



Stantec Consulting Ltd.
500-4730 Kingsway, Burnaby BC V5H 0C6

July 11, 2022
File: 123221892

Attention: Peter Nixon, Real Estate Development Manager
Sun Peaks Resort
1280 Alpine Road
Sun Peaks, BC V0E 5N0

Dear Peter Nixon,

Reference: Preliminary Field Reconnaissance for Sun Peaks Resort's Proposed Parcel 12, 27, 55, 56, 57, and 68 Developments

At the request of Sun Peaks Resort, Stantec Consulting Ltd. (Stantec) conducted a preliminary field reconnaissance (PFR) of land parcels 12, 27, 55, 56, 57, and 68 (the study area) proposed for development in the municipality of Sun Peaks, British Columbia. The study area is approximately 40 kilometers (km) northeast of Kamloops, 13 km northwest of Chase, and is situated in the McGillivray Creek valley to the southeast of the summit of Mount Tod (Figure 1). Parcels 27, 55, 56, 57, and 68 are south of Valley Drive in the Sun Peaks East Village area, while Parcel 12 is immediately north of Sun Peaks Road in the West Village area. The proposed project consists of the development of the six land parcels, totaling 15 hectares.

The study area is within the territory of the Adams Lake Band, Little Shuswap Lake Band, Neskonlith Indian Band, Shuswap Band, Simpcw First Nation, Skeetchestn Nation, Splat'sin First Nation, and Tk'emlups Nation (Consultative Areas Database, April 19, 2022).

The objectives of the PFR were to visually inspect the study area for archaeological sites and areas with the potential to contain subsurface archaeological deposits, and to provide recommendations regarding the appropriate management of archaeological resources, if required. The PFR was undertaken on June 13, 2022, by Johnathan Grieve (Stantec), Dylan John (Adams Lake Band), Lenny Michel (Sk'atsin Recourses Ltd.), and Jason Bellerose (Little Shuswap Lake Band). Amber McAfee from the BC Ministry of Tourism and Peter Nixon, Eric Meertens, and Braeden Alexander from Sun Peaks Resort also participated in some or all of the survey.

BACKGROUND

The PFR followed a desktop Archaeological Overview Assessment (AOA) completed for parcels 27, 56, 57, and 68 (Scott 2021). The AOA evaluated portions of the study area as having potential to contain archaeological sites and recommended that a PFR be undertaken to refine the desktop evaluation of archaeological potential. Parcels 12 and 55 were not included in the AOA, but were subject to a desktop review, including a review of LiDAR imagery to identify targeted survey areas based on perceived archaeological potential. As outlined in the AOA (Scott 2021), factors considered in the assessment of potential include proximity to hydrological features, distribution of archaeological sites in the general area, terrain features typically associated with archaeological sites, ethnographically documented use of the area for hunting and plant harvesting, Indigenous or historical trails, vegetation cover, and the presence of fish and wildlife habitat.

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METHODS

Pedestrian survey was conducted by a crew of seven spaced at intervals between 10-15 m with 20-30 m visibility. Ground surface exposures such as tree throws, existing access trails, and other erosional surfaces within the surveyed areas were examined for the presence of archaeological material. In addition, trees throughout the surveyed areas were inspected for cultural modifications characteristic of traditional use sites. Photographic and written documentation of the assessments were maintained.

RESULTS

Field inspection revealed that most of the study area has low archaeological potential. Within Parcel 12, the determination of low archaeological potential was made based on the infield observation of moderately to steeply sloping (~30–40°, south aspect) terrain (Photo 1). Previous disturbances from historical timber harvesting and ongoing recreational use of the area were also observed throughout, while past disturbances from adjacent developments were noted along the south extent of the parcel. The evaluation of low archaeological potential within Parcel 12 was further supported through the examination of sediment exposures resulting from past disturbances which did not result in the identification of any archaeological resources.

