

JUAN DE FUCA LAND USE COMMITTEE

Notice of Meeting on Tuesday, **September 24, 2024, at 7 pm**

Juan de Fuca Local Area Services Building, #3 – 7450 Butler Road, Otter Point, BC

AGENDA

1. Territorial Acknowledgment
2. Approval of Agenda
3. Adoption of Minutes of August 20, 2024
4. Chair's Report
5. Planner's Report
6. Zoning Amendment Applications
 - a) RZ000285 - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)
 - b) RZ000286 - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)
7. Adjournment

PLEASE NOTE: The public may attend the meeting in-person or electronically through video or teleconference. To attend electronically, please contact us by email at jdfinfo@crd.bc.ca so that staff may forward meeting details.



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Minutes of a Meeting of the Juan de Fuca Land Use Committee
Held Tuesday, August 20, 2024, at the Juan de Fuca Local Area Services Building
3 – 7450 Butler Road, Otter Point, BC

PRESENT: Director Al Wickheim (Chair), Les Herring, Vern McConnell, Roy McIntyre, Ron Ramsay, Dale Risvold, Anna Russell
Staff: Iain Lawrence, Senior Manager, Juan de Fuca Local Area Services; Darren Lucas, Planner; Wendy Miller, Recorder
PUBLIC: 13 in-person; 6 EP

EP – Electronic Participation

The meeting was called to order at 7:00 pm.

1. Territorial Acknowledgement

The Chair provided a Territorial Acknowledgement.

2. Approval of the Agenda

Iain Lawrence confirmed that the variance permit application (VA000162) and the Agricultural Land Reserve application (AG000085) are for 315 Becher Bay Road. Staff will speak to both applications concurrently although each application requires individual consideration.

MOVED by Dale Risvold, **SECONDED** by Ron Ramsay that the agenda be approved.

CARRIED

3. Adoption of Minutes of June 18, 2024

MOVED by Anna Russell, **SECONDED** by Vern McConnell that the minutes from the meeting of June 18, 2024, be adopted.

CARRIED

4. Chair's Report

The Chair welcomed everyone to the meeting and thanked the membership and staff for their service.

5. Planner's Report

The September 17 Land Use Committee (LUC) meeting will be rescheduled to September 24 to accommodate the UBCM convention.

Barefoot Planning and Design is providing consultant services for the update to the Port Renfrew Official Community Plan (OCP). An expression of interest has been issued for the OCP Citizens' Committee.

6. Development Variance Permit Application

a) VA000162 - Parcel A (DD 800531) of Section 86, Sooke District (315 Becher Bay Road)

Iain Lawrence spoke to the application for a development variance permit to increase the maximum combined total floor area allowance for accessory buildings and structures from 250 m² to 314 m² on a lot with an area of more than 5,000 m², for the purpose of constructing a garage and two-storey accessory building with a detached accessory suite; and to increase the maximum height of a detached accessory suite from 7 m to the peak of the roof to 8.37 m, and increase the maximum allowable floor area of a detached accessory suite from 90 m² to 103 m² for the purpose of constructing a detached accessory suite.

The subject property, site plan and building plans were highlighted.

No submissions were received in response to the notice of intent mailed to adjacent property owners and occupiers within 500 m of the subject.

The Chair confirmed that the applicant was present.

Members of the public questioned whether approval of the variances would be precedence setting.

The Chair clarified that applications are considered on an individual basis and that the fact that the structures have been constructed should be considered.

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the Capital Regional District Board:

That Development Variance Permit VA000162 to authorize the construction of a garage and accessory building with a detached accessory suite on Parcel A (DD 800531) of Section 86, Sooke District, to vary Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040:

1. Part 1, Section 4.01 2(c) by increasing the maximum combined total floor area allowance for accessory buildings and structures on a lot with an area of more than 5,000 m² from 250 m² to 314 m²;
2. Part 1, Section 4.20(f) by increasing the maximum floor area permitted for a detached accessory suite from 90 m² to 103 m²; and
3. Part 1, Section 4.20(g) by increasing the maximum height of an accessory building used for a detached accessory suite from 7 m to the peak of the roof to 8.37 m;

be approved and that issuance of the permit be withheld pending approval by the Agricultural Land Commission for a non-adhering residential use in accordance with the *Agricultural Land Reserve Use Regulation*.

Opposed: Ron Ramsay, Anna Russell

CARRIED

7. Non-Adhering Residential Use within the Agricultural Land Reserve Application

a) AG000085 - Parcel A (DD 800531) of Section 86, Sooke District (315 Becher Bay Road)

Iain Lawrence spoke to the application for a non-adhering residential use for the purpose of constructing a detached secondary suite (carriage house) and an accessory building (garage) on land in the Agricultural Land Reserve. It was advised that, in order to obtain a building permit and complete construction, approval for the non-adhering residential use is required prior to approval for variances to increase the allowable floor area and height of a detached accessory suite.

The application was initially considered by the LUC at its meeting of June 18, 2024. At that meeting, the LUC directed referral of the application to the Agricultural Advisory Planning Commission (AAPC). The resolution from the July 23, 2024, meeting of the AAPC was outlined.

No submissions were received in response to the notice of intent mailed to adjacent property owners and occupiers within 500 m of the subject.

Applicant comments included:

- short-term intent is to use the property as a vacation property for family
- long-term intent is to sell land that is currently being farmed and move to the subject property to occupy as a primary residence, using the land and garage for farming
- farming activities to be moved to the subject property in future include steer and geese production and associated equipment
- there is one registered well on site and cisterns would be used in future

Public comments included:

- land clearing in the Becher Bay floodplain has resulted in an increase of silt in the bay, affecting the overall ecology of the bay
- Becher Bay is a First Nation harvesting area
- there are cairns on properties located along Becher Bay
- a provincial water licence is required for agricultural activities

LUC discussion ensued regarding:

- the degree of land clearing and construction completed without building permit oversight
- providing comment to the Agricultural Land Commission based on future intentions
- the detached accessory suite being marginally oversized
- the additional floor area of the detached accessory suite being limited to utility use

The Chair stated that the applicant made early comment during the CRD application process that farm activities are planned on the subject property in future. The Chair further stated that application approval is not an endorsement of works commencing without the appropriate permits in place.

Iain Lawrence confirmed that:

- a development permit has been issued for land clearing (DP000416)
- a stop work order has been issued by the Building Inspection Division
- the provincial *Heritage Conservation Act* applies to the subject property

MOVED by Vern McConnell, **SECONDED** by Roy McIntyre that the Land Use Committee recommends to the Capital Regional District Board:

That staff be directed to forward comments from the Juan de Fuca Agricultural Advisory Planning Commission and the Juan de Fuca Land Use Committee to the Agricultural Land Commission for the Land Commission's consideration of the non-adhering residential use application for Parcel A (DD 80053I) of Section 86, Sooke District, in accordance with Section 34(4) of the *Agricultural Land Commission Act*.

Opposed: Ron Ramsay, Anna Russell
CARRIED

8. Zoning Amendment Application

a) **RZ000280 - Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW**

Darren Lucas spoke to the application to rezone the subject properties from the Forestry (AF) zone to an amended Rural Commercial Recreation (Campground) (CR-2) zone with a park amenity.

The application was initially considered by the LUC at its meeting of January 17, 2023. At that meeting the LUC directed referral of the application to agencies and to the Shirley-Jordan River Advisory Planning Commission (APC). In response to agency comments and comments received from the APC, the applicant has reduced overall tourist accommodation by approximately 50% and offered a public trail amenity. The assembly space proposed by Bylaw No. 4518 has been removed. A separate temporary use permit application (TP000013) has been submitted to establish a gathering space with conditions at a scale intended to address the concerns expressed by the APC. It was noted that the maximum number of tourist cabins per a parcel initially proposed by the application is 30, not 20 as advised in the staff report. Should rezoning be approved, a development permit would be required to support the commercial development.

The subject property and updated concept plan were highlighted.

The Chair confirmed that the applicant was present.

Applicant comments included:

- the property would be built out gradually
- buildout would be based on the availability of water supply
- the existing surface water licence would need to be amended to service a commercial campground
- water management options include onsite water storage, water capture and greywater recycling
- separate onsite water storage for firefighting would be supplied as recommended by the qualified professional
- property has been logged multiple times and harvesting activities included a logging railway
- there is no intent to develop the property on the western side of Sandcut Creek

Public comments included:

- positive comment on the professional reports submitted by the applicant
- support for the overall development
- a campground development would have the least amount of impact on the land

- Sandcut Creek runs dry in the summer
- support for a water flow monitoring study as noted in the qualified professional's report
- concern about the impact on wildfire potential with additional people and activity in the area
- firefighting requirements would be overseen by the CRD Shirley Volunteer Fire Department
- support for the lower parcel adjacent to Sandcut Creek and Sandcut Beach being left as greenspace

LUC discussion ensued regarding:

- potential impacts to Sandcut Creek and waterfall
- anticipated water supply required for a commercial campground
- support for a 50 m vegetated buffer along the applicant's property line adjacent to Jordan River Regional Park
- mechanisms for addressing areas of archaeological potential highlighted by the T'Sou-ke First Nation
- user density

MOVED by Anna Russell, **SECONDED** by Dale Risvold that proposed Bylaw No. 4518 be amended to specify a 50 m vegetated buffer along the western property line adjacent to Jordan River Regional Park.

CARRIED

MOVED by Anna Russell, **SECONDED** by Vern McConnell that an archaeological assessment be required prior to the issuance of a development permit sought to authorize development in areas of high archaeological potential.

CARRIED

MOVED by Anna Russell, **SECONDED** by Director Wickheim that the Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4518, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 158, 2022", to the Shirley-Jordan River Advisory Planning Commission, Pacheedaht First Nation; T'Sou-ke First Nation; CRD departments, BC Hydro; District of Sooke; the Archaeology Branch and Water Protection; the Ministry of Water, Air, Land, and Resource Stewardship; the Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and comments be received;
2. That proposed Bylaw No. 4518, as amended, be introduced and read a first time and read a second time;
3. That in accordance with the provisions of Section 469 of the *Local Government Act*, the Director of the Juan de Fuca Electoral Area, or Alternate Director, be delegated authority to hold a Public Hearing with respect to Bylaw No. 4518; and
4. That prior to adoption of Bylaw No. 4518:
 - a. That a commercial access permit be issued by the Ministry of Transportation and Infrastructure; and
 - b. That the landowner provide an amenity contribution by registering a statutory right-of-way adjacent to West Coast Road in favour of the Capital Regional District for the purpose of establishing a public trail, and that staff be directed to ensure that all conditions are satisfied towards completion and registration.

CARRIED

9. Temporary Use Permit Application

a) TP000013 – Lot A Section 74 Renfrew District Plan VIP71883 (11237 West Coast Road) and That Part of Section 74, Renfrew District Lying to the North of the Northerly Boundary of Plan 109RW

Darren Lucas spoke to the application for a temporary use permit application to authorize a gathering space as a permitted use to provide a venue for outdoor events associated with a proposed campground being considered under application RZ000280 and Bylaw No. 4518. It was advised that the *Local Government Act* allows a temporary use permit to be issued for up to three years and that the holder of the permit can apply to have the permit renewed once.

Proposed Permit TP000013 was presented.

Applicant comments included:

- the subject property is isolated
- live music events are regularly held in the community at Pioneer Park and are received positively
- security (letter of credit) is required by the CRD to ensure compliance with the temporary use permit conditions
- the proposal would have positive impacts on the community

LUC discussion ensued regarding the event density and scale proposed by the permit relative to the commercial objectives of the Shirley-Jordan River OCP.

MOVED by Anna Russell, **SECONDED** by Director Wickheim that the staff recommendation be amended to replace “CRD Board” with “Land Use Committee”.

CARRIED

MOVED by Anna Russell, **SECONDED** by Director Wickheim that staff be directed to refer Temporary Use Permit TP000013 to the Shirley-Jordan River Advisory Planning Commission, appropriate CRD departments and the following external agencies for comment:

Pacheedaht First Nation

T-Sou-ke First Nation

Island Health

Ministry of Transportation & Infrastructure

RCMP

And that all comments received be returned to the Land Use Committee for consideration of approval of the Permit.

CARRIED

10. Adjournment

The meeting adjourned at 9:46 pm.

Chair



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REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, SEPTEMBER 24, 2024

SUBJECT **Zoning Bylaw Amendment Application That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (PID: 003-175-201) – 9333 Invermuir Road**

ISSUE SUMMARY

The landowners have applied to rezone the subject property from the Rural A zone to the Rural Residential 3 zone (RR-3) to facilitate subdivision.

BACKGROUND

The 7.8 ha oceanfront subject property is located on Invermuir Road in Shirley and is zoned Rural A in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 (Appendix A). The property is designated Pacific Acreage in the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001. Abutting properties along the south side of Invermuir Road are zoned Rural A, and parcels on the north side of Invermuir Road are a mixture of Rural A, Rural 2 (RU-2), and Forestry (AF) zoned lands. Portions of the property are designated as Steep Slopes, Shoreline Protection, and Sensitive Ecosystem development permit areas. There are two existing dwellings and one accessory building that are serviced by septic and water cisterns (~11,365 L & ~13720 L). The cisterns are refilled through water delivery. The property is located within the Shirley Fire Protection Local Service Area.

The landowners have submitted an application to amend Bylaw No. 2040 by removing the property from the Rural A zone (Appendix B) and adding it to the RR-3 zone (Appendix C) to facilitate a 2-lot fee-simple subdivision application (SU000763), proposing one lot for each of the two existing dwellings (Appendix D). Staff have prepared Bylaw No. 4615 (Appendix E) for consideration.

At its meeting of June 18, 2024, the Juan de Fuca Land Use Committee recommended referral of the proposed bylaw to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation, T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62. Comments have been received and are included in Appendix F.

ALTERNATIVES

Alternative 1

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4615, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4615 be introduced and read a first, second and third time; and

3. That adoption of proposed Bylaw No. 4615 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000763.

Alternative 2

That the CRD not proceed with proposed Bylaw No. 4615.

IMPLICATIONS

Legislative Implications

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them related to Part 14 of the *Local Government Act (LGA)*. The Shirley-Jordan River APC considered the application at its meeting on July 9, 2024.

Since the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, in accordance with Section 464(3)(c) of the *LGA*, the CRD must not hold a public hearing. Notice of the proposed bylaw amendment with respect to the date of first reading will be provided in accordance with Sections 466 and 467 of the *LGA*.

Regional Growth Strategy Implications

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted a regional growth strategy (RGS) be consistent with the RGS. In accordance with CRD policy, where a zoning bylaw amendment that applies to land within the Shirley-Jordan River OCP area is consistent with the OCP, it does not proceed to the CRD Board for a determination of consistency with the RGS. Staff are of the opinion that the proposed amendment is consistent with the policies of the Shirley-Jordan River OCP.

Referral Comments

Referrals were sent to 11 agencies, CRD departments, and to the Shirley-Jordan River APC. Comments received are summarized below and included in Appendix F.

CRD Electoral Area Fire Services responded that the applicant must produce a report by a Qualified Professional that recommends how the proposed development provides satisfactory access for emergency vehicles. JdF Planning staff note that confirmation of access for emergency vehicles would be addressed at the time of subdivision.

CRD First Nations Relations commented that a search of the Remote Access to Archaeological Data managed by the BC Archaeology Branch indicated that the property is not located within or immediately adjacent to a protected archaeological site and that a permit is not required to undertake work unless archaeological materials are exposed or impacted during land-altering activities.

Pacheedaht First Nation stated that they have no comment at this time regarding the application.

T'Sou-ke First Nation advised of the need to be apprised of any archaeological finds when construction starts, and for a copy of the stormwater management plan to be submitted at the time of development. JdF Planning staff note that if a stormwater management plan is required at the time of subdivision, it would be submitted to the Ministry of Transportation and Infrastructure and the Provincial Approving Officer.

BC Hydro expressed no concerns with the application; however, new statutory right of way agreements will be required over the new lots at the time of subdivision.

Ministry of Forests – Archaeology Branch advised that according to Provincial records, there are no known archaeological sites recorded on the subject property and that a permit is not required to undertake work unless archaeological materials are exposed or impacted during land-altering activities.

Ministry of Water, Land and Resource Stewardship – Ecosystem Section had no objection to approval of rezoning for the two lots subject to adhering to the recommendations of the environmental and *Riparian Areas Protection Regulation (RAPR)* reports. Isolated wetlands that have been deemed to be outside of the scope of *RAPR* are still protected under the *Water Sustainability Act*. Future activities that may affect wetlands would require approval from the Provincial Water Authorizations Branch. JdF Planning staff note that a development permit to authorize the subdivision and any associated works in DP areas will be required through the subdivision process. Confirmation of Provincial approvals is a requirement of the development permit process.

Ministry of Water, Land and Resource Stewardship – Water Protection Section noted that the rezoning and subdivision is not expected to result in increased housing density. There are two wells on the subject property that have not been registered in the Groundwater Wells Database. If there is no plan for the wells to be used, the wells should be decommissioned. The subject property overlays Aquifer 449, which consists of fractured sedimentary rock, mostly overlain by Vashon till. The median well depth for wells in the area is 80 m with yields between 7.5 to 190 litres/minute. Aquifer 449 was flagged in 2019 due to “Possible Water Shortage” associated with its connection to streams in the area. The Aquifer is considered to have overall low vulnerability to contaminants introduced at the land surface due to the consistent till layer.

Ministry of Transportation and Infrastructure (MoTI) had no objection to the zoning bylaw amendment and noted that approval of the bylaw pursuant to Section 52 of the *Transportation Act* is not required.

The Shirley-Jordan River APC considered the application at its meeting on July 9, 2024, with approximately 11 members of the public in attendance. The APC passed the following motion with respect to Bylaw No. 4615:

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000285.

Land Use

The Shirley-Jordan River OCP designates the subject property as Pacific Acreage (PA), which generally consists of rural and rural residential zoned lands outside Settlement areas and west of Muir Creek. The PA designation supports an average minimum parcel size of one parcel per two hectares provided that no new parcels are created with an area of less than one hectare. The OCP generally supports a density of one single-family dwelling or one two-family dwelling per parcel for land designated PA. Policy 484(U) of the OCP supports the rezoning of lands zoned Rural A to facilitate subdivision based on a ratio of one parcel in the proposed plan of subdivision per hectare of land in the parent parcel prior to the subtraction of any area for road or park dedication. Further, policy 484(V) supports the rezoning of Rural A zoned lands for the purposes of subdivision to create a number of parcels equivalent to the number of existing dwellings. Proposed Bylaw No. 4615 removes the property from the Rural A zone and adds it to the RR-3 zone. This is consistent with the OCP’s policy regarding Rural A zoned land and its intention to maintain the neighbourhood’s rural character.

The Rural A zone specifies a minimum parcel size of 4 ha and permits up to four one-family dwellings, as well as a secondary suite or detached accessory suite, on parcels that are greater than 4 ha but less than 16 ha. The RR-3 zone has minimum parcel size of 2 ha and permits one one-family dwelling

or one duplex per parcel with either a secondary suite or a detached accessory suite permitted where there is no duplex. The RR-3 zone does not permit intensive agriculture; silviculture; animal hospitals; veterinary clinics; accessory on-site logging; pole, post, or shake cutting from on-site trees; and finfish culture, which are all permitted uses within the Rural A zone. Proposed Bylaw No. 4615 does not increase the existing density of one-family dwellings on the 7.8 ha property; however, each potential parcel could support either a secondary suite or detached accessory suite, in accordance with OCP policy and the Provincial housing regulation with respect to affordable housing options.

The Environmental and RAPR Reports (Appendix G) submitted as part of the application provided an inventory of sensitive ecosystems and wildlife and an impact assessment of the existing development and proposed subdivision. The Environmental Report identified the presence of Mature Forest, Riparian and Shoreline ecosystems, and an eagle's nest on the property. The RAPR Report identified the presence of eight waterbodies on or adjacent to the subject property. With the exception of installation of a new well and pumphouse, no disturbance beyond that already existing on the property is planned as part of the subdivision. The Reports included recommendations for the proposed subdivision to meet the development permit area guidelines and provincial regulations.

While the owner has applied for a two-lot subdivision, should Bylaw No. 4615 be adopted, the property could be subdivided into three parcels. At the time of subdivision, the owner will be required to obtain a development permit to address the Steep Slopes, Shoreline Protection, and Sensitive Ecosystem DP guidelines and authorize any land alteration or construction activity. The subdivision application will also require compliance with MoTI, Island Health and CRD standards, including proof of potable water and onsite septic.

The RR-3 zone permits a maximum density of one dwelling per parcel. Should Bylaw No. 4615 be adopted, but the subdivision not completed, the existing development would become non-conforming in accordance with Section 528 of the *LGA*. This may result in constraints on the future use, repair and development of the property, or on reconstruction of dwellings in the event of damage to the structures to the extent of 75% or more of their value above the foundation. For this reason, staff recommend that adoption of Bylaw No. 4615 be withheld until such time as MoTI has issued a Preliminary Layout Review (PLR) for the associated subdivision, and the full set of subdivision requirements, including proof of potable water and septic standards, have been provided to the owners.

Based on the information provided by the applicants, referral comments received and the policies of the Shirley-Jordan River OCP, staff recommend that proposed Bylaw No. 4615 be read a first, second and third time, and that the adoption of the Bylaw be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for concurrent subdivision application SU000763.

CONCLUSION

The purpose of Bylaw No. 4615 is to amend the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 by rezoning the subject property from Rural A to RR-3. Since the proposed bylaw permits a residential development, a public hearing must not be held with respect to the zoning bylaw. Staff have prepared proposed Bylaw No. 4615 and recommend receipt of referral comments, first, second and third readings, and that adoption of the Bylaw be withheld pending receipt by the CRD of Preliminary Layout Review from MoTI for subdivision application SU000763.

RECOMMENDATION

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4615, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4615 be introduced and read a first, second and third time; and
3. That adoption of proposed Bylaw No. 4615 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000763.

Submitted by:	Iain Lawrence, RPP, MCIP, Senior Manager, Juan de Fuca Local Area Services
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Subject Property and Zoning Map
Appendix B: Rural (A) Zone
Appendix C: Rural Residential 3 (RR-3) Zone
Appendix D: Proposed Subdivision Plan
Appendix E: Proposed Bylaw No. 4615
Appendix F: Referral Comments
Appendix G: Environmental DP Review Report and RAPR Assessment

Appendix A: Subject Property and Zoning Map



Appendix B: Rural (A) Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

2.0 RURAL ZONE - A

2.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural A Zone:

- (a) Agriculture;
- (b) Intensive Agriculture, except that sites for piggeries, fur farming and other similar agricultural, horticultural and animal raising activities in which the intensity and nature of the use would be materially more offensive by reason of noise, odour or appearance shall be located at least 150m from the nearest Residential or Multiple Family Residential Zone;
- (c) Silviculture;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) One-family dwelling;
- (f) Two-family dwelling;
- (g) Animal Hospitals;
- (h) Veterinary Clinics;
- (i) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (j) Two Boarders or Lodgers;
- (k) Accessory uses such as on-site logging, and pole- or post- or shake-cutting from trees grown on-site;
- (l) Finfish culture, land-based;
- (m) One secondary suite per lot pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (n) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

2.02 Minimum Parcel Size for Subdivision Purposes

The minimum lot size shall be 4.0ha.

2.03 Number of Dwelling Units

The maximum density for residential buildings (comprised of one- and/or two-family dwellings) shall not exceed the following:

- (a) On lots of 0.4ha or less, one one-family dwelling;
- (b) On lots of more than 0.4ha and less than 0.8ha, not more than two one-family or one two-family dwelling;
- (c) On lots of more than 0.8ha and less than 4ha, not more than three one-family dwellings or three dwelling units;
- (d) On lots of more than 4ha and less than 16ha, not more than four one-family dwellings or four dwelling units;
- (e) On lots of more than 16ha and less than 32ha, not more than five one-family dwellings or five dwelling units;
- (f) On lots of more than 32ha, not more than eight one-family dwellings or eight dwelling units.

2.04 Height

The maximum height permitted shall be 11m.

2.05 Lot Coverage

The maximum lot coverage permitted shall be 15 percent.

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

- 2.06 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:
Bylaw 3705
- (a) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
- (b) On lots of 1 ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45.
Bylaw 3705
- 2.07 Yard Requirements for Residential Buildings**
- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m except for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15 m each side;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 11m.
- 2.08 Yard Requirements for Farm Buildings**
- (a) Front yards shall be a minimum of 30m;
- (b) Side, flanking and rear yards shall be a minimum of 15m.
- 2.09 Yard Requirements for Finfish Culture, Land-Based Uses and Structures** Front, side, flanking and rear yards shall be a minimum of 30m.
- 2.10 Yard Requirements for Intensive Agriculture Uses and Buildings**
- (a) Front yards shall be a minimum of 30 m;
- (b) Side, rear and flanking yards shall be a minimum of 30m.
Bylaw 2103

Appendix C: Rural Residential 3 (RR-3) Zone

Schedule "A" of Capital Regional District Bylaw No. 2040 Juan de Fuca Land Use Bylaw

7.0 **RURAL RESIDENTIAL 3 ZONE - RR-3**

7.01 **Permitted Uses**

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 3 RR-3 Zone:

- (a) One-family dwelling;
- (b) Two-family dwelling;
- (c) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (d) Agriculture;
- (e) Two Boarders or Lodgers;
- (f) Farm buildings on farms;
- (g) Veterinary Clinics and Animal Hospitals;
- (h) Secondary suite pursuant to Part 1, Subsection 4.19; *Bylaw 2674*
- (i) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

7.02 **Minimum Lot Size for Subdivision Purposes**

- (a) Minimum lot size shall be 2 ha;
- (b) Notwithstanding Section 7.02(a) of Part 2 of this Bylaw, when the area of the original lot being subdivided is 60ha or more, then lot averaging may be permitted with an average lot size of 2ha and a minimum lot size of 1ha;
- (c) Notwithstanding Sections 7.02(a) and (b) of Part 2 of this Bylaw, lot sizes for subdivision purposes shall be 1ha average and .5 ha minimum for Part Lot 3, Sec. 51, Plan 39570 Except Plan 41935 as shown shaded on Plan No. 29 described in Bylaw 2437. *Bylaw 2437*

7.03 **Number of Residential Buildings**

One one-family dwelling or one two-family dwelling is permitted per lot.

7.04 **Height**

Maximum height shall be 9m.

7.05 **Lot Coverage**

Maximum lot coverage shall be 15 percent.

7.06 **Maximum Size of Residential Buildings**

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral: *Bylaw 3705*

- (a) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
- (b) On lots of 1ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45.

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

- | | | |
|-------------|--|---|
| 7.07 | <u>Yard Requirements</u> | <ul style="list-style-type: none">(a) Front yards shall be a minimum of 7.5m;(b) Side yards shall be a minimum of 6m; except that for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15m each side;(c) Flanking yards shall be a minimum of 6m CTS;(d) Rear yards shall be a minimum of 10m. |
| 7.08 | <u>Yard Requirements for Buildings and Structures for Livestock or Keeping of Animals</u> | <ul style="list-style-type: none">(a) Front yards shall be a minimum of 90m;(b) Side, flanking and rear yards shall be a minimum of 30m each. |
| 7.09 | <u>Yard Requirements - Other Farm Buildings</u> | <ul style="list-style-type: none">(a) Front yards shall be a minimum of 30m;(b) Side, Flanking and Rear yards shall be a minimum of 15m. |

TENTATIVE PLAN OF SUBDIVISION

That Part of Lot 2, Section 60,
Renfrew District, Plan 8764
Lying to the South of the 66 Foot
Road Dedicated by Said Plan.

PROJECT SUPERVISOR : J.P.D.
DRAWN BY : B.A.S.
DATE : FEB 13/74
DWM FILE : J-9225
REVISION:

J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
4212 CAMDEN AVE. VICTORIA, B.C. V8S 4B7
TEL. 226-727-2218 FAX. 226-727-3395
VICTORIA - VANCOUVER - PORTLAND - CHICAGO - SEASIDE

V:\Projects\14225\14225\VicSurvey\14225.dwg

This section does not constitute a redefinition of the legal boundaries of the land shown hereon and shall not be used in any manner which would assume same.

J.E. Anderson & Associates accepts no responsibility or liability for any consequences that may arise as a result of the use of this document.

This plan is intended for use as a design plan. It is based on information provided by the owner and is not intended to represent a boundary survey. Critical lot dimensions, lot areas and building setbacks should be confirmed by a legal survey.

Subject to changes, legal notices, and interests shown on Title No. F424138 (O.L.B. 003-175-200)

Distances are in metres
Dimensions and area derived from Plan 8764
All information is approximate
Setbacks are approximate. Subject to field survey.

Plan 913R
Pt. 90
Plan 913R

Pt. 2
Invermuir Road

Rem. 1

Plan

Plan 8764

Strait of Juan de Fuca

Appendix E: Proposed Bylaw No. 4615

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4615

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

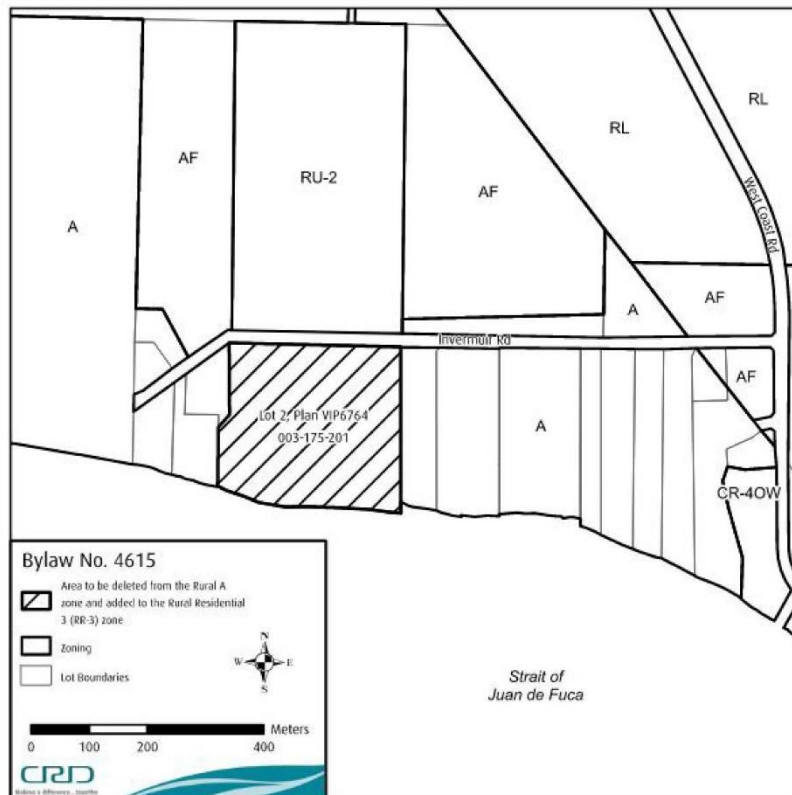
The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE B, Map 3 – SHIRLEY JORDAN RIVER ZONING MAP

- (a) By deleting That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan from the Rural A Zone and adding to the Rural Residential 3 Zone – RR-3, as shown on Plan No. 1.

Plan No. 1 of Bylaw No. 4615, an amendment to Bylaw No. 2040



CRD Bylaw No. 4615 2

2. This Bylaw may be cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 165, 2024”.

READ A FIRST TIME THIS	day of	2024
READ A SECOND TIME THIS	day of	2024
READ A THIRD TIME THIS	day of	2024
ADOPTED THIS	day of	2024

CHAIR

CORPORATE OFFICER

Appendix F: Referral Comments

From: [Chris J Vrabel](#)
To: [Wendy Miller](#)
Cc: [Corey Anderson](#)
Subject: FW: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Monday, July 15, 2024 2:09:30 PM
Attachments: [PPS-JDF-2024-06-18-RZ000286-Referral-LUC-Report.pdf](#)
[PPS-JDF-2024-06-18-RZ000285-Referral-LUC-Report.pdf](#)

Hi Wendy,

I don't see the usual form for staff comments attached to both attached referrals RZ000285, and 286. My comments are specific to road access in that,
The applicant must produce a report by a Qualified Professional that recommends how the proposed development provides (1) satisfactory access to emergency vehicles

Thanks,
Chris

From: [Shauna Huculak](#)
To: [Wendy Miller](#); [Caitlyn Vernon](#)
Cc: [Sandra Allen](#)
Subject: Re: Rezoning Application RZ000285 - CRD Referral (Rural A to RR-3- Shirley)
Date: Thursday, June 27, 2024 10:13:18 AM

Hi Wendy,

Pls see below:

A search of the *Remote Access to Archaeological Data* (RAAD) manage by the BC Archaeology Branch (Ministry of Forests) was conducted on 27-June-2024. The search indicates that the property is not located within or immediately adjacent to a registered *Heritage Conservation Act* (HCA) protected archaeological site. However there is no record of an archaeological assessment having occurred on the property. A search of RAAD also indicates that there is no provincial archaeological overview assessment model available for the property. This is not an indicator of low archaeological potential.

Given that there is no registered archaeological site on the property, a Provincial *Heritage Conservation Act* permit is not required to undertake the work. However, a Provincial *Heritage Conservation Act* permit will be required if archaeological deposits, features or materials are exposed and/or encountered during land-altering activities that includes tree felling. Given the presence of mature tree stands, care should be taken to examine mature / veteran cedar and Douglas Fir trees for cultural modifications if felling is contemplated. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays and potential costs.

All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the HCA (S.13) this includes culturally modified trees. Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The *Heritage Conservation Act* does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. *Heritage Conservation Act*-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests).

shauna

From: [Kristine Pearson](#)
To: [Darren Lucas](#); [Kelsey McDermott](#)
Subject: Re: Request for Comment on RZ000285 & RZ000286
Date: Friday, July 12, 2024 7:51:29 AM
Attachments: [image001.jpg](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Thanks Darren

No issue with these.

Thank yiu



PO Box 307, Sooke B.C., V9Z 1G1
Ph.: 250 642-3957 Fax: 250 642-7808

15 July 2024

RE: Zoning Amendment Application for That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (PID: 003-175-201) – 9333 Invermuir Road

File: RZ000285

Dear Wendy Miller,

Thank you for providing the opportunity to review the application. T'Sou-ke Nation will need to be apprised of any archaeological finds when construction starts on this property. There should also be opportunity for the guardians to be onsite when excavation or construction, including the installation of a well and pump house, is undertaken. Please notify T'Sou-ke Nation when construction begins. When the detailed stormwater management plan is developed, a copy should be provided to T'Sou-ke Nation.

Should you have any comments or questions following this review please correspond with the Lands Manager at landsmanager@tsoukenation.com or at 250-642-3957 ext. 227.

