ID 100% certain to family only, gen./sp.tent.	Calcaneus	Hind limb	Right	incomplete	half		1	
MT2-2	30-100	Undetermined mammal (large)	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment	Butchered (sawn)	1	
MT2-2	100-170	Domestic cow	*Bos taurus*	ID 100% certain to species	Molar/ Premolar	Skull/ Mandible	Unknown	incomplete	fragment		1	
MT3-3	50-110	Undetermined mammal (large)	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment		2	1 2-pc refit
MT3-3	110-180	Domestic pig	*Sus scrofa*	ID 100% certain to species	Lower molar	Mandible	Left	effectively complete	whole bone		1	Sub-adult
MT4-4	60-120	Black-tailed deer	*Odocoileus hemionus*	ID 100% certain to species	Tibia	Hind limb	Right	medial shaft	fragment	Butchered (shallow cut)	1	
MT4-4	120-190	Ungulate (large)	Artiodactyla (lg)	ID certain to this group of families	Metapodial	Limb, undet.	Unknown	incomplete	fragment	Artifact	1	worked: striated and shaped likely an elk bone wedge; refits (n = 3 pc) with other portion in the bag AND a specimen from same test (190-210 cm)
MT4-4	190-210	Ungulate (large)	Artiodactyla (lg)	ID certain to this group of families	Metapodial	Limb, undet.	Unknown	incomplete	fragment	Artifact	n/a (see above)	worked: striated and shaped likely an elk bone wedge; refits (n = 3 pc) with other portion in the bag AND a specimen from same test (190-210 cm)
MT6-6	30-90	Undetermined mammal (large)	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment	Butchered (shallow cut)	1	

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Test	Depth (cmbs)	Common Name	Species Name	Confidence	Element	Body part	Side	Portion	Part	Condition	NSP	Comments
MT6-6	30-90	Cow or elk	*Bos\Cervus* sp.	ID certain to this group of families	Scapula	Front limb	Right	proximal	fragment	Butchered (shallow cut)	1	multiple shallow cut marks
MT6-6	80	Undetermined mammal (large)	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment		3	1-3 pc refit
MT6-6	90-140	Domestic cow	*Bos taurus*	ID 100% certain to species	Radius	Front limb	Left	distal shaft	fragment		1	deteriorated but possibly sawn cut
MT7-7	100-140	Ungulate (large)	Artiodactyla (lg)	ID 100% certain to family only, gen./sp.tent.	Femur	Hind limb	Unknown	distal	fragment	Butchered (sawn)	1	2 pc refit
MT8-8	104-150	Undetermined Mammal	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment		1	
ST13	60-70	Undetermined Mammal	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment		1	
ST2	n/a	Undetermined Mammal	Mammalia	n/a	Unidentified fragments	Unidentified	Unknown	incomplete	fragment	Poor	4	
ST2	n/a	Cervid	Cervidae	ID 100% certain to family only, gen./sp.tent.	Antler	Skull	Unknown	incomplete	fragment		1	
										Total NSP	***22***	

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Appendix B: Natural History Notes (By Becky Wigen)

Coastal mule or Columbian black-tailed deer *Odocoileus hemionus*

Coast deer are permanent residents of the area. The coastal mule deer belong to the Columbian black-tailed deer subspecies (*O. h. columbianus*). Columbian black-tailed deer occupy a wide array of habitats, but prefer mixed forest, with some heavy forest cover as well as more open and edge areas (Shackleton 1999: 139-140). These deer are usually found in family groups, although sex specific small herds may form. Deer populations have benefited by logging and clearing activities and their populations may be higher today than in the past (ibid: 146). These are medium sized mammals weighing about 50 kg.

Elk *Cervus canadensis*

There are two sub-species of elk in BC; Roosevelt (*Cervus canadensis roosevelti*) and Rocky Mountain (*C. c. nelsoni*). Roosevelt elk inhabit Vancouver Island, areas of the lower mainland near Sechelt and Powell River and south to northern California (Shackleton 1999: 109). Rocky Mountain elk are found in the BC interior particularly in the southeast, with one population in the Princeton area (ibid: 106). Shackleton, who is dealing with current populations, shows no elk in the region of the site. However, Cowan and Guiguet (1978: 361-362) indicate “it formerly occupied the deciduous forest areas of the Fraser River…It was exterminated on the mainland by natural causes at least 100 years ago”. Roosevelt elk inhabit heavily forested areas, while Rocky Mountain elk inhabit grasslands and open forests (Shackleton 1999: 99-100). Considering all this information it seems likely the elk found in this site are Roosevelt elk. Roosevelt elk are the biggest subspecies in North America, weighing from 300 kg (males) to 260 kg (females). Elk congregate in herds, especially females and juveniles. Seasonal movement from lower elevation valleys in the winter to higher elevations in the summer is possible, but not all animals or populations move seasonally (ibid: 99-100).

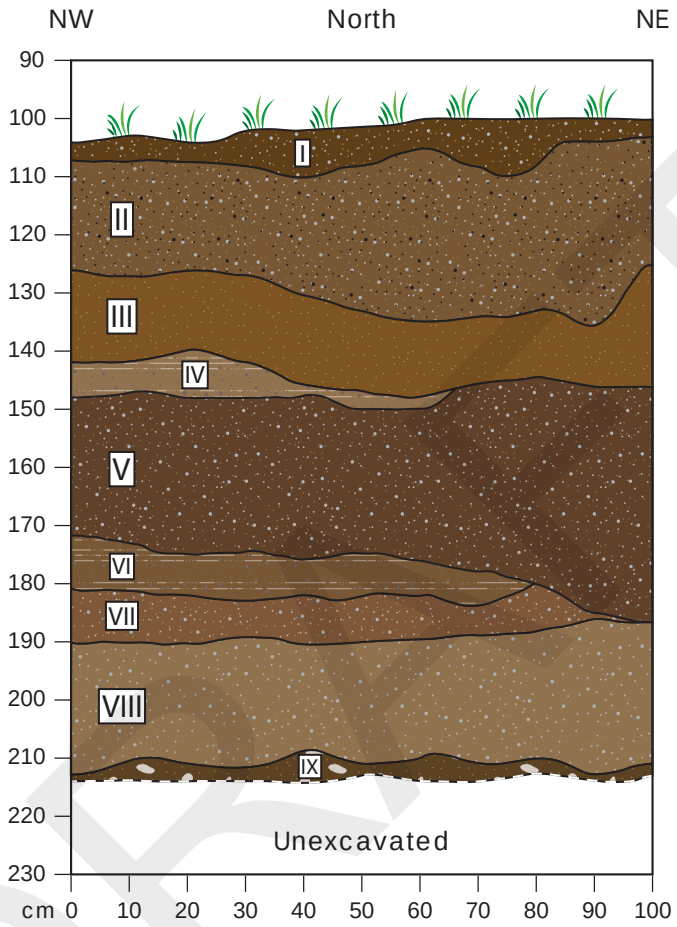
Pacific Identifications Inc.
6011 Oldfield Rd., R.R. 3,
Victoria BC, V9E 2J4

References

Cowan, Ian McTaggart and C. J. Guiget 1965 *The Mammals of British Columbia*. Handbook 11. British Columbia Provincial Museum, Victoria.

Shackleton, David 1999 *Hoofed mammals of British Columbia*. Mammals of British Columbia, Volume 3. Royal British Columbia Museum, Victoria.

Appendix D Digitized Profiles



Legend

- Surface after machine stripping of disturbed layer.
- I - Dark yellow brown sandy silt (disturbed).
- II - Dark yellow brown silty sand with charcoal (disturbed/intact).
- III - Dark yellow brown sand (intact).
- IV - Yellow brown silty clay (intact).
- V - Dark brown silty sand (intact).
- VI - Dark yellow brown silty clay (intact).
- VII - Brown sandy silt (intact).
- VIII - Yellow brown silty sand (intact).
- IX - Brown coarse sand with 30% subrounded to rounded gravels and 10% subrounded to rounded cobbles (riverbed).
- Poorly defined boundary.