Within Parcel 55, the determination of low archaeological potential was made based on the infield observation of gently to moderately sloping (~5–30°, north aspect) terrain (Photo 2), with more low-lying and poorly drained areas observed near water and at the base of slopes. Previous disturbances from historical timber harvesting and ongoing recreational use of the area were also observed throughout. The evaluation of low archaeological potential within Parcel 27 was further supported through the examination of sediment exposures resulting from past disturbances which did not result in the identification of any archaeological resources.

Within parcels 27, 56, 57, and 68, the determination of low archaeological potential was made based on the infield observation of uneven and/or gently to moderately sloping (~5–25°, west aspect) terrain (Photos 3-6), with more low-lying and poorly drained areas observed near water and at the base of slopes. Previous disturbances from historical timber harvesting, recent brushing, and ongoing recreational use of the area were also observed throughout the area. The evaluation of low archaeological potential within Parcels 27, 56, 57, and 58 was further supported through the examination of sediment exposures resulting from past disturbances which did not result in the identification of any archaeological resources.

The forest canopy consisted of subalpine fir and spruce, while the understory and groundcover generally included black currant, black twinberry, hellebore, false Solomon's-seal, falsebox, five-leaved bramble, heart-leaved arnica, red-stemmed feathermoss, false polytrichum, alder, twistedstalk, queen's cup, and rattlesnake plantain.

One area of archaeological potential (AOP 1) was identified along the eastern extent of Parcel 56 (Figure 2, Photo 7). AOP 1 consists of a relatively level to gently sloping (0-4°, variable aspects) knoll. The landform measures approximately 10 m NE/SW x 5 m NW/SE, with the southeast, southwest, and northwest extents of the feature delineated by moderate (~20–30°) slopes, while the northeast extent is delineated by gentle (~5 degree) slopes. The surrounding terrain is consistently gently to moderately sloping (~10-25°, west aspect). McGillivray Creek is approximately 220-230 m to the southwest.

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The forest canopy at AOP 1 consists of previously harvested and replanted subalpine fir and spruce, while the understory and groundcover include black currant, huckleberry, falsebox, five-leaved bramble, one-sided wintergreen, red-stemmed feathermoss, electrified cat's-tail, queen's cup, twistedstalk, heart-leaved arnica, one-leaved foam flower, and rattlesnake plantain.

SUMMARY AND RECOMMENDATIONS

No further work is recommended for the Project as currently proposed if the identified AOP is excluded from proposed development plans. If it is not possible to avoid potentially ground disturbing activities within the identified AOP, an archaeological impact assessment (AIA) under a *Heritage Conservation Act* inspection permit should be carried out prior to construction.

Any proposed changes to the development plans should be reviewed by a qualified archaeologist to determine if additional archaeological work, such as completion of an AIA in unassessed areas, may be warranted.

CLOSURE

We trust this information meets your requirements. If you have any questions, please do not hesitate to contact the undersigned.

Regards,

Stantec Consulting Ltd.

Johnathan Grieve BA
Archaeologist
Phone: 250-992-6623
Mobile: 778-227-0978
Johnathan.Grieve@stantec.com

Rob Commisso Ph.D, RPCA Associate,
Project Manager - Archaeology Phone:
604-412-3266
Mobile: 604-787-0263
Rob.Commisso@stantec.com

