



# STAFF REPORT TO COMMITTEE

**DATE OF REPORT** October 25, 2024

**MEETING TYPE & DATE** Electoral Area Services Committee Meeting of November 6, 2024

**FROM:** Development Services Division  
Land Use Services Department

**SUBJECT:** Application No. RZ23E01 (Appaloosa Way/PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581) - Public Input Prohibited  
Subject to *Local Government Act Section 464*

**FILE:** RZ23E01

## **PURPOSE/INTRODUCTION**

The purpose of this report is to provide an update on an application to modify the Comprehensive Development Residential ([R-5](#)) Zone within the Electoral Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840.

The revised application was last considered by the EASC on April 3, 2024. Staff recommended referral of the revised application to external agencies. External agency feedback has been received and is addressed in this report.

The current owners advise that 23 lots cannot be developed given topographic and environmental constraints. A 17-lot conventional subdivision was proposed in 2023; however, revisions to meet CVRD's development permit area guidelines further reduced the anticipated density to 8 lots. If 8 lots were developed today, the agent would be required to transfer 2 of the 8 lots to the CVRD for park purposes.

The proposed amendments to Bylaw No. 1840 would remove the requirement for lots (2-4, depending on build out) to be transferred to the CVRD as a condition of density bonusing, and replace it with dedication of the contiguous portions of land that are presently subject to the Land Conservancy (TLC) Covenant No. FB208158 that are at least 23 ha in size.

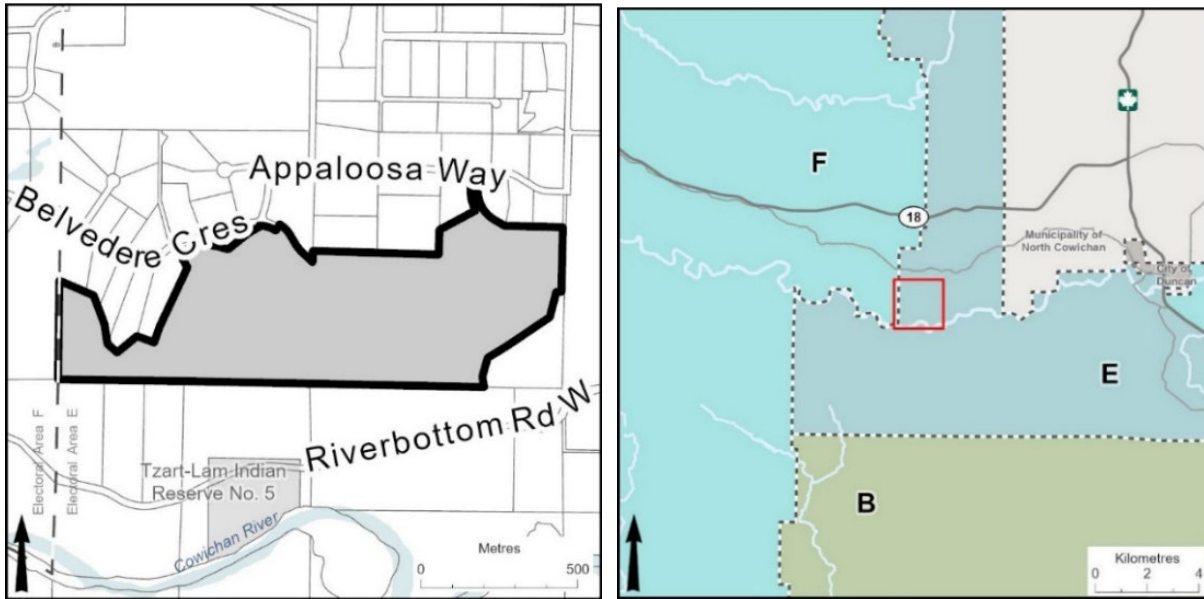
## **RECOMMENDED RESOLUTION**

That it be recommended to the Board that:

1. The draft Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be prepared by staff and forwarded to the Board for consideration of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading;
2. That prior to the consideration of Adoption of the Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), the following conditions be secured:
  - a. Registration of a Section 219 covenant to secure the following:
    - i. The dedication in fee-simple of the entirety of the approximately 23 hectares of land for community park subject to the existing Land Conservancy conservation covenant prior to any further site development, including the subdivision of land or issuance of a building permit;

- ii. A requirement to install (at time of building permit) visual barriers, such as permanent fences or signs, under the supervision of a qualified environmental professional to prevent encroachment into the Streamside Protection and Enhancement Areas (SPEAs) by demarcating the SPEAs for future land owners and occupiers; and
- iii. A general prohibition on constructing buildings or structures within portions of the property designated P-2 in accordance with Section 12.10(c) of the Electoral Area “E” (Cowichan Station/Sahtlam/Glenora) Zoning Bylaw No. 1840.

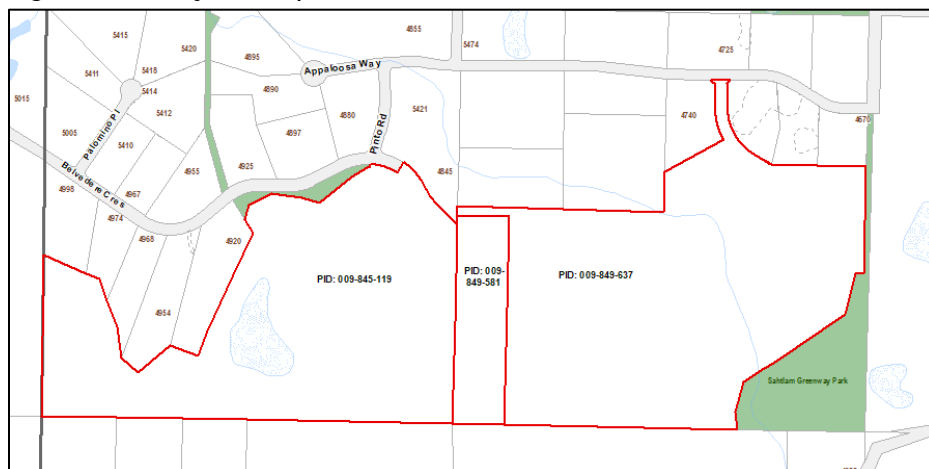
**LOCATION MAP**



**BACKGROUND**

The subject lands include: PID: 009-845-119 (66.75 acres), PID: 009-849-637 (72.98 acres) and PID: 009-849-581 (10.00 acres).

Figure 1 – Subject Properties



The applicants propose to modify Section 8.9(c) [*Density and Density Bonus Provisions*] of Bylaw No. 1840 which currently permits a maximum density of 50 lots in the entire R-5 Zone if density bonusing provisions are met.

<p>The current density bonusing provisions include:</p>	<p>The changes to Section 8.9(c) would clarify that in lieu of additional residential parcels being transferred to the CVRD, the entirety of the TLC covenanted area will be provided.</p>
<ul style="list-style-type: none"> <li>• <i>“In respect of each 4 parcels created in excess of 22, one of the parcels must be transferred to the Regional District... The parcels transferred to the Regional District must be used for either the provision of fire protection services, or community park purposes.”</i></li> </ul>	<ul style="list-style-type: none"> <li>• Present zoning permits 23 additional lots (resulting in a combined total of 50 lots in the R-5 Zone).</li> <li>• In 2023 the applicant proposed to subdivide 17 lots (resulting in a combined total of 44 lots in the R-5 Zone).</li> <li>• The revised proposal (April 2024) was to subdivide 8 lots (resulting in a combined total of 35 lots in the R-5 zone).</li> <li>• When the application was presented to the Advisory Planning Commission (June/July 2024) the applicant clarified that they do not wish to reduce the density to 8 lots in the zone.</li> </ul>

The applicant has clarified that they do not wish to reduce the density to 8 lots in the zone. While they didn't anticipate more than 8 fee-simple lots in their conceptual subdivision plan, further refinement will occur through the subdivision process.

Current Proposal:

Due to the constraints in Section 12.12 [*Subdivision of Parcels Containing a Water Body, Watercourse or Wetland*] of Bylaw No. 1840, the agent advises that it is not possible to achieve a 23-lot subdivision. The agent has clarified that while their options for development is limited, further refinement will occur through the subdivision process and it is possible that additional, or fewer lots may be developed as the site constraints are studied further.

As an alternative to providing residential lots to the CVRD (to be re-sold for park purposes), the agent proposes to transfer 23 ha (59 acres) of covenanted conservation land to the CVRD for park purposes. They request no modifications to the density in the R-5 zone so that there is future flexibility to allow for additional lots (up to 23 under current zoning) to be developed should site conditions change, or if alternative development forms that would allow for clustering (e.g. bare-land strata) are considered.

Parkland Proposal:

If this application were to proceed under the existing density bonusing provisions, as few as two additional fee-simple lots would be transferred to the CVRD (if 8 lots were developed), and as many as four additional fee-simple lots would be transferred to the CVRD (if 17 lots were developed).

In lieu of providing 2 to 4 fee-simple lots to the CVRD, the applicant proposes to transfer the entirety of The Land Conservancy (TLC) covenanted lands to the CVRD as a condition of rezoning. This condition would be secured by a Section 219 Covenant.

The portions of the subject lands covenanted by the TLC represent an important trail linkage between Sandy Pool Regional Park and Inwood Creek Park (as part of the Sahtlam Greenway Trail) within the 2018 [Electoral Area E – Cowichan Station/Sahtlam/Glenora Community Parks & Trails Master Plan](#).

Staff note that the portions of land presently zoned P-2 do not fully align with the TLC covenant. The agent proposes to incorporate the P-2 Zoned land (which is not within the TLC covenanted area) within the proposed subdivision. A covenant will be required in accordance with Section 12.10(c) of the Electoral Area “E” (Cowichan Station/Sahtlam/Glenora) Zoning Bylaw No. 1840, to restrict the construction buildings or structures and/or use of the land within portions of the property zoned P-2. This land will functionally serve as a buffer to the CVRD park.

**OFFICIAL COMMUNITY PLAN / POLICY CONSIDERATIONS**

Official Community Plan for the Electoral Areas Bylaw No. 4270 (OCP):

The P-2 Zoned portions of the subject properties are designated as Parks in both the regional and local area plans (LAP):

<i>Official Community Plan</i>	<i>Local Area Plan</i>
The Parks designation is intended to identify lands appropriate and sustainable for outdoor recreational opportunities while maintaining and supporting enhancement of the various ecosystems across the region.	The Parks designation is intended to ensure that adequate parkland and park amenities are available to all residents in the plan area.

The R-5 Zoned portions of the subject properties are designated as Residential in the OCP and Rural Residential in the local area plan.

<i>Official Community Plan</i>	<i>Local Area Plan</i>
The Residential Designation is intended to provide a wide range of housing and lifestyle options for various stages of life and different community lifestyles.	The Rural Residential designation is intended to provide a rural residential lifestyle option that creates a buffer between resource lands and residential areas with parcel areas ranging from 2 to 5 ha in size.

Development Permit Areas:

The subject property is currently subject to the following Development Permit Areas (DPA):

- DPA 1: Riparian Protection
- DPA 2: Sensitive Ecosystem Protection
- DPA 4: Aquifer
- DPA5: Wildfire

Future development, including subdivision, of the property will require Development Permits.

Area E – Cowichan Station/Sahtlam/Glenora Zoning Bylaw No. 1840:

The subject property is split into two distinct zones:

- The properties are currently split-zoned [R-5](#) (comprehensive Development Residential Zone) and [P-2](#) (River Corridor Conservation);



- The R-5 Zone allows for further subdivision, subject to amenity contributions in the form of fee-simple lots to be transferred to the Regional District (the sale of which will be used for community park purposes or the provision of fire protection services);
- The P-5 Zone was established as part of the R-5 zoning and was intended to match the boundaries of a conservation area volunteered by the previous land owner. This conservation area was not a condition of rezoning and is covered by a conservation covenant between the land owner and The Land Conservancy (TLC).

#### R-5 Zone Density Bonusing Provisions:

Section 8.9(c)(6) of Bylaw No. 1840 requires that for each 4 parcels created in excess of 22, one parcel must be provided to the CVRD. These fee-simple parcels can be sold by the CVRD and the proceeds would be used for community park purposes and/or the provision of fire protection services.

While these fee simple lots could be used to help fund trail construction in the TLC covenant area, the Board motion to accept this gift of land noted that the CVRD may hold the lands as an undeveloped “park reserve” until such time additional funds are available to complete and implement a park management plan for the lands.

#### Watercourse Regulations:

In addition to the requirements of the R-5 and P-2 zones, Section 12.12 of Bylaw No. 1840 notes that *“the area of a water body, watercourse or wetland shall not be included in the area of the parcel for the purposes of calculating the permitted number of parcels.”*

- In order to achieve the minimum parcel size within the R-5 Zone, the land available after excluding all wetlands and Streamside Protection and Enhancement Areas (SPEAs) must meet or exceed 1.0 ha.

#### Conservation Covenant (No. FB208158):

In addition to the density bonusing provisions of the R-5 Zone, the [Land Conservancy of British Columbia \(TLC\)](#) covenant is applicable to approximately 53 acres of the property. There is presently no mechanism to trigger the transfer of the park area to the CVRD (or another approved party).

The previous owner had provided a letter indicating their intention to provide the entire covenanted area to the CVRD as a gift. They drafted the TLC covenant in a manner that envisioned future CVRD ownership of the covenanted lands for park purposes.

The P-2 Zone boundary was based on the proposed boundary of the covenant area; however, there is a slight discrepancy between the P-2 zone and the TLC covenant (See Attachment F). This is because the TLC covenant was registered after the property was split zoned, and the CVRD is not a signatory to the TLC covenant.

### **COMMISSION / AGENCY / DEPARTMENTAL CONSIDERATIONS**

The revised application was referred to internal divisions, and preliminary comments have been received from the Parks & Trails, Emergency Management and Community Planning Divisions.

The Parks & Trails Division has noted that:

- The covenanted (TLC lands represent an important trail linkage between Sandy Pool Regional Park and Inwood Creek Park (as part of the Sahtlam Greenway Trail).
- That the previous recommendation by the Board on July 11, 2007 (07-432) could be rescinded and replaced with a recommendation to accept the dedication of the

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covenanted lands as community park in lieu of providing the two fee-simple lots to the CVRD.

The Environmental Services Division noted that:

- The subject lands feature western toad habitat as well as riparian areas.
- Type 3 septic systems should be considered for the highest standard available under the BC sewerage system regulation.

The revised application was referred to external agencies and preliminary comments have been received (Attachment D).

- The Land Conservancy of BC (TLC) has indicated support (with conditions) had documented their process in the event that the application is successful. If the application is not successful the owner cannot sell one separately from the others without TLC Approvals.
- The Ministry of Water, Land, and Resource Stewardship has indicated that RAPR Biologists will need more clarity on site plan when subdivision occurs.
- The Ministry of Transportation and Infrastructure (MoTI) has indicated that the property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

#### Advisory Commissions:

The Electoral Area E Parks Advisory Commission considered this application on July 18, 2024, and indicated that they were supportive of the proposed zoning amendment subject to the transfer of the TLC Covenanted Area for parks purposes.

The Electoral Area E Advisory Planning Commission considered this application on June 11, 2024 and indicated support for the proposed zoning amendment subject to:

1. *the transfer of the TLC Covenanted Area for parks purposes; and*
2. *a requirement for the installation of information signage in and around the riparian areas.*

The Electoral Area F Advisory Planning Commission considered this application on July 2, 2024, and recommended advancing the application. They also recommended that the CVRD Board consider options for increasing the number of lots where possible.

In response to the recommendation to increase the number of lots, Staff note that an amendment to an amendment to subsection 8.9 (c) (3) of the bylaw to replace the 1.6 ha density averaging clause could increase the number of lots; however, the implications of this change (increasing flexibility for density averaging) would require further review.

## **PLANNING ANALYSIS**

### Next Steps:

A public hearing cannot be held as the purpose of the bylaw is to permit a development that is, in whole or in part, a residential development. Section 464 of the *Local Government Act (LGA)* prevents the Board from holding a formal public hearing; however, the Board is not prevented from holding a public information meeting that is held in accordance with CVRD Bylaw No. 4483. It is important to highlight that the purpose of the public information meeting would be for the applicant and staff to provide information, and respond to questions, as opposed to comments, from the public.

If the Board wishes to advance this application, the EASC may recommend to the Board that staff be directed to draft the amendment bylaws. Staff would return to the EASC for consideration of 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> readings. Adoption would not be contemplated until a Section 219 Covenant is secured to dedicate the TLC covenant lands as a community park.

Density Bonusing & Park Dedication:

Under the existing Density Bonusing Provisions two lots would be transferred to the CVRD.

- 27 lots have been created to date which have triggered the transfer of 2 lots;
  - 1 lot was provided to the Sahtlam Fire Department. It has been sold, and the proceeds have been used for the provision of fire protection services).
  - The second lot is being held by the CVRD. Its proceeds are expected to be split 50/50 between Area E and Area F parks.

If the application for 8-lots were to proceed under the current density bonusing provisions two additional lots would be provided to the CVRD (for a maximum of 3 lots to be split between Area E and Area F parks).

**OPTIONS**

Option 1 (Advance the Application):

That it be recommended to the Board that:

1. The draft Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be prepared by staff and forwarded to the Board for consideration of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading;
2. That prior to the consideration of Adoption of the Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), the following conditions be secured:
  - a. Registration of a Section 219 covenant to secure the following:
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    - ii. A requirement to install (at time of building permit) visual barriers, such as permanent fences or signs, under the supervision of a qualified environmental professional to prevent encroachment into the Streamside Protection and Enhancement Areas (SPEAs) by demarcating the SPEAs for future land owners and occupiers; and
    - iii. A general prohibition on constructing buildings or structures within portions of the property designated P-2 in accordance with Section 12.10(c) of the Electoral Area "E" (Cowichan Station/Sahtlam/Glenora) Zoning Bylaw No. 1840.

Option 2 (Advance the Application with a Public Information Meeting):

1. A public information meeting be held in accordance with CVRD Bylaw No. 4483 for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581) prior to consideration of 1<sup>st</sup> reading;

- 
2. The draft Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be prepared by staff and forwarded to the Board for consideration of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> reading;
  3. That prior to the consideration of Adoption of the Zoning Amendment Bylaw for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), the following conditions be secured:
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      - ii. A requirement to install (at time of building permit) visual barriers, such as permanent fences or signs, under the supervision of a qualified environmental professional to prevent encroachment into the Streamside Protection and Enhancement Areas (SPEAs) by demarcating the SPEAs for future land owners and occupiers; and
      - iii. A general prohibition on constructing buildings or structures within portions of the property designated P-2 in accordance with Section 12.10(c) of the Electoral Area “E” (Cowichan Station/Sahtlam/Glenora) Zoning Bylaw No. 1840.

Option 3 (Request Additional Information or Draft Bylaws):

That it be recommended to the Board that the preliminary staff report for Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be referred back to staff for the following information [*requested information to be provided by the Board*], prior to further consideration by the Electoral Area Services Committee.

Option 4 (Deny): That it be recommended to the Board that Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be denied, [*specific reasons to be identified by the Board*].

Option 5 (Deny the Application and Consider a CVRD initiated zoning amendment):

That it be recommended to the Board:

1. That it be recommended to the Board that Application No. RZ23E01 (Appaloosa Way, PID: 009-845-119, PID: 009-849-637 and PID: 009-849-581), be denied, [*specific reasons to be identified by the Board*].
2. That staff provide a report to the Electoral Area Services Committee regarding potential amendments to rezone the subject property to re-align the [P-2](#) (River Corridor Conservation) with the Land Conservancy (TLC) Covenant).

Prepared by:

Reviewed by:



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Planner III



Michelle Pressman, RPP, MCIP, MPlan  
Manager



Ann Kjerulf, MCP, RPP, MCIP  
General Manager

Reviewed for form and content and approved for submission to the Committee:

Resolution:

Financial Considerations:

Corporate Officer

Chief Financial Officer

**ATTACHMENTS:**

- Attachment A – Updated Rationale Letter
- Attachment B – Updated Environmental Report
- Attachment C – Updated Subdivision Plan Attachment
- Attachment D – External Referral Responses
- Attachment E – Existing Covenant
- Attachment F – Additional Maps



January 29, 2024

Richard Buchan  
Planner III  
Development Services Division  
Land Use Services Department  
Cowichan Valley Regional District

## **Re: Response to Electoral Area Services Committee Report**

On behalf of DU-APP Ltd. we would like to offer this letter and supporting documents in response to the recommendations from Staff and the Electoral Area Services Committee.