Sincerely,



Bonnie Hill
Lands Governance Director, T'Sou-ke First Nation
250-642-3957; landsmanager@tsoukenation.com

Cc:

Michelle Thut, Administrator, T'Sou-ke First Nation

From: Mann, Elaine
To: Wendy Miller; Design, S/J
Cc: Cameron, Michael (Properties)
Subject: 9333 Invermuir Rd, Shirley, BC - Rezoning Application R2000285 - CRD Referral (Rural A to RR-3- Shirley)
Date: Thursday, June 20, 2024 1:22:06 PM
Attachments: [image002.png](#)
[RZ000285-CD004-JCEHCTES-R2000285.pdf](#)
[PPS-JOF-2024-06-18-R2000285-Referral-LUC-Report.pdf](#)
[TITLE-FA54139-FID-003-175-201.pdf](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy

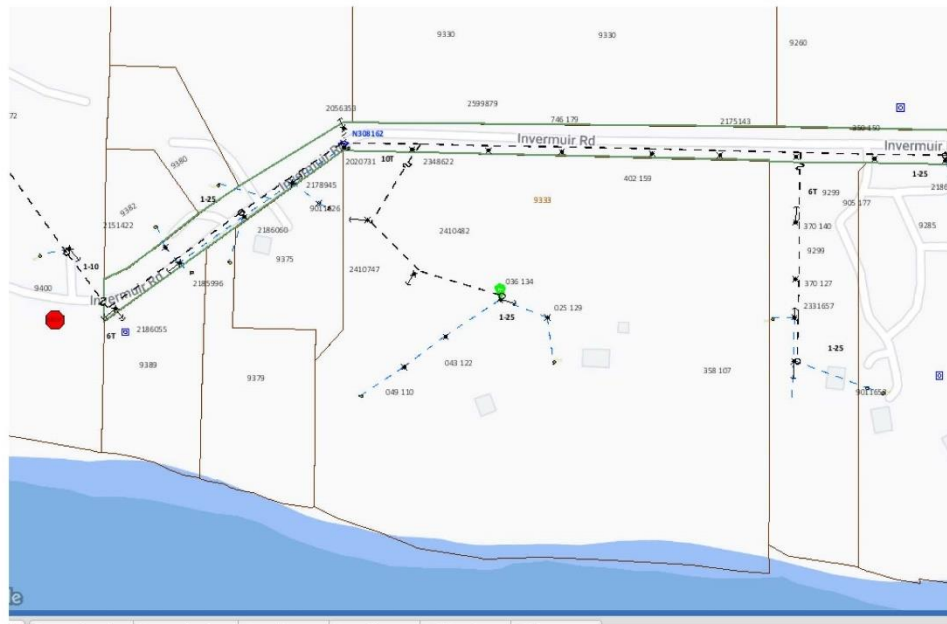
Thank you for your email. BC Hydro has no objection in principle to the proposed rezoning application, however, a Statutory Right of Way will be required before the 2-lot subdivision of the property.

Any comments from BC Hydro Field Operations' Distribution Engineering & Design Department will be provided to you under separate cover.

The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. For any new electrical connections please call BC Hydro's Electric Service Coordination Centre at 1-877-520-1355.

Please let me know if you have any questions or concerns.



Regards,

Elaine Mann | Property Coordinator, Property Rights Services

BC Hydro
Vancouver Island
400 Madsen Road | Nanaimo, BC V9R 9M3

P 250-755-7189
E elaine.mann@bchydro.com

bchydro.com

Smart about power in all we do.

From: [Arch Data Request FOR:EX](#)
To: [Wendy Miller](#)
Subject: RE: Rezoning Application RZ000285 - CRD Referral (Rural A to RR-3- Shirley)
Date: Wednesday, July 03, 2024 12:55:10 PM
Attachments: [image002.png](#)
[image003.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Wendy,

Thank you for your referral regarding 9333 Invermuir Road, PID 003175201, THAT PART OF LOT 2, SECTION 60, RENFREW DISTRICT, PLAN 6764 LYING TO THE SOUTH OF THE 66 FOOT ROAD DEDICATED BY SAID PLAN. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, given the property's waterfront location, there is high potential for previously unidentified archaeological sites to exist on the property.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land-altering activities on the property, no action needs to be taken at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

From: [Stefanyk, Michael WLRS:EX](#)
To: [Wendy Miller](#)
Cc: [Roden, Jacqueline WLRS:EX](#)
Subject: RE: Referral Request CRD RZ000285 9333 RZ Appl - Rural A to RR-3- Shirley
Date: Tuesday, July 02, 2024 2:02:52 PM
Attachments: [image002.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good Afternoon,

We have no objection to approval of rezoning for the two lot subdivision subject to adhering to the recommendations provided in the environmental report by Swell Environmental Consulting (2024) and the Provincially approved Riparian Areas Protection Regulation (RAPR) report. We also note that isolated wetlands that have been deemed non RAPR applicable are still protected under the *Water Sustainability Act* (WSA) . The isolated forest wetland shown at the northeast boundary of the property on Figure 5 of the environmental report is a potential example of a WSA applicable wetland. Future activities that may impact WSA wetlands will require an Approval from the Provincial Water Authorizations Branch.

Regards,

Mike Stefanyk (he/him)
Ecosystems Biologist
Ministry of Water, Land and Resource Stewardship
Strategic Land Use – West Coast Region
Phone: 250-739-8642
Email: Michael.Stefanyk@gov.bc.ca

I acknowledge with gratitude and respect, the Ləkʷəŋən peoples known today as the the Songhees and Esquimalt Nations on whose territory I live and work.

RESPONSE SUMMARY – REZONING APPLICATION
RZ000285

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

The Ministry of Water, Land, and Resource Stewardship, Water Protection, has received a referral with respect to proposed rezoning and subdivision of the subject property 9333 Invermuir Road (That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan) and the drilling of a new groundwater well for domestic use on the western proposed lot. The proposed rezoning and subdivision is not expected to result in additional housing density.

The two existing wells drilled on the subject property have not been registered in the Groundwater Wells database, so depth, lithology, and well yield for these wells were not available for review. The dwellings are currently serviced by two water cisterns (~11,365 L and ~13,720 L) that are filled via truck delivery. If the existing wells on the property are not being used and have no plans for future use, it is considered Best Management Practices under the Water Protection Act to decommission unused wells. For more information regarding the best management practices for decommissioning water supply wells please visit: https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/water-wells/bc_gov_best_mgmt_practices_well_decomission.pdf

As this area does not appear to have a local water service provider, the applicants should be advised that a water licence for surface water or for non-domestic groundwater use is required under the *Water Sustainability Act*

(<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/14015>). Information about water application requirements and process can be found here:

<https://portal.nrs.gov.bc.ca/web/client/-/water-licence-application>.

If a water service is planned, a licence for diversion of groundwater is required which also requires approval from Vancouver Island Health Authority under the [Drinking Water Protection Act](#) and the [Drinking Water Protection Regulation](#) which regulate protection of drinking water. A groundwater license for domestic use on a single lot is not required for domestic parcels serviced by individual wells.

A new domestic water supply well has been proposed for the subject property. The subject property overlays Aquifer 449 (AQ 449; Fact Sheet:

<https://apps.nrs.gov.bc.ca/gwells/aquifers/449>), which consists of fractured sedimentary rock, mostly overlain by a layer of Vashon till. The median finished depth of 13 bedrock wells registered in the Groundwater Wells database (GWELLS <https://apps.nrs.gov.bc.ca/gwells>) within 1 km of this site is 80 m and ranges from 67 m to 91 m. The well yields for these wells range from 7.5 to 190 Litres per minute. The proposed well location is 56 metres above sea level (masl). The median well depth in the area is 80 m, if the proposed well were to be finished to a similar depth, it would place the well screen under sea level. The saltwater intrusion risk, based on [iMapBC](#), is currently considered "Moderately Low" for the area however, based on the

proximity of the proposed well to the ocean shoreline (~215m) and the median finished well depth in the area, the risk of saltwater is increased for the proposed well.

We recommend, because of the increased saltwater intrusion risk, that during drilling and testing of new water supply wells, the water quality (e.g., electrical conductivity) be monitored to provide warning of potential saltwater intrusion impact to the well water. If possible, take electrical conductivity measurements of the existing well to ensure there are no existing saltwater impacts.

Aquifer 449 was flagged in 2019 with Aquifer Notation NO198202 due to "Possible Water Shortage – potential hydraulic connection to fully recorded streams". Increased groundwater extraction in the area may exacerbate current groundwater availability issues, increase potential for saltwater intrusion, and impact the water supply to other wells in the area. The nearest surface water body, Killicrankie Creek, runs through the western portion of the site and is associated with one existing Point of Diversion (License Number F110306). No allocation notices are listed for Killicrankie Creek. For more information on water licensing and rights refer to: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights>.

Aquifer 449 is classified as having an overall low vulnerability to contaminants introduced at the land surface because of the consistent till layer overlying the aquifer. Intrinsic vulnerability mapping (<https://catalogue.data.gov.bc.ca/dataset/drastic-aquifer-intrinsic-vulnerability>) indicates that aquifer vulnerability to contamination in the area of the subject parcel may be low. Animal grazing areas, septic fields, and locations of manure storage can sources of nutrient and bacterial contamination of surface and groundwater sources, therefore adequate (minimum 30 m) setbacks of these contaminant source from wells and surface water sources is required (in accordance with *Public Health Act*, Health Hazard Regulation https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/216_2011), and agricultural best practices (Code of Practice for Agricultural Environmental Management) https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2019) to reduce runoff of contaminants are recommended to be employed.

No additional concerns are noted with respect to the proposed bylaw.

Jennifer Veitch	Groundwater Technician
Signed	Title
David van Everdingen	Regional Hydrogeologist
Reviewed By	Title
July, 15, 2024	Ministry of Water, Lands, and Resource Stewardship
Date	Agency

From: [Pinches, Ryan MOTI:EX](#)
To: [Wendy Miller](#)
Subject: RE: Rezoning Application RZ000285 - CRD Referral (Rural A to RR-3- Shirley)
Date: Tuesday, July 02, 2024 9:53:17 AM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good morning Wendy,

Apologies for the delay in response.

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Thank you,

Ryan Pinches
Senior Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Infrastructure
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
Ryan.Pinches@gov.bc.ca | 250-419-8992



**Minutes of a Meeting of the Shirley-Jordan River Advisory Planning Commission
Held July 9, 2024, at the Shirley Community Hall, 2795 Sheringham Point Road,
Shirley, BC**

PRESENT: Fiona McDannold (Chair), Emily Anderson, Vivi Curutchet, Melody Kimmel
Staff: Darren Lucas, Planner; Juan de Fuca Local Area Services;
Wendy Miller, Recorder
PUBLIC: 11

The meeting was called to order at 7:06 pm.

1. Approval of the Agenda

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the agenda be approved.
CARRIED

2. Adoption of the Minutes of April 23, 2024, and April 30, 2024

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 23, 2024, be adopted.

CARRIED

MOVED by Emily Anderson, **SECONDED** by Melody Kimmel that the minutes from the meeting of April 30, 2024, be adopted.

CARRIED

3. Planner's Report

No report.

4. Zoning Amendment Applications

a) RZ000285 (BL4615) - That Part of Lot 2, Section 60, Renfrew District, Plan 6764 Lying to the South of the 66 Foot Road Dedicated by Said Plan (9333 Invermuir Road)

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 3 (RR-3) zone to facilitate a two-lot subdivision to support a lot for each existing dwelling. It was advised that an Environmental Report and a Riparian Areas Regulation Report were submitted in support of the application and are included in staff report.

The Chair confirmed that the application agent was present.

The agent stated that driveways are in place for each existing dwelling and that tree removal is not anticipated as part of the subdivision process.

MOVED by Fiona McDannold, **SECONDED** by Emily Anderson that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000285.

CARRIED

Appendix G: Environmental DP Review Report and RAPR Assessment



March 15, 2024

RE: Environmental Development Permit Area Review Report for Subdivision of 9333 Invermuir Road, Shirley, BC

On February 9, 2024, Sara Stallard and Laura Hooper conducted a site visit at 9333 Invermuir Road to review the location of a proposed subdivision (Figures 1 and 2).

Introduction

9333 Invermuir Road, is an approximately 8.38-hectare lot in Shirley, BC (Figures 1 and 2). The property is primarily undeveloped, except for the house, driveway and associated infrastructure that were built on the eastern half of the property in pre-1960, and a two-story cottage and associated infrastructure constructed in 1972 on the west half of the property (Photos 3-6). The property was partially logged in 2021/2022 under BC Timbermark Certificate 182681 after the property experienced damaging blowdowns in 2018. The vegetation on the property is a matrix of mature coniferous forest in the Coastal Western Hemlock very wet maritime zone by Biogeoclimatic Ecosystem Classification (BEC).

The subject property is within the Watercourse, Wetlands and Riparian Areas, Sensitive Ecosystems, and Shoreline Protection Development Permit Areas. This report addresses the Riparian Areas and Sensitive Ecosystems and Shoreline Protection Development Permit requirements (Figures 3 and 4).

Proposed Development

The proposal for work is shown on Figures 5 and 6:

- subdivide the lot with the new lot line perpendicular to Invermuir Road, and
- construct a well with a small pump house outside the RAA, in an existing disturbed area

Background Information

The current environmental data and information available for the area was reviewed prior to conducting the field assessment for the site. In part, this included a review of the Shirley – Jordan River Official Community Plan, 2018 Bylaw 4001, aerial photography (CRD Regional Map), the Sensitive Ecosystem Inventory (SEI) for the Shirley/Jordan River Electoral Area, the BC Conservation Data Centre (CDC) records for rare species occurrences, the BC Fisheries Inventory Data Queries (FIDQ) and the Wildlife Tree Stewardship Program (WITS) occurrences.

According to the SEI for the Shirley/Jordan River Electoral Area, the subject site is partially covered by two SEI polygons and one other important ecosystem (OIE) designations (Morgen & Tripp, 2014). According to the SEI, "[t]hese ecosystems typically have high biodiversity and are home to many rare and endangered animals, plants and plant communities" (Ward, et al., 1998). The Polygon IDs and designations are listed below, along with the estimated condition and conservation importance assessed by Morgen & Tripp (2014).

Swell Environmental Consulting Ltd
480 Beach Drive, Victoria, BC V8M 2S5 lehna@swell.ca 250.217.9190

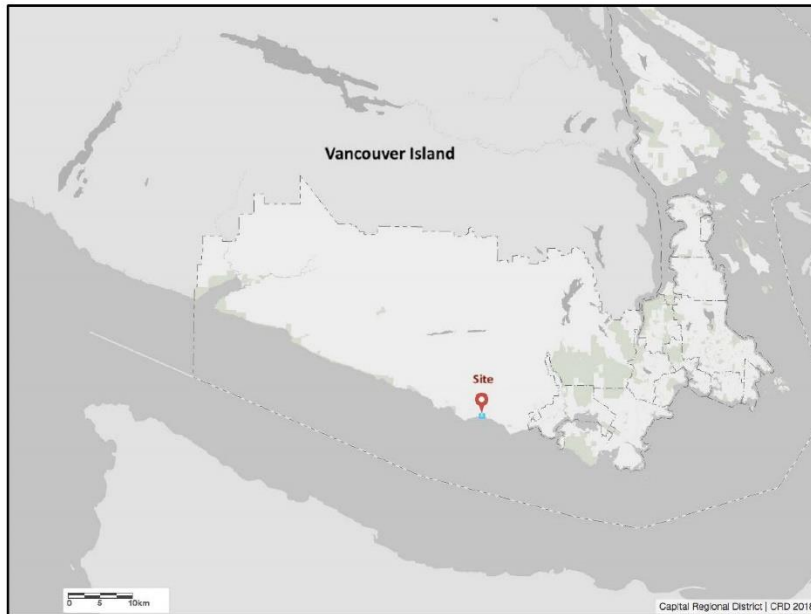


Figure 1. Project location on southwest Vancouver Island (red dot). Map courtesy of CRD Regional Map.



Figure 2. 9333 Invermuir Road in local context. Aerial photo courtesy of CRD Regional Map.

Swell Environmental Consulting Ltd
480 Beach Drive, Victoria, BC V8M 2S5 lehna@swell.ca 250.217.9190

2

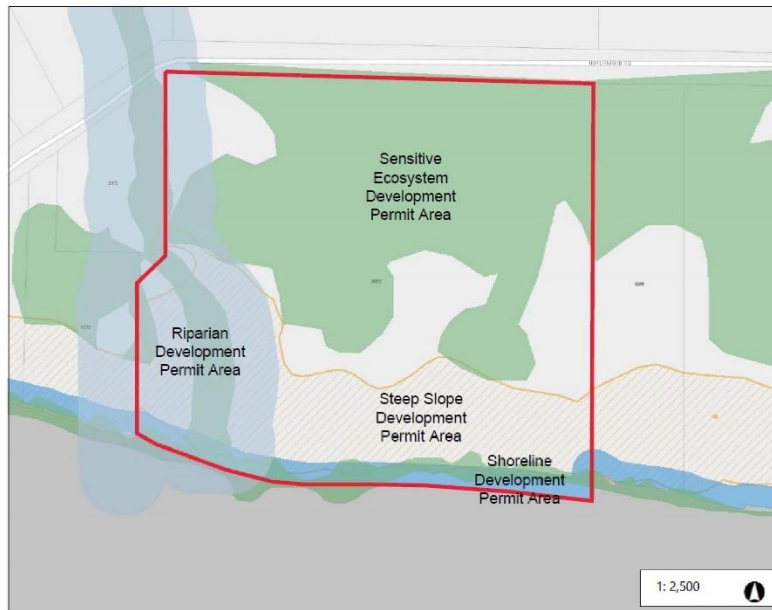


Figure 3. Watercourse, Wetlands and Riparian Areas, Sensitive Ecosystems, Shoreline Protection, and Steep Slope (not addressed in this report) Development Permit Areas from the Shirley – Jordan River Official Community Plan, 2018 *Bylaw 4001* (Schedules C, D & E).



Figure 4: Four sensitive ecosystem polygons from the CRD Natural Areas Atlas (2019 imagery) which is based on mapping from the Sensitive Ecosystem Inventory (SEI) prepared by Madrone Environmental, 2014.



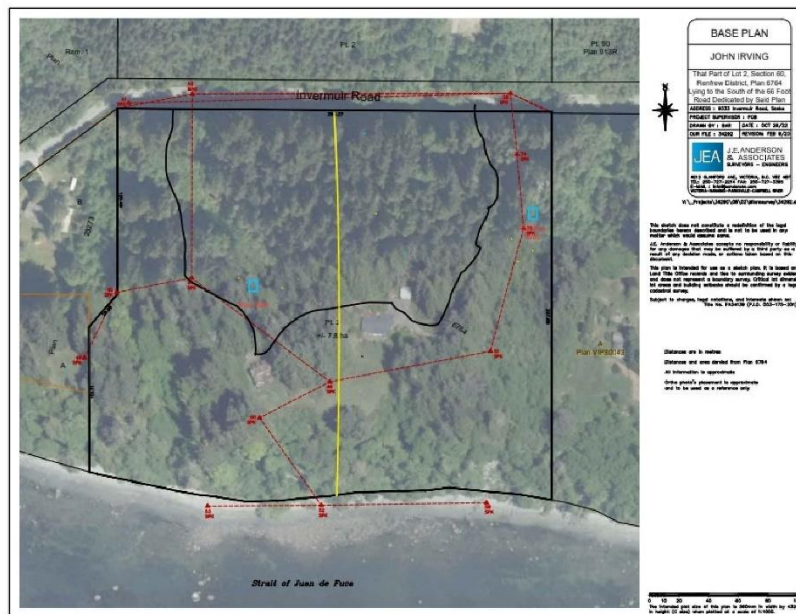


Figure 6. Proposed subdivision survey plan.

Development Permit Areas

Approximately 90 percent of the property is encompassed by the Sensitive Ecosystem, Riparian, Shoreline and Steep Slope Development Permit Areas (Figure 3 and 4). The Steep Slope DPA is not addressed in this report.

Species at Risk

No known mapped locations of red or blue listed species or communities were found in the Conservation Data Centre - Mapped Known Locations of Species and Ecological Communities at Risk (CDC iMap, January 2024).

Sensitive Ecosystems

The Sensitive Ecosystem DPA established under this section includes sensitive ecosystems and other important ecosystems identified as Intertidal, Estuarine, Freshwater, Older Forest, Mature Forest, Fringe Forest, Woodland, Herbaceous, Sparsely Vegetated, Wetlands, and Riparian. The community's Official Community Plan mapping and the Sensitive Ecosystem Inventory (SEI) prepared by Madrone Environmental (2014) identifies the three sensitive ecosystems on 9333 Invermuir Road: Mature Forest (9MF:co); Riparian (10RI:ff) and Shoreline (10IT:bs). The property is dominated by mature forest (ca. 65%) and bordered to the west by riparian sensitive ecosystems and the south by shoreline sensitive ecosystems.

Mature Forest Ecosystem

9MF:co;1XX is a Mature Forest Ecosystem (9=90%) (structural stage 6), conifer subclass (conifers >75% of stand) covering much of the northern 2/3 of the property. Condition: poor. Conservation importance: moderate. Potential for Red-listed Ecosystems. The historical SEI code was SG:co (Second Growth). According to Morgan and Tripp (2014) "Although mature forests are not defined as sensitive, these sites were included in the mapping as an OIE because they can have significant ecological and biological values

(RISC, 2006). Mature forests along the coast of Vancouver Island can provide recruitment sites for ecosystems at risk and/or important wildlife habitat (RISC, 2006)." "Structural stage and stand composition information was added for all SEI classes/subclasses, where applicable. Structural stages range from 1 (non-vegetated and sparsely vegetated) to 7 (old forest)." 1XX in the polygon label is defined as (1=10%) of the polygon having a component of non-SEI/OIE (e.g., rural, road, etc.).

The Conservation Data Centre (2004) and Madrone (2014) describe the Sensitive Ecosystem polygon as 9MF:co; 1XX as mature forests where conifers make up >75% of the stand composition. These forests are between 80 years and 250 years. As these forests age, they become more desirable for logging, and also exist in remnant patches. Like older forests, these ecosystems are not only characterized by their age, but by the complexity of the canopy and understory. Mature forests have an open canopy due to natural thinning of trees. The open canopy allows significant light to penetrate through the trees, resulting in a well-established understory of shrubs, ferns and mosses. There will also be evidence of regeneration by younger trees and some coarse woody debris.

Riparian Ecosystem

10RI:ff is a Riparian Ecosystem (10=100%), flood fringe subclass (narrow linear communities along open water where there is no floodplain) following the course of Killiecrankie Creek at the western edge of the property. Condition: good for section within the subject property & excellent immediately upstream of property line. Conservation importance: none listed in Madrone Environmental (2014) for the section on subject site.

Riparian 10RI:ff which consists of riparian ecosystem with a flood fringe subclass. These subclasses consist of narrow linear communities along open water bodies (rivers, lakes, and ponds) where there is no floodplain. Due to their proximity to these water bodies, they are typically influenced by erosion, sedimentation, and flooding. Generally, the vegetation will indicate that there is subsurface accessible groundwater. Tall shrub and deciduous tree communities are common in riparian ecosystems, and the vegetation is generally distinct from adjacent uplands or wetlands. Moist, rich soils can tend to result in larger than average tree growth along riparian corridors.

Intertidal (Shoreline) Ecosystem

10IT:bs is an Intertidal Ecosystem (10=100%) at the marine and terrestrial interface, subclass beaches and rocky shoreline, along the entire southern edge of the property. Condition and conservation importance not mapped.

Shoreline 10IT:bs consists of IT: Intertidal & shallow sub-tidal ecosystems at marine and terrestrial interface with a subclass of beaches and rocky shorelines, vegetated or not. The marine shoreline zone, or "Intertidal", is used to describe ecosystems located at the interface of terrestrial vegetation and the marine environment. The intertidal is regularly inundated with water, and as such, is not vegetated, or vegetated with salt-tolerant species. They include mudflats, beaches and rocky shorelines influenced by tidal cycles with little to no freshwater input.

In addition to the mapped polygons, the area proposed for development was assessed in the field for other sensitive ecosystems. No other sensitive ecosystems were found within the footprints of the proposed work.

The Sensitive Ecosystem DPA also includes a 100-metre buffer around the eagle's nest identified on the property during the site visit in the, as recommended in the Sensitive Ecosystem Inventory (Figure 7 and 8). An additional nest, BAFA-103-001 is recorded by the Wildlife Tree Stewardship Atlas at 9547 Invermuir Road.



Figure 7. Approximate location of bald eagle nest with 100 m buffer on 9333 Invermuir Road.



Figure 8: Location of bald eagle nest facing west on 9333 Invermuir Road.

Riparian Areas

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Detailed information to address the riparian areas is provided in the Riparian Areas Protection Regulation (RAPR) Report for 9333 Invermuir Road by Swell Environmental Consulting Ltd, dated February 9, 2024. The Streamside Protection and Enhancement Areas (SPEAs) on Killecrankie Creek, its wetlands, tributaries and ditches are indicated in Figure 3.

The Riparian Assessment Area (RAA) for Killecrankie Creek is shown in Figure 3. While the proposed subdivision lot line is not within the Streamside Protection and Enhancement Area (SPEA) for Killecrankie Creek, the ditch is intersected by the proposed subdivision. There are no riparian concerns for the subdivision layout given there is no development proposed in the RAA as part of the rezoning and subdivision. Any future development in the RAA will require a new RAPR assessment for that proposal to ensure the riparian areas are considered and protected as part of any development process that could impact them.

No documented observations of fish presence were discovered for Killecrankie Creek in Habitat Wizard or FIDQ searches, an observation substantiated by Morgen & Tripp (2014). As the authors note, lack of data does not suggest no fish are present. Fish absence has not been demonstrated for Killecrankie Creek so it is assumed to be fish-bearing, or potentially fish-bearing. Kirby Creek (to west) and Muir Creek (to east) list a combination of Coho, Cutthroat Trout, Steelhead, Chum, Rainbow Trout, Chinook, Sculpin, and Threespine Sticklebacks.

Wildlife

Known Occurrences

The following wildlife was observed during the site review: Bald Eagle (*Haliaeetus leucocephalus*) with a nest onsite and occupied, Common Raven (*Corvus corax*), deer (*Odocoileus hemionus*), Bear (*Ursus americanus vancouveri*) with scat observed at base of ravine and black bear family (mother and two cubs) observed on numerous occasions by owners. Additionally, the following species have been observed by the owners, Roosevelt Elk (*Cervus elaphus roosevelti*) BC Blue list (Special Concern) and a Black bear family.

Potential Occurrences

Meidinger and Pojar (1991) lists wildlife species as having the potential to inhabit the riparian areas in this biogeoclimatic zone. They are as follows:

Wildlife species at risk: Roosevelt Elk, Grizzly Bear, Mountain Beaver, Townsend's Chipmunk, Pacific Jumping Mouse, Pacific Water Shrew, Bald Eagle, Great Blue Heron, Green-backed Heron, Yellow-headed Blackbird, Purple Martin, Tailed Frog, Pacific Giant Salamander

Representative wildlife species in the riparian habitat include Black-tailed Deer, Black Bear, Gray Wolf, River Otter, Mink, Deer Mouse, and Wandering Shrew.

Bird species in the riparian habitat include Osprey, Short-eared Owl, Snowy Owl, Ruffed Grouse, Ring-necked Duck, Redhead, Harlequin Duck, Wood Duck, Red-throated Loon, Common Merganser, Wilson's Phalarope, Black Tern, Mew Gull, and American Dipper.

Amphibians and reptiles in the riparian habitat include Common Garter Snake, Western Garter Snake, Northwestern Garter Snake, Painted Turtle, Western Toad, Bullfrog, Red-legged Frog, Northwestern Salamander, Long-toed Salamander, and Rough-skinned Newt.

Meidinger and Pojar (1991) lists wildlife species as having the potential to inhabit the mixed coniferous and deciduous forests in this biogeoclimatic zone. Marbled Murrelet are listed as a potential, red-listed species at risk in this habitat and Roosevelt Elk are blue-listed species at risk

that have the potential to inhabit the mature forest. Representative wildlife species include those listed above as well as Marten, California Myotis, Douglas Squirrel, and Columbian Mouse. Representative bird species include those listed above as well as Red-tailed Hawk, Northern Saw-whet Owl, Blue Grouse, Steller's Jay, Hairy Woodpecker, Pine Grosbeak, and Townsend's Warbler. Representative amphibian species include those listed above as well as Northern Alligator Lizard, Pacific Treefrog and *Ensatina* Salamander.

Existing Condition

Site Characterization

The existing condition of 9333 Invermuir Road is described below in Figures 7-10 and in Photographs 1-21.

9333 Invermuir Road is very moist and nutrient-rich, has an imperfectly draining water-receiving hummocky forest floor and an open understory, enriched by seepage, with water-collecting sites, numerous small depressions with raised organic mounds. It is south facing and fairly level then dropping approximately 50 m via a steep cliff down to the beach of the Strait of Juan de Fuca. There is a deep ravine at the west edge of the property. The property has two dwelling units on a circular driveway with various outbuildings and older concrete pads.

Landscape Context

South of Invermuir Road are large, forested lots with single family dwellings. The area north of Invermuir Road has recently been logged. Roadside ditches are located at the north property boundary, on both sides of Invermuir Road. The property is located within the Very Dry Maritime subzone of the Coastal Western Hemlock ecosystem (CWHxm) which has soils with very dry to medium moisture levels with a very poor to medium nutrient content. The site hummocky nature with standing water visible throughout the mature forest. There is very slight variation on species composition/dominance across the site.

History of Site Disturbance

The site was partially cleared pre-1960 to facilitate the construction of a single-family dwelling, driveway, associated infrastructure, and a hobby farm (Photos 3-5). A second cabin was built on the southwest portion of the property in 1972 (Photo 6).

Recent Site Disturbance

Aerial photos and previous SEI mapping indicate that the subject lot was approximately 50% covered by Mature Forest stand. Approximately 12,000 sq m of mature forest was removed between 2021 and 2023, particularly in the eastern side of the lot (Photos 18-20). These areas are now characterized by hummocky landscapes, thick humus-rich soils with numerous wet depressions. Salal (*Gaultheria shallon*), sword fern (*Polystichum munitum*), red huckleberry, and common rush (*Juncus effusus*) are the most observed species, with invasives such as Scotch broom (*Cytisus scoparius*), foxglove (*Digitalis purpurea*), and thistles (*Cirsium* sp.) becoming established sporadically across the logged areas. Deep skidder tracks with standing water extend into the central remaining forest on what appears to be an historic logging road that was used in the most recent logging (Photo 7). The property owner indicated that the removals were completed under BC Timbermark Certificate 182681 after the property experienced damaging blowdowns in 2018.

There is a steep gravel bank and concrete pad at the northeast corner of the property. The gravel bank was exposed when trees fell from the top of the embankment, which had previously been shrub and tree covered, during a windstorm in 2018 (Owners, pers comm). These falling trees caused a large, open shed to collapse (Owners, pers comm). A large concrete pad remains from this shed structure (Photo 17). Another cement pad in a small clearing at the west side of the property was formerly a small dairy barn (Figure 7).

A second well was installed on the west side of the property (2022-23) to facilitate subdivision (Photo 3, Figure 9). An additional well may need to be installed on the property to ensure sufficient water flows.



Figure 9: Approximate location of existing well dug to facilitate the proposed subdivision and gravel area of 9333 Invermuir Road.

Description of Existing Vegetation

During the site visit on February 9, 2024, the vegetation on 9333 Invermuir Road was assessed. The property is large (8.38 ha), and a 2-lot subdivision is being proposed for the property. The assessment was conducted on the entire property for the proposed rezoning and subdivision.

The existing vegetation on the site is indicative of the Very Dry Maritime subzone of the Coastal Western Hemlock ecosystem (CWHxm) and consists of a second growth forest dominated by western redcedar (*Thuja plicata*) with Douglas-fir (*Pseudotsuga menziesii*) and western hemlock (*Tsuga heterophylla*), with an open understory consisting of moss with sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), oceanspray (*Holodiscus discolor*) and dull Oregon grape (*Mahonia nervosa*), licorice fern (*Polypodium glycyrrhiza*), mosses and grasses.

General Description of Forests

The vegetation around the structures and driveways includes bracken fern (*Pteridium aquilinum*), deer fern (*Struthiopteris spicant*), salmonberry (*Rubus spectabilis*), English holly (*Ilex aquifolium*), trailing blackberry (*Rubus ursinus*) and agricultural grasses. Surrounding both houses and to the top of south bank are manicured lawns with ornamentals plants (rhododendron, bamboo, etc).

We have observed that the mature forest on the property has several distinct species compositions which are described below. We have also provided comments on a juvenile forest, the riparian forest and the vegetation on the steep slope above the shoreline (Figure 10).

Mature Forest (A):

The Mature Forest along Invermuir Road and the east property line is dominated by western redcedar (*Thuja plicata*) with Sitka spruce (*Picea sitchensis*), Douglas-fir (*Pseudotsuga menziesii*), western hemlock (*Tsuga heterophylla*), grand fir (*Abies grandis*), bigleaf maple (*Acer macrophyllum*). The area has an open understory with red huckleberry (*Vaccinium parvifolium*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*), with undulating floor and small wet depressions, in open areas with common rush (*Juncus effusus*), slough sedge (*Carex obnupta*), hummocky landscape lots of coarse woody debris and thick humic layer spongy underfoot. Oceanspray (*Holodiscus discolor*) and dull Oregon-grape (*Mahonia nervosa*) at northeast open edge is not observed elsewhere on the property.

Mature Forest (B):

Area A is divided from Area B by the eastern driveway and is very similar to Area A except there is grand fir (*Abies grandis*) in this part of the forest which does not exist elsewhere on the property.

Mature Forest (C):

Mature grove south of driveway and southeast of east house is dominated by Western redcedar (*Thuja plicata*) and to a less extent by Sitka spruce (*Picea sitchensis*), Douglas-fir (*Pseudotsuga menziesii*), bigleaf maple (*Acer macrophyllum*). There is an open understory with red huckleberry (*Vaccinium parvifolium*), sword fern (*Polystichum munitum*), salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*), with undulating floor and small wet depressions, in open areas with common rush (*Juncus effusus*), slough sedge (*Carex obnupta*), hummocky landscape lots of coarse woody debris and thick humic layer spongy underfoot. There is some invasive English holly (*Ilex aquifolium*).

Juvenile Forest (D & E):

There are two young forests of juvenile red alder (*Alnus rubra*), with salmonberry (*Rubus spectabilis*), red huckleberry (*Vaccinium parvifolium*), salal (*Gaultheria shallon*), trailing blackberry (*Rubus ursinus*) in the southeast and northwest corner. The area in the southeast corner is more open and reported to have been a cleared area and former orchard. The juvenile alders transition into young conifers at eastern edge.

The forest in the northwest corner has juvenile red alder (*Alnus rubra*) intermixed with juvenile Western redcedar (*Thuja plicata*) and a dense understory dominated by salmonberry (*Rubus spectabilis*) and sword fern (*Polystichum munitum*).

Riparian Forest (F):

The riparian forest is within a ravine dominated by western redcedar and bigleaf maple, with red alder and western hemlock. There is an understory of elderberry, salmonberry, sword fern, licorice fern, red huckleberry, crevice alumroot (*Heuchera micrantha*), and sedges (*Carex* sp.). Killecranke Creek flows through this forested area.

