



REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT
**NOTICE OF APPLICATION FOR
DEVELOPMENT VARIANCE PERMIT**
ELECTORAL AREA 'D' – SPROAT LAKE

DVD20011 – DALE MYKYTE, PROPERTY OWNER

On July 28, 2021, the Regional District of Alberni-Clayoquot (ACRD) will consider issuing the following development variance permit to vary the provisions of the ACRD Zoning Bylaw No. 15, pursuant to Section 498 of the *Local Government Act*:

Vary Section 6.2(4)(a) to reduce the watercourse setback from 30.48 m (100 ft) to 5.0 m (16.4 ft) for construction of an accessory building, to 8.0 m (26.25 ft) for construction of a portico addition to the single family dwelling, and 3.5 m (11.48 ft) for construction of a deck addition to the single family dwelling.

Subject Property: 9648 Stirling Arm Crescent, Port Alberni

Legal Description: LOT 1 SECTION 88 CLAYOQUOT DISTRICT PLAN 28943 **PID:** 001-455-443

A copy of the permit and supporting documents are available for public review on our website at <https://www.acrd.bc.ca/events/28-7-2021/>.

The Regional Board made a preliminary review of this proposal on June 23, 2021 and resolved to consider it further. It is anticipated that the Regional Board will make a final decision on the permit at the Board Meeting on July 28, 2021 beginning at 1:30 pm.

Prior to issuing such a permit, the Board is required to notify owners and occupants of properties within 100 metres of the subject property. **Please accept this correspondence as fulfilling this obligation.**

Providing an opportunity for public input is a top priority for the ACRD. Consider written submissions as an effective means to do so.

Correspondence must be received by the ACRD by **10:00 am on Wednesday, July 28, 2021** and can be submitted by one of the following methods:

- Hard copy to the ACRD office drop slot or by mail to the Planning Department at the address below.
- Email sent to planning@acrd.bc.ca. Email correspondence will only be considered received if receipt confirmation is provided by ACRD staff.
- Fax sent to 250-723-1327. Fax correspondence will only be considered received if receipt confirmation is provided by ACRD staff.

Alternatively, if you wish to present your views to the Board in person, please contact Wendy Thomson, General Manager of Administrative Services, before 4:30 pm on July 21, 2021 at wthomson@acrd.bc.ca or phone 250-720-2700.

Questions? Please contact the Planning Department during regular office hours: Monday to Friday, excluding statutory holidays, from 8:00 am until 4:30 pm.

PLANNING DEPARTMENT

Regional District of Alberni-Clayoquot
3008 Fifth Avenue
Port Alberni, BC V9Y 2E3

Email: planning@acrd.bc.ca
Telephone: 250-720-2700
Fax: 250-723-1327

Date of Notice: July 7, 2021



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni BC, CANADA V9Y 2E3 Telephone (250) 720-2700 Fax (250) 723-1327

Development Variance Application

MEETING DATE: June 23, 2021

ACRD FILE NO.: DVD20011

APPLICANT: Dale Mykyte

LEGAL DESCRIPTION: LOT 1 SECTION 88 CLAYOQUOT DISTRICT PLAN 28943

LOCATION: 9648 Stirling Arm Crescent, Port Alberni

ELECTORAL AREA: "D" Sproat Lake

APPLICANT'S INTENTION: The applicant has applied for a development variance permit to reduce the required watercourse setback to accommodate construction of a detached shop and additions to the single family dwelling including a portico and deck.

Recommendation: *THAT the Board of Directors consider issuing development variance permit DVD20011, subject to neighbouring properties being notified as per Local Government Act s.499.*

Development Variance DVD20011:

- i. Development variance of Section 6.2(4)(a) to reduce the watercourse setback from 30.48 m (100 ft) to:
 - 5.0 m (16.4 ft) for construction of an accessory building;
 - to 8.0 m (26.25 ft) for construction of a portico addition to the single family dwelling; and
 - 3.5 m (11.48 ft) for construction of a deck addition to the single family dwelling.

Procedure: Prior to the issuance of a development variance permit, the Board must first pass a resolution to consider issuing the permit. Staff then notify neighbouring property owners and tenants to afford them the opportunity to make written or verbal submissions to the Board. At a subsequent meeting, the Board issues or denies the development variance permit.

Advisory Planning Commission Recommendation: The Sproat Lake APC reviewed this application at their June 10, 2021 meeting. Their recommendation is to support the application.