### Part 1 – Revised Subdivision Plan

***A revised subdivision plan to demonstrate substantial compliance with DPA 1 (Riparian Protection), DPA 2 (Sensitive Ecosystem Protection) and DPA 4 (Aquifer Protection) design guidelines, including:***

- i. Modifications to minimize crossings of riparian areas and maximize the distance between roads and riparian areas.***
- ii. Modifications to minimize the number of proposed non-contiguous lots bisected by riparian areas.***
- iii. A revised map clearly differentiating TLC covenanted areas, P-2 Zoned Areas, Natural Boundaries of watercourses, Streamside Protection and Enhancement Areas (SPEAs), stream crossings, and proposed road networks.***
- iv. Setback information related to wells and septic discharge areas as set out in Island Health's Subdivisions Standards;***
- v. Confirmation from a qualified BC Land Surveyor (ABCLS) of the minimum lot sizes (1 ha) after removal of the SPEAs associated with wetlands, watercourses and streams;***

A revised subdivision plan is enclosed that addresses the items listed above.

### Part 2 – Confirmation by a QEP

***Confirmation from a qualified environmental professional (QEP) that:***

- i. The revised subdivision plan would have no adverse effect on the natural features, functions and conditions that support fish life processes in the 30 m riparian assessment area (where a non-contiguous lot (bisected by riparian areas) is unavoidable, recommendations from a QEP shall be provided to ensure that the development will not harm natural features, functions and conditions in the riparian assessment area).***
- ii. The revised subdivision plan will have no adverse effect on Western Toad Habitat.***

A revised environmental report is enclosed that addresses the items listed above.

## Part 3 – Conceptual Site Plan

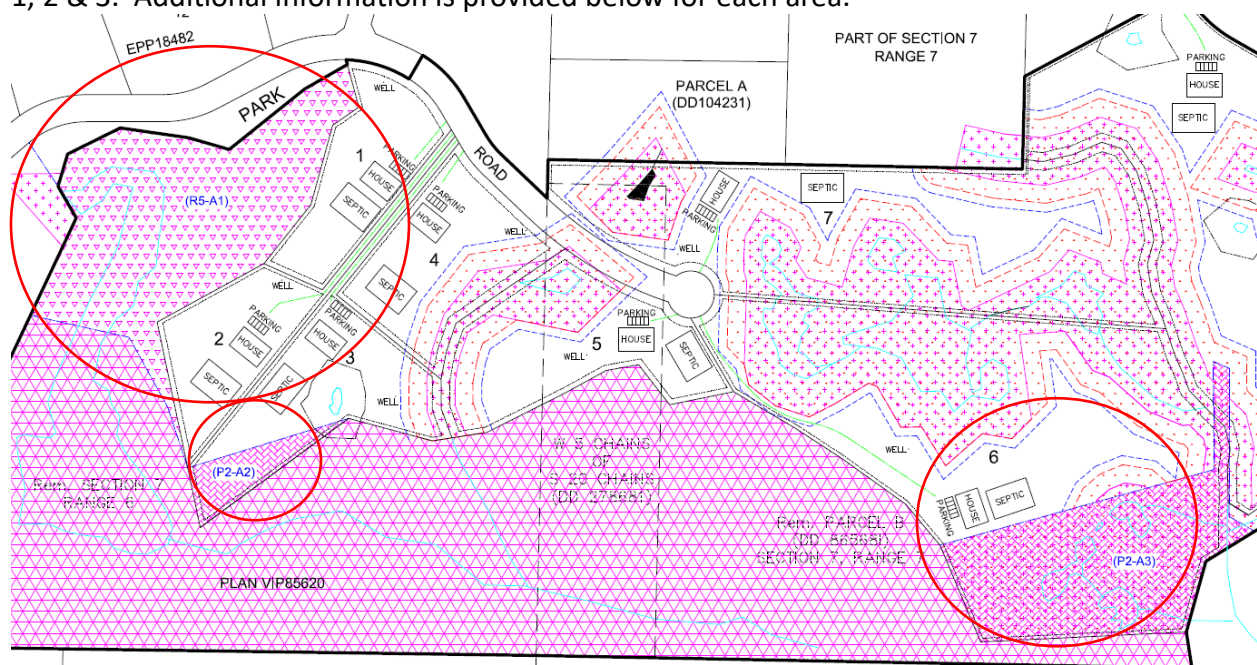
**Conceptual site plans showing building envelopes within allowable footprints, driveway access, sewerage & water infrastructure, and parking areas.**

All items list above have been included on the revised subdivision plan. The revised subdivision plan contains some instances where proposed roads and driveways encroach within the riparian assessment area and the additional setbacks recommended by Riparian Protection DPA guidelines (e.g., the proposed extension of Belvedere Crescent and driveway to Lot 6). Detailed survey and environmental protection methods will be presented at the development permit stage to demonstrate adherence to DPA 1 requirements and intent.

## Part 4 – Details on Park Dedication

**Details on proposed parkland dedication areas, including topographic and environmental constraints for the 2.8 ha of P-2 Zoned lands that are not within the covenant area.**

There are three predominant areas where the P2/R5 boundary does not coincide with the TLC covenant boundary. Each area is identified and labelled on the revised subdivision plan as AREA 1, 2 & 3. Additional information is provided below for each area.



Excerpt from revised subdivision plan indicating covenant/P2 discrepancies



**Area 1:**

Area 1 is approximately 3.3 ha that is zoned R5 and is within the TLC covenant. Most of the area consists of wetland and associated SPEA (Wetland A in the Environmental Report). The northeast portion of the area is outside of the SPEA and relatively flat, making it suitable for a variety of uses. The only historical activity evident within this area is forestry.

An old forestry road runs through the area and is indicated in red in the figure below. The road is suitable to be re-purposed as a community trail, providing connectivity to the roadside trail along belvedere Crescent and future trail access to the Sandy Pools Regional Park/Sahtlam Greenway. Trails are discussed further in Part 5.



**Aerial photograph of Area 2 with contours and forestry roads**



**Area 2:**

Area 2 is approximately 0.4 ha that is zoned P2 and outside of the TLC covenant. It is largely flat and outside the riparian assessment areas of Wetland A and Stream 1, making it suitable for development. The only historical activity evident within this area is forestry.



**Aerial photograph of Area 2 with forestry roads**



**Area 3:**

Area 3 is approximately 2.6 ha of P2 that is not within the TLC Covenant. It includes some area that is relatively flat and outside the riparian assessment areas of wetland H, I, J & K. The only historical activity evident within this area is forestry.



Aerial photograph of Area 3 with contours



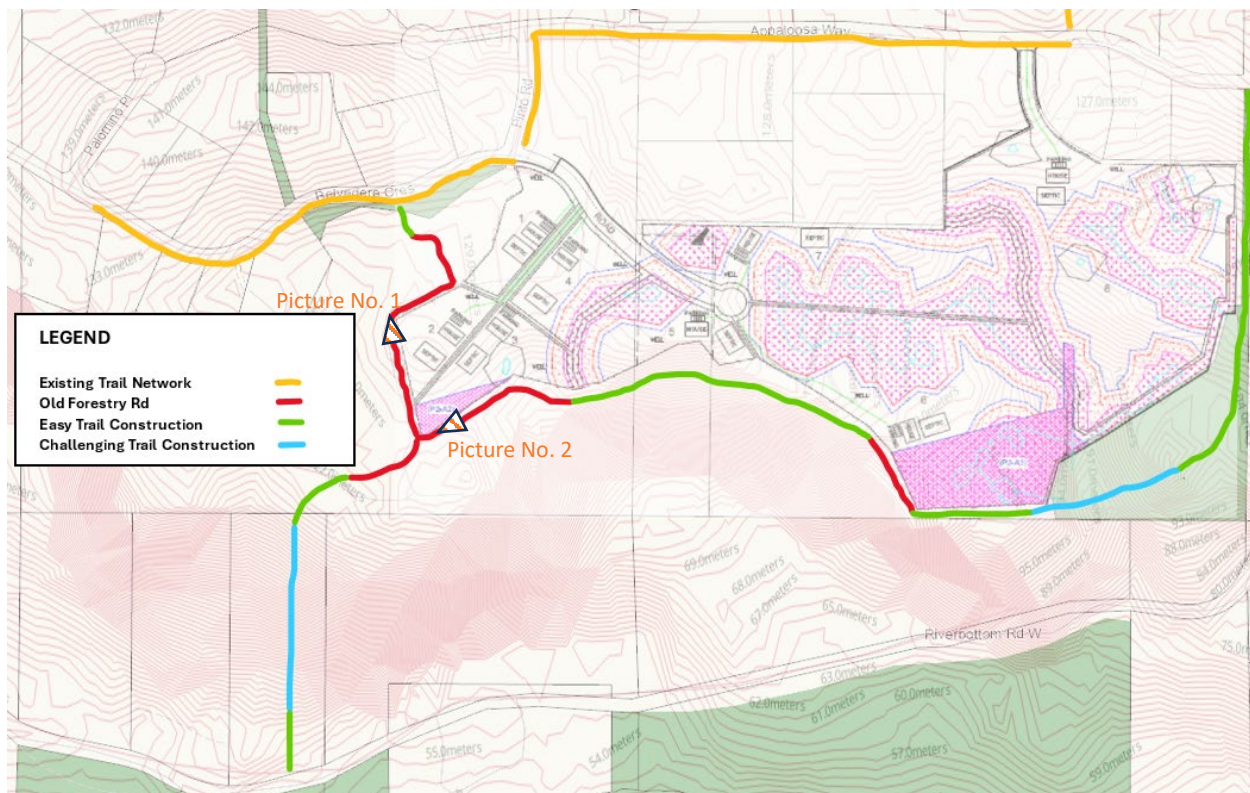
Aerial photograph of Area 3 with riparian wetlands

## Part 5- Trails

**Trail construction standards and locations within the proposed development to provide connectivity between subdivision blocks and the proposed park.**

The EASC Report indicates that the covenanted lands represent an important trail linkage between Sandy Pool Regional Park and Inwood Creek Park (as part of the Sahtlam Greenway Trail). No trails are proposed through the development to connect to this trail. Rather, connectivity would be achieved through the existing park panhandle from the end of Appaloosa Way, and a new trail through the covenant lands that could follow an existing forestry road and tie into the roadside trail along Belvedere Crescent.

With the creation of the trails indicated above, trails within the proposed development would not benefit existing residents (i.e., they would be further away than the two trails mentioned above). Trails within the development would have little benefit to new residents as six of the eight lots back directly onto the the two trails indicated above, with the other two lots being a maximum of 400m from the proposed trailheads.

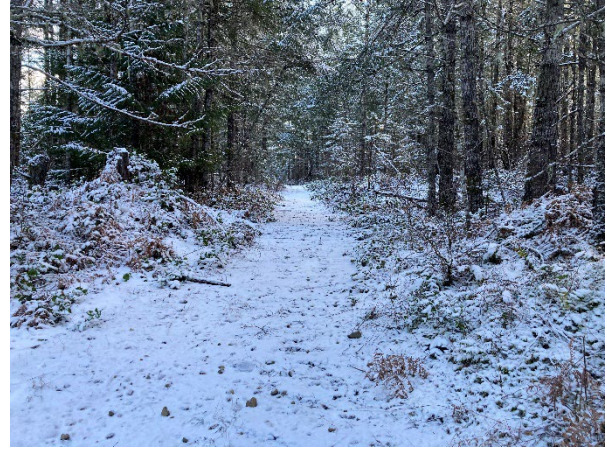


**Trail Map**





Forestry road picture no. 1



Forestry road picture no. 2

## Revised Proposal

We maintain our proposal that the density bonusing provision of Section 8.9 (c) be amended to eliminate the need to transfer lots to the Regional District.

We maintain our proposal that the entirety of the TLC covenant lands be transferred to the Regional District.

Due to the limited developable area remaining after removal of the covenanted lands and adherence to the DPA 1 setback guidelines, we now propose that the P2 zoning boundary be adjusted to coincide with the boundary of the TLC covenant to ensure developable land remains within the R5 zone (i.e., Area 2 & Area 3 are added to the R5 Zone).

## Closing

Thank you for your consideration of this zoning bylaw amendment. We look forward to further discussion and progressing this development.

Sincerely,



Guy Bouchard  
President  
Top Down Investments Inc.

Encl: Revised Subdivision Plan  
Revised Environmental Report



KIMBERLEY · VICTORIA · CALGARY

## ENVIRONMENTAL REPORT

for Zoning Amendment Application

of Parcel B Appaloosa Way, Duncan, BC

January 2024

REPORT COMPLETED FOR:

Top Down Investments  
Suite 106, 225 Canada Avenue  
Duncan, BC V9L 1T6

REPORT COMPLETED BY:

Asio Environmental Consulting Inc.  
6 – 100 Sullivan Drive  
Kimberley, BC V1A 0A7

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# 1 INTRODUCTION

Parcel B Appaloosa Way (the property) is an assembly of three parcels in the Sahtlam Area, west of Duncan, BC. The property details are provided below in Table 1.

**TABLE 1. PARCEL B APPALOOSA WAY PROPERTY DETAILS**

PID	SIZE	DETAILS/NOTES
PID:009-845-119	66.75 acres	Western most parcel. Contains existing historical roads. A large portion of this parcel, surrounding the largest wetland, is designated as a covenant for the Nature Conservancy Canada (NCC).
PID: 009-849-581	10.00 acres	Middle parcel. The southern half of this parcel is within the NCC covenant.
PID: 009-849-637	72.98 acres	Eastern most parcel. A portion of the southern part of this parcel is within the NCC covenant.

The property is currently zoned as R-5 within the Cowichan Valley Regional District (CVRD) Electoral Area E - Cowichan Koksilah/Quw'utsun Xwulqw'selu. The property is currently undeveloped. A network of overgrown historical logging roads crosses the property. The property is forested and contains a complex stream and wetland network.

The owner is planning to develop the property into residential lots. Details of the development options are discussed in the accompanying Development Report by Asio Environmental Consulting (Asio). This document addresses the requirements in Schedule C of Bylaw No. 4270 and provides an assessment on the environmental conditions on the property, potential impacts of the proposed development, and recommendations on the protection of environmentally sensitive features and methods to minimize impacts of the proposed development. The activities considered as part of the preliminary development of the property are: road-building, building site preparation, lot servicing, and installation of utilities.

A Riparian Areas Protection Regulation (RAPR) assessment has been commenced for the wetland and watercourses on the property. Once the development plans are finalized, the RAPR assessment will be finalized and will be submitted to the province for approval in support of the Riparian Development Permit Applications to the CVRD for development of the property.

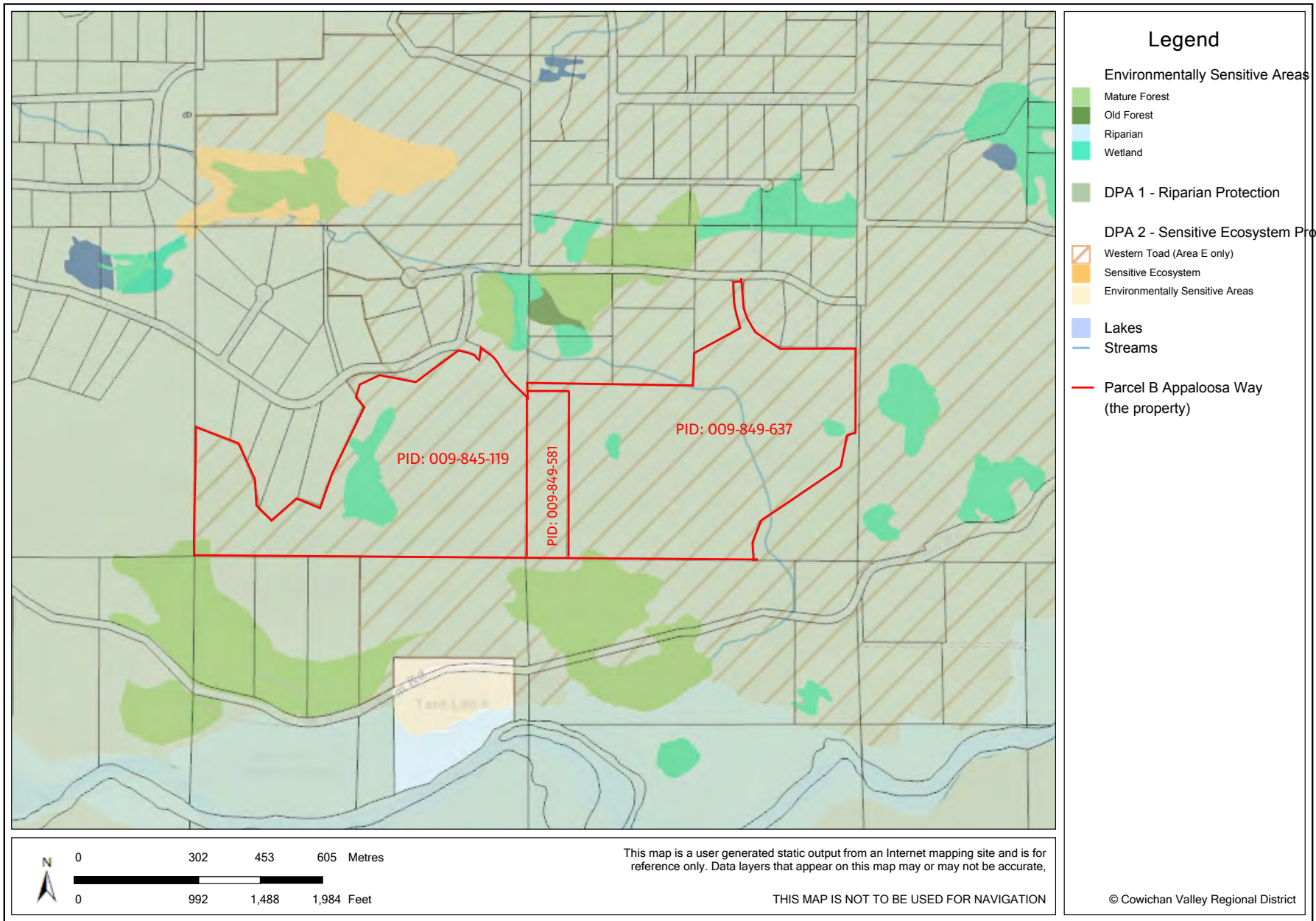
## 2 DEVELOPMENT PERMIT AREAS

The property is located within the CVRD, specifically within Electoral Area E. The property is overlapped by four CVRD development permit areas (DPAs): riparian, sensitive ecosystems, aquifer protection and wildfire hazard. This report will address the riparian and sensitive ecosystem DPAs.

Figure 1 shows the environmental DPAs overlapping the property and Table 1 outlines the primary considerations pertinent to this development. The designation and objectives of these DPAs are summarized below and can be found in full in Section 14.5 of the CVRD Official Community Plan (CVRD 2021a) and Schedule C of the CVRD Development Permit Areas (CVRD 2021b).

