Application No.: B20/19  Meeting Date: April 14, 2021  Ward No.: 3

Property Owner: Trevor Lass, Greyheights Realty Group

Applicant: Pierre Chauvin, MHBC

Subject Property: PLAN 521 LOT 17
1305 King St E

Proposal:

B20/19

Consent application B20/19 was approved by the Committee of Adjustment on December 11, 2019. Committee granted consent to create a new residential lot with a proposed lot area of approximately 422.9 m² (4,552.05 ft²) with 21 m (68.9 ft.) of frontage along Montrose Street North. The retained parcel is proposed to have an approximate lot area of 593 m² (6,383 ft²) with 20.26 m (66.5 ft.) of frontage along King Street East.

The Committee of Adjustment applied the following conditions in giving provisional consent:

1. That prior to final approval, the owner/applicant submits a copy of the deposited reference plan indicating the boundaries of the parcels, any easements/rights-of-way and building locations, to the satisfaction of the Planning Services Division.

2. Approval of minor variance applications A69/19 and A70/19.

3. That prior to final approval, the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.

4. That prior to final approval, the owner/applicant submit a copy of the Archaeological Assessment report and Ministry acknowledgement letter for the proposed retained and severed lands to the satisfaction of the Region of Waterloo. The owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological
Assessment, if applicable, to the satisfaction of the Region of Waterloo.

5. That prior to final approval, the owner/applicant enter into a Registered Development Agreement with the Region of Waterloo to include the following noise attenuation/warning clauses in all agreements of purchase and sale, lease and/or rental agreements for all residential dwelling units on the severed and retained lands:

   a. Purchasers/tenants are advised that sound levels due to increasing road traffic on Regional Road 8 (King Street East) and rail traffic from Canadian Pacific may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed sound level limits of the Region of Waterloo and the Ministry of the Environment, Conservation and Parks (MECP)."

   b. WARNING: Canadian Pacific Railway (CPR) or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as foresaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."

6. That the owner/applicant submit a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, and proposed electric plant to the satisfaction of Energy+ Inc. The survey must include dimensions. The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres. All easements (will be determined once satisfactory legal plan has been submitted) must be approved and registered at customer's cost.

7. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.
8. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.

9. That prior to final approval, the owner/applicant pay cash-in-lieu of parkland at 5% of the value of the severed land. The applicant shall provide an opinion of value from a qualified appraiser, to the satisfaction of the City of Cambridge, Planning Services, in determining the value of the severed land.

10. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before January 9, 2021, after which time this consent will lapse.

The applicant is requesting to remove consent condition No. 3 and is requesting a revision to consent condition No. 9. If the Committee approves the amendment to these conditions the applicant will be permitted an additional year to fulfill the remaining conditions.

**General Information:**

Zoning By-law Provisions: RM3
Official Plan Designation: Low / Medium Density Residential
Adjacent Zoning: RM3, R4, C5
Adjacent Land Use: Residential, Commercial
Existing Use: Residential
Proposed Use: Residential

**Recommendation:**

B20/19

That the Committee of Adjustment **amends** the conditions to remove condition No. 3 and amend the lapse date of condition No. 9 from application B20/19:

3. That prior to final approval, the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.

9. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before April 23, 2022, after which
Staff Comments:

City of Cambridge Development Planning Section:

The subject property is located on the northeast corner of King Street East and Montrose Street North. The applicant is proposing to sever the existing parcel of land to create a new buildable residential lot. The retained parcel contains an existing three unit attached row house (cluster) dwelling that is to remain. The applicant requested reductions in the front and side yard setbacks to recognize the existing deficiencies on the site which were approved on December 11, 2019.

The applicant is request to amend the consent conditions to remove condition No. 3. Condition 3 of consent approval requires that: "the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.

The completion of a Record of Site Condition was requested due to the subject lands proximity to the TCE Vapour Area associated with the Northstar Plant. Upon further review by the Region, it was determined that the subject lands where not within the area of investigation for TCE contamination. The Region provided a Clearance Letter that a Record of Site Condition was no longer required for the subject lands on January 14, 2020. Therefore, Planning Staff have no objections in amending the consent conditions to remove condition No. 3.

