Appendix C: Permit DV000076



CAPITAL REGIONAL DISTRICT

DEVELOPMENT PERMIT WITH FRONTAGE EXEMPTION NO. DV000075

- This Development Permit with Frontage Exemption is issued under the authority of Sections 490 and 512 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 Frontage Exemption 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: 018-467-822; Legal Description: Lot 1, District Lot 17, Renfrew District, Plan VIP57304 (the "Land")

- 3. This development permit with frontage exemption to reduce the statutory frontage requirement for proposed Lot 3 from 59.97 m (10% of the lot perimeter) to 16.3 m (2.7% of the lot perimeter), authorizes a three-lot subdivision (the "development") on the Land, located within the development permit areas established under the Comprehensive Community Plan for Port Renfrew, Bylaw No. 3109, Section 6.5 (Riparian), and 6.6 (Sensitive Ecosystems), 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 components of the development occur as identified on the Subdivision Plan, prepared by Summit Land Surveying, dated December 3, 2020; and
 - b) That the development comply with the report prepared by Jessica Harvey, R.P.Bio., and Julie Budgen R.P.Bio, of Corvidae Environmental Consulting, dated December 8, 2020 (the "Riparian Assessment Report").
- 5. 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 (DV000075) or any amendment hereto shall be binding upon all persons who acquire an interest in the land affected by this Permit.
- 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.
- 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.
- $8. \ \ \, \text{The following plans and specifications are attached to and form part of this Permit:}$

Appendix 1: Subdivision Plan Appendix 2: Riparian Assessment Report

9. This Permit is NOT a Building Permit.

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Appendix 1: Subdivision Plan





Appendix 2: Riparian Assessment Report



RIPARIAN AREAS PROTECTION REGULATION: ASSESSMENT REPORT

Date: December 8, 2020

I. Primary QEP Information

First Name: Jessica Address: 6526 Water Street Last Name: City: Sooke Postal/Zip: Designation: R.P. Biol V9Z 0X1 (403) 200-8236 Company: Corvidae Environmental Consulting Phone #: Registration: #2556 Prov/state: BC jessicah@corvid.pro Canada Email: Country:

II. Secondary QEP Information (use Form 2 for other QEPs)

6526 Water Street First Name: Address: Julia Last Name: Budgen City: Sooke Postal/Zip: Designation: R.P. Biol. V9Z 0X1 Company: Corvidae Environmental Consulting Phone #. (250) 415-8553 Registration: #2277 Prov/state: BC Email: julieb@corvid.pro Country: Canada

III. Developer Information

17176 Osprey Place Address: First Name: Last Name: City: Port Renfrew Company: Postal/Zip: V0S 1K0 Email: Phone #: Prov/state: Country. Canada

IV. Development Information
Development Type: Si
Area of Development (ha): 2. Subdivision: <6 single family residential

2.49 ha Riparian Length (m): 350 m Lot Area (ha): 2.49 ha Redevelopment January 1, 2021 Nature of Development: Proposed Start Date: Proposed End Date: December 31, 2021

V. Location of Proposed Development Street Address: 17176 Osprey PI Stream Name: unnamed streams Stream/River Type: Local Government: CRD stream City: Port Renfrew DFO Area: Legal Description (PID): 018-467-822 Watershed Code: 930-054875 Region: 1-Vancouver Island Latitude: 48-33-7.3 Longitude: 124-24-59.0





RIPARIAN AREAS PROTECTION REGULATION: ASSESSMENT REPORT

Date: December 8, 2020

I. Primary QEP Information

First Name: Address: 6526 Water Street Jessica Harvey R.P. Biol. City: Postal/Zip: Sooke V9Z 0X1 Last Name: Designation: Corvidae Environmental Consulting Phone # (403) 200-8236 Company: Registration: #2556 Email: jessica BC Prov/state: jessicah@corvid.pro Country: Canada

II. Secondary QEP Information (use Form 2 for other QEPs)

First Name: Address: 6526 Water Street City: Postal/Zip: Last Name: Budgen Sooke V9Z 0X1 Designation: R.P. Biol. Phone #: Prov/state: Company: Registration: Corvidae Environmental Consulting (250) 415-8553 #2277 BC Email: julieb@corvid.pro Country: Canada

III. Developer Information

First Name:
Last Name:
Company:
Email:

Address:
City:
Postal/Zip:
Postal/Zip:
Phone #:
Prov/state:
BC
Country:
Canada

IV. Development Information

Development Type: Subdivision: <6 single family residential

Area of Development (ha):

Riparian Length (m):

Lot Area (ha):

Nature of Development:

Proposed Start Date:

Proposed End Date:

