



Cascadia Biological Services
772 Goldstream Ave
PO Box 27034
Victoria, BC
V9B 5S4

March 5th 2020

Timothy Dolby
1160 Stonecrest Way
Shawnigan Lake, BC

**Environmental Impact Assessment
Shawnigan Lake – 1160 Stonecrest Way**

Purpose

At the request of the Cowichan Valley Regional District (CVRD), a site visit was completed in the fall of 2019 by Cascadia Biological Services to identify potential riparian/wildlife setbacks for a proposed/existing soil dump site located in the District. The Environmental Assessment is required as the proposed works including the removal of timber/logging debris as well as ongoing soil deposits require setbacks from waterbodies and/or rare elements (if located). The setbacks are variable depending on the waterbody/attribute in question whether it is a ditch, a seasonal creek, wetland, lake, wildlife tree, rare species of plant/wildlife etc. Please refer to Attachment I identifying the proposed study area within the confines of the parent property. The proposed study area measures approximately 4.63 hectares and is presented at different overview levels in Attachment(s) 1a-1b. Attachment II presents the proposed fill site area boundary within the subject property. This area measures approximately 2.86 hectares. A map showing the potential for environmental sensitive species is shown in Attachment III in reference to the British Columbia Conservation Data Centre (BC CDC). Typical photographs of the lot and biophysical conditions present at time of survey are presented in Attachment IV.

Background

The owner of the property retained Cascadia Biological Services to determine what watercourses and/or environmentally significant features were present on-site as well as to prescribe what setbacks (if any) that the proposed works should adhere too. Mr. Roy was then to provide the owner with an overview environmental report of the proposed disturbed areas. The site was visited on several occasions in October and November of 2019. The survey crew consisted of Mr. Roy (R.P. Bio.) and a Ms Erica Brotherston (Env Tech).



One of the primary goals of the assessment was to determine if any watercourses were present within 30m linear distance from the property lines and if so, fell under the Riparian Areas Protection Regulations (RAPR) legislation. The legislation requires a more detailed report for waterbodies if they are located within the proposed study area and/or, the 30m riparian assessment area (RAA) riparian buffer falls within the boundaries of the proposed works. The CVRD has adopted the RAPR legislation. The RAPR establishes standard 30m setbacks (maybe greater if in a ravine) from waterbodies.

Environmental Assessment Findings

- 1) **Subject Study Area** – The study area has no waterbodies meeting the definition of a stream/lake/wetland under the Riparian Areas Regulations (RAPR) legislation within 30m of the proposed fill dump site area. A Riparian Areas Protection Regulations (RAPR) report is therefore not required for the project and associated infrastructure.
- 2) Vascular plants and rare ecosystems were assessed for provincial listed status with the British Columbia Conservation Data Centre (*Conservation Data Centre: Rare Vascular Plant/Vegetative Communities Tracking List – South Island Forest District - 2017*). From our assessment of the study area, no listed species or ecosystems were identified during our assessment. The subject property therefore is conducive to the proposed work (fill site);
- 3) Cascadia Biological Services also completed an overview wildlife assessment of the area proposed for development. From our assessment, there were no environmentally sensitive attributes (stick nests, nesting cavities, den sites, rocky outcrops, etc.) identified on site as the property has been heavily disturbed in the past with no intact ecosystems present. One environmentally significant attribute as determined by the BC Conservation Data Centre (BC CDC) were noted as having the potential to occur on this property based on previous occurrences within 2500m of the proposed works. The attribute is described as Ermine Anguinae subspecies (short-tailed weasel). From our assessment of the site and given the small size of the study area, we have determined that the above mentioned environmentally sensitive attribute is unlikely on this site and therefore not potentially impacted by the proposed works.

