

Appendix F: Permit DV000079



**CAPITAL REGIONAL DISTRICT**  
**DEVELOPMENT PERMIT WITH VARIANCE DV000079**

1. This Development Permit with Variance is issued under the authority of Sections 490, and 498 of the *Local Government Act* and subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit with Variance applies to and only to those lands within the Regional District described below (legal description), and any and all buildings, structures, and other development thereon:  

**PID: 003-793-184;**  
**Legal Description: Lot 1, District Lot 155, Renfrew District, Plan 18813, Except that Part in Plans 31230 and VIP59413**
3. This development permit authorizes a two-lot subdivision and construction of an accessory building (the "development") on the Land, located within the development permit areas established under the Comprehensive Community Development Plan for Port Renfrew, Bylaw No. 3109, 2003, Section 6.4 (Shoreline Protection), in accordance with the plans submitted to the CRD and subject to the conditions set out in this Permit.
4. The conditions under which the development referred to in section 3 may be carried out are as follows:
  - a. That the development comply with the Garage Site Plan, Garage Design Drawings and the Plan of Proposed Subdivision dated October 14, 2020, prepared by McElhanney;
  - b. That the proposed development comply with the recommendations outlined in the Environmental Assessment Report prepared by Corvidae Environmental Consulting Inc., dated May, 2021.
  - c. That upon substantial completion of the development, a final report be submitted from a qualified professional confirming that the recommendations outlined in the Environmental Assessment Report have been completed in accordance with the report.
5. The Capital Regional District's **Bylaw No. 3109** is varied under Section 498 of the *Local Government Act* as follows:
  - a. Part IV, Section 22(2)(f) be varied by increasing the maximum height for an accessory building from 4.8 m to 5.6 m in accordance with the Garage Design Drawings; and
  - b. Part IV, Section 22(2)(g)(iii) be varied by reducing the exterior side setback requirement from 4.6 m (4.1 m) to 0.9 m for the siting of an existing deck in accordance with the Dwelling and Deck Site Plan.
6. Notice of this Permit shall be filed in the Land Title Office at Victoria as required by Section 503 of the *Local Government Act*, and the terms of this Permit (DV000079) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
7. If the holder of a permit does not substantially start any construction permitted by this Permit within 2 years of the date it is issued, the permit lapses.
8. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit, and any plans and specifications attached to this Permit which shall form a part hereof.



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9. The following plans and specifications are attached to and form part of this Permit:

- Appendix A: Garage Site Plan
- Appendix B: Garage Design Drawings
- Appendix C: Plan of Proposed Subdivision
- Appendix D: Environmental Assessment Report
- Appendix E: Dwelling and Deck Site Plan

10. This Permit is NOT a Building Permit.

**RESOLUTION PASSED BY THE BOARD, THE \_\_\_\_ day of \_\_\_\_\_, 2021.**

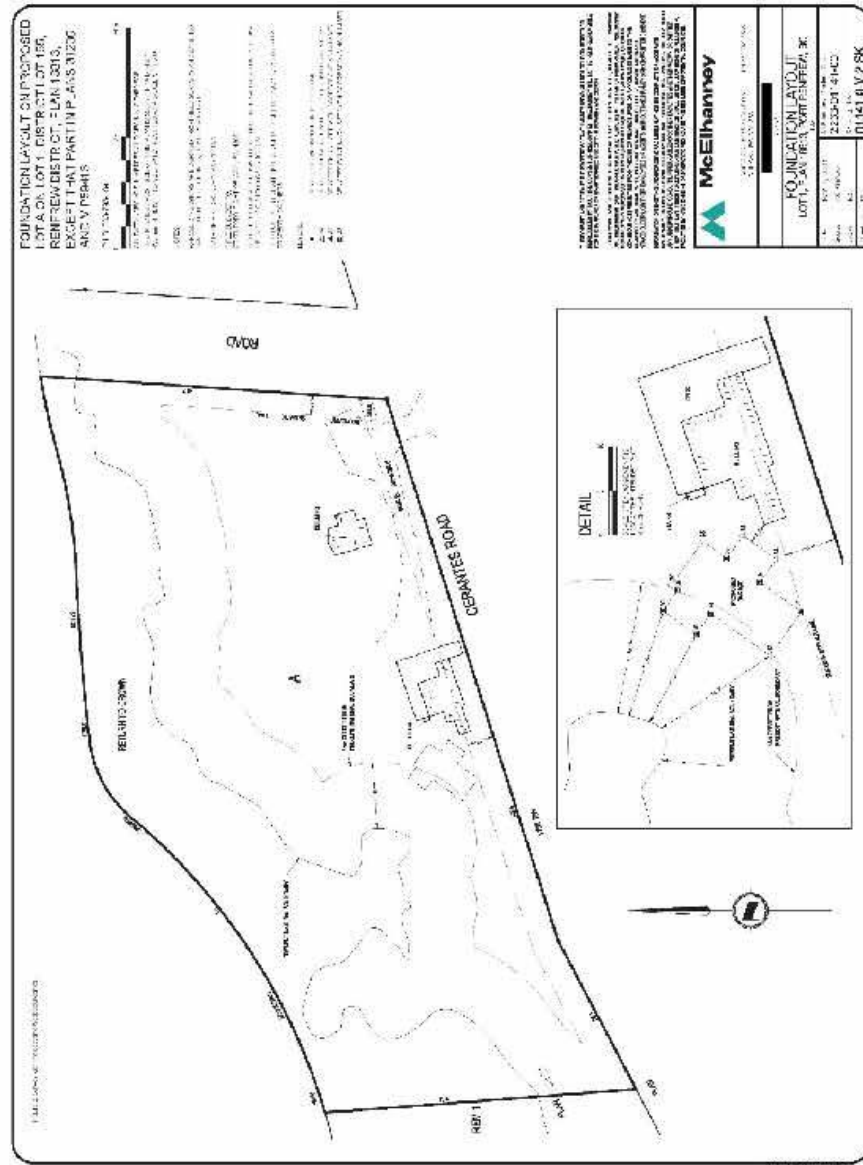
**ISSUED** this \_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Kristen Morley  
Corporate Officer