**TABLE 2. ENVIRONMENTAL DEVELOPMENT PERMIT AREAS FOR PARCEL B APPALOOSA WAY**

DPA	KEY REQUIREMENTS
DPA 1: Riparian Protection	<p><u>Subdivision</u></p> <p>RP9. At the time of subdivision, allocate an area at least 30 m in width from the high-water mark of the watercourse or top of ravine bank to be designated in the development permit to remain free of buildings, structures and alterations of land; designate the riparian assessment area in the development permit as an area that must remain free of development; and lay out subdivision parcels accordingly.</p> <p>RP10. Design subdivisions so that all parcels allow for a suitable building envelope and driveway that is set back from the riparian assessment area at least 7.5 m.</p> <p>RP11. Design subdivisions to avoid crossings of riparian areas and to maximize the distance between roads and riparian areas.</p> <p>RP12. Where a crossing of a riparian area is unavoidable, locate and design crossings to minimize the environmental impact.</p> <p>RP13. Design subdivisions to avoid disruption of wildlife corridors in riparian areas.</p>
DPA 2: Sensitive Ecosystem Protection	<p><u>Measures for Protecting Natural Attributes of Sensitive Areas</u></p> <p>SE1. Maintain a minimum 15 m natural buffer adjacent to sensitive ecosystem areas [...]</p> <p>SE2. Include in the environmental site plan measures to maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas through the use of corridors and greenways to minimize fragmentation. [...]</p> <p>SE3. Where the development site contains or is adjacent to a natural watercourse a. prevent access to the watercourse by construction activities, except as approved by government agencies having jurisdiction; b. preserve and restore the watercourse to natural condition, including the planting and retaining of vegetation and trees to preserve and protect fish habitat and riparian areas, control drainage and erosion and protect banks; and c. ensure the environmental site plan complies with provisions of the B.C. Water Sustainability Act, Canada Fisheries Act and B.C. Riparian Areas Protection Regulation.</p> <p>SE4. Design and implement a sediment and erosion control plan to protect sensitive ecosystems from silt smothering of low-growing plants where land disturbance is planned or likely.</p> <p>SE5. Where utilities, servicing and infrastructure are required near sensitive ecosystems a. locate these works within sensitive ecosystem areas and associated buffers only where the installation is necessary, such as essential public roads, utilities, public works and pathways, and where there is no other physical alternative, by the determination of the local government; b. manage construction to avoid adverse effects on sensitive ecosystem functions and conditions; c. locate and design installations through the environmental site plan so that sensitive ecosystems can be maintained when adjacent lands are developed; and d. restore and enhance any disturbed sensitive ecosystems to maintain previously existing natural conditions and functions of the sensitive ecosystem.</p> <p>SE6. Use only native plant species where development occurs within or adjacent to a sensitive ecosystem, and do not use invasive plant species as identified by the Invasive Species Council of BC.</p> <p>SE7. Create and implement a plan to control the introduction or spread of invasive plant species. This plan may include removal of invasive species by hand clearing, pruning, mowing, excavation or other appropriate method. Disturbed sites are to be planted with appropriate native species.</p> <p>SE8. Avoid development activities in areas that would disturb wildlife during nesting and breeding seasons. Ensure that wildlife agencies and experts are consulted as necessary to determine the best times and practices for development.</p> <p>SE9. Minimize activities that disturb wildlife, compact or expose soils, or damage native vegetation, such as intensive recreation and livestock grazing. Where such activities are unavoidable, use designs that avoid public and livestock access to sensitive and important ecosystems (e.g., via roads and trails).</p> <p>SE10. Minimize the presence of trails and other crossings within environmentally sensitive areas or sensitive ecosystems.</p>



### 3 PROVINCIAL AND FEDERAL REGULATIONS

The provincial and federal legislation in Table 2 may apply to the project. Mitigation measures provided later in this report are designed to comply with the applicable legislation as required.

**TABLE 3. PROVINCIAL AND FEDERAL LEGISLATION**

LEGISLATION	YEAR	SUMMARY	REQUIREMENTS <sup>1</sup>
<b>PROVINCIAL</b>			
Riparian Areas Protection Regulation	2019	Protect the many and varied features, functions and conditions (FCCs) that are vital for maintaining stream health and productivity.  In the RAPR, a Streamside Protection and Enhancement Area (SPEA) is defined as “an area (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and (b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.”	The RAPR report will be finalized when the development plan is finalized. The report is valid for 5 years, however, any significant changes to the development plan must be reassessed and incorporated.
Water Sustainability Act	2016	Protects the quality of water, fish and wildlife habitat, and the rights of licensed water users. Any activities that result in changes in or about a stream require notification or approval under Section 11	Notification or approval under Section 11 for stream crossings.
Weed Control Act	1996	Designates provincially and regionally noxious weeds (Schedule A). Provides guidelines for noxious weed prevention and management and imposes a responsibility on all land occupiers to control designated noxious plants.	Apply best practices to prevent spread of weeds.
Wildlife Act; Wildlife Amendment Act	1996, 2004	Protects vertebrate animals from direct harm, except as allowed by regulation within B.C. (e.g. hunting, trapping). This includes all active bird nests.	Avoid or mitigate activities that may impact wildlife (see sdxl;fjadkls).
<b>FEDERAL</b>			
Fisheries Act	2019	Prohibits the harmful alteration, disruption or destruction of fish habitat (HADD). Includes, but not limited to, the release of a deleterious substance.	Considered in WSA Section 11 notification/application.
Species At Risk Act (SARA)	2002	Provides legal protection for wildlife and wildlife habitat as designated under Schedule 1 of the Act.	n/a
Migratory Bird Convention Act	1994	Protects migratory birds and nests from indiscriminate harvesting and destruction.	If disturbance of vegetation is to occur during the sensitive nesting period for migratory birds, a pre-disturbance nest survey by a biologist is required.

<sup>1</sup>Potentially required for the project activities.

## 4 SCOPE OF WORK AND METHODOLOGY

Asio Environmental Consulting was engaged to complete an environmental assessment of the property to specifically address the requirements of the development permit areas. Background information was reviewed and site conditions were documented during a field assessment. The following biophysical features were considered in this report:

- Areas of sensitivity, including aquatic ecosystems and riparian areas.
- Areas of habitat and biodiversity values.
- Plant communities and plant species in the area.
- Wildlife presence and wildlife habitat.

The impacts of the riparian disturbance and the future restoration activities on the environmental features were assessed and specific mitigation to reduce any residual impacts have been recommended.

## 5 DESKTOP REVIEW

A desktop review of existing data was completed to reveal known occurrences of species at risk and fish species on or near the property.

### 5.1 ECOSYSTEM DESCRIPTION

The property is located within the Moist Maritime subzone of the Coastal Douglas-fir biogeoclimatic zone (CDFmm; Province of BC 2022a). This ecosystem is typically dominated by Douglas-fir trees, with some grand fir, western redcedar, and bigleaf maple. The understory within this zone typically contains salal, dull Oregon-grape, sword fern and red huckleberry (Green and Klinka 1994). A well-developed moss layer is generally present, particularly in riparian areas.

### 5.2 SPECIES AT RISK

No species or ecosystems at risk occurrence records overlap the property. Nearby occurrences include red-listed ecosystems, red listed species, and blue-listed species (Table 3; BC CDC 2022a).

**TABLE 4. SPECIES AT RISK IN THE VICINITY OF THE PROPERTY**

ENGLISH NAME	SCIENTIFIC NAME	BC STATUS <sup>1</sup>	FEDERAL STATUS <sup>2</sup>
<b>SPECIES AT RISK</b>			
Dun Skipper	<i>Euphyes vestris</i>	Blue	Threatened
Three-way sedge	<i>Dulichium arundinaceum</i>	Red	
<b>ECOSYSTEMS AT RISK</b>			
Black cottonwood - red alder/salmonberry	<i>Populus trichocarpa - Alnus rubra / Rubus spectabilis</i>	Blue	--
Grand fir/dull Oregon-grape	<i>Abies grandis / Mahonia nervosa</i>	Red	
Labrador-tea /western bog-laurel /peat-mosses	<i>Rhododendron groenlandicum / Kalmia microphylla / Sphagnum spp.</i>	Blue	

ENGLISH NAME	SCIENTIFIC NAME	BC STATUS <sup>1</sup>	FEDERAL STATUS <sup>2</sup>
Red alder/salmonberry/common horsetail	<i>Alnus rubra</i> / <i>Rubus spectabilis</i> / <i>Equisetum arvense</i>	Blue	
Red alder/slough sedge [black cottonwood]	<i>Alnus rubra</i> / <i>Carex obnupta</i> [ <i>Populus trichocarpa</i> ]	Red	
Western redcedar / common snowberry	<i>Thuja plicata</i> / <i>Symphoricarpos albus</i>	Red	
Western redcedar / common snowberry	<i>Thuja plicata</i> / <i>Symphoricarpos albus</i>	Red	
Western redcedar / salmonberry	<i>Thuja plicata</i> / <i>Rubus spectabilis</i>	Red	

### 5.3 FISH OCCURRENCE RECORDS

The only stream that is mapped on the property in the provincial databases is a tributary to the Cowichan River. Several wetland complexes and streams are tributaries to that stream and were mapped as part of this assessment. The new streams are detailed in the Field Results Section below.

The BC HabitatWizard database was searched and there are no occurrence records in the previously mapped stream that crosses the property. The Cowichan River, into which the watercourses on the property flow, has records of coho salmon, chum salmon, chinook salmon, rainbow trout, and threespine stickleback within a kilometre of the property (Province of BC 2022b).

## 6 FIELD RESULTS

A qualified professional biologist (R.P.Bio) from Asio Environmental Consulting completed a number of site surveys and inventory on the property between February and August 2023. The riparian area and aquatic ecosystems, and other potentially sensitive ecosystems, were assessed – including the collection of stream data, vegetation and wildlife observations, and site photographs.

### 6.1 RIPARIAN AREAS AND AQUATIC ECOSYSTEMS

A total of 19 wetlands and 15 stream and stream segments were mapped on the property (Figure 2). Each watercourse segment or waterbody is described in Table 4. Several of the wetlands are low, saturated areas but are isolated from the stream network. The currently proposed subdivision plan has been designed to position all building areas and septic areas outside of the 30m RAA and a 7.5m setback from the RAA. Driveways have been positioned outside of these buffers to the extent possible, except for one driveway. The access road is also required to cross the RAA of one wetland. Where the road or driveway intersect the RAA, a RAPR assessment will be completed at the development permit stage to determine the SPEA requirements for the watercourse or waterbody. The subdivision plan has been designed to keep all development impacts outside of the calculated SPEA for all waterbodies and watercourses in order to ensure that the development will not harm natural features, functions and conditions in the riparian area. If crossing of the SPEA or watercourse are required for road building, a Section 11 authorization will be sought from the province prior to works.



**TABLE 5. WETLANDS AND WATERCOURSES THE PROPERTY**

LABEL	DESCRIPTION	RAA <sup>1</sup>	SPEA <sup>2</sup>
Wetland A	Large wetland within the covenant on the western part of the properties. Drains into stream 1. This wetland is located within the covenant.	30m	15-30m
Wetland B	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland C	Small shrubby wetland at the head of stream 2.	30m	15-30m
Wetland D	Large wetland with marshy open water in deciduous forest at the north and shrubby emergent vegetation covering the southern 2/3 of the area.	30m	15-30m
Wetland E	Small open water wetland in the forest. Connects directly to wetland F.	30m	15-30m
Wetland F	Large wetland with some open water and some shrubby emergent vegetation.	30m	15-30m
Wetland G	Large marsh with some areas of open water.	30m	15-30m
Wetland H	Large wetland with some open water and some shrubby emergent vegetation.	30m	15-30m
Wetland I	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland J	Large wetland with some open water and some shrubby emergent vegetation.	30m	15-30m
Wetland K	Large wetland with some open water and some shrubby emergent vegetation.	30m	15-30m
Wetland L	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland M	Large wetland with deep open water and stumps from wetland creation due to historical road building.	30m	15-30m
Wetland N	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland O	Shrubby wetland.	30m	15-30m
Wetland P	Shrubby wetland	30m	15-30m
Wetland Q	Small muddy wetland with emergent vegetation. Fed by small stream from the north. Discharge could not be determined at time of survey.	30m	15-30m
Wetland R	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland S	Isolated wetland in low-lying area. No connection to other watercourse or waterbody; not RAPR eligible.	n/a	n/a
Wetland T	Shrubby wetland in low-lying area between the existing logging road and Stream 9.	30m	15-30m
Stream 1	Permanent stream in small gully. Stream is rocky and average width is approximately 3 m.	30m	10m
Stream 2	Permanent stream in small gully. Stream is rocky and average width is approximately 1.5 m.	30m	10m
Stream 3	Small ditch that connects the two large wetlands. Ditch is cut through existing road.	30m	10m
Stream 4	Small stream that flows through the forest between large wetlands.	30m	10m
Stream 5	Tributary to Stream 9 that drains from wetland G. Stream is shallow and wide on the flat plateau and then steep and narrow into the ravine.	30m	10m
Stream 6	Seasonal drainage that carries overflow from wetland J into the ravine and stream 9.	30m	10m
Stream 7	Seasonal drainage that connects wetland H and K	30m	10m
Stream 8	Seasonal drainage that carries overflow from wetland K into the ravine and stream 9.	30m	10m
Stream 9	Moderately sized stream in a ravine. Stream is shallow and rocky. Has a riffle-pool structure with the exception of infrequent small cascades over rocks and debris. Average width is approximately 5 m. This stream is a tributary to the Cowichan River (joins off property to the south).	30m	20m
Stream 10	Tributary to stream 9. Drains from wetland M. Narrow rocky stream.	30m	10m
Stream 11	Small muddy stream that flows into wetland O.	30m	10m
Stream 12	Seasonal stream that connects wetland O and P.	30m	10m
Stream 13	Small seasonal outflow from wetland P.	30m	10m
Stream 14	Small seasonal stream that flows into wetland Q.	30m	10m
Stream 15	Small stream that drains from wetland T into stream 9 to the north of the property.	30m	10m

<sup>1</sup> the riparian assessment area for a stream consists of a 30 m strip on each side of the stream, measured from the stream boundary.

<sup>2</sup> details of the calculation of the SPEA will be provided in the RAPR assessment report



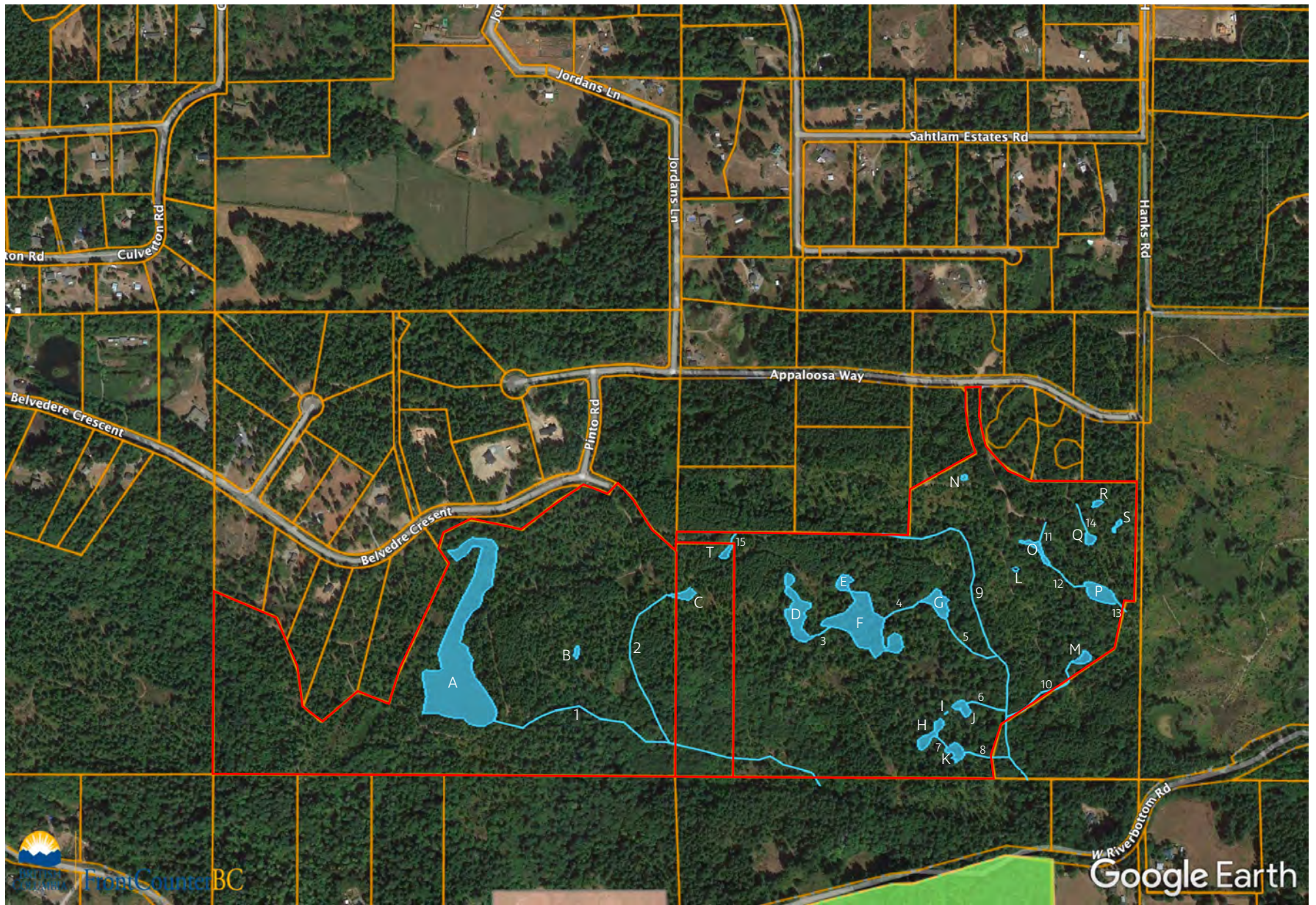


FIGURE 2. WATERCOURSES AND WETLANDS AT PARCEL B APPALOOSA WAY

- Wetlands
- Streams
- Parcel boundaries



**PROPOSED  
SUBDIVISION**

**DU-APP GP LTD.**

PARCEL B (DD86568) OF  
SECTION 7, RANGE 7, SAHTLAM  
DISTRICT, EXCEPT PART IN  
PLAN EPP18482, EPP26101  
AND EPP67975

SECTION 7, RANGE 6, SAHTLAM  
DISTRICT, EXCEPT PART IN  
PLAN EPP18482

THE WEST 5 CHAINS OF THE  
SOUTH 20 CHAINS, SECTION 7,  
RANGE 7, SAHTLAM DISTRICT,  
OUTLINED IN RED ON  
PLAN DD 278681

ADDRESS : APALOOSA WAY,  
DUNCAN, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : CDB DATE : JAN. 4/24

OUR FILE : 90625 REVISION :

**JEA** J.E. ANDERSON  
& ASSOCIATES  
SURVEYORS - ENGINEERS

1A-3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1  
TEL 250-758-4631 FAX 250-758-4660  
EMAIL: nanaimo@jeaanderson.com  
NANAIMO-VICTORIA-PARKSVILLE-CAMPBELL RIVER

**LEGEND**

ALL DIMENSIONS ARE IN METRES  
SUBJECT TO CHARGES SHOWN  
ON TITLE NO. CB519066  
(P.I.D. 009-849-637)  
ON TITLE NO. CB519068  
(P.I.D. 009-845-119)  
ON TITLE NO. CB519067  
(P.I.D. 009-849-581)  
DIMENSIONS ARE DERIVED FROM  
LAND TITLE OFFICE RECORDS  
THIS PLAN HAS BEEN PREPARED IN  
ACCORDANCE WITH THE PROFESSIONAL  
REFERENCE MANUAL  
ALL WELLS ARE LOCATED A MINIMUM  
30 METRES FROM SEPTIC TANKS, SEPTIC  
FIELDS AND HIGH WATER MARKS, AS PER  
ISLAND HEALTH SUBDIVISION GUIDELINES

- CVRD ZONING SETBACK
- 7.5 METRE RP10 SETBACK
- NON-RIPARIAN WETLAND SETBACK (20 METRES)
- PROPOSED DRIVEWAY

- STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)
- RIPARIAN ASSESSMENT AREA
- TLC COVENANT AREA (MP85620)
- P2 ZONE OUTSIDE TLC COVENANT AREA (P2-A2 & P2-A3)
- R5 ZONE INSIDE TLC COVENANT AREA (R5-A1)