The applicant is also requesting for the revision of consent condition No. 9 to extend the lapse date to allow them to complete a Stage 3 Archeological Assessment. Consent condition No. 4 required “That prior to final approval, the owner/applicant submit a copy of the Archaeological Assessment report and Ministry acknowledgement letter for the proposed retained and severed lands to the satisfaction of the Region of Waterloo. The owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological Assessment, if applicable, to the satisfaction of the Region of Waterloo.”

Stage 1 and Stage 2 Archeological Assessments were completed for the subject property and
identified the potential for further Cultural Heritage Value or Interest and which would require a Stage 3 site-specific assessment be completed to compile further data. The Stage 1 and Stage 2 Assessments were provided to the Ministry of Heritage, Sport, Tourism and Culture Industries for review on November 11, 2020. The acceptance of the Stage 1 and Stage 2 Assessments from the Ministry was received on December 30, 2020. The Ministry supported the findings of the Stage 1 and Stage 2 Assessment and required that a Stage 3 Site-specific Assessment of the lands be completed.

The Stage 1 and Stage 2 Assessment Report and Ministry Acceptance Letter were provided to the Region of Waterloo for review. The Region identified that the Stage 3 Archaeological Assessment would need to be completed and reviewed by the Ministry in order to implement any recommended mitigation or conservation measures. As such, the Region identified clearance for Condition 4 could not be provided until the Stage 3 Archaeological Assessment was completed and a development agreement between the owner and the City to implement any mitigation or conservation measures recommended within the Stage 3 Archaeological Assessment was entered into.

A Stage 3 Archaeological Assessment must be completed in frost-free conditions. Due to the winter months, outside temperatures have not provided an opportunity for the assessment to be completed at this time. A Stage 3 Assessment is scheduled to be completed as soon as frost-free conditions occur around early May and therefore would require extending the consent condition lapse date.

Planning staff have no objection to amending consent condition No. 9 by extending the consent lapse date to April 23 2022 in order for the applicant to complete a Stage 3 Archeological Assessment.

Regional Municipality of Waterloo:

Comments 2021

That completion of the Archaeological Assessment cannot be secured as part of a Development Agreement prior to Building Permit. A Development Agreement will only be entered into if there happen to be recommendations in the completed Archaeological Assessment that need to be included on title, or implemented at Site Plan.

It is the Region's preference that the Condition of the Consent be upheld as written, and we recommend that your client seek an extension for the Consent Approval.
Regional Comments December 2019

Regional Fee:
Regional Staff confirm receipt of the required consent review fee.

Record of Site Condition:
The subject lands are identified as a known threat in the Region’s Threats Inventory Database (TID). The proposed threat indicator is associated with the TCE-impacted lands from the former Northstar plant located on Bishop Street. As per, the Region’s Implementation Guidelines for the Review of Development Applications on or Adjacent to Known and Potentially Contaminated Sites the subject property would require a completed Record of Site Condition for both the severed and retained parcels prior to final approval of the consent application as the proposal seeks to divide a sensitive use into separate parcels of land that could be held in distinct and separate ownership.

Water Services:
Regional Staff advise that the subject site is currently located in the Cambridge Zone 1 pressure zone, with an existing HGL of 332 mASL. Please be advised Cambridge Zone 1 pressure zone will be undergoing adjustments to the HGL. As such, the applicant should account and design for the future expected hydraulic grade line of 337 mASL for the ultimate design of the site. The anticipated timeline for the HGL adjustment is by end of 2023.

Archaeological Assessment:
Regional Staff advise that the subject property possesses the potential for the recovery of archaeological resources due to the proximity of historically mapped buildings, its location along an historic road and within an historic core area. Therefore, an Archaeological Assessment is required for the entire subject property.

- As per Regional Official Plan policy 3.G.9, the applicant is required to have a licensed Archaeologist complete an Archaeological Assessment for the entire property, and any adverse impacts to significant archaeological resources found shall be mitigated, through preservation or resource removal and documentation, at the expense of the owner.

- The owner/applicant must submit the Archaeological Assessment report to the Ministry of Heritage, Sport, Tourism and Culture Industries and once reviewed and accepted, provide a copy of the Acknowledgement letter and Assessment report to the satisfaction of the Region of Waterloo’s Planning, Development and Legislative Services Department.