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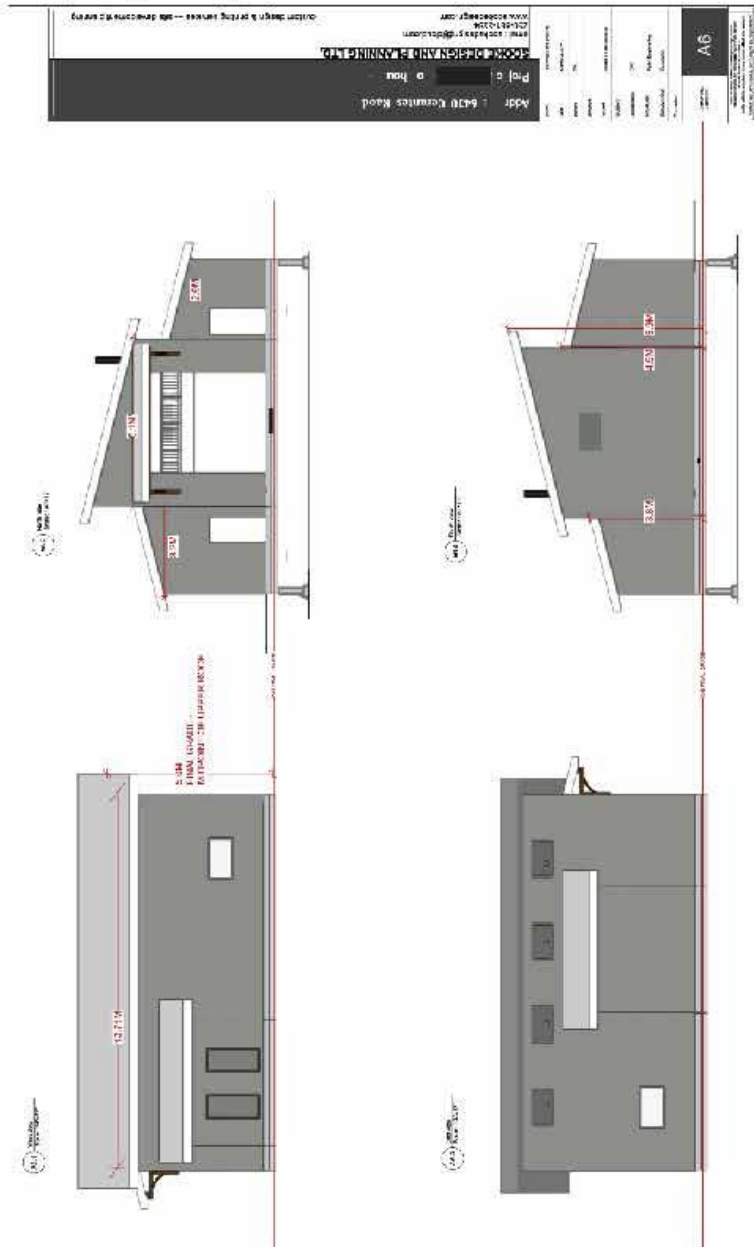
Appendix A: Garage Site Plan

