



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

June 24th 2020

Saanichton Developments Ltd
1383 Mt Newton X Road
Saanichton, BC

Environmental Impact Assessment
Shawnigan Lake – Sooke Lake Road (no civic address for the property)
PID 009351744

Purpose

At the request of the Cowichan Valley Regional District (CVRD), a site visit was completed in the spring of 2020 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 overall study area within the confines of the parent property. The proposed study area measures approximately 21 hectares and is presented in Attachment I. Attachment II presents the proposed fill site area boundary within the subject property. This area measures approximately 2.15 hectares. The remaining land outside of the proposed fill site and stream setbacks falls under an active mining license. 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 March and May of 2020. 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 two waterbodies that meet the definition of a stream under the Riparian Areas Protection Regulations (RAPR) legislation. The 1st and 2nd order streams flow into one another within the study area and eventually flow into Shawnigan Creek approximately 500m downstream. Both streams fall within the overall study area however are further than 30m from the proposed soil deposit fill area. Please refer to Attachment V for a map detailing the stream locations, 30m riparian reserve zones as well as the proposed fill site. As the fill site is located outside of the 30m riparian reserves, a Riparian Areas Protection Regulations (RAPR) report is 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 – 2020*). From our assessment of the study area, no listed species or ecosystems were identified during our assessment as it has been disturbed over much of the total surface area except for the riparian reserve zones. 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 500m of the proposed works. The attribute is described as a vascular plant (Howell's violet). 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.

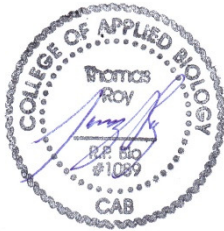


Recommendations

- 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;

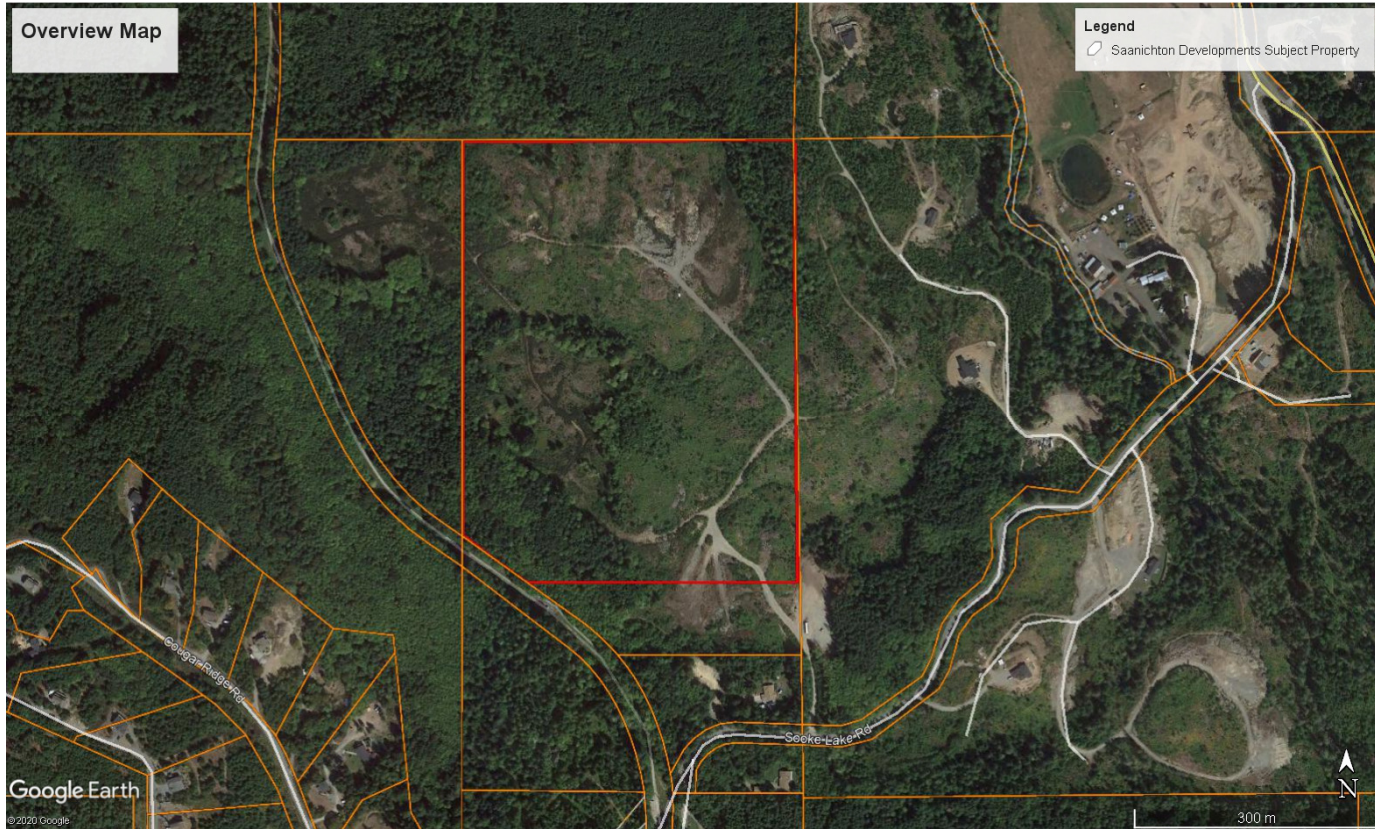
If you have any questions regarding this assessment, please do not hesitate to contact me by means below.

