



**REVIEW OF DEVELOPMENT PROPOSAL IN TERMS OF THE  
RIPARIAN AREAS PROTECTION REGULATION**

**2109 Sarita Road, Shawnigan Lake, BC**

**Attn: Sam Hofer  
2109 Sarita Road, Shawnigan Lake, BC  
V0R 2W3**

**PREPARED BY:**

**Harry Williams, MSc, RPBio, PAg, QEP  
Madrone Environmental Services Ltd**

**Date: October 13, 2021**

MADRONE ENVIRONMENTAL SERVICES LTD.  
1081 CANADA AVE • DUNCAN • BC • V9L1V2  
TEL 250.746.5545 • FAX 250.746.5850 • WWW.MADRONE.CA

DOSSIER: 21.0276-001

Dear Mr. Hofer:

## **Re: Non-Applicability of Riparian Areas Protection Regulation (RAPR) to a Proposed House Renovation**

### **Objectives**

The objectives of this review are:

- Review sections of the South Cowichan Official Community Plan (CVRD Bylaw 3501) that discuss Development Permit Area 3 and watercourse protection.
- Assess applicability of the provincial RAPR process to a proposed renovation on a house located at 2109 Sarita Road, Shawnigan Lake.

### **Property Details**

<b>Property owner:</b>	Sam Hofer (the Client)
<b>Subject property:</b>	Shawnigan Lake area
<b>Current zoning:</b>	A2 – Rural zone
<b>Street address:</b>	2109 Sarita Road
<b>Local Government:</b>	Cowichan Valley Regional District (CVRD)
<b>Official Comm. Plan:</b>	CVRD Bylaw 3501: South Cowichan OCP
<b>Legal address</b>	Lot 7, Plan 1587, Block 1, Malahat District
<b>PID:</b>	007-181-493
<b>Development Permit Area</b>	3

### **Discussion**

The development in question is a house renovation that proposes to add a covered sun-room onto an existing second-floor outdoor deck. The sun-room will have no impact on the house footprint and will not extend any further out than the existing deck.

In this case the Riparian Area Protection Regulation (RAPR) does not apply to the proposed renovation as per (Section 3 (3): <https://www.canlii.org/en/bc/laws/regu/bc-reg-178-2019/latest/bc-reg-178-2019.html>)

(3) This regulation does not apply in relation to a development that consists only of

(a) repairs or other non-structural alterations or additions to a building or other structure, if the structure

(i) will remain on its existing foundation and within its existing footprint, and

(ii) is not damaged or destroyed to the extent described in section 532 (1) [repair or reconstruction if damage or destruction  $\geq 75\%$  of value above foundation] of the Local Government Act, or

(b) the maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed.

## Summary

- An assessment under the Riparian Areas Protection Regulation (RAPR) is not required based on the information presented above – the renovation will not expand upon the existing house footprint and does not exceed 75% of the house value.
- The principal objective of the Riparian Areas Protection Regulation is protection of riparian areas adjacent to waterways – including lakes, rivers, and wetlands. It is for this reason that the Regulation does not (generally) allow for extension of a disturbance footprint into a riparian area. However, in this situation there will be no expansion of the footprint.
- The proposed renovation may increase the net volume of the subject house; however, from a RAPR perspective, the key issue is whether the construction increases the footprint of the house. As noted, in this case there will be no increase in house footprint.
- The building contractor will nevertheless have to take precautions to avoid inadvertent impacts to undisturbed areas adjacent the house – such as storing building materials. This can be achieved by ensuring that all building-related materials are stored on land that has already been subject to disturbance (e.g., driveway/parking areas etc.).

If you have any questions or comments regarding this report, please do not hesitate to contact us.

*\*This is a digitally signed duplicate of the official manually signed and sealed document.*



Harry Williams MSc, RPBio, PAg, QEP (Qual. Env. Prof.)  
Certified Arborist

B.C. Land Surveyor's Site Plan of  
Lot 7 & Lot 8, Block 1,  
Shawnigan Lake Suburban Lots,  
Malahat District, Plan 1587.