0 10 20 centimetres

1:13 (At original document size of 8.5x11)

Stantec

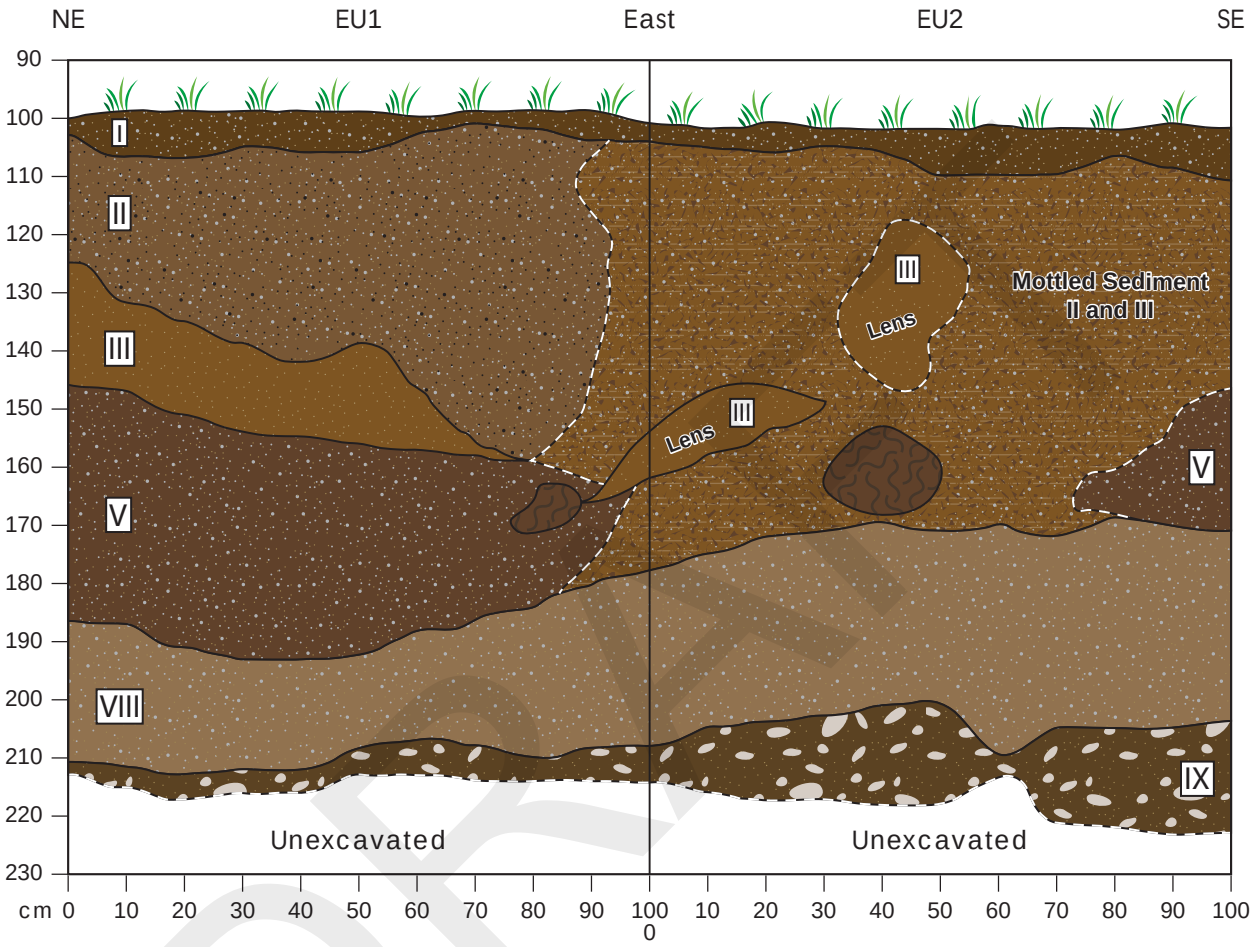
Project Number 123222943
Prepared by LCiccone-Coulson on 20251120
Requested by IErdevicki on 20251114
Checked by xxxx on 2025xxxx

Client/Project/Report
2025-0186: Interim Report — Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Archaeological Site: 25-Stantec-JG-001
Date: November 8, 2025

Figure No.
D.1

Title
EU1 North Wall Profile



Legend

Surface after machine stripping of disturbed layer.

I - Dark yellow brown sandy silt (disturbed).

II - Dark yellow brown silty sand with charcoal (disturbed/intact).

III - Dark yellow brown sand (intact).

V - Dark brown silty sand (intact).

VIII - Yellow brown silty sand (intact).

IX - Brown coarse sand with 30% subrounded to rounded gravels and 10% subrounded to rounded cobbles (riverbed).

Mottled sediment II and III.

Decaying root; very soft; darker brown stain.

Poorly defined boundary.

0 10 20 centimetres

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Stantec

Project Number 123222943
Prepared by LCiccone-Coulson on 20251120
Requested by IErdevicki on 20251114
Checked by xxxx on 2025xxxx

Client/Project/Report
2025-0186: Interim Report — Archaeological Impact Assessment of the Proposed Hope CN Station Relocation Project in Hope, BC

Archaeological Site: 25-Stantec-JG-001
Date: November 8, 2025

Figure No.
D.2

Title
EU1 and EU2 East Wall Profile

With every community, we redefine what's possible.

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec Consulting Ltd.
500-4515 Central Boulevard
Burnaby BC V5H 0C6
stantec.com

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: 5 October 2025 **FILE:** 810-20 (Station Hse)

SUBMITTED BY: Chief Administrative Officer

MEETING DATE: 14 October 2025

SUBJECT: Station House Archeological Update and Funding Decision

PURPOSE:

To update Council on recent archeological findings at the Station House site and seek direction on project continuation and funding implications. A negative decision on this issue would result in a project halt and failure.

RECOMMENDATION:

Recommended Resolution:

THAT Council endorses the continuation of the Station House development project as presented by the Tashme Historical Society;

AND THAT Council endorses a further $73,413.96 be allocated from the Station House Reserve to cover these newly identified additional archeological costs;

AND FURTHER THAT Council acknowledges that further archeological costs could be incurred dependent upon any further archeological materials that are found.

Or:

THAT Council does not endorse the continuation of the Station House development as presented by the Tashme Historical Society, as the newly presented archeological costs will raise the District's costs unacceptably high for this project.

ANALYSIS:

A. Rationale:

After receiving the archeological permit on 14 June 2025, on site work was conducted as required for the development process to continue. On 28 August 2025, the District received an update from Stantec Consulting with regard to the Archeological Impact Assessment (AIA). This update was provided to Tashme and a meeting was held with Ryan Ellen at District Hall on 10 September 2025. At that time the Mayor and CAO discussed Statec's advice and request for a change order with Ryan.

Stantec's advice and request are based on archeological discoveries on-site. Stantec states that additional costs are anticipated to be incurred as deeply buried, potentially intact archaeological sediments were encountered in three of the machine tests. The excavation of a series of evaluative units is required to better understand these site deposits to inform the District as the client, the Archaeology Branch, and Indigenous groups. Furthermore, additional machine testing is proposed to better define the site boundary on the property. The original proposal submitted on January 27, 2025 assumed four days of field work would be needed to carry out the Archeological Impact Assessment (AIA). Those days have been used and additional field work days are needed to carry out the evaluative unit excavation and additional machine testing.

Stantec's scope of work for the Project to-date has involved the following tasks:

• Heritage Conservation Act (HCA) permitting for AIA phase (complete)
• Safety and pre-field planning (complete)
• Indigenous liaison (on-going)
• Archaeological impact assessment field work (ongoing shovel and machine testing; incomplete)
• Reporting (on-going; incomplete)

Stantec understands that avoidance of archaeological deposits is likely not feasible. Therefore, an HCA Section12.4 alteration permit will be required prior to proceeding with the construction phase. *However, and this is key, field work efforts associated with the construction phase are not included as the level of effort will depend on the results of the AIA and final design plan.*

Timelines for HCA permit issuance vary significantly, ranging from a few months to up to a year. For reference, the HCA Section 12.2 inspection permit (2025-0186), which authorized the AIA program, took approximately four months from submission to issuance. A similar timeline is anticipated for the Section 12.4 alteration permit.

The schedule for the additional work is as follows:

Table 1 Key Tasks and Milestones

Key Tasks	Anticipated Delivery Date
Pre-field/health and safety preparation	Prior to commencement of field work
AIA field work	Within two weeks following the District's approval of this change order
Reporting	Four to six weeks following finishing AIA field work
HCA Section 12.4 alteration permit and SHIP permit submission	Concurrent with AIA report submission to the Archaeology Branch and Indigenous groups.