Regards,



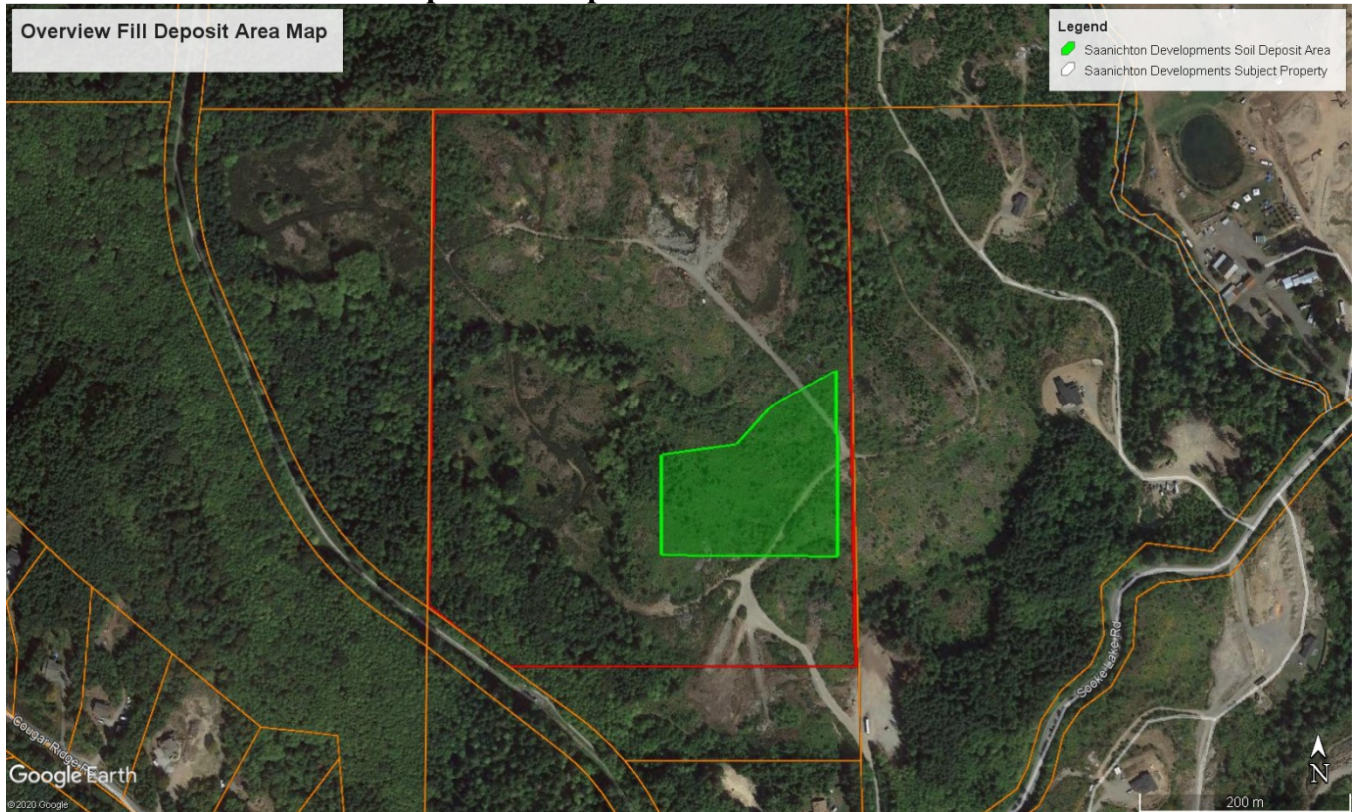
Thomas Roy, R.P. Bio.,
Cascadia Biological Services
cascadiabiological@shaw.ca
(250) 888-4864

