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To: Rob Conway, MCIP, RPP, Manager, Development Services Division, Land Use Services Department, Cowichan Valley Regional District

Cc: Mike Achtem, P.Eng, PMP, CCA, Principal, Islander Engineering
 Mike Kelly, Property Owner

From: Wm. Patrick Lucey, B.Sc., B.A. (WD), M.Sc., R.P. Bio., CBiol., MRSB, Sr. Aquatic Ecologist

Date: February 20, 2018

Re: **Cowichan Bay RV Park – proposed development application**

File: /Users/Patrick/Documents/Projects/Mike Kelly/Cowichan Bay RV Park/MemoRobConwayMikeKellyRVParkCowichanBay180108.docx

Dear Rob:

I have been requested by Michael Achtem, P. Eng., and Mike Kelly, property owner, to review whether the RAR applies to a proposed development on Lochmanetz Road, Cowichan Bay Road (Figure 1 and Figure 2).

I have visited the property (December 1st, 2017; 1:45 PM PST) with my colleague Tracy Motyer. The tidal cycle at the time of our site assessment was a high tide. My assessment was that the marine tidal influence affected the Koksilah River given that there was visual evidence that the influence of the tide extended well upriver of the Tzouhalem Road bridge, crossing the Koksilah River (Figure 3).

Subsequently, on January 5th, 2018, I spoke with Ms. Willi Jansen, Fishery Officer, Conservation and Protection, DFO (Duncan), who confirmed that the tidal influence extends well upriver of the Tzouhalem Road bridge (Figure 3). I also discussed the effect of the tidal influence on the Koksilah River with Mr. Steve Voller, R.P. Bio., a former DFO Fisheries Biologist and Conservation Officer, who has extensive assessment experience on the lower reaches of the Koksilah River. Mr. Voller confirmed that the tidal influence extends upriver of the Tzouhalem Road bridge. We subsequently visited the site together on February 19th, and confirmed the tidal influence upstream of the bridge.

It is my professional opinion that the proposed development on the property on Lochmanetz Road is not subject to the RAR as the property adjacent to the Koksilah River is under tidal influence.

I would be pleased to discuss with you my findings and recommendation should you have any questions.