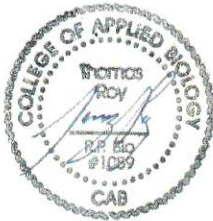


Recommendations

- 1) QEP to be on-site during disturbances (weekly monitoring) associated with the site clearing, site preparation as well as when soil deposit operations are underway;
- 2) Detailed stormwater and sediment control plan to be designed and implemented prior to the issuance of the soil deposit permit;
- 3) QEP to complete an Environmental Protection Plan (EPP) prior to the issuance of the soil deposit permit. EPP to address the control of invasive species and noxious weeds both during and post soil deposit activities;
- 4) Prior to the completion of soil deposit activities, landowner is to complete a site revegetation/remediation plan for the property to the satisfaction of the QEP;
- 5) Two nesting boxes is required as compensation to mitigate the proposed disturbances. QEP to determine size and location;

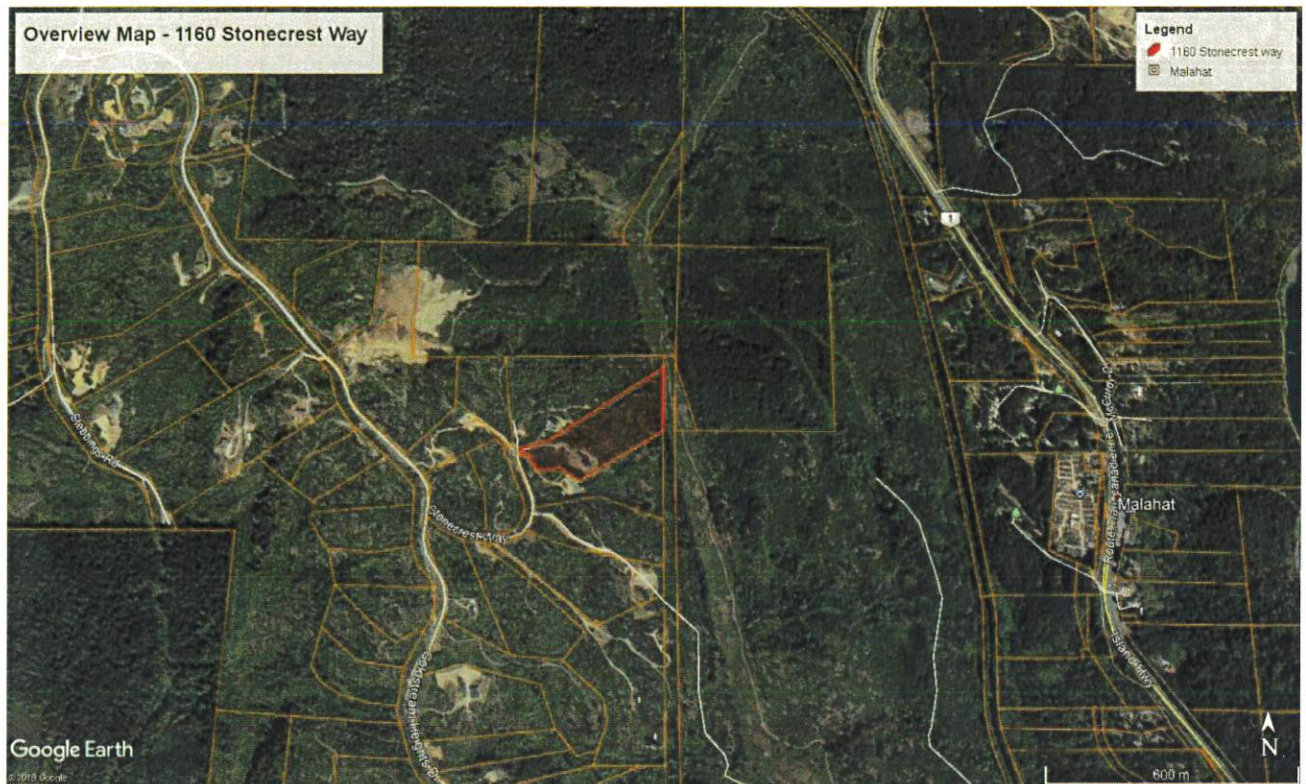
If you have any questions regarding this assessment, please do not hesitate to contact me by means below.