July 11, 2022

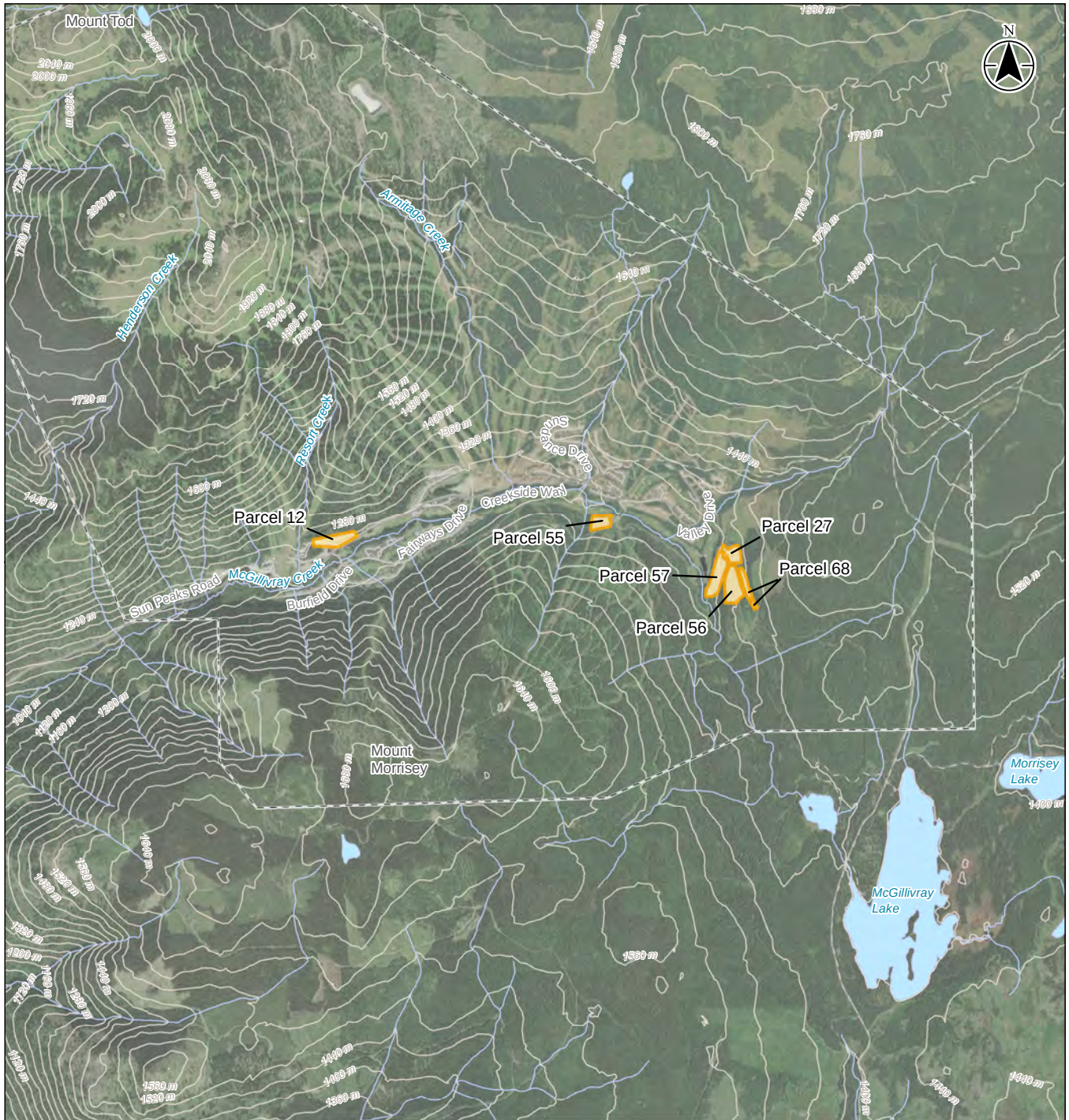
Peter Nixon, Real Estate Development Manager

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Reference: Preliminary Field Reconnaissance for Sun Peaks Resort's Proposed Parcel 12, 27, 55, 56, 57, and 68 Developments

REFERENCES

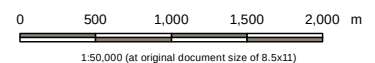
Scott, Melissa. 2022. Archaeological Overview Assessment – Parcels 27, 56, 57, and 68, Sun Peaks Resort. Stantec Consulting Ltd., Burnaby, BC. Report on file with Stantec Consulting Ltd.