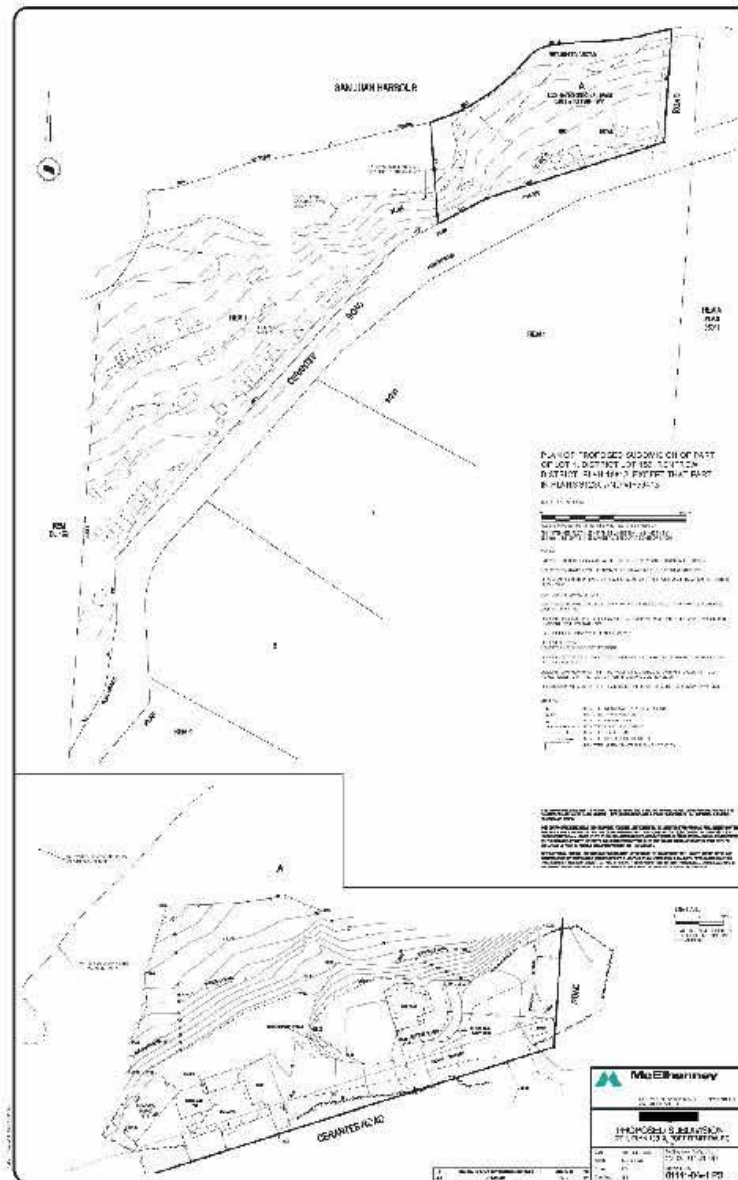
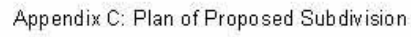




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Appendix B: Garage Design Drawings







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Appendix D: Environmental Assessment Report



## ENVIRONMENTAL ASSESSMENT FOR 6402 CERANTES ROAD DEVELOPMENT

PREPARED FOR:

6402 CERANTES ROAD  
PORT RENFREW, BC V0S 1K0

AND

CAPITAL REGION DISTRICT  
3-7450 BULTER ROAD  
Sooke, BC V9Z 1N1

CORVIDAE PROJECT #2021-036  
MAY 2021



6520 WATER STREET SOOKE, BC

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



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Environmental Assessment for 6340 Cerantes Road

May 2021

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#### CAVEAT

This (EA) has been prepared with the best information available at the time of writing, including the Official Community Plan, communications with the client and regulators, site visits, 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 and reclamation activities directly related to the project.







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## 1 INTRODUCTION

Corvidae Environmental Consulting Inc. (Corvidae) is pleased to provide this Environmental Assessment (EA) for the proposed changes to 6402 Cerantes Road (the property PID 0C3793184; Plan VI-15813). The property is currently zoned as IC-1 Tourism Commercial 1.

The property currently has a developed trailer park on the western portion of the lot and two residential buildings with gravel parking areas to the east. The landowner is planning on subdividing the property into two separate lots, dividing the western trailer park from the eastern residential property (Figure 1). The entire property slopes steeply to the north and borders the San Juan Fort. No work is being completed on the western portion of the property. This environmental assessment is for the proposed development of a garage adjacent to the more westerly residential building (Figure 1). The proposed development is adjacent to steep rocky cliffs (approximately 5m) of an inlet that enters the eastern portion of the lot. The garage is within 15m of the present natural boundary of the inlet (San Juan Port). The northern corner of the proposed garage is 11.3 m south of the present natural boundary at its closest point (Figure 2). The landowner has discussed the development with the Capital Region District and may approve the encroachment based on a geotechnical report and the recommendations detailed in this report.

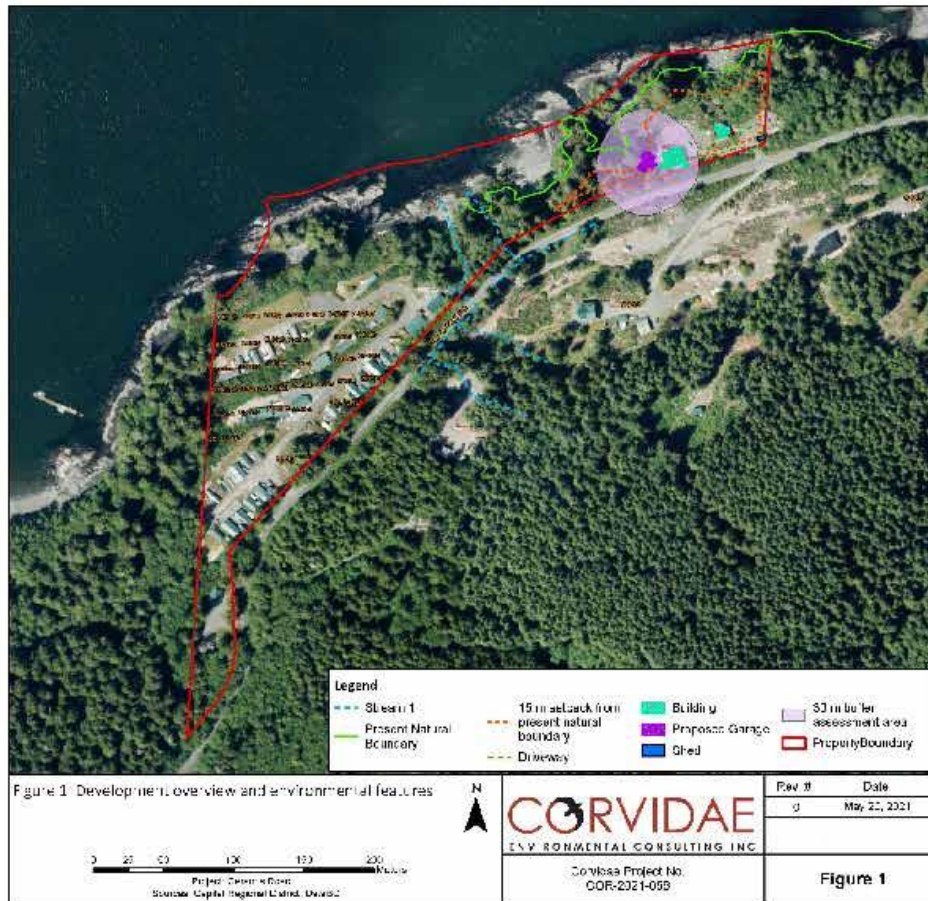
Two streams were identified on the property flowing north into the San Juan inlet, but are outside of the 30 m Riparian Assessment Area (Figure 1) and are not subject to the Riparian Area Protection Regulation for this development.

