



## QUESTIONS & ANSWERS

### Village of Lytton Community Meeting

January 18, 2023

[Click here](#) to watch the recording of the January 18, 2023 Village of Lytton Community Meeting. Responses to questions answered during the meeting are summarized below:

### BUILDING PERMIT PROCESS

#### **Is a survey certificate required to obtain a building permit?**

A survey certificate is required to state that the foundation was placed in the approved location identified in the building permit. This is to ensure the building is properly placed on the lot and meets the setback criteria. Setting pins on your property is not required.

*Answered during the [Community Meeting \(1:38:52\)](#)*

#### **Some people are ready to build as soon as their lots have been remediated. Will there be prioritizing so that building permits can be issued as lots become ready for rebuild without waiting for the whole town to be ready?**

Yes, the focus will be on issuing building permits to the lots that are ready.

*Answered during the [Community Meeting \(1:39:51\)](#)*

#### **Do property owners who are anticipating building soon need to identify themselves and their addresses so that contamination cleanup and archeology can concentrate and focus on those properties first?**

The Village wants to prioritize the lots of those who intend to rebuild in 2023. Sharing your intent to rebuild and lot number information will allow the Recovery Team to start tracking it and coordinate the remediation and archaeology work with others working in the Village. Email [building@lytton.ca](mailto:building@lytton.ca).

*Answered during the [Community Meeting \(1:40:20\)](#)*

**If a rezoning application is required, will support for that application be provided by the municipal planner, or will property owners be required to engage a planner to make, or assist them to make their application?**

Property owners will not have to engage a planner. Property owners will need to gather sufficient information to support their application (ex. a survey, completed plans), which will then be vetted by the Village of Lytton planner before being considered by Council.

*Answered during the [Community Meeting \(1:49:49\)](#)*

## **CRITICAL INFRASTRUCTURE AND DEBRIS REMOVAL**

**Is Lytton going to connect with Stein water system so we can stop using Lytton Creek, because boil alerts or lack of water during summer?**

Connecting to the Stein Water System will be reviewed and considered when the master plan updating and renewing process begins.

*Answered during the [Community Meeting \(1:17:30\)](#)*

**What type of water system is used when we have fire season?**

Currently, the primary water source is Lytton Creek. There are also wells that are the secondary and supplemental water sources.

*Answered during the [Community Meeting \(1:18:07\)](#)*

## **ARCHAEOLOGICAL PROCESSES**

**How many sites have confirmed archeological finds?**

Currently, there are about 90 properties that overlap with cultural and archaeological sites.

*Answered during the [Community Meeting \(1:20:37\)](#)*

**Does the Village of Lytton have an official heritage designation?**

There were known archaeological sites within Lytton prior to June 2021. Now, there is a better sense of where the archaeological deposits are and what they contain.

There were known archaeological sites within Lytton prior to June 2021, subject to automatic protection under the Heritage Conservation Act. Now, there is a better sense of where the archaeological deposits are and what they contain.

Designation is a specific term applied to sites protected under other provisions of the Heritage Conservation Act. It hasn't been confirmed if any sites previously recorded within Lytton were Designated.

*Answered during the [Community Meeting \(57:57\)](#)*

**Can you provide more information about what an alteration permit is?**

Two permits have been issued to support the work being done in Lytton. A Heritage Investigation permit has been issued to authorize the archaeological work (the methods, subsurface testing and artifact collection), and an alteration permit has been issued to authorize the alterations of sites through the removal of contaminated sediments. Alteration permits can be revised and amended to allow for different activities as site work progresses.

*Answered during the [Community Meeting \(1:29:18\)](#)*

**Under what authority is the archeological investigation on individual properties taking place? Where can we find a copy of the heritage permit issued for archeological work on our properties?**

The archaeology works are a requirement and part of the debris removal. All aspects of these activities are managed under the governmental authority of the Village. This work is noted in item 3 'Debris and Hazard Tree Removal Activities' of the Right of Entry Permit. An archaeology consultant, AEW, has been hired by the Village of Lytton as part of the remediation program to complete the legislative requirements during debris removal.