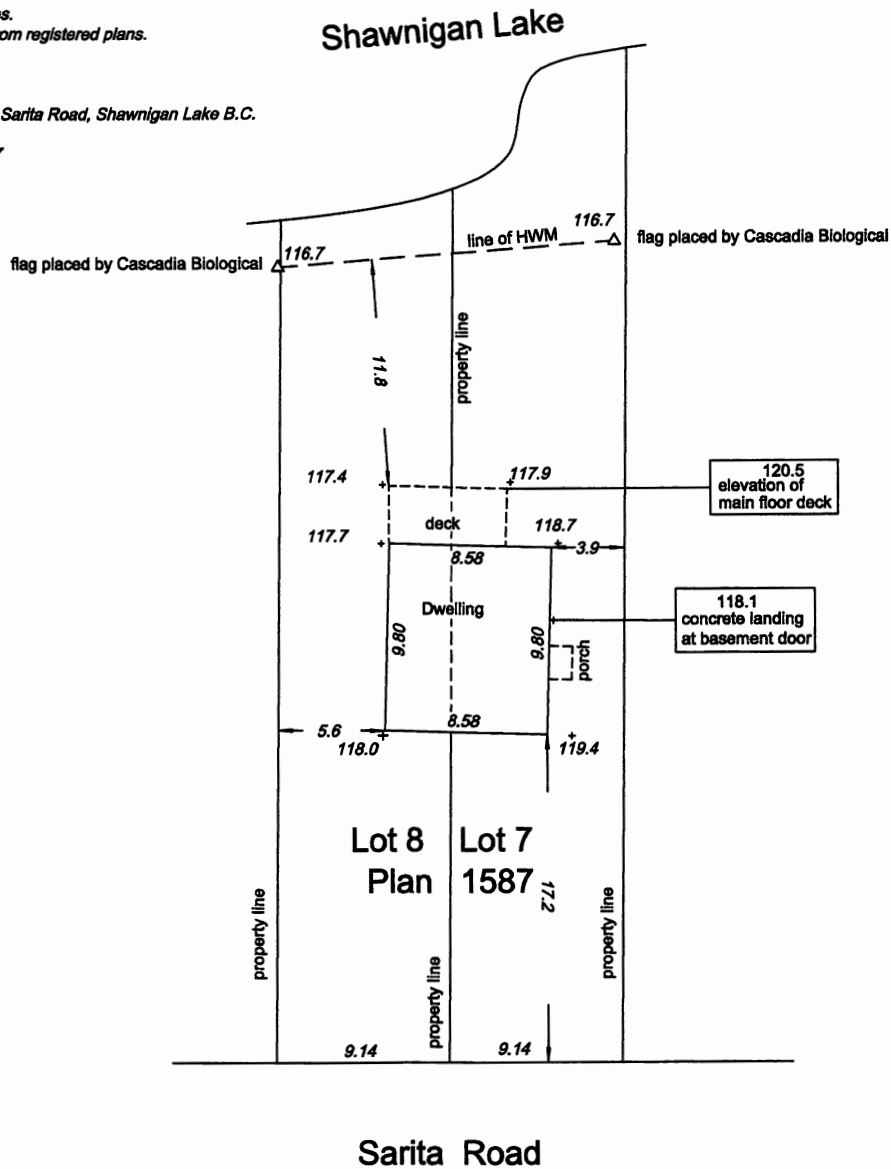
Scale 1:250  
 5 0 5 10 20

All distances are in metres.  
 Lot dimensions derived from registered plans.

Elevations are Geodetic.

CIVIC ADDRESS: 2109 Sarita Road, Shawnigan Lake B.C.

P.I.D. 007-181-493 Lot 7  
 007-181-523 Lot 8



This document is for approval/discussion purposes only and not to be used for the reestablishment of property boundaries.

This plan was prepared for discussion purposes and is for the exclusive use of our client.

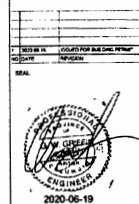
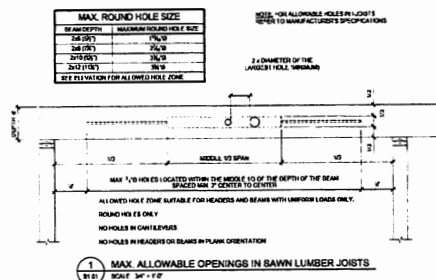
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Field Survey: May 2, 2021

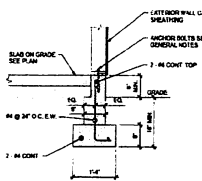
<b>MICHAEL CLAXTON</b> LAND SURVEYING INC. B.C. & Canada Lands Surveyor Unit 80A 4223 Commerce Circle Victoria, B.C. V8Z-6N6 Phone: 250-479-2258 Fax: 250-479-3831 Email: surveys@hilbre.ca File: 19571(site) May 5, 2021
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This plan is prepared from  
 unchecked field data.  
 Check measurements prior to construction.