Notes
1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: DataBC, Government of British Columbia;
Natural Resources Canada

- Road
- Local Street
- - - Resource Road
- Topographic Contour
- Watercourse
- Waterbody
- - - Municipal Boundary

Study Areas



Project Location:
Sun Peaks, BC
NTS Mapsheet: 82L/13

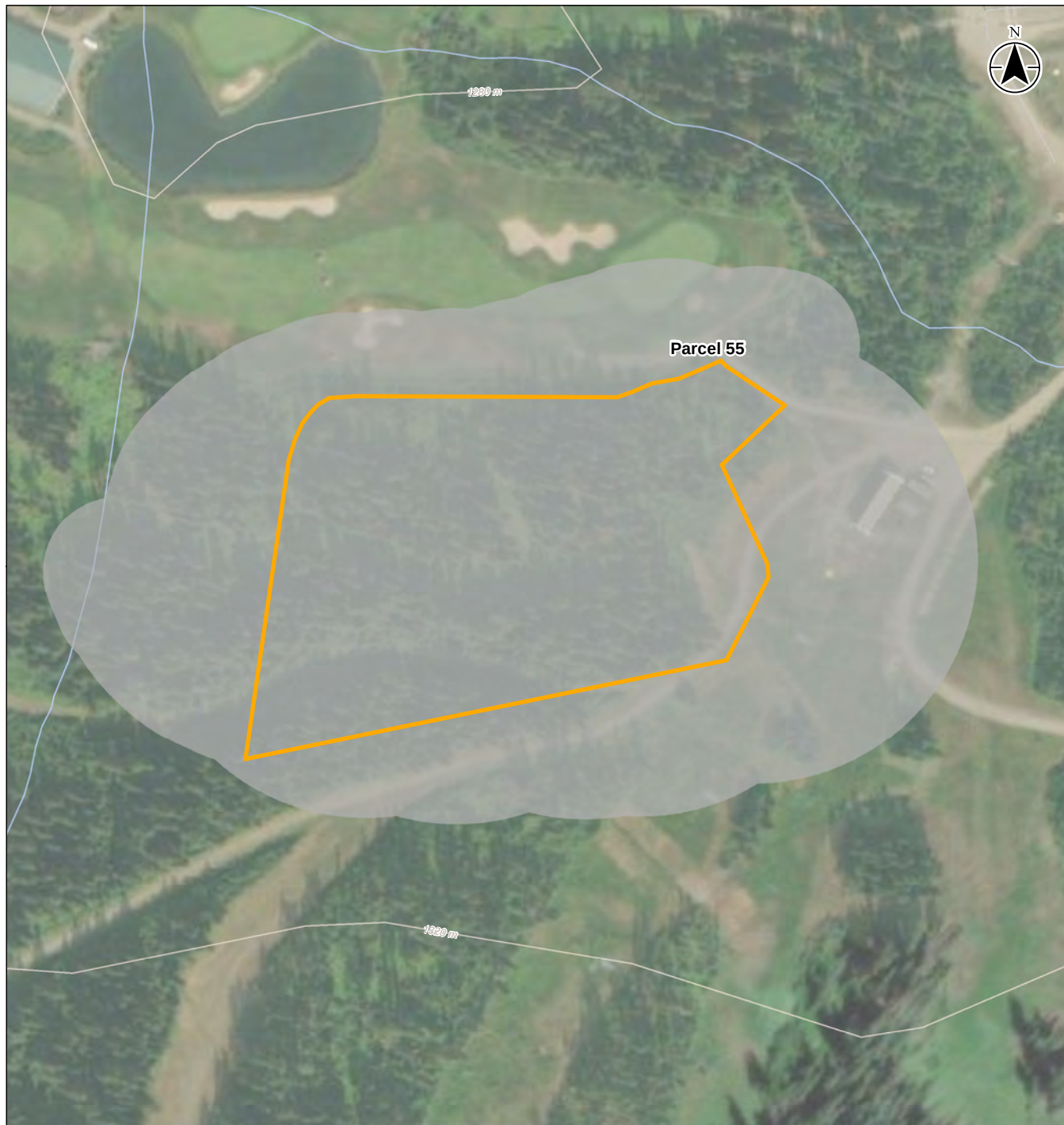
Project Number: 123221892
Prepared by VWORTHINGTON on 20220707
Requested by JGRIEVE on 20220704
Review by EFORGENG on 20220708