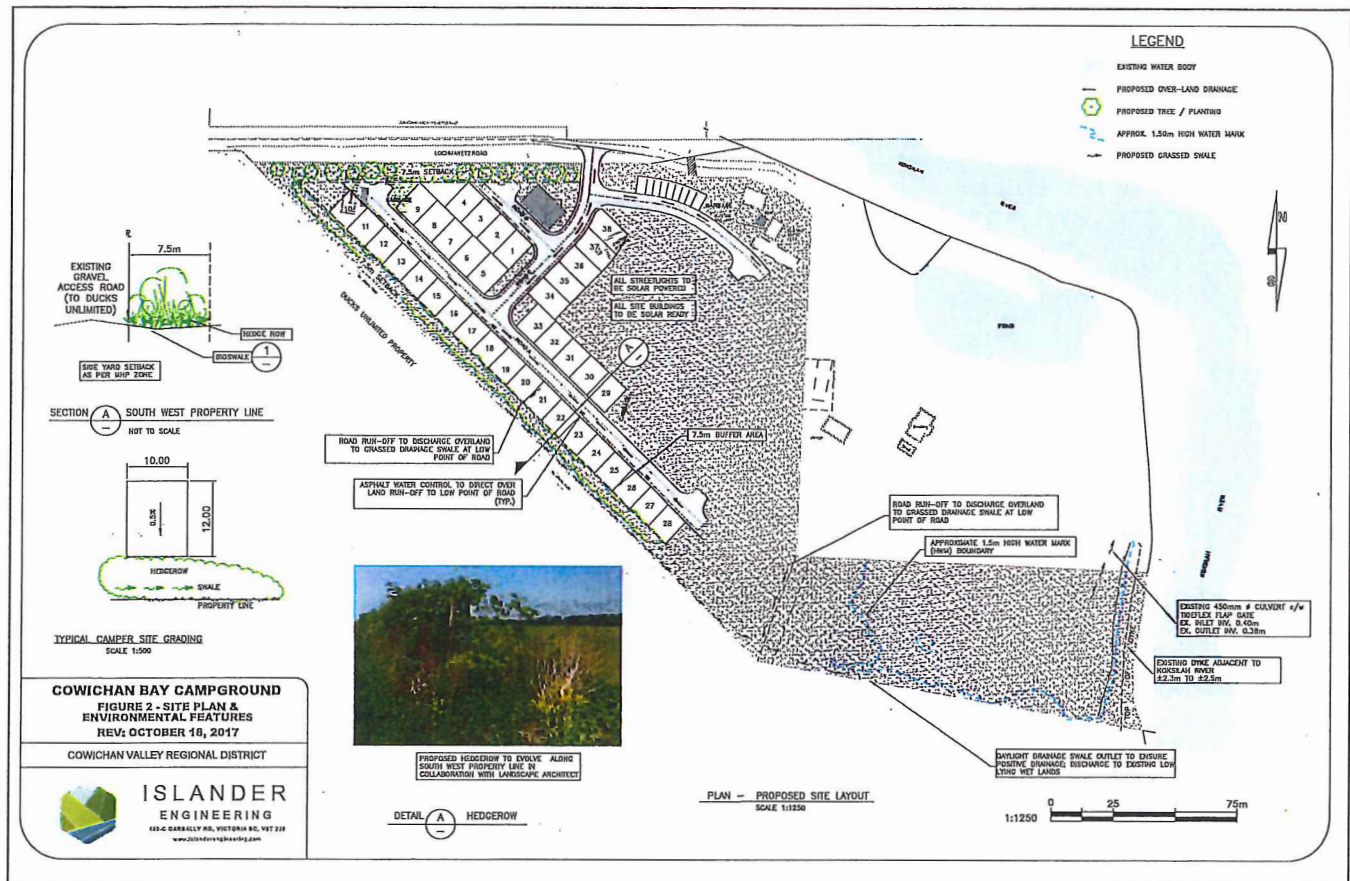


Figure 1. Proposed development layout prepared by Islander Engineering.



Figure 2. CVRD Natural Areas Atlas image of the property (light blue fill) and the Koksilah River (light blue line).

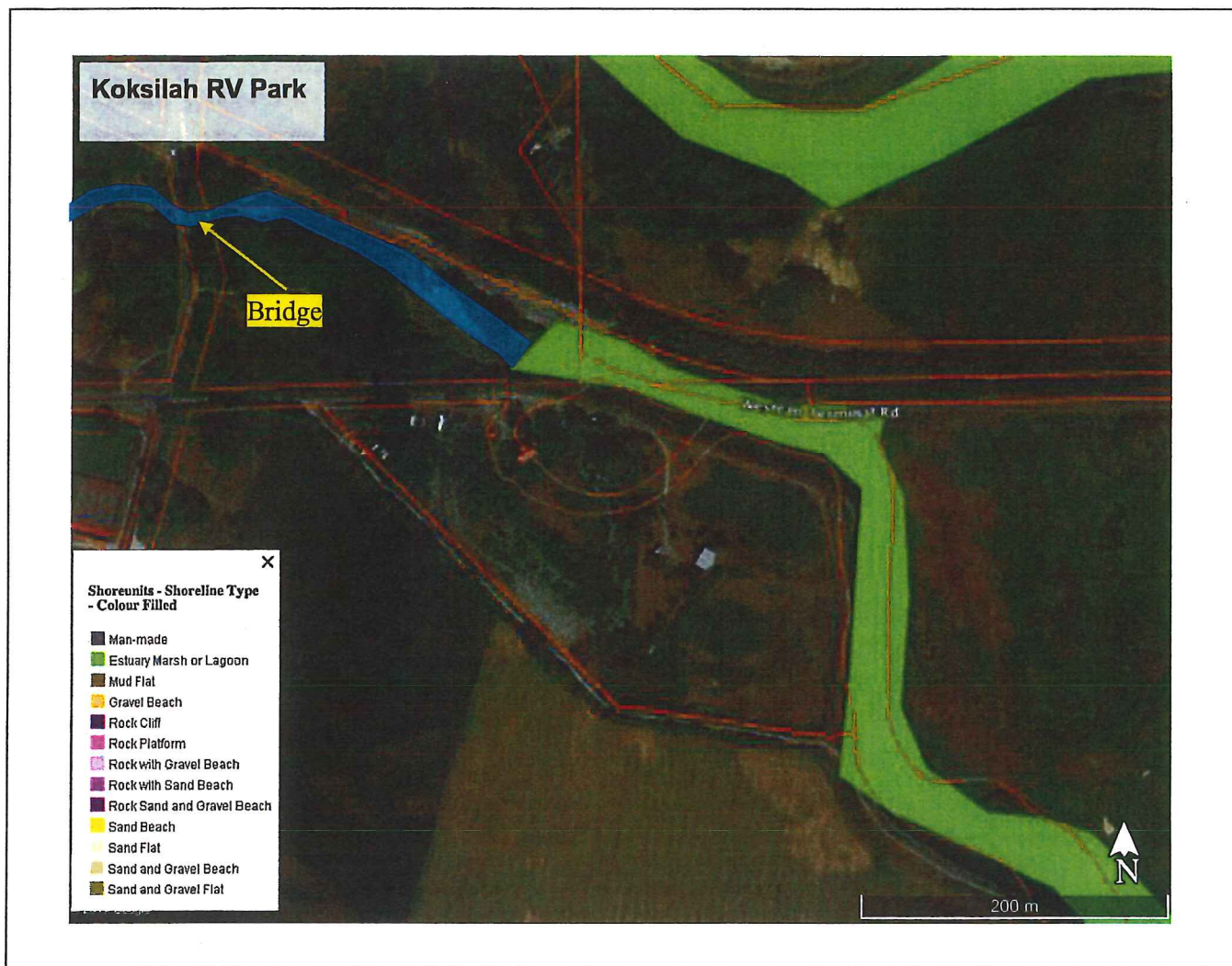


Figure 3. Provincial boundary of Koksilah River estuary marsh lands. Note that the tidal zone of influence extends upriver of the estuary marsh boundary (light blue fill), upriver of the bridge.