This document addresses the requirements in Section 4 of the Comprehensive Community Development Plan for Port Renfrew Bylaw No. 1 (2004) and provides an assessment on the environmental conditions on the property, potential impacts of the proposed development and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed development.

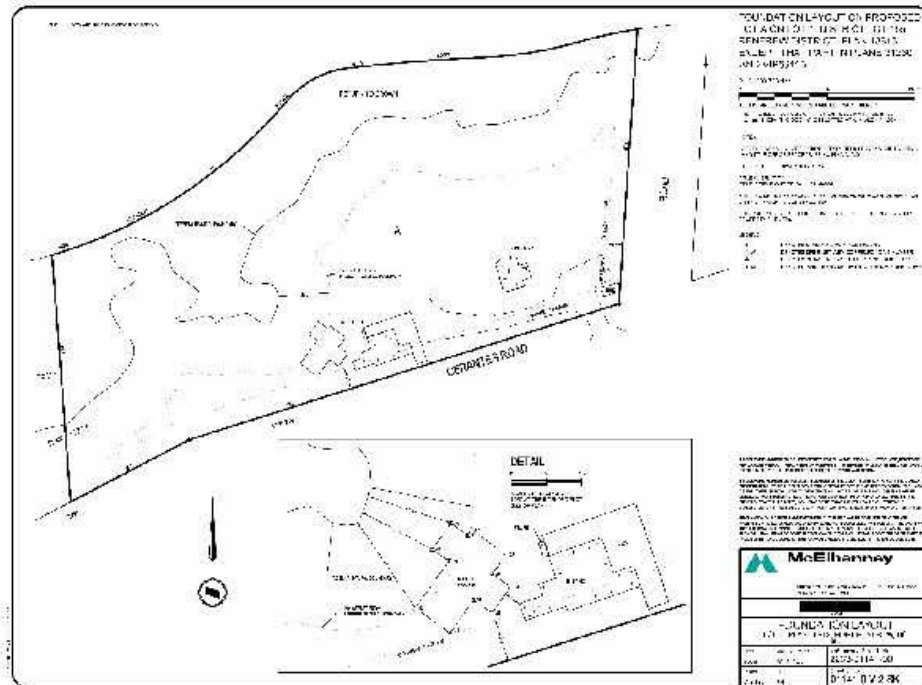




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## 1.1 REGULATORY FRAMEWORK

This environmental assessment is designed to comply with the provisions set out in the Port Renfrew Official Community Plan (OCP) for development permit areas and for compliance with the provisions for environmental protection contained in the following relevant legislation:

### Municipal

- Port Renfrew OCP, Bylaw No. 1

4.1 - The Residential designation signifies that the predominant land use is for residential purposes. The primary focus of this policy is to ensure that the housing stock available in the plan area meets the needs and requirements of the marketplace for at least five (5) years. This includes but is not limited to private ownership, special needs housing, rental and affordable housing. The housing stock may or may not be occupied on a full-time basis. Home-based business and mixed commercial/residential/tourism commercial uses may be considered as a venue for additional economic development activities for the individuals situated in an area with the residential designation. 1 a. The site will have minimal impacts on the existing man-made and natural physical features of the area.

### 4.6 - General Development Policies – applicable to all land use designations

3) The Capital Regional District will assist the Provincial Ministry of Water Land and Air Protection, the Federal Department of Fisheries and Oceans in protecting the ecosystem along the foreshore area and estuaries in the planning area with regards to:

- a. Prohibit the construction of and the placement of habitable buildings or structures along the marine foreshore area or any riparian setback area;
- b. Prohibit the removal or the fill of gravel, sand and soil, or any other material in the marine foreshores area; and
- c. Encourage the retention of natural vegetation foreshore area.

A 15-meter marine shoreline Development Permit Area starting from the highwater mark and a 30-meter Riparian Assessment Area (RAA) from the development apply.