Client/Project/Report
Sun Peaks Resort
Preliminary Field Reconnaissance
Parcels 12, 27, 55, 56, 57, and 68

Figure No.
1
Title
Project Location

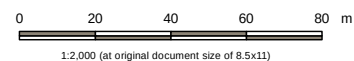
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Notes
1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: DataBC, Government of British Columbia;
Natural Resources Canada

- Road
- Local Street
- Topographic Contour
- Watercourse
- Study Area
- Survey Coverage



Project Location: Sun Peaks, BC
NTS Mapsheet: 82L/13

Project Number: 123221892
Prepared by VWORTHINGTON on 20220707
Requested by JGRIEVE on 20220704
Checked by EFORGENG on 20220708

Client/Project/Report
Sun Peaks Resort
Preliminary Field Reconnaissance
Parcel 55

Figure No.

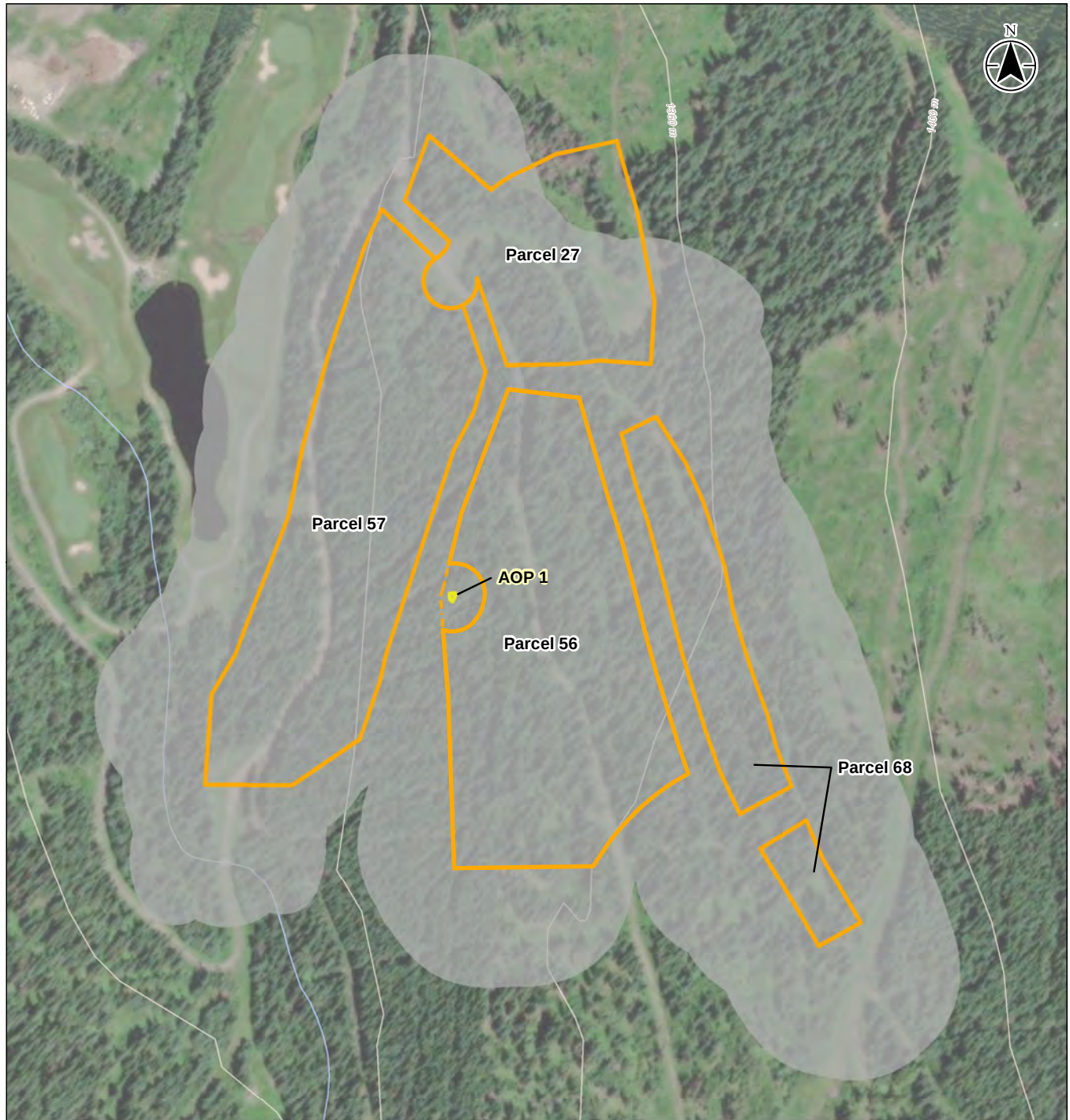
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Title