2.49 ha

350 m

2.49 ha

Redevelopment

January 1, 2021

December 31, 2021

V. Location of Proposed Development

Street Address : 17176 Osprey PI Stream Name: unnamed streams Local Government: CRD Stream/River Type: stream Port Renfrew DFO Area: 29 Legal Description (PID): 018-467-822 Watershed Code: 930-054875 48-33-7.3 124-24-59.0 Region: 1-Vancouver Island Latitude: Longitude:



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1.	Description	of Fisheries Resources Values	3
2.	Results of F	Riparian Assessment (SPEA width)	7
3.	Site Plan		পূৰ
4.	Measures to 1. 2. 3. 4. 5. 6. 7. 8.	p Protect and Maintain the SPEA (detailed methodology only). Danger Trees Windthrow Slope Stability Protection of Trees Encroachment Sediment and Erosion Control Floodplain Stormwater Management	14 14 14 14 15 15 15
5.	Environmen	ntal Monitoring	16
6.	Photos		17
7.	Assessmen	t Report Professional Opinion	21





SECTION 1. DESCRIPTION OF FISHERIES RESOURCES VALUES AND A DESCRIPTION OF THE DEVELOPMENT PROPOSAL

Description of Fisheries Resources Values

There are 3 watercourses on or directly adjacent to the property that are eligible for the RAPR: 1) a Roadside ditch on Powder Main Rd, 2) an unnamed stream on the neighbour's property to the north, and 3) An unnamed stream that crosses 17176 Osprey Place. The property is generally very wet due to overland drainage. In several locations, overland drainage concentrates into other small channels or ponds, but these are not connected to fish habitat by surface flow (as per the RAPR), and therefore, are not included in the RAPR assessment. The watercourses on the property are show in Figure 1.

The property generally slopes from south to north, resulting in intermittent overland drainage to the north. Stream #3 (unnamed stream on the property) has formed along an old road bed – the stream channel and structure have established over a number of years to mimic natural conditions. The trees on the old roadbed appear to be approximately 20-30 years old. This stream begins on the north side of the driveway and flows north across the property and into the stream on the neighbour's property. The flow then joins the roadside ditch (a stream under the RAPR) and the combined flow enters a culvert and flows west under the road.

A search of the BC HabitatWizard database (Province of BC 2020) revealed occurrence records of cuttinoat trout in nearby streams and tributaries (Figure 2). No barriers to fish passage are present on the property or where the streams flow under the road.

Description of Riparian Habitat

The entire property is mature, second growth forest. There are several veteran snags that the owners have kept. The topography has been altered significantly by previous land use and roadbuilding. There is abundant coarse woody debris. There is a single driveway that crosses the property and loops back to Osprey Place road.

The riparian habitat on the property is forest, dominated by species and species. The understory consists of sword fern, species and species. The property provides habitat for wildlife, including nesting habitat for birds, roosting habitat in cedar snags, and cover for small mammals, amphibians and reptiles in the coarse woody debris.

Description of Development Proposal

The owner of the property is proposing to subdivide the property into three lots (Figure 3). The first (westernmost lot) is intended to be sold for single-family residential construction. The current use of the second and third lots is expected to remain the same. Future developments on any lots may be subject to the RAPR if they are planned within 30m of any watercourse.







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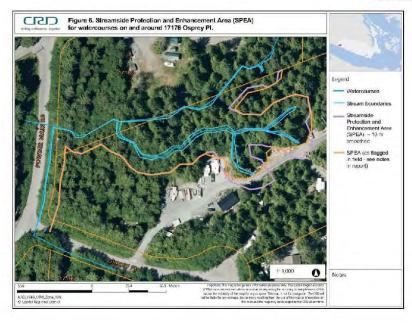
Comments

The SPEAs on the watercourses assessed will all be 10m either side of the watercourse, measured from the stream boundary (1.5 year high water mark). The stream boundaries vary from stream width to 10m wide, resulting in an on-the-ground SPEA as wide as 13m from the watercourse channel. The SPEAs have been marked in the field by the QEP for planning purposes. Where there was existing disturbance at the head of each stream (existing/current driveway) the flags were places along the edge of the vegetation as flag could not be placed on the driveway which is used daily.

The RAA, ZOS and SPEA are shown in Figure 4, 5 and 6, respectively, in Section 3.







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SECTION 4. MEASURES TO PROTECT AND MAINTAIN THE SPEA

1. Danger Trees

There were no danger trees identified on site at the time of the assessment, however, the site is densely forested and the QEP is not an arbourist or forester. If there are any trees of concern in the SPEA in the future, a certified arbourist or professional forester needs to be obtained to confirm the tree(s) as a danger prior to any removal by a certified arborist.

I. Jessica Harvey, 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:
- I am qualified to carry out this part of the assessment of the development proposal made by the developer 0)
- These carried out an assessment of the development proposal and my assessment is set out in this Assessment Report: and in carrying out my assessment of the development proposal. I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

2. Windthrow

The property is currently primarily second growth forest. Where forest edges exist (e.g., in the southern part of the property where the existing lawn and residence occur, the trees are likely windfirm due to ongoing exposure. The proposed subdivision does not include removal of trees.