DVD20011

Observations

- i. **Status of Property:** The property is 0.57 ha (1.4 ac) in size. There is a single family dwelling located towards the centre of the southern portion of the lot, closer to the lake. The property slopes from Stirling Arm Crescent, southerly to the shoreline of Sproat Lake. Similar residential properties are to the east and west, with a larger rural residential property to the north, across Stirling Arm Crescent. There is a seasonal tributary watercourse that dissects the property along the east lot line.
- ii. **Services**
 - a. **Sewage Disposal:** The existing onsite sewage disposal system was installed at the time the original home was built in 1976/1977. Documentation on file from the Central Vancouver Island Health Unit, dated July 5, 1991, confirms that the existing system is adequate to support the rebuild of the home in 1991.
 - b. **Water Supply:** On-site water system.
 - c. **Fire Protection:** Sproat Lake Volunteer Fire Department.
 - d. **Access:** Access to the property is from Stirling Arm Crescent.
- iii. **Existing Planning Policies Affecting the Site**

a. **Agricultural Land Reserve:** Not within the Agricultural Land Reserve.

b. **Official Community Plan:** The Sproat Lake Official Community Plan (OCP) designates the subject property as Residential Use.

The property is impacted by Development Permit Area I – Riparian Areas Protection (DPA I). DPA I is used to ensure that the ecological values of riparian and wetland habitats have been considered prior to development and that measures will be taken to limit or avoid damage to these ecosystems.

This DPA I applies to all lands within 15 m (49.21 ft) of Sproat Lake and minor streams. Issuance of a development permit is required, and an application including environmental report, has already been submitted to the ACRD.

The proposal and current use of the property complies with the Sproat Lake Official Community Plan. If approved, issuance of a development permit will be concurrent with issuance of the development variance permit.

c. **Zoning:** The property is zoned Acreage Residential (RA2) District.

Bulk and Site Regulations		
Single Family Dwellings	Required	Proposed
Front lot line setback:	12.19 m (40 ft)	-
Rear yard setback:	9.14 m (30 ft)	-
Side yard setback:	4.57 m (15 ft)	-
Accessory Buildings	12.19 m (40 ft)	-
Front lot line setback:	12.19 m (40 ft)	-

DVD20011

Rear yard setback:	0.304 m (3 ft)	-
Side yard setback:	0.304 m (3 ft)	-
Watercourse	30.48 m (100 ft)	3.5 m (11.48 ft) at the closest point

The siting of the existing single family dwelling does not comply with the required 30.48 m (100 ft) watercourse setback. The permit for the original home was issued in 1977. Documentation on file indicates that this structure was destroyed by fire, and another permit for a single family dwelling was issued in 1991. The existing home complies with front, rear and side yard setbacks. It is unknown as to why a variance was not required to accommodate the watercourse setback reduction.

In order to accommodate the construction of a new shop and additions of a deck and portico to the single family dwelling, a reduction of the watercourse setback is required.

Comments: The applicant intends to build a new shop and complete additions and renovations to the existing home, including a portico entryway and new deck. A reduction of the watercourse setback is necessary to accommodate these projects.

The applicants have engaged Toth and Associates Environmental Services to complete an environmental assessment associated with the proposed developments and potential impacts to the affected watercourse. The report recommends replanting of native plants in various areas, sediment control measures and riparian protection during construction. A development permit application is in progress.

Planning staff are of the opinion that the variance application is reasonable as the siting of the shop considers topography, access and minimized tree removal and grading. The additions to the home will not result in a significant increase to the footprint within the DPA and riparian area of the watercourse, as there are a number of existing landscaping and structural features already in that area.

Staff recommend that the Board of Directors consider the application and proceed with neighbour notification.

Submitted by:



Charity Hallberg Dodds, Planning Technician

Reviewed by:



Mike Irg, MCIP, RPP, GM of Planning and Development

DVD20011



Reviewed by:

Douglas Holmes, BBA, CPA, CA, Chief Administrative Officer

DVD20011

Members: City of Port Alberni, District of Ucluelet, District of Tofino, Yuułu?if?at̓ Government, Huu-ay-aht First Nations, Uchucklesaht Tribe, Toquaht Nation
Electoral Areas "A" (Bamfield), "B" (Beaufort), "C" (Long Beach), "D" (Sproat Lake), "E" (Beaver Creek) and "F" (Cherry Creek)