PFR Results

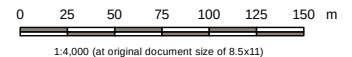
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S:\232\Projects\123221892\Sun Peaks\Reports\2022\pfr_2022-07-14_by_vworthington.pdf, 2022-07-14, 123221892_04 parcel 27 56 57 68 pfr map.mxd Revised: 2022-07-14 By: vworthington



Notes
1. Coordinate System: NAD 1983 UTM Zone 11N
2. Data Sources: DataBC, Government of British Columbia;
Natural Resources Canada

- Topographic Contour
- Watercourse
- Proposed Amendment Boundary
- Original Development Boundary
- Survey Coverage
- Area of Potential (field verified)



Project Location: Sun Peaks, BC
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Project Number: 123221892
Prepared by VWORTHINGTON on 20220707
Requested by JGRIEVE on 20220704
Checked by EFORGENG on 20220708

Client/Project/Report
Sun Peaks Resort
Preliminary Field Reconnaissance
Parcels 27, 56, 57, 68

Figure No.

4

Title

PFR Results

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Appendix A PHOTOGRAPHS

**PRELIMINARY FIELD RECONNAISSANCE FOR SUN PEAKS RESORT'S PROPOSED PARCEL 12, 27,
55, 56, 57, AND 68 DEVELOPMENTS**
Appendix A Photographs



Photo 1 Parcel 12 – Looking west at consistently sloping low potential terrain



Photo 2 Parcel 55 – Looking east at previously harvested, uneven to sloping low potential terrain



**PRELIMINARY FIELD RECONNAISSANCE FOR SUN PEAKS RESORT'S PROPOSED PARCEL 12, 27,
55, 56, 57, AND 68 DEVELOPMENTS**

Appendix A Photographs



Photo 3 Parcel 27 – Looking south at previously harvested, recently brushed, consistently uneven to sloping low potential terrain



Photo 4 Parcel 56 – Looking north at previously harvested, recently brushed, uneven to gently sloping low potential terrain



**PRELIMINARY FIELD RECONNAISSANCE FOR SUN PEAKS RESORT'S PROPOSED PARCEL 12, 27,
55, 56, 57, AND 68 DEVELOPMENTS**

Appendix A Photographs



Photo 5 Parcel 57 – Looking North at previously harvested, recently brushed, consistently sloping low potential terrain



Photo 6 Parcel 68 – Looking south at previously harvested, recently brushed, uneven to gently sloping low potential terrain



**PRELIMINARY FIELD RECONNAISSANCE FOR SUN PEAKS RESORT'S PROPOSED PARCEL 12, 27,
55, 56, 57, AND 68 DEVELOPMENTS**

Appendix A Photographs



Photo 7 Parcel 56 –Looking south at AOP 1