I, Jessica Harvey, hereby certify that

- a) I am a qualified environmental professional, as defined in the Ripanan Areas Protection Regulation made under the Ripanan Areas Protection Act;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer 5)
- Thave carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal. I have followed the assessment methods set out in the Minister's fechnical manual to the Riparian Areas Protection Regulation.

4. Slope Stability

There are no steep slopes on the property. Rather, the property slopes gently to the north. Some banks have been created by the existing developments. Exposed soils should be stabilized by the planting of native vegetation species - particularly shrubs and ferns. No disturbance is planned as the current plans include only subdivision of the property

Jessica Harvey, hereby certify that:

- Lern e qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act:
- I am qualified to carry out this part of the assessment of the development proposal made by the developer
- These certical and no assessment of the development proposal, it have followed the assessment in this Assessment Report, and in corryling and my assessment of the development proposal. I have followed the assessment methods set out in the Minister's

5. Protection of Trees

No disturbance is planned as part of the subdivision of the property, therefore, no tree protection measures are required at this time.

- I lessica Harvey, bereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Act;
- ii) Lam qualified to carry out this part of the assessment of the development proposal made by the developer

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I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal. I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

6. Encroachment

No disturbance is planned as part of the subdivision of the property, therefore, no fencing or marking required at this time.

- I, Jessica Harvey, 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:
 I am qualified to carry out this part of the assessment of the development proposal made by the developer
- Thave carried out an assessment of the development proposal and my assessment is set out in this Assessment Report: and in carrying out my assessment of the development proposal. I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

7. Sediment and Erosion Control

No disturbance is planned as part of the subdivision of the property, therefore, no sediment or erosion control measures are required at this time.

- Jessica Harvey, hereby certify that:
 Arm a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the Riparian Areas Protection Active Tradection Active
- There carried out an essessment of the development proposal and my assessment is set out in this Assessment Report; and c) in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.

8. Stormwater Management

As no disturbance will occur during the subdivision of the property, there will be no changes to the stormwater management on the property at this time.

- l. Jessica Harvey, hereby certify that:
 a) I am a qualified environmental professional, as defined in the Riparian Areas Profection Regulation made under the Riparian Areas Profession Act:
- am qualified to carry out this part of the assessment of the development proposal made by the developer
- There carried out an assessment of the development proposal, and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal. There followed the assessment methods set out in the Minister's technical manual to the Reparan Areas Protection Regulation.

9. Floodplain Concerns (highly mobile channel)

Due the general slope of the property to the north, and the confinement of stream 3 to the old roadbed, it is unlikely that there will be channel migration outside of the existing stream boundaries and SPEA.

L. Insision Harvey, hereby certify that:

- Lam a qualified coving menual professional, as defined in the Ripariae Areas Profession Regulation made under the Riparian Areas Profession Act
- I am qualified to carry out this part of the assessment of the development proposal made by the developer
- There carried out an assessment of the development proposal and my assessment is set out in this Assessment Report, and in carrying put my assessment of the development proposal. There followed the assessment methods set out in the Minister's rechnical manual to the Riperian Areas Protection Regulation.





SECTION 5. ENVIRONMENTAL MONITORING

The developer has been informed of their obligation to protect the streamside protection and enhancement area (SPEA) and has agreed to implement the protection measures detailed above. The proposed subdivision does not include any disturbance within the RAA, and therefore, SPEA fencing is unnecessary at it would cause unnecessary disturbance to install. The approximate edge of the SPEA has been marked in the field by the QEP for planning purposes).





SECTION 6. PHOTOS

Form b Equivalent

Photo 1. Ditch (considered a stream under the RAPR) along Powder Main Rd, adjacent to property boundary. October 11, 2020.



Photo 2. Ditch along Powder Main Rd, adjacent to property boundary. October 11, 2020.







Photo 3. Culvert under Powder Main Rd where ditch and neighbour's stream join and flow west. October 2020.



Photo 4. Stream on neighbour's property. October 2020.



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Photo 5. Stream on neighbour's property where it is joined by stream flowing north from 17176 Osprey Place. October 2020.



Photo 6. Stream on neighbour's property. October 2020







Photo 7. Stream on 17176 Osprey Place that follows old road. October 2020.



Photo 8. Stream on 17176 Osprey Place that follows old road. October 2020.







SECTION 7. PROFESSIONAL OPINION

Qualified Environmental Professional opinion on the development proposal's riparian assessment.

Date: December 8, 2020

- 1. I/We, Jessica Harvey, 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;
 I am/We are qualified to carry out the assessment of the proposal made by the developer, which proposal is described in section 3 of this Assessment Report (the "development")
 - 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
- 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
 - b) If 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.)