The guiding principle for the use of Development Permits is found within the Local Government Act. Development Permit Areas can be designated for purposes such as, but not limited to the following:

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

### Provincial

- Wildlife Act (1996)

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- Invasive Species Council of BC
- *Weed Control Act* (1996, current as of October 2016)
- Riparian Areas Protection Regulation (2013)

#### Federal

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

## 2 SCOPE OF WORK

Corvidae completed an environmental assessment for the property. The environmental assessment documented the ecological features on the property along the shoreline, foreshore and steep slope and riparian areas. Background information was reviewed, including applicable databases. During the assessment, the following features were documented in this report:

- Areas of sensitivity, habitat and biodiversity values;
- Plant communities and plant species on site;
- Potential wildlife presence and wildlife habitat;
- Soil types and properties;
- Terrain; and
- Surface water flow patterns.

Following the field assessment, the biophysical features and cleared areas were mapped and buffer areas have been identified. Mitigations to minimize the impacts of the proposed residential development on the environment have been 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 2021a and 2021b);
- BC Habitat Wizard (Province of BC 2021);
- Aerial photographs of the property (Google Earth 2021);
- CRD mapping system and database (CRD 2021); and
- Port Renfrew Official Community Plan Bylaw No. 1 (CRD 2004)

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### 3.2 FIELD ASSESSMENT

A field assessment of the property was completed by a Qualified Environmental Professional (QEP) from Corvidee. The assessment included characterization of vegetation and habitat types, wildlife sign and species observations, wildlife habitat, and assessed the current conditions of the property.

## 4 ENVIRONMENTAL SITE ASSESSMENT

Corvidee completed a site visit on May 14, 2021. Appendix A shows photos of the property including the marine shoreline, identified streams and surrounding area. Areas mapped during the site assessment, including the unnamed streams, are detailed on Figure 1.

### 4.1 CLIMATE AND BIOGEOCLIMATIC ZONE

The project is located in the Coastal Western Hemlock Very Dry Maritime Subzone (CWHxm1). The CWHxm1 occurs at lower elevations along the coast of Vancouver Island (above the CDF where present) at typical elevations of 150 m to 450 m above sea level. The CWHxm1 has warm, dry summers and moist, mild winters with relatively little snowfall. Growing seasons are long, and feature water deficits on zonal sites (Green and Klinka 1994).

### 4.2 TERRAIN AND SOILS

Soils in the CWHxm1 are typically classified as Hummo-Ferric Podzols (Jungen 1995). A search of British Columbia Soil Information Finder Tool (2018) indicated that the 100 percent of the property has HATZITE soils that are well drained and loam in texture with no coarse fragments.

The property slopes sharply to the north with rocky cliffs occupying portions of the shoreline. Approximately 5m North of the proposed development, there are cliffs of ~15m which lead to an inlet off of the northern shore. Soil from the development area has recently been excavated and placed along the northern boundary of the previously developed area onsite outside of the 15m Shoreline Protection DPA.

### 4.3 VEGETATION

Coniferous forests in the CWHxm1 zone are dominated by Douglas-fir, western hemlock and western redcedar. Understory species include salal, dull Oregon-grape, red huckleberry, vanilla-leaf, sword fern, twinflower, and bracken, step moss, and Oregon beaked moss (Green and Klinka 1994).

The western and eastern portions of the property have been developed and most of the vegetation has been removed. However, the foreshore and central portion of the property remain vegetated. The canopy in these areas is dominated by western redcedar and western hemlock, while the understory is dominated with sword fern, salal and salmon berry.

Mature cedar trees and understory vegetation have recently been cut on the northern edge of the proposed development area.

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Two streams were identified onsite the portions of these streams were forested and were dominated by western redcedar and salmonberry, while other portions occurred along the ditch of Cerantes Road. The riparian vegetation in these areas consisted of grass species, common rush and sedge species.

During the site assessment the species in Table 1 were found on the site.

Table 1. Plant species observed on site during field visit on May 14, 2021.

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
Brecker fern	<i>Pteridium aquilinum</i>	Yellow	--
Common foxglove	<i>Digitalis purpurea</i>	Exotic	--
Common rush	<i>Juncus rosparius</i>	Yellow	--
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow	--
Elkberry	<i>Sambucus racemosa</i>	Yellow	--
False lily-of-the-valley	<i>Maianthemum dilatatum</i>	Yellow	--
Fringecup	<i>Tellima grandiflora</i>	Yellow	--
Goatsbeard	<i>Achillea millefolium</i>	Yellow	--
Grass sp.	<i>Poa sp.</i>	--	--
Himalayan blackberry	<i>Rubus americanus</i>	Invasive/ Exotic	--
Licorice fern	<i>Polypodium glycyrrhiza</i>	Yellow	--
Maidenhair fern	<i>Adiantum pedatum</i>	Yellow	--
Osberry	<i>Cornus serotina</i>	Yellow	--
Paper birch	<i>Betula papyrifera</i>	Yellow	--
Red huckleberry	<i>Vaccinium parvifolium</i>	Yellow	--
Salal	<i>Gaultheria shallon</i>	Yellow	--
Salmonberry	<i>Rubus spectabilis</i>	Yellow	--
Sedge sp.	<i>Carex sp.</i>	--	--
Storckian minor's lettuce	<i>Corydalis sinica</i>	Yellow	--
Strunk cabbage	<i>Lysichiton americanus</i>	Yellow	--
Sword fern	<i>Polystichum munitum</i>	Yellow	--
Thimbleberry	<i>Rubus parviflorus</i>	Yellow	--
Western buttercup	<i>Ranunculus occidentalis</i>	Yellow	--
Western Hemlock	<i>Tsuga heterophylla</i>	Yellow	--
Western redcedar	<i>Thuja plicata</i>	Yellow	--
Wall lettuce	<i>Myosotis muralis</i>	Exotic	--