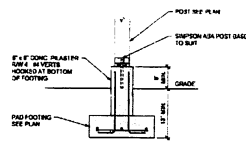
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PROJECT NAME		
2109 SARITA ROAD		
SHEET TITLE		
GENERAL NOTES		
PROJECT NO		
10347.12		
SCALE		
AS NOTED		
DRAWN	M.E.	S.D.R.
		W.G.
DRAWING NO:		
S1.01		



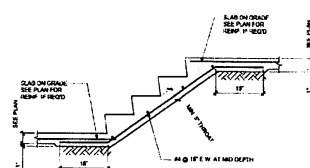
4 TYPICAL EXTERIOR FOUNDATION  
AT WALK-OUT LEVEL  
52 01 SCALE 3/4" = 1'-0"



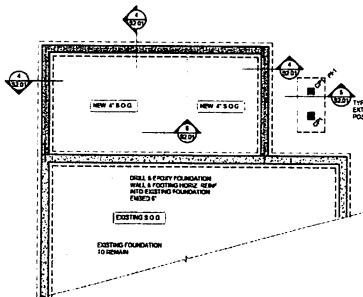
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87 01

TYPICAL EXTERIOR  
POST DETAIL

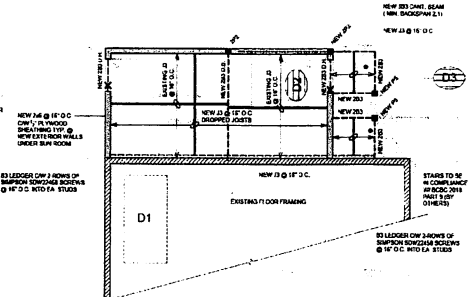
SCALE 3/4" = 1'-0"



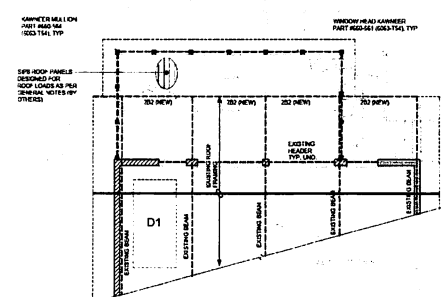
6 TYPICAL STAIRS ON GRADE  
SCALE 3/4" = 1'-0"



1 FOUNDATION PLAN  
92 01 SCALE 1/4" = 1'-0"





2 GROUND FLOOR PLAN W/ MAIN FL. FRAMING OVER  
02 01 SCALE 1/4" = 1'-0"



3 MAIN FLOOR PLAN W/ ROOF FRAMING OVER  
S2 01 SCALE 1/8" = 1'-0"

PAD FOOTING SCHEDULE				BEAM SCHEDULE			
TYPE	SIZE	REINFORCING		TYPE	SIZE	NOTES	
FP1	2' 0" X 6' 0" X 12" CP	3-#6 L.W. DOT, 4-#6 E.W. DOT		J1	2 x 8		
<b>CONCRETE PILASTER SCHEDULE</b>				J2	2 x 8		
TYPE	SIZE	REINFORCING		J3	2 x 12		
CP1	8" x 8"	4-#6 VERTS		J4	2 x 12		
<b>DECKING SCHEDULE</b>				J5	1" X 12" E.W. LVL		
TYPE	SIZE			J6	12" X 12" E.W. LVL		
D1	1/2" X 12" PL WOOD SHEATHING			NOTE: ALL BEAMS TO BE MINIMUM 2X12 PL. 2 X 10 DROP BEAMS USE 2" X 10 NOT 2" X 12. ALL BEAMS MUST BE FULLY NOTED FOR ALL BEAMS PER PLAN. NOT TO BE EXCLUDED WITH UNLabeled BEAMS 1-1/2" UNLESS APPROVED BY STRUCT.			
D2	1/2" X 12" X 2' X 12' DECKING						
D3	NEW 2" X 12' DECKING TO MATCH EXISTING			<b>JOIST SCHEDULE</b>			
				TYPE	SIZE	NOTES	
				J1	2 x 8	SEE PLAN	
				J2	2 x 8	SEE PLAN	
				J3	2 x 10	SEE PLAN	
				J4	2 x 12	SEE PLAN	
				J5	WY CP. 1.8		
				J6	110° CP. 1.8		
				<b>POST SCHEDULE</b>			
				TYPE	SIZE		
				P1	2 x 4		
				P2	2 x 6		
				P3	2 x 8		
				P4	4 x 4		
				P5	6 x 8		