Shoreline Forest (G):

The 45-50 m steep slope to the shoreline of the subject property has a vegetated steep bank between the upper terrace and the shoreline. The vegetation is comprised of Bigleaf maple (dominant), with red alder and western red cedar and an understory of salmonberry, sword fern and sparse Himalayan blackberry.



Figure 10: Polygons of distinct forest types at 9333 Invermuir Road, Shirley, BC, red polygons meet the sensitive ecosystem definition of Mature Forest.

Observed Sensitive Ecosystems

The mapped SEI sensitive ecosystems are shown in Figures 5 and 6. The sensitive ecosystems observed on the property are shown outlined in red in Figure 10. We recommend that that Sensitive Ecosystem Development Permit Area mapping for the property be adjusted to the observed boundaries indicated in Figure 10.

General Description of Riparian Areas - Killiecrankie Creek

Killiecrankie Creek is contained within a ravine dominated by western redcedar and bigleaf maple, with red alder and western hemlock. It has an understory of elderberry, salmonberry, sword fern, licorice fern, red huckleberry, crevice alumroot (*Heuchera micrantha*), and sedges (*Carex* sp.). Killiecrankie Creek is virtually inaccessible with a steep and damaged trail of ropes and fixed ladders. There were heavily damaged and unusable remains of previous wooden stairs and creek crossings observed.

Killiecrankie Creek is a short creek less than 800 m in length that discharges directly into the marine environment at Orveas Bay on the Strait of Juan de Fuca on the southwest coast of Vancouver Island. It has no standard watershed code. A search of the iMap BC fisheries layers, FIDQ - Fish Inventories Data Queries, and Habitat Wizard for Killiecrankie Creek produced no fish observations or other creek information (all accessed February 8, 2024). The creek on the property is in a steep 50 m deep ravine with an overall gradient of >30% in the first 150 m of the creek. Additionally, there is a 2 m high vertical barrier to fish passage at the cobble beach interface (Photo 21). The creek is known to dry out in the summers and there are no known ponds upstream of the ravine. However, this upland (off-property) segment was not assessed; therefore, the RAPR default is fish-bearing. Any fish within this stream would be resident (not anadromous fish access).

Watershed Context and Fisheries Resource Values

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There are 8 waterbodies, on and adjacent to the property at 9333 Invermuir Road (Figure 3):

- Killiecrankie Creek – enters the property from the northwest and discharges into Orveas Bay (potentially fish bearing stream (RAPR applies, SPEA = 10m)
- Wetland A – in the southwest quadrant of 9333 Invermuir Road, is drained by Unnamed Tributary A (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 15-30m)
- Unnamed Tributary A – in the southwest quadrant of the property, flows west into Killiecrankie Creek (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 10m)
- Ditch A – flows into Unnamed Tributary A from the east (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 2m)
- Ditch B – Invermuir Road drainage (south side) bordering the northwest corner of the property, flows west into Killiecrankie Creek just south (downstream) of the culvert crossing under Invermuir Road (potentially fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 5m)
- Ditch C – Invermuir Road drainage (north side), flows west into Killiecrankie Creek just north (upstream) of the culvert crossing under Invermuir Road (potentially fish accessible), flows into potentially fish bearing stream (RAPR Applies, SPEA = 5m)
- Wetland B – isolated forest wetland in the northeast corner of the property with no defined surface flow at outlet; eastern roadside ditches flow to wetland. RAPR does not apply.
- Driveway Ditches – shallow ditches from eastern driveway: flows go subsurface or have no defined channel before cascading off 50 m vertical cliff. RAPR does not apply.

Shoreline Ecosystem

The shoreline of the subject property is a high-energy, steep beach profile of large cobble in narrow band at high tide, at base of 45-50 m vegetated bank. It is undeveloped and in its natural state (or ecologically intact) with active erosion observed. The shoreline is virtually inaccessible from the subject property with a steep and damaged trail of ropes and fixed ladders. Damaged and unusable remains of previous wooden stairs and wooden creek crossings were observed.

Proposed Development

Approximately 90 percent of the property is encompassed by the Mapped Development Permit Areas for Mature Forest, Riparian, Intertidal or Steep Slopes (Steep Slope DPA not addressed in this report). The property owners are proposing a rezoning and subdivision of the property into two lots this development, which can be facilitated given the large size of the lot (8.38 ha) and the existing extent of the disturbance (approximately 2 ha). No additional development is proposed except for the installation of a well and pumphouse.

The proposal for work is shown on Figures 3 and 4:

- subdivide the large parcel into two equal lots (new north to south property line)
- construct a well and small pumphouse for the proposed western lot (Figure 4)
- utilize existing septic fields on each lot

Development Effects

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Construction of the well and pumphouse must occur outside the SPEAs in the western portion of the property, as shown on Figure 3. Keeping development activities within the existing disturbances minimizes the impact of the development by allowing the remainder of the site to retain its natural condition.

Future development activities should be assessed under the RAPR and DPA guidelines, and, if possible limited to the existing disturbed areas to leave the remaining sensitive ecosystem Mature Forest and Riparian ecosystems intact. Further vegetation removal from the top of the bank/steep slope should be avoided to help maintain slope stability (assessment by a geotechnical engineer may be required in the future if development is proposed near the top of slope).

Recommendations for the Proposed Development

The only proposed development as part of the rezoning and subdivision is the installation of a well and pump house.

Sensitive Ecosystem Development Permit Area Boundary Adjustment

The mapped SEI sensitive ecosystems are shown in Figures 5 and 6. The sensitive ecosystems observed on the property are shown outlined in red in Figure 10. We recommend that that Sensitive Ecosystem Development Permit Area mapping for the property be adjusted to the observed boundaries indicated in Figure 10.

Protecting ecological features

- Locations of SPEA, no-go zones, critical root zones of retained trees and vegetation, and sensitive areas are fenced and communicated to all personnel.
- Clearing of trees or shrubs between February 1 and August 15 must be preceded by a nesting bird survey to confirm no active nests will be disturbed (BC Wildlife Act, Section 34 and Federal Migratory Bird Act)
- Avoid placing soil/gravel piles or heavy construction materials around roots of trees to be retained, or otherwise compacting soils or cutting into root zones. Protective tree fencing to be used for delineating protected areas.
- Contact Environmental Monitors immediately with any concerns.

Tree Protection

- ISA Certified Arborist is consulted for construction (e.g. well installation) activities adjacent to trees to be retained along the edge of the well site the trees to be retained will have the limits of their Critical Root Area (CRZ) defined by an ISA certified arborist.
- These CRZs will be separated from the development by robust tree protection fencing (e.g. snow fencing).
- No construction-related material shall be stored within any fenced off area.
- An ISA Certified Arborist should be consulted prior to clearing, blasting, rock breaking or filling (soil or rock) adjacent to the Critical Root Zone (CRZ) (e.g. near the dripline) of trees to be retained to provide tree protection measures to minimize root damage and ensure that they remain viable over the long-term. In future development phases, if new construction is proposed and building location and designs are created, an arborist should be consulted to develop specific measures for any trees to be retained.

Erosion & Sediment Control

During construction of the well and pumphouse, the contractor must implement environmental protection measures to ensure that no contaminants, such as spills or sediment-laden water, enter downstream receiving environments (Killiecrankie Creek). These measures should include:

- Minimize vegetation removal
- Installation of erosion and sediment control structures (e.g. sediment fence) between the construction area and creek or other water bodies.

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- Scheduling excavation activities during dry weather, where possible, and additional care and protection will be required while excavation activities are carried out during wet weather
- Cover exposed soils, if needed (e.g. poly, tarps, mulch, seeding, 'rough and loose' treatment)
- Ensure soil and debris stockpiles are placed away from the SPEAs and sediment-laden water cannot flow into the waterbodies.
- Contact Environmental Monitor immediately with any concerns.

Spill Prevention & Response

- Equipment is inspected for leaks prior to beginning work.
- Spill response kits (capable of addressing the volume of fuel/oils/chemicals on site) are on site when any heavy machinery is working, and operators are trained in their use.
- Equipment refueling is at a designated location and >30 m from aquatic ecosystems.
- Fuel generators must be placed in a spill-proof container (e.g. plastic bin, or other impermeable containment area such as poly-lined bermed depression).
- Store all fuel cans in spill-proof containers (e.g. as above).
- Concrete wash-water and wet concrete is highly alkaline and toxic to fish and other aquatic organisms. All concrete wash-water from equipment, trucks and/or hand tools needs to be directed to a settling area away from runoff paths to the waterbodies. Freshly poured concrete needs to be covered when rain is forecasted or runoff needs to be isolated from waterbodies during the curing process.
- In case of spills, the following general steps are recommended:
 - Stop source of spill/prevent further spillage (turn off valves, right overturned containers)
 - Block spill from reaching aquatic (marine or freshwater) environment or pathways to waterbodies
 - Block spill from spreading
 - Call Environmental Monitors
 - Clean up spilled materials
- Contact Environmental Monitors immediately with any concerns.

Revegetation

Should there be interest in replanting disturbed areas with native species the following species are recommended:

- Douglas-fir (*Pseudotsuga menziesii*)
- western redcedar (*Thuja plicata*)
- red alder (*Alnus rubra*)
- bigleaf maple (*Acer macrophyllum*)
- Nootka rose (*Rosa nutkana*)
- oceanspray (*Holodiscus discolor*)
- June plum (*Oemelaria cerasiformis*)
- Saskatoon (*Amelanchier alnifolia*)
- dull Oregon grape (*Mahonia nervosa*)
- sword fern (*Polystichum munitum*)
- salal (*Gaultheria shallon*)
- kinnikinnick (*Arctostaphylos uva-ursi*)
- coastal strawberry (*Fragaria chiloensis*)

Development Permit Guidelines

The following guidelines (in Part 5 of Bylaw 4001) for the Sensitive Ecosystem Development Permit Area are applicable to the development, and are addressed in the development proposal as follows:

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1. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Sensitive Ecosystem DPA.
 - Approximately 90% of the property is encompassed by the Development Permit Area polygons for Mature Forest, Riparian, Shoreline or Steep Slope (Steep Slope DPA not addressed in this report). The property owners are proposing a rezoning and subdivision of the property into two lots, this development can be facilitated given the large size of the lot (8.38 ha) and the existing extent of the disturbance (approximately 2 ha). The development activity (installation of a well and pumphouse) is proposed in an existing disturbed area (Figure 3). The footprint of the well installation should be minimized to limit the tree and vegetation removal and utilize existing disturbed areas.
2. The removal of gravel and soil from watercourses is prohibited unless otherwise approved by the provincial or federal government.
 - Not Applicable.
3. Proposed plans of subdivision will avoid watercourse crossings where possible.
 - Not Applicable.
4. Watercourse crossings will be avoided, but where this is not possible, bridges are preferred rather than culverts, and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover, and must be approved by the provincial government.
 - Not Applicable.
5. Changes in the land surface, which could affect the health of vegetation or the biodiversity of any plant communities and disturbance of mature vegetation and understorey plants, will be minimized.
 - Not Applicable.
6. Disturbance to existing vegetation not directly affected by the footprint of buildings, ancillary uses and driveways will be minimized.
 - Not Applicable.
7. Planting of non-native vegetation or invasive species in designated sensitive ecosystem development permit areas is not supported.
 - Not Applicable, no non-native species are proposed for planting.
8. The CRD may consider variances to siting or size regulations where the variance could result in the enhanced protection of an environmentally sensitive area.
 - Not Applicable.
9. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QP will be considered by the CRD and may be included in the development permit.
 - See Recommendations for Environmental Protection during well and pumphouse installation.
10. Those areas where existing vegetation is disturbed will be rehabilitated with appropriate landscaping and habitat compensation measures in a manner recommended in a report by a QP.
 - The owners recently removed sections of the mature forest under timbermark certificate number 182681.

11. Development and associated drainage will be designed and constructed so that there is no increase or decrease in the amount of surface water or groundwater available to the sensitive ecosystem.
 - Not Applicable.
12. Culverts may be designed to encourage storage of water within the watercourse.
 - Not Applicable.
13. Where necessary, provision will be made and works undertaken to maintain the quality of water reaching the sensitive ecosystem.
 - Not Applicable.
14. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water and to avoid the entry of pollutants or nutrient rich water flowing into watercourses, lakes, ponds and wetlands.
 - Proposal is for rezoning, subdivision and installation of a well and pumphouse, there is not expected to be any change to the quality or quantity of stormwater from these works. A detailed stormwater management plan should be developed for future significant construction requiring permits.
15. Development will be designed to avoid any increase in the volume and peak flow of runoff and a drainage plan may be required in support of this guideline.
 - Proposal is for rezoning, subdivision and installation of a well and pumphouse, there is not expected to be any change to the quality or quantity of stormwater from these works. A detailed stormwater management plan should be developed for future significant construction requiring permits.
16. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.
 - The owners removed sections of the mature forest under timbermark certificate number 18268.
17. The planting of non-native vegetation or alien invasive species, as defined in the provincial Spheres of Concurrent Jurisdiction – Environment and Wildlife Regulation 144/2004, is not supported.
 - Not Applicable, no non-native species are proposed for planting.
18. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.
 - Not Applicable.
19. Where possible, large tracts of wildlife habitat or continuous habitat corridors will be preserved, in order to facilitate movement of wildlife.
 - The proposed subdivision is leaving a large portion of the both lots undeveloped as wildlife habitat.
20. A buffer zone may be specified where land alteration or structures will be limited to those compatible with the characteristics of the sensitive ecosystem or those that can be mitigated in a manner recommended by a QP.
 - Not Applicable.

21. In order to ensure unnecessary encroachment does not occur into the sensitive ecosystem at the time of construction, permanent or temporary fencing measures may be required.
 - Not Applicable.
22. Development may be restricted during sensitive life-cycle times.
 - Not Applicable.

The following guidelines (in Part 5 of Bylaw 4001) for the Riparian Development Permit Area are applicable to the development, and are addressed in the development proposal as follows:

1. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Riparian DPA.
 - Development has been planned to minimize the impact on riparian areas and sensitive ecosystems, all proposed work is outside the SPEAs.
2. Modification of channels, banks or shores must not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes within the Riparian DPA.
 - Not Applicable.
3. The removal of gravel and soil from streams is prohibited unless otherwise approved by the provincial or federal government.
 - Not Applicable.
4. Proposed plans of subdivision will avoid stream crossings where possible and demonstrate the presence of building areas outside of the SPEA.
 - No stream crossings are proposed, and all proposed developments are outside the SPEAs.
5. Stream crossings will be avoided, but where this is not possible, bridges are preferred rather than culverts, and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover, and must be approved by the Province.
 - Not Applicable.
6. Culverts may be designed to encourage in-stream storage of water to allow the unrestricted movement of fish in both directions.
 - Not Applicable.
7. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.
 - Not Applicable.
8. To minimize encroachments into the Riparian DPA, variances for the height and location of buildings and structures may be considered.
 - Not required, all proposed development is outside the SPEAs.
9. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QEP, prepared in accordance with the RAR, will be considered by the CRD and may be included in a development permit.
 - See Recommendations for Environmental Protection and Riparian Areas Protection Regulation (RAPR) Report, February 9, 2024.

10. Development permits may include requirements for environmental monitoring and when required, these monitoring reports must be prepared by a QEP.
 - Not Applicable.
11. All of the measures specified by a QEP necessary to maintain the integrity of a SPEA will be considered by the CRD for inclusion as a condition in a development permit.
 - Not Applicable.
12. Development permits will not be issued until the CRD has been notified by the Riparian Areas Regulation Notification System (RARNS) that the Province has received a riparian areas assessment report.
 - RAPR Report February 9, 2024 - Submitted for review to the Province.
13. Where a QEP has required the planting of native vegetation to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks, a landscaping plan of the re-vegetation may be required.
 - Not Applicable.
14. In situations where a SPEA would reduce the density of development permitted by the zoning bylaw, a QEP is required to provide recommendations on how the permitted density of development could be accommodated with the least possible impact on fish habit.
 - Not Applicable.
15. An applicant may be required to provide an explanatory plan of a SPEA.
 - Site Plan provided in the RAPR Report and Figure 3 in this report.
16. For all or part of land within a SPEA that has been identified by a QEP, property owners may wish to consider dedicating the land back to the Crown, gifting the land to a nature conservation organization or registering a conservation covenant.
 - Not Applicable.
17. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water and to avoid the entry of pollutants or nutrient rich water flowing into streams and wetlands.
 - Proposal is for subdivision and a small amount of works; details stormwater management should be developed for works requiring a permit.
18. Development will be designed to avoid any increase in the volume and peak flow of runoff and a drainage plan may be required in support of this guideline.
 - Proposal is for rezoning, subdivision and installation of a well and pumphouse, there is not expected to be any change to the quality or quantity of stormwater from these works. A detailed stormwater management plan should be developed for future significant construction requiring permits.
19. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.
 - Not Applicable.

20. Where necessary or desirable, a buffer zone to remain free of development may be specified and protection measures for retention and management of vegetation in these areas may be established.

- Not Applicable.

21. To avoid encroachment, fencing may be required prior to, during or after construction.

- Not Applicable.

The following guidelines (in Part 5 of Bylaw 4001) for the Shoreline Development Permit Area are applicable to the development, and are addressed in the development proposal as follows:

1. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Shoreline Protection DPA.

- Not Applicable.

2. Alteration of natural shorelines will be avoided.

- Not Applicable.

3. Erosion and sedimentation will be avoided.

- Not Applicable.

4. The removal of vegetation and impact to tree root zones will be minimized.

- Not Applicable.

5. Changes in natural shoreline processes will be minimized.

- Not Applicable.

6. The use of fill, disturbance to the soil and blasting will be minimized.

- Not Applicable.

7. Non-structural and soft armoring are the preferred type of works for shore protection and where this approach is not possible, riprap and stone revetment is preferred over single-plane seawalls, subject to approval from federal and provincial agencies.

- Not Applicable.

8. A QP must design any shore protection devices or works.

- Not Applicable.

9. Proposed developments that may have the potential to adversely affect fish habitat will require the review and approval by appropriate federal and provincial agencies prior to the issuance of a development permit.

- Not Applicable.

10. Setbacks for buildings and structures will consider the current risk from storms and flooding as well as minimum elevation guidelines established by the CRD or other public authority with respect to the potential risk from erosion and coastal flooding associated with climate change and sea level rise.
 - Not Applicable.
11. Variances to allow the siting of buildings and structures outside the Shoreline Protection DPA will be considered.
 - Not Applicable.
12. Compliance with the conditions or recommendations in a report by a QP will be considered by the CRD and may be included in a development permit.
 - Not Applicable.
13. The planting of native vegetation may be required to reduce the risk of erosion, restore the natural ecology, revegetate disturbed areas, improve water quality and ensure the stability of slopes and banks.
 - Not Applicable.
14. Erosion control measures and fencing may be required during and after construction.
 - Not Applicable.
15. Machinery working in this environmentally sensitive area may be required to use biofuels instead of fossil fuels. To avoid disturbance of the upland and foreshore areas for a purpose referred to in Section 491(1)(e) of the LGA, heavy machinery may need to be barged to the site.
 - Not Applicable.
16. Construction may be restricted to certain times of the year to avoid stormy seasons, unusually high or low tides and sensitive lifecycle times for wildlife such as nesting or migrating.
 - Not Applicable.
17. Where possible, vegetation and natural resources such as anchored logs and riparian plantings on protected shorelines, will be incorporated into shore protection works.
 - Not Applicable.

Summary

The proposal is for rezoning and a two-lot subdivision, including the installation of a well and pumphouse (Figure 4) with no other development activities are proposed. The property contains four sensitive ecosystems that require Development Permits via the Official Community Plan (OCP): Mature Forest, Riparian (Killiecrankie Creek runs adjacent to and through the property), Shoreline and Steep Slopes (Steep Slopes not addressed in this report). The sensitive ecosystems mapped by the OCP and observed on site are shown in Figures 4, 5 and 10. The existing mature forest, riparian and shoreline ecosystems areas to be retained are connected to adjacent forests and are in excellent ecological condition and provide a habitat for birds and wildlife. Following the completion of the rezoning and subdivision and proposed development activities, a large portion of the properties will remain in an undeveloped condition.

Killiecrankie Creek is on the west side of 9333 Invermuir Road and the Streamside Protection and Enhancement Areas (SPEA) of the creek, wetland, tributary and ditch are shown in Figure 3. The channels immediately adjacent to the property on the south and north sides of Invermuir Road are tributary to Killiecrankie Creek and therefore are protected by the Riparian Area Protection Regulation (RAPR). No activities are proposed within the Riparian Assessment Area (30 metres from High Water Mark) and the well and pumphouse construction is outside these SPEAs. Details for the riparian protection measures are provided in the Riparian Areas Protection Report, February 9, 2024.

A mapped and observed Bald Eagle Nest is located on the property, and there is a 100m buffer as per Sensitive Ecosystems, and Shoreline Protection Development Permit Areas from the Shirley – Jordan River Official Community Plan, 2018 Bylaw 4001. No development is proposed within the buffer area.

No significant development is currently proposed on the subdivided lots, the only proposed work for a well and pumphouse. Future proposed development activities must be assessed under the RAPR and Riparian, Sensitive Ecosystem, Shoreline, and Steep Slope DPA guidelines, and, if possible limited to the existing disturbed areas to leave the remaining sensitive Mature Forest and Riparian ecosystems intact. Further vegetation removal from the top of the bank/steep slope should be avoided to help maintain slope stability (assessment by a geotechnical engineer may be required in the future if development is proposed near the top of slope). Tree protection measures must be recommended by an ISA certified arborist to protect trees being retained. Erosion and sediment control, and spill prevention and response measures are also required during construction to protect downstream aquatic ecosystems.

Please do not hesitate to contact me with any questions you may have.

Sincerely,

Laura Hooper, MSc, PAg (#2546)



Sara Stallard BSc. ASCT (#22338), Envr Tech



Lehna Malmkvist, MSc, RPBio (#1613)



Site Photographs



Photo 1. Ditch along Invermuir Road. Property is on the right side of photo, Killiecrankie Creek is across the road.



Photo 2. Invermuir Road roadside ditch, flowing adjacent to the subject property (left side of photo).

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Photo 3. Existing driveway at west of 9333 Invermuir Road with well installed in 2023, proposed pumphouse to be constructed.



Photo 4: Existing driveway at east of 9333 Invermuir Road.

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Photo 5. Existing house constructed pre-1960.



Photo 6. Existing cabin constructed in 1972.



Photo 7. Deep skidder tracks with standing water extend into the Mature Forest (C).



Photo 8. Mature Forest (A).



Photo 9: Mature Forest (B).



Photo 10: Mature Forest (C).



Photo 11: Juvenile Forest (E).



Photo 12: Juvenile Forest (F).



Photo 13: Riparian Forest (G).



Photo 14: Shoreline Forest (H).



Photo 15: Shallow pond (foreground) with tributary under driveway (right of photo) to Killecrankie Creek.



Photo 16. Ditch connecting to tributary to Killecrankie Creek.



Photo 17: Gravel area with concrete pad.



Photo 18: Mature forest removal on eastern section of 9333 Invermuir Road.

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Photo 19: Mature forest removal on centre section of 9333 Invermuir Road.



Photo 20: Mature forest removal on centre section of 9333 Invermuir Road.



Photo 21: Two meter high vertical barrier to fish passage at the cobble beach interface.



RIPARIAN AREAS REGULATION REPORT

9333 Invermuir Road, Shirley, BC



March 15, 2024

Prepared for:

Prepared by:

Laura Hooper, PAg. (#2546)
Sara Stallard, BSc. ASCT (#22338), Envr Tech
Lehna Malmkvist, MSc, RPBio. (#1613)
Swell Environmental Consulting Ltd.
480 Beach Drive, Victoria, BC V8S 2M6

Date March 28, 2024			
I. Primary QEP Information			
First Name	Sara	Middle Name	
Last Name	Stallard		
Designation	AScT	Company	Swell Environmental Consulting Ltd
Registration #	22338	Email	sara@swell.ca
Address			
City		Postal/Zip	Phone #
Prov/state	BC	Country	CANADA
II. Secondary QEP Information (use Form 2 for other QEPs)			
First Name	Laura	Middle Name	
Last Name	Hooper		
Designation	PAg	Company	Danaca Consulting
Registration #	2546	Email	danacaconsulting@gmail.com
Address			
City		Postal/Zip	Phone #
Prov/state	BC	Country	CANADA
III. Developer Information			
First Name		Middle Name	
Last Name			
Company			
Phone #		Email	
Address			
City		Postal/Zip	3
Prov/state	BC	Country	Canada
IV. Development Information			
Development Type	Subdivision: 6 or less Single Family Lots		
Area of Development	8.38 ha	Riparian Length (m)	256 m
Lot Area (ha)	8.38 ha	Nature of Development	Re-development
Proposed Start Date	April 1, 2024	Proposed End Date	December 31, 2025
V. Location of Proposed Development			
Street Address (or nearest town)	9333 Invermuir Road, Shirley, BC V9Z 1G3		
Local Government	Capital Regional District	City	Shirley
Stream Name	Killecrankie Creek		
Legal Description (PID)	003-175-201	Region	1 – Vancouver Island
Stream/River Type	Stream, Wetland, Ditch	DFO Area	South Coast
Watershed Code	SANJWSD000098 no standard code listed		
Latitude	48	22	58
Longitude	123	52	54

Riparian Areas Protection Regulation Report: 9333 Invermuir Road

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II. Additional QEP Information

First Name	Lehna	Middle Name	
Last Name	Malmkvist		
Designation	RPBio	Company	Swell Environmental Consulting Ltd.
Registration #	1613	Email	lehna@swell.ca
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City		Postal	
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Section 1. Description of the Development Proposal and Fisheries Resource Values

The subject site is located at 9333 Invermuir Road, Shirley, BC and is 8.38 ha (Figures 1 and 2). The project is a proposed subdivision to create two lots (Figures 3 and 4).

On February 9, 2024, Sara Stallard, ASCT and Laura Hooper, PAg visited the site to conduct Riparian Areas Protection Regulation (RAPR) assessment for the proposed project.

Watershed Context and Fisheries Resource Values

There are 8 waterbodies, on and adjacent to the property at 9333 Invermuir Road (Figure 3):

- Killiecrankie Creek – enters the property from the northwest and discharges into Orveas Bay (potentially fish bearing stream (RAPR applies, SPEA = 10m)
- Wetland A – in the southwest quadrant of 9333 Invermuir Road, is drained by Unnamed Tributary A (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 15-30m)
- Unnamed Tributary A – in the southwest quadrant of the property, flows west into Killiecrankie Creek (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 10m)
- Ditch A – flows into Unnamed Tributary A from the east (not fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 2m)
- Ditch B – Invermuir Road drainage (south side) bordering the northwest corner of the property, flows west into Killiecrankie Creek just south (downstream) of the culvert crossing under Invermuir Road (potentially fish accessible), flows into potentially fish bearing stream (RAPR applies, SPEA = 5m)
- Ditch C – Invermuir Road drainage (north side), flows west into Killiecrankie Creek just north (upstream) of the culvert crossing under Invermuir Road (potentially fish accessible), flows into potentially fish bearing stream (RAPR Applies, SPEA = 5m)
- Wetland B – isolated forest wetland in the northeast corner of the property with no defined surface flow at outlet; eastern roadside ditches flow to wetland. RAPR does not apply.
- Driveway Ditches – shallow ditches from eastern driveway: flows go subsurface or have no defined channel before cascading off 50 m vertical cliff. RAPR does not apply.

Killiecrankie Creek is a short creek less than 800 m in length that discharges directly into the marine environment at Orveas Bay on the Strait of Juan de Fuca on the southwest coast of Vancouver Island. It has no standard watershed code. A search of the iMap BC fisheries layers, FIDQ - Fish Inventories Data Queries, and Habitat Wizard for Killiecrankie Creek produced no fish observations or other creek information (all accessed February 8, 2024). The creek on the property is in a steep 50 m deep ravine with an overall gradient of >30% in the first 150 m of the creek. Additionally, there is a 2 m high vertical barrier to fish passage at the cobble beach interface (Photo 1). The creek is known to dry out in the summers and there are no known ponds upstream of the ravine. However, this upland (off-property) segment was not assessed; therefore, the RAPR default is fish-bearing. Any fish within this stream would be resident (not anadromous fish access).

Site Assessment

The RAPR assessment reviewed the subject property with a focus on the Riparian Assessment Area (RAA) (Figure 3). The RAA encompasses the approximately one quarter of the western portion of the lot, and the Streamside Protection & Enhancement Areas (SPEA), and stream encompasses western edge of the lot.

The property is previously developed with driveways, two single family homes, accessory buildings, driveways, and landscaping (Photos 2-5). The property was partially logged in 2021/2022 under BC Timbermark Certificate 182681 after the property experienced damaging blowdowns in 2018, including logging within the SPEAs of Wetland A, Tributary A, and Ditch A.

Killecrankie Creek, as described above, flows steeply south along the western edge of the property in a step pool series. The creek flows over the headwall of the 50-m deep ravine as it enters the property. The riparian forest within the ravine is dominated by western redcedar (*Thuja plicata*), and bigleaf maple (*Acer macrophyllum*), with red alder (*Alnus rubra*) and western hemlock (*Tsuga heterophylla*). There is an understory of elderberry (*Sambucus racemose*), salmonberry (*Rubus parviflorus*), sword fern (*Polystichum munitum*), licorice fern (*Polypodium glycyrrhiza*), red huckleberry (*Vaccinium parvifolium*), crevice alumroot (*Heuchera micrantha*), and sedges (*Carex* sp.) (Photos 6-8).

Wetland A is an ephemeral depression within a mature forest with no incoming watercourses or ditches. It is adjacent to the western driveway in the southwest quadrant of 9333 Invermuir Road and is drained by Unnamed Tributary A. The riparian vegetation consists of western redcedar (*Thuja plicata*) and red alder (*Alnus rubra*), with an open understory with slough sedge (*Carex obnupta*), sword fern (*Polystichum munitum*), licorice fern (*Polypodium glycyrrhiza*), salmonberry (*Rubus parviflorus*), trailing blackberry (*Rubus ursinus*), mosses and grasses (Photo 9). There was little to no distinct wetland vegetation observed.

Unnamed Tributary A is an ephemeral and narrow man-made watercourse that drains Wetland A in the southwest quadrant of 9333 Invermuir Road along the western driveway and flows west under the driveway through a 300 mm culvert and over the lip of the 50-m deep ravine where it discharges into Killecrankie Creek. The vegetation consists of a mixed forest dominated western redcedar (*Thuja plicata*), and bigleaf maple (*Acer macrophyllum*). There is an understory of salmonberry (*Rubus parviflorus*), sword fern (*Polystichum munitum*), bracken fern (*Pteridium aquilinum*), red huckleberry (*Vaccinium parvifolium*), and salal (*Gaultheria shallon*) (Photo 10).

Ditch A flows along the driveway into Unnamed Tributary A from the east and joins the tributary at the upstream end of the driveway culvert. It is a uniform width dug channel with no headwaters or springs and ends at the driveway edge. The riparian vegetation consists of western redcedar (*Thuja plicata*) and Douglas-fir (*Pseudotsuga menziesii*) with an open understory with mosses, sword fern (*Polystichum munitum*), and salmonberry (*Rubus parviflorus*) (Photo 11).

Ditch B flows west along the northwest property line of 9333 Invermuir Road in the road right-of-way; it discharges into Killecrankie Creek at the south (downstream) end of the culvert crossing under Invermuir Road. The channel is straight with no headwaters or springs, has rooted vegetation on the banks, and lateral movement is confined by Invermuir Road and aligned to the property boundary. Only a very short segment (approx. 10 m) of the ditch carries flow, the remainder of the depression is vegetated with drier vegetation. The SPEA consists of a roadway on the north side of the channel. The riparian vegetation consists of juvenile western hemlock (*Tsuga heterophylla*), salal (*Gaultheria shallon*), bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), trailing blackberry (*Rubus ursinus*), dull Oregon-grape (*Mahonia nervosa*), and salmonberry (*Rubus parviflorus*) at the confluence with the creek (Photo 12).

Ditch C is the Invermuir Road drainage (on the north side) and flows west into Killiecrankie Creek just north (upstream) of the culvert crossing under Invermuir Road and is within the road right-of-way. The channel is straight with no headwaters or springs, has rooted vegetation on the banks, and lateral movement is confined by Invermuir Road. The SPEA vegetation is the same as that of Ditch B (Photo 13 and 14).

The vegetation identification on the property was limited due to the time of the year of the assessment.

Proposed Development

The proposed development is a rezoning subdivision to divide 9333 Invermuir Road (8.38ha) into two lots: lot 1 (4.19 ha) and lot 2 (4.19 ha). Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA. The proposed subdivision boundary is through the centre of the lot and the only proposed development is installation of a well and pumphouse, outside the RAA (Figure 3). The subdivision will be aligned to have the two existing dwelling units each have a separate lot.

I, Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio, hereby certify that:

- a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- b) I am qualified to carry out this part of the assessment of the development proposal made by the developers
- c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Sources

BC CDC (British Columbia Conservation Data Centre). 2024. Website accessed February 8 at <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/conservation-data-centre/explore-cdc-data/known-locations-of-species-and-ecosystems-at-risk/cdc-imap-theme>

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Habitat Wizard. 2024. Database was accessed on February 8 at <http://www.env.gov.bc.ca/habwiz>

iMapBC. 2024. Website accessed for streams and fisheries layers on February 8 at <https://www2.gov.bc.ca/gov/content/data/geographic-data-services/web-based-mapping/imapbc>

Morgen, J. & T. Tripp. 2014. *Sensitive Ecosystem Inventory (SEI) for the Shirley/Jordan River Electoral Area*. Prepared for Local Area Planning (Juan de Fuca), Planning & Protective Services, Capital Regional District (CRD). Prepared by Madrone Environmental Services Ltd. 58pp.

Section 2. Results of Riparian Assessment (SPEA width)

2.1 Results of Detailed Riparian Assessment

		Date: February 9, 2024
Description of Water bodies involved (number, type)		Stream – Killiecrankie Creek
Stream	X	
Wetland		
Lake		
Ditch		
Number of reaches	1	
Reach #	1	

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width(m)	Gradient (%)		
Starting point	2.6		<p>I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>	
upstream	5.1			
	3.2			
	3.1			
	2.5	30		
	3.4			
downstream	3.8			
	4.3	30		
	3.6			
	3.4			
	2.1			
Total: minus high /low	30.10			
mean	3.32	30		
	R/P	C/P		S/P
Channel Type				X

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons		X	<p>Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes</p> <p>I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio</u>, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
Polygon No:	n/a		Method employed if other than TR
	LC	SH	TR
SPVT Type			X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	10						
Litter fall and insect drop ZOS (m)	10						
Shade ZOS (m) max	10	South bank	Yes	X	No		
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes	No	If non-fish bearing insert no fish bearing status report				
SPEA maximum	10	(For ditch use table 3-7)					

Segment No:	2	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	10						
Litter fall and insect drop ZOS (m)	10						
Shade ZOS (m) max	N/A	South bank	Yes		No	X	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes	No	If non-fish bearing insert no fish bearing status report				
SPEA maximum	10	(For ditch use table 3-7)					

I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developers

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Killiecrankie Creek is a short creek less than 800 m in length that discharges directly into the marine environment at Orveas Bay on the Strait of Juan de Fuca on the southwest coast of Vancouver Island. It has no standard watershed code. A search of the iMap BC fisheries layers, FIDQ - Fish Inventories Data Queries, and Habitat Wizard for Killiecrankie Creek produced no fish observations or other creek information (all accessed February 8, 2024). The creek on the property is in a steep 50 m deep ravine with an overall gradient of >30% in the first 150 m of the creek. Additionally, there is a 2 m high vertical barrier to fish passage at the cobble beach interface (Photo 1). The creek is known to dry out in the summers and there are no known ponds upstream of the ravine. However, this upland (off-property) segment was not assessed; therefore, the RAPR default is fish-bearing. Any fish within this stream would be resident (not anadromous fish access).

