



Remote Access to Archaeological Data (RAAD) for Potential Property Buyers and/or Realtors in British Columbia

COMMON QUESTIONS REGARDING ARCHAEOLOGICAL SITES AND HOW THEY RELATE TO BUYING OR SELLING PROPERTY

Q: How do I know if an archaeological site is associated with a property?

A: As part of a Realtors Due Diligence, details about a property should be presented to you when discussing the buying or selling of a property. If they aren't, a Site Information Request can be submitted to the Ministry of Forests, Lands and Natural Resource Operations Archaeology Branch requesting information. Usually the presence/absence of an Archaeological Site is NOT listed on the land title.

Q: Why should I be concerned if an archaeological site is on my property or on a property I intend to purchase?

A: All Archaeological sites, known or undiscovered are automatically protected under the Heritage Conservation Act. The alteration/disturbance of an archaeological site without first obtaining the appropriate permits is illegal and could result in the imposition of fines or imprisonment. It is the responsibility of a land owner to ensure that any archaeological sites on their property are preserved.

Q: An Archaeological site is located on my property but I want to develop portions of my property, what do I do?

A: The application for a Section 12 Alteration Permit can be submitted to the Ministry of Forests, Lands and Natural Resource Operations Archaeology Branch. The Archaeology Branch would need to know the location of the site, site significance and how the proposed land altering activities will effect the site. This information would be gathered through an Archaeological Impact Assessment (AIA) in which a permitted archaeologist would conduct field assessments and reporting on the findings of the assessment. The results of an AIA could recommend further work (archaeological excavation) or the recommendation of no further work required.

Q: What costs are involved with either a RAAD search or Archaeological Assessment?

A: The Ministry of Forests, Lands and Natural Resource Operations does not charge a fee for a RAAD search. Due to backlog in Government ability to conduct these searches in a timely manner, Ecofor Consulting Ltd. can conduct a RAAD search for you for a fee of \$100 per search. Searches based on volume would be subject to a discount based on volume. For Archaeological Impact Assessments, please contact Ecofor Consulting Ltd. and we can provide you with a free cost estimate to conduct this work.

Q: If an Archaeological Site is located on my property could it affect the value of the property?

A: Depending on the current use of the property or future development plans on the property, yes an archaeological site could affect the value of the property. If there is a site on a property, and no plans to alter the property (i.e. significant land alterations, landscaping, installing a swimming pool) are planned, then the presence of an Archaeological site will not affect the property. If significant development plans are anticipated within the Archaeological Site boundary, then a professional consulting archaeologist should be contacted. An archaeological excavation or Impact Assessment could become costly based on the site size, significance and planned alterations to the property.

All Archaeological Sites in British Columbia, known or undiscovered are automatically protected by the *Heritage Conservation Act* (HCA). This applies to sites on crown and private lands. Usually the presence of an Archaeological Site on a property is NOT listed on the land title. Under due diligence realtors should communicate to their clients that before developing (or choosing to purchase) a property which contains an archaeological site, the potential costs and limitations to developing the property should be considered.



The best way to protect yourself as a potential buyer, seller or Acting Realtor of a property is to reference the Provincial Archaeological Site Inventory to see if an archaeological site or heritage site is associated with the property. The most efficient way to do this is to have us conduct an inexpensive Archaeological Site Search (RAAD) through the government registry of Archaeological Sites for you.

If you require a RAAD search, please contact us anytime to do so on your behalf. Ecofor Consulting Ltd. can help you out with all of your Archaeological questions and needs.

Office Locations in BC:

Fort St. James, BC Prince George, BC
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