The detailed outline of the estimated fees are found attached (within the Change Order 1 document). This change order, as a result of what has already been found, proposes an additional charge of $73,413.96. Should this amount be approved, it will move the project forward into a construction phase.

What remains key to Council's decision is its financial risk tolerance (related to hard to estimate archeological work) versus the community benefits gained by completing the project as envisioned.

District discussions with Tashme indicate their belief that from their perspective, the project is not viable if the original full basement is not provided for. With this in mind, and knowing that at least an additional $73,413.96 is required (and likely higher with a basement); does Council want to proceed?

Archeological costs and time required could be reduced significantly if a basement were eliminated from the development. However, for the District in particular this too would have knock on effects regarding museums artefact storage, AdvantageHOPE office space, and the upcoming Facilities Master Plan.

The pros and cons related to Council decisions in this case are presented below:

	Pros	Cons	Remarks
Proceed	Meets cultural expectations of a significant portion of the community and other stakeholder groups	Some in the community view the project as not necessary and funds should be used elsewhere.	
	Supports Tashme's development as proposed to move forward	Will keep the project moving as envisioned	
	Proceeds with the anticipated enhancement of tourism and economic development attraction efforts		
	Does not result in the nullification of	Any exact future archeological	Remaining Station House Reserve funds

	past effort and sunk costs getting the development to this stage	costs cannot be accurately estimated	may well cover any additional costs

	Pros	Cons	Remarks
Halt	Eliminates immediate additional archeological costs as identified thus far	Will very likely cause Tashme to abandon the project. Roughly $300,000 already spent from their grant funding. Rest would be returned	Will result in the District picking up the pieces and having to decide on both the site and building's future
		Will disappoint the anticipated enhancement of tourism and economic development attraction efforts. May lead to the District's credibility being questioned	
		Will result in the nullification of past effort and sunk costs getting the development to this stage	Should the District proceed alone, all further development costs its own responsibility
		The District will be left with a site requiring additional archeological work regardless of	

		development to occur	
		Site will have reduced value if offered for sale due to presence of archeological materials	

B. Attachments:

Change Order 1 – Stantec Consulting Services dated 28 August 2025

C. Strategic Plan Objectives:

The funding and executing the necessary archeological permitting process supports the Council Resolution to move and allow operation of the Station House on the Water Avenue site. Also achieves strategic asset goals of hosting visitors info centre, museum, and AdvantageHOPE offices in the Station House rather than finding/building an alternate location or locations.

D. History:

An amount of up to $100,000 was already allocated on 10 February 2025 from the Infrastructure Reserve for project archeological work.

E. Resources:

Continued use of a contracting consultant to undertake this specialized permitting process and field work on our behalf.

F. Budget Implications

An additional $73,413.96 to be sourced from the Station House Reserve. The Station House Reserve has a remaining $168,262 unallocated balance that could be used for archeological or other purposes.

Prepared by:

Original Signed by John Fortoloczky
John Fortoloczky
Chief Administrative Officer

Stantec

Stantec Consulting Ltd.
11-2042 Mills Road,
Sidney BC V8L 5X4

August 28, 2025

123222943

Attention: Kevin Dicken
Director of Operations/Deputy Chief Administrative Officer
District of Hope
T: 604-869-2333
E: kdicken@hope.ca

Dear Kevin,

Reference: Change Order 1 – Additional Archaeological Services to finish the Archaeological Impact Assessment at 940 Water Ave, Hope, British Columbia

The following outlines Stantec Consulting Ltd.'s (Stantec's) proposed additional archaeological services to finish the archaeological impact assessment (AIA) to support the relocation of the Hope Station House building to 940 Water Ave in Hope (the Project). Stantec's scope of work for the Project to-date has involved the following tasks:

- *Heritage Conservation Act* (HCA) permitting for AIA phase (complete)
- Safety and pre-field planning (complete)
- Indigenous liaison (on-going)
- Archaeological impact assessment field work (ongoing shovel and machine testing; incomplete)
- Reporting (on-going; incomplete)

Additional costs are anticipated to be incurred as deeply buried, potentially intact archaeological sediments were encountered in three of the machine tests. The excavation of a series of evaluative units is required to better understand these site deposits to inform you as the client, the Archaeology Branch, and Indigenous groups. Furthermore, additional machine testing is proposed to better define the site boundary on the property. The original proposal submitted on January 27, 2025 assumed four days of field work would be needed to carry out the AIA. Those days have been used and additional field work days are needed to carry out the evaluative unit excavation and additional machine testing. The scope, schedule and opinion of probable cost for that work is included herein.

1 Scope of Work

The proposed scope of archaeological work for the Project consists of the following and is subject to the assumptions presented below:

- **Pre-Field/Health and Safety Preparation:** Prior to field work, Stantec will engage with Indigenous groups to confirm and coordinate field work participation. Stantec will review and update the safety plan to be reviewed and followed by all workers engaged in the AIA.

- **Field work**: Field work will consist of the excavation of three - 1 x 2 m evaluative units and approximately 3 – 5 additional machine tests. Field work is anticipated to require six (12 hour) days by a crew consisting of one archaeological Field Director, two Stantec archaeologists, and two local Indigenous representatives. Additionally, three days have been allocated for a senior Field Director to provide appropriate oversight and guidance in the field, given the potential complexities of the site.
- **HCA permitting**: Stantec understands that avoidance of archaeological deposits is likely not feasible. Therefore, an HCA Section12.4 alteration permit will be required prior to proceeding with the construction phase. As requested by the District, efforts related to the preparation of an HCA Section 12.4 alteration permit are included herein. However, field work efforts associated with the construction phase are not included as the level of effort will depend on the results of the AIA and final design plan. In addition, Stantec will prepare and submit applications for a Stó:lō Resource and Research Management Centre Heritage Investigation Permit (SHIP).

  Please note that timelines for HCA permit issuance vary significantly, ranging from a few months to up to a year. For reference, the HCA Section 12.2 inspection permit (2025-0186), which authorized the AIA program, took approximately four months from submission to issuance. A similar timeline is anticipated for the Section 12.4 alteration permit.

2 Schedule

A preliminary schedule for key tasks associated with the additional archaeological services related to the AIA are outlined in Table 1. If needed, a more detailed schedule will be developed.

Table 1 Key Tasks and Milestones

Key Tasks	Anticipated Delivery Date
Pre-field/health and safety preparation	Prior to commencement of field work
AIA field work	Within two weeks following the District's approval of this change order
Reporting	Four to six weeks following finishing AIA field work
HCA Section 12.4 alteration permit and SHIP permit submission	Concurrent with AIA report submission to the Archaeology Branch and Indigenous groups.

Reference: **Change Order 1 – Additional Archaeological Services to finish the Archaeological Impact Assessment at 940 Water Ave, Hope, British Columbia**

3 Assumptions

The proposed scope of work and opinion of probable cost assumes the following:

- Archaeology Branch requirements will align with the scope of archaeological services outlined herein.
- Six 12-hour days (inclusive of travel) will be required for one Stantec Field Director and two Stantec archaeologists to complete AIA field work.
- Three 12-hour days (inclusive of travel) will be required for one Stantec Senior Field Director to support the archaeology crew in completion of AIA field work.
- Six 12-hour days (inclusive of travel) for two Indigenous representatives to participate in AIA field work. Should Indigenous groups request a greater level of participation, we will contact you to discuss potential cost implications.
- The testing program will consist of excavation of evaluative units and machine (e.g., mini-excavator, backhoe) testing.
- Costs for a machine and an operator are not included, as it is assumed the District of Hope will be able to provide the machine support.
- The Indigenous group participants will be based locally, and no accommodation costs or per diem will be associated with their mobilization.
- Additional costs for reporting and analysis are not included herein, as it is assumed the additional field work efforts can be accommodated within the existing remaining budget. If this additional field work yields a high cultural return that necessitates reporting efforts beyond the current scope, Stantec will submit a change order to the District for the additional efforts.
- No human remains will be encountered—if human remains are encountered, work will cease until the District of Hope, the Archaeology Branch, and the relevant Indigenous groups have been notified and a plan agreeable to these parties has been formulated. Costs associated with the development and implementation of such a plan are not included in this estimate.
- The crew will have safe and unrestricted access for inspection throughout the Project area.
- Estimated costs and efforts for the construction phase of work are not included herein but will be presented in a change order upon finishing the AIA.