<sup>1</sup> BC CDC 2021a

<sup>2</sup> Government of Canada 2021

#### 4.4 WILDLIFE

The forested habitat is found in the Coastal Western Hemlock biogeoclimatic zone is home to many wildlife species. Black-tailed deer, black bear, marten and gray wolf are the most common large mammals in this zone on Vancouver Island. For bird species in this zone, the following typically occur: great horned owl, barred owl, ruffed grouse, band-tailed pigeon, northern flicker, hairy woodpecker, common raven, Steller's jay, chestnut-backed chickadee, red-breasted nuthatch, varied thrush, red-







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tailed hawk, Townsend's warbler. The following amphibians may occur in this biogeoclimatic zone: western toad, Pacific treefrog, western redbacked salamander (Pojar et al. 1991).

There was much bird activity on the property. This could be due to the development on the property and proximity to the roadway. No nests or dens were identified during the site visit.

During the site assessment the species in Table 2 were found on the site.

Table 2. Wildlife Species observed on site during field visit on May 14, 2021.

Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
American Robin	<i>Turdus migratorius</i>	Yellow	--
Common Raven	<i>Corvus corax</i>	Yellow	--
Rufous Hummingbird	<i>Selasphorus rufus</i>	Yellow	--
Spotted Towhee	<i>Pipilo maculatus</i>	Yellow	--

<sup>1</sup> BC CDC 2021a

<sup>2</sup> Government of Canada 2021

#### 4.5 SPECIES AT RISK

A query of the BC CDC Map tool yielded occurrences of the following 2 species at risk within a two-kilometer radius of the property (BC CDC 2021b). Species are listed in Table 3 and the location of occurrences in relation to the property is provided in Figure 3.

Table 3. Species at risk that may occur in the vicinity of 5340 Cerantes Road

Occurrence ID	Common Name	Scientific Name	BC Provincial Status <sup>1</sup>	SARA Schedule 1 Status <sup>2</sup>
6782	Northern red-legged frog	<i>Rana aurora</i>	Blue	Special Concern
7602	Warty Jumping slug	<i>Hemphillia glandulosa</i>	Red	Special Concern

<sup>1</sup> BC CDC 2021a

<sup>2</sup> Government of Canada 2021

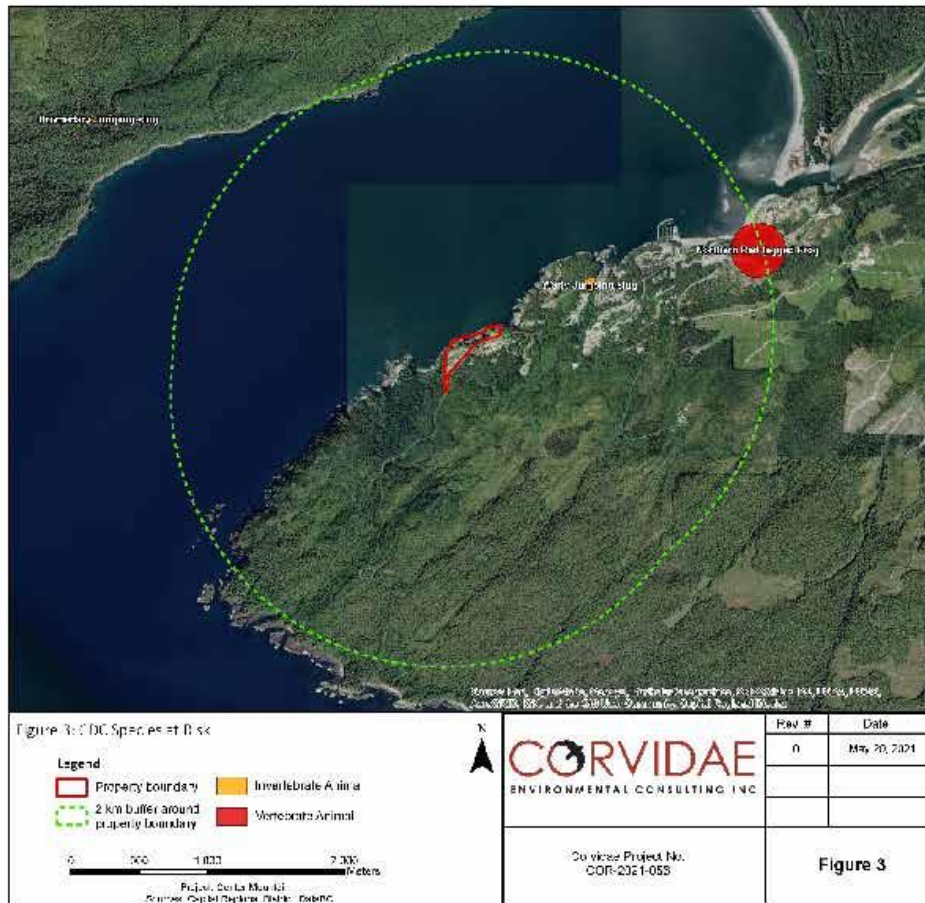
#### CRITICAL HABITAT

The project overlaps mapped Marbled Murrelet critical habitat over the entirety of the property (Province of BC 2021b). The Marbled Murrelet is a small seabird that spends most of its time at sea within 0.5 kilometre (km) of shore. Marbled Murrelets are secretive and nest as solitary pairs at low densities, typically in old-growth forests within 30 km of the sea (Government of BC 2015). There is no old growth forest on the property and there was no indication of Marbled Murrelet nesting in the project area.