**DIMENSIONS OF DESIGNATED IMPROVEMENTS:**

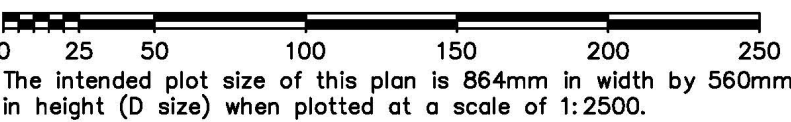
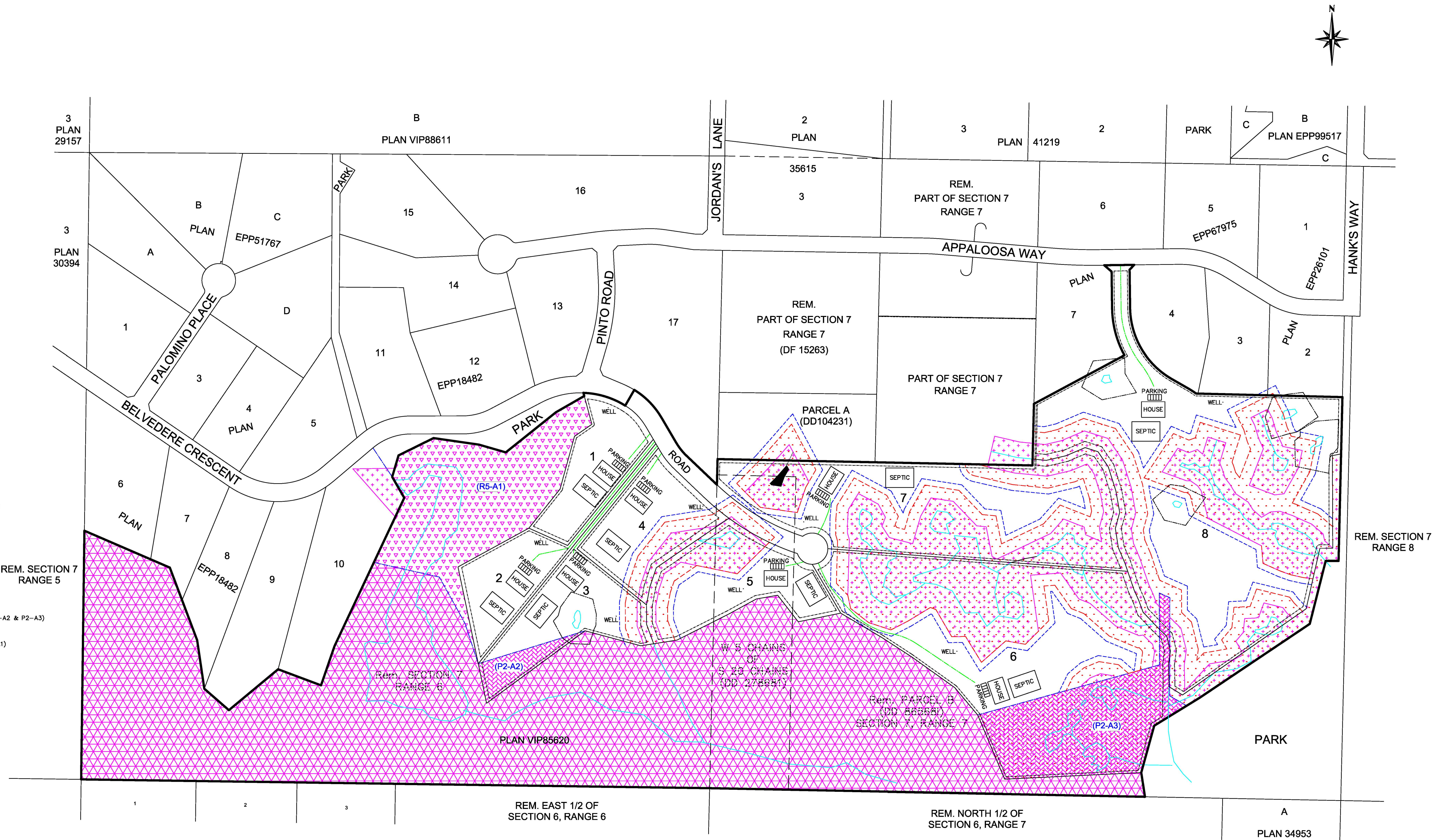
HOUSING SITE - 20m x 30m  
SEPTIC FIELD - 25m x 36m  
PARKING - 7m x 17.5m

**P2/P5 ZONING AREAS:**

AREA 1 (R5-A1) - 3.33 ha  
AREA 2 (P2-A2) - 0.37 ha  
AREA 3 (P2-A3) - 2.56 ha

LOT	TOTAL AREA	SPEA AREA	NRWA*	NET AREA
1	1.31 ha	0.00 ha	0.00 ha	1.31 ha
2	1.28 ha	0.00 ha	0.00 ha	1.28 ha
3	1.91 ha	0.43 ha	0.23 ha	1.24 ha
4	1.69 ha	0.21 ha	0.00 ha	1.48 ha
5	2.13 ha	0.60 ha	0.00 ha	1.54 ha
6	8.37 ha	5.36 ha	0.00 ha	3.02 ha
7	5.71 ha	2.30 ha	0.00 ha	3.41 ha
8	10.04 ha	2.64 ha	0.94 ha	6.45 ha

\*NON-RIPARIAN WETLAND AREA





## 6.2 VEGETATION AND WILDLIFE OBSERVATIONS

The property is mostly forested, predominantly mature, second growth forest (Douglas-fir, grand fir, western redcedar, red alder, and bigleaf maple trees) with an understory dominated by sword ferns and salal. There are a number of openings due to historical clearing and use. These areas are dominated by scotch broom and other weedy species. The wetlands on the property are mostly shrubby, dominated by hardhack, or marshy, dominated by sedges. Riparian areas adjacent to the wetlands and streams contain salmonberry, sword fern and bracken fern. During the site assessments the species in Table 1 were found on the site.

**TABLE 6. VEGETATION SPECIES OBSERVED AT PARCEL B APPALOOSA WAY**

COMMON NAME	SCIENTIFIC NAME	SPECIES STATUS
TREES AND SHRUBS		
Bigleaf maple	<i>Acer macrophyllum</i>	Yellow <sup>1</sup>
Douglas-fir	<i>Pseudotsuga menziesii</i>	Yellow <sup>1</sup>
Dull Oregon-grape	<i>Berberis nervosa</i>	Yellow <sup>1</sup>
Grand fir	<i>Abies grandis</i>	Yellow <sup>1</sup>
Hardhack	<i>Spiraea douglasii</i> var. <i>douglasii</i>	Yellow <sup>1</sup>
Nootka rose	<i>Rosa nutkana</i>	Yellow <sup>1</sup>
Oceanspray	<i>Holodiscus discolor</i> var. <i>discolor</i>	Yellow <sup>1</sup>
Pacific dogwood	<i>Cornus nuttallii</i>	Yellow <sup>1</sup>
Baldhip rose	<i>Rosa gymnocarpa</i>	Yellow <sup>1</sup>
Red alder	<i>Alnus rubra</i>	Yellow <sup>1</sup>
Salal	<i>Gaultheria shallon</i>	Yellow <sup>1</sup>
Salmonberry	<i>Rubus spectabilis</i>	Yellow <sup>1</sup>
Thimbleberry	<i>Rubus parviflorus</i>	Yellow <sup>1</sup>
Trailing blackberry	<i>Rubus ursinus</i>	Yellow <sup>1</sup>
Western hemlock	<i>Tsuga heterophylla</i>	Yellow <sup>1</sup>
Western redcedar	<i>Thuja plicata</i>	Yellow <sup>1</sup>
Willow sp.	<i>Salix</i> sp.	--
FORBS, FERNS AND GRAMNOIDS		
Bracken fern	<i>Pteridium aquilinum</i>	Yellow <sup>1</sup>
Cleavers	<i>Galium aparine</i>	Yellow <sup>1</sup>
Common horsetail	<i>Equisetum arvense</i>	Yellow <sup>1</sup>
Fringecup	<i>Tellima grandiflora</i>	Yellow <sup>1</sup>
Licorice fern	<i>Polypodium glycyrrhiza</i>	Yellow <sup>1</sup>
Orange honeysuckle	<i>Lonicera ciliosa</i>	Yellow <sup>1</sup>
Pacific bleeding heart	<i>Dicentra formosa</i> ssp. <i>formosa</i>	Yellow <sup>1</sup>
Pacific water parsley	<i>Oenanthe sarmentosa</i>	Yellow <sup>1</sup>
Red columbine	<i>Aquilegia formosa</i>	Yellow <sup>1</sup>
Sedge sp.	<i>Carex</i> sp.	--
Siberian miner's lettuce	<i>Claytonia sibirica</i>	Yellow <sup>1</sup>
Skunk cabbage	<i>Lysichiton americanus</i>	Yellow <sup>1</sup>
Slough sedge	<i>Carex obnupta</i>	Yellow <sup>1</sup>

COMMON NAME	SCIENTIFIC NAME	SPECIES STATUS
Starflower	<i>Lysimachia latifolia</i>	Yellow <sup>1</sup>
Stinging nettle	<i>Urtica dioica</i>	Yellow <sup>1</sup>
Sword fern	<i>Polystichum munitum</i>	Yellow <sup>1</sup>
Vanilla leaf	<i>Achlys triphylla</i>	Yellow <sup>1</sup>
INVASIVE SPECIES AND EXOTIC SPECIES		
Canada thistle	<i>Cirsium arvense</i>	<b>Invasive;</b> Exotic
Cut-leaf blackberry	<i>Rubus laciniatus</i>	Exotic
Hairy cat's ear	<i>Hypochaeris radicata</i>	Exotic
Scotch broom	<i>Cytisus scoparius</i>	<b>Invasive;</b> Exotic
BRYOPHYTES		
Coastal leafy moss	<i>Plagiomnium insigne</i>	Yellow <sup>1</sup>
Electrified cat's-tail moss	<i>Rhytidiadelphus triquetrus</i>	Yellow <sup>1</sup>
Flat-moss	<i>Buckiella undulata</i>	Yellow <sup>1</sup>
Haircap moss	<i>Polytrichum piliferum</i>	Yellow <sup>1</sup>
Oregon beaked moss	<i>Kinbergia oregana</i>	Yellow <sup>1</sup>
Step moss	<i>Hylocomium splendens</i>	Yellow <sup>1</sup>
Tree ruffle liverwort	<i>Porella navicularis</i>	Yellow <sup>1</sup>

<sup>1</sup> BC CDC 2021

The property provides abundant and varying wildlife habitat. The property’s mature trees provide nesting, roosting and foraging habitat for forest songbirds, owls and woodpeckers. The shrubs in the riparian area may provide nesting and foraging habitat for water-associated birds and mammals, and breeding and terrestrial habitat for amphibians and reptiles. A list of the animal species observed during the field visits is provided in Table 3.

**TABLE 7. WILDLIFE SPECIES OBSERVED AT PARCEL B APPALOOSA WAY**

COMMON NAME	SCIENTIFIC NAME	SPECIES STATUS
BIRDS		
American robin	<i>Turdus migratorius</i>	Yellow <sup>1</sup>
Chestnut-backed chickadee	<i>Poecile rufescens</i>	Yellow <sup>1</sup>
Crow	<i>Corvus brachyrhynchos</i>	Yellow <sup>1</sup>
Dark-eyed junco	<i>Junco hyemalis</i>	Yellow <sup>1</sup>
Marsh wren	<i>Cistothorus palustris</i>	Yellow <sup>1</sup>
Pacific wren	<i>Troglodytes pacificus</i>	Yellow <sup>1</sup>
Pileated woodpecker	<i>Dryocopus pileatus</i>	Yellow <sup>1</sup>
Song sparrow	<i>Melospiza melodia</i>	Yellow <sup>1</sup>
Swainson’s thrush	<i>Catharus ustulatus</i>	Yellow <sup>1</sup>
Varied thrush	<i>Ixoreus naevius</i>	Yellow <sup>1</sup>
MAMMALS		
Black bear	<i>Ursus americanus</i>	Yellow <sup>1</sup>
Black-tailed deer (scat)	<i>Odocoileus hemionus columbianus</i>	Yellow <sup>1</sup>
Cougar	<i>Puma concolor</i>	Yellow <sup>1</sup>
Red squirrel	<i>Tamiasciurus hudsonicus</i>	Yellow <sup>1</sup>

COMMON NAME	SCIENTIFIC NAME	SPECIES STATUS
Roosevelt elk	<i>Cervus elaphus roosevelti</i>	Blue <sup>1</sup>
AMPHIBIANS AND REPTILES		
Northern red-legged frog	<i>Rana aurora</i>	Blue <sup>1</sup> ; Special Concern <sup>2</sup>
Northwestern gartersnake	<i>Thamnophis ordinoides</i>	Yellow <sup>1</sup>
Pacific tree frog	<i>Pseudacris regilla</i>	Yellow <sup>1</sup>
Western toad	<i>Anaxyrus boreas</i>	Yellow <sup>1</sup> ; Special Concern <sup>2</sup>

<sup>1</sup>BC CDC 2021

The property provides ample breeding and terrestrial habitat for Western toad, which was observed on the property during field visits, and it the subject of the Development Permit Area 2 designation. Historical data indicates that juvenile western toads have been detected on the property, suggesting that the wetlands on the property are used by toads for breeding. Western toad habitat consists of three important components: breeding habitat in wetlands; terrestrial or hibernation habitat in forested ecosystems; and dispersal habitat that connects breeding and terrestrial habitats. Impacts and mitigation to reduce impacts on western toad are discussed in Section 7.

## 7 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

The disturbance from the future development of the property may have impacts on the environment (Table 8), specifically:

- Disturbance in sensitive ecosystem areas, such as riparian habitat,
- Loss of vegetation,
- Spread of invasive and exotic plant species,
- Change in wildlife habitat availability and wildlife mortality risk, and
- Sediment movement in the project area that may impact wetlands and watercourses.

**TABLE 8. POTENTIAL IMPACTS OF ACTIVITIES ON THE PROPERTY**

POTENTIAL IMPACT	MECHANISMS OF IMPACT
Disturbance in sensitive ecosystem areas (e.g., riparian habitat)	The removal of vegetation in the riparian area can result in the loss of features, functions and conditions that are vital for maintaining stream health and productivity. This may include sources of large organic debris, such as fallen trees and tree roots; vegetative cover and shade to help moderate water temperature; provision of food, nutrients and organic matter to the stream; stream bank stabilization; and buffers for streams from excessive silt and surface run-off pollution.
Loss of vegetation	The effects of tree removal may include loss of biodiversity of plant species and increased susceptibility to invasive plants not only in the cleared area but also in adjacent plant communities. Vegetation in the riparian area immediately adjacent to cleared areas may experience changes to the canopy structure and understory plant species due windthrow and increased light and moisture penetration.
Spread of invasive plant species	Invasive plants are particularly adept at colonizing degraded plant communities and disturbed soils. Invasive plants establish readily in disturbed areas as they have a wide ecological tolerance and grow and propagate quickly. The effects of invasive

POTENTIAL IMPACT	MECHANISMS OF IMPACT
	plant establishment may be the reduction or displacement of native species by monopolizing on open spaces and occupying habitats.
Change in wildlife habitat availability and wildlife mortality risk.	<p>Habitat loss and alteration from vegetation clearing can cause displacement of wildlife, use of less suitable habitat, reduced foraging ability, increased energy expenditure and lower reproductive success. Removal of riparian habitat can result in the direct loss of habitat for wildlife species that specifically require riparian vegetation and proximity to water.</p> <p>Damage or degradation of soil surfaces can increase soil compaction, resulting in changes to turtle terrestrial and nesting habitat. The area has a significant amount of previous disturbance, reducing the current habitat quality. Restoration may improve the habitat for painted turtles beyond the current value.</p>
Change in western toad habitat availability and amphibian mortality risk.	<p>Western toad breeding habitat and dispersal routes along the streams will be protected by the riparian buffers applied to each wetland, and by the large covenant on the southwest part of the properties.</p> <p>Dispersal and terrestrial habitat that occur outside the riparian buffers may be altered by development infrastructure, however, terrestrial habitat does not appear to be limiting for the species (Wind 2021). The risk to individual western toads in these habitats will be managed by the application of mitigation measures described below, including salvage/relocation where necessary, and addition of crossing tunnels to the design of any roads that intersect dispersal habitat.</p> <p>Given the protection of riparian areas and application of mitigation measures, it is unlikely that the current subdivision plan of the proposed development will have population level impacts on western toads in the area.</p>
Sediment movement in the project area towards wetlands and watercourses.	Removal of vegetation can expose soils to erosion and can result in the movement of sediment. Sediment may enter the stream, causing changes in light penetration, pH and turbidity. Damage or degradation of soil surfaces can result in loss of soil structure, increased erosion, and soil compaction, which can negatively affect reclamation efforts.

The residual environmental impacts of the future development activities on the property will be reduced by the implementation of the mitigation and restoration measures recommended in the sections below. Mitigation measures were developed according to the mitigation hierarchy: 1) avoid, 2) minimize, and 3) restore (BC Ministry of Environment 2014) and include provincial best management practices (BC MOE 2014, BC Ministry of Water, Land and Air Protection 2004a, b).

**Riparian Protection**

The SPEA must be a non-disturbance area, except for invasive species removal by hand and removal or modification of danger trees, to be completed under supervision of a certified arborist and QEP. No native trees or shrubs should be removed from the SPEA or disturbed during road building or site preparation activities. If work require in or about a stream (e.g., road crossings) is required, contact the province prior to commencing work to discuss submission of a Section 11 notification or application to the province under the Water Sustainability Act (note: notifications have a 45-day review period).

As per the RAPR Technical Manual, in order to maintain and protect the integrity of the SPEA from development activities, site-specific measures to protect the SPEA must be identified, including tree protection zones, a windthrow buffer, and protection of steep slopes. Some measures will result in areas beyond the preliminary SPEA being identified as areas requiring special protection, or limited activity, to maintain integrity of the SPEA. These measures mitigate any potential hazards posed by the proposed development to natural features, functions or conditions in the SPEA (Table 9).



**TABLE 9. MEASURES TO PROTECT THE SPEA**

ASPECT	MITIGATION MEASURES
Danger trees	If the snag or any other trees of concern are identified in the RAA or SPEA during site preparation activities, a certified arborist or professional forester needs to be obtained to confirm the tree(s) as a danger prior to any removal by a certified arborist. If danger trees are identified, the riparian QEP will provide recommendations and mitigation to protect the integrity of the SPEA during danger tree modification or removal.
Windthrow	Where previous clearings exist, the remaining few trees have been exposed to varying annual wind conditions and are therefore likely windfirm. A 5m windthrow buffer will be added to the SPEA for new clearings, in which the windfirmness of trees shall be determined to prevent windthrow along the edge of the SPEA.
Slope stability	The design of the site avoided steep (>30%) slopes on the property. The steep slope in the south portion of the property will remain undisturbed as it is located within the covenant. Other steep slopes are located within the ravine and will be protected by the SPEA. Exposed soils on the property should be stabilized by the planting of native vegetation species including trees and shrubs.
Protection of trees	The edge of the SPEA will be clearly marked to ensure that trees within the SPEA are protected. Where trees in the SPEA have root zones that extend outside of the SPEA, the fencing should be placed so as to protect the root zones of trees. A general rule of thumb is the crown canopy matches the root protection area.
Encroachment	The edge of the SPEA must be clearly marked with snow fencing to ensure that no encroachment of clearing, site preparation or construction activities into the SPEA will occur unless permitted under Section 11 of the WSA.
Sediment and erosion control	Site specific controls have been developed based on a site visit and experience from past projects. The erosion control measures are provided in the Sections below.
Stormwater management	<p>Additional overland drainage will occur during storm and rainfall events due to the clearing of the site and addition of impermeable surfaces. Erosion and sediment controls discussed below will be used to prevent contaminated run-off from entering the aquatic ecosystem.</p> <p>Stormwater management planning for the project will include dissipation of run-off that is intercepted by buildings outside the SPEA into vegetated areas (as per the Riparian Assessment Manual). A detailed stormwater management plan will be submitted to the City of Langford as part of the permitting process to meet the local municipal requirements for an engineered rainwater management design.</p>
Floodplain concerns (channel mobility)	The streams on the property are largely constrained by topography, and therefore, changes in the stream boundary are unlikely to occur. Within the flat wetland complex areas, changes in the stream boundary are likely to be contained within the larger SPEAs of the wetlands.

