

The soil deposit requirements include, but are not limited to:

- a) the slope of any exposed face of deposited soil must not be greater than the angle of repose necessary for stability of the deposited material. For any slope face within 10 metres of a property boundary or a riparian assessment area boundary, the maximum final slope grade will be 4: 1 (4 horizontal to 1 vertical);
- b) the deposited soil must be graded so that positive gravity drainage is assured, and a drainage system of sufficient capacity and extent must be installed to ensure that runoff onto adjacent lands will be no greater than prior to commencement of the soil deposit;
- c) all streams, watercourses, wetlands and drainage facilities must be kept free of silt, clay, sand, debris and other material attributable to the soil deposit activity, which could obstruct, impair or impede drainage facilities and watercourses; and
- d) deposited soil and related activities must not encroach upon, undermine, damage or endanger any adjacent property.

Environmental consultants will be retained to assist with the assessment of possible impacts of soil deposition disturbance and vegetation disturbance and to provide environmental mitigation and restoration measures to be implemented as required.

Best management practices will be followed to ensure that the soil deposit will not create a danger from flooding, erosion or landslide.

5.0 ENVIRONMENTAL PROTECTION PLAN

5.1 Measures for Controlling Erosion and Sedimentation and for Maintaining Erosion and Sediment Control Infrastructure

Weather forecasts will be routinely monitored in consideration of planned activities at the soil deposit site and work will be halted during heavy precipitation events if there is any risk of sediment entering or migrating to nearby surface water bodies.

Sediment controls will be installed to prevent sediment migration include silt fencing and straw bales to prevent downstream sedimentation. Silt fencing and straw bales will be installed outside the riparian setback, between the fill slope and the high-water mark of the known wetlands to prevent sedimentation of watercourses.

Additional recommendations intended to control / reduce erosion where applicable include:

- a) redirecting ditches away from the fill slope and to let fan out through adjacent clear-cut shrub and groundcover vegetation areas that are not in the riparian setback;
- b) constructing compacted soil berms at the toe of the fill slope with suitable compactable soils to support the toe of the newly graded slope;
- c) grading the fill slope to at least 2H:1V (or less) to improve slope stability and prevent slumping;
- d) installing a layer of good soil over the newly graded fill slope and seeding the fill slope and soil berm with grass seed and cover with a layer of straw;
- e) leaving the surface of the slope rough to reduce surface erosion;
- f) if logs are available, placing them randomly over the slope in a horizontal alignment and push them into the slope; and
- g) allowing riparian vegetation to naturally infill the impacted areas.

On-going monitoring and maintenance of erosion control measures will be conducted throughout the duration of soil deposit activity and until they are no longer required.

5.2 Measures for Protecting Riparian Assessment Areas, Watercourses and Sensitive Environmental Features

A 30m Riparian Assessment Area of unnamed tributaries of Shawnigan Creek is within the subject parcel. The tributary stream within the subject parcel contains small headwater streams and wetland reaches that feed the main channel.

The main channel is fed by small watercourses that merge within a wetland in the southern corner of the lot on the east side of the driveway. The main channel flows northeast along the north side of Sooke Lake Road to another wetland reach in the eastern portion of the parcel.

The 30m Riparian Assessment Area has been surveyed and flagged to visually demarcate the 30m setback to prevent encroachment (i.e. snow fence). Silt fencing and straw bales have been and will continue to be installed between the fill slope and the 30m Riparian Assessment Area to prevent sedimentation of watercourses as needed.

Grass seed and straw mulch has been and will continue to be installed over exposed soils to regenerate and allow vegetation to naturally infill the area as grades are complete.

All heavy equipment should be clean and free of leaks and to have a fully stocked spill kit on board.

5.3 Measures for Minimizing the Tracking of Soil onto Public Road Ways and for Cleaning Roads

In accordance to Section 16 of the Soil Deposit Bylaw, all dirt, mud or debris tracked onto public roads or deposited into road-side ditches from the soil deposit activity must be removed daily.

All vehicles must drive through the truck wash when exiting the soil deposit site to minimize the tracking of soil onto public road ways.

Street sweepers will be hired to clean roads as required.

5.4 Measures for Minimizing Dust

Water will be applied to the access road and haul roads throughout the soil deposit site as required to minimize dust.

A maximum speed limit of 20km/hr will be enforced at the soil deposit site to minimize dust.

5.5 Measures for Managing On-Site Drainage for the Duration of the Soil Deposit Activity and for Ensuring that Watercourses and Adjacent Properties will not be Negatively Impacted from Storm Water Run-Off from the Soil Deposit Site

In accordance to Section 16 of the Soil Deposit Bylaw, all streams, watercourses, wetlands and drainage facilities will be kept free of silt, clay, sand, debris and other material attributable to the soil deposit activity, which could obstruct, impair or impede drainage facilities and watercourses.

Control of site drainage and runoff may be necessary to prevent migration of fines if a heavy rain event occurs.

Measures may include: temporarily covering the exposed soils with sheets of poly and weighing it down to prevent it blowing off, containing or redirecting/diversion of runoff with sand bags (or similar), placement of additional silt curtains or straw bales between work areas and riparian areas, or temporary work stoppages.

5.6 Measures for Controlling Noxious Weeds and Invasive Species.

Noxious weeds and invasive species are strictly prohibited from being deposited at the soil deposit site.

A Clean Fill Declaration will be completed by the soil source representative to confirm there are no noxious weeds and invasive species contained in the soil to be deposited at the soil deposit site.

In the event noxious weeds or invasive species are found at the soil deposit site, they will be immediately removed and disposed of at a proper disposal facility.

6.0 SITE REMEDIATION PLAN

6.1 Reclamation measures to stabilize, landscape and restore the land upon completion of the Soil Deposit Activity

Reclamation measures to stabilize, landscape and restore the fill deposit site will be ongoing throughout the duration of the soil deposit activity.

Once the soil deposit activity has stopped coming to the soil deposit site, the slopes will be contoured and stabilized with grass seed, straw and tree seedling plantings to allow native vegetation to naturally infill the area. If available, alder seed will be added to the seed mix and broadcast over the slopes.

The slope contouring and stabilization will occur as soon as each area is finished to minimize exposed soils as far as possible.

The surface of the final fill slope will be left rough to reduce surface erosion and if logs are available, they will be placed randomly over the fill slope in a horizontal alignment and pushed into the slope.

Restoration areas will be identified as no-go areas for future activities at the soil deposit site until slopes have been stabilized to prevent erosion and sedimentation.

6.2 Measures for Permanent Drainage and Storm Water Management

Existing drainage and storm water management systems constructed and maintained throughout the duration of the soil deposit activity will become the permanent drainage and storm water management systems of the reclaimed soil deposit site.