The permit includes sensitive cultural information, and is not a public document.

*Answered during the [Community Meeting \(1:03:56\)](#)*

**What is the earliest my lot could be cleared, archeologically speaking, for a building permit?**

This is dependent on the findings, when the Archaeology Branch receives AEW's report summarising work to date, and whether further assessment is required on your property.

*Answered during the [Community Meeting \(1:19:32\)](#)*

**Could an archeological find delay getting a building permit for a lot?**

Significant sites or design plans that will impact a particularly significant portion of a protected site may require further consideration and/or project redesign prior to approvals.

*Answered during the [Community Meeting \(1:18:58\)](#)*

**Once the AEW report is received what further steps are required to allow access to property?**

Timelines and approvals will consider whether the property overlaps with protected sites, what development is proposed, whether the property owner has asked the Village of Lytton to prioritise approvals, to support rebuilding activities, and timing for archaeological assessments (if conducted).

*Answered during the [Community Meeting \(1:55:06\)](#)*

**What is being done to speed up the process?**

This assessment is moving rapidly in comparison to other archaeological assessments being conducted within the province. Processes such as using a power screener to process the volume of contaminated sediments, and the expedited issuing of the permit have allowed the process to move swiftly. There are many people on the ground every day working with archaeology, including archaeologists that are screening in winter conditions and looking at methods to get the work done as quickly as possible.

*Answered during the [Community Meeting \(1:27:46\)](#)*

**What are the restrictions that could be put in place?**

It is dependent on what the findings are.

*Answered during the [Community Meeting \(1:19:59\)](#)*

**As far as we know, no one has been notified of a find on their property. Why not? When will they be notified?**

The first step is for contractor AEW to provide the reports and the results of the work they've completed in 2022. In the interim, work is being done with the Village of Lytton, Colliers and BC government to find the best way to communicate with those who need information about their individual properties.

*Answered during the [Community Meeting \(1:26:28\)](#)*

**Please describe the process in which a property owner can find out what artifacts, if any, have been found on their property?**

Property owners can request archaeological information about their property by completing this form: <https://www.archdatarequest.nrs.gov.bc.ca/>

Contractor AEW has been asked to bundle reports of the in a way that property-specific information is available. Reports are anticipated at the end of February. The Province will provide owners property-specific management directions; given the breadth of culturally-sensitive information, the report itself will not be distributed.

**Where are the artifacts being logged and stored?**

The artifacts are under secure storage. After the completion of the study, they will be provided to a repository.

*Answered during the [Community Meeting \(1:26:10\)](#)*

**Are chance finds boxed by property number within a Zone? When will each property owner be given the opportunity to examine the finds for their property? Are areas of “finds” pinned with flags? What do these pins mean for situating a new house where the pins are placed? Who decides what is an archaeological site, using what criteria, and what is the appeal process for the property owner?**

- **“Finds” pinned with flags:** Archaeology Branch is unable to speak to these specific methods. Further, property-specific information about sensitive sites will not be spoken about in a public forum.

*Answered during the Community Meeting (1:04:15)*

- **Examining finds:** To date, efforts have been focused on supporting remediation activities within the Village. There will be discussions with the descendant communities about what information will be shared, and how it will be shared.

*Answered during the Community Meeting (1:04:43)*

**Who are the members of Kumsheen Heritage Committee? Where are the records of meetings and the minutes for those meetings?**

The Kumsheen Heritage Committee includes representatives from the Archaeology Branch, Village of Lytton, Indigenous governments of Lytton First Nation and Nlaka’pamux Nation Tribal Council, and EMCR. Due to the sensitive nature of the discussions, the records and minutes are not being made available.

*Answered during the Community Meeting (1:03:23)*

**How do you know these finds are local in light of the fact that:**

- **There were many collectors in the Village who collected artifacts and those artifacts would have been brought onto their property from elsewhere**

The belongings found in people’s homes were collected along with other debris and were not subject to archaeological inspections.