Attachment I – Overview map of property



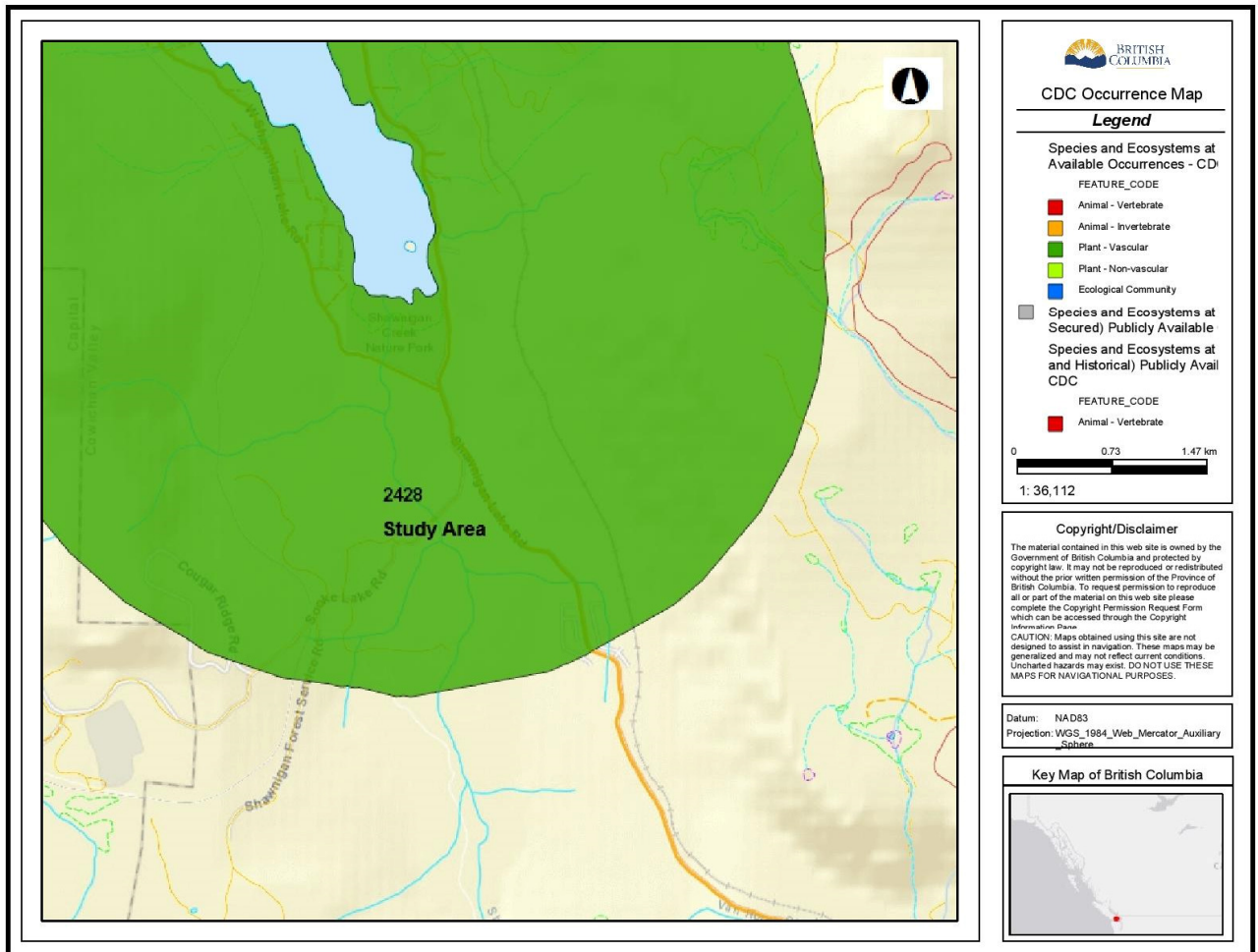
Note: Study area in red above

Attachment II – Overview Map of the Proposed Fill Site Area



Note: Green polygon denotes proposed fill site area measuring 2.15 hectares

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



Note: Green polygon (circle) represents the potential and historic occurrences of a vascular plant species (Howell's violet).