Please note that the schedule for completing the assessment may be affected by factors beyond our control including cultural return and/or complexity of identified site deposits, inclement weather, etc. Any changes in schedule, scope or anticipated costs will be discussed with the District and approved prior to proceeding with work. Of course, if time and effort are less than anticipated (outlined in Table 2 to Table 4 below), corresponding costs will be lower.

Reference: **Change Order 1 – Additional Archaeological Services to finish the Archaeological Impact Assessment at 940 Water Ave, Hope, British Columbia**

4 Closure

We are prepared to begin with the pre-field work preparations upon your approval. We look forward to the opportunity of assisting you in addressing the archaeological requirements for this project. If you agree to the scope of work and estimate outlined here, please sign and return via email to Hayley.Bond@stantec.com at your earliest convenience.

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

Regards,

Stantec Consulting Ltd.

Bond, Hayley Digitally signed by Bond, Hayley Date: 2025.08.28 05:43:41 -07'00'

Hayley Bond BA, RPCA
Principal, Senior Archaeologist
Phone: 250-507-9754
Hayley.Bond@stantec.com

stantec.com

Reference: **Change Order 1 – Additional Archaeological Services to finish the Archaeological Impact Assessment at 940 Water Ave, Hope, British Columbia**

Table 2 Outline of Estimated Fees

Activity	Resource	Hours	Rate/Hour ($)	Total ($)
Project Management	Project Manager	24	175.00	4,200.00
HCA and Indigenous Permit Applications	Archaeologist – Field Director	12	161.00	1,932.00
	GIS/figure production	12	146.00	1,752.00
	Quality review	6	165.00	990.00
	Independent review	4	209.00	836.00
Health and Safety, Logistics, Field Mobilization	Archaeologist – Field Director	6	161.00	966.00
	Archaeologist	4	138.00	552.00
AIA Field Work and Travel	Archaeologist – Senior Field Director	36	209.00	7,524.00
	Archaeologist – Field Director	72	161.00	11,592.00
	Archaeologist x 2	144	138.00	19,872.00
Estimated Fees:				**$50,216.00**

Table 3 Outline of Estimated Disbursements

Disbursement	Details	Total ($)
Flat Rate Disbursement	6% on estimated fees	3,012.96
SRRMC SHIP application	Heritage Permit fee	400.00
Indigenous Representative - SRRMC	$1,125/day x 6 days	6,750.00
Indigenous Representative	$85/hour x 6 days	6,120.00
Indigenous Representative Truck Rental	$150/day x 6 days x 2 trucks	1,800.00
Truck Rental	$150/day x 6 days	900.00
Accommodation	$150/night x 5 nights for 3 people + 2 nights for 1 person	2,550.00
Per Diem	$65/day x 6 days for 3 people + 3 days for 1 person	1,300.00
Archaeology Kit	$50/day x 6 days	300.00
Total Estimated Disbursements:		**$23,197.96**

Table 4 Total Estimated Costs for Project

Total Estimated Fees	**$50,216.00**
Total Estimated Disbursements	**$23,197.96**
Grand Total of Costs for Project (Fees and Disbursements):	**$73,413.96**

Reference: **Change Order 1 – Additional Archaeological Services to finish the Archaeological Impact Assessment at 940 Water Ave, Hope, British Columbia**

Table 5 Total Estimated Costs for Project

Previously Approved Project Budget	**$78,517.36**
Change Order 1	**$73,413.96**
Updated Total Probable Project Costs (excluding taxes):	**$151,931.32**

By signing this proposal, Kevin Dicken authorizes Stantec to proceed with the services herein described.

This proposal is accepted and agreed on the _____ day of August, 2025.

Per: District of Hope

Kevin Dicken, Deputy Chief Administrative Officer _____

Print Name & Title Signature

DISTRICT OF HOPE

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 18, 2026 **FILE:** 1970-08

SUBMITTED BY: Mike Olson, CPA, CA

MEETING DATE: February 23, 2026

SUBJECT: Parcel Tax Roll Review Panel

PURPOSE:

To establish a review panel for the Water Parcel Tax.

RECOMMENDATION:

THAT Council establish a Parcel Tax Roll Review Panel pursuant to Section 204 of the *Community Charter* for the purpose of authenticating the roll and considering any complaints respecting the Parcel Tax Bylaw related to the 753 Water Amalgamation Project; and

FURTHER THAT Council appoint at least three members of Council to the Parcel Tax Roll Review Panel; and

FURTHER THAT Council direct Staff to schedule a meeting of the Parcel Tax Roll Review Panel on April 20, 2026 at 7:00 p.m.; and

FURTHER THAT Council direct Staff to proceed with notification of the meeting in accordance with Section 94 of the *Community Charter*.

ANALYSIS:

The District is establishing a Water Parcel Tax for the 753 Water Amalgamation project. One of the requirements for establishing a parcel tax is to establish a parcel tax roll review panel.

Section 204 of the *Community Charter* outlines the requirements of the parcel tax roll review panel as follows:

(a) appoint at least 3 persons as the members of the parcel tax roll review panel,
(b) establish the time and, if applicable, place for the sitting of the panel,
(c) determine whether the sitting will be conducted by means of electronic or other communication facilities, and
(d) publish notice of the sitting in accordance with section 94 *[public notice]*.

The purpose of the parcel tax roll review panel is to hear complaints and make corrections based off of complaints heard. Complaints can only be heard based on the following criteria:

(a) there is an error or omission respecting a name or address on the parcel tax roll;
(b) there is an error or omission respecting the inclusion of a parcel;
(c) there is an error or omission respecting the taxable area or the taxable frontage of a parcel;
(d) an exemption has been improperly allowed or disallowed.

One requirement of hearing complaints is that the parcel tax must be received in writing.

Prepared by:

Original Signed by Mike Olson
Mike Olson
Director of Finance

Approved for submission to Council:

Original Signed by John Fortoloczky
John Fortoloczky
Chief Administrative Officer

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 18, 2026 **FILE:** LDP 03/26- DVP

SUBMITTED BY: Benjamin Carr, Planner I

MEETING DATE: February 23, 2026

SUBJECT: Development Variance Permit Application at 21301 Lakeview Crescent

PURPOSE:

To obtain Council approval for a Development Variance Permit for 21301 Lakeview Crescent to increase the maximum floor area of the detached accessory dwelling unit permitted on the property.

RECOMMENDATION:

THAT Council approve the following Zoning Bylaw variances for 21301 Lakeview Crescent to enable the preservation of the existing dwelling unit on the property:

- Part 8.9.1 e to increase the maximum floor area of a detached accessory dwelling unit from 70 m^2 to 135 m^2.

BACKGROUND:

Applicant (Owner):	Zayn Jaffer & Caroline Bilesky
Applicant (Agent):	Trace Wisse
Civic Address:	21301 Lakeview Crescent
PID Number:	009-742-026
OCP Designation:	Urban/Suburban Residential
DPA:	Geotechnical Hazard DPA
Zoning:	Small-Scale Multi-Unit Housing (RS-1)
Lot Area:	1,282.9 m^2 (13,809 ft^2) [BC Assessment]
Site Description:	The subject property is a single-family lot that borders Kawkawa Lake to the North. There is a ~135 sq.m house in the northern portion of the property.
Neighbourhood Character:	The surrounding area is one family residence of varying design and age on the east and west and south.

Surrounding Uses:	North: Kawkawa Lake
	South: One family residence (Zoned RS-1)
	East: One family residence (Zoned RS-1)
	West: One family residence (Zoned RS-1)

ANALYSIS:

Proposal

The applicant is proposing to construct a new single-family home on the property. As an existing single-family dwelling with a floor area of 135 m² is already present, the applicant is requesting a Development Variance Permit to increase the maximum floor area for detached accessory dwelling unit from 70 m^2 to 135 m² and enable the retention of the existing dwelling.