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#### 4.6 RIPARIAN AREAS AND FISHERIES

Two unnamed streams were identified on the central portion of the property (Figure 1). These streams are fed from a ditch along the south of Cerantes Road and two tributaries flowing north from a southern forested area. The wetted area of the ditch did not extend east into the 30m RAA due to the topography of the area. Water in that portion of the ditch flows west from the highpoint at the eastern edge of the ditch (Figure 1). Both of the streams flow into the San Juan Port via rocky cliffs along the northern boundary acting as a barrier to fish passage. Additionally, both of these streams do not require a RAPR due to them being outside of the 30m RAA for the garage development and are not identified on the Riparian Development Permit Areas in the Port Renfrew OCP.

The streams do not show up on the BC Habitat Wizard (2021) so no fish points were identified in both streams.

#### 4.7 SHORELINE AND FORESHORE AREA

The shoreline consists of rocky steep rocky outcrops leading up to a steeply sloped forested foreshore area along the eastern portion of the property. Sections of the foreshore in this area are steep rocky cliffs of approximately 20-50m. The proposed garage development is adjacent to one of the cliffs and is 11.3m south of the present natural boundary at its closest extent (Figure 2). The landowner has discussed the encroachment of the development into the Shoreline Protection Development Permit Area of 15m from the natural present boundary with the CRD and they may approve it with the findings of this report.

The shoreline along the western portion of the property also consists rocky outcrops with a steeply sloped forested foreshore; however, no rocky cliffs were observed in this portion of the property.

#### 4.8 STEEP SLOPES

The northern edge of the property steeply slopes to the north with a gradient > 30% for more than 10m. The foreshore of the entire property remains forested and bedrock which aids in stability. However, the development of the garage is in close proximity (11.3m) to rocky cliffs and a geotechnical review has been completed to ensure that the proposed development does not compromise the stability of the rocky slopes.





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## 5 POTENTIAL ENVIRONMENTAL EFFECTS

The potential impacts of the proposed development of the property on the environment are:

- loss of existing vegetation and disturbance of soils,
- introduction of invasive plant species
- change in wildlife habitat availability and wildlife mortality risk,
- sediment movement in the project area to the marine shoreline.

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

### VEGETATION

The effects of tree and 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 changes to the canopy structure and understory plant species due to 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, trails 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 of 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. Reduced habitat effectiveness can occur as a result from the creation of habitat edges and the introduction of buildings with many windows into previously unused spaces can increase mortality risk for birds.

### MARINE FORESHORE AND UPLAND HABITAT

The removal of trees and vegetation in the foreshore area results in the loss of features, functions and conditions that are vital for maintaining shoreline stability. Vegetation in the foreshore area controls surface water run-off from the upland areas, preventing excessive silt and surface run-off pollution from entering the marine environment.

### STEEP SLOPES

Removal of vegetation on steep slopes can result in destabilization of the soil. Removal of trees can alter the incidence of rain on the forest floor surface, resulting in erosion of the slope and sediment movement downslope.

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#### EROSION AND SEDIMENT

Removal of vegetation and ground disturbance may expose soils to erosion and can result in the movement of sediment on the property. 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.

## 6 RECOMMENDED ENVIRONMENTAL PROTECTION MEASURES

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

- the Port Renfrew OCP (CRD 2003);
- Procedures for Mitigating Impacts on Environmental Values (Environmental Mitigation Procedures) (BC Ministry of Environment [MOE] 2014a);
- Develop with Care 2014: Environmental Guidelines for Urban and Rural Land Development in British Columbia (Government of BC 2014); and
- Environmental Best Management Practices for Urban and Rural Land Development in British Columbia (BC Ministry of Water, Land and Air Protection 2004)
- Green Shores Certification ([http://stewardshipcentrebc.ca/Green\\_shores/](http://stewardshipcentrebc.ca/Green_shores/))

#### PROTECTION OF THE MARINE FORESHORE

We recommend the removal of the blackberries from the foreshore to reduce further spreading. Replanting of vegetation at the top of the bank, and any other resulting bare areas from the removal (that are not bedrock), will have to occur within that growing season (prior to wet weather) to decrease the risk of erosion and recolonization of invasive species. The area should be replanted with native species, including the recommended revegetation species provided in Table 3. If any additional work to the shoreline is needed the Green Shore methods and shoreline stewardship are recommended (<https://stewardshipcentrebc.ca/green-shores-home/>).

The current garage design encroaches into the Shoreline Protection and Riparian Development DPA (Figure 1). This encroachment into the DPA will not have a significant impact on the marine foreshore environment because the majority of the foreshore vegetation has been cleared from this area and no significant erosion has occurred to the adjacent cliff. Additionally, all the of the vegetation that lives on the surface of the cliff will remain (ferns, lichen, moss and forbs), meaning there will be no significant alteration to the species composition of the foreshore habitat.