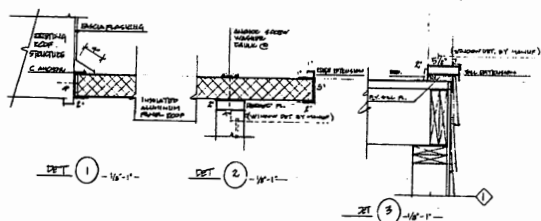
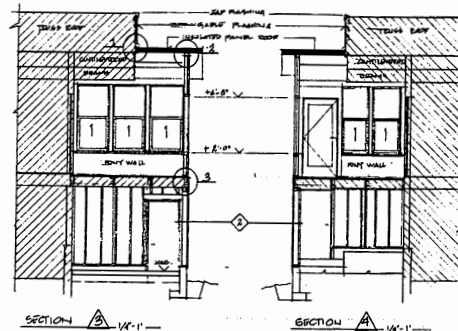
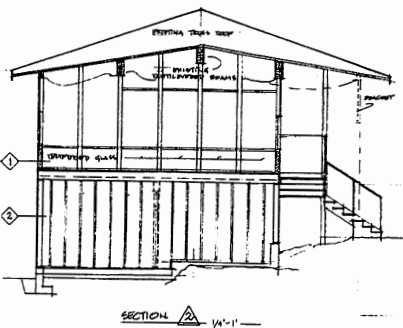
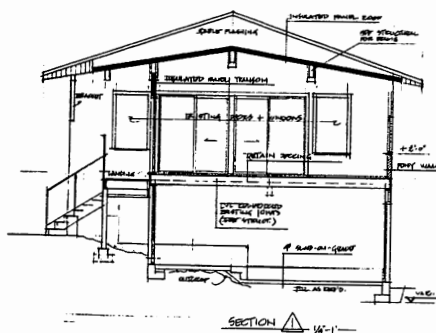
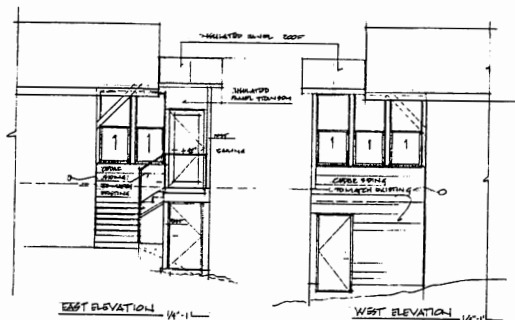
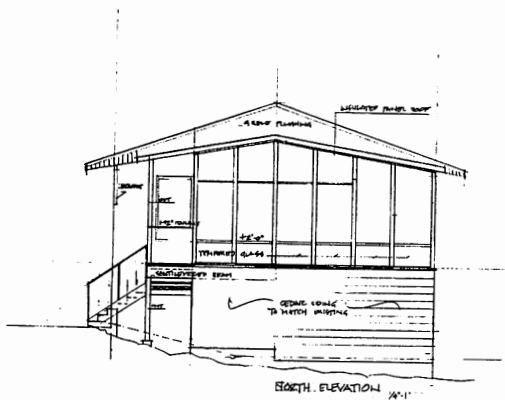
 <b>SKYLINE ENGINEERING</b> 385 4842 Commercial Avenue 100 W. 42nd St. 42nd Fl. 100 W. 42nd St. www.skylineeng.com	
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1003 B-16 <b>GRADED FOR B&amp;B (B&amp;B) ROAD</b> NO CUT <b>INDICATION</b>	
REAL	
 <b>2020-06-19</b>	
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PROJECT NAME	
<b>2109 SARITA ROAD</b>	
SHEET TITLE	
<b>FLOOR PLANS SECTIONS</b>	
PROJECT NO	
<b>100347.12</b>	
SCALE	
<b>AS NOTED</b>	
DRAWN      M.E.      E.D.R.      W.G.	
DRAWING NO: <div style="font-size: 2em; font-weight: bold; text-align: center;">S2.01</div>	



FD NUMBER 007-181-523 AND 007-181-323  
LOT 7, BLOCK 1, PLAN VIF 1507, LAND DISTRICT 28



1010-00-11  
DWA  
1



1. SOLID WALL  
 8" x 8" x 16" COMMON PLY  
 1/2" x 1/2" BRICKWORK  
 APPROVED W/WRAP DET.  
 CONCRETE TO MATCH BRISTING
2. SOLID WALL  
 8" x 8" x 16" COMMON PLY  
 1/2" x 1/2" BRICKWORK  
 APPROVED W/WRAP DET.  
 CONCRETE TO MATCH BRISTING