Date: February 9, 2024	
Description of Water bodies involved (number, type) Wetland A	
Stream	
Wetland	X
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)	Gradient (%)	
Starting point		I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
upstream		
downstream		
Total: minus high /low mean		
	R/P C/P S/P	
Channel Type	X	

Site Potential Vegetation Type (SPVT)

	Yes	No		
SPVT Polygons	X		Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.	
Polygon No:	n/a		Method employed if other than TR	
	LC	SH		TR
SPVT Type				X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)	15										
Litter fall and insect drop ZOS (m)	15										
Shade ZOS (m) max	30	South bank	Yes	X	No						
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report						
SPEA maximum	30	(For ditch use table 3-7)									

Segment No:	2	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)	15										
Litter fall and insect drop ZOS (m)	15										
Shade ZOS (m) max	NA	South bank	Yes		No	X					
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report						
SPEA maximum	15	(For ditch use table 3-7)									

I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developers

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Wetland A is an ephemeral depression within a mature forest with no incoming watercourses or ditches. It is drained by Unnamed Tributary A, an ephemeral and narrow man-made watercourse that flows over the lip of the 50-m deep ravine where it discharges into Killecrankie Creek. There is no fish access to the upper portion of Unnamed Tributary A or to the Wetland.

Date: February 9, 2024	
Description of Water bodies involved (number, type)	Stream - Unnamed Tributary A
Stream	X
Wetland	
Lake	
Ditch	
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width(m)	Gradient (%)
Starting point	1.1	
upstream	4.2	
	1.0	1
	0.9	
	0.7	
	1.2	
downstream	1.2	21
	0.6	
	0.9	
	1.0	50
	0.8	
Total: minus high /low	8.65	
mean	0.96	24
	R/P	C/P S/P
Channel Type		X

Site Potential Vegetation Type (SPVT)

	Yes	No
SPVT Polygons	X	
<p>Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes</p> <p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>		
Polygon No:	n/a	Method employed if other than TR
	LC SH TR	
SPVT Type		X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	10						
Litter fall and insect drop ZOS (m)	10						
Shade ZOS (m) max	2.9	South bank	Yes	X	No		
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA maximum	10	(For ditch use table 3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	10						
Litter fall and insect drop ZOS (m)	10						
Shade ZOS (m) max	NA	South bank	Yes		No	X	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA maximum	10	(For ditch use table 3-7)					

I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio</u> , hereby certify that:							
a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;							
b) I am qualified to carry out this part of the assessment of the development proposal made by the developers 1							
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and							
d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.							

Comments

Wetland A is an ephemeral depression within a mature forest with no incoming watercourses or ditches. Unnamed Tributary A is an ephemeral and narrow man-made watercourse that flows over the lip of the 50-m deep ravine where it discharges into Killecrankie Creek. It is fed by Wetland A (an ephemeral depression within a mature forest with no incoming watercourses or ditches) and Ditch A (ephemeral, no headwaters). There is no fish access to the upper portion of Unnamed Tributary A or to the Wetland.

Date: February 9, 2024	
Description of Water bodies involved (number, type) Ditch A	
Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)	Gradient (%)	
Starting point	0.9	I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
upstream	4.4	
	1.2	
	1.5	
	1.4	
	0.8	
downstream	0.7	
	0.7	
	0.8	
	0.7	
	0.6	
Total: minus high /low	8.5	
mean	0.94	
	R/P C/P S/P	
Channel Type		

Site Potential Vegetation Type (SPVT)

	Yes	No		
SPVT Polygons	X		Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.	
Polygon No:	n/a		Method employed if other than TR	
	LC	SH		TR
SPVT Type				X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)											
Litter fall and insect drop ZOS (m)											
Shade ZOS (m) max		South bank	Yes	X	No						
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report						
SPEA maximum		(For ditch use table 3-7)									

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)											
Litter fall and insect drop ZOS (m)											
Shade ZOS (m) max	N/A	South bank	Yes		No						
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes		No	X	If non-fish bearing insert no fish bearing status report						
SPEA maximum	2	(For ditch use table 3-7)									

I, Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developers

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Ditch A is connected to Unnamed Tributary A (an ephemeral and narrow man-made watercourse that flows over the lip of the 50-m deep ravine where it discharges into Killecrankie Creek). There is no fish access to the upper portion of Unnamed Tributary A or to Wetland A. There is no fish access to Ditch A.

Date: February 9, 2024	
Description of Water bodies involved (number, type) Ditch B	
Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)	Gradient (%)	
Starting point	0.5	I, <u>Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehma Malmkvist, RPBio</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
upstream	0.6	
	0.6	
	0.7	
	0.7	
	0.8	
downstream	1.0	
	1.3	
	1.2	
	1.6	
	1.7	
Total: minus high /low	8.4	
mean	0.93	
	R/P C/P S/P	
Channel Type		

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons	X		Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehma Malmkvist, RPBio</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
Polygon No:	n/a		Method employed if other than TR
	LC	SH	TR
SPVT Type			X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)											
Litter fall and insect drop ZOS (m)											
Shade ZOS (m) max		South bank	Yes		No						
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report						
SPEA maximum	(For ditch use table 3-7)										

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons									
LWD, Bank and Channel Stability ZOS (m)											
Litter fall and insect drop ZOS (m)											
Shade ZOS (m) max		South bank	Yes		No						
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)										
Ditch Fish Bearing	Yes	X	No		If non-fish bearing insert no fish bearing status report						
SPEA maximum	5 (For ditch use table 3-7)										

I, Sara Stallard, ASCT, Laura Hooper, PAg, and Lehma Malmkvist, RPBio, hereby certify that:											
a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;											
b) I am qualified to carry out this part of the assessment of the development proposal made by the developers											
c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment report; and											
d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.											

Comments

Ditch B is roadside drainage in the Invermuir Road right-of-way (south side); it discharges into Killecrankie Creek at the south (downstream) end of the culvert crossing under Invermuir Road. The channel is straight with no headwaters or springs, has rooted vegetation on the banks, and lateral movement is confined by Invermuir Road. Killecrankie Creek is not accessible to anadromous fish passage, and while it is expected that it is ephemeral with no over-summering fish habitat, the default is that there may be fish and the ditch could have fish at some times of the year.

Date: February 9, 2024	
Description of Water bodies involved (number, type) Ditch C	
Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	1
Reach #	1

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

Channel Width(m)	Gradient (%)	
Starting point	1.6	I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
upstream	1.6	
	1.7	
	1.6	
	1.7	
	1.6	
downstream	1.7	
	1.7	
	1.9	
	1.8	
	2.1	
Total: minus high /low	15.15	
mean	1.68	
Channel Type	R/P C/P S/P	

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons	X		Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio,</u> hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developers c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.
Polygon No:	n/a		Method employed if other than TR
	LC	SH	TR
SPVT Type			X

Zones of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max		South bank	Yes	X	No		
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes	No		If non-fish bearing insert no fish bearing status report			
SPEA maximum		(For ditch use table 3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max		South bank	Yes		No		
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes	X	No		If non-fish bearing insert no fish bearing status report		
SPEA maximum	5	(For ditch use table 3-7)					

I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:

a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;

b) I am qualified to carry out this part of the assessment of the development proposal made by the developers

c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and

d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

Comments

Ditch C is the Invermuir Road drainage (on the north side) and flows west into Killiecrankie Creek just north (upstream) of the culvert crossing under Invermuir Road and is within the road right-of-way. The channel is straight with no headwaters or springs, has rooted vegetation on the banks, and lateral movement is confined by Invermuir Road. Killiecrankie Creek is not accessible to anadromous fish passage, and while it is expected that it is ephemeral with no over-summering fish habitat, the default is that there may be fish and the ditch could have fish at some times of the year.

Section 3. Figures and Site Plans

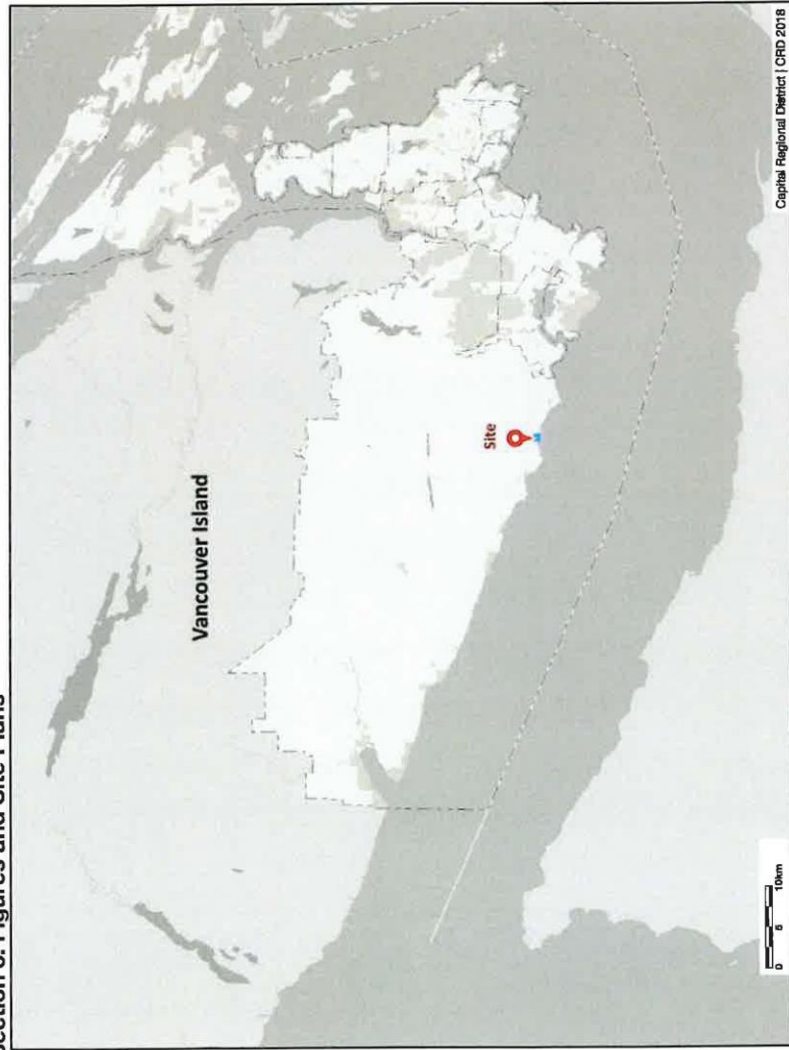


Figure 1. Project location on southwest Vancouver Island (red dot). Map courtesy of CRD Regional Map

Swell Environmental Consulting Ltd.
480 Beach Drive, Victoria, BC V8S 2M6 ph. 250-217-9190 e. lehna@swell.ca



Figure 2. 9333 Invermuir Road in context of local creeks with documented fish habitat. Aerial photo courtesy of CRD Regional Map.

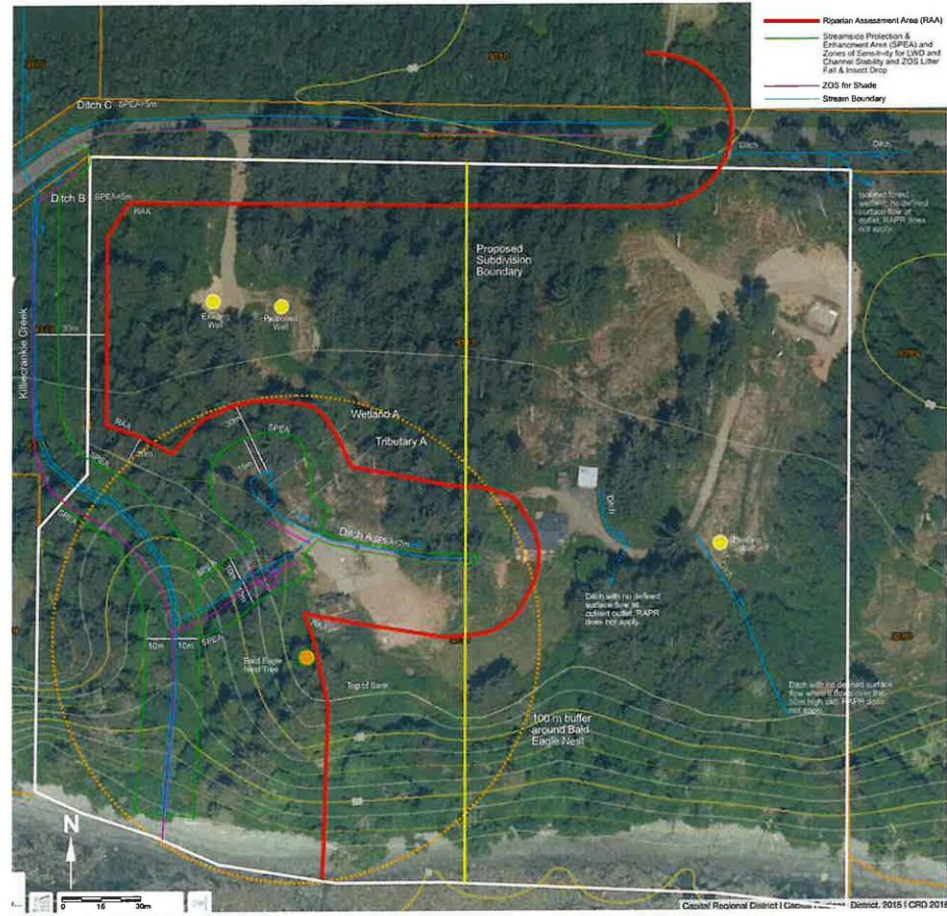


Figure 3. 9333 Invermuir Road RAAs & SPEAs. Aerial photo courtesy of CRD Regional Map.

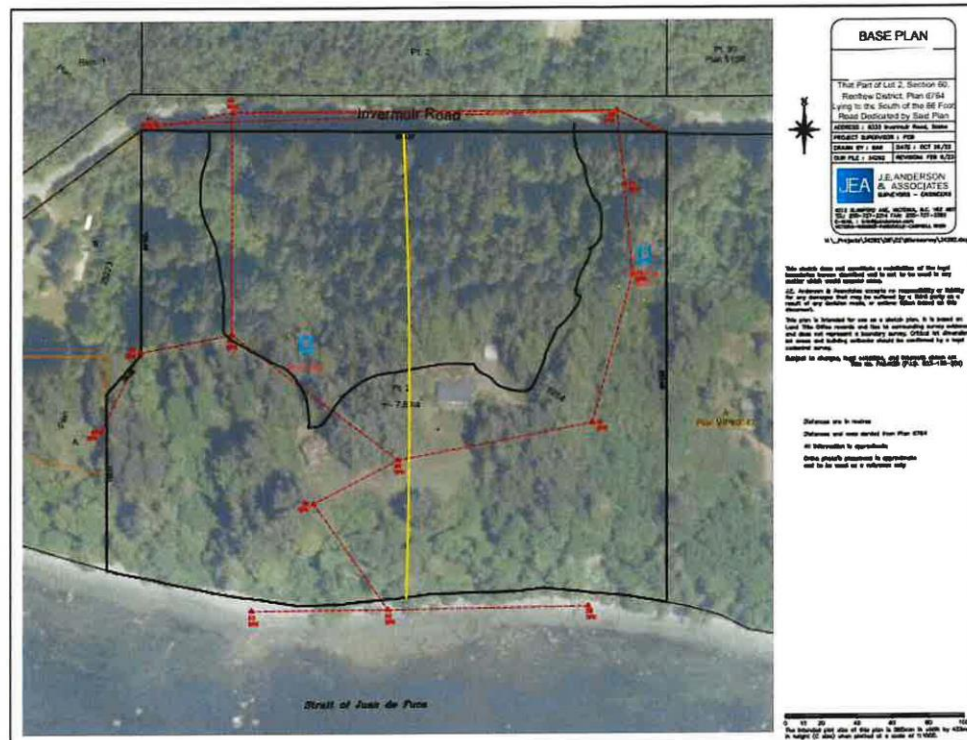


Figure 4. Proposed subdivision survey plan.

Section 4. Measures to Protect and Maintain the SPEA

4.1 Danger Trees

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA; therefore, a tree assessment was not conducted.

4.2 Windthrow

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA therefore, there is no expected increased risk of windthrow in the SPEA and a tree assessment was not conducted.

4.3 Slope Stability

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA; therefore, a geotechnical assessment was not conducted.

4.4 Protection of Trees

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA therefore, no tree protection is required.

4.5 Encroachment

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA. The proposed well and pump house installation is outside the RAA (Figure 3)

The existing uses within the SPEA of Tributary A, Wetland A and Ditch A will remain as is (driveway to 9333 Invermuir Road).

The owners are aware via this report that the current uses are permitted, and that the following restrictions exist for new activities within the SPEA:

- o Planting native plants only
- o Removal of non-native species
- o Tree removal is only permitted for hazard trees, which must be identified by an ISA certified arborist, and replacement trees planted
- o Trees and limbs that fall naturally in the SPEA should be left to provide organic debris for stream function, habitat and contributions to natural nutrient regimes, rather than being cleared or used for firewood
- o No other development activities (e.g. clearing, buildings, road building, etc.) are permitted within the SPEA
- o Any other development in the RAA than what is described in this report will require a new RAPR Assessment.

The High Water Mark/Stream Boundary location was determined through QEP site visit, GPS, and air photo interpretation. If, in the future, on-the-ground development works are proposed within the Riparian Assessment Area of any part of the waterbodies, a survey of the High Water Mark/Stream Boundary is recommended as part of a future RAPR Assessment to ensure all development activities are outside the SPEAs.

4.6 Erosion & Sediment Control

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA. A well and pumphouse will be installed outside the RAA. Erosion and sediment control measures and spill prevention measures must be implemented during the well installation and pumphouse construction.

4.7 Stormwater Management

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA, and no new development on the property (except one well and pumphouse to be installed and no new stormwater management is required).

4.8 Floodplain Concerns

Proposal is for a two lot subdivision only and no development is proposed within the floodplains.

1. Danger Trees
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
2. Windthrow
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
3. Slope Stability
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
4. Protection of Trees
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers ;</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
5. Encroachment
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
6. Erosion and Sediment Control
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
7. Stormwater Management
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>
8. Floodplain Concerns (highly mobile channel)
<p>I, Sara Stallard, ASCT, Laura Hooper, PAQ, and Lehna Malmkvist, RPBio, hereby certify that:</p> <p>a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b) I am qualified to carry out this part of the assessment of the development proposal made by the developers .</p> <p>c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and</p> <p>a. d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.</p>

Section 5. Environmental Monitoring

Proposal is for a rezoning and subdivision only, no clearing, construction, or development is proposed in the RAA, and environmental monitoring is not required.

The owner has been informed of the obligation to protect the Streamside Protection and Enhancement Area (SPEA) and waterbodies, and that any future development in the RAA than what is described in this report will require a new RAPR Assessment.

The owners have been informed of the obligation of a QEP to submit a conformance statement and post-development report to the RAPR Notification System and have agreed to obtain the services of a QEP to complete this task. A post development report will include a field inspection of the development site and SPEA to ensure that the measures in the RAPR report have been implemented and that no damage has occurred or is expected to occur to the integrity of the SPEA.

If a QEP is not retained to monitor the project, it may not be possible to provide assurance that the work-site procedures were followed appropriately or the work completed to an acceptable standard, or to sign a conformance statement and submit a post-development report.

Section 6. Photos



Photo 1: Two meter high vertical barrier to fish passage at the cobble beach interface.



Photo 2. Existing eastern driveway at 9333 Invermuir Road.



Photo 3. Existing western driveway at 9333 Invermuir Road.



Photo 4. Existing 1972 building on west 9333 Invermuir Road.



Photo 5. Existing pre-1960's building on east 9333 Invermuir Road.



Photo 6: Terminus of Killecrankie Creek at cobble beach of Orveas Bay.



Photo 7: Typical section of Killecrankie Creek.



Photo 8. Typical riparian vegetation in ravine of Killecrankie Creek.



Photo 9. Wetland A is an ephemeral depression in the southwest quadrant of 9333 Invermuir Road.



Photo 10. Unnamed Tributary A is in the southwest quadrant of 9333 Invermuir Road, flowing west into Killiecrankie Creek.



Photo 11. Ditch A flows into Unnamed Tributary A from the east.



Photo 12. Ditch B is flows west along the northwest property line of 9333 Invermuir Road.



Photo 13: Invermuir Road roadside ditch connecting to Killecrankie Creek which crosses Invermuir Road via culvert.



Photo 14. Ditch C flows west along the north side of Invermuir Road.

Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date

1. I, Sara Stallard, ASCT, Laura Hooper, PAg, and Lehna Malmkvist, RPBio, hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developers , which proposal is described in section 3 of this Assessment Report (the "development proposal");
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:

- a) the site of the proposed development is subject to undue hardship, (if applicable, indicate N/A otherwise) and
- b) ☒ the proposed development will meet the riparian protection standard if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "Qualified Environmental Professional" means an individual as described in section 21 of the Riparian Areas Protection Regulation.]

Section 8. Statement of Limitations

The assessment was carried out using the provincial Riparian Areas Protection Regulation method.

The use of this report is restricted to the intended purpose of application for development approval, as described within the report.

The measures prescribed in Section 4 assume diligent work practices by the owner and contractors, and implementation of construction best management practices for environmental protection during the site work.

If Swell Environmental Consulting Ltd. is not retained to carry out field reviews and environmental monitoring, Swell may not be able to provide assurance that the work-site procedures were followed appropriately or the work completed to an acceptable standard, or to sign a conformance statement and submit a post-development report.

The report addresses this site and project only and does not address possible existing or future impacts to fish in the subject streams that cannot be addressed by measures on the subject property.

This report should be considered valid for up to five years for the proposed development exactly as described in the report. The report is no longer valid if the proposed development changes. Additional factors that may influence the validity of the report and the recommended measures include, but are not limited to, changes to stream flows due to factors such as alteration of land uses in the watershed, shifting weather patterns (e.g. rainfall intensity, frequency, and/or duration), stormwater infrastructure, and those listed in Section 1, page 6 under "Limitations".

Appendix 1. Qualified Environmental Professional Qualifications

Date	March 15, 2024
Name of Qualified Environmental Professional (QEP)	Lehna Malmkvist
Professional Designation	RPBio
Professional Association	College of Applied Biology
Registration #	1613
Training in RAPR Assessment Methods	
Organization or Agency delivering training	Vancouver Island University
Name of Trainer	Lora Tryon
Date of Training Session	July 28-31, 2020
Organization or Agency delivering training	Malaspina University College
Name of Trainer	BC Ministry of Environment Staff
Date of Training Session	June 7-9, 2005
Other relevant education, training, or experience	
Working In and Around Water	Natural Resources Training Group, 2022
Fish Habitat Restoration – Restoration Techniques	Natural Resources Training Group, 2022
Fish Habitat Restoration – Prescription Development	Natural Resources Training Group, 2022
Riparian Areas Protection Regulation Webinar	BC Ministry of Forests, Lands and Natural Resource Operations, 2019
Legislated Riparian Assessments in BC Professional Practice Guidelines (RAPR)	College of Applied Biology, 2018
Green Shores for Homes 1 & 2	University of Victoria, 2017
Principles and Applications in Fluvial Geomorphology for Stream Restoration,	2012
Qualified Environmental Professional Workshop (RAPR)	BC Ministry of Forests, Lands and Natural Resource Operations, 2012
Qualified Environmental Professional Workshop (RAPR)	BC Ministry of Forests, Lands and Natural Resource Operations, 2010
Erosion & Sediment Control	Malaspina University College, 2008
Environmental Monitoring for Construction Projects	Malaspina University College, 2006
Develop with Care and Riparian Areas Protection Regulation Workshop	BC Ministry of Forests, Lands and Natural Resource Operations, 2007
Soil Bioengineering for Restoration	David Polster, 2005
Riparian Assessments Completed or Contributed to	
Dates and Assessment Numbers available upon request. Client Confidentiality prevents report title disclosure.	

Date	March 15, 2024
Name of Qualified Environmental Professional (QEP)	Laura Hooper
Professional Designation	PAg
Professional Association	British Columbia Institute of Agrologists
Registration #	2546
Training in RAPR Assessment Methods	
Organization or Agency delivering training	Vancouver Island University
Name of Trainer	Lora Tryon
Date of Training Session	July 28-31, 2020
Organization or Agency delivering training	Malaspina University College
Name of Trainer	BC Ministry of Environment Staff
Date of Training Session	February 23-25, 2009
Other relevant education, training, or experience	
Stream Based Channel Assessments	Vancouver Island University, 2023
Erosion and Sediment Control	Malaspina University College, 2008
Develop with Care and Riparian Areas Protection Regulation Workshop	BC Ministry of Forests, Lands and Natural Resource Operations, 2007
Riparian Assessments Completed or Contributed to	
Dates and Assessment Numbers available upon request. Client Confidentiality prevents report title disclosure.	

Date	March 15, 2024
Name of Qualified Environmental Professional (QEP)	Sara Stallard
Professional Designation	AScT
Professional Association	Applied Science Technologists & Technicians of BC
Registration #	22338
Training in RAR Assessment Methods	
Organization or Agency delivering training	Malaspina University College
Name of Trainer	Michael Roth
Date of Training Session	March 7-9, 2007
Training in RAPR Assessment Methods	
Organization or Agency delivering training	Vancouver Island University
Name of Trainer	Lora Tryon
Date of Training Session	July 28-31, 2020
Other relevant education, training, or experience (partial list only)	
Riparian Areas Protection Regulation Webinar	BC Ministry of Forests, Lands and Natural Resource Operations (FLNRO), 2019
Green Shores Homes Verifier	Stewardship Centre for BC, 2017
Green Shores for Homes 1 & 2	University of Victoria/ Stewardship Centre for BC, 2015/2016
RAR QEP Professional Workshop	FLNRO, 2013
RAR QEP Professional Workshop	FLNRO, 2012
Erosion & Sediment Control	Vancouver Island University, 2012
Stream Hydrology and Habitats	Canadian Rivers Institute/UNB (Robert Newbury), 2011
Canadian Aquatic Biomonitoring Network (CABIN)	Environment Canada/University of New Brunswick, 2010
Environmental Monitoring for Construction Projects	Malaspina University College, 2007
Soil Bioengineering for Restoration	David Polster, 2005
Riparian Assessments Completed or Contributed to	
Dates and Assessment Numbers available upon request. Client Confidentiality prevents report title disclosure.	

Appendix 2. Riparian Assessment Assurance Statements

Riparian Assessment Assurance Statements – Qualified Environmental Professional

To: Capital Regional District
Juan de Fuca Community Planning #3 - 7450 Butler Road Sooke, BC V9Z 1N1

With reference to the Riparian Areas Protection Regulation assessment for the properties:
PID 003-175-201- 9333 Invermuir Road, Shirley, BC V9Z 1G3

The undersigned hereby gives assurance that he/she is a Qualified Environmental Professional:

Name of Qualified Environmental Professional: Laura Rose Elizabeth Hooper

Professional designation: Professional Agrologist (PAg) #2546

Professional association: British Columbia Institute of Agrologists

We have signed, sealed and dated, and thereby certified, the attached riparian assessment report on the property in accordance with the Professional Practice Guidelines – Legislated Riparian Assessments and with the assessment methods. That report must be read in conjunction with this statement. In preparing that report I have:

- ☒ 1. Collected and reviewed appropriate background information
- ☒ 2. Reviewed the development proposal on the property
- ☒ 3. Conducted field work on and, if required, beyond the property
- ☒ 4. Reported on the results of the field work on and, if required, beyond the property
- ☒ 5. Incorporated recommendations or assessment results from other specialists
- ☒ 6. Prescribed measures to protect and maintain the integrity of the streamside protection and enhancement area
- ☒ 7. Prescribed measures to avoid the occurrence of a HADD*
- ☒ 8. Reported on the requirements for field reviews or environmental monitoring of the property during or following site works for the proposed development and recommended who should conduct those field reviews or environmental monitoring
- ☐ 9. Reviewed the riparian assessment report with the client and explained the content and the measures required to be implemented.

*HADD – harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes

I hereby confirm that in my professional opinion, based on the conditions contained in the attached riparian assessment report, as required by the Riparian Areas Protection Regulation (Section 4):

- ☐ N/A the site of the proposed development is subject to undue hardship, (if applicable, indicate N/A otherwise) and
- ☒ the proposed development will meet the riparian protection standard if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

Check one:

- ☐ with one or more recommended registered covenants
- ☒ without any registered covenant.

Laura Hooper, PAg #2546 March 15, 2024



Riparian Assessment Assurance Statement – Supporting Specialist – Registered Professional

To: Laura Hooper, PAg #2546

With reference to the *riparian assessment* for the property: 9333 Invermuir Road, Shirley, BC V9Z 1G3 – PID 003-175-201

The undersigned hereby gives assurance that he/she is a Registered Professional:

Name of specialist: Sara Stallard, BSc, Env. Tech

Professional designation: ASCT #22338

Professional association: Applied Science Technologists & Technicians of BC

This is to advise that I have completed the following work in support of the *riparian assessment* noted above, and have submitted signed and sealed documents to the *Qualified Environmental Professional* in respect of the work completed by me:

Detailed Riparian Areas Protection Regulation Assessment and Reporting

I confirm that I have liaised as required with the *Qualified Environmental Professional* for the purposes of my services.

I hereby give my assurance that I am a Registered Professional and that the work undertaken on this project by me falls within my area of professional expertise.



, March 15, 2024

Sara Stallard, BSc, ASCT, Env. Tech.

Riparian Assessment Assurance Statement – Supporting Specialist – Registered Professional

To: Laura Hooper, PAg #2546

With reference to the *riparian assessment* for the property: 9333 Invermuir Road, Shirley, BC V9Z 1G3 – PID 003-175-201

The undersigned hereby gives assurance that he/she is a Registered Professional:

Name of specialist: Lehna Malmkvist, MSc.

Professional designation: RPBio #1613

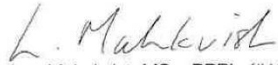
Professional association: College of Applied Biology

This is to advise that I have completed the following work in support of the *riparian assessment* noted above, and have submitted signed and sealed documents to the *Qualified Environmental Professional* in respect of the work completed by me:

Detailed Riparian Areas Protection Regulation Assessment and Reporting

I confirm that I have liaised as required with the *Qualified Environmental Professional* for the purposes of my services.

I hereby give my assurance that I am a Registered Professional and that the work undertaken on this project by me falls within my area of professional expertise.


Lehna Malmkvist, MSc, RPBio (#1613)
March 15, 2024



Appendix 3. Owners Statement of Acceptance of the Riparian Areas Protection Regulation Assessment Report

I, , owner, have signed this Statement of Acceptance of the Riparian Areas Protection Regulation Assessment Report completed by Swell Environmental Consulting Ltd. for the proposed development at 9333 Invermuir Road, Shirley, BC V9Z 1G3 – PID 003-175-201 in the Capital Regional District.

I have read the report and:

- accept the results;
- understand and agree to the measures recommended;
- give approval to submit the report to approving authorities, the provincial RAPR Notification System and the Capital Regional District
- will inform the QEP if the land use or proposed development changes from that described in the report;
- will have all necessary permits in place prior to starting work;
- will provide verification in writing to the QEP a minimum of 2 weeks prior to the start of work on site; and,
- will notify the QEP of key construction stages as described in the report.

I understand that a conformance statement and post-development report must be completed by a QEP and submitted to the RAPR Notification System and Capital Regional District. To complete the post-development reporting (check one):

- ☒ I will retain the services of Swell Environmental Consulting Ltd. - Note Reg'd
☐ I will not retain the services of Swell Environmental Consulting Ltd.

Signed: _____

_____ - 27/3/24
Date



Making a difference...together

REPORT TO THE JUAN DE FUCA LAND USE COMMITTEE MEETING OF TUESDAY, SEPTEMBER 24, 2024

SUBJECT **Zoning Bylaw Amendment Application for That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (PID: 009-592-130) – 9285 Invermuir Road**

ISSUE SUMMARY

The landowner has applied to rezone the subject property from the Rural A zone to the Rural Residential 6A zone (RR-6A) to facilitate subdivision.

BACKGROUND

The 3.11 ha oceanfront subject property is located on Invermuir Road in Shirley and is zoned Rural A in the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 (Appendix A). The property is designated Pacific Acreage in the Shirley-Jordan River Official Community Plan (OCP), Bylaw No. 4001. Abutting properties along the south side of Invermuir Road are zoned Rural A, and parcels on the north side of Invermuir Road are a mixture of Rural A, Rural 2 (RU-2), and Forestry (AF) zoned lands. Portions of the property are designated as Steep Slopes, Shoreline Protection, and Sensitive Ecosystem development permit areas. There are three existing dwellings and four accessory buildings that are serviced by three separate septic systems and one water supply well. The property is entirely within the Shirley Fire Protection local service area.

The landowner has submitted an application to amend Bylaw No. 2040 by removing the property from the Rural A zone (Appendix B) and adding it to the (RR-6A) zone (Appendix C) to facilitate a 3-lot fee-simple subdivision application (SU000766), proposing one lot for each existing dwelling (Appendix D). Staff have prepared Bylaw No. 4616 (Appendix E) for consideration.

At its meeting of June 18, 2024, the Juan de Fuca Land Use Committee recommended referral of the proposed bylaw to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation, T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62. Comments have been received and are included in Appendix F.

ALTERNATIVES

Alternative 1

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

1. That the referral of proposed Bylaw No. 4616, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 166, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4616 be introduced and read a first, second and third time; and

3. That adoption of proposed Bylaw No. 4616 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000766.

Alternative 2

That the CRD not proceed with proposed Bylaw No. 4616.

IMPLICATIONS

Legislative Implications

The Advisory Planning Commissions (APCs) were established to make recommendations to the Land Use Committee on land use planning matters referred to them related to Part 14 of the *Local Government Act (LGA)*. The Shirley-Jordan River APC considered the application at its meeting on July 9, 2024.

Since the sole purpose of the bylaw is to permit a development that is, in whole or in part, a residential development, in accordance with Section 464(3)(c) of the *LGA*, the CRD must not hold a public hearing. Notice of the proposed bylaw amendment with respect to the date of first reading will be provided in accordance with Sections 466 and 467 of the *LGA*.