Regards,



Thomas Roy, R.P. Bio.,
Cascadia Biological Services
cascadiabiological@shaw.ca
(250) 888-4864

Attachment Ia – Overview map of property



Note: Study area in red above



Attachment Ib – Overview map of property (low level)



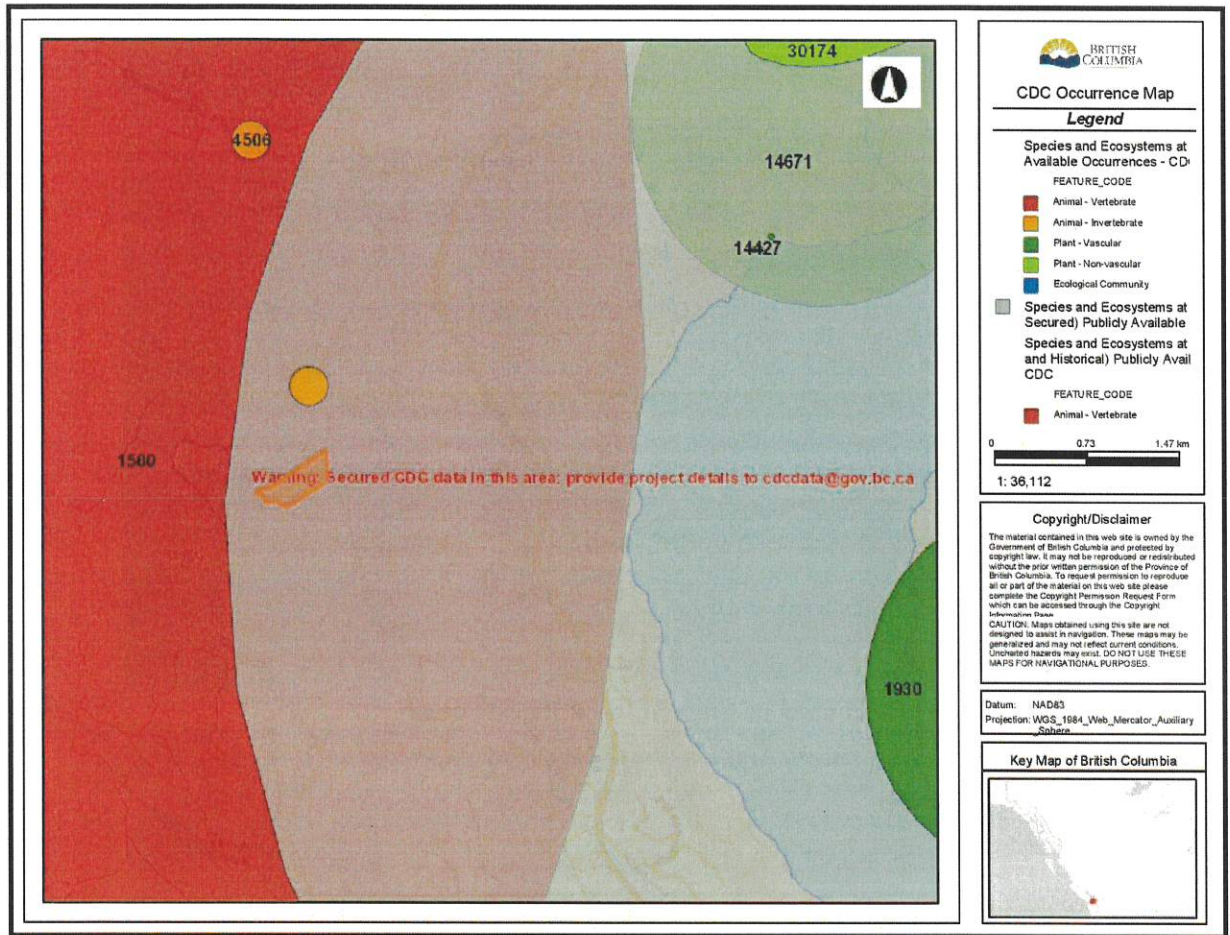
Note: Study area in red above

Cascadia Biological Services

Attachment II – Overview Map of the Proposed Fill Site Area



Attachment III – Environmentally Sensitive Attributes within 500m of the Study Area Designated by the BC Conservation Data Centre



Note: Red polygon (circle) represents the potential and historic occurrences of Ermine Anguinae (short-tailed weasel). Small orange circle polygon immediately north of the site represents the Dun Skipper (invertebrate animal) documented occurrence.