- **Soil from elsewhere was often used for fill when building so the soil containing the finds might have been from elsewhere**

Introduced soils are likely not going to be 40cm deep. There are elements that give a sense of where the artifacts come from, such as the density of artifacts and the presence of exotic materials, faunal remains, uncovered archaeological features, or ancestral remains.

- **There was at least one individual in Lytton who manufactured archeological arrowheads (i.e. made replicas). How are those being distinguished?**

Arrowheads have identifiable features that allow them to be distinguished. The relative age of the arrowhead and region they originated from can be identified depending on the style of the artifact. Additionally, people who practice flint knapping often leave a penny in their debitage to show it was modern. Flint knapping debris would have likely be collected with the house debris and not subject to archaeological inspections.

*Answered during the Community Meeting (1:21:32)*

**Are there discussions with the Minister about exercising their power under section 20 of the Heritage Conservation Act regarding acquiring property or interests/property?**

Unknown.

*Answered during the Community Meeting (1:27:27)*

**What happened to any jewelry/gold, badges and medals that may have been recovered with the sifting?**

The belongings found in people's homes were collected along with other debris and were not subject to archaeological inspections.

Reports on the archeological work are expected from AEW at the end of February. Items of historical value would be collected, but some of those things may have been collected in the top few centimetres that were too contaminated to review.

*Answered during the [Community Meeting \(1:05:22\)](#)*

**Is there anything stopping an individual property owner from applying for an individual permit and proceeding without AEW?**

Currently, permits are taking over 200 days to obtain. Applying for your own permit would have far longer lead times as it would be subject to review, have different methods and approaches, and would have to be referred to Indigenous communities before the work could commence.

The Heritage Conservation Permits held by the Province allow multiple archaeological firms to work under it, so an individual can potentially look into working with somebody else under the existing permits.

*Answered during the [Community Meeting \(1:25:01\)](#)*

**In Williams Lake recently archeological findings were published in the local paper, why the difference in privacy?**

This is because the Williams Lake Indian Band made the decision to share the information. The decision to share information is situational and can depend on the importance of the information.

*Answered during the [Community Meeting \(1:33:41\)](#)*

**What is the normal turn-around time for a Heritage Permit?**

Currently, the turnaround time for a Heritage Conservation Permit is over 200-250 days.

For this project, there had to be careful consideration of the different criteria, methods required with the contamination, lack of previous assessment within the Village of Lytton, and the importance of location to the Nlaka'pamux to ensure the work was done correctly and appropriately.

*Answered during the [Community Meeting \(1:34:35\)](#)*

**Once a Heritage permit is in place, how long would it typically take to have a property excavated, inspected and ready for build?**

Assessments of individual properties vary depending on the availability of the archaeologists to do the work, the complexity of the project, and the results and recommendations that they find as a result of their work.

*Answered during the [Community Meeting \(1:37:37\)](#)*

### **Who is directing AEW? Is NNTC giving direction?**

AEW has qualified staff eligible to hold their own HCA permits, or oversee their own assessments. As in any project in B.C., in-field decisions will consider comments from First Nations representatives, who often have insight into work in the area. In-field decisions are made in collaboration with all members of the field crew. Ultimately, management direction comes from the archaeology branch. AEW is working under a permit subject to provincial regulation.

*Answered during the [Community Meeting \(1:59:36\)](#)*

### **Once we have been given the green light to start our rebuilds, is it true that we have to have archaeological monitors if we are one of the 90 identified heritage sites? If so, what is the process going to be and what are the anticipated costs for property owners?**

Properties that overlap with protected archaeological sites require the authority of alteration permits prior to development, including capping. We anticipate all properties that overlap with recorded sites will require subsurface testing. The testing will refine our understanding of the sites, and may result in revising site boundaries.

The costs of the archaeological work cannot be confirmed as it is dependent on what is found during the investigations, but in this phase, the cost of archaeological assessments has been covered.

*Answered during the [Community Meeting \(1:30:50\)](#)*

## **OTHER**

### **Why has no community recovery manager been hired since Travis quit in September? Isn't the CRM one of the most critical roles?**

A Recovery Manager position is currently posted and will be closing at the end of the month.