Regional Growth Strategy Implications

Section 445 of the *LGA* requires that all bylaws adopted by a regional district board after the board has adopted a regional growth strategy (RGS) be consistent with the RGS. In accordance with CRD policy, where a zoning bylaw amendment that applies to land within the Shirley-Jordan River OCP area is consistent with the OCP, it does not proceed to the CRD Board for a determination of consistency with the RGS. Staff are of the opinion that the proposed amendment is consistent with the policies of the Shirley-Jordan River OCP.

Referral Comments

Referrals were sent to 11 agencies, CRD departments, and to the Shirley-Jordan River APC. Comments received are summarized below and included in Appendix F.

CRD Bylaw Enforcement stated that they have no concerns with the proposed bylaw.

CRD Electoral Area Fire Services responded that the applicant must produce a report by a Qualified Professional that recommends how the proposed development provides satisfactory access for emergency vehicles. JdF Planning staff note that confirmation of access for emergency vehicles would be addressed at the time of subdivision.

CRD First Nations Relations commented that a search of the Remote Access to Archaeological Data managed by the BC Archaeology Branch indicated that the property is not located within or immediately adjacent to a protected archaeological site and that a permit is not required to undertake work unless archaeological materials are exposed or impacted during land-altering activities.

Pacheedaht First Nation stated that they have no comment at this time regarding the application.

T'Sou-ke First Nation commented that they agreed with the recommendations of the environmental report and advised of the need to be apprised of any archaeological finds when construction starts. They asked that there be the opportunity for T'Sou-ke Nation Guardians to be onsite when excavation is undertaken. JdF Planning staff advise that such a site visit would be an arrangement between the Nation and the landowner and is beyond the scope of local government authority.

BC Hydro expressed no objection in principle to the proposed rezoning and 3-lot subdivision.

District of Sooke stated that they had no concerns with the proposed rezoning.

Ministry of Forests – Archaeology Branch advised that according to Provincial records, there are no known archaeological sites recorded on the subject property and that a permit is not required to undertake work unless archaeological materials are exposed or impacted during land-altering activities.

Ministry of Water, Land and Resource Stewardship – Ecosystem Section had no objection to approval of the proposed rezoning subject to adhering to the recommendations of the environmental report. Streams and wetlands that have been deemed to be outside of the scope of *RAPR* are still protected under the *Water Sustainability Act*. Future activities that may affect those waterbodies would require approval from the Provincial Water Authorizations Branch. JdF Planning staff note that a development permit to authorize the subdivision and any associated works in DP areas will be required through the subdivision process. Confirmation of Provincial approvals is a requirement of the development permit process.

Ministry of Water, Land and Resource Stewardship – Water Protection Section noted that the rezoning and subdivision is not expected to result in increased housing density. There is one existing well on the subject property and two new wells are proposed as part of the subdivision application such that one well supplies each lot. The existing well supplied 30 litres/minute in 2005 and was completed in Aquifer 449, which consists of fractured sedimentary rock, mostly overlain by Vashon till. The median well depth for wells in the area is 79 m with yields between 7.5 to 190 litres/minute. Aquifer 449 was flagged in 2019 due to “Possible Water Shortage” associated with its connection to streams in the area. The Aquifer is considered to have overall low vulnerability to contaminants introduced at the land surface due to the consistent till layer.

Ministry of Transportation and Infrastructure (MoTI) had no objection to the zoning bylaw amendment and noted that approval of the bylaw pursuant to Section 52 of the *Transportation Act* is not required.

The Shirley-Jordan River APC considered the application at its meeting on July 9, 2024, with approximately 11 members of the public in attendance. The APC passed the following motion with respect to Bylaw No. 4616:

MOVED by Fiona McDannold, **SECONDED** by Melody Kimmel that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000286 with a lot coverage of 20%.

JdF Planning staff advise that the maximum lot coverage is 15% in the Rural A zone and 25% in the RR-6A zone. However, the maximum floor area ratio is 45% in the Rural A zone and 4.5% in the RR-6A zone. On one 4 ha lot in the Rural A zone, this would allow for a total maximum residential floor area of 18,000 m²; whereas, on an equivalent area of land in the RR-6A zone the total maximum residential floor area would be 1,800 m². Staff’s observation is that RR-6A zoned land is principally used for residential and ancillary purposes, and on that basis maximum lot coverage could not be reached. Staff also note that minor, site-specific changes to siting and lot coverage regulations can lead to an increased risk of administrative errors. Therefore, staff recommend that the lot coverage prescribed by the RR-6A zone not be changed as part of this application.

Land Use

The Shirley-Jordan River OCP designates the subject property as Pacific Acreage (PA), which generally consists of rural and rural residential zoned lands outside Settlement areas and west of Muir Creek. The PA designation supports an average minimum parcel size of one parcel per two hectares provided that no new parcels are created with an area of less than one hectare. The OCP generally supports a density of one single-family dwelling or one two-family dwelling per parcel for land designated PA. Policy 484(U) of the OCP supports the rezoning of lands zoned Rural A to facilitate

subdivision based on a ratio of one parcel in the proposed plan of subdivision per hectare of land in the parent parcel prior to the subtraction of any area for road or park dedication. Further, policy 484(V) supports the rezoning of Rural A zoned lands for the purposes of subdivision to create a number of parcels equivalent to the number of existing dwellings. Proposed Bylaw No. 4616 removes the property from the Rural A zone and adds it to the RR-6A zone. This is consistent with the OCP's policy regarding Rural A zoned land and its intention to maintain the neighbourhood's rural character.

The Rural A zone specifies a minimum parcel size of 4 ha and permits up to three one-family dwellings, as well as a secondary suite or detached accessory suite, on existing parcels that are greater than 0.8 ha but less than 4 ha. The RR-6A zone has minimum average parcel size of 1.0 ha, with an absolute minimum parcel size of 0.5 ha and permits one one-family dwelling or one duplex per parcel with either a secondary suite or a detached accessory suite permitted where there is no duplex. The RR-6A zone does not permit intensive agriculture; silviculture; animal hospitals; veterinary clinics; accessory on-site logging; pole, post, or shake cutting from on-site trees; and finfish culture, which are all permitted uses within the Rural A zone. Proposed Bylaw No. 4616 does not increase the existing density of one-family dwellings on the 3.11 ha property; however, each potential parcel could support either a secondary suite or detached accessory suite, in accordance with OCP policy and the Provincial housing regulation with respect to affordable housing options.

The Water and Sewerage Servicing Assessment and Environmental Assessment (Appendix G) submitted as part of the application provided an overview of potential impacts to the aquifer and natural environment. The Water and Sewerage Servicing Assessment concluded that there appears to be sufficient area to provide adequate on-site sewage and that the likelihood that new private groundwater wells with sustained yields of 2,500 litres/day can be completed for proposed Lots 1 and 3 is high. The Environmental Assessment provided an inventory of the sensitive ecosystems, wildlife and non-riparian watercourses and wetlands associated with the subject property, and included recommendations for the proposed rezoning and subdivision application in keeping with the development permit guidelines.

Should Bylaw No. 4616 be adopted, the property could be subdivided into three parcels. At the time of subdivision, the owner will be required to obtain a development permit to address the Steep Slopes, Shoreline Protection, and Sensitive Ecosystem DP guidelines and authorize any land alteration or construction activity. The subdivision application will also require compliance with MoTI, Island Health and CRD standards, including proof of potable water and onsite septic.

The RR-6A zone permits a maximum density of one dwelling per parcel. Should Bylaw No. 4616 be adopted, but the subdivision not completed, the existing development would become non-conforming in accordance with Section 528 of the *LGA*. This may result in constraints on the future use, repair and development of the property, or on reconstruction of dwellings in the event of damage to the structures to the extent of 75% or more of their value above the foundation. For this reason, staff recommend that adoption of Bylaw No. 4616 be withheld until such time as MoTI has issued a Preliminary Layout Review (PLR) for the associated subdivision, and the full set of subdivision requirements, including proof of potable water and septic standards, have been provided to the owners.

Based on the information provided by the applicants, referral comments received and the policies of the Shirley-Jordan River OCP, staff recommend that proposed Bylaw No. 4616 be read a first, second and third time, and that the adoption of the Bylaw be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for concurrent subdivision application SU000766.

CONCLUSION

The purpose of Bylaw No. 4616 is to amend the Juan de Fuca Land Use Bylaw, 1992, Bylaw No. 2040 by rezoning the subject property from Rural A to RR-6A. Since the proposed bylaw permits a residential development, a public hearing must not be held with respect to the zoning bylaw. Staff have prepared proposed Bylaw No. 4616 and recommend receipt of referral comments, first, second and third readings, and that adoption of the Bylaw be withheld pending receipt by the CRD of Preliminary Layout Review from MoTI for subdivision application SU000766.

RECOMMENDATION

The Juan de Fuca Land Use Committee recommends to the Capital Regional District Board:

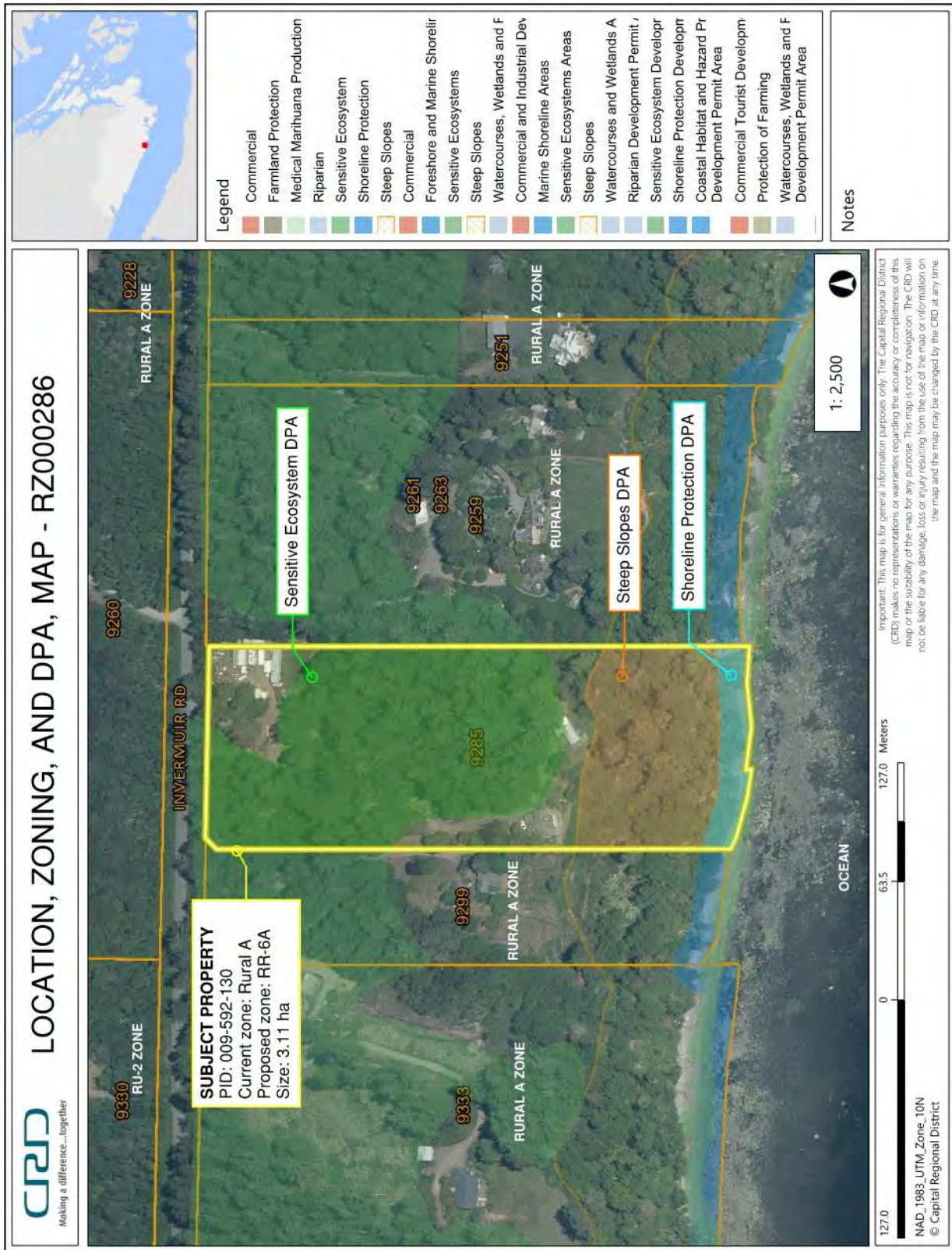
1. That the referral of proposed Bylaw No. 4616, "Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 166, 2024", to the Shirley-Jordan River Advisory Planning Commission; CRD departments; Pacheedaht First Nation; T'Sou-ke First Nation; BC Hydro; District of Sooke; Island Health; Ministry of Forests – Archaeology Branch; Ministry of Forests – Water Protection Section; Ministry of Water, Land and Resource Stewardship; Ministry of Transportation & Infrastructure; RCMP; and Sooke School District #62 be approved and the comments received;
2. That proposed Bylaw No. 4616 be introduced and read a first, second and third time; and
3. That adoption of proposed Bylaw No. 4616 be withheld pending receipt by the CRD of a Preliminary Layout Review from the Ministry of Transportation and Infrastructure for subdivision application SU000766.

Submitted by:	Iain Lawrence, RPP, MCIP, Senior Manager, Juan de Fuca Local Area Services
Concurrence:	Kevin Lorette, P.Eng., MBA, General Manager, Planning & Protective Services
Concurrence:	Ted Robbins, B. Sc., C. Tech., Chief Administrative Officer

ATTACHMENTS

- Appendix A: Subject Property and Zoning Map
Appendix B: Rural (A) Zone
Appendix C: Rural Residential 6A (RR-6A) Zone
Appendix D: Proposed Subdivision Plan
Appendix E: Proposed Bylaw No. 4616
Appendix F: Referral Comments
Appendix G: Water and Sewerage Servicing Assessment and Environmental Assessment

Appendix A: Subject Property and Zoning Map



Appendix B: Rural (A) Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

2.0 RURAL ZONE - A

2.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others shall be permitted in the Rural A Zone:

- (a) Agriculture;
- (b) Intensive Agriculture, except that sites for piggeries, fur farming and other similar agricultural, horticultural and animal raising activities in which the intensity and nature of the use would be materially more offensive by reason of noise, odour or appearance shall be located at least 150m from the nearest Residential or Multiple Family Residential Zone;
- (c) Silviculture;
- (d) Home Based Business Categories One, Two and Three; *Bylaw 3705*
- (e) One-family dwelling;
- (f) Two-family dwelling;
- (g) Animal Hospitals;
- (h) Veterinary Clinics;
- (i) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, which may be used but not rented for the temporary accommodation of guests or visitors;
- (j) Two Boarders or Lodgers;
- (k) Accessory uses such as on-site logging, and pole- or post- or shake-cutting from trees grown on-site;
- (l) Finfish culture, land-based;
- (m) One secondary suite per lot pursuant to Part 1, Subsection 4.19, *Bylaw 2674*
- (n) Detached Accessory Suites pursuant to Part 1, Subsection 4.20. *Bylaw 3605*

2.02 Minimum Parcel Size for Subdivision Purposes

The minimum lot size shall be 4.0ha.

2.03 Number of Dwelling Units

The maximum density for residential buildings (comprised of one- and/or two-family dwellings) shall not exceed the following:

- (a) On lots of 0.4ha or less, one one-family dwelling;
- (b) On lots of more than 0.4ha and less than 0.8ha, not more than two one-family or one two-family dwelling;
- (c) On lots of more than 0.8ha and less than 4ha, not more than three one-family dwellings or three dwelling units;
- (d) On lots of more than 4ha and less than 16ha, not more than four one-family dwellings or four dwelling units;
- (e) On lots of more than 16ha and less than 32ha, not more than five one-family dwellings or five dwelling units;
- (f) On lots of more than 32ha, not more than eight one-family dwellings or eight dwelling units.

2.04 Height

The maximum height permitted shall be 11m.

2.05 Lot Coverage

The maximum lot coverage permitted shall be 15 percent

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

- 2.06 Maximum Size of Residential Buildings** Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral.
Bylaw 3705
- (a) On lots of less than 1ha in area, residential buildings and structures shall not exceed a Floor Area Ratio of 0.45 or a Total Floor Area of 418m², whichever is less;
- (b) On lots of 1ha or more in size, residential buildings and structure shall not exceed a Floor Area Ratio of 0.45.
Bylaw 3705
- 2.07 Yard Requirements for Residential Buildings**
- (a) Front yards shall be a minimum of 7.5m;
- (b) Side yards shall be a minimum of 6m except for lots of greater than 1ha in size and where residential uses exceed a Total Floor Area of 418m², minimum side yards shall be 15 m each side;
- (c) Flanking yards shall be a minimum of 6m CTS;
- (d) Rear yards shall be a minimum of 11m.
- 2.08 Yard Requirements for Farm Buildings**
- (a) Front yards shall be a minimum of 30m;
- (b) Side, flanking and rear yards shall be a minimum of 15m.
- 2.09 Yard Requirements for Finfish Culture, Land-Based Uses and Structures** Front, side, flanking and rear yards shall be a minimum of 30m
- 2.10 Yard Requirements for Intensive Agriculture Uses and Buildings**
- (a) Front yards shall be a minimum of 30 m;
- (b) Side, rear and flanking yards shall be a minimum of 30m.
Bylaw 2103

Appendix C: Rural Residential 6A (RR-6A) Zone

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

10A.0 RURAL RESIDENTIAL 6A ZONE – RR-6A

Bylaw 4246

10A.01 Permitted Uses

In addition to the uses permitted by Section 4.15 of Part 1 of this Bylaw, the following uses and no others are permitted in the Rural Residential 6A (RR-6A) zone:

- (a) One-family dwelling;
- (b) Agriculture;
- (c) Silviculture;
- (d) Two Boarders or Lodgers;
- (e) Farm/Agriculture Buildings;
- (f) Home Based Business Categories One, Two and Three;
- (g) One travel trailer or one camper may be permitted in conjunction with a permitted residential use on a lot, to be used, but not rented, for the temporary accommodation of guests or visitors.
- (h) Secondary suite pursuant to Part 1, Section 4.19;
- (i) Detached accessory suite pursuant to Part 1, Section 4.20.

10A.02 Minimum Lot Size for Subdivision Purposes

- (a) The minimum average lot size for subdivision purposes is 1 ha and no lot shall be created with a lot size smaller than 0.5 ha.
- (b) For the purposes of this zone, the total area of land in a plan of subdivision, prior to the removal of land for road and park dedication or for common property, divided by the number of lots intended to be created shall not be less than the minimum average lot size specified in Section 10A.02(a).

10A.03 Number of Dwellings

One one-family dwelling and one of either a secondary suite or a detached accessory suite, but not both.

10A.04 Height

Maximum height shall be 9 m.

10A.05 Lot Coverage

Lot coverage shall not exceed 25 percent.

10A.06 Maximum Size of Residential Buildings

Provided applicants having either met the *Sewerage System Regulation* (e.g., a filing) or acceptance by VIHA via referral:

- (a) On lots of less than 1 ha in area, residential buildings and structures shall not exceed a Total Floor Area of 418 m²;
- (b) On lots of 1 ha or more in size, residential buildings and structures shall not exceed a Floor Area Ratio of 0.045.

Schedule "A" of Capital Regional District Bylaw No. 2040
Juan de Fuca Land Use Bylaw

10A.07 Yard Requirements

- (a) Front yards shall be a minimum of 7.5 m;
- (b) Side yards shall be a minimum of 6 m; except that for lots of greater than 1 ha in size and where residential uses exceed a Total Floor Area of 418 m², minimum side yards shall be 15 m each side;
- (c) Flanking yards shall be a minimum of 6 m CTS;
- (d) Rear yards shall be a minimum of 10 m.

**10A.08 Yard Requirements for
Agricultural Buildings
and Structures**

Farm buildings and structures for agricultural uses shall be not less than 30 m from the front lot line and not less than 15 m from any other boundary of the lot.

Part 90
Plan VIP913R

INVERMUIR ROAD

EDGE OF PAVEMENT

Lot 1
AREA: 1.10 ha

Lot 2
AREA: 1.00 ha

Lot 3
AREA: 1.00 ha

Building Strata
Plan EPS\$14

Part Section 90
AREA: 3.11 ha

STRAIT OF JUAN DE FUCA

EXISTING DWELLING STATUS

Existing Dwelling Type	Existing Building Form	Status
Lot 1 Single Family Dwelling	House	Occupied
Lot 2 Single Family Dwelling	House	Occupied
Lot 3 Single Family Dwelling	Mobile Home	Unoccupied Since April 12, 2024. Mobile Home and Quonset must be Removed and Lot Sold.

Scale: 1:1,600
ORIGINAL DWG SIZE: ANSI A (8 1/2" x 11")

McElhanney

9285 INVERMUIR ROAD

SITE PLAN WITH SUBDIVISION
RURAL RESIDENTIAL 6A ZONE (RR-6A)
JULY 15, 2024

22540-SK1

Project Number: 2241-22540-00

Rev.

Appendix E: Proposed Bylaw No. 4616

CAPITAL REGIONAL DISTRICT
BYLAW NO. 4616

A BYLAW TO AMEND BYLAW NO. 2040, THE "JUAN DE FUCA LAND USE BYLAW, 1992"

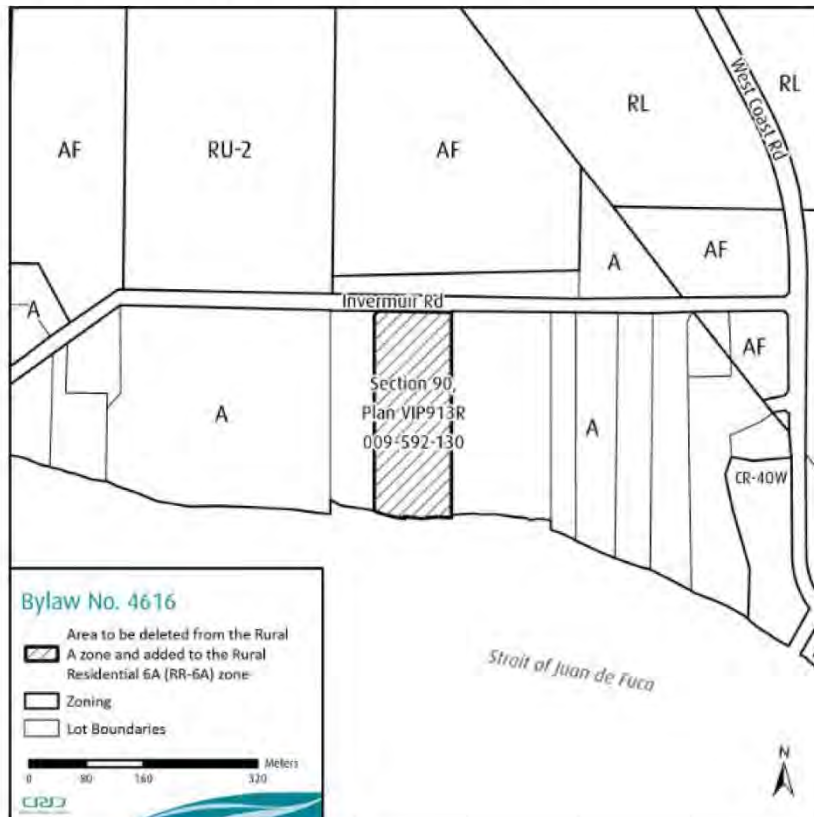
The Capital Regional District Board, in open meeting assembled, enacts as follows:

1. Bylaw No. 2040 being the "Juan de Fuca Land Use Bylaw, 1992" is hereby amended as follows:

A. SCHEDULE B, Map 3 – SHIRLEY JORDAN RIVER ZONING MAP

- (a) By deleting That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 from the Rural A Zone and adding to the Rural Residential 6A Zone – RR-6A, as shown on Plan No. 1.

Plan No. 1 of Bylaw No. 4616, an amendment to Bylaw No. 2040



CRD Bylaw No. 4616 2

2. This Bylaw may be cited as “Juan de Fuca Land Use Bylaw, 1992, Amendment Bylaw No. 166, 2024”.

READ A FIRST TIME THIS	day of	2024
READ A SECOND TIME THIS	day of	2024
READ A THIRD TIME THIS	day of	2024
ADOPTED THIS	day of	2024

CHAIR

CORPORATE OFFICER

Appendix F: Referral Comments

From: [Mark Groulx](#)
To: [Wendy Miller](#)
Subject: Re: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Saturday, June 22, 2024 10:01:13 AM
Attachments: [PPS-JDF-2024-06-18-RZ000286-Referral-LUC-Report.pdf](#)

Good day Wendy, no concerns from Bylaw

Regards

Sent from my iPhone

From: [Chris J Vrabel](#)
To: [Wendy Miller](#)
Cc: [Corey Anderson](#)
Subject: FW: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Monday, July 15, 2024 2:09:30 PM
Attachments: [PPS-JDF-2024-06-18-RZ000286-Referral-LUC-Report.pdf](#)
[PPS-JDF-2024-06-18-RZ000285-Referral-LUC-Report.pdf](#)

Hi Wendy,

I don't see the usual form for staff comments attached to both attached referrals RZ000285, and 286. My comments are specific to road access in that,

The applicant must produce a report by a Qualified Professional that recommends how the proposed development provides (1) satisfactory access to emergency vehicles

Thanks,
Chris

From: [Shauna Huculak](#)
To: [Wendy Miller](#); [Caitlyn Vernon](#)
Cc: [Sandra Allen](#)
Subject: Re: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Thursday, June 27, 2024 10:13:26 AM

Hi Wendy, hope all is good with you.

Pls see below:

A search of the *Remote Access to Archaeological Data* (RAAD) manage by the BC Archaeology Branch (Ministry of Forests) was conducted on 27-June-2024. The search indicates that the property is not located within or immediately adjacent to a registered *Heritage Conservation Act* (HCA) protected archaeological site. However there is no record of an archaeological assessment having occurred on the property. A search of RAAD also indicates that there is no provincial archaeological overview assessment model available for the property. This is not an indicator of low archaeological potential.

Given that there is no registered archaeological site on the property, a Provincial *Heritage Conservation Act* permit is not required to undertake the work. However, a Provincial *Heritage Conservation Act* permit will be required if archaeological deposits, features or materials are exposed and/or encountered during land-altering activities that includes tree felling. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays and potential costs.

All archaeological sites, whether on Provincial Crown or private land (including land under water) that are known or suspected to predate AD 1846, are automatically protected under the HCA (S.13) this includes culturally modified trees. Certain sites, including human burials and rock art sites with heritage value, are automatically protected regardless of their age. Shipwrecks and plane wrecks greater than two years of age are also protected under the HCA. The *Heritage Conservation Act* does not distinguish between those archaeological sites which are "intact," (i.e., those sites which are in a pristine, or undisturbed state) and those which are "disturbed" (i.e., those sites which have been subject to alteration, permitted or otherwise). All archaeological sites, regardless of condition, are protected by the HCA, as described above. *Heritage Conservation Act*-protected archaeological sites or objects cannot be disturbed or altered without a permit issued by the Archaeology Branch (Ministry of Forests).

shauna

From: Wendy Miller <[wmiller@crd.bc.ca](mailto:wmill@crd.bc.ca)>
Sent: Wednesday, June 19, 2024 3:54 PM
To: Caitlyn Vernon <CVernon@crd.bc.ca>
Cc: Shauna Huculak <SHuculak@crd.bc.ca>; Sandra Allen <SAllen@crd.bc.ca>

From: [Kristine Pearson](#)
To: [Darren Lucas](#); [Kelsey McDermott](#)
Subject: Re: Request for Comment on RZ000285 & RZ000286
Date: Friday, July 12, 2024 7:51:29 AM
Attachments: [image001.jpg](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Thanks Darren

No issue with these.

Thank yiu



PO Box 307, Sooke B.C., V9Z 1G1
Ph.: 250 642-3957 Fax: 250 642-7808

9 August 2024

RE: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)

File: RZ000286

Dear Wendy Miller,

Thank you for providing the opportunity to review the application. T'Sou-ke First Nation has reviewed the documents sent. T'Sou-ke Nation agrees with the recommendations provided in the environmental assessment. Also, the proponent should be required to complete an archaeological study (AIA) prior to construction to determine the presence of known archaeological sites, devise mitigation and avoidance strategies, and determine previously unknown archaeological interests. T'Sou-ke Nation will need to be apprised of any archaeological finds when construction starts on this property. There should also be the opportunity for the T'Sou-ke Nation Guardians to be onsite when excavation is undertaken. Please notify T'Sou-ke Nation when construction begins.

Should you have any comments or questions following this review please correspond with the Lands Governance Director at landsmanager@tsoukenation.com or at 250-642-3957 ext. 227.

Sincerely,

Bonnie Hill
Lands Governance Director, T'Sou-ke First Nation
250-642-3957; landsmanager@tsoukenation.com

Cc:

Michelle Thut
Administrator, T'Sou-ke First Nation
administrator@tsoukenation.com
250-642-3957

From: [Mann, Elaine](#)
To: [Wendy Miller](#)
Cc: [Cameron, Michael \(Properties\); Design, SVI](#)
Subject: 9285 Invermuir Rd, Shirley, BC Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Thursday, June 20, 2024 1:30:30 PM
Attachments: [image002.png](#)
[REFERRAL-FORM-AGENCIES-RZ000286.pdf](#)
[PPS-JDF-2024-06-18-RZ000286-Referral-LUC-Report.pdf](#)
[TITLE-CA309122-PID-026-512-513.pdf](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hi Wendy

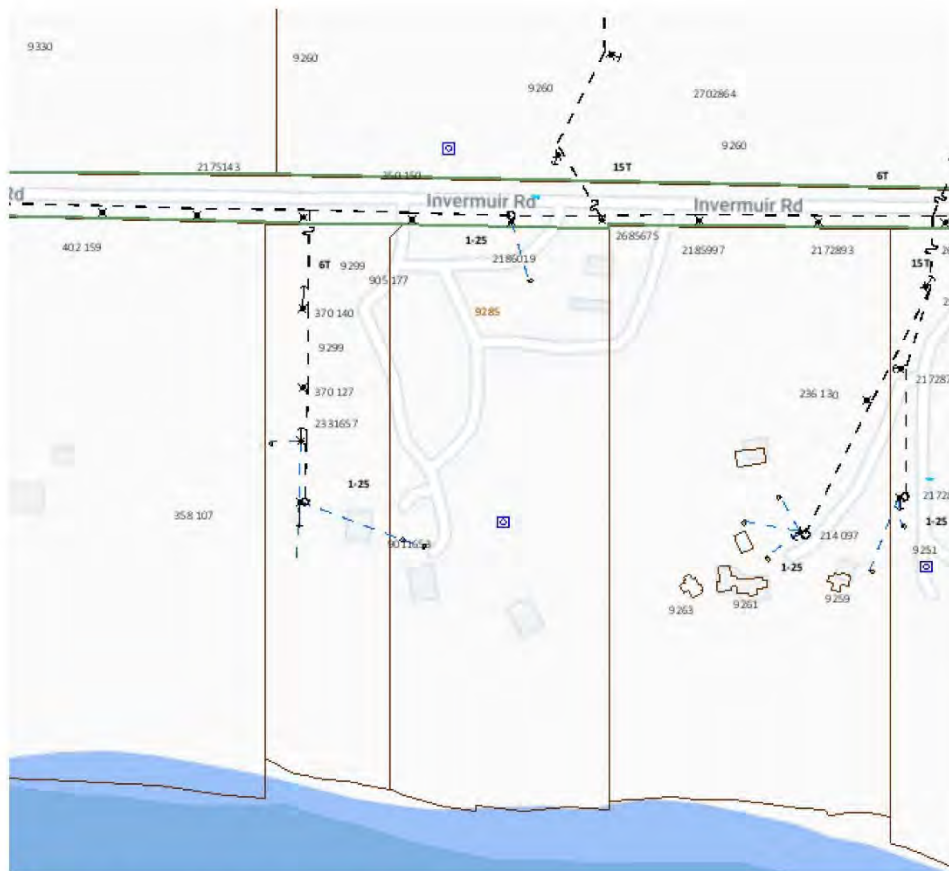
Thank you for your email. BC Hydro Property Rights Services has no objection in principle to the proposed rezoning application and the 3-lot subdivision.

Any comments from BC Hydro Field Operations' Distribution Engineering & Design Department will be provided to you under separate cover.

The following comments are for the property owner's information:

1. For new construction, BC Hydro wishes to ensure that building permits do not get issued that allow for encroachment of buildings into the safety clearance zones required around existing bare utility conductors, including those utility works installed within road allowance adjacent to the property.
2. It is the responsibility of the Architect and Electrical Engineer of Record (EEOR) to ensure compliance with the Canadian Electrical Code (CEC), Canadian Safety Association (CSA) and WorkSafeBC (WSBC). The CEC, CSA and WSBC stipulate minimum clearances of powerlines and equipment from buildings for safety and safe working clearances (Limits of Approach).
3. For any new electrical connections please call BC Hydro's Electric Service Coordination Centre at 1-877-520-1355.

Please let me know if you have any questions or concerns.



Elaine Mann | Property Coordinator, Property Rights Services

BC Hydro
Vancouver Island

P 250-755-7169
E elaine.mann@bchydro.com

bchydro.com

Smart about power in all we do.

From: Wendy Miller <wmiller@crd.bc.ca>
Sent: 2024, June 19 3:26 PM
To: Mann, Elaine <Elaine.Mann@bchydro.com>
Subject: [External] Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)

Don't click on links or open attachments unless you trust the sender and are expecting the link or attachment. If you suspect this message to be phishing, please report it by clicking the Report Message button in the Outlook toolbar and select "Phishing."

From: [Lauren Mattiussi](#)
To: [Wendy Miller](#)
Cc: [Chris Marshall](#)
Subject: RE: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Thursday, June 27, 2024 1:20:13 PM
Attachments: [image002.png](#)
[REFERRAL-FORM-AGENCIES-RZ000286.pdf](#)

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The District has no concerns.

Lauren Mattiussi, RPP, MCIP

Senior Planner



From: Planning <planning@sooke.ca>
Sent: Wednesday, June 19, 2024 3:35 PM
To: Lauren Mattiussi <LMattiussi@sooke.ca>; Tara Johnson <tjohnson@sooke.ca>
Cc: Chris Marshall <CMarshall@sooke.ca>
Subject: FW: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)

For your review and response

Nichole

From: [Arch Data Request FOR:EX](#)
To: [Wendy Miller](#)
Subject: RE: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Wednesday, July 03, 2024 12:59:58 PM
Attachments: [image002.png](#)
[image003.png](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello Wendy,

Thank you for your referral regarding 9285 Invermuir Road, PID 009592130, THAT PART OF SECTION 90, RENFREW DISTRICT, SHOWN OUTLINED IN RED ON PLAN 913R LYING TO THE SOUTH OF THE SOUTHERLY BOUNDARY OF PLAN 503RW AND TO THE WEST OF A BOUNDARY PARALLEL TO AND PERPENDICULARLY DISTANT 575 FEET FROM THE EASTERLY BOUNDARY OF THAT PART OF SAID SECTION SHOWN OUTLINED IN RED ON SAID PLAN 913R, EXCEPT PART IN PLAN VIP80043. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your referral.