ALBERNI-CLAYOQUOT REGIONAL DISTRICT

3008 Fifth Avenue, Port Alberni, BC V9Y 2E3

Phone: (250) 720-2700 Fax: (250) 723-1327

APPLICATION FOR DEVELOPMENT

- | | |
|------------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> Official Community Plan Amendment | <input type="checkbox"/> Minimum Parcel Frontage Waiver |
| <input type="checkbox"/> Zoning Map Amendment | <input type="checkbox"/> Board of Variance Application |
| <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Temporary Commercial Use Permit |
| <input type="checkbox"/> Development Permit | <input type="checkbox"/> Temporary Industrial Use Permit |
| <input checked="" type="checkbox"/> Development Variance | <input type="checkbox"/> Other: _____ |

Applicant/Property Owner Information	Agent Information (if applicable)
Name: DALE MYKYTE	Name: Dave Burgess
Mailing Address: 9648 STERLING ARM CRES PORT ALBERNI, BC V9Y 9C8	Mailing Address: 3703 Maitland Street PORT ALBERNI, BC V9Y 3X4
Telephone: (281) 794-7312	Telephone: (250) 720-5200
Fax:	Fax:
Cell:	Cell:
Email: dalc@pebenusa.com	Email: dave@caravanpacific.ca

- Legal Description: Lot 1 Section 88 Clayoquot District Plan 28943
- Particulars of Proposed Development:
 - Existing OCP Designation: Residential
 - Proposed OCP Designation: Unchanged
 - Text Amendment: N/A
 - Existing Zone: RA2
 - Proposed Zone: Unchanged
 - Within the Agricultural Land Reserve (ALR)?: No Yes
 - Within a Development Permit Area?: No Yes
 - Method of Sewage Disposal: Community System Onsite Septic System Other
 - Method of Water Supply: Community System Onsite Water System Other
- Other (explain): _____
- Describe the existing land use of the subject property: Residential (existing) with a proposed shop.

- Describe the existing land use of lands adjacent to the subject property:

North: Residential

South: Lake

East: Residential

West: Residential

- Describe the proposed development of the subject property (attach additional pages if necessary):

Proposed shop (as attached)

- Reasons and comments in support of the application (attach additional pages if necessary):

Topography of land makes it difficult to place the building elsewhere. As well, it seems that the property is in a lower-lying, "tucked away" area in relation to the surroundings.

- The following information is required. Failure to provide any of the following may delay the application.

A sketch/plan of the subject property showing:

- the legal boundaries and dimensions of the subject property;
- boundaries, dimensions, and area of any proposed lot (if subdivision is being proposed);
- the location of permanent building and structures on the subject property with distances to property lines;
- the location of any proposed building, structures, or additions hereto, with distances to property lines;
- the location of any existing sewage disposal systems and/or property water source; and
- topographic features (rock outcroppings, etc.).

- Additional or more detailed information may be requested by the Regional District following review or your application.

If the Regional District believes it to be necessary for the property boundaries and the location of buildings and structures to be more accurately defined, a plan prepared by a registered BC Land Surveyor may be required.

I accept responsibility for delays in processing caused by incorrect or insufficient submission. Personal information contained on this form is collected under the *Local Government Act*. Contact the Planning Department if you have any further questions.

I hereby grant Regional District staff full right of access to the subject property, during the hours of 8:00 am until 4:30 pm, Monday to Friday, except statutory holidays, while this application is in effect; and

I/We hereby declare that the information provided in this application is, to the best of my/our knowledge, true and correct in all respects, and I/we enclose the required fee with this application.

NOTE: All items submitted as part of the application will not be returned to the applicant and are subject to the *Freedom of Information and Privacy Act*. All relevant correspondence will be provided to both the applicant and the agent when applicable.

Applicant/Owner Signature:  _____

Applicant/Owner Signature: _____

Date: 12/22/2020

BUILDING HEIGHT

EXISTING AVERAGE GROUND (FEET)
 CORNER 1 = 131.579'
 CORNER 2 = 130.269'
 CORNER 3 = 124.741'
 CORNER 4 = 128.888'

 = 128.914'

MAX HEIGHT = 12'-0" (3.657m)
 REQUIRED SETBACK = 3'-0" (0.914m)
 ACTUAL SETBACK = 15'-0" (4.572m)

