

**From:** [Nancy Bozzato](#)  
**To:** [Holly Willford](#)  
**Subject:** FW: Additional Regional Comments- Minor Variance- 875 River Road  
**Date:** Wednesday, June 24, 2020 4:38:24 PM

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**From:** Fricke, Britney <Britney.Fricke@niagararegion.ca>  
**Sent:** Wednesday, June 24, 2020 4:30 PM  
**To:** Nancy Bozzato <NBozzato@pelham.ca>  
**Cc:** Curtis Thompson <CThompson@pelham.ca>  
**Subject:** Additional Regional Comments- Minor Variance- 875 River Road

Hi Nancy,

In addition to the PSS comments previously provided by Justin, the Region also has the following comments:

### **Archaeological Potential**

The Provincial Policy Statement (PPS) and Regional Official Plan (ROP) provide direction for the conservation of significant cultural heritage and archaeological resources. Specifically, Section 2.6.2 of the PPS and Policy 10.C.2.1.13 of the ROP state that development (including the construction of buildings and structures requiring approval under the *Planning Act*) and site alteration (activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of the site) are not permitted on lands containing archaeological resources or areas of archaeological potential, unless significant archaeological resources have been conserved.

The land has high archaeological potential, as a result of proximity to the Welland River to the south. Regional staff request that, as a condition of approval, a Stage 1 and 2 Archaeological Assessment, prepared by a licensed archaeologist, be required for the areas of the property that will be disturbed as a result of the proposed development.

Recognizing that no archaeological survey, regardless of its intensity, can entirely negate the possibility of deeply buried archaeological materials, Regional staff recommends that the owner also be advised that:

*Should deeply buried archaeological remains/resources be found on the property during construction activities, all activities impacting archaeological resources must cease immediately, the Archaeology Programs Unit of the Ministry of Heritage, Sport, Tourism and Culture Industries (416-212-8886) must be notified and a licensed archaeologist is required to carry out an archaeological assessment in accordance with the Ontario Heritage Act and the Standards and Guidelines for*

*Consultant Archaeologists. In the event that human remains are encountered during construction, all activities must cease immediately and the local police as well as the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services (416-326-8800) must be contacted. In situations where human remains are associated with archaeological resources, the Ministry of Heritage, Sport, Tourism and Culture Industries should also be notified to ensure that the site is not subject to unlicensed alterations which would be a contravention of the Ontario Heritage Act.*

Requested condition:

1. That a Stage 1 and 2 Archaeological Assessment, prepared by a licensed archaeologist, be submitted to the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) for review and approval with a copy provided to the Niagara Region. The report must cover the areas of the property that will be disturbed as a result of the proposed development, and must be accepted by the MHSTCI, to the satisfaction of Niagara Region, prior to clearance of this condition. It should be noted that subsequent Stage 3 or 4 study may be recommended to mitigate any adverse impacts to significant archaeological resources found in the area of development, through preservation or resource removal and documentation. If the licensed archaeologist or the MHSTCI recommends/requires further Stage 3 or 4 Archaeological Assessments, these report(s) must also be submitted to and accepted by the MHSTCI, to the satisfaction of Niagara Region. NOTE: No demolition, grading or other soil disturbances shall take place on the subject property prior to the issuance of a letter from the MHSTCI confirming that all archaeological resource concerns have been mitigated and meet licensing and resource conservation requirements.

Please let me know if you have any questions.

Thanks,

**Britney Fricke, MCIP, RPP**

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