Results of Provincial Archaeological Inventory Search

According to Provincial records, there are no known archaeological sites recorded on the subject property.

However, given the property's waterfront location, there is high potential for previously unidentified archaeological sites to exist on the property.

Archaeology Branch Advice

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned on the subject property, a Provincial heritage permit is not required prior to commencement of those activities.

However, a Provincial heritage permit will be required if archaeological materials are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the *Heritage Conservation Act* and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays.

Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any previously unidentified archaeological

sites.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

If there are no plans for land-altering activities on the property, no action needs to be taken at this time.

Rationale and Supplemental Information

- There is high potential for previously unidentified archaeological deposits to exist on the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 20 to 40 weeks; the permit application process includes referral to First Nations and subsequent engagement.
- The Archaeology Branch must consider numerous factors (e.g., proposed activities and potential impacts to the archaeological site[s]) when determining whether to issue a permit and under what terms and conditions.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories. Please note, the Archaeology Branch cannot provide specific recommendations for consultants or cost estimates for archaeological assessments. Please contact an eligible consulting archaeologist to obtain a quote.

Questions?

For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

From: [Toews, Mary WLRS:EX](#)
To: [Wendy Miller](#)
Cc: [Roden, Jacqueline WLRS:EX](#)
Subject: RE: Referral Request CRD RZ000286 9285 RZ Bylaw 4616
Date: Monday, July 08, 2024 3:40:14 PM
Attachments: [image001.jpg](#)

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Hello,

We have no objection to the approval of the rezoning subject to adhering to the recommendations in the report completed by Corvidae Environmental Consulting Ltd; particularly the avoidance of vegetation clearing during breeding bird season, buffers of 10-15m (preferably 15) on waterbodies, and siting development outside of the most sensitive areas (away from waterbodies, leaving mature forest intact as much as possible, etc). The report notes that the streams and wetlands are not covered by RAPR as they are likely non-fish bearing, however we note that the *Water Sustainability Act* (WSA) would apply and any work impacting these waterbodies would require an Approval or notification from the Provincial Water Authorizations Branch. Note that if any further wet areas that have potential to be wetlands, or species at risk or habitat, are found during development work must stop and a QEP employed to further assess.

Mary

Mary Toews | MSc, RPBio (she/her)

Sr. Ecosystems Biologist, West Coast Region
BC Ministry of Water, Land and Resource Stewardship
2080 Labieux Rd, Nanaimo, B.C. V9T 6J9

Phone: 778-421-8744 | Email: Mary.Toews@gov.bc.ca

I gratefully acknowledge that I live and work on the territory of the Qualicum, K'omoks, Snaw-naw-as and Snuneymuxw First Nations

RESPONSE SUMMARY – REZONING APPLICATION
RZ000286

☒ Interest Affected by Proposal for Reasons Outlined Below

☐ Interest Unaffected by Proposal

Comments:

The Ministry of Water, Land, and Resource Stewardship, Water Protection, has received a referral with respect to proposed rezoning and subdivision of the subject property 9285 Invermuir Road (That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary of that Part of Said Section Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043). Currently, three residential dwellings occupy the subject lot. Based on the subdivision plan provided, there will be one dwelling per subdivided lot therefore, the proposed rezoning and subdivision is not expected to result in additional housing density. The Water Supply and Sewage Management Assessment Report submitted with the application also recommended the drilling of two new private domestic water supply wells which, in conjunction with the existing water supply well (Well Tag Number: 99540), would supply each newly subdivided lot with water access.

As this area does not appear to have a local water service provider, the applicants should be advised that a water licence for surface water or for non-domestic groundwater use is required under the *Water Sustainability Act*

(<https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/14015>). Information about water application requirements and process can be found here:

<https://portal.nrs.gov.bc.ca/web/client/-/water-licence-application>.

If a water service is planned, a licence for diversion of groundwater is required which also requires approval from Vancouver Island Health Authority under the [Drinking Water Protection Act](#) and the [Drinking Water Protection Regulation](#) which regulate protection of drinking water. A groundwater license for domestic use on a single lot is not required for domestic parcels serviced by individual wells.

Two new, private, domestic water supply wells are proposed for the subdivided lots. The existing water supply well on the subject property was installed in 2005 to a finished depth of 79 metres below ground (mbg) with a reported yield of 30.2 Litres per minute (L/min). The existing well is completed in Aquifer 449 (AQ 449); Fact Sheet:

<https://apps.nrs.gov.bc.ca/gwells/aquifers/449>), which consists of fractured sedimentary rock, mostly overlain by a layer of Vashon till. The median finished depth of 18 bedrock wells registered in the Groundwater Wells database (GWELLS <https://apps.nrs.gov.bc.ca/gwells>) within 1 km of this site is 79 m and ranges from 15 m to 91 m. The well yields for these wells range from 7.5 to 190 L/min. The subject property elevation ranges from 0 to 60 (masl). The existing well on the property is completed to 79 mbg, if the additional proposed wells were to be finished to a similar depth, it would place the well screens beneath sea level. Based on the anticipated depths of the proposed wells and the proximity of the wells to the ocean shoreline (~135 m to 200 m) the saltwater intrusion risk is increased.

We recommend, because of the increased saltwater intrusion risk, that during drilling and testing of new water supply wells, the water quality (e.g., electrical conductivity) be monitored to provide warning of potential saltwater intrusion impact to the well water. If possible, take electrical conductivity measurements of the existing well to ensure there are no existing saltwater impacts.

Aquifer 449 was flagged in 2019 with Aquifer Notation NO198202 due to "Possible Water Shortage – potential hydraulic connection to fully recorded streams". Increased groundwater extraction in the area may exacerbate current groundwater availability issues, increase potential for saltwater intrusion, and impact the water supply to other wells in the area. The nearest surface water body, Killicrankie Creek, is located ~320 m from the western boundary of the site and is associated with one existing Point of Diversion (License Number F110306). No allocation notices are listed for Killicrankie Creek. For more information on water licensing and rights refer to: <https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/water-licensing-rights>.

Aquifer 449 is classified as having an overall low vulnerability to contaminants introduced at the land surface because of the consistent till layer overlying the aquifer. Intrinsic vulnerability mapping (<https://catalogue.data.gov.bc.ca/dataset/drastic-aquifer-intrinsic-vulnerability>) indicates that aquifer vulnerability to contamination in the area of the subject parcel may be low. Animal grazing areas, septic fields, and locations of manure storage can sources of nutrient and bacterial contamination of surface and groundwater sources, therefore adequate (minimum 30 m) setbacks of these contaminant source from wells and surface water sources is required (in accordance with *Public Health Act*, Health Hazard Regulation https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/216_2011), and agricultural best practices (Code of Practice for Agricultural Environmental Management) https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/8_2019) to reduce runoff of contaminants are recommended to be employed.

No additional concerns are noted with respect to the proposed bylaw.

Jennifer Veitch	Groundwater Technician
Signed	Title
David van Everdingen	Regional Hydrogeologist
Reviewed by	Title
July, 15, 2024	Ministry of Water, Lands, and Resource Stewardship
Date	Agency

From: [Pinches, Ryan MOTI:EX](#)
To: [Wendy Miller](#)
Subject: RE: Rezoning Application RZ000286 - CRD Referral (Rural A to RR-6A - Shirley)
Date: Tuesday, July 02, 2024 9:54:15 AM

CRD IT SECURITY WARNING: This Email is from an EXTERNAL source. Ensure you trust this sender before clicking on any links or attachments.

Good morning Wendy,

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.
The Ministry has no objections to the zoning text amendment.

Thank you,

Ryan Pinches
Senior Development Services Officer
Highways & Regional Services Division
Ministry of Transportation & Infrastructure
240 - 4460 Chatterton Way
Victoria, BC V8X 5J2
Ryan.Pinches@gov.bc.ca | 250-419-8992

Shirley-Jordan River Advisory Planning Commission Meeting Minutes
July 9, 2024

2

- b) RZ000286 (BL4616) - That Part of Section 90, Renfrew District, Shown Outlined in Red on Plan 913R Lying to the South of the Southerly Boundary of Plan 503RW and to the West of a Boundary Parallel to and Perpendicularly Distant 575 Feet from the Easterly Boundary of that Part of Said Section Shown Outlined in Red on Said Plan 913R, Except Part in Plan VIP80043 (9285 Invermuir Road)

Darren Lucas spoke to the request to rezone the subject property from the Rural A zone to the Rural Residential 6A (RR-6A) zone to facilitate a three-lot subdivision. It was advised that a Water and Sewerage Servicing Assessment and an Environmental Assessment were submitted in support of the application and are included in the staff report.

The Chair confirmed that the application agent was present.

Vivi Curutchet entered the meeting at 7:16 pm.

Darren Lucas responded to a question from the APC advising that the Shirley – Jordan River Official Community Plan (OCP) provides a policy which supports consideration of rezonings to permit subdivision to create parcels equivalent to the number of existing dwelling units on a parcel with multiple existing dwellings.

APC discussion ensued regarding the lot coverage proposed by preceding application RZ000285 and the lot coverage being proposed by application RZ000286.

The agent stated that:

- the subject property is constrained by multiple development permit areas
- current zoning permits three dwellings
- the proposal is in keeping with the OCP policy, which supports consideration of rezoning applications to permit subdivision of parcels zoned Rural A as an alternative to a building strata development

At the request of the APC, Darren Lucas confirmed the regulations for the RR-6A zone and accessory buildings.

At the request of member of the public, the Chair read aloud the permitted uses prescribed by the RR-6A zone.

MOVED by Fiona McDannold, **SECONDED** by Melody Kimmel that the Shirley-Jordan River Advisory Planning Commission recommends to the Juan de Fuca Land Use Committee support for zoning amendment application RZ000286 with a Lot Coverage of 20%.

CARRIED

5. Adjournment

The meeting adjourned at 7:43 pm.

Chair

Appendix G: Water and Sewerage Servicing Assessment and Environmental Assessment



March 20th, 2024

9285 INVERMUIR ROAD REZONING PROJECT PRELIMINARY ON-SITE WATER SUPPLY / SEWAGE MANAGEMENT ASSESSMENT

McElhanney Ltd. (McElhanney) was retained by you to express opinions on the potential suitability of a rural residential property in Shirley, BC (the subject property) to host individual on-site sewage management systems and private groundwater water supply wells capable of servicing one 3-bedroom single family dwelling on three proposed fee-simple subdivided daughter lots.

The scope of work undertaken by McElhanney to support the development of these opinions included the following tasks:

- desktop research on the regional location and configuration, legal and municipal settings, current land uses, and environmental setting of the subject property, as well as its regional groundwater and surface water development histories within a 500 m radius of its centre;
- reviews of subdivision standards published by Island Health (IH) to confirm the minimum permitted lot sizes and on-site sewage effluent discharge areas required for fee-simple subdivision purposes, where on-site sewerage systems private groundwater supply wells will service one 3-bedroom residential dwelling on each daughter lot;
- reviews of subdivision bylaws and guidelines published by the Capital Regional District (Juan de Fuca Community Planning Department) and the BC Ministry of Transportation and Infrastructure (MOTI) to confirm the minimum sustainable water supply well yield required for fee-simple subdivision purposes, where private groundwater supply wells will service one 3-bedroom residential dwelling on each daughter lot;
- a brief site visit including an interview with the subject property's current owner relating to its existing on-site sewage management and water supply systems, and visual examinations of the property's topography, surface drainage, and existing on-site sewerage systems and groundwater supply wells;
- data compilation and evaluation; and
- preparation of this report.

BACKGROUND INFORMATION

The subject property is located at 9285 Invermuir Road, Shirley BC, centred at latitude 48°22'57.87"N longitude 123°52'40.67"W (UTM 5359214N 434994E Zone 10), and covers 3.11 hectares (ha). The regional location of the subject property is shown on *Figure 1*.

The current registered owner (the Owner) in fee simple of the subject property is subject property is listed on its land title certificate #CB1027583 as

and legally described as "That Part Of Section 90, Renfrew District, Shown Outlined In Red On Plan 913R Lying To The South Of The Southerly Boundary Of Plan 503RW And To The West Of A Boundary Parallel To And Perpendicularly Distant 575 Feet From The Easterly Boundary Of That Part Of Said Section Shown Outlined In Red On Said Plan 913R, Except Part In Plan VIP80043 (PID 009-592-130)". Land title certificate

McElhanney Ltd.
Suite 500, 3960 Quadra Street, Victoria, BC V8X 4A3
mcelhanney.com



#CB1027583 lists three covenants and two statutory rights-of-way, none of which will constrain the siting of on-site sewerage systems or groundwater supply wells on the site. The legal setting and current configuration of the subject property are shown on *Figure 2*, while copies of its current land title certificate, covenants, and statutory rights-of-way are included in *Appendix A*.

The subject property currently hosts three residential dwellings, one garage, one small shed, one pumphouse, one outhouse, three on-site sewerage systems, and one water supply well. Current land uses on the subject property are shown on *Figure 3*.

Land uses on the subject property are municipally regulated by CRD's Juan de Fuca Zoning Bylaw No. 2040, which currently designates the property as "Rural A Zone" and permits a minimum lot size of 4.0 ha for subdivision purposes. It is understood that you are in negotiations with CRD's planning department to rezone the subject property to "Rural Residential 6A Zone (RR6A)", which will permit a minimum average lot size of 1.0 ha for subdivision purposes with no lot being created with an area smaller than 0.5 ha. The proposed subdivision plan for the subject property is shown on *Figure 4*, which indicates that the areal extents of the proposed daughter lots will range from 1.0 to 1.1 ha. Copies of the sections of CRD's land use bylaw pertaining to the subject property's current and proposed zoning categories are included in *Appendix B*.

The climate of the region hosting the subject property is classified as "Transitional Cool Mediterranean"¹ and characterized by warm, humid summers and mild wet winters. The property is within the rain shadows of the Vancouver Island Insular Ranges to the west and the Olympic Mountains to the south. Prevailing winds are from the southeast in winter and northwest in summer. The Shirley region is prone to prolonged periods of heavy rainfall and intense, short-duration storm events during the winter months, and is relatively free of heavy precipitation during the summer. Historical weather statistics for 1981 to 2010 from Environment Canada's (EC's) nearby "Metchosin #1015105" station² 23 km to the east indicate that the area receives on average 1,038.9 mm of precipitation per year, with almost 80% of this amount falling between the months of October and March. The minimum mean monthly rainfall is 16.5 mm occurring in July, while the maximum mean monthly rainfall is 207.8 mm occurring in November. The region also receives on average 30.7 cm of snowfall during the winter months, with maximum mean monthly accumulations of 8.6 cm occurring in January. The location of EC's "Metchosin #1015105" station relative to the subject property is shown on *Figure 5*.

The ground surface within the subject property consists primarily of a south-facing, gently sloping bench within its northern two-thirds overlooking a steep bank on the south shore of the Strait of Juan de Fuca within its southern one-third. Topographic elevations within the property's northern bench range from 58 m above mean sea level (amsl) at its northeast corner to 49 m amsl along its west side adjacent to its main residence, while elevations of its southern steep slope range from 49 m amsl at its crest to sea level along the marine shoreline. The topography of the region surrounding the subject property is shown on *Figure 6*.

¹ "Climate, Vancouver Island - Land of Contrasts." (Tuller S.E. 1979) Western Geographical Series, Volume 17. Edited by C.N. Forward, UVIC, Victoria, BC pp71-91.

² "Canadian Climate Normals 1981-2010". Environment Canada Meteorological Service
http://climate.weather.gc.ca/climate_normals/results_1981_2010_e.html?stnID=97&lang=e&StationName=Shawnigan+Lake&SearchType=Contains&stnNameSubmit=go&dCode=1&dispBack=1



The subject property is underlain at depth by siltstone, shale, sandstone, and pebble to boulder conglomerate sedimentary rocks) of the Upper Eocene to Oligocene-aged Carmanah Group³. Bedrock in the vicinity of the property has been extensively modified by glaciation, which resulted in the deposition of areally extensive, variably thick, semi-consolidated blankets to mantles of Fraser Drift Formation ground moraine (till) and glaciofluvial deposits over the bedrock surface up to 36 m thick⁴. Soils within the property reflect their parent materials and topographic settings and include those mapped as part of the Somenos and Sprucebark Soil Associations⁵. Somenos soils are classified as morainal duric dystric brunisols and are generally sandy loam in texture, well drained, and display moderately to strongly cemented pans. Sprucebark soils are classified as colluvial orthic dystric brunisols (shallow lithic phase) and are generally gravelly-sandy loam in texture and rapidly drained. The bedrock geology and soil associations within the region surrounding the subject property are shown on *Figures 7 and 8*, respectively.

Surface drainage on the subject property is variably imperfect to good within its northern benched terrain and rapid within its southern steep bank. The benched portion of the property contains one wetland in its northeast part and two south-flowing, permanent watercourses that drain directly into the Strait of Juan de Fuca, as shown on *Figures 3 and 4*.

The subject property is underlain by Aquifers #449 and #606⁶:

- Aquifer #449 is a moderately productive, partially confined aquifer hosted by a mixed assemblage of sandstone and conglomerate sedimentary rocks of the Carmanah Group that covers 28.1 km² in the vicinity of Muir Creek. Aquifer #449 has low vulnerability to surface contamination sources and is subject to low extraction demand. Based on 64 wells registered by the BC Ministry of Environment and Climate Change Strategy (BCENV) as completed within Aquifer #449, the median yield of wells constructed within this aquifer is 0.76 L/s with a median groundwater depth of 35.4 m below ground surface (bgs); and
- Aquifer #606 is a low productivity, partially confined aquifer underlying Aquifer #449, is hosted by a mixed assemblage of gabbroic intrusive and basaltic volcanic rocks of the Eocene-aged Metchosin Igneous Complex, and covers 537.6 km² along the southwest coast of Vancouver Island within the communities of Jordan River, Sooke, Metchosin, Esquimalt, Colwood, and Langford. Aquifer #606 has low to moderate vulnerability to surface contamination sources and is subject to low extraction demand. Based on 1,550 BCENV-registered wells completed within Aquifer #606, the median yield of wells constructed within this aquifer is 0.13 L/s with a median groundwater depth of 15.2 m bgs.

There are 14 provincially registered wells⁷ within a 500 km radius of the centre of subject property that were constructed within Aquifers #449 and #680 as shown on *Figure 9*, although there may be other unregistered wells in the area. There is one well registered with BCENV within the subject property as shown on *Figures 3 and 4*, which is designated by BCENV as Well Tag Number (WTN) 99450. This well was reportedly completed to a depth of 79.2 m bgs and produces 0.50 L/s from one bedrock fracture zone at 73.8 m bgs. The nearest off-site well to the subject property is indicated by BCENV as being 5 m east of the approximate centre of the property's

³ "MapPlace2 Website, Geology Layer" (2019). BC Geological Survey. http://apps.empr.gov.bc.ca/pub/mapplace/mp2/fusion/templates/mapguide/slate/index.html?ApplicationDefinition=Library//mp2_ApplicationDefinition&locale=en

⁴ "BC Water Resources Atlas, Water Wells Layer, On-Site Well Tag Number 99540". BC Ministry of Environment and Climate Change Strategy <http://webmaps.gov.bc.ca/imf5/imf.jsp?site=wrbc>

⁵ "Soils of Southern Vancouver Island". Jungen J.R. (1985) BC Ministry of Environment Technical Report 17. ISSN 0821-0942 <http://sis.agr.gc.ca/cansis/publications/surveys/bc/bc44/index.html>

⁶ "BC Water Resources Atlas, Aquifers Layer." BC Ministry of Environment and Climate Change Strategy <http://webmaps.gov.bc.ca/imf5/imf.jsp?site=wrbc>

⁷ "BC Wells Database". BC Ministry of Environment and Climate Change Strategy. <https://apps.nrs.gov.bc.ca/qwells/>



east border (WTN 105344); this well was completed to a depth of 73.1 m bgs and reportedly yields 0.95 L/s from one bedrock fracture zone at 65.5 m bgs. The median yield of the 14 registered wells constructed within Aquifer #449 within a 500 m radius of the centre of the subject property is 1.0 L/s with a median groundwater depth of 41.1 m bgs.

There are no provincially licensed surface water points of diversion (PODs)⁶ within the subject property. There are two licensed PODs within a 500 m radius of the property's centre; the nearest licensed POD to the property is located approximately 430 m to the west, designated by BCENV and License #F110306, and reportedly permitted to divert up to 2.27 m³/day from Killicrankie Creek for domestic purposes.

LOT SERVICING REQUIREMENTS FOR SUBDIVISION PURPOSES

IH's subdivision standards⁹ indicate that the minimum size for subdivided fee-simple daughter lots that will be serviced by private groundwater supply wells is 1 ha. For daughter lots covering at least 1 ha with average ground slopes up to 15%, at least 0.9 m of unsaturated native mineral soil is required for subdivision purposes. Minimum sewage effluent discharge areas (including primary and reserve areas of equal size) required for subdivision purposes for an estimated daily sewage flow of 1,363 L/day and assuming Type 1 (septic tank) sewage treatment varies according to soil textures and soil percolation rates as follows:

- for sand-gravel textured soils with percolation rates of between 1 and 5 minutes per 2.5 centimetres (cm), the minimum discharge area required is 535 m², with a minimum 120 m dispersal field length;
- for loam textured soils with percolation rates of between 6 and 15 minutes per 2.5 centimetres (cm), the minimum discharge area required is 715 m², with a minimum 180 m dispersal field length; and
- for silt textured soils with percolation rates of between 16 and 30 minutes per 2.5 centimetres (cm), the minimum discharge area required is 890 m², with a minimum 240 m dispersal field length.

IH's subdivision standards indicate that soil percolation rates on proposed daughter lots must not exceed 30 minutes per 2.5 cm and natural ground slopes within the proposed lots must not exceed 30%. IH's standards require that proposed lots with existing residential dwellings must have an on-site sewerage system that meets current provincial regulatory design and operating standards and guidelines, and that only a reserve discharge area covering 50% of the minimum areas listed above are required on these lots. IH's standards also prescribe the following minimum horizontal setback distances from sewerage system components to specific receptors:

- minimum setback distances from discharge areas: 3 m from lot boundaries; 3 m from buildings; 3 m from domestic water lines; 30 m from a water supply well; 3 m from an upslope interceptor ditch; 30 m from the high-water mark (HWM) of a freshwater body, watercourse, or wetland; 30 m from the high tide mark of a marine shoreline; and 30 m from an existing or potential sewage effluent breakout point; and
- minimum setback distances from septic tanks: 3 m from lot boundaries; 3 m from buildings; 30 m from a water supply well; and 15 m from the high-water mark of a surface water body or high tide mark of a marine shoreline.

IH's subdivision standards do not contain information on minimum sustainable water supply well yield required for fee-simple subdivision purposes. A copy of an excerpt from IH's standards pertaining to minimum lot sizes, discharge areas, and horizontal setback distances for properties serviced by private groundwater supply wells is

⁶ "BC Water Resources Atlas, Water Licensing Layer." BC Ministry of Environment and Climate Change Strategy
<http://webmaps.gov.bc.ca/imf5/iml.jsp?site=wrb>

⁹ "Subdivision Standards" (February 2020). Island Health. <https://www.islandhealth.ca/sites/default/files/environment/documents/subdivision-standards.pdf>



included in *Appendix C*.

CRD's Bylaw No. 2024, Subdivision Servicing Requirements guideline¹⁰ indicates that each proposed daughter lot must be capable of hosting an on-site sewerage system that meets current provincial regulatory design and operating standards and guidelines, but does not contain information on minimum unsaturated native mineral soil depths, ground slopes, soil percolation rates, primary or reserve discharge areas, or horizontal setback distances required for subdivision purposes. However, CRD's guideline indicates that where a subdivision is not serviced by a community water supply, each proposed lot must be capable of hosting a private groundwater supply well capable of a sustainable yield of at least 1,400 L/day (equivalent to 0.02 L/s). A copy of excerpts from CRD's guideline pertaining to on-site sewage disposal and water supply requirements is included in *Appendix D*.

Similarly, MOTI's rural subdivision approval guideline¹¹ indicates that each proposed daughter lot must be capable of hosting an on-site sewerage system that meets current provincial regulatory design and operating standards and guidelines, but does not contain information on minimum unsaturated native mineral soil depths, ground slopes, soil percolation rates, primary or reserve discharge areas, or horizontal setback distances required for subdivision purposes. However, MOTI's guideline indicates that each proposed lot must be capable of hosting a private groundwater supply well capable of a sustainable yield of at least 2,500 L/day (equivalent to 0.03 L/s) if there is no subdivision bylaw applicable to the subject property. A copy of excerpts from MOTI's guideline pertaining to on-site sewage disposal and water supply requirements is included in *Appendix E*.

The siting of private wells servicing one single-family dwelling on subdivided lots is subject to horizontal setback requirements from regulated receptors listed in the BC Groundwater Protection Regulation (GWPR)¹², the BC Sewerage System Regulation (SSR)¹³, and the BC Sewerage System Standard Practice Manual (SSSPM)¹⁴. These regulations and guidelines prescribe the following setback requirements for the siting of new domestic groundwater supply wells:

- 15 m from an existing water supply well (GWPR); 50 m from the shoreline of a saltwater body (SSSPM); 30 m from a sewerage system handling less than 22.7 m³/day (SSR, SSSPM); and 60 m from an underground stormwater management facility (SSSPM).

SITE EXAMINATION

An interview with the subject property's Owner provided the following information relating to its existing on-site sewage management and water supply systems:

- the property currently hosts three separate on-site sewerage systems servicing its main residence and a cabin in the southwest part of the property immediately north of its steep bank overlooking the Strait of

¹⁰ "Juan de Fuca Land Use Bylaw No. 2040, Schedule A, Part 6: Subdivision Servicing Requirements" (adopted January 23rd, 1992; including all amending bylaws adopted by December 14th, 2022). Capital Regional District [https://www.crd.bc.ca/docs/default-source/crd-document-library/bylaws/juandefucaelectoralarea/2040--\(consolidated\)-juan-de-fuca-land-use-bylaw-1992.pdf?sfvrsn=dabc64ca_14](https://www.crd.bc.ca/docs/default-source/crd-document-library/bylaws/juandefucaelectoralarea/2040--(consolidated)-juan-de-fuca-land-use-bylaw-1992.pdf?sfvrsn=dabc64ca_14)

¹¹ "Rural Subdivision Approvals, Section 2.3.1.01: Water Supply" (October 2023). BC Ministry of Transportation and Infrastructure. https://www2.gov.bc.ca/assets/gov/driving-and-transportation/funding-engagement-permits/subdividing-land/rural_subdivision_guide.pdf

¹² "Groundwater Protection Regulation" (February 29th, 2016, including amendments up to BC Reg 253/2022, December 1st, 2022). BC Reg 39/2016 OC 113/2016, Water Sustainability Act. https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/39_2016

¹³ "Sewerage System Regulation" (July 8th, 2004, including amendments up to BC Reg 76/2022, March 30th, 2022). BC Reg 326/2004 OC 701/2004, Public Health Act. https://www.bclaws.gov.bc.ca/civix/document/id/complete/statreg/22_326_2004

¹⁴ "Sewerage System Standard Practice Manual, Version 3" (September 2014). Health Protection Branch, BC Ministry of Health. <https://www2.gov.bc.ca/assets/gov/environment/waste-management/sewage/spmv3-24september2014.pdf>



Juan de Fuca, and a mobile home in its northeast corner. All three systems utilize Type 1 (septic tank) sewage treatment and discharge to conventional subsurface dispersal fields. The systems were installed between the early 1970s and 2010. None of the existing sewerage systems are registered with Island Health; and

- the property hosts one water supply well approximately 30 m east-northeast of the main residence in the southwest part of the property that services all three of these buildings using buried water lines. The well is registered with BCENV, and the existing water supply lines will be decommissioned once the property's rezoning and subdivision applications have been approved.

Visual examinations of the subject property provided the following information pertaining to its topography, geology, and surface drainage:

- the property's topography within its northern two-thirds was undulating to rolling and generally slopes gently towards the south with ground slopes of between 1 and 8%. This portion of the property hosted an approximately centrally located, north-south trending surface water divide that separated surface runoff flowing east and west towards its two permanent watercourses. Surface drainage conditions west of the divide were generally imperfect to good, with small areas of seasonally water-saturated ground and hydrophytic vegetation being observed near the property's northwest corner adjacent to Invermuir Road. Surface drainage conditions east of the divide were comparatively imperfect, with one permanent wetland and numerous small areas of seasonally water-saturated ground and hydrophytic vegetation being observed along the east side of the property south of the existing mobile home and sewerage dispersal field;
- no exposures of bedrock or natural soil were observed; and
- the property's topography within its southern one-third was steep and deeply incised by two ravines hosting its permanent watercourses, with ground slopes of up to 75%. Surface drainage conditions within this portion of the property appeared to be rapid.

Visual examinations of the subject property's existing sewerage systems in the company of the Owner provided the following information:

- main residence system: the existing sewerage system servicing the main residence in the southwest part of the property appears to consist of a Type 1 on-site sewerage system, although the only components visible at the time of McElhanney's examination consisted of a metal lid and high-level tank alarm adjacent to the residence's southeast corner that were reportedly associated with an underground septic tank, and an underground concrete distribution box with a concrete lid and a conventional dispersal field adjacent to the east side of a garage building approximately 35 m north of the residence. Based on the slightly elevated setting of the distribution box and dispersal field compared to the residence, it was assumed by McElhanney and confirmed by the owner that treated sewage effluent was conveyed under pressure and on-demand from the septic tank through a solid, 50 mm diameter PVC forcemain northwards to the distribution box, from which effluent was discharged by gravity northwards through solid, 50 mm diameter PVC pipes into the dispersal field; the Owner was not aware of whether treated effluent was dosed from a septic tank clarifier chamber or a separate dosing tank. The interior of the septic tank was not visually examined to determine its configuration (i.e., number of chambers), working volume, or operational condition. An examination of the distribution box indicated that it contained one inlet and five outlet ports, although three of the outlet ports were closed off by plastic fittings; none of the outlet ports were equipped with flow control fittings. The distribution box appeared to be in good operational condition, although contained small amount of coarse and fine organic material suggestive of minor biosolids carryover from the septic tank. An examination of the dispersal field did not reveal the



number, locations, or widths of its infiltration trenches, or provide information on their operational conditions;

- cabin system: the existing sewerage system servicing the small cabin approximately 30 m east-southeast from the main residence appears to consist of a Type 1 on-site sewerage system, although none of the system's components were visible at the time of McElhanney's examination to facilitate evaluations of their configurations, working volumes, or operational conditions. According to the Owner, the system consisted of an underground septic tank adjacent to the cabin's northwest side and a conventional dispersal field approximately 5 m west of the cabin that received treated effluent from the tank by gravity; the Owner was not aware of the presence of a distribution box between the septic tank and dispersal field, which is commonly utilized by gravity-based sewerage systems; and
- mobile home system: the existing sewerage system servicing the mobile home in the northeast part of the property appears to consist of a Type 1 on-site sewerage system, although the only system component visible at the time of McElhanney's examination consisted of a rectangular concrete lid with two concrete access ports; consequently, evaluations of the configurations, working volumes, or operational conditions or its components were not conducted. According to the Owner, the system consisted of an underground septic tank adjacent to the mobile home's southwest corner and a conventional dispersal field approximately 5 m south of the mobile home that received treated effluent from the tank by gravity; the Owner was not aware of the presence of a distribution box between the septic tank and dispersal field.

The locations of these existing sewerage systems are shown on *Figures 3 and 4*.

Horizontal setback distances from the three existing sewerage systems' components to regulated receptors could not be accurately measured since their precise locations are not known. However, the following general interpretations of these system's compliance with current provincial regulatory component siting requirements were apparent based on McElhanney's field observations:

- main residence system: the assumed location of the system's septic tank based on the observed location of its metal lid and information provided by the Owner appears to meet the minimum horizontal setback distances to regulated receptors required by IH for subdivision purposes except for its distance from the residence (i.e., < 3 m). However, the assumed location of the system's dispersal field based on the observed location of its distribution box and information provided by the Owner suggests that while it appears to meet IH's horizontal setback distance requirements to lot boundaries and water supply wells, it does not appear to meet IH's setback requirements from the adjacent garage (i.e., < 3 m) or the HWM of the adjacent watercourse to the east (i.e., < 30 m);
- cabin system: the assumed locations of the system's septic tank and dispersal field based on information provided by the Owner appears to meet the minimum horizontal setback distances to regulated receptors required by IH for subdivision purposes to lot boundaries and water supply wells, they do not appear to meet IH's setback requirements from the cabin (i.e., < 3 m), the HWM of the adjacent watercourse to the west (i.e., < 30 m), or an existing or potential sewage effluent breakout point; and
- mobile home system: the assumed locations of the system's tank and dispersal field based on the observed location of its tank's concrete lid and information provided by the Owner appears to meet the minimum horizontal setback distances to regulated receptors required by IH for subdivision purposes.

Consequently, the assumed locations of the existing sewerage systems tanks, distribution boxes, and dispersal fields servicing the main residence and cabin do not appear to be in full compliance with IH's current horizontal setback distance requirements for subdivision purposes, while the system servicing the mobile home appears to be in compliance with these requirements.



No instances of effluent surfacing or breakout were observed adjacent to the reported locations of the three existing sewerage systems' tanks or dispersal fields that might suggest recent or historical system component malfunctions and/or extant hazards to human health from the systems' operations.

Visual examinations of the subject property's existing water supply system in the company of the Owner provided the following information:

- one 150 mm diameter drilled well as observed approximately 30 m east-northeast of the main residence and 3 m south of a small shed in the southwest part of the property; the Owner confirmed that this well was the only water supply source currently in use on the property and that untreated water was supplied from the well to the main residence, cabin, and mobile home using dedicated, buried water lines. A BCENV "Well Identification Number (WID)" plate was affixed to the well's casing that identified it as WID #12635 (which according to BCENV records was equivalent to WTN #99450). The well was finished at surface with a 30 cm steel casing stick and cap. Raw water from the well was presumably pumped underground to the adjacent shed, which contained a hydropneumatic tank and electrical on-demand pump controls. All observed water system components appeared to be in good operational condition; and
- one 90 cm diameter concrete lid was observed approximately 10 m north of the garage building that the Owner indicated as covering a shallow water supply well that had been decommissioned in 2005 and was therefore not currently in service.

The locations of these existing sewerage systems are shown on *Figures 3 and 4*.