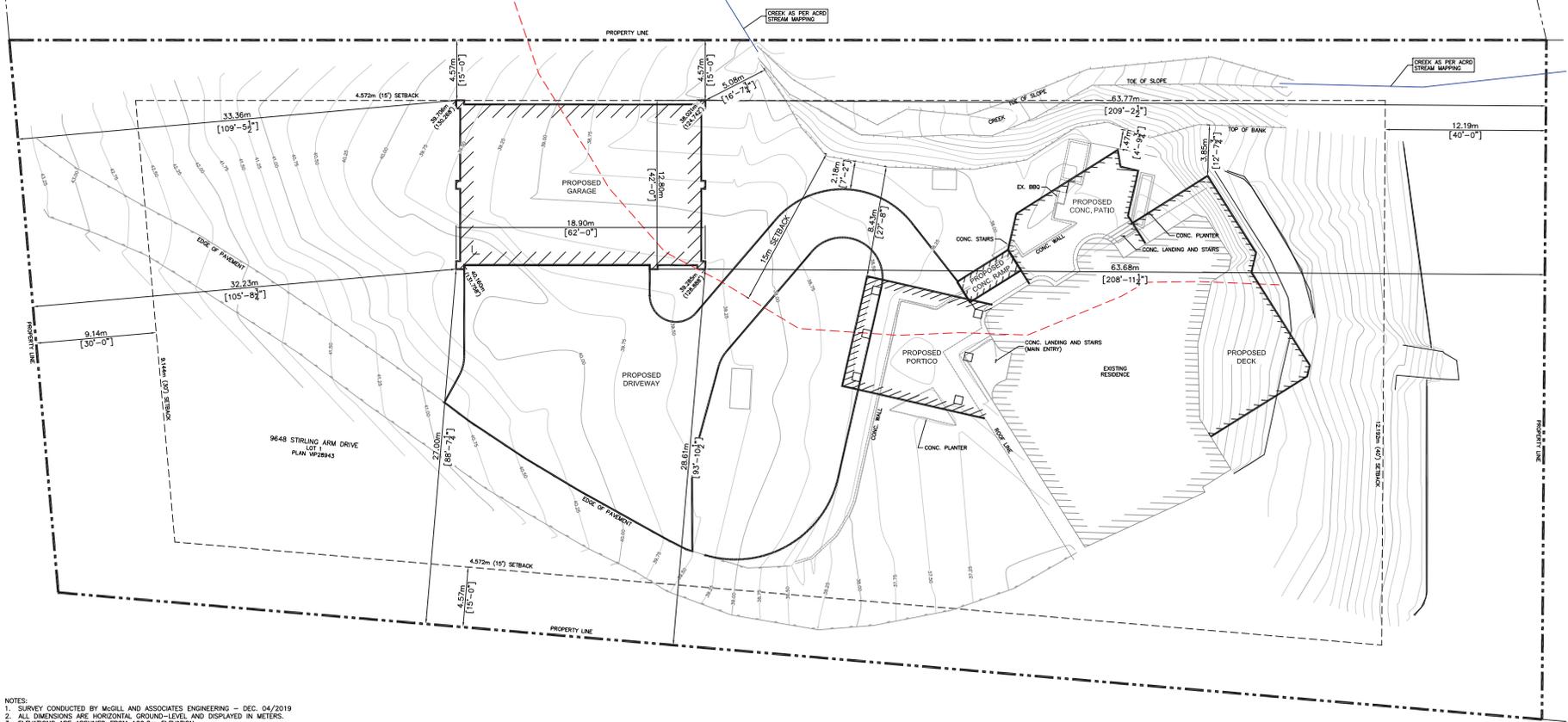
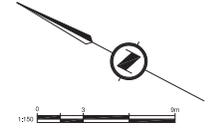
HORIZONTAL DIST. FROM SETBACK = 12'-0"
 ALLOWABLE VERTICAL INCREASE IN HEIGHT = 6'-0"
 1'-0" VERT. FOR EVERY 2'-0" HORIZ. (6.5.2c)

AVERAGE HEIGHT = 128.914'
 MAX HEIGHT = 12'-0"
 VERTICAL INCREASE = 6'-0"

MAX BUILDING HEIGHT = 146.914'
 PROPOSED BUILDING HEIGHT = 151.914'
 (5'-0" VARIANCE REQUIRED)

SITE STATISTICS

SITE COVERAGE: 25%
 SITE SqFt: 23844.5 SqFt
 MAX COVERAGE: 5961.125 SqFt
 GARAGE: 2000 SqFt
 MAIN BUILDING: 3602.5 SqFt
 FOOTPRINT SqFt: 5602.5 SqFt (23.5%)



- NOTES:**
1. SURVEY CONDUCTED BY MCGILL AND ASSOCIATES ENGINEERING - DEC. 04/2019
 2. ALL DIMENSIONS ARE HORIZONTAL GROUND-LEVEL AND DISPLAYED IN METERS.
 3. ELEVATIONS ARE ASSUMED FROM 100.00m ELEVATION
 4. LEGAL BOUNDARIES HAVE BEEN DRAFTED AND ROTATED BASED ON LOCATED LEGAL PINS.