**Invasive Weeds**

Invasive weed control is difficult for established populations. Species should be removed using the most appropriate methods, at the correct time of year, and plant material must be disposed of correctly to avoid re-establishment or spread. Following removal, re-seed bare soil with desirable, competing vegetation. For some species, chemical control is possible but not recommended due to the sensitive riparian ecosystem adjacent to the property.

Scotch broom removal should occur mid-April through early June, before its seed pods begin to open. Small broom plants can be pulled easily from the ground by hand without disturbing the soil. Larger plants should be cut below the root crown using loppers

or a pruning saw. Avoid disturbing the soil which can stimulate dormant broom seeds to sprout. Invasive species should be bagged and disposed of properly in a landfill.

Mitigation measures to control and minimize the spread of invasive weeds on the site include:

- Clean all machinery before arrival onto the site to ensure that more weed seeds and other propagules (e.g. pieces of root) are not brought into the project area.
- Use available fill and soil from on site where possible. If fill or topsoil is imported from external areas, ensure that it is from a weed-free source.

Areas disturbed by road buildings and site servicing that are not part of the permanent road or service footprint should be replanted with native trees and shrubs and/or seeded with native seed mix (e.g., clover, Coastal Revegetation Mix by Pacific Premier, or equivalent). Overall plant density should be approximately one plant per 1 to 2 m<sup>2</sup>. Native vegetation species that should be considered for revegetation include sword ferns, Nootka rose, salmonberry and salal. The purpose of using native species is to not require irrigation in the future. The optimal time for revegetation is in the fall, prior to the wet winter season. However, planting at any time of the year (with irrigation as needed) is acceptable to prevent invasive species.

## Wildlife and Wildlife Habitat

Mitigation measures to minimize impacts on wildlife and wildlife habitat include:

- Avoid or limit the removal of natural vegetation outside building/construction footprints, where possible. No vegetation will be removed in the SPEAs.
- Vegetation alteration or danger tree removal should be completed outside of the migratory bird window (early-March to mid August; Government of Canada 2022).
- If vegetation clearing, including tree cutting, brushing, or clearing and grubbing, is scheduled within the sensitive time period for breeding birds, a QEP should conduct nest search surveys prior to the start of activities to identify any nesting birds that may be potentially impacted by the project. The survey must be completed within 5 days of the planned clearing/disturbance, and the results are valid for 5 days. If an active nest is discovered during nest search or site preparation activities, the nest will be subject to site-specific mitigation measures (e.g. protective buffer around the nest or unobtrusive monitoring) until the young have naturally fledged/left the area.
- A raptor nest survey should be completed prior to development activities. A QEP must perform a multi-visit nest survey to identify any nests that may be potentially impacted by the project. If nesting raptor activity is detected, then the QEP will recommend the appropriate mitigation, such as protective buffers.
- Where suitable and safe, retain habitat that provides shelter for wildlife, such as standing dead trees and rocky outcrops.

- In the event that an amphibian (e.g., Western toad) or reptile is encountered during clearing or construction, the QEP will recommend the appropriate mitigation, such as avoidance or relocation. All salvage must be done by the QEP and with the appropriate wildlife permit.
- Where roads intersect toad dispersal corridors (e.g., between wetlands), toad crossing structures should be included in the road design. Where necessary, include fencing to funnel toads to crossing structures and prevent road mortality. Signage to alert drivers to the possibility of migrating toads should be posted in key areas.

## Erosion and Sediment Control

The primary focus of erosion and sediment control planning is erosion control; if there is no erosion then there is no sediment. Erosion control is far more cost effective to implement and manage than sediment control.

Erosion controls, including the recommendations listed below, are recommended to be maintained for the duration of the project to minimize the potential effects of the project on the natural environment.

- Install a silt fence barrier outside of the SPEA edge and tree protection zones between the building site and the construction area to prevent sediment laden runoff from entering the wetland.
- Regularly inspect and maintain the erosion and sediment control measures during all activities.
- Store materials and soils in dry, flat areas at least 15m outside the edge of the SPEA.
- Heed weather advisories and scheduling work to avoid wet and rainy periods that may result in high surface water flow volumes and/ or increase erosion and sedimentation.
- Regularly monitor the aquatic environment for signs of sedimentation during all phases of the work, undertaking or activity and taking corrective action if required.
- Keep the erosion and sediment control measures in place until all disturbed ground has been permanently stabilized with native plant revegetation.
- Minimize amount of time soils are exposed by seeding and planting as soon as disturbance is complete. Cover exposed soil areas with tarps or mulch if for a prolonged period or during rainfall events.

## Work in or about a Stream

If work require in or about a stream is required for road crossings or site preparation, Section 11 notification or application will be submitted to the province under the Water Sustainability Act (note: notifications have a 45-day review period). The following mitigation measures should be implemented to minimize the impacts of the road crossing installation on the riparian area and aquatic ecosystem.

- Protect soil from compaction and rutting by laying down mats or pads for heavy machines or vehicles to travel over.
- Keep an emergency spill kit on site, including absorbent pads (hydrocarbons and antifreeze), absorbent socks (oil, gas & diesel), granular bentonite absorbent (peat moss equivalent is acceptable), hazmat disposal bags, large nitrile gloves and a spill instruction sheet.
- In case of a spill, stop work and containing deleterious substances to prevent dispersal.
- Report any spills of oil, fuel or other deleterious material including sediment.
- Clean up and appropriately dispose of spilled deleterious substances.
- Maintain all machinery on site in a clean condition and free of fluid leaks.
- Wash, refuel and service machinery and store fuel and other materials for the machinery at least 30 m from the high-water mark.
- If water is present in the stream, an isolation bypass and pump technique should be implemented to prevent sedimentation of the watercourse and downstream aquatic environment.
- Include considerations for wildlife in the culvert or bridge design to ensure safe passage by wildlife such as western toad.

## 8 CONCLUSION

The observations from multiple site visits to the property have been detailed in this report. No permanent habitat features (e.g. bat roosts in rocky outcrops, protected raptor nests) were observed during the field visits to date. Two amphibian species at risk were observed, including western toad, highlighting the need for the included riparian and wetland protection actions. Subsequent field visits should be completed to update the biophysical observations, identify key habitat areas requiring additional protections, and refine the riparian protection measures as the development planning is finalized and prior to the beginning of site preparation activities.

During the future development at Parcel B Appaloosa Way, implementation of the mitigation measures recommended in this report, including the protection of the riparian area and revegetation of cleared areas to prevent invasive species, will minimize the impacts of the proposed development on the environment.

Report Prepared By:



Jessica Harvey, M.Sc., R.P. Bio.  
Principal and Senior Biologist  
Asio Environmental Consulting Inc.  
403.200.8236

## PROFESSIONAL CERTIFICATION

This report has been prepared with the best information available at the time of writing, including the Official Community Plan, communications with the client, site visits, and review of other documentation relevant to the project. This report has been developed to assist the project in remaining in compliance with relevant environmental regulations, acts and laws pertaining to the project and to identify and mitigate the expected impacts of the project and reclamation activities directly related to the project.

## 9 REFERENCES

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- Wind, E. 2021. Western Toad Winter Habitat Requirements in Modified Landscapes on Vancouver Island: Summary. Prepared on behalf of the Vancouver Island Western Toad Research Team for the BC Ministry of Forest, Lands and Natural Resource Operations and the Habitat Conservation Trust Foundation. 63pp. Available at: <https://www.cvrld.ca/DocumentCenter/View/99754/Western-Toad-Winter-Habitat-Requirements-in-Modified-Landscapes-on-Vancouver-Island-Summary?bidId=>

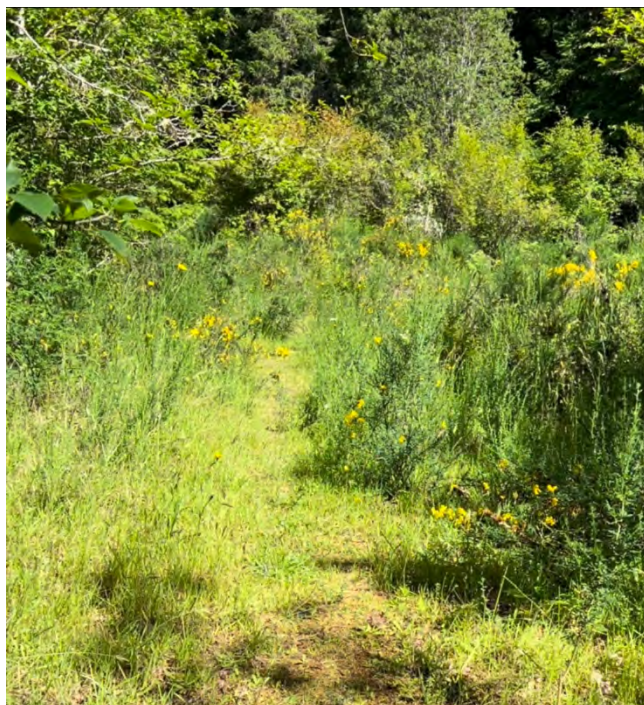


## 10 APPENDIX A – SITE PHOTOS

PHOTO 1. STEEP SLOPE LOOKING DOWN TO STREAM 2 NEAR ITS CONFLUENCE WITH STREAM 1;



PHOTO 2. EXISTING ROAD OVERGROWN WITH SCOTCH BROOM





**PHOTO 3. MARSHY WETLAND AT THE TOP OF WETLAND D**



**PHOTO 4. SHRUBBY WETLAND D**



PHOTO 5. WILDLIFE SNAG IN THE RIPARIAN AREA OF WETLAND H



PHOTO 6. STREAM 9





**PHOTO 7. STEEP SLOPE OF THE RAVINE CONTAINING STREAM 9**



**PHOTO 8. WETLAND M AT THE TOP OF STREAM 10**



PHOTO 9. STREAM 10



PHOTO 10. WETLAND G

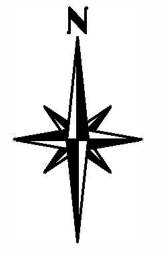




PHOTO 11. DENSE UNDERSTORY IN UPLAND FOREST







**PROPOSED SUBDIVISION**

**DU-APP GP LTD.**

PARCEL B (DD86568) OF SECTION 7, RANGE 7, SAHTLAM DISTRICT, EXCEPT PART IN PLAN EPP18482, EPP26101 AND EPP67975

SECTION 7, RANGE 6, SAHTLAM DISTRICT, EXCEPT PART IN PLAN EPP18482

THE WEST 5 CHAINS OF THE SOUTH 20 CHAINS, SECTION 7, RANGE 7, SAHTLAM DISTRICT, OUTLINED IN RED ON PLAN DD 278681

ADDRESS : APALOOSA WAY, DUNCAN, B.C.

PROJECT SURVEYOR : D.W. HOLME

DRAWN BY : CDB DATE : JAN. 4/24

OUR FILE : 90625 REVISION :

**JEA J.E. ANDERSON & ASSOCIATES**  
SURVEYORS - ENGINEERS

1A - 3411 SHENTON ROAD, NANAIMO, B.C. V9T 2H1  
TEL. 250-758-4631 FAX 250-758-4660  
E-MAIL: rnanaimo@jeaanderson.com  
NANAIMO - VICTORIA - PARKSVILLE - CAMPBELL RIVER

**LEGEND**

ALL DIMENSIONS ARE IN METRES

SUBJECT TO CHARGES SHOWN ON TITLE NO. CB519066 (P.I.D. 009-849-637)

ON TITLE NO. CB519068 (P.I.D. 009-845-119)

ON TITLE NO. CB519067 (P.I.D. 009-849-581)

DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROFESSIONAL REFERENCE MANUAL

ALL WELLS ARE LOCATED A MINIMUM 30 METRES FROM SEPTIC TANKS, SEPTIC FIELDS AND HIGH WATER MARKS, AS PER ISLAND HEALTH SUBDIVISION GUIDELINES

- CVRD ZONING SETBACK
- 7.5 METRE RP10 SETBACK
- NON-RIPARIAN WETLAND SETBACK (20 METRES)
- PROPOSED DRIVEWAY

- [Pink cross-hatch] - STREAMSIDE PROTECTION AND ENHANCEMENT AREA (SPEA)
- [Red dashed] - RIPARIAN ASSESSMENT AREA
- [Purple cross-hatch] - TLC COVENANT AREA (MPB5620)
- [Pink grid] - P2 ZONE OUTSIDE TLC COVENANT AREA (P2-A2 & P2-A3)
- [Purple grid] - R5 ZONE INSIDE TLC COVENANT AREA (R5-A1)

**DIMENSIONS OF DESIGNATED IMPROVEMENTS:**

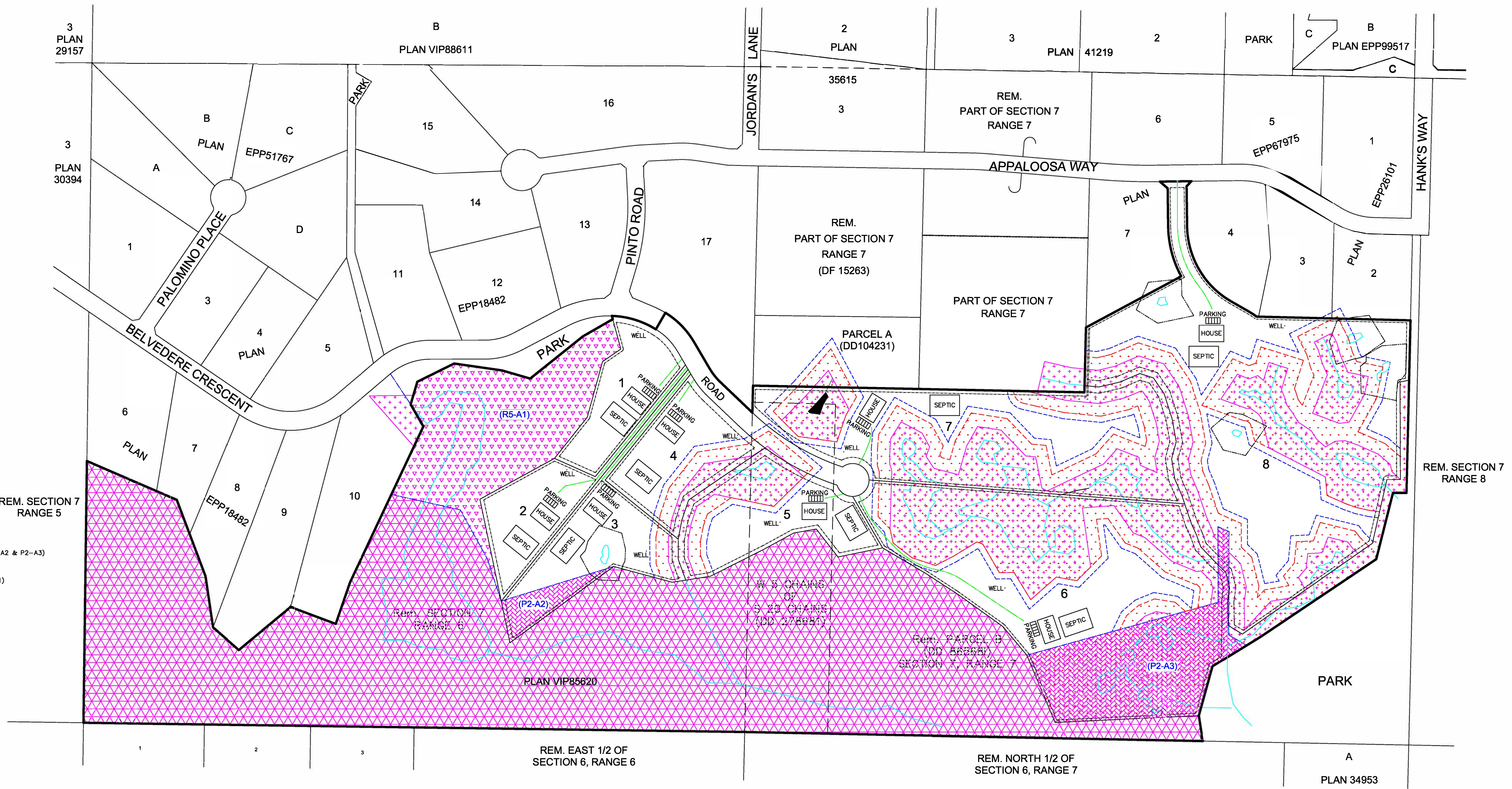
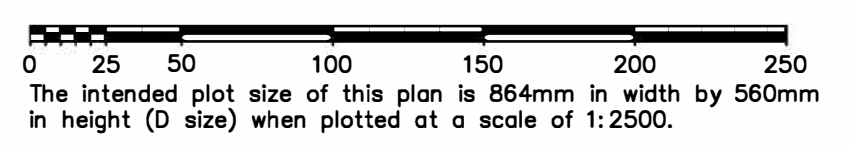
HOUSING SITE - 20m x 30m  
SEPTIC FIELD - 25m x 36m  
PARKING - 7m x 17.5m

**P2/P5 ZONING AREAS:**

AREA 1 (R5-A1) - 3.33 ha  
AREA 2 (P2-A2) - 0.37 ha  
AREA 3 (P2-A3) - 2.56 ha

LOT	TOTAL AREA	SPEA AREA	NRWA*	NET AREA
1	1.31 ha	0.00 ha	0.00 ha	1.31 ha
2	1.28 ha	0.00 ha	0.00 ha	1.28 ha
3	1.91 ha	0.43 ha	0.23 ha	1.24 ha
4	1.69 ha	0.21 ha	0.00 ha	1.48 ha
5	2.13 ha	0.60 ha	0.00 ha	1.54 ha
6	8.37 ha	5.36 ha	0.00 ha	3.02 ha
7	5.71 ha	2.30 ha	0.00 ha	3.41 ha
8	10.04 ha	2.64 ha	0.94 ha	6.45 ha

\*NON-RIPARIAN WETLAND AREA



LOT	TOTAL AREA	SPEA AREA	NRWA*	NET AREA
1	1.31 ha	0.00 ha	0.00 ha	1.31 ha
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7	5.71 ha	2.30 ha	0.00 ha	3.41 ha
8	10.04 ha	2.64 ha	0.94 ha	6.45 ha

\*NON-RIPARIAN WETLAND AREA



### Referral Response Summary

#### Application No. RZ23E01 (Appaloosa Way)

<p><b>Organization:</b> Ministry of Water, Land and Resource Stewardship</p> <p><b>Name/Title:</b> Leanne Robinson A/ Senior Water Authorizations Specialist</p> <p><b>Comments:</b> There are no water licences appurtenant to these three parcels, and no water licence applications appear to have been submitted. Please advise the developer to apply for a water licence at their earliest convenience if non-domestic purposes are proposed. Water may not be lawfully used, stored, or diverted for non-domestic purposes unless a water authorization is granted.</p> <p>Diversion of water for domestic use from individual wells, where each parcel owner is responsible for the maintenance of their own well, is exempted from licensing under the Water Sustainability Act. A water licence would be needed for the carriage and supply of water by one person or entity for the use of another person or entity.</p>	<p><b>Date of Response:</b> June 12, 2024</p> <p><b>Level of Support:</b> Comments Provided</p>
<p><b>Organization:</b> Ministry of Water, Land, and Resource Stewardship</p> <p><b>Name/Title:</b> Ashley Long (she/her) Senior Policy Analyst</p> <p><b>Comments:</b></p> <ul style="list-style-type: none"> <li>• As per the RAPR, the RAA of a stream is 30m from the stream boundary.</li> <li>• RAPR Biologists will need more clarity on site plan when subdivision occurs.</li> <li>• Lots cannot be subdivided into Undue Hardship situations unless there are covenants on the SPEA.</li> <li>• Please see section 11 of the RAPR for further information on Undue Hardship calculations and requirements.</li> </ul>	<p><b>Date of Response:</b> June 8, 2024</p> <p><b>Level of Support:</b> No objections – Comments Provided</p>
<p><b>Organization:</b> BC Hydro</p> <p><b>Name/Title:</b> Krysta Bender   Property Coordinator, Property Rights Services, Properties</p> <p><b>Comments:</b> .BC Hydro has no objection <u>in principle</u> to the proposed 8 Lot Subdivision at Appaloosa Way, Duncan; as there appears to be no road dedication involved affecting BC Hydro's rights.</p> <p>The following comments are for the property owner's information:</p> <ol style="list-style-type: none"> <li>1. As you know, BC Hydro has a registered right of way on 2 of the 3 properties. Please be guided by the terms of the right of way agreement. PID: 009-849-637 BCH Charge No.: <b>FC512658</b> Type of SRW: Tripartite (BCH/TELUS)</li> </ol>	<p><b>Date of Response:</b> July 2, 2024</p> <p><b>Level of Support:</b> No objections – Comments Provided</p>



Rights Granted: Blanket for overhead Works  
ROW Area: 5 metres either side of the centre of the alignment of the Works  
Terms: Reasonable unobstructed access to ROW and Land; ST020098

PID: 009-849-581  
BCH Charge No.: **FC424203**  
Type of SRW: Tripartite (BCH/TELUS)  
Rights Granted: Blanket for overhead and underground Works  
ROW Area: 6 metres either side of the centre of the alignment of the Works  
Special Clause: **5.1(h) Owner owns underground Civil works**  
Terms: Reasonable unobstructed access to ROW and Land; ST020098

2. If the final version of this plan includes a Road Dedication, please submit a copy to our office. BC Hydro will reserve comments following a further review of the final subdivision plan when submitted. Reviews can take 4-6 weeks and has a fee of \$315.00 (\$300+tax). BC Hydro's signature is required before the plan can be registered.
3. Obtain separate written approval from this office for any intended use or development on the right of way before construction takes place. Submit applications to this office.
4. No building encroachment is permitted within the right of way.
5. Open space/parks must be assigned a lot number so that Hydro's rights are retained.
6. For utility conflicts and/or new construction please call BC Hydro Electric Service co-ordination Centre (ESC Centre) at 1-877-520-1355 and/or email [expressconnect@bchydro.com](mailto:expressconnect@bchydro.com)

**Organization:** Ministry of Transportation and Infrastructure (MoTI)

**Date of Response:** June 26, 2024

**Name/Title:** Dana Spilde, Development Services Officer

**Level of Support:** No Objections – Comments Provided

**Comments:**

The property does not fall within Section 52 of the Transportation Act and will not require Ministry of Transportation and Infrastructure formal approval.