CONCLUSIONS

On-Site Sewage Management Feasibility

Based on the scope of work completed by this assessment, McElhanney reached the following conclusions regarding the potential feasibility of using individual on-site sewerage systems using Type 1 (septic tank) sewage treatment to service one 3-bedroom single family dwelling on each of the subject property's three proposed subdivided daughter lots:

- property-wide sewage management suitability: in consideration of IH's horizontal setback distance requirements from proposed sewage effluent discharge areas to regulated receptors listed in their Subdivision Standards, the four areas shown on *Figure 10* and listed below may be suitable to host sewage effluent discharge zones in accordance with IH requirements:
 - Discharge Zone A: this zone is located at the extreme north end of Proposed Lot 1, covers approximately 720 m², and currently hosts a 17 m long section of the main residence's and cabin's gravelled access road that will be removed when the property is redeveloped in future (included in the estimated total area). Ground slopes within this zone appear to be less than 5% towards south and southeast. Natural soils within this zone appear to be imperfectly to moderately drained and based on their assumed sandy loam soil texture may have soil percolation rates from 6 to 16 minutes per 2.5 cm;
 - Discharge Zone B: this zone is located at the extreme north end of Proposed Lot 2, covers approximately 1,730 m², and currently hosts a 40 m long section of the mobile home's existing and proposed gravelled access road (included in the estimated total area). Ground slopes within this zone appear to be less than 5% towards the south and east. Natural soils within this zone appear to be well drained and based on their assumed sandy loam soil texture may have soil percolation rates



- from 6 to 16 minutes per 2.5 cm;
- Discharge Zone C: this zone is located at the extreme north end of Proposed Lot 3, covers approximately 1,090 m², and currently hosts a mobile home and its sewerage system, a Quonset hut, and an existing gravelled parking area (parking are included in the estimated total area only). Ground slopes within this zone appear to be less than 5% towards the south. Natural soils within this zone appear to be well drained and based on their assumed sandy loam soil texture may have soil percolation rates from 6 to 16 minutes per 2.5 cm; and
- Discharge Zone D: this zone is located near the centre and on the east border of Proposed Lot 2, covers approximately 165 m², and does not currently host any of the property's existing buildings, access road, parking areas, or other infrastructure. Ground slopes within this zone appear to be less than 5% towards the south. Natural soils within this zone appear to be well drained and based on their assumed sandy loam soil texture may have soil percolation rates from 6 to 16 minutes per 2.5 cm;
- proposed Lot 1 on-site sewage management feasibility: assuming a minimum lot size of 1 ha, there appears to be sufficient area within Discharge Zone A with ground slopes of less than 15% and unsaturated thicknesses of at least 0.9 m of sandy loam soils to accommodate one reserve discharge zone covering at least 445 m², pending intrusive confirmations of soil textures, seasonally highest water table depths, and soil percolation rates within the proposed discharge area. Provided IH is satisfied that the existing sewerage system servicing the main residence is acceptable in terms of its substantial compliance with current provincial regulations and is not causing to contributing to a human health hazard, the siting of a primary discharge zone within this lot may not be required for subdivision purposes. However, if IH is not satisfied with the existing sewerage system, Discharge Zone A appears to have sufficient area to host a one primary discharge area and one reserve area with a combined area of at least 715 m², subject to the intrusive confirmation of its soil texture, subsurface drainage characteristics, and percolation rates;
- proposed Lot 2 on-site sewage management feasibility: assuming a minimum lot size of 1 ha, there appears to be sufficient area within Discharge Zone B with ground slopes of less than 15% and unsaturated thicknesses of at least 0.9 m of sandy loam soils to accommodate one primary reserve area and one reserve discharge area with a combined area of at least 890 m², pending intrusive confirmations of soil textures, seasonally highest water table depths, and soil percolation rates within the proposed discharge area; and
- proposed Lot 3 on-site sewage management feasibility: assuming a minimum lot size of 1 ha, there appears to be sufficient area within Discharge Zone C with ground slopes of less than 15% and unsaturated thicknesses of at least 0.9 m of sandy loam soils to accommodate one reserve discharge zone covering at least 445 m², pending intrusive confirmations of soil textures, seasonally highest water table depths, and soil percolation rates within the proposed discharge area. Provided IH is satisfied that the existing sewerage system servicing the mobile home is acceptable in terms of its substantial compliance with current provincial regulations and is not causing to contributing to a human health hazard, the siting of a primary discharge area within this lot may not be required for subdivision purposes. However, if IH is not satisfied with the existing sewerage system, Discharge Zone C appears to have sufficient area to host one primary discharge zone and one reserve discharge zone covering a combined area of at least 890 m², subject to the intrusive confirmation of its soil texture, subsurface drainage characteristics, and percolation rates.



On-Site Water Supply Feasibility

Based on the scope of work completed by this assessment, McElhanney reached the following conclusions regarding the potential feasibility of using private groundwater supply wells to service one 3-bedroom single family dwelling on each of the subject property's three proposed subdivided daughter lots:

- property-wide groundwater supply suitability: in consideration of CRD's and MOTI's requirements for minimum sustainable yields for private wells completed on subdivided lots and given that the property hosts one existing well that reportedly produces up to 0.5 L/s and the mean reported yield of the 14 wells within a 500 m radius of the property's centre is 1.0 L/s, the likelihood that two additional water supply wells may be completed on the property with individual sustainable yields of at least 2,500 L/day (equivalent to 0.03 L/s) is considered high;
- proposed Lot 1 private groundwater well supply completion feasibility: the likelihood that a new private groundwater supply well can be completed within this lot is considered high, provided the minimum horizontal setback requirements from the new well to regulated receptors specified by the GWPR, SSR, and SSSPM are met;
- proposed Lot 2 private groundwater well supply completion feasibility: given that Lot 2 contains the property's existing water supply well, the completion of a new private groundwater supply well on this lot should not be required; and
- proposed Lot 3 private groundwater supply well completion feasibility: the likelihood that a new private groundwater supply well can be completed within this lot is considered high, provided the minimum horizontal setback requirements from the new well to regulated receptors specified by the GWPR, SSR, and SSSPM are met.

CLOSURE

McElhanney conducted the assessment described by this report pursuant to a request by you to provide such services. McElhanney has prepared this report for exclusive use by you, Island Health, the Capital Regional District, and the BC Ministry of Environment and Climate Change Strategy in support of the subject property's proposed rezoning and subdivision. Any other third-party use of this report, or reliance placed on it, or decisions taken based on it, are the responsibility of such parties. McElhanney accepts no responsibility for any damages suffered by any third party, or any claims made by any third party because of decisions made or actions taken, based on this report.

McElhanney's desktop investigations and fieldwork were conducted in accordance with generally accepted engineering practices for such investigations, and in accordance with regulatory guidelines and prescriptions. The findings of this report are partially based on information provided to McElhanney by you, as well as other individuals or organizations. While McElhanney believes that this information is true and accurate and provided in good faith, and has attempted to corroborate such information where possible, McElhanney does not accept responsibility for any inaccuracies, deficiencies or omissions contained in this report from the use of such information.

McElhanney has in good faith, and in accordance with generally accepted engineering practices and current regulatory guidelines, provided preliminary opinions on the potential suitability of the subject property to host individual on-site sewage management systems and private groundwater water supply wells capable of servicing



one 3-bedroom single family dwelling on three proposed fee-simple subdivided daughter lots. However, due to the limited scope of work completed by this assessment, McElhanney is unable to offer you any warranties, either express or implied, regarding the conclusions reached by this report.

The findings of this report are based in part on visual observations of the subject property on December 4th, 2023, and are limited to the date of this assessment.

Thank you for the opportunity to assist you on this interesting project. If you have questions or require further information, please contact the undersigned.

Sincerely,

McELHANNEY LTD.

Prepared by:

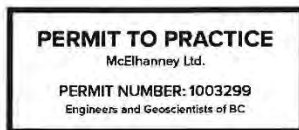
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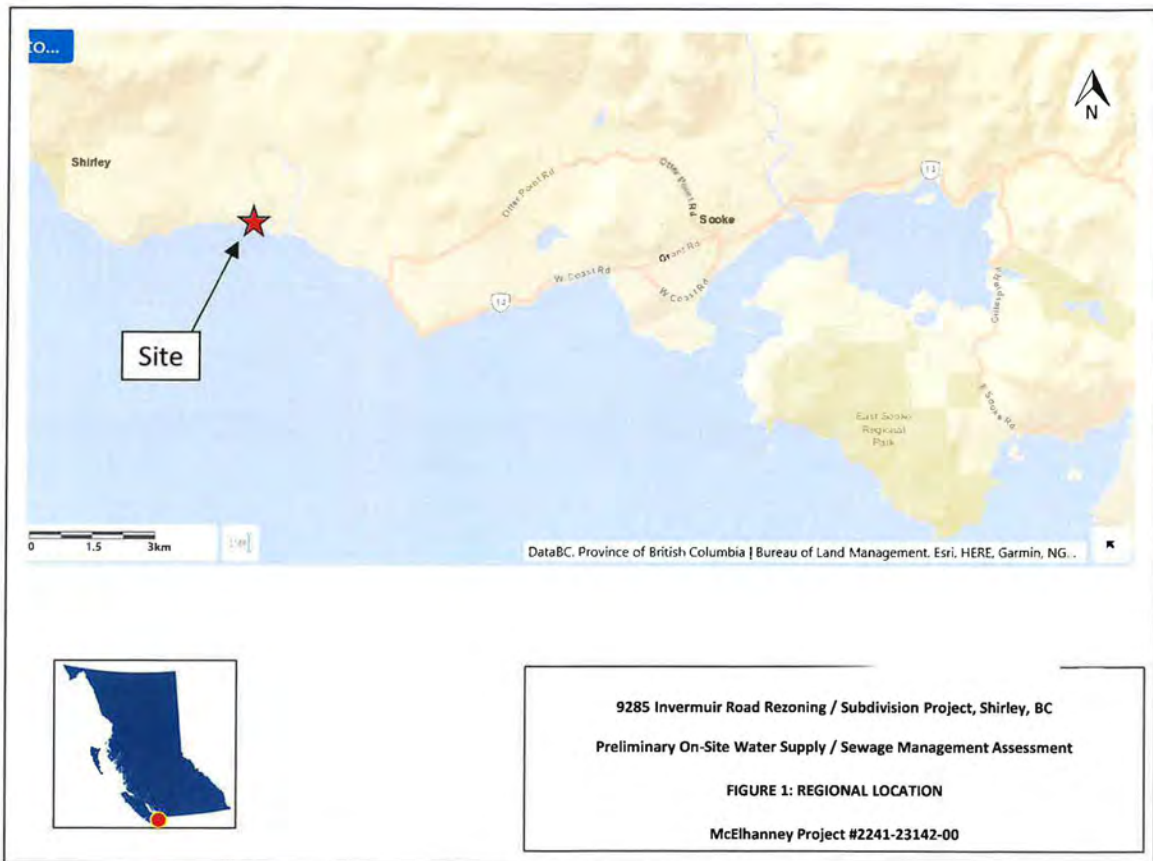
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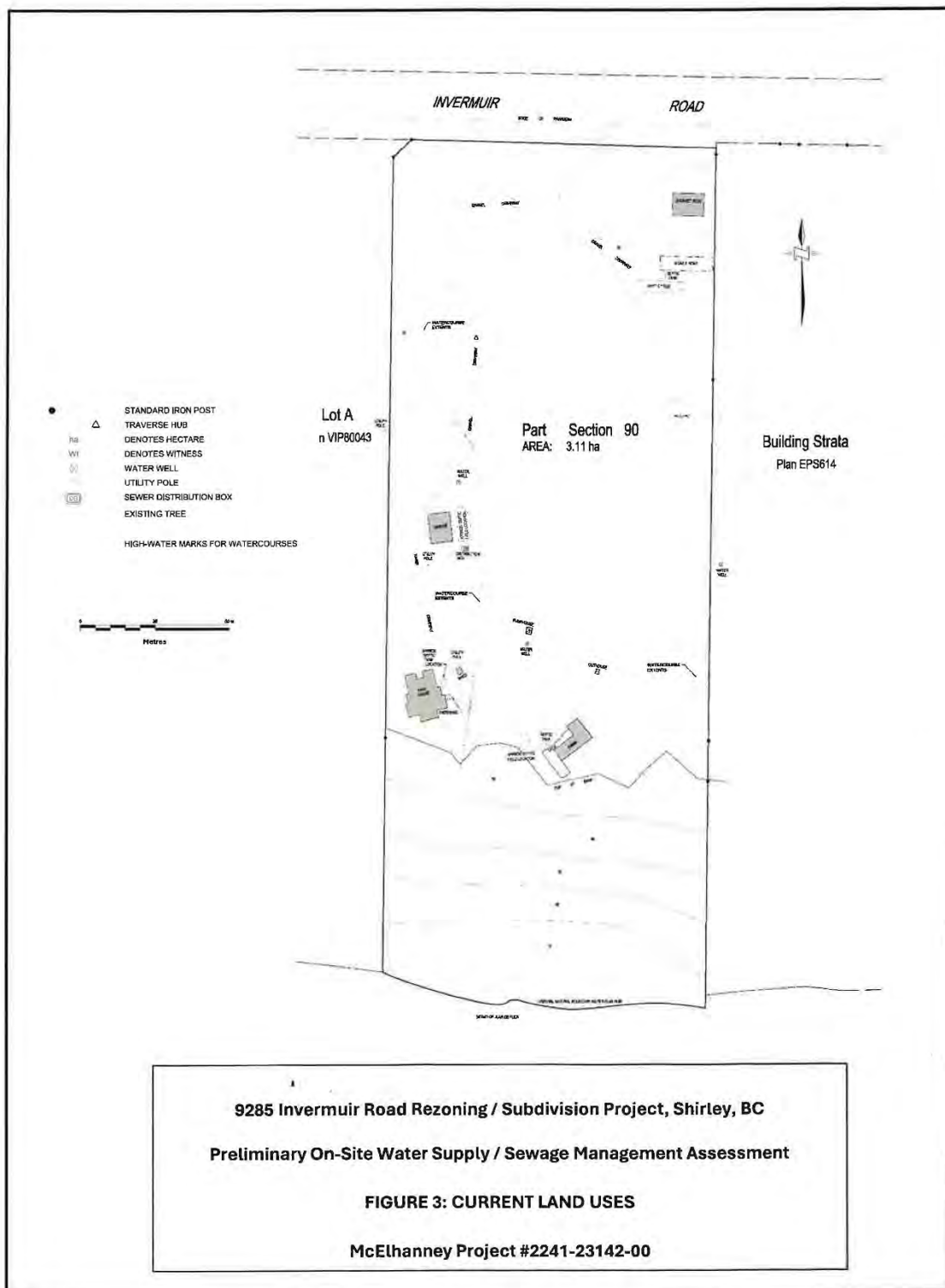
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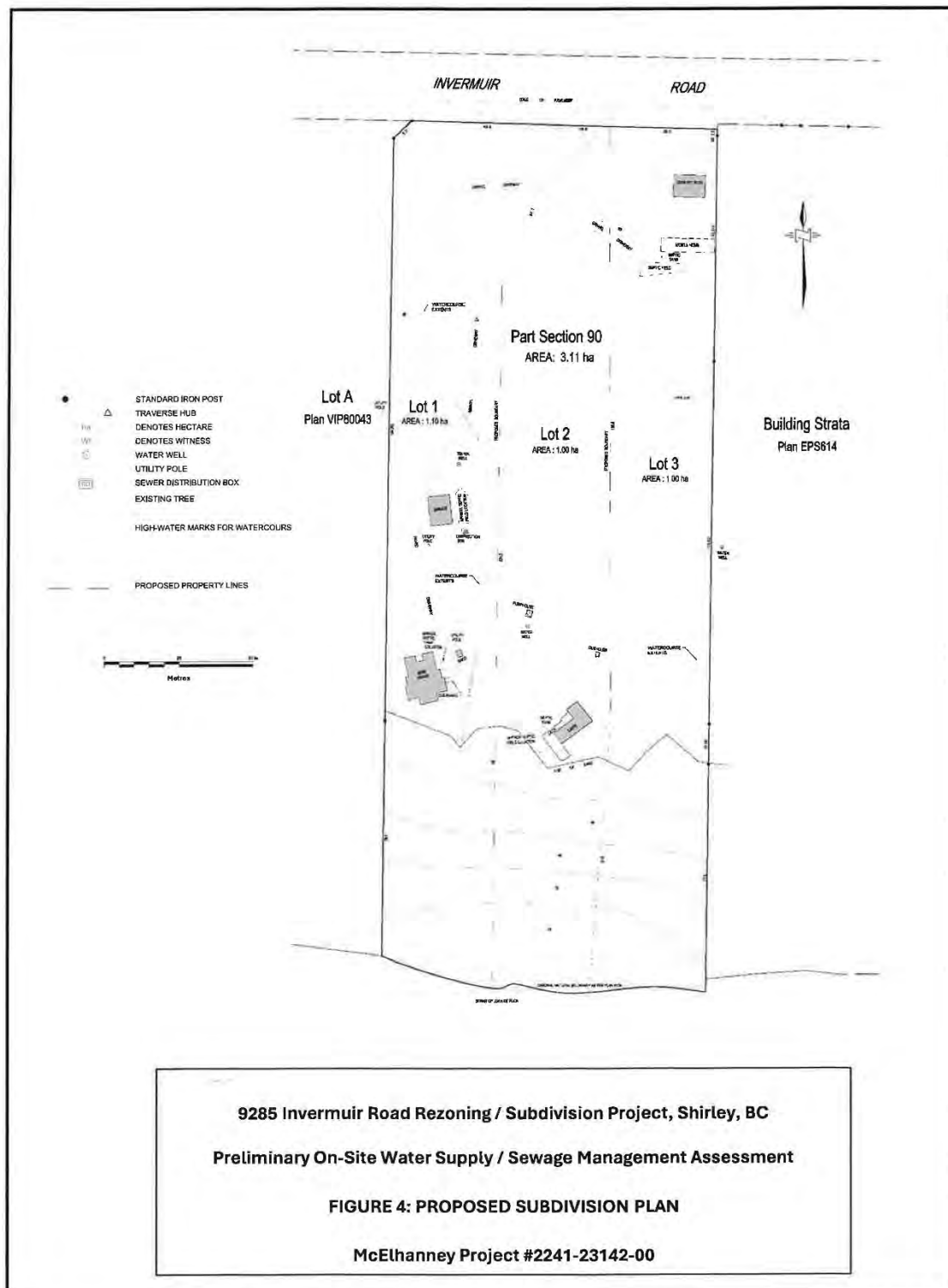


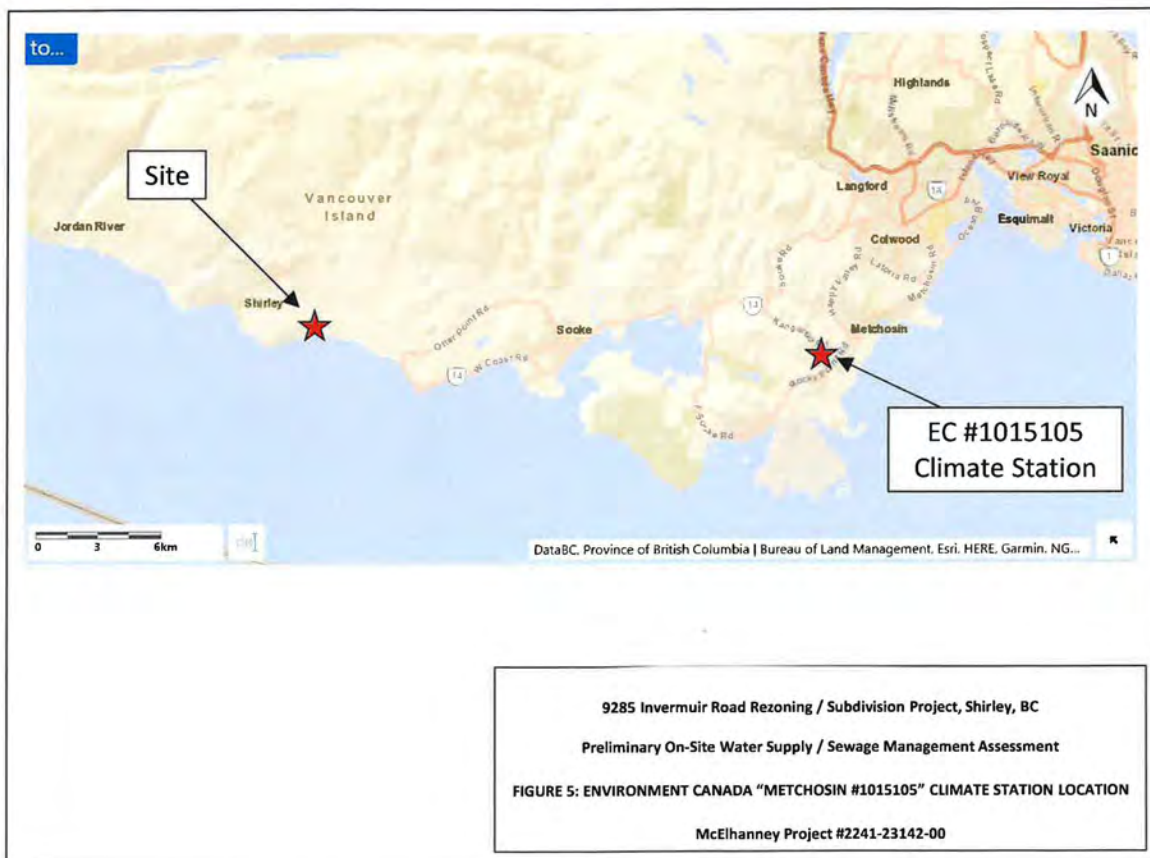
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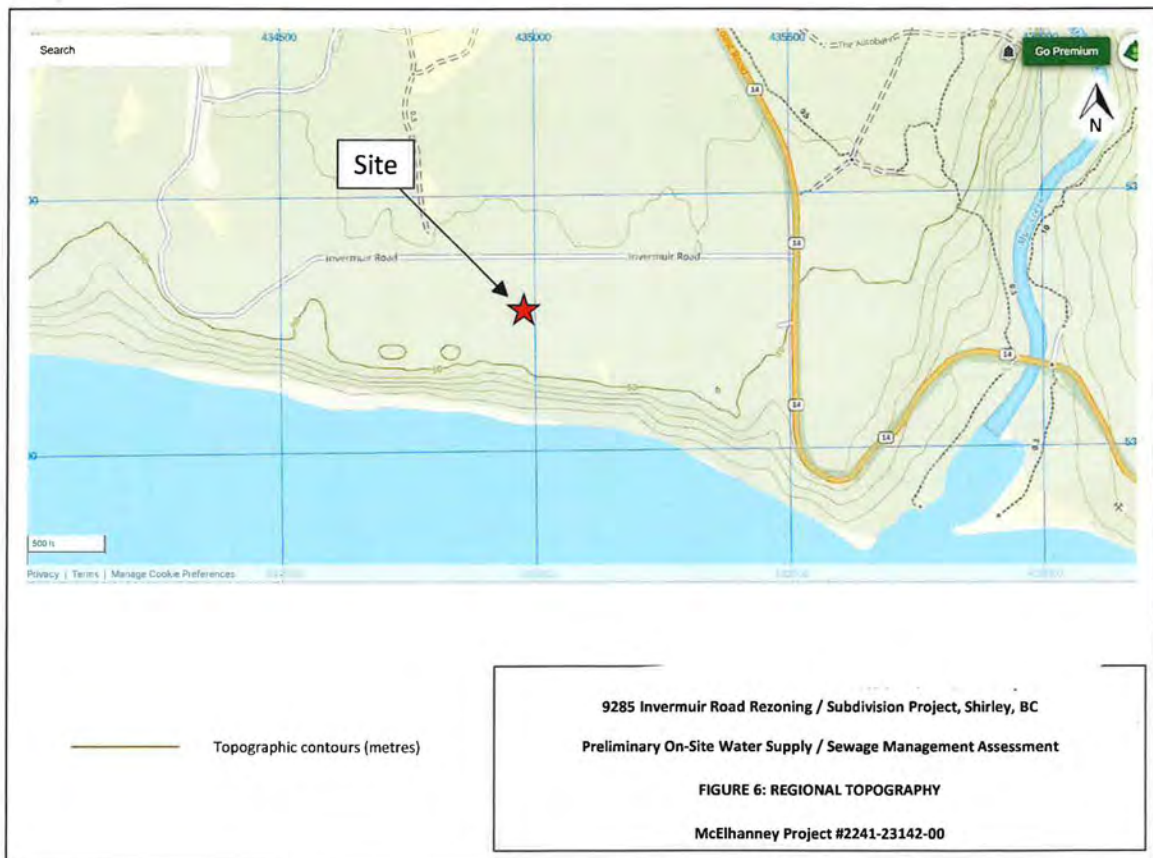


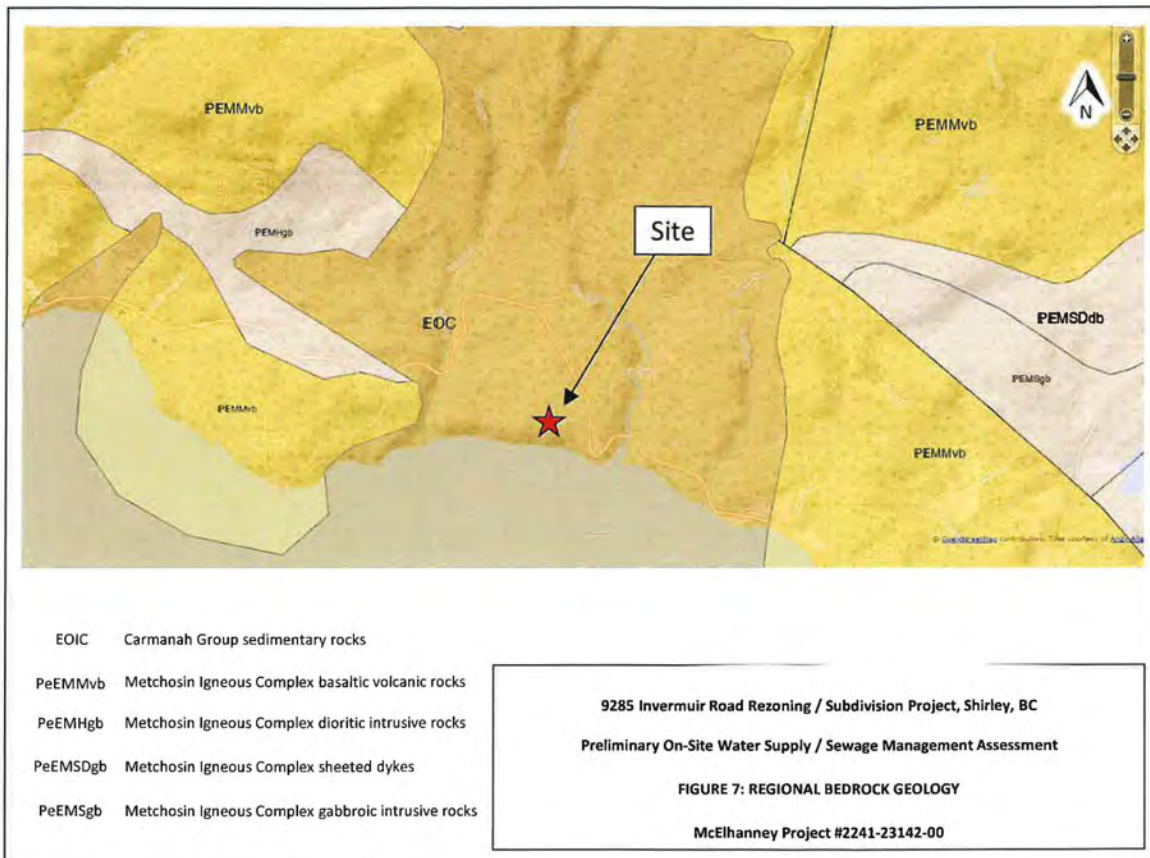


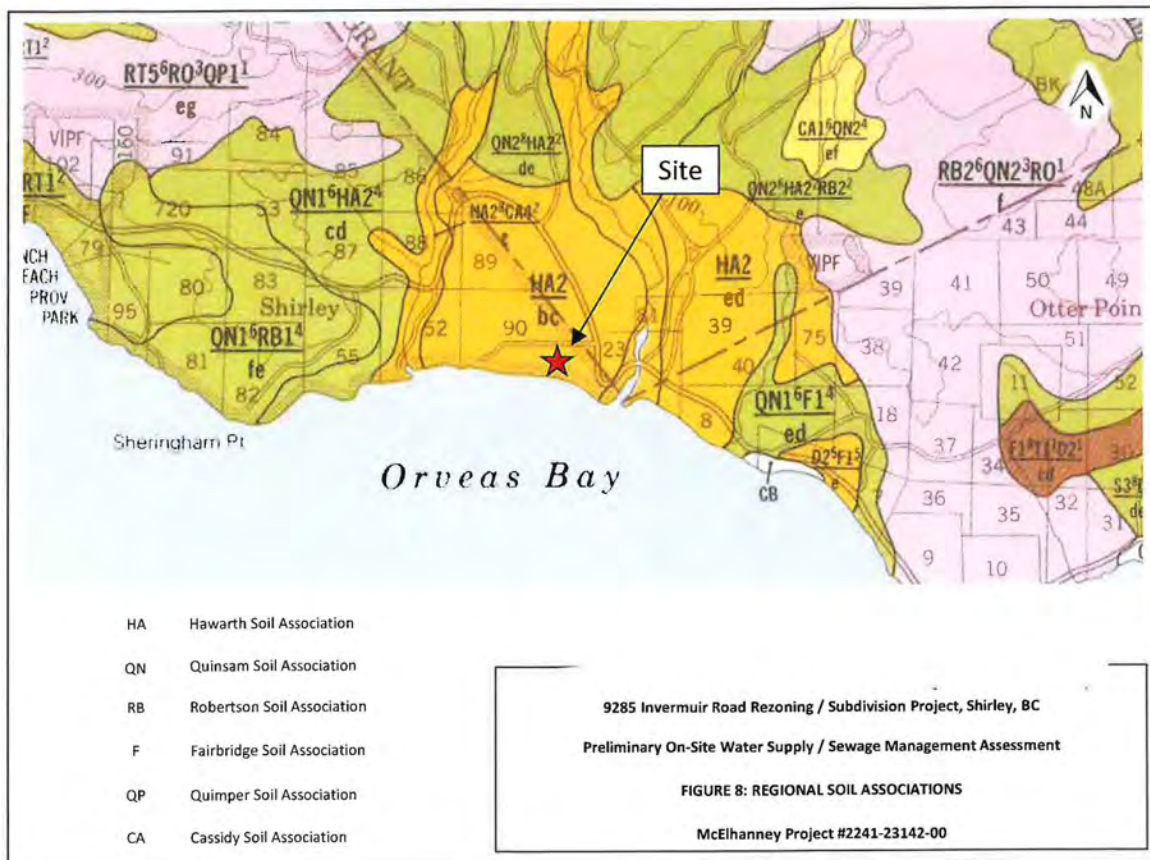


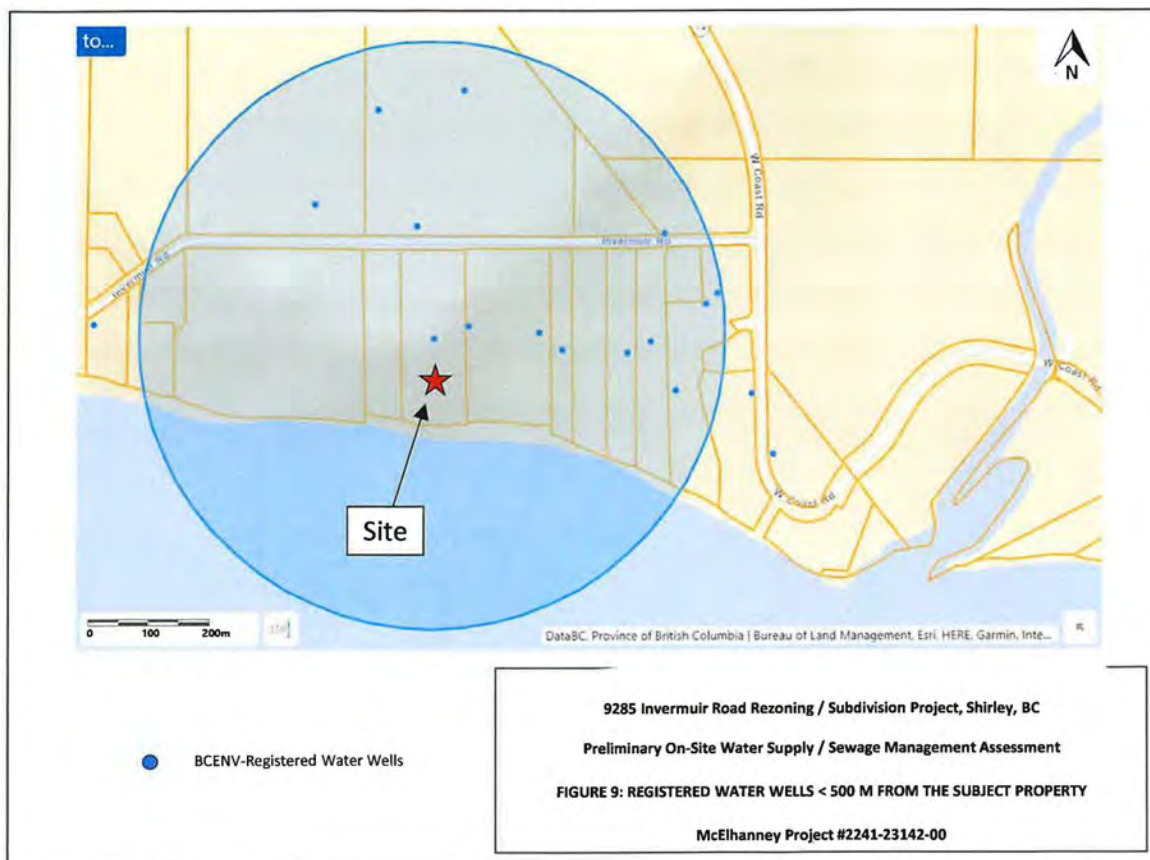


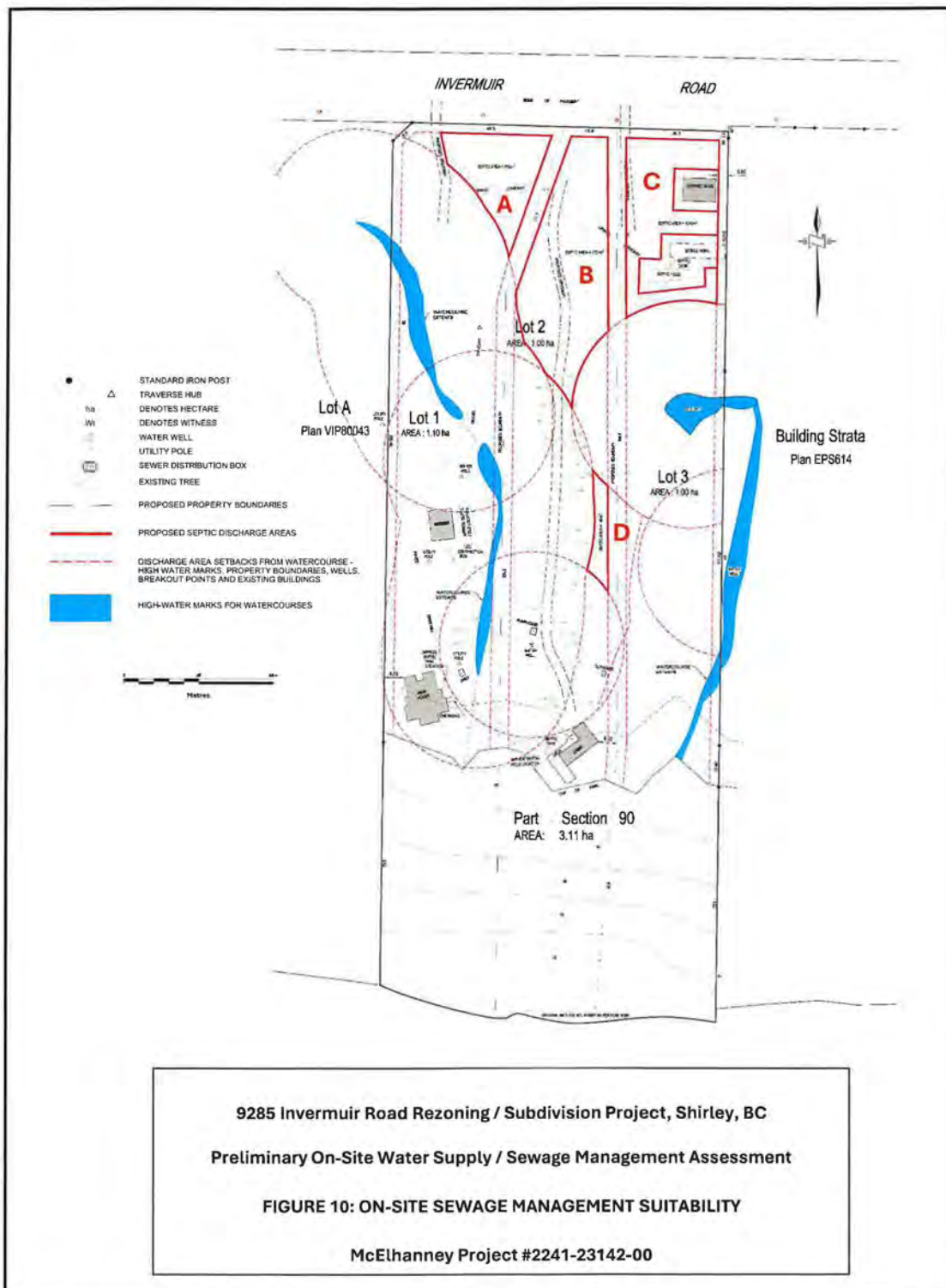














ENVIRONMENTAL ASSESSMENT FOR 9285 INVERMUIR ROAD SHIRLEY, BC V9Z 1G3

PREPARED FOR:



AND

CAPITAL REGIONAL DISTRICT (CRD)
3-7450 BUTLER ROAD
Sooke, BC
V9Z 1N1

CORVIDAE PROJECT #2023-162
MARCH 2024

CORVIDAE
ENVIRONMENTAL CONSULTING INC

6526 WATER STREET, SOOKE, BC

SOLUTION ORIENTED. PROTECTION OF THE ENVIRONMENT. ABSOLUTE INTEGRITY. OPEN COMMUNICATION. RESPECT.