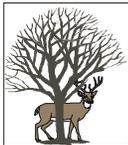
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NO.	REVISION DESCRIPTION	DATE	BY	APP'D	DWG File Name	W3013.DWG	SDC
B	REVISED FOR OP & VARIANCE	2021/05/19	CM	TD	SCALE:	1:	
A	ISSUED FOR DEVELOPMENT VARIANCE	2020/12/23	CM	TD	FIELD BOOK NO.:		
					DWG File Name	W3013.DWG	

**McGILL & ASSOCIATES
ENGINEERING LTD.**
 4018 ELIZABETH STREET
 FORT ALBERT, B.C. V0V 6L7
 TEL: (250) 734-3400 FAX: (250) 724-4400
 EMAIL: vfr@mcgilleng.com

DALE MYKYTE
 9648 STIRLING ARM DRIVE - SHOP
 SITE PLAN

SHEET No.	C01
1 of 1	REV. B
DRAWING No.	3913 - C01



Toth and Associates Environmental Services

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602

E-mail: stoth@shaw.ca

July 23, 2020

Dale Mykyte,

9648 Stirling Arm Crescent

Port Alberni, B.C. V9Y-9C8

Re: Environmental Assessment of proposed construction on 9648 Stirling Arm Crescent (PID# 001-455-443), Sproat Lake.

Introduction

I conducted a survey of the proposed site of a new shop building, driveway and the footprint of proposed renovations to the existing single family house on the 0.57 ha property located at 9648 Stirling Arm Crescent on February 11, 2020. Environmental sensitivities on the subject property include Sproat Lake and an unnamed seasonal tributary drainage along the east side of the property.

The proposed development includes construction of a 13 m x 20 m shop building, new section of driveway, portico, and ramp leading to a new patio and deck (Figure 1).

Background Review

The Alberni Clayoquot Regional District (ACRD) designates riparian areas along streams as Riparian Areas Protection Development Permit (DPA 1) Areas. The Sproat Lake Official Community Plan Bylaw (No. P1310, Schedule A, June 11, 2014) indicates that the DPA 1 area for Sproat Lake and minor streams includes all lands within 15 m of the high water mark. Therefore, the ACRD will require a Development Permit application for any proposed works within the 15 m DPA 1 area.

Section 6.2 of the *Alberni-Clayoquot Zoning By-law 1971* indicates that “Notwithstanding anything else contained in this By-law, except where relief is granted by the Water Resources Service of the Department of Lands, Forests and Water Resources, no building shall be constructed:

- a) Within 7.62 meters [25 feet] of the natural boundary of a lake or within 30.48 meters [100 feet] of the natural boundary of any other natural water course or source of water supply (other than a well, which is governed by the Sanitary Regulations, 1917), or
- b) On ground surface less than 0.609 meters [2 feet] above 200 Year flood level (other than flood caused by tsunami) where it can be determined, or, where it cannot be determined, 3.048 meters [10 feet] above the natural boundary of a lake or any other natural water course in the immediate flood hazard area”.

Therefore, while the Riparian Areas Protection DPA applies to all lands within 15 m of the high water mark of Sproat Lake and the seasonal tributary drainage, the Zoning Bylaw permits

intrusions within the DPA for the siting of buildings to within 7.62 m of the natural boundary of Sproat Lake, but does not allow buildings within 30.48 m of the seasonal tributary drainage (exceeding the DPA by 15.48 m) without permission granted from the Department of Lands, Forests and Water Resources. According to provincial records, this department has not existed since 1975.

Biophysical Description

The subject property is located along the south facing shore of Stirling Arm. The 15 m Riparian DPA of Sproat Lake on the property consists of a landscaped garden area on the south side of the existing house (Photograph 1), with a low concrete wall at the toe of the landscaped area (Photographs 2 & 3). Additional existing footprints within the Riparian DPA include concrete steps leading from the house to the beach, a dock (Photograph 4), and a gravel boat launch along the west side of the property (Photograph 5). Beach substrates appear to be largely non-native rounded small gravels.

The 15 m Riparian DPA of Sproat Lake merges with the 15 m Riparian DPA of the unnamed seasonal tributary drainage along the east side of the property (Figure 2). The potential for fish to utilize the seasonal drainage appears to be restricted by a 1 m high barrier at the high water mark of Sproat Lake (Photograph 6), steep gradient through approximately the lower 20 m of the drainage (Photographs 7 & 8), and seasonal / shallow flows. Based on the topographic survey information the channel gradient through the lower 22 m of the drainage measures 15.9 %.