This variance is required as once the new principal dwelling is constructed, the existing dwelling would become the accessory dwelling unit and be restricted to a maximum floor area of 70 m^2. This variance would apply only to the pre-existing dwelling and would not permit any future or additional detached accessory dwelling units of this size on the property.

The applicant has provided the following rationale in support of the variance request:

- This dwelling is still in good condition, can be further used by the property owners, and is located on the rear of the lot.

- Removal of the building, which is located within 30 metres of the high-water mark, could negatively impact the riparian area and may require additional environmental remediation, resulting in increased costs to the property owner.

- The floors of the existing building are approximately 71.4 m². and 61.7 m², resulting in a building footprint that is comparable to what could be constructed under current accessory dwelling unit regulations.

- The lot is sloped, and existing structure has no visual impact from the street.

Staff Recommendation

Staff recommend that Council approve the proposed variance. Retaining the existing dwelling contributes to increased housing supply and diversity in the community, preserves a home that remains in good condition, and avoids the environmental impacts associated with demolishing a structure located within a riparian area.

These considerations align with the following Official Community Plan policies:

1. Residential Land and Housing Policy No. 5.2.1.1 In areas designated Urban/Suburban Residential, encourage rezoning and development that increases housing diversity, affordability, and accessibility by supporting and prioritizing multifamily residential development near transit, services and public amenities.

2. Natural Areas and Environmental Protection Policy No. 11.2.1.2 Consider environmental issues when reviewing development proposals, including impervious surface coverage, access, servicing impacts, maintenance costs, wildlife corridors, wildfire forest breaks and environmental and habitat preservation, including replacement of vegetation cleared for development, drainage courses, and impact to ecosystems.

Notification

Property owners within 50 m of the subject lands were sent notification of the variance request on February 13, 2026 as required by the *District of Hope Application Procedures Bylaw No. 1595, 2025.*

Budget Implications:

None. The applicant has paid the required fees.

Attachments:

- Location Map
- Site Plan
- Site Section

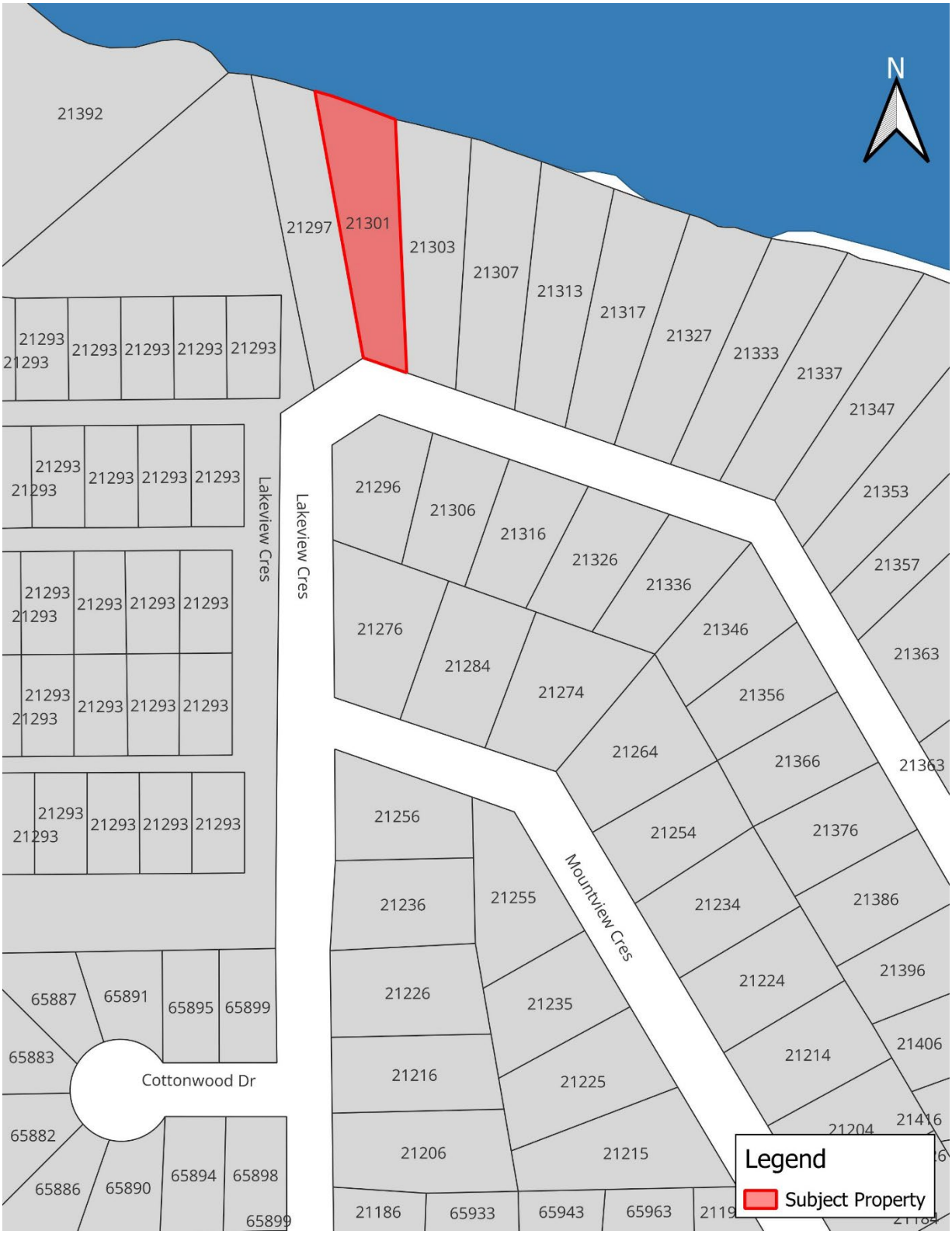
Reviewed by:

Original Signed by Robin Beukens
Director of Community Development

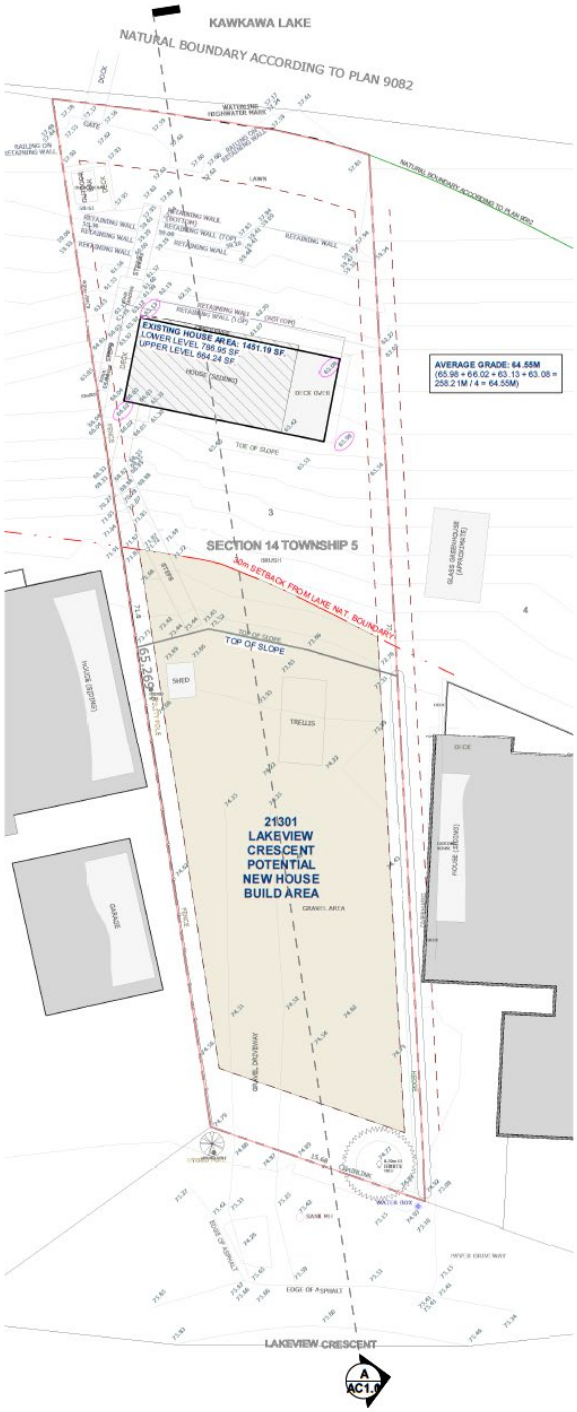
Approved for submission to Council:

Original Signed by John Fortoloczky
Chief Administrative Officer

Location Map

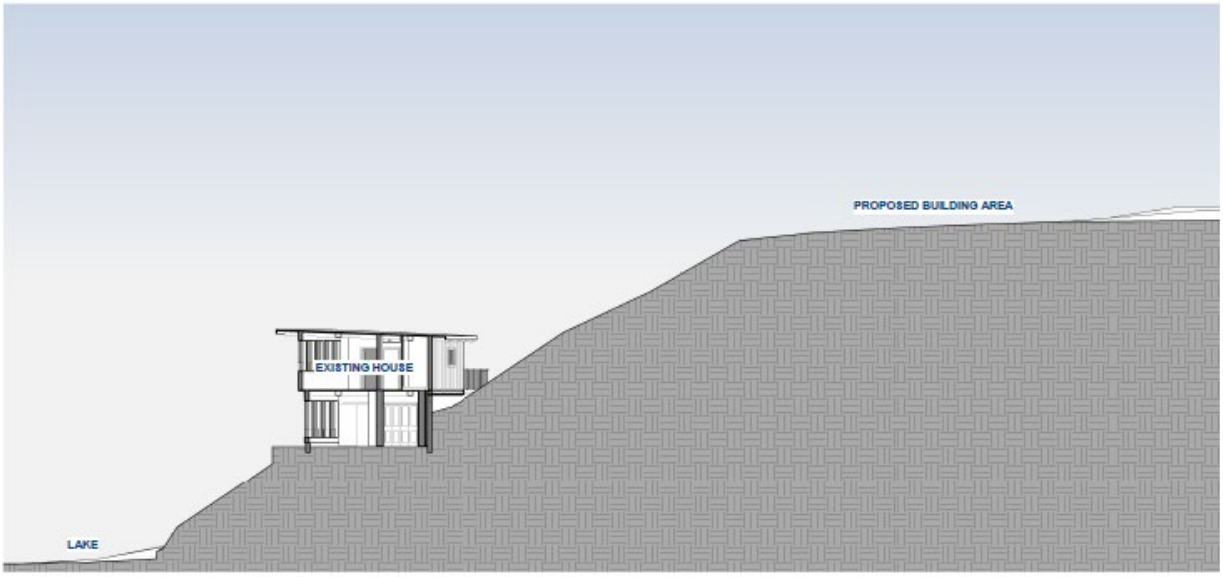


Site Plan

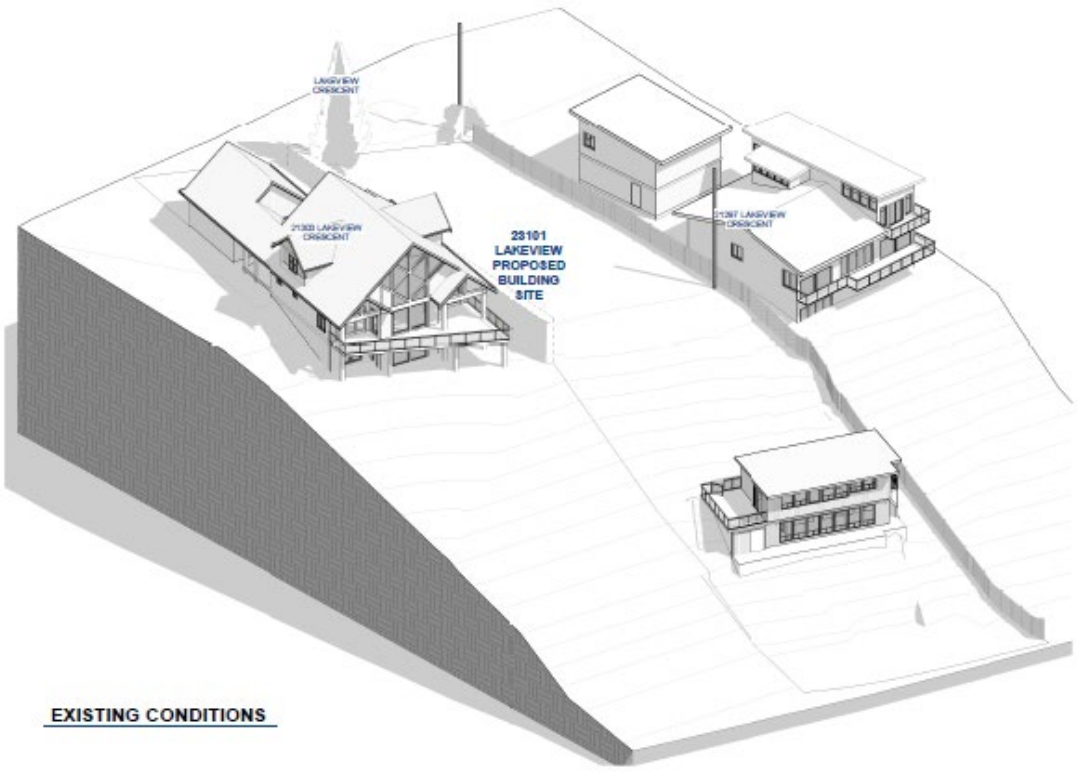


BASE SITE PLAN
1/16" = 1'-0"

Site Section



A AC1.0 SITE SECTION 3/32" = 1'-0"



EXISTING CONDITIONS

From: Darryl Biltzan [redacted]
Sent: February 18, 2026 11:26 AM
To: Planning <planning@hope.ca>
Subject: 21301 Lakeview crescent

I do not agree with the proposal to build another single family dwelling on this lot.

land size is not large enough for this project. Two homes on one tiny property? Oh ya. Your aloud 4 now. Sad

However after this mornings chat with Town Hall opinions is means nothing.

Darryl Biltzan [redacted]

REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 18, 2026 **FILE:** LDP 03/26 - DP

SUBMITTED BY: Benjamin Carr, Planner I

MEETING DATE: February 23, 2026

SUBJECT: Geotechnical Hazard Development Permit Application
21301 Lakeview Crescent

PURPOSE

To obtain Council approval to issue a Development Permit for the construction of a single-family dwelling at 21301 Lakeview Crescent.

RECOMMENDATION

THAT a Geotechnical Hazard Development Permit be approved for the construction of a single-family dwelling at 21301 Lakeview Crescent, subject to the District of Hope receiving a satisfactory report from a qualified professional that meets the Development Permit Area conditions; and

FURTHER THAT the Director of Community Development be authorized to endorse the Geotechnical Hazard Development Permit and required covenant documents.

BACKGROUND

Address	21301 Lakeview Crescent
PID	009-742-026
Legal Description	Lot 3 Section 14 Township 5 Range 26 West of the 6th Meridian Yale Division Yale District Plan 9082
Property Owner	Zayn Jaffer & Caroline Bilesky
Agent	Trace Wisse
Lot Size	1,282.85 m^2 (0.317 Acres)
Current OCP Designation	Urban/Suburban Residential
Current Zoning	Small-Scale Multi-Unit Housing (RS-1)
Development Permit Area	Uncertain Geotechnical Hazard
Surrounding Uses	North: Kawkawa Lake
	South: Single-Family House (Zoned RS-1)

	East: Single-Family House (Zoned RS-1)
	West: Single-Family House (Zoned RS-1)

Proposal

The owner is proposing to construct a single-family dwelling on the subject property as permitted in the RS-1 Zone.

ANALYSIS

The subject properties are within the Geotechnical Hazard Development Permit Area (DPA) in an area identified in the Official Community Plan as having an uncertain hazard level. As required by the DPA, the applicant is required to provide a site-specific geotechnical hazard report.

A covenant will be registered on the subject property's title.

The development permit will expire two years after the date of approval.

Budget Implications

None. The applicant has paid the required applications fees.