*Answered during the [Community Meeting \(1:41:46\)](#)*

### **Would you please tell us who the recovery team is currently, and the role? (It is difficult to keep track of staff coming and going)**

The Village's recovery team includes several subcontractors and consultants. The primary team consists of:

- Colliers (Owner's Representative)
- Matcon (Remediation Contractor)
- IBI (Environmental Consultant)
- Urban Systems (Civil Engineering/Design/Access)

As well as support from Jack Keough, Yellowhead Community Services Society, and Owen Collings.

*Answered during the [Community Meeting \(1:42:23\)](#)*

**Are there any other major contractors who have been paid more than \$150,000 in the clean-up and remediation of Lytton?**

Contracts that exceed \$150,000 include: Urban Systems, IBI, Colliers, AEW, Ecora and Matcon. Additionally, there are a multitude of subcontractors under Matcon that exceed that amount, including groups that provide security, the rental trailers, aborists, and the trucking company.

*Answered during the [Community Meeting \(1:44:29\)](#)*

**Can you please provide a cost breakdown of how much each of the following have been paid to date:**

- **Colliers:** \$714,000
- **Matcon:** Approx. \$9 million
- **IBI:** Approx. \$1.3 million
- **AEW:** Approx \$1 million
- **Urban Systems:** N/A

There have also been additional commitments to these organizations beyond what has been invoiced and paid out to date that make up the \$19 million that is shared publicly through the project status reports every month.

*Answered during the [Community Meeting \(1:46:13\)](#)*

- **How much was paid to Onside?**

In excess of \$1 million. There was a budget of \$1.2 million carried through remediation that was expended.

*Answered during the [Community Meeting \(2:02:43\)](#)*

**When can we expect a Village Office to be opened?**

A report is being presented to Council shortly with options for an interim Village Office. The intention is to have a space in the Village where people can interact and ask questions to Village staff.

*Answered during the [Community Meeting \(1:47:00\)](#)*

**It looks like Lytton's website has been updated.**

- **I can no longer find employment opportunities – where are they?**  
This is one of the areas being worked on. It is anticipated that it will be up and functioning again in the next couple of weeks.
- **Why was the website updated?**
- **How much money and time was spent on the new website? Is this the best use of time and resources in light of the fact that people have been homeless for more than 18 months? Who approved this use of time and resources?**

The Village is in the process of modifying the website to make tools and documents more accessible to residents, including building permit applications. The website updates are being done by the Village's existing communications consultant and is within their regular duties.



*Answered during the [Community Meeting \(1:51:04\)](#)*

**What is the rationale for waiting to install poles on Fraser Street?**

Infrastructure along Fraser Street is being rebuilt as well. Fraser Street installs are being deferred until necessary.

*Answered in the Zoom chat during the Community Meeting.*

**Can the Colliers Slide presentation please be posted on the Village website?**

Yes, the presentation can be posted.

*Answered during the [Community Meeting \(1:41:21\)](#)*

**Are the Terms of Reference, including deliverables and timing, for the Economic Development Plan available to the public?**

Yes, there is a timeline that can be made available. The timeline has been revised from the original contract as there was a slower start than expected. Shortly, there will be a transition into doing the survey and data collection through February, then the final report and plan will be completed at the end of March.

*Answered during the [Community Meeting \(1:53:43\)](#)*

**Does the Recovery Team have an estimated date for removal of either or both fence systems?**

Currently, we do not have a date. There is still a state of local emergency for that portion of the Village, as well as there is a Work Safe British Columbia requirement for the health and safety of the work site. The fence will need to be maintained for the foreseeable future.

*Answered during the [Community Meeting \(1:54:27\)](#)*

**Why is Recovery Manager not reporting to Mayor and Council as well as CAO as originally in org chart?**

Initially, the Recovery Manager was reporting directly to EMBC. That has been modified through the agreement with the Province.

The Recovery Manager position that has been posted is two-part time positions that will be reporting directly to the CAO (Village of Lytton).

*Answered during the [Community Meeting \(2:03:10\)](#)*