The Ministry has no objections to the zoning text amendment.

Currently MOTI has no desire to review and include crossing tunnels for amphibians and/or reptiles at this location. At the time of a subdivision file and or road design review for the road extension it may be considered to discuss with our wildlife branch if this is something that should be considered.

*[CVRD Staff note that as MoTI is unwilling to review and include crossing tunnels at this location to address potential wildlife impacts, alternatives opportunities may exist, such as considering 10% frontage waivers for proposed lots 5-7 to allow for access via private driveways with wildlife friendly crossings].*

**Organization:** The Land Conservancy of BC (TLC)

**Date of Response:** June 18, 2024

**Name/Title:** Michelle Thompson

**Level of Support:** Support with Conditions

**Comments:**

1. TLC is supportive of the covenanted land being transferred to the CVRD for the purpose of a public park with trails. This is written into the intent of the covenant section 3.1 (a). However, please keep in mind that a management plan will need to be adopted before trails or other infrastructure can be created on the landscape Section 5.1. Until the adoption of the management plan the covenant should be classified as a "Park Reserve" Section 5.2.
  
3. In the event that the application is successful and the CVRD will become the new landowner.
  - a. Before the land transfer happens, we need a formal letter stating that the CVRD is planning to purchase/accept the land donation, followed by the intent to keep the covenant on the parcels. As well a description about the future intent of the land e.g. Public Park.
  - b. Once this is received, TLC will send a formal letter (likely) supporting this change in ownership. Please allow 3-4 weeks for our response.
  - c. Before consolidating and/or rezoning happens, we need a formal letter stating what will be consolidated and/or rezoned and the future land use plans for the covenant area. Please include the definitions of the old and new zoning categories.
  - d. Once this is received, we will send a formal letter supporting or opposing this request. Please allow 3-4 weeks for our response.
  
4. In the event that this application doesn't go through, and the owner's plan is to build on the three lots separately and then sell those three lots separately. The covenant restricts this as the owner cannot separate the covenanted area. The owner cannot sell one separately from the others.

Please keep us involved as things process.



**DATE:** 2024-06-11

**TIME:** 7:00 p.m.

MINUTES of the Electoral Area E (Cowichan Station/Sahtlam/Glenora) Advisory Planning Commission (APC) held on the above-noted date and time at 175 Ingram Street (Committee Room 2).

**PRESENT:** Chair: Sarah Davies - Long  
Vice Chair: Susan Kaufmann  
Secretary: N/A  
Members: Lynn Jones; Susan Whitham; Parker Jefferson;  
Henry Van Hell; Marianna Terauds; Celina Gold;  
Jessie Vander Schaaf

**ABSENT:** Sarah Davies- Long

**ALSO, PRESENT:** Director: Alison Nicholson  
Guests: Richard Buchan, Planner III, CVRD; Ross Deveau,  
Applicant, ALR23E01; Guy Bouchard, Davin Reid,  
Will Lesniak, Applicants, RZ23E01

**APPROVAL OF AGENDA:** It was moved and seconded to approve the agenda.

**MOTION CARRIED**

**ACCEPTANCE OF MINUTES:**

That the Minutes of Electoral Area E (Cowichan Station/Sahtlam/Glenora) Advisory Planning Commission meeting of 2022-11-22 be adopted.

**MOTION CARRIED**

**ORDER OF BUSINESS:**

**R1. Elections** Appointment of Chair and Vice-Chair.

That Sara Davies-Long act as Chair, and Susan Kaufmann act as Vice-chair for 2024.

**MOTION CARRIED**

**R.2 Referral Report, ALR23E01**

Report from the Development Services Division Re: Application No. ALR23E01 (4005 Rowe Road).

**MOTION:**

That the Advisory Planning Commission supports forwarding Application No. ALR23E01 to the Agricultural Land Commission (ALC) with the following comment from the Advisory Planning Commission:

- a) In addition to the recommendation of CVRD staff, that the existing derelict mobile be removed as a condition of ALC approvals.

**MOTION CARRIED**

**R.3 Referral Report,  
RZ23E01**

Report from the Development Services Division Re: Application No. RZ23E01 Appaloosa Way (PIDs: 009-845-119, 009-849-581, and 009-849-637).

**MOTION:**

That the Advisory Planning Commission supports the proposed zoning amendment for Application No. RZ23B02, subject to the following considerations:

- a) That the TLC covenanted lands be transferred to the CVRD, for parkland in lieu of fee-simple lots; and
- b) That information signage be required in and around the riparian areas.

**MOTION CARRIED**

**ADJOURNMENT:**

It was moved and seconded that the meeting be adjourned at 8:26 p.m.

**MOTION CARRIED**

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Chair



**DATE:** July 2, 2024

**TIME:** 7:00 p.m.

MINUTES of the Electoral Area F (Cowichan Lake South/Skutz Falls) Advisory Planning Commission held on the above-noted date and time at Cowichan Lake Recreation, 311 South Shore Road, Lake Cowichan BC

**PRESENT:**  
Chair: Stephanie Harper  
Vice Chair: Joe Allan  
Secretary: Sarah Richardson  
Members: Thor Repstock  
Sharon Devana

**ALSO PRESENT:**  
Director: Ian Morrison  
Guests: Richard Buchan, CVRD; Michelle Pressman, CVRD;  
Guy Bouchard, Applicant, Davin Reid, Applicant

**ABSENT:**  
Member: Bryce Williams

#### **ACCEPTANCE OF MINUTES**

It was moved and seconded that the minutes of the Advisory Planning Commission meeting of March 27, 2023, be accepted.

**MOTION CARRIED**

#### **ORDER OF BUSINESS**

##### R.1 Election of Chair/Vice-Chair/Secretary

It was moved and seconded that *Stephanie Harper* be appointed to the role of Advisory Planning Commission *Chair*.

It was moved and seconded that *Joe Allan* be appointed to the role of Advisory Planning Commission *Vice-Chair*.

It was moved and seconded that *Sarah Richardson* be appointed to the role of Advisory Planning Commission *Secretary*.

**MOTION CARRIED**

##### R.2 Referral Report from the Development Services Division Re: Application No. RZ23E01 for Appaloosa Way (PIDs: 009-845-119; 009-849-637; 009-849-581).

It was moved and seconded that the Electoral Area F Advisory Planning Commission is supportive of the proposed zoning amendment for Application No. RZ23B02, and recommends advancing the application subject to the following:

That the Board consider options for increasing the number of lots where possible.

**MOTION CARRIED**



R.3 Referral Item R3 Local Area Plans Step 2: Planning (Complete Communities) discussion.

It was moved and seconded that the APC forward the following comments regarding Local Area Plan Step 2 Planning to the CVRD:

1 The Area F APC is not supportive of the draft LAP in its present form and recommends alterations. We request a further in-person meeting to have our concerns heard. In the interim, we offer the following comments:

2. We feel that the draft vision does not adequately describe our community; furthermore, it contradicts the Area F APC's vision.

3. We feel any vision needs to have a fulsome plan for the future of Cowichan Lake.

4. We feel that the policies and boundaries are too restrictive; we wish to see a plan that provides an adaptation provision, a plan that to accommodate future transition and promotes sustainable growth.

5. We feel that there is missing information and incorrect data points in the consultant's report. Additionally, some of the data being used may need to be refined from a city perspective to a rural perspective.

6. We feel that the LAP tells us the baseline of the community as it exists today and does not reflect how we see our Area's future and does not empower or promote our area for sustainable growth.

7. We do not see strengths in the proposed draft LAP and are concerned that if the LAP and MOCP proceeds as proposed it will result in; our LOCAL area missing out on future opportunities related to housing options, transitional and alternative jobs, and parkland with lake access. Furthermore, we feel following this plan promotes more non-compliant use of the lake shoreline lands.

8. The APC is feeling frustrated by this process; We feel that we aren't being heard. We have participated in the LAP planning but don't see our input or the residents input being included in the LAP.

9. We understand that growth needs services, and that there are only a few areas that presently have potential for growth based on existing servicing. But why not allow a plan that includes policy for future servicing?

10. We have concerns with the limitations set out by the complete communities' approach, and the options being presented. We feel more data points around housing needs assessment, workforce housing, industrial/commercial. ALR constraints and business land use should be included for consideration in this process.

11. We live in the rural country for a reason, we find that the comments about not having a complete community, not having a healthy lifestyle and being auto-dependent is a city attitude being imposed on the country and lacks consideration related to (ZEV) zero emissions vehicles.

12 We don't wish to be restricted in policy, policy should support & promote growth – taking a Can-Do attitude.

13 Honeymoon Bay wants to remain a viable community, planning for transition, should be reflected in the LAP.

14 We don't wish to provide growth barriers based on arbitrary boundaries that have been set and adjusted despite APC opposition.

15 We need to understand a conceivable future for growth to set a realistic growth boundary; however, there should not be prohibitions for applications that have sound-planning outside of the growth boundaries. Instead policy that promotes viable economic growth existing boundaries.

16 We should have policy that states that the CVRD should consider complete applications for growth and development outside the growth containment boundary.

17. Growth should be focused and provide policy for future 'nodes', with buffers to support the environment and habitat for the flora, fauna and fish. A development node at Caycuse has been recommended. We originally had 2 development nodes, but they were removed somewhere in the process.

18. We see this LAP and MOCP as plans that do not protect Cowichan Lake.

19. We should change the local area plan growth containment strategy to highlight topographic constraints, lake access limits, etc.

20. We don't want tons of hotels, but we do wish to allow for some economic growth related to tourism.

21. We should allow for 'pocket villages' on greenfield areas to allow for density with developer-built servicing. This historically is economical feasible path for housing & community greenspace, and future parks.

22. There should be a 'sub-area' plan for the lake as a whole that crosses the entirety of the lake – AREA F, AREA I, Ts'uubaa-asatx First Nation and Town of Lake Cowichan.

23. Area F needs to be flagged as unique from other electoral areas, we want to be flagged as 'open for business' and 'supportive of sustainable development'.

24. We find that there is a lot of errors or misrepresentation in the LAP that aren't being corrected despite our input.

We would like to see the Plan Your Cowichan survey results for Area F.

## **ADJOURNMENT**

It was moved and seconded that the meeting be adjourned at 8:45 p.m.

## **MOTION CARRIED**

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Secretary

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*Stephanie Harper*  
Chair



**DATE:** July 18, 2024

**TIME:** 7:00 p.m.

**MINUTES** of Electoral Area E Sahtlam/Glenora/Cowichan Station Community Parks Advisory Commission held on the above-noted date and time at: Nitinat Room, Cowichan Community Centre, 2687 James Street, Duncan, BC

**PRESENT:** Chair: Gregg Shoop  
Vice-Chair: Mike Lees  
Secretary: (Acting) Gretchen Hartley  
Members: Mike Lees, Jack MacNeil, Bernice Timmer, Anda Beach, Irene Evans, Laurel Circle, Paul Slade

**ALSO PRESENT:** CVRD Staff: Lynn Wilson, Mark VandenDungen, Richard Buchan  
Guests: Davin Reid, Top Down Investments  
Guy Bouchard, Top Down Investments

**APPROVAL OF AGENDA:**

It was moved and seconded that the agenda be approved.

**MOTION CARRIED**

**ACCEPTANCE OF MINUTES:**

It was moved and seconded that the minutes of Electoral Area E Sahtlam/Glenora/Cowichan Station Community Parks Advisory Commission of November 16, 2023 be accepted.

**MOTION CARRIED**

**ORDER OF BUSINESS:**

1. Rezoning Application RZ23E01 (Appaloosa Way – PID: 009-849-637, PID: 009-849-581 and PID 009-845-119) for review & input (attachments)

**MOTION:**

It was moved and seconded that the Electoral Area E – Cowichan Station/Sahtlam/Glenora Community Parks Advisory Commission (CPAC) advises the CVRD Board that the CPAC is supportive of the proposed zoning amendment for Application No.RZ23E01, and advancing the application subject to the following:

- a) that the TLC covenanted area be transferred to the CVRD for parkland in lieu of the transfer of fee simple lots.

**MOTION CARRIED**

2. Cheri Ayers resigned as member of Electoral Area E Community Parks Advisory Commission.

**ADJOURNMENT:**

**MOTION:**

It was moved and seconded that the meeting be adjourned at 9:00 p.m.

**MOTION CARRIED**



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Gretchen Hartley, Acting Secretary



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Gregg Shoop, Chair

-2 SEP 2008 14 48

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Page 1 of 20

LAND TITLE ACT  
FORM C

Province of  
British Columbia

GENERAL INSTRUMENT - PART I (This area for Land Title Office Use)

1. Application: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

JOHN H. FRASER LAWSON LUNDELL LLP, 1600-925  
WEST GEORGIA STREET, VANCOUVER, BC V6C 3L2  
604-685-3456 CLIENT NO. 10431

do West Coast Title Search Ltd.

10104

*Askin*

2. Parcel Identifier(s) and Legal Description(s) of Land:

- 009-845-119 SECTION 7, RANGE 6, SAHTLAM DISTRICT
- 009-849-581 THE WEST 5 CHAINS OF THE SOUTH 20 CHAINS, SECTION 7, RANGE 7, SAHTLAM DISTRICT, OUTLINED IN RED ON PLAN DD 278681
- 009-849-637 PARCEL B (DD 865681) OF SECTION 7, RANGE 7, SAHTLAM DISTRICT

3. Nature of Interest:

DESCRIPTION	DOCUMENT REFERENCE	PERSON ENTITLED TO INTEREST
Section 219 Covenant	Entire Instrument	Transferee

4. Terms: Part 2 of this instrument consists of (select one only)

- (a) Filed Standard Charge Terms D.F. No.
- (b) Express Charge Terms X Annexed as Part 2
- (c) Release There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in item 3 is released or discharged as a charge on the land described in item 2.

5. Transferor(s):\*

CAROMAR SALES LTD. is a corporation registered in British Columbia (INC. NO. 286799), P.O. Box 91217, West Vancouver, BC, V7V 3N6.  
616-1641 LONSDALE AVENUE, NORTH VANCOUVER, BC  
V7M 2J5

6. Transferee(s): (Including occupation(s), postal address(es) and postal code(s))\*

TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA, a society registered in British Columbia (Registration No S-36826), with its registered office at 301-1195 Esquimalt Road, Victoria, B.C. V9A 3N6.

7. Additional or Modified Terms:  
N/A

HN 08/09/02 14:48:52 01 VI 816625  
CHARGE 166.15

*1/2*

*IB*

*1B*

*1C*


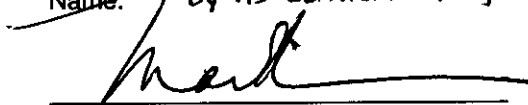


LAND TITLE ACT  
FORM C


Province of  
British Columbia

**GENERAL INSTRUMENT - PART I**

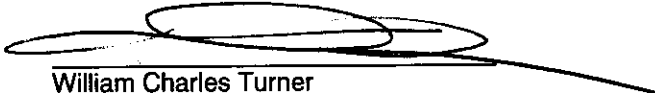
8. Execution(s): **\*\*This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.**

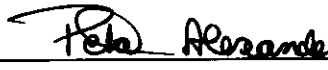
Officer Signature(s):	EXECUTION DATE			Party(ies) Signature(s)
	Y	M	D	
	08	08	27	<u>CARDMAR SALES LTD</u> Name: _____ by its authorized signatory
JOHN H. FRASER Barrister & Solicitor 1600 - 925 W. GEORGIA ST. VANCOUVER, B.C. V6C 3L2 <del>(as to both signatories)</del> (604) 685-3456				 Name: DIRECTOR MARK WIMMER

TLC THE LAND CONSERVANCY  
OF BRITISH COLUMBIA  
by its authorized signatories

 080401

DEREK E. ASHURST  
Barrister and Solicitor  
~~(as to both signatories)~~  
1620 Cedar Hill X Road  
Victoria, BC  
V8P 2P6

  
William Charles Turner

  
Name: PETA ALEXANDER.

\*OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1979, c. 116 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

\* If space is insufficient, enter "SEE SCHEDULE" and attach schedule in Form E.

\*\* If space is insufficient, continue executions on additional pages in Form D

**TERMS OF INSTRUMENT - PART 2**  
**Section 219 Conservation Covenant**

The Agreement is dated for reference the \_\_\_\_\_ day of \_\_\_\_\_, 2008 and is

**AMONG:**

CAROMAR SALES LTD. is a corporation registered in British Columbia (INC. NO. 286799) and having an office at P.O. Box 91217, West Vancouver, BC, V7V 3N6.