Attachments:

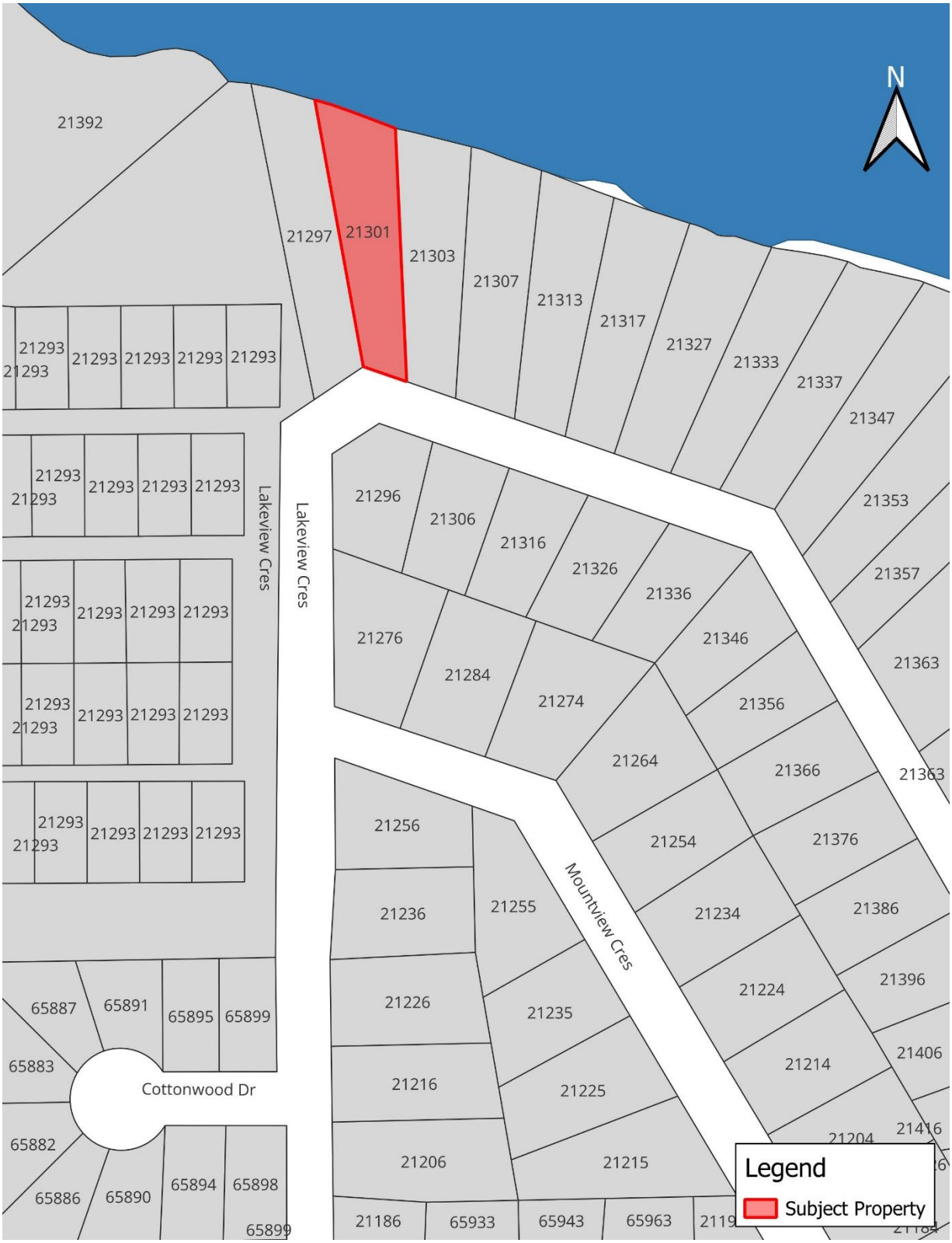
- Location Map

Reviewed by: Approved for submission to Council:

Original Signed by Robin Beukens *Original Signed by John Fortoloczky*

Director of Community Development Chief Administrative Officer

Location Map



REPORT/RECOMMENDATION TO COUNCIL

REPORT DATE: February 17, 2026 **FILE:** LDP 02/26- DVP

SUBMITTED BY: Christian Parr, Planner III

MEETING DATE: February 23, 2026

SUBJECT: Development Variance Permit Application at 66563 Summer Road

PURPOSE:

To obtain Council authorization to proceed with public notification for a Development Variance Permit for 66563 Summer Road to reduce the minimum interior lot line setback for the relocation of a single-family dwelling onto the property.

RECOMMENDATION:

THAT Council direct staff to proceed with notification for a Development Variance Permit for the following Zoning Bylaw variances for 66563 Summer Road:

- **Part 10.1.5.1 (Setbacks)** To reduce the minimum front lot line setback from 4.0 m to 2.0 m for the relocation of a single family dwelling onto the property

BACKGROUND:

Applicant:	Matthew Ryan Brown & Thi Mai Huong Tran
Civic Address:	66563 Summer Road, Hope BC, V0X 1L1
PID Number:	005-300-088
OCP Designation:	Urban/Suburban Residential
DPA:	Geotechnical, Riparian and Flood & Erosion
Zoning:	Small-Scale Multi-Unit Housing (RS-1)
Lot Area:	704.3 m^2 (7581 ft^2) [BC Assessment]
Site Description:	The subject property is a vacant single-family lot
Neighbourhood Character:	The surrounding area is all one family residence of varying design and age.
Surrounding Uses:	North: One family residence (Zoned RS-1)
	South: One family residence (Zoned RS-1)
	East: One family residence (Zoned RS-1)
	West: One family residence (Zoned RS-1)

ANALYSIS:

Proposal

The applicant is proposing to relocate a single-family home 111.9 m^2 (1204 ft^2) to the vacant lot at 66563 Summer Road.

To accommodate the proposed development, the applicant has requested a variance to reduce the minimum front lot line setback from 4.0 m to 2.0 m. This proposed setback is necessary as the Streamside Protection Enhancement Area (SPEA) identified in their Riparian Areas Protection Regulations Assessment has limited the buildable area of the site to the front third of the lot.

While this proposed setback will limit the space in front of the building available for a driveway, the proposed dwelling unit is to have a garage and the applicant has been made aware that parking along Summer Road is not permitted.

Staff Recommendation

Staff recommend Council direct staff to proceed with notification for the requested variances.

Notification

District of Hope Application Procedures Bylaw No. 1595, 2025 requires all property owners within 50 meters of the property to be notified of the variance request.

Budget Implications:

None. The applicant has paid the required fees.

Attachments:

- Location Map
- Site Plan

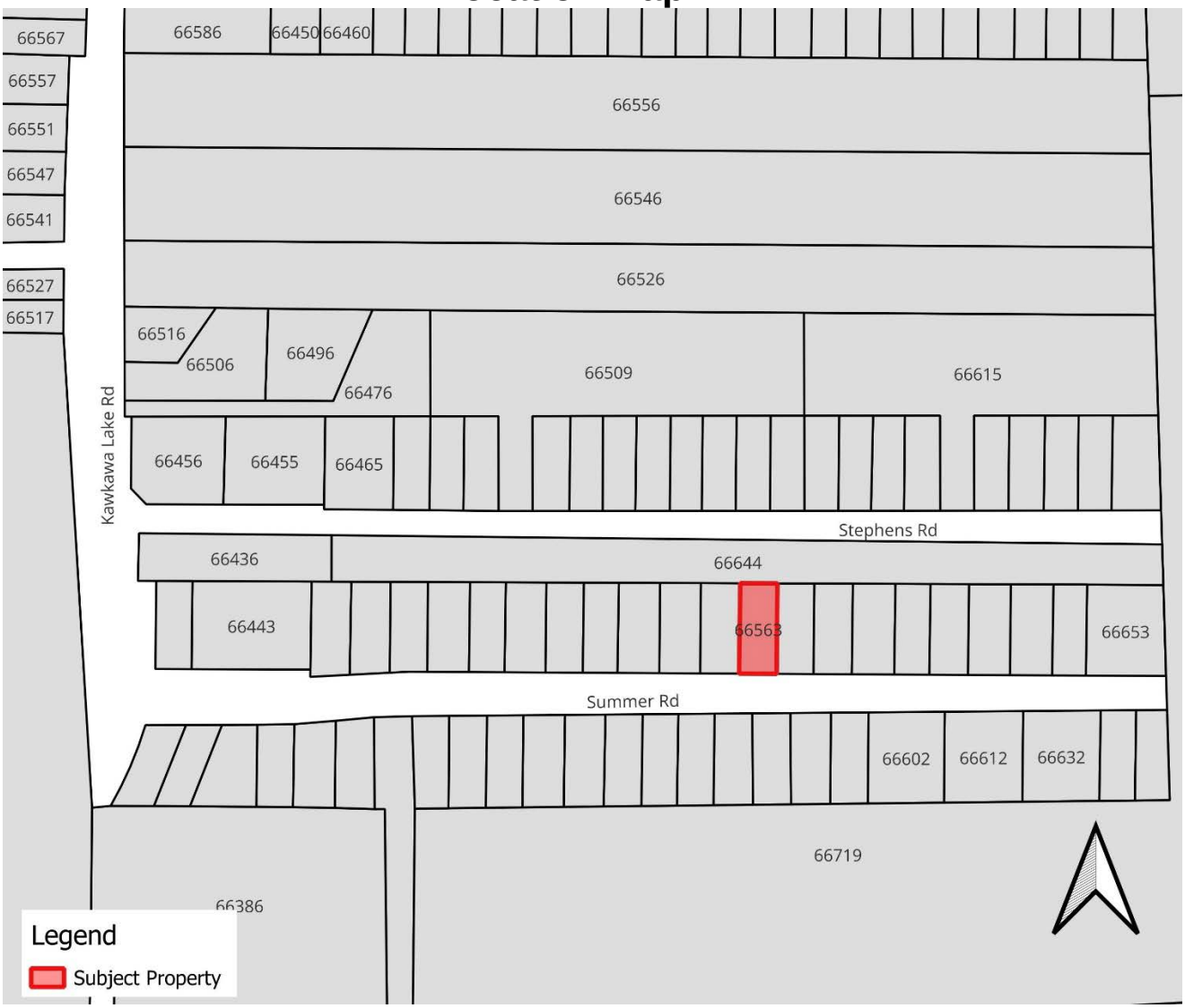
Reviewed by:

Original Signed by Robin Beukens
Director of Community Development

Approved for submission to Council:

Original Signed by John Fortoloczky
Chief Administrative Officer

Location Map



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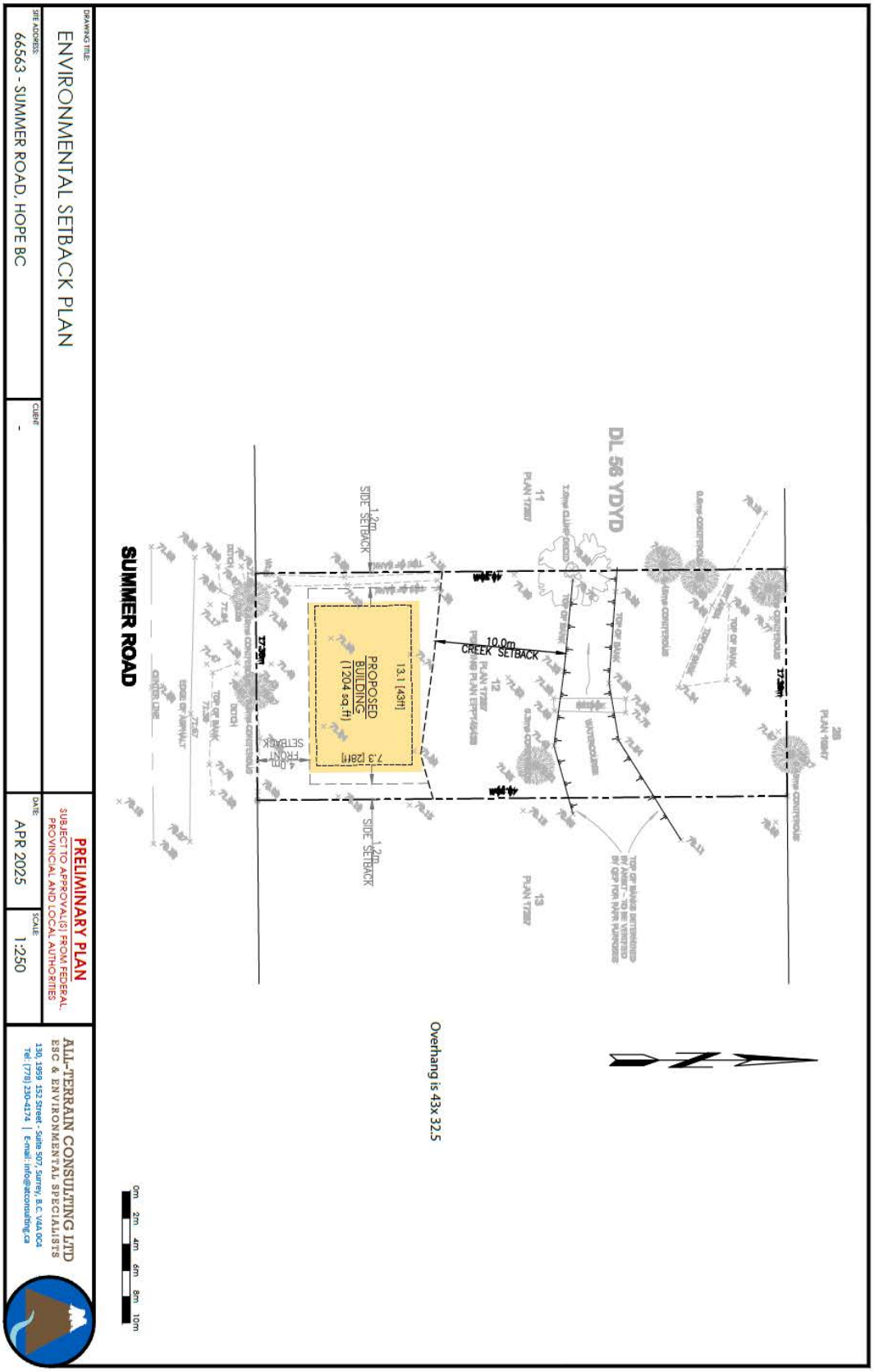
Site Plan


DRAWING TITLE:
ENVIRONMENTAL SETBACK PLAN
SITE ADDRESS:
66563 - SUMMER ROAD, HOPE BC
CLIENT:
-
DATE:
APR 2025
SCALE:
1:250
PRELIMINARY PLAN
SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES
ALL-TERRAIN CONSULTING LTD
ESC & ENVIRONMENTAL SPECIALISTS
130, 1959 152 Street - Suite 507, Surrey, B.C. V4A 0G4
Tel: (778) 230-4174 | E-mail: info@atcconsulting.ca
SUMMER ROAD
DL 58 YDYD
PROPOSED BUILDING (1204 sq.ft)
13.1 [43ft]
7.3 [24ft]
10.0m CREEK SETBACK
4.0m FRONT SETBACK
1.2m SIDE SETBACK
1.2m SIDE SETBACK
Overhang is 43x 32.5
0m 2m 4m 6m 8m 10m

DISTRICT OF HOPE

FOR INFORMATION CORRESPONDENCE

February 23, 2026 Regular Council Meeting

1. News Release dated February 9, 2026 from Office of the Premier and Ministry of Jobs and Economic Growth re: B.C. the best spot for global defence bank. **(1)**
2. News Release dated February 9, 2026 from Ministry of Housing and Municipal Affairs re: Opening new housing options for people experiencing homelessness. **(8)**
3. Information Bulletin dated February 9, 2026 from Ministry of Attorney General re: Protecting consumers with new rules this summer. **(12)**
4. News Release dated February 10, 2026 from Ministry of Children and Family Development re: Supporting children, youth with disabilities with new programs, more funding. **(14)**
5. News Release dated February 10, 2026 from Ministry of Housing and Municipal Affairs re: Speeding up delivery of homes people need. **(23)**
6. Information Bulletin dated February 11, 2026 from Office of the Premier and Ministry of Public Safety and Solicitor General re: Premier, Minister of Public Safety and Solicitor General to travel to Tumbler Ridge. **(26)**
7. News Release dated February 17, 2026 from Ministry of Finance re: Budget secures B.C.'s future, protects critical services. **(27)**
8. News Release dated February 18, 2026 from Ministry of Housing and Municipal Affairs re: Fast-tracking homes across B.C. with federal support. **(42)**
9. News Release dated February 18, 2026 from Ministry of Public Safety and Solicitor General re: Setting up a new community advisory group on extortion crisis. **(45)**