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CAVEAT

This Environmental Assessment (EA) has been prepared with the best information available at the time of writing, including the Shirley – Jordan River Official Community Plan, a site visit, review of site plans and design drawings and other documentation relevant to the project. This EA has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project.



1 INTRODUCTION

Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) report for the property located at 9285 Invermuir Road (PID: 009-592-130; Section 90, Plan VIP913R), referred to herein as the Site (Figure 1). The 3.12 ha estate property is proposed to be rezoned from Rural A and subdivided into 3, 1 ha lots. Onsite works associated with the rezoning and subdivision application include providing individual lot services to each of the three (3) proposed lots.

Three development permit areas (DPAs) overlap the Site, including the Steep Slope DPA, the Shoreline Protection DPA, and the Sensitive Ecosystem DPA (Mature Forest) (Figure 2). The Steep Slope DPA and Shoreline Protection DPA will not be affected by the proposed rezoning and subdivision. Removal of trees within the Sensitive Ecosystem DPA will be required to accommodate the installation of the driveway segments within Lots 1 and 2 (see Figure 1 for proposed subdivision layout and driveway segments).

Three (3) surface water features, including one wetland and two streams were detected on the Site during the assessment. It was determined that these features originate in the upper (north) sections of the Site and flow to the south. At the southern extent of the Site, the streams cascade down over steep slopes (>30%) that lead directly to the ocean. As reaches that exceed 20% gradient represent a barrier to fish passage, the watercourses on the property are not accessible to fish and as a result, the Riparian Areas Protection Regulation (RAPR) does not apply.

As aquatic ecosystems are valuable for wildlife, species at risk, and ecosystem services, Corvidae recommends application of setbacks on both the wetland and streams on the property. Based on professional experience and Best Management Practices, a 10 m setback on both sides of the streams, and 10 to 15 m around the wetland (see Section 4.7 for details). These setbacks are intended to protect the aquatic ecosystems in perpetuity, as well as increase the resilience of the ecosystems under increasingly common drought or flood conditions.

The recommended setbacks are intended to allow for sufficient developable area on the subdivided properties and do not constrain access to any parts of the proposed properties. Any activities that may encroach into these recommended setbacks must be planned in consultation with the QEP to ensure that appropriate mitigation measures are in place to protect the aquatic ecosystems and that the appropriate permits and notifications are acquired.

This document addresses the requirements in the Shirley – Jordan River Official Community Plan (OCP) Bylaw No. 4001 and provides an assessment on the environmental conditions on the property, potential impacts of the proposed rezoning and subdivision, and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed plans.





1.1 OBJECTIVES

The purpose of this EA is to assess the current terrestrial and riparian environments onsite, identifying terrestrial and aquatic habitat, sensitive ecosystems, and wildlife habitat, including wildlife trees, nests, and any other wildlife features. This EA also identifies the presence of threatened or endangered species on or around the Site, which includes a 200 m buffer around the Site boundaries. As part of the EA, Corvidae completed detailed field assessments to document biophysical features, habitat and verify available ecosystem inventory data.

From this information potential impacts have been determined and mitigations provided to protect the natural environment, its ecosystems and associated biological diversity. This report and planning meet the environmental requirements in the Shirley – Jordan River Official Community Plan, zoning by-laws and addresses provincial and federal laws.

1.2 REGULATORY FRAMEWORK

This environmental assessment is designed to comply with the provisions set out in the Shirley – Jordan River OCP for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

Municipal

Shirley – Jordan River OCP, Bylaw No. 4001 (2018)

- o Capital Regional District Bylaw 4001, 2018. Shirley – Jordan River OCP, Schedule A,
510 Steep Slope Development Permit Area:

“That part of the Shirley – Jordan River Plan area indicated as Steep Slope DPA on Schedule C is designated as a development permit area pursuant to Section 488(1)(b) of the Local Government Act (LGA). The Steep Slope DPA includes all those areas having slopes exceeding 30% or 16.7 degrees over a minimum 10 metre run.”

Objectives for the Steep Slope DPA:

- i. Protects the integrity of the slopes; and
- ii. Reduces the risk of injury to persons or damage to the property.

- o Capital Regional District Bylaw 4001, 2018. Shirley – Jordan River OCP, Schedule A,
520 Shoreline Protection Development Permit Area:

“That part of the Shirley – Jordan River Plan area indicated as Shoreline Protection DPA on Schedule D is designated as a development permit area pursuant to Sections 488(1)(a) and 488(1)(b) of the Local Government Act (LGA). The Shoreline Protection DPA established under this section includes all land lying 15 metres upland of the natural boundary of the ocean.”

Objectives for the Shoreline Protection DPA:

- i. Protects coastal properties from damage and hazardous conditions that can arise from erosion and flooding.
- ii. Protects and enhances the ecological health of marine waters, the shoreline, and adjacent uplands; and,



- iii. Preserves the integrity and connectivity of coastal processes.

- o Capital Regional District Bylaw 4001, 2018. Shirley – Jordan River OCP, Schedule A,
540 Sensitive Ecosystem Development Permit Area:

"That part of the Shirley – Jordan River area indicated as Sensitive Ecosystem DPA on Schedule E is designated as a development permit area pursuant to Sections 488(1)(a) and 488(1)(i) of the Local Government Act (LGA). The Sensitive Ecosystem DPA established under this section includes those sensitive ecosystems and other important ecosystems identified as Intertidal, Estuarine, Freshwater, Older Forest, Mature Forest, Fringe Forest, Woodland, Herbaceous, Sparsely Vegetated, Wetlands, and Riparian in the Sensitive Ecosystem Inventory (SEI) prepared by Madrone Environmental in 2014. The Sensitive Ecosystem DPA includes the strip of land 30 metres from the natural boundary on either side of all watercourses. This DPA also includes a 100 metre buffer around an eagle's nest, as recommended in the Sensitive Ecosystem Inventory."

Objectives for the Sensitive Ecosystem DPA:

- i. Protects, enhances, and restores the biodiversity and ecological values and functions of environmentally sensitive areas.
- ii. Fosters compatibility between development, existing land uses and environmentally sensitive areas.
- iii. Maintains connectivity between sensitive ecosystems; and
- iv. Protects water quality and quantity.

Provincial

- o Wildlife Act (1996)
- o Invasive Species Council of BC
- o *Weed Control Act* (1996, current as of March 2023)
- o Water Sustainability Act
- o Under the Water Sustainability Act, waterbodies in BC are protected and managed to ensure their sustainability and the availability of water resources for various purposes. The Act sets rules and regulations for activities that have an impact on water quality and quantity, as well as for the use of surface water and groundwater.

Federal

- o Migratory Birds Convention Act (1994)
- o Species at Risk Act (SARA) (2002)
- o Fisheries Act (2019)





2 SCOPE OF WORK

Corvidae completed an environmental assessment for the Site and documented the ecological features. Background information was reviewed, including applicable databases. During the assessment, the following features were documented in this report:

- Areas of sensitivity, including aquatic ecosystems and riparian areas.
- Areas of habitat and biodiversity values.
- Plant communities and plant species on site.
- Potential wildlife presence and wildlife habitat.
- Soil types and terrain.
- Surface water flow patterns.

Following the field assessment, the biophysical features were mapped, and buffer areas identified. Environmental mitigation measures to minimize the impacts of the proposed works are provided in Section 6.

3 METHODS

3.1 DESKTOP REVIEW

Baseline biophysical conditions were compiled by reviewing the best available data and information including existing reports for the area and conducting searches of online provincial and federal databases:

- BC Conservation Data Centre (BC CDC 2023a and 2023b);
- BC HabitatWizard (Province of BC 2023);
- Aerial photographs of the Site (Google Earth 2023);
- Capital Regional District (CRD) Regional Map (CRD 2021); and
- Shirley-Jordan River Electoral Area Official Community Plan Bylaw No. 4001 (CRD 2018).

3.2 FIELD ASSESSMENT

A field assessment of the Site was completed by Qualified Environmental Professionals (QEP's) from Corvidae on January 16th, 2024. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, surface water features, and assessed the current conditions of the Site. Site photographs are included as Appendix A.

4 ENVIRONMENTAL SITE ASSESSMENT

4.1 LAND USE

The Site currently contains a dwelling on each proposed lot, as well as septic fields, accessory structures (e.g., pumphouse, garage), landscaped areas, and a gravel driveway that becomes paved in the southwestern Site extent. Steep slopes occur in the southern extent of the Site, leading to the shoreline of the marine environment. Anthropogenic features are surrounded by immature coniferous forest, mature coniferous forest, riparian vegetation, and aquatic features, including two streams and one wetland. Surrounding land use is rural residential. The Site is bound by private properties to the west and east, by the marine environment to the south, and by Invermuir Road to the north.



4.2 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located within the Coastal Western Hemlock (CWH) biogeoclimatic zone, and specifically in the western variant of the Very Dry Maritime subzone (classified as CWHxm2). The CWHxm2 occurs from sea-level to 450m of elevation on southern Vancouver Island. This variant has warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long and can experience water deficits (Pojar et al. 1991).

4.3 TERRAIN AND SOILS

Soils in the CWHxm2 are typically classified as Orthic Dystric Brunisols. The soil texture is sandy loam with 30-60% coarse fragments including gravel and cobble. Soils are well drained, and often less than 1 m thick over extrusive bedrock. Soil survey results available through the BC Soil Information Finder Tool (BC SIFT) classifies the soil onsite as 100% rapidly drained sandy loam (HAWARTH association) (BC SIFT 2018). The topography of the Site slopes steeply to the south, dropping steeply (>30% gradient) from the top of bank to the ocean.

4.4 VEGETATION

The southern portions of the Site above top of bank have been disturbed to accommodate the onsite residences and accessory structures. These areas are characterized by lawn, intermittent native trees, and ornamental trees and shrubs.

Intact, forested areas are characterized by mature Douglas-fir, Sitka spruce, western red cedar, and western hemlock trees. The understory is less developed within dry, upland areas and is dominated by sword fern with lesser amounts of salal, red huckleberry, and trailing blackberry. This ecosystem is consistent with the SEI mapping of the Sensitive Ecosystem Development Permit Area.

Riparian areas bordering the existing surface water features on the Site are more densely vegetated in the understory and herb layers and are characterized by salmonberry, slough sedge, willow species, and sword fern. The canopy within the riparian areas is predominantly comprised of western red cedar and red alder. Slower-moving areas of the existing streams on the property are dominated by slough sedge and reed canarygrass. Skunk cabbage was also observed despite the assessment taking place outside of the growing season.

Vegetation species listed in Table 1 were found on the Site during the assessment. Six invasive species were observed as listed below. These species are listed as "Control" species by the Coastal Invasive Species Committee (2023), which include those that have established infestations throughout the Capital Region. Measures to remove and prevent invasive species are provided in Section 6.



Environmental Assessment for 9285 Invermuir Road

March 2024

Table 1. Plant species observed on site during the field visit on January 16th, 2024.

Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow	--
Bracken fern	<i>Pteridium aquilinum</i>	Yellow	--
Butterfly bush	<i>Buddleja davidii</i>	Exotic	--
Cutleaf blackberry	<i>Rubus laciniatus</i>	Invasive; Exotic	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
English holly	<i>Ilex aquifolium</i>	Invasive; Exotic	--
Evergreen huckleberry	<i>Vaccinium ovatum</i>	Yellow	--
Grand fir	<i>Abies grandis</i>	Yellow	--
Himalayan blackberry	<i>Rubus armeniacus</i>	Invasive; Exotic	--
Horsetail sp.	<i>Equisetum</i> sp.	Yellow	--
Pacific ninebark	<i>Physocarpus capitatus</i>	Yellow	--
Purple-leaved willowherb	<i>Epilobium ciliatum</i>	Yellow	--
Red alder	<i>Alnus rubra</i>	Yellow	--
Red huckleberry	<i>Vaccinium parvifolium</i>	Yellow	--
Reed canarygrass	<i>Phalaris arundinacea</i> var. <i>arundinacea</i>	Invasive; Exotic	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Salmonberry	<i>Rubus spectabilis</i>	Yellow	--
Scotch broom	<i>Cytisus scoparius</i>	Invasive; Exotic	--
Sitka spruce	<i>Picea sitchensis</i>	Yellow	--
Slough sedge	<i>Carex obnupta</i>	Yellow	--
Spreading woodfern	<i>Dryopteris expansa</i>	Yellow	--
Spurge laurel	<i>Daphne laureola</i>	Invasive; Exotic	--
Sword fern	<i>Polystichum munitum</i>	Yellow	--
Trailing blackberry	<i>Rubus ursinus</i>	Yellow	--
Western hemlock	<i>Tsuga heterophylla</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
Western white pine	<i>Pinus monticola</i>	Yellow	--
Willow sp.	<i>Salix</i> sp.	--	--

¹ BC CDC 2023a

² Government of Canada 2023

4.5 WILDLIFE

Existing trees and shrubs on the Site may provide nesting and roosting habitat for birds, including migratory songbirds, year-round resident species, raptors, and owls. A pair of bald eagles were seen perched in a large spruce tree on the Site. Several wildlife trees were observed onsite, which may provide habitat for cavity nesting species. No nests were observed during the site assessment.

Small and large mammals are likely to utilize forested and riparian areas on the Site. Deer scat was noted in several areas. Although none were detected during the site assessment, amphibians may occupy existing surface water features. Species detected during the site assessment (audibly or visually) are listed in Table 2.



Table 2. Wildlife species observed on site during the field visit on January 16th, 2024.

Common Name	Scientific Name	BC Provincial Status ¹	SARA Schedule 1 Status ²
Bald eagle	<i>Haliaeetus leucocephalus</i>	Yellow	--
Brown creeper	<i>Certhia americana</i>	Yellow	--
California quail	<i>Callipepla californica</i>	Exotic	--
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow	--
Common raven	<i>Corvus corax</i>	Yellow	--
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow	--
Eastern cottontail (tracks)	<i>Sylvilagus floridanus</i>	Exotic	--
Fox sparrow	<i>Passerella iliaca</i>	Yellow	--
Golden-crowned kinglet	<i>Regulus satrapa</i>	Yellow	--
Harbour seal (off-property)	<i>Phoca vitulina</i>	Yellow	--
Northern flicker	<i>Colaptes auratus</i>	Yellow	--
Pacific wren	<i>Troglodytes pacificus</i>	Yellow	--
Pine siskin	<i>Spinus pinus</i>	Yellow	--
Red-breasted sapsucker	<i>Sphyrapicus ruber</i>	Yellow	--
Ruby-crowned kinglet	<i>Corthylio calendula</i>	Yellow	--
Song sparrow	<i>Melospiza melodia</i>	Yellow	--
Steller sea lion (off-property)	<i>Eumetopias jubatus</i>	Blue	1-SC
Varied thrush	<i>Ixoreus naevius</i>	Yellow	--
Western gull	<i>Larus occidentalis</i>	--	--

¹ BC CDC 2023a

² Government of Canada 2023

4.6 SPECIES AT RISK

A query of the BC CDC iMap tool yielded two (2) species at risk occurrences: ermine, *anguinae* subspecies (*Mustela richardsonii anguinae*) and the keeled jumping-slug (*Hemphillia burringtoni*), within a two-kilometer radius of the Site (BC CDC 2023b) (Figure 3). No species at risk were detected onsite during the assessment.

The element occurrence for ermine occurs approximately 1.2 km northeast of the Site. The ermine is endemic to Vancouver Island and Salt Spring Island and is blue listed in BC (CDC 1996). There is limited information available regarding the habitat needs of this species, however, some preferred habitat characteristics include coarse woody debris and thick understories, particularly near water (CDC 2014). If ermine were present on the Site, the species would likely utilize the dense riparian understory of the stream located on the west side of the Site, north of the gravel driveway, however, coarse woody debris is limited. Overall, the potential for ermine to occupy the Site is considered low given a lack of suitable coarse woody debris and understory habitat.

The keeled jumping-slug is red listed in BC and listed as Special Concern under SARA. Three element occurrence polygons of the keeled jumping-slug occur between approximately 680 m and 995 m to the west and southwest of the Site. This species occupies moist forests from young seral stages to old growth and from low to mid-elevations. It is often found in forested riparian areas along creeks or rivers. Required microhabitat features include coarse woody debris, pockets of deep leaf litter, or other moist shelter sites such as provided by root-masses of sword ferns (CDC 2023c). Some suitable habitat characteristics are present on the Site for this species, particularly within areas of mature forest and riparian areas, however, the site is lacking in deep leaf litter pockets and coarse woody debris. This species was not observed during the assessment; however,



adult-sized slugs are typically most visible between April and November. The potential for this species to occur onsite is considered low to moderate.

CRITICAL HABITAT

A 50 km² area of critical habitat for little brown myotis (*Myotis lucifugus*) and Northern myotis (*Myotis septentrionalis*) overlaps the Site. Note, critical habitat mapping is done at a high level to indicate areas in which the biophysical attributes of critical habitat are known to or may occur. For example, the 50 km² polygon for these bat species contains a known occurrence of the species and therefore, it is assumed that additional populations may occupy suitable habitat in the area. No suitable maternal roosting habitat was observed for bats (caves or rock crevasses). Use of the Site by little brown myotis and Northern myotis is considered low based on the site characteristics.

4.7 SURFACE WATER FEATURES

Three (3) unmapped surface water features, including one wetland and two streams were detected on the Site during the assessment. It was determined that these features originate in the upper (north) sections of the Site and flow to the south. Below the top of bank near the southern extent of the Site, the streams cascade down over steep slopes (>30%) that lead directly to the ocean. A search of the BC HabitatWizard database revealed no fish occurrences on or near the Site (Province of BC 2023).

The westernmost stream originates upstream (northwest) of the Site in the adjacent property and flows in a south/southeast direction across proposed Lot 1. The upstream sections of this watercourse contain wide floodplain areas and slow-moving sections that are characterized by salmonberry thickets and red alder with evidence of skunk cabbage along channel edges in slower flowing sections. Pockets of slough sedge were also noted within slow-moving channel sections. Substrates are primarily comprised of fines and sediment.

The stream crosses underneath the existing gravel driveway within proposed Lot 1 and flows south toward the existing dwelling. Understory riparian vegetation in this area is reduced in comparison to the northern stream extents. The stream then flows into a culvert that was built to accommodate an onsite path leading into proposed Lot 2, before daylighting just below the top of bank and flowing steeply (> 30% gradient) downslope to the shoreline.

The easternmost stream originates off-property to the east. The offsite extents were not mapped due to private property access restrictions. The portion of the stream channel that occurs in the southeast corner of the Site was noted to be channelized in the southern extents above the top of bank, then widening upstream. Riparian species included salmonberry, sword fern, red alder, and western redcedar. Substrates were observed to be primarily soft (i.e., mud and silt). Similarly to the western stream, the eastern stream flows steeply from the top of bank to the marine shoreline.

A small wetland occurs within proposed Lot 3 and is dominated by slough sedge, with lesser amounts of salmonberry along the periphery. The wetland is shared with the property immediately to the east of the Site. It is anticipated that the wetland connects with the eastern stream and serves as a partial or complete headwaters for this stream, however, access restrictions prevented confirmation of this. No drainages or flow inputs were observed above the wetland on the Site.

As reaches that exceed 20% gradient represent a barrier to fish passage, the watercourses on the property are not accessible to fish and as a result, RAPR does not apply. Despite this, recommended watercourse setbacks have been provided by Corvidae to protect the integrity of these surface water features in perpetuity. A 10 m

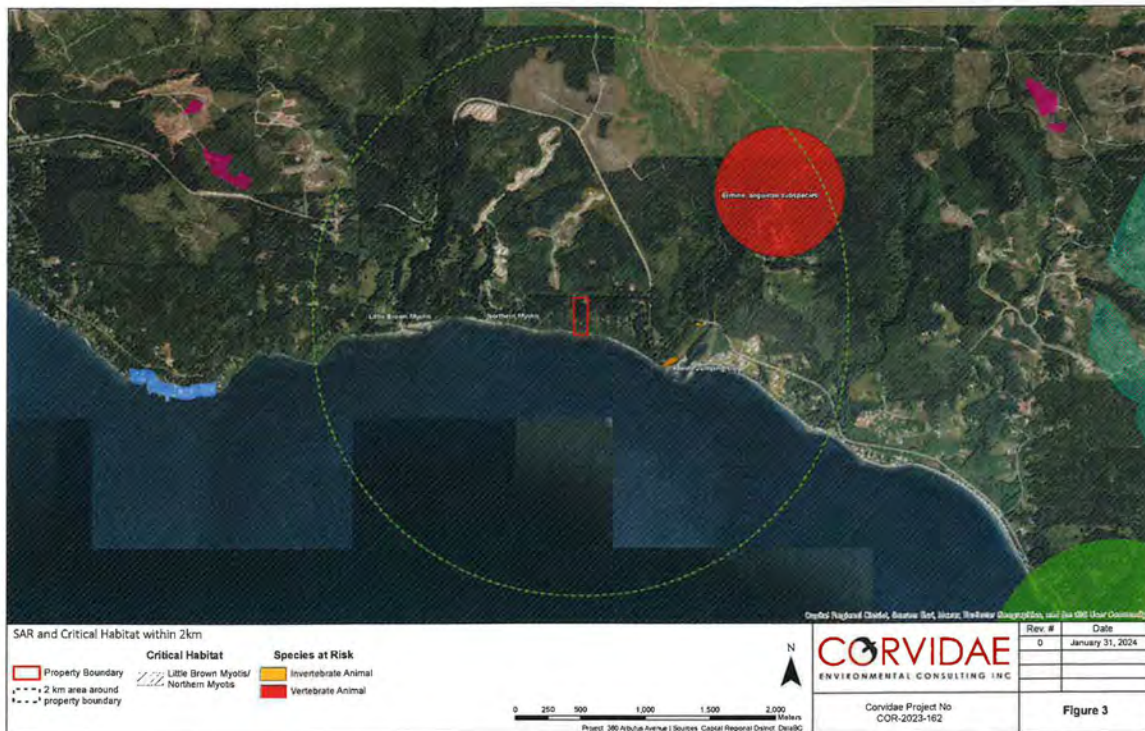


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setback is recommended for both streams on the Site based on stream width measurements taken during the assessment. A 10 m setback is recommended to be applied to the northern and western boundaries of the wetland, and a 15 m setback to the south of the wetland (Figure 1).





5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential environmental impacts of the proposed subdivision and driveway construction on the Site include:

- Loss of existing trees and spread of invasive plant species,
- Change in wildlife habitat availability, and
- Sediment movement in the project area, particularly adjacent to aquatic ecosystems.

The residual environmental impacts of the activities on the Site will be reduced by the implementation of the mitigation and restoration measures recommended in Section 6 of this report.

The proposed subdivision does not include activities within the Shoreline DPA or activities below top of bank (Steep Slopes DPA); therefore, no effects to the shoreline area or steep slopes are anticipated.

VEGETATION AND MATURE FOREST

The effects of vegetation removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation immediately adjacent to cleared areas may experience in changes to the canopy structure and understory plant species due windthrow and increased light and moisture penetration.

INVASIVE SPECIES

Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils in high traffic areas, such as the margins of roads and parking areas. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive plant establishment may be the reduction or displacement native species by capturing resources and occupying habitats.

WILDLIFE AND WILDLIFE HABITAT

Habitat loss and alteration from vegetation clearing can cause displacement of wildlife, use of less suitable habitat, reduced foraging ability, increased energy expenditure and lower reproductive success.

EROSION AND SEDIMENT

Removal of vegetation and ground disturbance may expose soils to erosion and can result in the movement of sediment on the Site. Damage or degradation of soil surfaces during construction can include loss of soil structure, increased erosion, and soil compaction which can negatively affect post-construction reclamation efforts.

Disturbance or removal of vegetation in the riparian area may result in the loss of features, functions and conditions that are vital for maintaining stream bank stability and aquatic habitat conditions. Vegetation in the riparian area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the aquatic environment.



6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

The mitigation measures provided in this report are designed to protect sensitive ecosystems and were developed in accordance with:

- o The Shirley - Jordan River OCP (2018),
- o Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a),
- o Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE 2014b), and
- o Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (MOE 2004).

AQUATIC AND RIPARIAN ENVIRONMENTS

All proposed driveway segments currently occur outside of the suggested watercourse setbacks on the Site. The implementation and monitoring of Erosion and Sediment Control (ESC) measures, as provided below, will protect the aquatic features onsite indirectly by mitigating sediment movement and reducing the potential for deleterious substance release.

Any activities that may encroach into these recommended setbacks must be planned in consultation with the QEP to ensure that appropriate mitigation measures are in place to protect the aquatic ecosystems and that the appropriate permits and notifications are acquired. Specific mitigation measures and monitoring requirements will be determined based on the nature of the encroachment and time of year.

VEGETATION

It is recommended that the proposed driveways are aligned with the intent to avoid tree removal to the extent possible with particular care to avoid large, mature trees and wildlife trees. Trees that are required to be removed to accommodate the proposed driveway segments are recommended to be replaced onsite at a 2:1 ratio. Table 3 provides a list of native tree species that are suitable for the Site. Trees should be felled away from existing watercourse setbacks.

Table 3. Recommended native tree species for replacement plantings.

Common Name	Species
Douglas-fir	<i>Pseudotsuga menziesii</i>
Western hemlock	<i>Tsuga heterophylla</i>
Western redcedar	<i>Thuja plicata</i>
Sitka spruce	<i>Picea sitchensis</i>



INVASIVE SPECIES

Invasive weed control is difficult for established populations. Species should be removed using the most appropriate methods, at the correct time of year, and plant material must be disposed of correctly to avoid re-establishment or spread. Following removal, re-seed bare soil with desirable, competing vegetation. Details of removal methods for the invasive species on the Site are provided below in Table 4.

Table 4. Removal and disposal methods for invasive species

Species	Removal Method	Removal Timing	Plant Disposal
English holly	English holly can be removed by hand pulling small seedlings or cutting mature trees at ground level removing all plant material.	Removal is best done before flowering to eliminate seed production.	Holly does not root again once removed, so it can also be piled to desiccate on site. Can be bagged and disposed of properly in a landfill. Do not compost.
Scotch broom	Avoid disturbing the soil which can stimulate dormant broom seeds to sprout. Small broom plants can be pulled easily from the ground by hand without disturbing the soil. Larger plants should be cut below the root crown using loppers or a pruning saw.	Scotch broom removal should occur mid-April through early June before its seed pods begin to open.	Bagged and disposed of properly in a landfill. Do not 'recycle' garden debris or compost.
Himalayan blackberry	Can be removed by pulling or cutting the canes from the ground. If possible, dig out the roots, paying careful attention not to damage nearby vegetation.	Removal should occur in the spring and early summer before plants produce berries as cutting canes when the plant is producing flowers reduces re-growth.	Burned or bagged and disposed of properly in a landfill or burning. Do not compost.
Spurge-laurel	Spurge-laurel can be removed by pulling small plants or cutting larger plants just below the soil. Spurge laurel stems may re-sprout after cutting and numerous seedlings may germinate so repeated site visits are necessary. Always wear gloves when handling spurge laurel because it produces a noxious substance which can cause severe eye and skin irritation. Avoid spreading berries during removal.	Can be removed year-round.	Removed plants should be bagged and disposed of properly in a landfill. Do not transport inside an enclosed vehicle as the plants can cause respiratory irritation.

Mitigation measures to control and minimize the spread of invasive weeds on the Site include:

- Clean all machinery before arrival onto the Site to ensure that more weed seeds and other propagules (e.g., pieces of root) are not brought into the project area. This means sweeping the tracks, removing any debris, and washing if muddy.
- Clean all machinery of soil and debris prior to leaving the Site.



WILDLIFE AND WILDLIFE HABITAT

The following measures should be taken to minimize impacts on wildlife and wildlife habitat:

- Vegetation clearing should be completed outside of the migratory bird window (early March to end of August; Government of Canada 2021).
- If vegetation clearing must take place within the sensitive time period for breeding birds, a QEP must conduct nest search surveys a maximum of 2 days prior to the start of activities. Multiple nest surveys may be required. If an active nest is discovered during nest searches or clearing activities, the nest will be subject to site-specific mitigation measures (e.g., protective buffer around the nest or unobtrusive monitoring) until the young have naturally fledged/left the area. Multiple nest sweeps may be required. Nest search areas include both vegetation and onsite, man-made structures that are scheduled for removal.
- If clearing is schedule between January 1 and August 15, a raptor nest survey should be completed by a QEP prior to clearing of any large trees. Occupied or active nests would be subject to the actions described above. There were no raptor nests found on site during the assessment on January 16th.

EROSION AND SEDIMENT CONTROL

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

Mitigation options to minimize the potential effects of the project on the natural environment include:

- Store materials and soils in dry, flat areas at least 15 m from the existing watercourse setbacks.
- During tree clearing and driveway installation, heed weather advisories and schedule work to avoid wet and rainy periods that may result in high surface water flow volumes and/ or increase erosion and sedimentation.
- Install sediment fencing or straw wattles at the boundary of the disturbance footprint if sediment release is noted.
- Regularly inspect and maintain ESC measures in place until all construction is completed and disturbed ground has been permanently stabilized.
- Heed weather advisories and scheduling work to avoid wet, windy, and rainy periods that may result in high flow volumes and/ or increase erosion and sedimentation.
- Minimize amount of time soils are exposed by seeding and planting as soon as disturbance is complete. Cover exposed soil areas with tarps if for a prolonged period or during rainfall events.
- Fuel equipment at least 30 m from surface water features.
- Ensure all construction equipment is leak-free and in good working order. Any leaks should be repaired prior to commencing work.
- Maintain at least one site-specific spill kit that can handle the largest potential spill on site the project site.
- Maintain spill kits, i.e., absorbency pads, plastic bags, etc., on all heavy equipment vehicles used on the project site.
- Clean equipment and tools prior to coming to site, and onsite clean these items in an area located >30 m from surface water features.



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7 CONCLUSION

The potential environmental impacts of the proposed project at 9285 Invermuir Road have been presented in this report. The environmental constraints have been assessed on the three proposed subdivision lots.

Three surface water features were mapped on the site. Setbacks based on professional expertise and best management practices have been recommended to protect the integrity of these aquatic ecosystems; however, none of the setbacks or surface water features present constraints to the subdivision or future development on the proposed lots.

The implementation of the mitigation measures recommended in this report, including minimizing tree removal, and the use of erosion and sediment controls will minimize the impacts of the proposed development on the environment, including the Sensitive Ecosystem DPA. All works must be completed in accordance with the migratory bird window. Any activities that may encroach into the recommended aquatic ecosystem setbacks must be planned in consultation with the QEP to ensure that appropriate mitigation measures are in place to protect the aquatic ecosystems and that the appropriate permits and notifications are acquired.

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APPENDIX A – SITE PHOTOGRAPHS

Photo 1. North view of existing paved driveway in proposed Lot 1.



Photo 2. Southwest view of existing dwelling in proposed Lot 1.



Photo 3. Wildlife tree (evidence of foraging and nesting).



Photo 4. Tree canopy in the Sensitive Ecosystem DPA (mature forest).



Photo 5. Eastern stream near TORB, before stream flows over steep slopes, looking south.



Photo 6. North view of eastern watercourse and riparian area.



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Photo 7. West view of steep slopes in the western extent below TOB. Stream is present below vegetation cover near photo center.



Photo 8. Existing stairs leading to shoreline area.



Photo 9. East view of the shoreline area along the southern Site boundary.



Photo 10. Downstream extent of western-most stream, discharging to the marine environment. January 16, 2024.



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Photo 11. Typical view of tree canopy and vegetation on the steep slopes below TORB between proposed Lots 1 and 2. January 16, 2024.



Photo 12. Typical of west stream on proposed Lot 1. January 16, 2024.



Photo 13. Southeast view of western stream within proposed Lot 1.



Photo 14. North view of western stream channel in the northwest Site extent.



Photo 15. Typical view of vegetation assemblage (younger forest stand age) along the northern property extent near Invermuir Road



Photo 16. Northeast view of existing wetland in proposed Lot 3.