- The completed Archaeological Assessment and Ministry Acknowledgement will be required prior to final approval of the severance and the owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological Assessment, if
Environmental Noise:
The proposed residential units would have impacts from the environmental noise from traffic on King Street East (Regional Road #8) and rail noise from the nearby Canadian Pacific Railway line. The owner/applicant is required to enter into a Registered Development Agreement with the Region of Waterloo to include the following noise attenuation/warning clauses in all agreements of purchase and sale, lease and/or rental agreements for all residential dwelling units on the severed and retained lands:

a. **Purchasers/tenants are advised that sound levels due to increasing road traffic on Regional Road 8 (King Street East) and rail traffic from Canadian Pacific may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed sound level limits of the Region of Waterloo and the Ministry of the Environment, Conservation and Parks (MECP).”**

b. **WARNING: Canadian Pacific Railway (CPR) or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as foresaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”**

Regional staff has no objection to the application, subject to the following conditions:

1) That prior to final approval, the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.

2) That prior to final approval, the owner/applicant submit a copy of the Archaeological Assessment report and Ministry acknowledgement letter for the proposed retained and severed lands to the satisfaction of the Region of Waterloo. The owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological Assessment, if applicable, to the satisfaction of the Region of Waterloo.

3) That prior to final approval, the owner/applicant enter into a Registered Development Agreement with the Region of Waterloo to include the following noise attenuation/warning clauses in all agreements of purchase and sale, lease and/or rental agreements for all residential dwelling units on the severed and retained lands:
a. Purchasers/tenants are advised that sound levels due to increasing road traffic on Regional Road 8 (King Street East) and rail traffic from Canadian Pacific may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed sound level limits of the Region of Waterloo and the Ministry of the Environment, Conservation and Parks (MECP)."

b. WARNING: Canadian Pacific Railway (CPR) or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as foresaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
Zoning RM3 Multi-Residential

Subject Property
Front yard: 3 m
Rear Yard: 5 m
Severed Parcel
Side yard: 0.11 m
Side yard: 0.1 m
Front yard: 1.52 m
March 11, 2021

Rachel Greene
Planner/Secretary-Treasurer Committee of Adjustment
City of Cambridge
50 Dickson Street, 3rd Floor
Cambridge, N1R 5W8

Dear Ms. Greene,

RE: 1309 King Street East, Cambridge, Ontario. Greyheights Realty Group (Trevor Lass)
OUR FILE: 19244B

On behalf of our client, Greyheights Realty Group, we are pleased to provide this application for a Revision of Consent Conditions to the Committee of Adjustment decision regarding submission no. B20/19 for the lands municipally addressed as 1309 King Street East, City of Cambridge (the ‘subject lands’).

Consent submission no. B20/19 was conditionally approved by the Committee of Adjustment on Wednesday, December 11, 2019. The application requested to sever the subject lands, comprised of approximately ± 1,042 square metres, into two lots. The retained lands were to maintain an existing three-unit attached one family row house with frontage on King Street East. The severed lands were to accommodate the development of a three-unit attached one-family row house with frontage on Montrose Street. Ten (10) conditions were provided by the Committee of Adjustment in order to receive final consent approval.

This application has been prepared as a request for the revision of the consent conditions to extend the lapse date and allow our client to complete a Stage 3 Archaeological Assessment. The application also requests the removal of a condition that is no longer required based on input from Regional Staff. The following summarizes our justification for the revision to the conditions.

1) Condition 4 of consent approval requires that: “the owner/applicant submit a copy of the Archaeological Assessment report and Ministry acknowledgement letter for the proposed retained and severed lands to the satisfaction of the Region of Waterloo. The owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological Assessment, if applicable, to the satisfaction of the Region of Waterloo.”
To address Condition 4, a Stage 1 and Stage 2 Archaeological Assessment were completed for the subject lands. The Stage 1 and Stage 2 Assessments identified potential for further Cultural Heritage Value or Interest and required that a Stage 3 Site-specific Assessment be completed to gather further data. The Stage 1 and Stage 2 Assessments were provided to the Ministry of Heritage, Sport, Tourism and Culture Industries for review on November 11, 2020. Acceptance of the Stage 1 and Stage 2 Assessments from the Ministry was received on December 30, 2020. The Ministry supported the findings of the Stage 1 and Stage 2 Assessment and required that a Stage 3 Site-specific Assessment of the lands be completed.