#### VEGETATION

As much native vegetation should remain in place to compete with invasive species and protect the area from erosion. The SPCAs flagged on site absolutely must remain vegetated and protected in perpetuity.

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For disturbed areas on the property, native plants are recommended. Table 4 provides recommended species that regularly occur in the area. Two years of irrigation is recommended following planting. After a two-year period the native species have generally become established and do not need irrigation.

Table 4. Recommended native vegetation to plant in disturbed areas

Common Name	Species
Sala	<i>Ranunculus alpinus</i>
Salmonberry	<i>Rubus spectabilis</i>
Nootka rose	<i>Rosa nutkana</i>
Red currant	<i>Ribes sanguineum</i>
Evergreen huckleberry	<i>Vaccinium corymbosum</i>

#### INVASIVE SPECIES

Small, localized and Himalayan blackberry were observed on the property in the foreshore area and did not pose an immediate threat. However, Invasive weed control is difficult for established populations. Immediate eradication of new and small infestations should be a high priority.

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. Chemical control not recommended. Details of removal methods for the invasive species on the property are below in Table 4.

Table 5. Removal and disposal methods for invasive species

Species	Removal Method	Removal Timing	Plant Disposal
Himalayan blackberry	Himalayan blackberry can be removed by the root system. Using equipment is the easiest to get to the main roots.	Early spring or fall/winter when not flowering or bearing fruit.	Bagged and disposed of properly in a landfill. Do not 'recycle' garden debris or compost.

To control and minimize the spread of invasive weeds on the site the following measures will be followed:

- 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.
- Use available soil on site where possible. If topsoil is imported from external areas, ensure that it is from a weed-free source.
- Following topsoil application – seed/plant immediately with landscape plants and grasses to reduce weeds occupying bare soil. If construction is in the winter, complete planting/seeding in the early spring, immediately prior to the first growing season.

#### 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 (prior to March 15<sup>th</sup> or after August 31<sup>st</sup>; Environment and Climate Change Canada 2020). If clearing is to occur





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during within this time period, a QEP should conduct a survey for nests prior to commencement of activities.

- Avoid additional removal of trees or shrubs outside of the project clearing footprint, with the exception of identified danger trees.
- Where suitable, retain habitat that provides shelter for wildlife, such as downed logs and standing dead trees.

#### STEEP SLOPES

The edge of the northern edge of the garage development boundary should be replanted with native vegetation where there is soil, to increase species composition and soil stability in the area. Additional mitigating measures relating to the steep slopes will be addressed in the geotechnical report provided in a different document.

#### 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.

The following mitigation measures should be implemented to minimize the potential effects of the project on the natural environment:

- Install sediment fences downslope from the construction areas and at the top of bank of the foreshore slope.
- Regularly inspect and maintain the erosion and sediment control measures during all phases of the project.
- Keep the erosion and sediment control measures in place until all 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.
- Any loose soil storage should be in flat areas, covered and protected with a sediment fence below.
- Minimize amount of time soils are exposed by seeding and planting as soon as disturbance or construction is complete. Cover exposed soil areas with tarps if for a prolonged period or during rainfall events (specifically adjacent to waterbodies and foreshore areas).

An Erosion and Sediment Control Plan should be developed prior to construction, including drawings of the final plans showing locations of erosion and sediment control measures.







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## 7 CONCLUSION

The environmental impacts of the proposed development at 6402 Cerantes Road have been presented in this report. During site preparation, implementation of the mitigation and restoration measures recommended in this report, application of erosion and sediment control measures, the eradication of invasive species and replanting of native vegetation, will minimize the impacts of the proposed development on the environment. Due to the current setback distance of the proposed garage, and the implementation of these protection measures, the marine environment will be protected.

Report Prepared By



Julie Budgen R.P.Biol., B.Sc.,  
Environmental Planner  
Corvidae Environmental Consulting Inc.

Brent Rutley BIT, B.Sc.  
Environmental Biologist  
Corvidae Environmental Consulting Inc.

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## APPENDIX A – SITE PHOTOGRAPHS

Photo 1. View looking west at the residential buildings on the eastern portion of the property. May 14, 2021.



Photo 2. View looking west at the foreshore just north of the residential buildings on the east portion of the property. May 14, 2021.



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Photo 3. View looking south at the purposed garage location. May 14, 2021.



Photo 4. View looking south at the excavated soil being placed along the northern development boundary outside of the 15m Shoreline Protection DPA. May 14, 2021.



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Photo 5. View looking south at the inlet and rocky cliffs adjacent to the proposed garage development area. May 14, 2021.



Photo 6. View looking east at the proposed garage development area. May 14, 2021.



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Photo 7. View looking north from the northern edge of the proposed garage development to the adjacent inlet. May 14, 2021.



Photo 8. View of the wet ditch along the south side of Cerantes Road.



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**Photo 9. View looking east of the most eastern unnamed stream identified in the central portion of the property. May 14, 2021.**



**Photo 10. View looking north at the most western unnamed stream identified in the central portion of the property. May 14, 2021.**



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**Photo 11. View looking east at the trailer park on the western portion of the property. May 14, 2021.**



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Appendix E: Dwelling and Deck Site Plan