**AND:**

TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA, a society registered in British Columbia (Registration No. S-36826), with its registered office at 301-1195 Esquimalt Road, Victoria, B.C. V9A 3N6

(collectively, the "Parties")

**WHEREAS:**

- A. The Owner is the registered owner of the Land;
- B. The Covenant Area contains significant amenities, including flora, fauna and natural features, of great importance to the Owner, to the Covenant Holder, and to the public;
- C. The Owner wishes and has agreed to grant the Covenant Holders a covenant pursuant to section 219 of the *Land Title Act* (British Columbia), to restrict the use of the Covenant Area;
- D. TLC The Land Conservancy of British Columbia has been designated by the Government of British Columbia as a person authorized to accept covenants under s. 219 of the *Land Title Act*; and

NOW THEREFORE in consideration of the payment of two dollars (\$2.00) now paid by each of the Covenant Holder to the Owner (the receipt and sufficiency of which is acknowledged by the Owner), and in consideration of the promises exchanged below, the parties agree as follows, in accordance with section 219 of the *Land Title Act* (British Columbia):

**1. Definitions and Interpretation**

**1.1 In this Agreement:**

- (a) "Amenity" includes any natural, scientific, environmental, wildlife, plant life, agricultural or cultural value relating to the Covenant Area;

- (b) "Business Day" means, a day on which the Land Title Office in Victoria BC is open;
- (c) "Covenant Area" means that part of the Land as shown on the Plan, a reduced copy of which is attached as Schedule A;
- (d) "Covenant Holder" means, unless the context otherwise requires, TLC The Land Conservancy of British Columbia, a society registered in British Columbia (Registration No.S-36826) and includes its permitted successors and assignees;
- (e) "Land" means the parcels of land legally described as: PID: 009-845-119, SECTION 7, RANGE 6, SAHTLAM DISTRICT, PID: 009-849-581, THE WEST 5 CHAINS OF THE SOUTH 20 CHAINS, SECTION 7, RANGE 7, SAHTLAM DISTRICT, OUTLINED IN RED ON PLAN DD 27868I and PID: 009-849-637, PARCEL B (DD 86568I) OF SECTION 7, RANGE 7, SAHTLAM DISTRICT;
- (f) "Management Plan" means the Park Management Plan as prepared under section 5;
- (g) "Owner" means CAROMAR SALES LTD., a corporation registered in British Columbia (INC. NO. 286799) and having an a at P.O. Box 91217, West Vancouver, BC, V7V 3N6;
- (h) "Plan" means the "REFERENCE PLAN OF COVENANT OVER PART OF SECTION 7, RANGE 6; PART OF PARCEL B (DD865681) OF SECTION 7, RANGE 7; PART OF THE WEST 5 CHAINS OF THE SOUTH 20 CHAINS, SECTION 7, RANGE 7, OUTLINED IN RED ON PLAN DD278681, ALL WITHIN THE SAHTLAM DISTRICT." certified correct by Kelly Stofer, B.C.L.S. dated October 1<sup>st</sup>, 2007, and deposited in the Victoria Land Title Office under number VIP 85620, a reduced copy of which is attached to the Agreement as Schedule A;
- (i) "Successor" means a person who, at any time after registration of this Agreement, becomes the registered Owner of the Land or any part thereof by any means, including a beneficial owner; and
- (j) "The Land Conservancy" means TLC The Land Conservancy of British Columbia, a society registered in British Columbia (Registration No.S-36826) and includes its permitted successors and assignees.

1.2 Where this Agreement says something is in the "sole discretion" of a party, that thing is within the sole, absolute and unfettered discretion of that party.

1.3 This Agreement shall be interpreted in accordance with the laws of British Columbia and the laws of Canada applicable in British Columbia.

1.4 This Agreement is comprised of the recitation of the parties, the recitals to this Agreement, the Schedules to this Agreement and Part 1 of the *Land Title Act* Form C to which this Agreement is attached.

### 1.5 In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) where a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
- (c) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (d) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement.
- (e) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (f) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (g) reference to a "party" or the "parties" is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers; and
- (h) reference to a "day", "month" or "year" is a reference to a calendar day, calendar month, or calendar year, as the case may be, unless otherwise expressly provided.

## 2. Representations and Warranties

2.1 The Owner warrants that the facts set out in Recital A are true as of the date of this agreement.

2.2 The Land Conservancy represents and warrants that the facts set out in Recital D are true as of the date of this Agreement.

2.3 The parties each agree that Recitals B and C are true as of the date of this Agreement.

## 3. Intent of Agreement

3.1 The parties each agree that the general intent of this Agreement is:

- (a) to protect, preserve, conserve and maintain portions of the Covenant Area and the Amenities, in a natural state, and to manage the Covenant Area as a public park with allowance for limited recreational uses as contemplated under the Management Plan; and
- (b) to prevent any occupation or use of the Covenant Area that will significantly impair or interfere with the current state of the Covenant Area or the Amenities;

and the parties agree that this Agreement is to be interpreted, performed and applied accordingly.

3.2 This Agreement shall be perpetual to reflect the public interest in the protection, preservation, conservation, maintenance, enhancement, and restoration of the natural state of the Covenant Area and the Amenities.

#### **4. Baseline Documentation Report**

4.1 The parties agree that the Covenant Area and Amenities are described in the Report, a copy of which is on file with each of the parties at the addresses set out in section 13, an overview of which is attached as Schedule B to this Agreement.

4.2 The parties agree that the Report is intended to serve as an objective information baseline for monitoring compliance with the terms of this Agreement and the parties each agree that the Report and Schedule B provide an accurate description of the Covenant Area and the Amenities at the date of this Agreement.

4.3 The parties each acknowledge that the flora and fauna on the Covenant Area will evolve through natural succession over time and, unless otherwise expressly stated, references to the Report in this Agreement are intended to take into account the natural succession of the flora and fauna over time, without human intervention other than as expressly permitted by this Agreement.

#### **5. Management Plan**

5.1 The Owner shall prepare and adopt a Management Plan for the management of the Covenant Area including the provision of parking, access routes, trails, signage, washroom facilities, park interpretation and educational facilities or such other park improvements as may be considered necessary or appropriate.

5.2 Prior to and until the adoption of the Management Plan, the Owner shall classify the Covenant Area as Park Reserve. In the Management Plan, the Covenant Area shall be given a park classification consistent with the Intent of Agreement.

5.3 The Owner agrees to consult with the Covenant Holder on the provisions in the Plan and take the Covenant Holder's comments into consideration.

#### **6. Restrictions on Land Use**

6.1 Except as expressly permitted in this Agreement, the Owner shall not do anything, omit to do anything, allow anything to be done, or allow the omission of anything, that does or could reasonably be expected to destroy, impair, diminish, negatively affect, or alter the Covenant Area or the Amenities from the condition described in the Report.



6.2 Without restricting the generality of section 5.1, the Owner shall not, except with the prior written approval of the Covenant Holder, in the sole discretion of the Covenant Holder, use or permit the use of the Covenant Area for any of the following activities or uses;

- (a) subdivide, sell, transfer, or grant any easement, right of way, license or lease over all or part of the Covenant Area;
- (b) remove, destroy or cut, or permit the removal, destruction or cutting of any indigenous vegetation on the Covenant Area except as is necessary to implement the park management plan referred to in section 5 herein or with the prior written approval of the Covenant Holder. Notwithstanding the foregoing, if any living or dead tree on the Covenant Area poses an imminent threat to the safety of any person, that tree may be cut down or trimmed. The Owner shall leave any cut tree or trimmings on the Covenant Area unless such action shall constitute a fire hazard;
- (c) use pesticides, herbicides or any other deleterious substance of any kind on the Covenant Area;
- (d) build, construct, erect or alter any structure, building or improvement on the Covenant Area except in accordance with the park management plan prepared in accordance with section 5 herein;
- (e) lay down, install, place or deposit any impervious material or surface on or within the Covenant Area for road, parking or trail purposes; and
- (f) design and construct any park improvements on the Covenant Area so as to cause substantial disturbance to the natural drainage patterns of the Covenant Area.

## 7. **Dispute Resolution**

- 7.1 If a breach of this Agreement occurs or is threatened, or if there is disagreement as to the meaning of this Agreement, the Covenant Holder or the Owner may give notice to the other party requiring a meeting of all parties within 10 Business Days of receipt of the notice.
- 7.2 All activities giving rise to breach or threatening a breach of this Agreement, or giving rise to a disagreement as to the meaning of this Agreement must immediately cease upon receipt of the notice.
- 7.3 The parties must attempt to resolve the matter, acting reasonably and in good faith, within 20 Business Days of receipt of the notice.
- 7.4 If the parties are not able to resolve the matter within that time, the parties may appoint a mutually acceptable person to mediate the matter. If the parties are unable to agree on the appointment of a mediator within 15 days after the mediation process is invoked, any party may apply to the British Columbia Mediator Roster Society, or its successor, or such other organization or person agreed to by the parties in writing, for appointment of a mediator. The parties must act reasonably and in good faith and

cooperate with the mediator and with each other in an attempt to resolve the matter within 60 days after the mediator is appointed.

- 7.5 The cost of the mediation will be borne equally between the parties, which costs will not include costs incurred by a party for representation by counsel at the mediation.

## 8. Owner's Reserved Rights

8.1 Subject to sections 6.1 and 6.2, the Owner reserves all of its rights as owner of the Land, including the right to use, occupy and maintain the Land in any way that is not expressly restricted or prohibited by this Agreement, so long as the use, occupation or maintenance are consistent with the intent of this Agreement.

8.2 Without limiting the generality of section 8.1 and subject to sections 6.1 and 6.2, the following rights are expressly reserved to the Owner:

- (a) To maintain, restore, rebuild or resurface the existing trails and build new trails according to the Management Plan.
- (b) All other rights and activities that are necessary for and incidental to the operation of a regional district park, and that are contemplated by or consistent with the Management Plan.

8.3 Subject to section 8.5, nothing in this Agreement restricts or affects the right of the Owner or any other party to do anything reasonably necessary to:

- (a) prevent, abate or mitigate any damage or loss to any real or personal property; or
- (b) prevent potential injury or death to any individual.

8.4 If the Owner or any other party intends to do anything described in section 8.3, the Owner shall give at least 30 days' prior written notice to the Covenant Holder, describing in reasonable detail the intended action, the reason for it, and its likely effect on the Covenant Area or the Amenities. Despite the rest of this Agreement, the Owner shall permit the Covenant Holder to enter upon and inspect the Covenant Area if any action is proposed under section 8.3. The Covenant Holder may comment on the proposed action and the Owner and any other party must take those comments into consideration before doing anything under that section.

8.5 Despite section 8.4, in an emergency situation, such as fire or threat to human safety, a living or dead tree on the Covenant Area may be cut down or trimmed, and any other action as is reasonably required to prevent, abate or mitigate the emergency may be taken by the Owner, without the consent of the Covenant Holders, but the Owner shall notify the Covenant Holders of the circumstances of such action within 30 days, including the actual or likely effect on the Covenant Area or the Amenities.

## 9. Owner's Obligations

9.1 The Owner retains all responsibilities and bears all costs and liabilities related to the ownership, use, occupation and maintenance of the Land, including any improvements expressly authorized by this Agreement.

9.2 The Owner shall indemnify the Covenant Holder, its directors, officers, employees, agents and contractors, from and against any and all liabilities, damages, losses, personal injury or death, causes of action, actions, claims, and demands by or on behalf of any person, arising out of any act or omission, negligent or otherwise, in the use, occupation and maintenance of the Covenant Area or the Amenities by the Owner.

9.3 The Owner is liable for any and all breaches of this Agreement by the Owner, but the Owner is not liable for:

- (a) breaches of this Agreement which occurred prior to the Owner becoming the registered owner of any interest in the Land;
- (b) injury or alteration to the Covenant Area or the Amenities resulting from natural causes, or causes beyond the Owner's reasonable control, including accidental fire, flood, storm, pest or fungal infestation, vandalism, trespass and earth movement, but excluding injury or alteration resulting from actions of the Owner or any other person acting with the actual or constructive knowledge of the Owner; or
- (c) any prudent action taken by the Owner under emergency conditions to prevent, abate, or mitigate significant injury to the Covenant Area or the Amenities resulting from natural causes, including accidental fire, flood, storm and earth movement.

9.4 Without limiting the generality of sections 9.1, 9.2 and 9.3, the Owner:

- (a) as between the Owner and the Covenant Holder, is solely responsible and liable for any loss or damage, or liability of any kind (whether civil, criminal or regulatory), in any way connected with the existence in, on, from, to or under the Land (whether through spill, emission, migration, deposit, storage or otherwise) of any pollutant, contaminant, waste, special waste, or any matter that impairs the environment ("Contaminant"); and
- (b) shall indemnify each Covenant Holder from and against any loss, damage, liability, cause of action, action, penal proceeding, regulatory action, order, directive, notice or requirement, including those of any government agency, incurred, suffered, brought against or instituted against the Covenant Holders, jointly or severally, in any way associated with anything described in section 9.4(a).

9.5 Where, as provided under section 9.3(b), the Owner is not responsible for damage or theft due to trespass or vandalism, the Owner in its sole discretion may take all reasonable steps to identify and prosecute the person responsible and to seek financial restitution for the damage or theft.

9.6 The Owner shall pay when due all taxes, assessments, levies, fees and charges of whatever description which may be levied on or assessed against the Land and shall pay any arrears, penalties and interest in respect thereof.

9.7 The Owner shall indemnify the Covenant Holder from and against any fee, tax, or other charge which may be assessed or levied against the Owner pursuant to any enactment, including the *Income Tax Act* (Canada) with respect to the Land or with respect to this Agreement, including any fee, tax or other charge which may be assessed or levied against the Owner as a result of the amendment or termination of this Agreement.

9.8 Any debts or other amounts due from the Owner to the Covenant Holder under this Agreement, if not paid within 30 days after notice, shall bear interest at the annual interest rate that is 1 percent greater than the prime rate of interest. For the purposes of this section, the "prime rate of interest" is the annual rate of interest charged from time to time by the Bank of Montreal, at its main branch in Vancouver, British Columbia, for demand Canadian dollar commercial loans made to its most creditworthy commercial customers and designated from time to time by the Bank of Montreal as its prime rate.

9.9 For clarity, the indemnities granted by the Owner to the Covenant Holder under sections 9.2, 9.4 and 9.7 are indemnities granted as an integral part of the section 219 *Land title Act* covenant created by this Agreement.

## 10. Enforcement Remedy of the Covenant Holder

10.1 If the Covenant Holder believes that the Owner has neglected or refused to perform any of the obligations set out in this Agreement or is in breach of any term of this Agreement, the Covenant Holder may serve on the Owner a notice setting out particulars of the breach and requiring the Owner to remedy the breach.

10.2 The Owner has 60 days from receipt of the notice given under section 10.1 or from the conclusion of a dispute resolution process under section 7 if it is invoked, to remedy the breach or make arrangements satisfactory to the Covenant Holder for remedying the breach, including with respect to the time within which the breach shall be remedied.

## 11. Successor of the Owner

11.1 This Agreement shall enure to the benefit of and be binding upon the Owner and the Owner's Successor.

11.2 The Owner shall not lease or license the Covenant Area or any part thereof unless the lease or license is expressly made subject to the provisions of this Agreement and unless the lease or license expressly entitles the Owner to terminate the lease or license and re-enter the Covenant Area if the tenant or licensee breaches any of the provisions of this Agreement.

11.3 Failure by the Owner to comply with the provisions of this section shall not affect the enforceability of this Agreement against the Owner or any Successor.

## 12. Assignment of Agreement or Dissolution of the Covenant Holder

12.1 This Agreement shall be transferable by a Covenant Holder, but the Covenant Holder may assign its rights and obligations under this Agreement only to an entity or person qualified at the time of transfer to hold covenants under s. 219 of the *Land Title Act* (or any successor provision then applicable) and any applicable regulations.

12.2 The Covenant Holder agrees that before it assigns its rights and obligations under this section, it shall consult with the Owner, and consider the Owner's comments, with respect to the proposed assignee. The Covenant Holder must give notice to the Owner of the proposed assignment, setting out in reasonable detail the identity of the proposed assignee and the qualifications and experience of the proposed assignee relevant to performance by the assignee of the rights and obligations of the Covenant Holder under this Agreement. If the Owner does not provide comments to the Covenant Holder regarding the proposed assignee within 10 Business Days after receipt from the Covenant Holder to the Owner under this section, the Owner is conclusively deemed to have declined to comment on the proposed assignee and to have consented to the assignment. For clarity, the Owner agrees that the Covenant Holder is only required to consult the Owner and that the Covenant Holder is entitled to assign its rights and obligations so long as it has consulted the Owner.

12.3 In the event of the winding-up or dissolution of a Covenant Holder, the Covenant Holder shall use its best efforts to assign and transfer all of its interest under this Agreement to a person or entity authorized to accept covenants under section 219 of the *Land Title Act*. If the Covenant Holder does not assign and transfer all of its interests under this Agreement as set out in this section, it shall be deemed to have assigned and transferred all of its interest under this Agreement to the other Covenant Holder, to hold temporarily until another Covenant Holder can be found, or if the other Covenant Holder is not available, to Her Majesty the Queen in Right of the Province of British Columbia. For clarity, the consultation process set out in section 13.2 does not apply to this section.

## 13. Notice

13.1 Any notice or other communication (collectively "notice") required or permitted under this Agreement shall be:

- (a) delivered in person; or
- (b) sent by pre-paid registered mail to the address of the parties at their respective addresses as set out in section 14.4.

13.2 If notice is delivered in person, the party receiving the notice shall forthwith acknowledge receipt of same in writing, and the notice shall be deemed

to have been received on the earlier of the date of such acknowledgment and the date that is 5 days after the notice is sent.

13.3 If notice is sent by pre-paid registered mail, it shall be deemed to have been received on the fourth Business Day following the day on which the notice was sent.

13.4 The addresses of the parties' representatives for notice are as follows:

**The Owner:**  
**CAROMAR SALES LTD.**  
P.O. Box 91217,  
West Vancouver, BC, V7V 3N6.

**The Covenant Holder:**  
**THE LAND CONSERVANCY OF BRITISH COLUMBIA**  
301-1195 Esquimalt Road  
Victoria, BC V9A 3N6

13.5 Each party agrees to immediately give written notice to the others of any change in its address from that set out in section 13.4.

13.6 If a party refuses to sign an acknowledgment of receipt of notice, the person delivering the notice may swear an affidavit of service and the notice shall be deemed to have been received on the date of service set out in the affidavit.

#### **14. Notice of Covenant**

14.1 The Owner agrees to allow the Covenant Holder to publicize the existence of this Agreement in a tasteful manner, provided that the Covenant Holder first consults with the Owner as to the content of such publicity.

14.2 Without restricting the generality of the foregoing, the Owner agrees to allow the Covenant Holder to erect a plaque or other signage on the Covenant Area, in a tasteful manner and at the Covenant Holders' expense, indicating that the Covenant Holder holds a covenant on the Covenant Area, provided that the location of the plaque or signage is to be approved in advance by the Owner, and the Covenant Holder is responsible for any repair, maintenance or replacement of the plaque or sign.

#### **15. No Liability in Tort**

15.1 The parties agree that this Agreement creates only contractual obligations and obligations arising out of the nature of this Agreement as a covenant under seal. Without limiting the generality of the foregoing, the parties agree that no tort or fiduciary obligations or liabilities of any kind are created or exist between the parties in respect of this Agreement and nothing in this Agreement creates any duty of care or other duty on any of the parties to anyone else. For clarity, the intent of this section is to, among other things, exclude tort liability of any kind



and to limit the parties to their rights and remedies under the law of contract and the law pertaining to covenants under seal.

## **16. Waiver**

16.1 An alleged waiver of any breach of this Agreement is effective only if it is an express written waiver signed by each of the Covenant Holders, and is only effective to the extent of that express waiver and does not operate as a waiver of any other breach.

16.2 The failure of either or both Covenant Holders to require performance by the Owner at any time of any obligation under this Agreement does not affect either Covenant Holder's right to subsequently enforce that obligation.

## **17. Joint and Several Obligations**

17.1 Where there is more than one party comprising the Owner under this Agreement, the obligations of those parties as the Owner are joint and several.

## **18. Remedies not Exhaustive**

18.1 Exercise or enforcement by a party of any remedy or right under or in respect of this Agreement does not limit or affect any other remedy or right that party may have against the other parties in respect of or under this Agreement or its performance or breach.

## **19. Covenant runs with the Land**

19.1 Unless it is otherwise expressly provided in this Agreement, every obligation and covenant of the Owner in this Agreement constitutes a personal covenant and also a covenant granted under s. 219 of the *Land Title Act* (British Columbia). This Agreement burdens the Land and runs with it and binds the successors in title to the Land. This Agreement burdens and charges all of the Land and any parcel into which it is subdivided by any means and any parcel into which the Land is consolidated.

19.2 Notwithstanding section 19.1, if the Covenant Area is subdivided from the Land, the Covenant Holder will, if requested by and at the cost of the Owner or its successor in title to the Land, discharge this Agreement from that portion of the Land not included within the Covenant Area.

19.3 In the event that the Owner transfers title to the Covenant Area to the Cowichan Valley Regional District or another party approved by the Covenant Holder, the Owner will be released from further obligation under this Agreement.

