

LEGAL SURVEYS
MUNICIPAL ENGINEERING
LAND DEVELOPMENT AND MANAGEMENT



October 29th, 2018

CVRD File# 17-B-17SA

Cowichan Valley Regional District
175 Ingram Street
Duncan, BC
V9L 1N8

Attn: Sheila Herrera, RPP, Planner II

Re: 2013 Ida Avenue Subdivision

Dear Sheila

In response to your email dated August 29, 2018 we wish to add the following information to the development permit application.

The proposed development consists creating one additional residential lot under existing zoning with no development variances required. With respect to the DPA guidelines the owners have engaged two professions to address the concerns of site drainage and the Riparian Areas Regulations. Please find enclosed a letter from the P.Eng. outlining solutions to the potential drainage of a possible new house being built on the vacant lot. The owners also engaged the services of a R.P. Bio. to complete an assessment of the site and enclosed is a summary of his findings with respect to the Riparian Areas Regulations. I trust this will satisfy section 24.4.10 of the DPA guidelines.

We believe that most suitable time to address preservation of the natural environment is at the construction stage, when the owners wish to proceed with the single family dwelling. When considering the placement of the new house and driveway the preservation of the natural environment will be considered. Though it is unlikely a landscape architect will be engaged for the single family dwelling, measures will be taken to ensure there is no unnecessary removal of trees and the natural topography will be considered with deciding on the house and driveway placement. The most suitable time to address the issue of invasive species such as Scotch Broom is at this construction phase. Given that the existing covenant ET65329 restricts the removal of vegetation within 15m of the wetland, a large portion of the proposed lot will be left in a natural state, which is a fundamental goal of the Development Permit Areas.

Should you have any questions or would like to arrange a site visit please do not hesitate to contact the undersigned.

Sincerely,

Ryan Hourston
TI2PEQ

Digitally signed by Ryan
Hourston TI2PEQ
Date: 2018.10.29 09:38:27
-07'00'

Ryan P. Hourston, BCLS

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Oct. 15, 2018

File # 25534

Cowichan Valley Regional District
175 Ingram Street
Duncan BC V9L 1N8

sherrera@cvrld.ca

Attn: Sheila Herrera, RPP, Planner II

Re: 2013 Ida Avenue – Site Drainage

Dear Sheila,

I reviewed the site on Oct 13, 2018.

The proposed new lot, at 1.01 ha in area, has a number of different drainage solutions for a proposed home. The two more apparent solutions are:

1. Roof drainage to a rock pit where retention and in ground disposal will occur.
2. Roof drainage to the existing swamp where storm water retention will naturally occur.

It is our opinion that drainage can be addressed properly at the home building stage of this project.

Please call if you have any questions.

Yours truly,

J.E. Anderson and Associates



P.C. Buchanan, P. Eng., Partner

PBC/fc

cc: Chris Keen



Brian Wilkes and Associates Ltd.

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October 12, 2018

Gerry and Chris Keen,
2103 Ida Ave,
Shawnigan Lake, BC
V0R 2W3

Dear Mr. and Mrs. Keen;

Regarding: Application of the Riparian Areas Regulation to a Wetland

We understand that you wish to subdivide your property, and have been asked by the CVRD to determine if the Riparian Areas Regulation (RAR) applies to a wetland in the middle of your parcel. If so, the setbacks caused by the SPEA edges would influence where the building envelope would be on the new subdivided lot.

We visited the site on October 3, 2018, attended by you both. We walked the wetland area from front to back and side to side. It is as shown on the survey document, in a swale between two upland ridges along the property lines. According to you both, the wetland accumulates water in the wet months and gradually draws down in the dry months. The wet area contains typical wetland plants: salmonberry, Spirea or hardhack; bracken, sword and other ferns. This is clearly a wet pocket of reducing soils supporting a wetland plant community that dries considerably during the summer. The wetland probably does have some value as a habitat for spring breeding amphibians, and migratory breeding birds such as warblers that are attracted to small wetland areas.

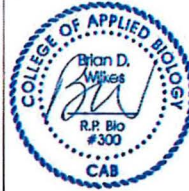
In order for the RAR to apply, there must be an overland flow connection from the wetland to fish habitat. In our inspection of your parcel, there was simply no evidence of overland flow from the wetland draining north or south, which would follow the natural lay of the land in both directions. There was no evidence of a stream channel draining either end of the wetland. There was no observable scour on the ground, and no exposed stones where erosion had carried away soil. In other words, there is no overland drainage from the wetland.

Under these circumstances, in our opinion, the RAR does not apply, as the conditions on the land do not meet the criteria for the regulation to apply. Therefore, a RAR assessment is not required.

Yours truly,

Brian Wilkes and Associates Ltd.

Brian Wilkes



Brian Wilkes, MES, R.P.Bio.