Attachment IV – Typical Site Picture

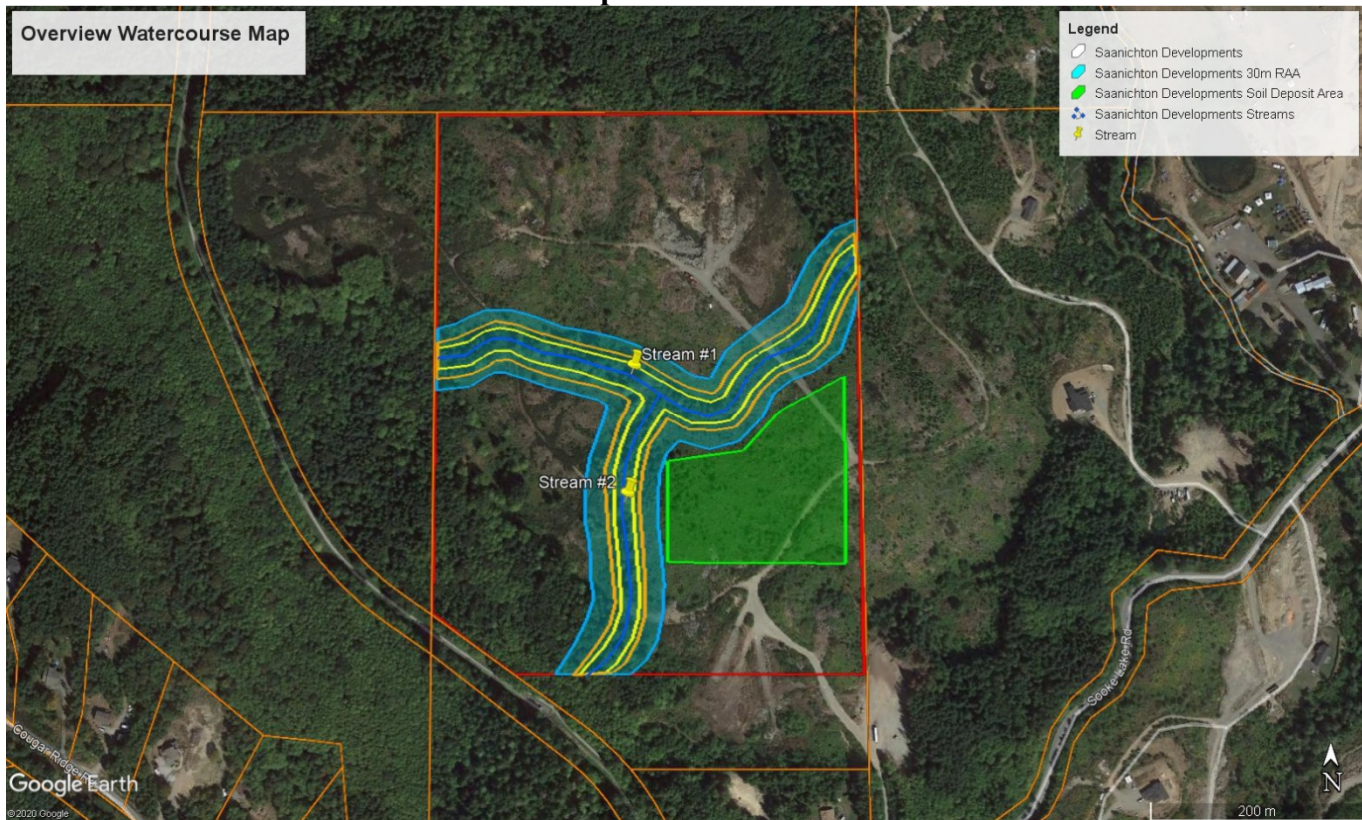


Plate #1 – Typical view of the proposed fill site and surrounding area



Plate #2 – Typical view of the existing riparian area

Attachment V – Overview Watercourse Map



Note: Proposed fill site area is within green polygon. Light blue polygon (outside polyline) represents the 30m RAA