The Stage 1 and Stage 2 Assessment Report and Ministry Acceptance Letter were provided to the Region of Waterloo for review. The Region identified that the Stage 3 Archaeological Assessment would need to be completed and reviewed by the Ministry in order to implement any recommended mitigation or conservation measures. As such, the Region identified clearance for Condition 4 could not be provided until the Stage 3 Archaeological Assessment was completed and a development agreement between the owner and the City to implement any mitigation or conservation measures recommended within the Stage 3 Archaeological Assessment was entered into.

A Stage 3 Archaeological Assessment must be completed in frost-free conditions. The current seasonal temperature has not provided an opportunity for the assessment to be completed at this time. A Stage 3 Assessment is scheduled to be completed as soon as frost-free conditions occur around early May.

We kindly request the Committee of Adjustment revise the conditions regarding submission no. B.20/19 and provide a new lapse date to allow for the completion and Ministry review of the Stage 3 Archaeological Assessment. This will provide an opportunity for the owner to enter into a development agreement with the City in order to implement any recommended mitigation or conservation measures identified within the Stage 3 Archaeological Assessment.

2) Condition 3 of consent approval requires that: “the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.”

The completion of a Record of Site Condition was requested due to the subject lands proximity to the TCE Vapour Area associated with the Northstar Plant. Upon further review by the Region, it was determined that the subject lands where not within the area of investigation for TCE contamination. The Region provided notice that a Record of Site Condition was not required for the subject lands on January 14, 2020. The letter provided by the Region is attached with this submission.

We kindly request that Condition 3 be removed and an updated list of conditions be prepared and issued for Submission no. B20/19.

Given the foregoing, we kindly request the Committee of Adjustment revise the conditions regarding submission no. B.20/19 to provide a new lapse date to allow for the completion and Ministry review of the Stage 3 Archaeological Assessment and remove Condition 3 regarding the completion of a Record of Site Condition.
In support of our request, please find enclosed the following:

- A signed Owner Authorization form;
- A cheque in the amount of $530.00 for the Revision of Consent Conditions request (to be delivered under separate cover);
- A copy of Committee’s decision with Condition 3 and Condition 4 highlighted;
- A letter from the Region of Waterloo advising that Condition 3 is not required; and,
- An Acknowledgement Letter from the Ministry of Heritage, Sport, Tourism and Culture Industries regarding the completion of Stage 1 and Stage 2 Archaeological Assessments.

We kindly ask that this request be considered at the April 14th Committee of Adjustment meeting. We appreciate the assistance from City Staff on this file. If you have any questions regarding our request, please do not hesitate to contact the undersigned.

Yours truly,

MHBC

Pierre J Chauvin MA, MCIP, RPP
Partner

Liam Murphy, BES
Planner

cc. Trevor Lass – Greyheights Realty Group
Committee of Adjustment for the Corporation of the City of Cambridge

being Submission No. B20/19

THIS MATTER HAVING BEEN HEARD on Wednesday, December 11, 2019 and the Notice of Hearing having been given in accordance with the Rules and Procedures adopted by the Committee of Adjustment, the Committee of Adjustment of the City of Cambridge hereby renders the following decision:

Decision: PLAN 521 LOT 17
1305 King St E

Moved by: Danette Dalton
Seconded by: Don Drackley

That the applicant’s request to sever a new lot with an approximate area of 422.9 m² (4,552.05 ft²) and 21 m (68.9 ft.) of frontage along Montrose St N,

Be approved subject to the following conditions:

1. That prior to final approval, the owner/applicant submits a copy of the deposited reference plan indicating the boundaries of the parcels, any easements/rights-of-way and building locations, to the satisfaction of the Planning Services Division.

2. Approval of minor variance applications A69/19 and A70/19.

3. That prior to final approval, the owner/applicant submit a Record of Site Condition for both the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo, and enter into an agreement if required.

4. That prior to final approval, the owner/applicant submit a copy of the Archaeological Assessment report and Ministry acknowledgement letter for the proposed retained and severed lands to the satisfaction of the Region of Waterloo. The owner/applicant shall enter into a development agreement with the City of Cambridge to implement any mitigation or conservation measures recommended within the Archaeological Assessment, if applicable, to the satisfaction of the Region of Waterloo.

