# LEA Lewkowich Engineering Associates Ltd.
### geotechnical • environmental, health & safety • materials testing

## GEOTECHNICAL FIELD REVIEW

GNB Builders Inc.
13100 Magdalene Drive
Ladysmith Drive, BC
V9G 2B8

**File: F9209.01r1**
**Date: April 19th, 2022**

**ATTENTION:** Mr. Greg Bianchini

**PROJECT:** NEW RESIDENCE, 12453 ROCKY CREEK ROAD, LADYSMITH, BC

**SUBJECT:** PRELIMINARY SITE REVIEW – FEASIBILITY STAGE

1. Lewkowich Engineering Associates Ltd. (LEA) visited the site on January 13th, 2021. The site is within the jurisdictional limits of the Cowichan Valley Regional District, Area H, and is zoned residential R-2. The site foreshore is within the Riparian Areas Regulation DPA.

2. The site is accessed via a long panhandle driveway off Rocky Creek Road just north of the Town of Ladysmith and is bordered by residential properties. The property is developed with an older cabin in a state of disrepair. The foreshore area is a 30 degree, 3-4m high slope that is covered in vines, bushes and includes remnants of some historical development (stairs/dock) of the western foreshore area.

3. The proposed sketch plan (Mar 15, 2022) prepared by J.E. Anderson and Associates Ltd. shows the closest foundation set back 12.47m from the natural boundary and at least 7m from the crest of the slope. The preliminary review shows that this location is suitable from a geotechnical perspective based on the known hazards (Ocean Flooding and Slope Stability). Once a variance has been approved, a subsurface investigation can be completed in order to provide the required information for a detailed design of the building and make any recommendations to uphold the safe siting of the building.

4. Lewkowich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or if we can be of further assistance, please contact us at your convenience.

Respectfully Yours,
**Lewkowich Engineering Associates Ltd.**

John Hessels, AScT
Project Manager – Geotechnical

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Senior Project Engineer

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