## **20. Registration**

20.1 The Owner agrees to do everything necessary at the Owner's expense to ensure that this Agreement, and the interests it creates, is registered against title to the Land.

20.2 The Owner agrees to do everything necessary, at the Owner's expense, to ensure that this Agreement, and the interests it creates, are registered priority over all financial charges, liens and encumbrances registered or pending registration in the Land Title Office at the time of application for registration of this Agreement, including options to purchase and rights of first refusal. Registered or pending registration in the Land Title Office at the time of application for registration of this Agreement.

## **21. Severance**

21.1 If any part of this Agreement is held by a court to be invalid, illegal or unenforceable, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement is to remain in force unaffected by that holding or by the severance of that part as if the part was never part of this Agreement.

## **22. No other agreements**

22.1 This Agreement is the entire agreement between the parties and it terminates and supersedes all other agreements and arrangements regarding its subject. This Agreement may only be changed by a written instrument signed by all the parties.

## **23. Binding on successors**

23.1 This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

## **24. Independent Advice**

24.1 The Owner acknowledges and agrees that the Owner has sought and obtained to the Owner's satisfaction independent advice from an accountant or other income tax expert with respect to the income tax implications of this Agreement and acknowledges that it does not and has not relied on either Covenant Holder for advice in this regard and that they have given no representation or warranty in that regard.

24.2 The Owner acknowledges and agrees that the Owner has been advised by the Covenant Holder that the Owner should seek legal advice as to the meaning and effect of this Agreement, and the Owner further acknowledges and agrees that no legal advisor of the Covenant Holder has advised the Owner on the meaning or effect of this Agreement or in connection with this Agreement.

## **25. Deed and Contract**

25.1 By executing and delivering this Agreement, each of the parties intends to create both a contract and a deed and covenant executed and delivered under seal.

**26. Rights of the Covenant Holder**

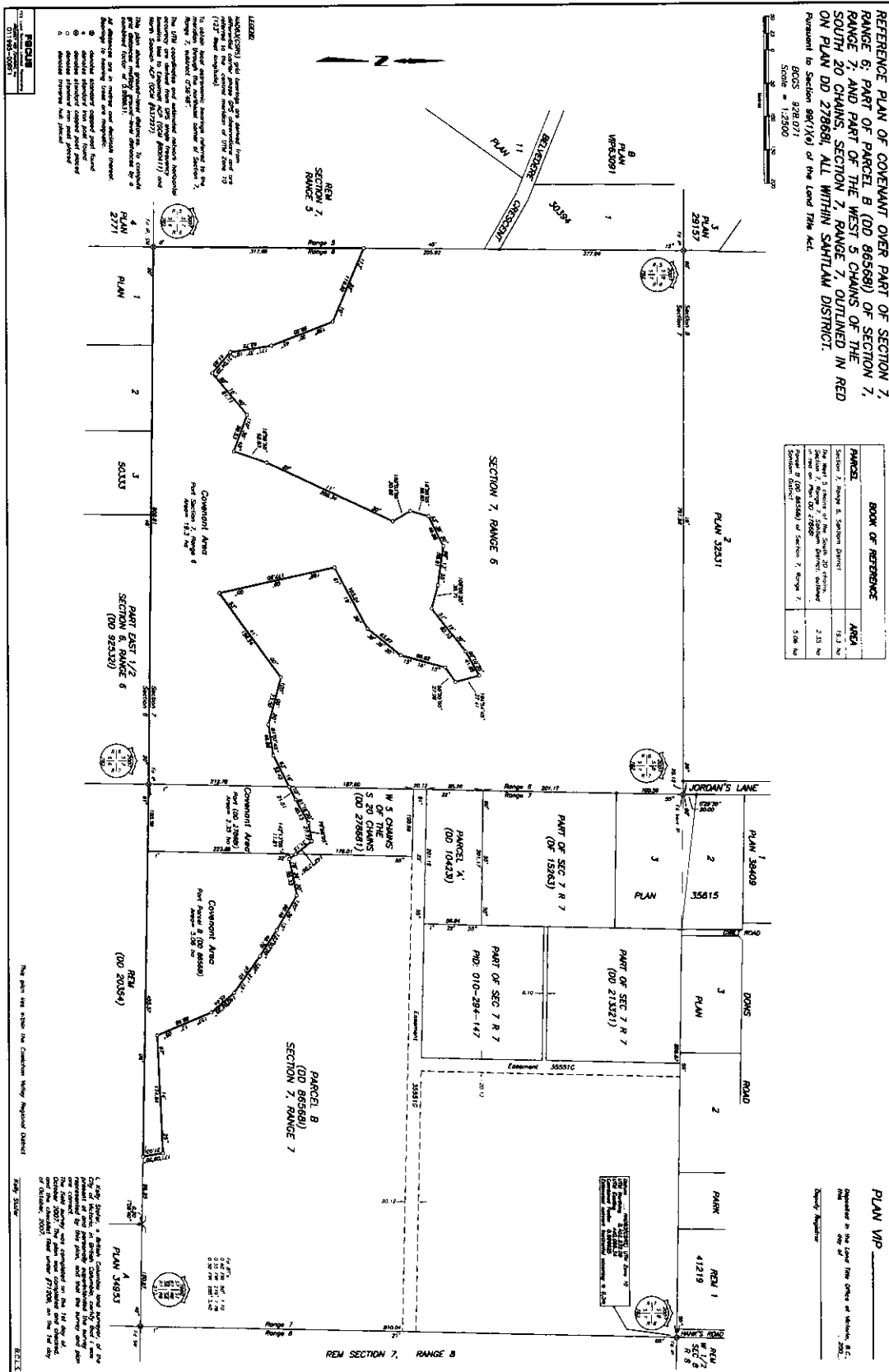
26.1 The Covenant Holder may exercise its rights under this Agreement through its directors, officers, employees, agents or contractors.

As evidence of their agreement to be bound by the above terms, the parties each have executed and delivered this Agreement under seal by executing Part 1 of the *Land Title Act* Form C to which this Agreement is attached and which forms part of this Agreement.

The Schedules referred to throughout the document are attached after this page.

SCHEDULE A

Attached to and forming part of the Covenant Agreement between the CAROMAR LAND SALES LTD, the Owner, and TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA, Covenant Holder, dated as of the \_\_\_ day of \_\_\_, 2008.



## SCHEDULE B

Attached to and forming part of the Covenant Agreement between the CAROMAR LAND SALES LTD, the Owner, and TLC THE LAND CONSERVANCY OF BRITISH COLUMBIA, Covenant Holder, dated as of the \_\_\_ day of \_\_\_\_\_, 2008.

### BASELINE DOCUMENTATION REPORT

#### 1.0 Acknowledgment

1.1 The Owner hereby acknowledges and agrees that the following is an accurate description of the Covenant Area, as of the reference date of this agreement.

#### 2.0 Covenant Area Location and description.

2.1 The property is located in the Sahtlam District of the Cowichan Valley Regional District (Electoral Area E).

2.2 Driving Directions: From the Trans-Canada Highway at Duncan: Turn off the Trans-Canada and head west on Truck Road. Follow Truck Road until it turns into Government St. and then Cowichan Lake Road. Keep left on Cowichan Lake Road. You will stay on Cowichan Lake Road for approximately 7 km. Turn left on Colverton Road, then left on Aquino Road, then left on Belvedere Crescent. At the dead end of Belvedere you can walk to the Covenant Area.

2.3 The Covenant Area is currently a portion of each of three legal parcels:

009-845-119 SECTION 7, RANGE 6, SAHTLAM DISTRICT (19.3 Ha)

009-849-581 THE WEST 5 CHAINS OF THE SOUTH 20 CHAINS, SECTION 7, RANGE 7, SAHTLAM DISTRICT, OUTLINED IN RED ON PLAN DD 278681 (2.34 Ha)

009-849-637 PARCEL B (DD 865681) OF SECTION 7, RANGE 7, SAHTLAM DISTRICT (5.08 Ha)

2.4 The total Covenant Area is 26.7 hectares in size and primarily young forest dominated by Douglas-Fir. The southern boundary follows a steep ridge. The central bulk of the property contains a significant wetland approximately 4 hectares in size.

#### 3.0 Significance of the Land and Amenities

3.1 The most significant feature of the Covenant Area is the large wetland in the centre of the property. This wetland is approximately 4 hectares in size with about half of that being permanently flooded and the rest seasonally wet.

3.2 The rest of the Covenant Area is young forest, with a few older trees left from the most recent logging approximately 10 years ago.

3.3 The Conservation Data Centre in BC's Ministry of Environment has documented the presence of Macoun's groundsel (*Senecio macounii*) in the area, a blue listed species on the property, but its presence in the Covenant Area has not been confirmed.

#### 4.0 The Management Vision

4.1 The current owner plans to donate the Covenant Area to the Cowichan Valley Regional District to become a regional park. The Covenant Area will then be managed as a regional park for natural heritage protection and recreation. It is possible that the Covenant Area will be connected to Sandy Pool Regional Park via another property south of the covenanted land.

## 5.0 Site History

5.1 The Covenant Area has been logged of all its significant timber, and is regenerating. There are a series old logging roads traversing the Covenant Area that have been used by off-road enthusiasts. The roads have also given access to hunters, as evidenced by the empty cartridge shells found on the Covenant Area. The site is also used by hikers. Some illegal dumping has occurred on the property, as evidenced by several small piles of garbage.

## 6.0 List of buildings, structures and other improvements

6.1 The Covenant Area does not contain any buildings and structures. There are several old logging roads in the Covenant Area and there were a few piles of dumped garbage including an abandoned car.

## 7.0 Inventory of Species.

7.1 An inventory of plant species was undertaken for the baseline inventory report as follows:

### Trees

<i>Abies grandis</i>	grand fir
<i>Acer macrophyllum</i>	bigleaf maple
<i>Alnus rubra</i>	red alder
<i>Arbutus menziesii</i>	arbutus
<i>Cornus nuttallii</i>	flowering dogwood
<i>Malus fusca</i>	pacific crab apple
<i>Pinus contorta</i>	shore pine
<i>Populus balsamifera ssp trichocarpa</i>	black cottonwood
<i>Populus tremuloides</i>	quaking aspen
<i>Pseudotsuga menziesii</i>	Douglas-fir
<i>Quercus garryana</i>	Garry oak
<i>Rhamnus purshiana</i>	cascara
<i>Taxus brevifolia</i>	Western yew
<i>Thuja plicata</i>	Western redcedar
<i>Tsuga heterophylla</i>	Western hemlock

### Shrubs

<i>Amelanchier alnifolia</i>	saskatoon
<i>Arctostaphylos uva-ursi</i>	kinnikinnick
<i>Cornus stolonifera</i>	red-osier dogwood
<i>Gaultheria shallon</i>	salal
<i>Goodyera oblongifolia</i>	Rattlesnake-plantain
<i>Holodiscus discolor</i>	oceanspray
<i>Linnaea borealis</i>	twinline
<i>Lonicera ciliosa</i>	western trumpet honeysuckle
<i>Mahonia aquifolium</i>	tall Oregon-grape
<i>Mahonia nervosa</i>	dull Oregon-grape
<i>Oplopanax horridus</i>	Devil's club
<i>Rosa gymnocarpus</i>	baldhip rose
<i>Rosa nootkatensis</i>	Nootka rose
<i>Rubus leucodermis</i>	blackcap
<i>Rubus parviflorus</i>	thimbleberry
<i>Rubus spectabilis</i>	salmonberry



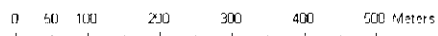
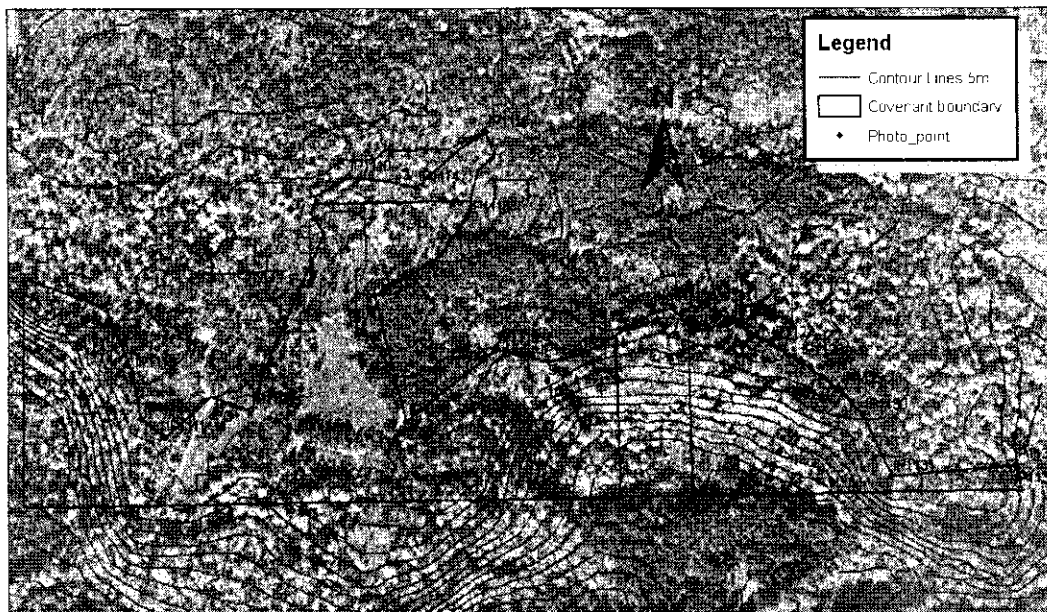
<i>Rubus ursinus</i>	trailing blackberry
<i>Salix</i> sp.	willows
<i>Sambucus racemosa</i>	red elderberry
<i>Spiraea douglasii</i> ssp. <i>douglasii</i>	hardhack
<i>Symphoricarpos albus</i>	snowberry
<i>Vaccinium parvifolium</i>	red huckleberry
<b>Forbs</b>	
<i>Achillea millefolium</i>	yarrow
<i>Achlys triphylla</i>	vanilla-leaf
<i>Anaphalis margaritacea</i>	pearly everlasting
<i>Anemone lyallii</i>	Lyall's anemone
<i>Aquilegia formosa</i>	red columbine
<i>Boschniakia hookeri</i>	vancouver groundcone
<i>Chimaphila umbellata</i>	prince's-pine
<i>Claytonia sibirica</i>	Siberian miner's-lettuce
<i>Dicentra formosa</i>	Pacific bleeding-heart
<i>Epilobium angustifolium</i>	fireweed, rosebay willowherb
<i>Epilobium ciliatum</i>	purple-leaved willowherb
<i>Fragaria vesca</i>	woodland strawberry
<i>Fragaria virginiana</i>	wild strawberry
<i>Fritillaria lanceolata</i>	chocolate lily
<i>Galium</i> sp.	bedstraw
<i>Hieracium</i> sp.	hawkweeds
<i>Hypochaeris radicata</i>	hairy cat's-ear
<i>Iris</i> sp.	
<i>Lilium columbianum</i>	tiger lily
<i>Lomatium nudicaule</i>	Indian consumption plant
<i>Lotus</i> sp.	lotus
<i>Lupinus</i> sp.	
<i>Lysichiton americanum</i>	skunk cabbage
<i>Maianthemum dilatatum</i>	false lily-of-the-valley
<i>Oenanthe sarmentosa</i>	pacific water-parsley
<i>Osmorhiza chilensis</i>	mountain sweet-cicely
<i>Polygonum</i> sp.	knotweed
<i>Pyrola asarifolia</i>	pink wintergreen
<i>Rumex occidentalis</i>	western dock
<i>Satureja douglasii</i>	yerba buena
<i>Sisyrinchium idahoense</i> var. <i>macounii</i>	Idaho blue-eyed grass
<i>Smilacina stellata</i>	star-flowered false solomon's seal
<i>Stachys cooleyae</i>	Cooley's hedge-nettle
<i>Tellima grandiflora</i>	fringecup
<i>Tolmiea menziesii</i>	piggy-back plant, youth-on-age
<i>Trientalis latifolia</i>	indian potato
<i>Trillium ovatum</i>	western trillium
<i>Urtica dioica</i>	stinging nettle
<i>Veronica americana</i>	American brooklime
<i>Veronica serpyllifolia</i>	thyme-leaved speedwell
<i>Viola adunca</i> (?)	early blue violet
<i>Viola palustris</i>	marsh violet
<b>Ferns &amp; Fern Allies</b>	
<i>Adiantum pedatum</i>	maidenhair
<i>Athyrium felix-femina</i>	lady fern
<i>Polystichum munitum</i>	swordfern

<i>Pteridium aquilinum</i>	bracken fern
<b>Graminoids</b>	
<i>Juncus balticus</i>	baltic rush
<i>Juncus effusus</i>	common rush
<b>Others</b>	
<i>Equisetum arvense</i>	common horsetail
<i>Equisetum telmateia</i>	giant horsetail

**8.0 Maps and Photos**

8.1 A map of the Covenant Area follows showing photo points taken for the purposes of the baseline inventory report. Additional maps and photos are in the full baseline documentation report on file with all parties.

**Caromar property photopoint inventory map**



Created by Scott Lehr & Christina Waddle 2008  
 Sources: GeoBase, Base Mapping and Geomatic Services - BC Government,  
 Cowichan Valley Regional District

**END OF DOCUMENT**

-2 SEP 2008 14 48

FB0208158

LAND TITLE ACT  
FORM 11(a)  
(Section 99(1)(e), (j) and (k))  
APPLICATION FOR DEPOSIT OF REFERENCE  
OR EXPLANATORY PLAN (CHARGE)

VIP 85620

#  
IP  
IA

I, John H. Fraser, Barrister & Solicitor Lawson Lundell, 1600 – 925 West Georgia Street,  
Vancouver, B.C. V6C 3L2

[full name, address and occupation]

Agent of. ~~Garman Sales Ltd.~~ TLC THE LAND CONSERVANCY OF  
BRITISH COLUMBIA

616 - 1641 Lonsdale Avenue, North Vancouver, BC, V7M 2J5

[full name, address and occupation]

the owner of a registered charge) apply to deposit reference plan \_\_\_\_\_


of Section 219 Covenant over PID 009-845-119, Section 7, Range 6, PID 009-849-581, The West 5  
Chains of the South 20 Chains, Section 7, Range 7 outlined in red on Plan DD 27868I and PID 009-849-  
637, Parcel B (DD 86568I) of Section 7, Range 7, all of Sahtlam District

I enclose:

1. The reference/explanatory plan.
2. The reproductions of the plan required by section 67 (u) (see below).
3. Fees of \$ \_\_\_\_\_

HN 08/09/02 14:48:34 01 VI 816625  
PLANS \$55.00

Dated the 29 day of August 20 08

  
SIGNATURE

c/o West Coast Title Search Ltd.  
10104

- NOTE:**
- (i) Under section 67 (u) the following reproductions of the plan must accompany this application:
    - (a) one blue linen original (alternatively white linen or original transparencies).
    - (b) one duplicate transparency.
    - (c) one whiteprint is required as a worksheet for the land title office.
  - (ii) The following further requirements may be necessary:
    - (a) If the parent property is in an Agricultural Land Reserve, a release is required unless the parent property is less than 2.0 acres (app. .8094 hectares) or where, for permitted uses, an approving officer has signed the plan under section 1(1)(a) and (b) of the Subdivision and Land Use Regulation (B.C. Reg. 7/81) under the *Agricultural Land Commission Act*.
    - (b) Where a notice respecting a grant under the *Home Purchase Assistance Act* is endorsed on title, an extra whiteprint must accompany the application, unless the Ministry of Lands, Parks and Housing agrees otherwise in writing. This extra print must contain the following endorsement:

"The eligible residence as defined by the *Home Purchase Assistance Act* is located on lot \_\_\_\_\_ created by this plan.

\_\_\_\_\_  
B.C.L.S. or solicitor for the owner"

- (c) Controlled access approval must be evident on the plan where parent property adjoins a highway that is designated as a controlled access highway.
- (d) Where the plan refers to a restrictive covenant to be made under section 215, the instrument containing the covenant must be tendered with the plan.

Zoning Boundaries Vs. Covenant Boundaries