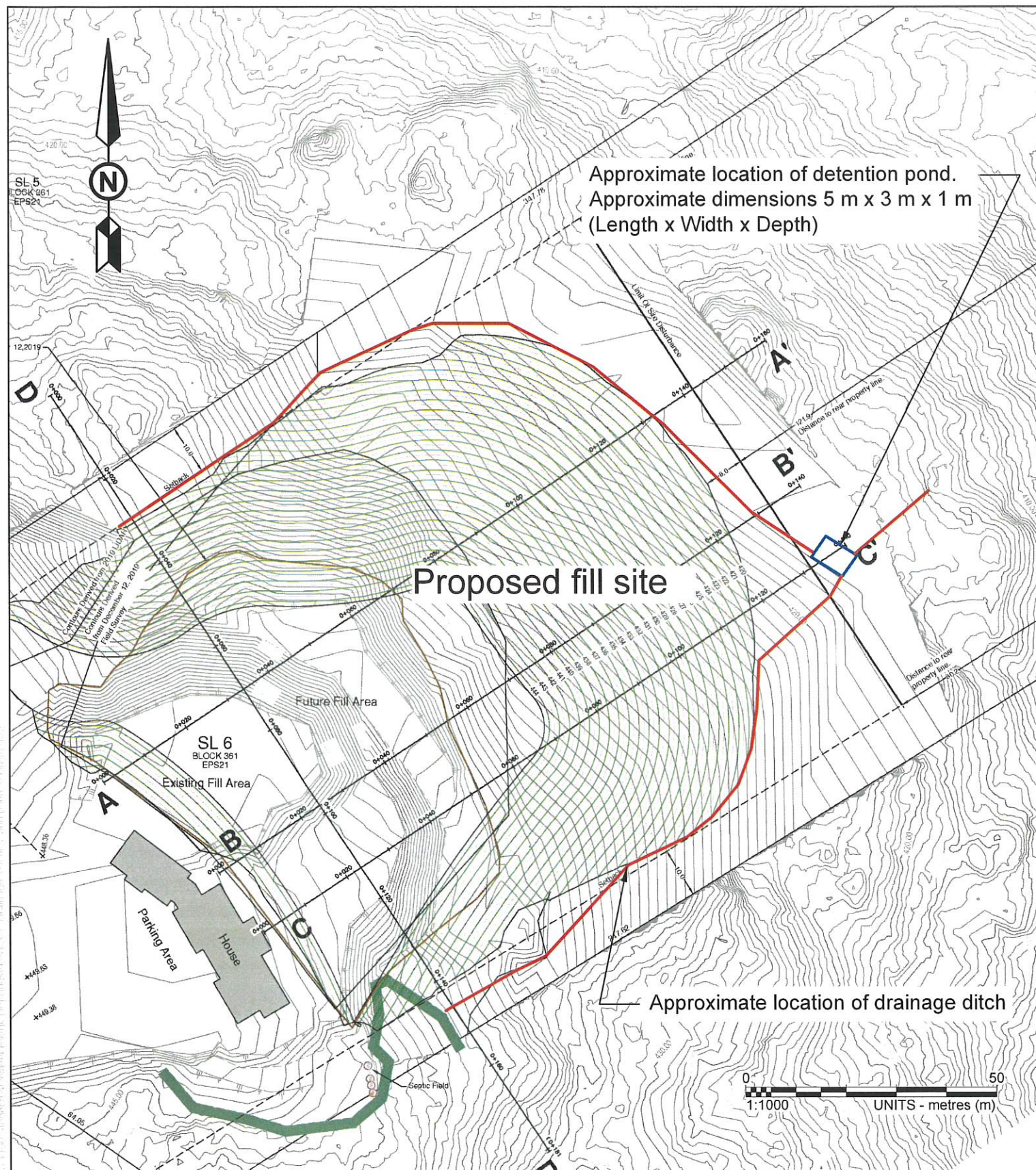
Attachment IV – Typical Site Picture



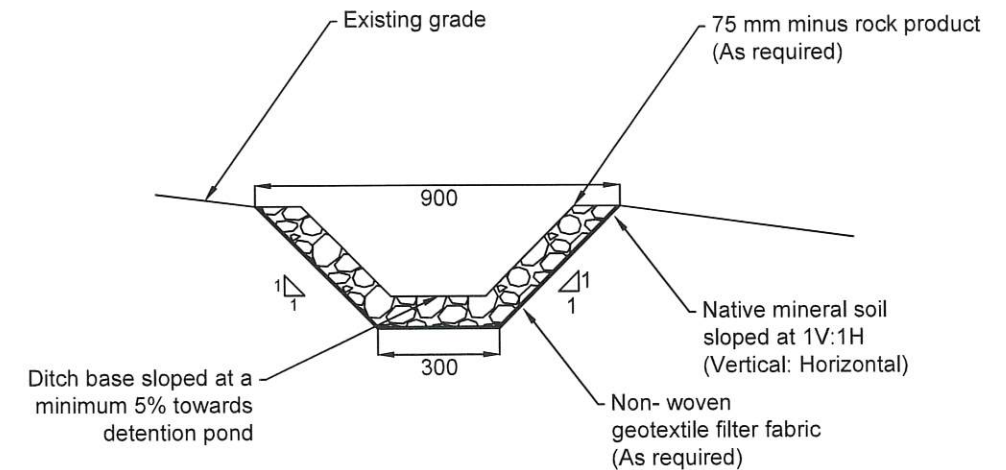
Plate #1 – Typical view of the proposed fill site area



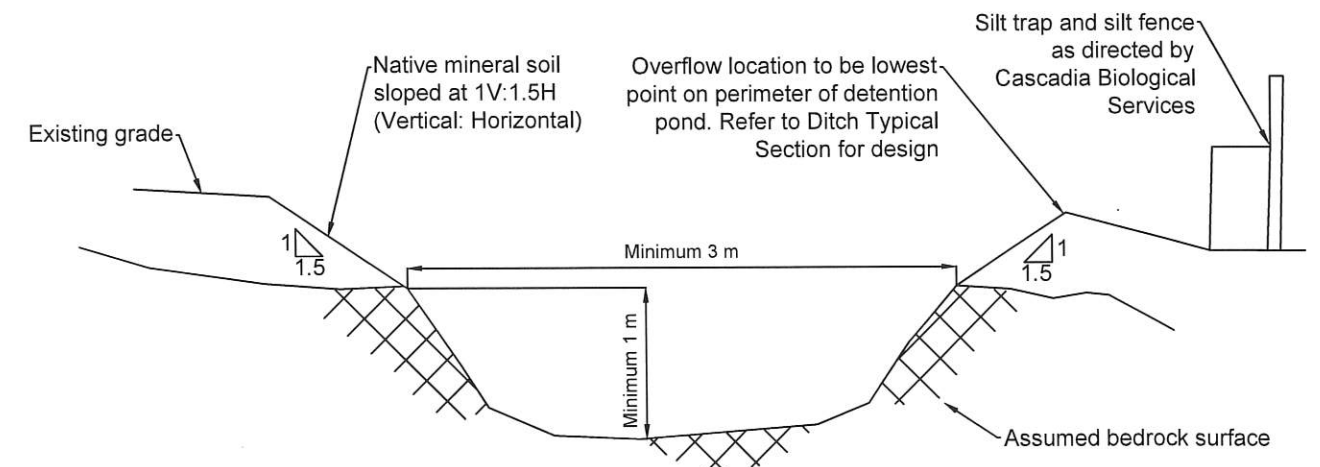
Plate #2 – Typical view of the proposed fill site area



Drainage Ditch Typical Section



Detention Pond Typical Section



NOTES

- This drawing is for the intended use of the client, and should not be used elsewhere without the express permission of the client and Ryzuk Geotechnical.
- Base plan taken from WSP Survey Dated May 8, 2020.
- Ditch and detention pond locations may vary depending on existing site conditions.

REV.	DESCRIPTION	DATE	BY
0	ISSUED FOR CONSTRUCTION	20/05/13	SDJ



28 CREASE AVENUE - VICTORIA, BC V8Z 1S3
TEL: 250-475-3131 FAX: 250-475-3611
mail@ryzuk.com

SEAL



DRAWN BY SDJ	CLIENT D&H Excavating
PROJECT MANAGER BRD	PROJECT TITLE Soil Deposit Permit
REVIEW BRD	PROJECT ADDRESS 1160 Stonecrest Way - Shawingan Lake, BC
SCALE As Shown	DRAWING NAME Erosion and Sediment Control Plan
DATE 2020/05/13	PROJECT No. 9581-3
	SHEET No. 1 of 1
	REVISION 0