The unnamed seasonal tributary drainage originates as discharge from a seasonal wetland on the north side of Stirling Arm Crescent and crosses under Stirling Arm Crescent in a culvert. The drainage flows in an open channel for approximately 11 m downstream of Stirling Arm Crescent and then enters a pipe (Photograph 9) and is contained underground for approximately 42 m through 9624 Stirling Arm Crescent. The pipe discharges on the downstream side of the driveway access to 9636 Stirling Arm Crescent (Photograph 10) and the drainage flows southwest in an open channel to the east side of the subject property. The total length of open channel is approximately 115 m.

While the wetland upstream of Stirling Arm Crescent appears to be a natural feature, we are not certain whether the remaining open channel sections between Stirling Arm Crescent and Sproat Lake represent a natural watercourse or are entirely man-made / channelized.

DPA 1 – Riparian Areas Protection Guidelines

The following guidelines apply within DPA 1:

- i. Development or alteration should be planned to avoid intrusion into DPA 1 areas and to minimize the impact of any activity on these areas.
- ii. A QEP should be retained for the purpose of preparing a report detailing site conditions and describing any measures that must be taken in order to protect the riparian area.
- iii. Protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance streams, fish habitat or riparian areas.
- iv. In the absence of a report from a QEP, a minimum vegetated buffer of 30 metres between the high water mark and any building or structure should be preserved on major streams free from development, and 15 metres on minor streams or streams.
- v. The total amount of impervious cover on property adjacent to a stream should minimize impact on the receiving aquatic environment. Consideration should be given to reducing

- impervious cover through reduction in building footprint and paved areas, exceeding the minimum riparian setback where feasible, and use of on-site infiltration.
- vi. The construction of a small accessory building such as a gazebo, garden shed or play house may be permitted if all the following apply:
- a) The building is located within an existing landscaped area;
 - b) No native trees are removed;
 - c) The building is located a minimum of 15 metres from the high water mark of a minor stream or 30 metres from the high water mark of a major stream; and
 - d) The total area of the structure is not more than 9.2 m²

Discussion

The proposed shop building will intrude within the 15 m Riparian DPA associated with the unnamed seasonal drainage, and at its closest point will be within approximately 4.4 m of the high water mark of the drainage. The proposed shop building location will likely require a variance from the ACRD for a watercourse setback reduction. Although there is a fairly large available area outside the Riparian DPA, as we understand it the designer (Dave Popove) considered this to be the best location for the shop given the slope of the property and the need for enough space in front of the shop to accommodate a reasonable slope / approach to the front of the building. There are no other areas for siting the shop building that provide a reasonable slope / approach to the building without significant land disturbance, tree removal and grading.

The proposed new section of driveway will provide a looped or circular driveway. The new section of driveway within the Riparian DPA will be largely located on existing landscaped areas.

The proposed renovations to the existing house will not result in a significant increased footprint within the 15 m Riparian DPA. This area largely consists of the existing house, concrete patios, stairs and low walls, along with landscaping. There was some evidence of minor erosion of the slope facing Sproat Lake as a result of patio run-off and there is minimal representation of native vegetation within the landscaped areas. Erosion could be controlled by lining the run-off path below the patio with small stone / drain-rock and habitat could be increased by including more native vegetation within the landscaping.

The bank above the seasonal drainage adjacent to the house is relatively steep and not well vegetated (Photographs 11 & 12). Restoring the area below the top of bank would provide stability to the bank, increase habitat and reduce erosion potential.

Recommendations

We recommend that the area below the top of bank of the seasonal drainage adjacent to the house be planted with native plants. Based on the forest cover and plant species noted within the Riparian DPA on 9648 Stirling Arm Crescent, we recommend the native species listed in Table 1 be planted to restore the area below the top of bank adjacent to the house. We would also recommend planting some native plants within the existing landscaped area facing Sproat Lake. As maintenance of lake views is likely a significant concern, we have limited our recommended plants to lower growing shrubs and herbs. The slope facing Sproat Lake would likely also be a good area for many types of

fruit trees, the height of which could be controlled by purchasing dwarf varieties and through pruning.