5. That prior to final approval, the owner/applicant enter into a Registered Development Agreement with the Region of Waterloo to include the following noise attenuation/warning clauses in all agreements of purchase and sale, lease and/or rental agreements for all residential dwelling units on the severed and retained lands:
a. Purchasers/tenants are advised that sound levels due to increasing road traffic on Regional Road 8 (King Street East) and rail traffic from Canadian Pacific may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed sound level limits of the Region of Waterloo and the Ministry of the Environment, Conservation and Parks (MECP). “

b. WARNING: Canadian Pacific Railway (CPR) or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land subject hereof. There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors asforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

6. That the owner/applicant submit a legal survey showing the existing property, existing easements, existing dwelling, existing hydro pole(s), anchors, secondary hydro wire-feed to the existing dwelling, proposed severance, proposed dwellings, proposed driveway, and proposed electric plant to the satisfaction of Energy+ Inc. The survey must include dimensions. The Applicant is cautioned that a minimum clearance between the proposed driveway entrance and existing poles, guy wires and anchors is 1.5 metres. All easements (will be determined once satisfactory legal plan has been submitted) must be approved and registered at customer’s cost.

7. That a servicing plan be prepared, to the satisfaction of City of Cambridge Development Engineering, detailing the location of the existing and proposed services for each lot.

8. That a grading plan be prepared, to the satisfaction of City of Cambridge Development Engineering, for the overall development, including proposed locations of roof leaders, rear yard catch basins (if required) and swales.

9. That prior to final approval, the owner/applicant pay cash-in-lieu of parkland at 5% of the value of the severed land. The applicant shall provide an opinion of value from a qualified appraiser, to the satisfaction of the City of Cambridge, Planning Services, in determining the value of the severed land.

10. That the above noted conditions must be fulfilled and the document for conveyance be presented with the required fee for signing on or before January 9, 2021, after which time this consent will lapse.

CARRIED.

REASONS:
The Committee considered staff’s recommendation and the applicant’s oral comments. The application is approved with conditions, as it is in the opinion of the Committee of Adjustment, that with the approved conditions, the application meets the criteria of Section 51(24) of the Planning Act to which all consent applications must adhere.
Signed at the City of Cambridge this 11th day of December, 2019

Notice of Decision sent on: December 20, 2019

Last Date of Appeal on Decision: January 9, 2020

I CERTIFY the foregoing to be a true and correct copy of the Decision of the Committee of Adjustment of the City of Cambridge in the above-mentioned application.

Chairperson
Member
Member
Member
Member

Planner
Secretary-Treasurer to the Committee of Adjustment
January 14, 2020

Dear Ms. Greene

Re: Clearance Letter B20/19
Trevor Lass c/o Greyheights Realty Group
1305-1309 King Street East
CITY OF CAMBRIDGE

Regional staff advise that the Regional condition for Consent application B20/19 has been addressed as follows:

Condition 1
That prior to final approval the applicant submit a Record of Site Condition for the severed and retained lands, acknowledged by the Ministry of the Environment, Conservation and Parks, to the Region of Waterloo.

Regional Staff confirm that the subject property is not within the area of investigation for the TCE Vapour Area Associated with the Northstar plant. Therefore, Regional Staff confirm that the condition is not required and can be cleared by the Region.

Yours truly,

[Amanda's name redacted]
Amanda Kutler, MCIP, RPP
Manager, Planning
Dear Mr. Henry:

This office has reviewed the above-mentioned report, which has been submitted to this ministry as a condition of licensing in accordance with Part VI of the *Ontario Heritage Act*, R.S.O. 1990, c 0.18. This review has been carried out in order to determine whether the licensed professional consultant archaeologist has met the terms and conditions of their licence, that the licensee assessed the property and documented archaeological resources using a process that accords with the 2011 *Standards and Guidelines for Consultant Archaeologists* set by the ministry, and that the archaeological fieldwork and report recommendations are consistent with the conservation, protection and preservation of the cultural heritage of Ontario.

The report documents the assessment of the study area as depicted in Map 5 of the above titled report and recommends the following:

As a result of the property assessment of the study area one scatter of historic artifacts, the King East Site (AiHc-504) was identified. The property assessment resulted in the collection of 229 artifacts from 17 positive test pits and one test unit. Based on the characteristics of these sites and the analysis of artifacts, the following recommendations are made:

1. The Cultural Heritage Value or Interest (CHVI) of the King East Site (AiHc-504) has not been completely documented. There is potential for further CHVI for this location. King East Site (AiHc-504) requires Stage 3 Site-specific Assessment to gather further data to determine if Stage 4 Mitigation of Development Impacts will be required.

