

Appendix E: Environmental Assessment



March 17, 2023

To: Darren Lucas
Capital Regional District
625 Fisgard Street
Victoria, BC V8W 1R7

From: Julie Budgen, R.P.Bio.
Corvidae Environmental Consulting Inc.
6526 Water Street
Sooke, BC V9Z 0X1

12036 West Coast Road Assessment Letter for Lot Subdivision (CRD file number SU000749)

To Darren Lucas,

On February 8th, a Qualified Environmental Professional (QEP) with Corvidae performed a site visit at 12036 West Coast Road (PID 009-573-356), to determine if the proposed 2-lot subdivision (CRD file number SU000749) at this location occurs within a Riparian Assessment Area (RAA) or within a Riparian Development Permit Area (DPA) as shown in Schedule D of the Shirley – Jordan River Official Community Plan (OCP)¹.

The QEP confirmed during the assessment there are no wetlands or watercourses on the proposed lot subdivision or within 50 m of the its boundaries (Figure 1). The area mapped on Schedule D of the OCP that appears in the shape of a wetland was observed in the field to be comprised of a predominantly western redcedar (*Thuja plicata*) canopy and a salal (*Gaultheria shallon*) understory. Soils in this area possess a high clay content and thus have limited drainage capacity, however, no surface water or hydrophytic, wetland-associated vegetation was detected during the site assessment.

Given that the proposed subdivision does not occur within or in proximity to a RAA or Riparian DPA, the proposed development is exempt from requiring a development permit as per Section 534 A of the Shirley – Jordan River OCP. Photos of the property and adjacent forested habitat (including mapped DPAs) have been included in Appendix A.

If you have any questions or concerns, please contact me for further details.

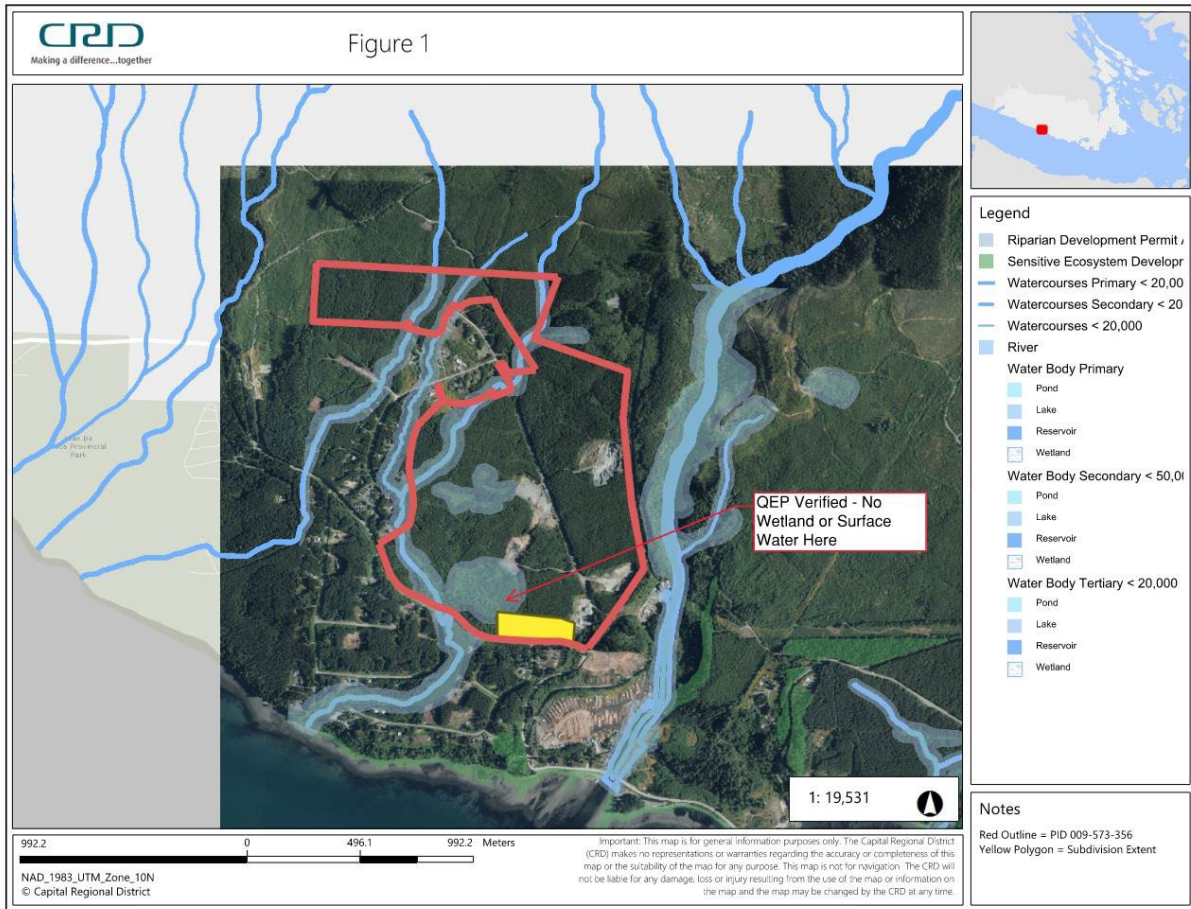
Prepared by,



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¹ Shirley -Jordan River OCP. 2018 https://www.crd.bc.ca/docs/default-source/crd-document-library/bylaws/juandefucaelectoralearea/3717---official-community-plan-for-shirley-jordan-river-by-law-no-1-2010b.pdf?sfvrsn=573a9ac_6







APPENDIX A – SITE PHOTOS

Photo 1. Northwest view of mapped Riparian DPA. February 8, 2023.



Photo 2. Typical view of forested habitat on the property in the west extent. February 8, 2022.