Table 1. Recommended plant species for Riparian DPA restoration on 9648 Stirling Arm Crescent

Streamside Area		Lakefront Area	
Sword Fern	<i>Polystichum munitum</i>	Evergreen Huckleberry	<i>Vaccinium ovatum</i>
Deer fern	<i>Blechnum spicant</i>	Saskatoon	<i>Amelanchier alnifolia</i>
Salal	<i>Gaultheria shallon</i>	Red Flowering Currant	<i>Ribes sanguineum</i>
Dull Oregon Grape	<i>Mahonia nervosa</i>	Mountain boxwood	<i>Pachistima myrsinites</i>
		Kinnikinnick	<i>Arctostaphylos uva-ursi</i>
		Tall Oregon-grape	<i>Mahonia aquifolium</i>
		Common Foxglove	<i>Digitalis purpurea</i>
		Woolly Sunflower	<i>Eriophyllum lanatum</i>
		Large-leaved Lupine	<i>Lupinus polyphyllus</i>

Use of unnatural impervious materials within the Riparian DPA should be minimized. Paths should be soft-surfaced or constructed of pervious pavers.

Only environmentally safe pesticides / herbicides and fertilizers should be used in the Riparian DPA.

Orange mesh construction fencing should be staked in place at the limit of construction at the closest corner of the proposed shop building to the seasonal drainage, allowing for over-excavation for footings, etc. A row of silt-fencing should be installed behind the construction fencing. No side-cast, vegetation removal or bank disturbance should occur within the protective fencing area. Fencing should be maintained in place for the duration of construction.

All construction waste material should be removed from the Riparian DPA at the end of construction. No burning should occur within Riparian DPA.

No material of any sort is permitted to be deposited below the high water mark of Sproat Lake. No disturbance is permitted below the high water mark without DFO authorization.

Please contact us if you have any questions regarding the contents of this report.

Sincerely,
Steve Toth, AScT. R.P.Bio.



Toth and Associates Environmental Services
Tel. (250) 390-7602
E-mail: stoth@shaw.ca

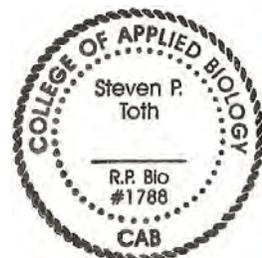


Figure 1. McGill & Associates Topographic Site Plan with proposed development (outlined in red) transcribed from Popove Design's drawing