2. A Stage 3 Site-specific assessment of the King East Site (AiHc-504) must be completed for in
acCORDANCE WITH THE STANDARDS AND GUIDELINES FOR CONSULTANT ARCHAEOLOGISTS (MTC 2011). THE STAGE 3 SITE-SPECIFIC ASSESSMENT WILL CONSIST OF THE EXCAVATION OF 1 BY 1 METRE SQUARE TEST UNITS ON A 5 BY 5 METRE SQUARE GRID WITH A 20% INFILL; THE GRID SQUARES WILL BE REFERRED TO BY THE INTERSECTION COORDINATES OF THEIR SOUTHWEST CORNER. EACH TEST UNIT WILL BE EXCAVATED STRATIGRAPHICALLY BY HAND INTO THE FIRST 5 CENTIMETRES OF SUBSOIL. EACH UNIT WILL BE EXAMINED FOR STRATIGRAPHY, CULTURAL FEATURES, OR EVIDENCE OF FILL, AND ALL SOIL WAS SCREENED THROUGH WIRE MESH OF 6 MILLI MetRE WIDTH. ALL ARTIFACTS WILL BE RETAINED AND RECORDED BY THE CORRESPONDING GRID UNIT DESIGNATION AND WILL BE HELD AT THE LAKELANDS DISTRICT CORPORATE OFFICES OF AMICK CONSULTANTS LIMITED UNTIL SUCH TIME THAT THEY CAN BE TRANSFERRED TO AN AGENCY OR INSTITUTION APPROVED BY THE ONTARIO MINISTRY OF HERITAGE, SPORT, TOURISM, AND CULTURE INDUSTRIES (MHSTCI) ON BEHALF OF THE GOVERNMENT AND CITIZENS OF ONTARIO.

3. THE STAGE 3 SITE-SPECIFIC ASSESSMENT OF THE KING EAST SITE (AIHC-504) MUST INCLUDE FURTHER ARCHIVAL RESEARCH IN ORDER TO ESTABLISH THE DETAILS OF THE OCCUPATION AND LAND USE HISTORY OF THE RURAL TOWNSHIP LOT OF WHICH THE STUDY AREA WAS A PART.


BASED ON THE INFORMATION CONTAINED IN THE REPORT, THE MINISTRY IS SATISFIED THAT THE FIELDWORK AND REPORTING FOR THE ARCHAEOLOGICAL ASSESSMENT ARE CONSISTENT WITH THE MINISTRY’S 2011 STANDARDS AND GUIDELINES FOR CONSULTANT ARCHAEOLOGISTS AND THE TERMS AND CONDITIONS FOR ARCHAEOLOGICAL LICENCES. THIS REPORT HAS BEEN ENTERED INTO THE ONTARIO PUBLIC REGISTER OF ARCHAEOLOGICAL REPORTS. PLEASE NOTE THAT THE MINISTRY MAKES NO REPRESENTATION OR WARRANTY AS TO THE COMPLETENESS, ACCURACY OR QUALITY OF REPORTS IN THE REGISTER.

SHOULD YOU REQUIRE ANY FURTHER INFORMATION REGARDING THIS MATTER, PLEASE FEEL FREE TO CONTACT ME.

SINCERELY,

PAIGE CAMPBELL
ARCHAEOLOGY REVIEW OFFICER

Cc. ARCHAEOLOGY LICENSING OFFICER
N/A N/A, CITY OF CAMBRIDGE
N/A N/A, CITY OF CAMBRIDGE

1 IN NO WAY WILL THE MINISTRY BE LIABLE FOR ANY HARM, DAMAGES, COSTS, EXPENSES, LOSSES, CLAIMS OR ACTIONS THAT MAY RESULT: (a) IF THE REPORT(S) OR ITS RECOMMENDATIONS ARE DISCOVERED TO BE INACCURATE, INCOMPLETE, MISLEADING OR FRAUDULENT; OR (b) FROM THE ISSUANCE OF THIS LETTER. FURTHER MEASURES MAY NEED TO BE TAKEN IN THE EVENT THAT ADDITIONAL ARTIFACTS OR ARCHAEOLOGICAL SITES ARE IDENTIFIED OR THE REPORT(S) IS OTHERWISE FOUND TO BE INACCURATE, INCOMPLETE, MISLEADING OR FRAUDULENT.