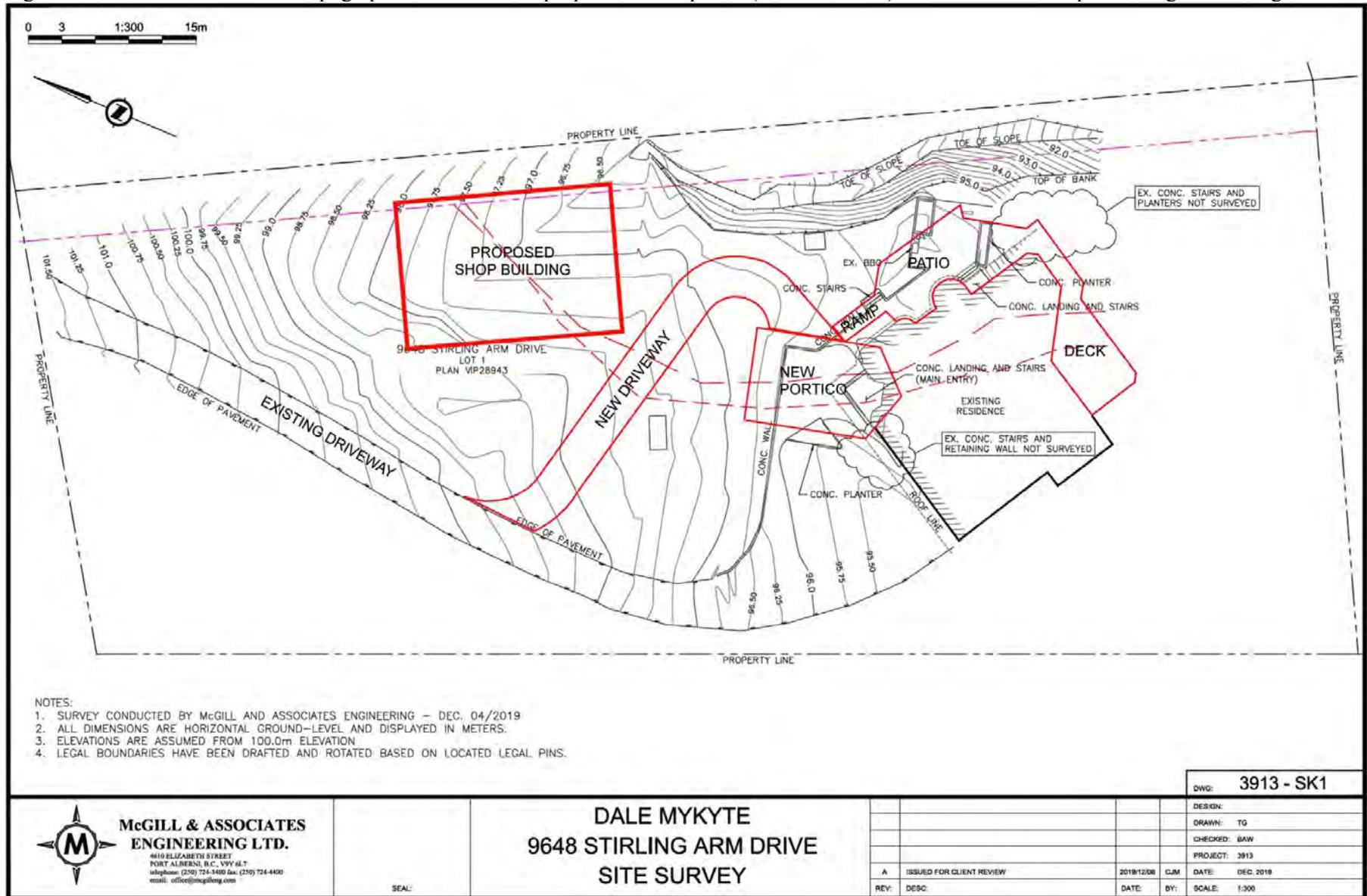


Figure 2. Site features, Riparian DPA boundaries, stream network and development plans overlaid on July 13, 2018 air photo





Photograph 1. February 11, 2020. View from beach to landscaped area on the south side of the house.



Photograph 2. View east along beach with evidence of high water mark.



Photograph 3. View west along high water mark.



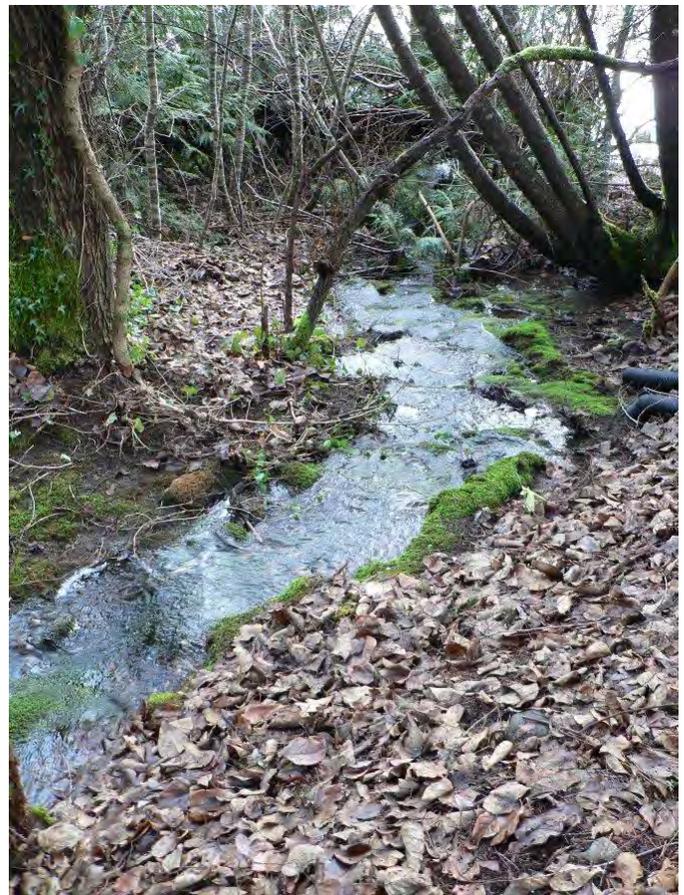
Photograph 4. View from beach to dock.



Photograph 5. View of gravel surfaced boat launch.



Photograph 6. View of approximate 1 m drop at beach.



Photograph 7. View downstream on tributary to beach.



Photograph 8. View upstream on tributary from Photograph 7.



Photograph 9. View of drainage entering pipe on 9624 Stirling Arm Crescent.



Photograph 10. View of pipe discharging on 9636 Stirling Arm Crescent.



Photograph 11. View downstream along top of bank adjacent to the house.



Photograph 12. View upstream along top of bank adjacent to the house.