

3.0 ROLES AND RESPONSIBILITIES

3.1 Agent (Operator)

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3.2 Applicant (Property Owner)

1815 Sooke Lake Road
Shawnigan Lake, BC V8B 2K2

Contact: Dale Erb, Cell: (250) 642-7777, dale@erbs.com

4.0 SOIL ASSESSMENT and DEPOSIT PLAN

4.1 Proposed Location and Final Contours (0.5 metres) of the Soil Deposit Site

A Survey of the parcel has been prepared including (Appendix A – 1815 Sooke Lake Road Survey):

- a) Legal boundaries of the parcel, the proposed soil deposit area boundaries, and any easements, rights-of-way and covenant areas;
- b) Location of all structures and private infrastructure on the property;
- c) Location of all public infrastructure within 20 metres of the property;
- d) Location of all streams, watercourses, wetlands, drainage courses, septic systems and wells on the parcel and within 30 metres of the proposed fill site;
- e) Topographic survey with 0.5 metre intervals showing the pre-deposit topography of

the parcel and within 20 metres of the parcel; and

f) All existing and proposed accesses to the parcel and soil deposit site.

4.2 Proposed Volume of Soil to be Deposited, Including Calculations, Cross-Sections and Other Pertinent Information Used in Calculating Soil Deposit Volumes

(Appendix B – 1815 Sooke Lake Road Volume Calculation)

4.3 Estimated Schedule and Phasing of the Soil Deposit Activity

The soil deposit has been actively accepting soil in the Cowichan Valley Regional District (CVRD) and was active in the last 90 days prior to the adoption of CVRD Bylaw No. 4236 – Soil Deposit Bylaw, allowing its continued operation under the Soil Deposit Bylaw Enforcement Grace Period Policy. The effective date of the grace period commenced June 3, 2019.

The soil deposit site is predominantly for the exclusive use of Allterra Construction Ltd.

The estimated schedule and phasing of the soil deposit activity is dictated by active projects. A steady volume of soil deposit activity is anticipated year-round, with typical seasonal decreases through the winter months.

It is estimated that the soil deposit site will have the capacity to accept soil until the end of 2020.

4.4 Description of Procedures for Controlling Access to the Site

The soil deposit site is predominantly for the exclusive use of Allterra Construction Ltd., controlling the access to the site by restricting multiple users.

The soil deposit site is accessed off Sooke Lake Road through a single entrance that is controlled with a lockable gate.

No person shall engage in the deposit of soil on a Sunday or Holiday, or before 7:00 a.m. or after 7:00 p.m. on any other day.

A CVRD Soil Deposit Permit sign will be posted at the soil deposit site entrance to notify the public that access to the soil deposit site must be in accordance with the Soil Deposit Bylaw.

4.5 Description of Procedures for Documenting the Origins and Composition of Soil to be Deposited, Including Preliminary Fill Source Assessments, Soil Source Site Profiles and Declarations, and Truck Tracking Receipts

In accordance to Section 17.2 of the Soil Deposit Bylaw, a daily record Soil Deposit Log Book of all soil deposited on the permit site will be kept containing the following information:

- a) the date, time and origin of each delivery of soil;
- b) the contact information (name and phone number) for each project site or property where the soil originated from;
- c) the total quantity of soil deposited;
- d) the company that delivered the soil and the name of the truck driver;
- e) the licence plate numbers of the truck that delivered the soil to the property; and
- f) the name of the person entering the Log Book information.

A Clean Fill Declaration will be completed by the soil source representative to deposit soil at the soil deposit site.

Before the bylaw, the soil load counts, type of material hauled for deposit, and the origin of the materials hauled were tracked.

4.6 Description of Process for Monitoring Soil Placement so that the Approximate Location of Deposited Soil can be Matched with Truck Tracking Receipts

The soil deposit site is delineated into sections and labelled for monitoring soil placement so that the approximate location of deposited soil can be matched with truck tracking receipts.

The section label will be documented in the daily record Soil Deposit Log Book for all soil deposited on the permit site.

4.7 Certification that the Proposed Soil Deposit will not Create a Danger from Flooding, Erosion or Landslide

Soil will be deposited at the soil deposit site in compliance with Section 16 of the Soil Deposit Bylaw to mitigate dangers from flooding, erosion or landslide.

The soil deposit requirements include, but are not limited to:

- a) the slope of any exposed face of deposited soil must not be greater than the angle of repose necessary for stability of the deposited material. For any slope face within 10 metres of a property boundary or a riparian assessment area boundary, the maximum final slope grade will be 4: 1 (4 horizontal to 1 vertical);
- b) the deposited soil must be graded so that positive gravity drainage is assured, and a drainage system of sufficient capacity and extent must be installed to ensure that runoff onto adjacent lands will be no greater than prior to commencement of the soil deposit;
- c) all streams, watercourses, wetlands and drainage facilities must be kept free of silt, clay, sand, debris and other material attributable to the soil deposit activity, which could obstruct, impair or impede drainage facilities and watercourses; and
- d) deposited soil and related activities must not encroach upon, undermine, damage or endanger any adjacent property.

Environmental consultants will be retained to assist with the assessment of possible impacts of soil deposition disturbance and vegetation disturbance and to provide environmental mitigation and restoration measures to be implemented as required.

Best management practices will be followed to ensure that the soil deposit will not create a danger from flooding, erosion or landslide.

5.0 ENVIRONMENTAL PROTECTION PLAN

5.1 Measures for Controlling Erosion and Sedimentation and for Maintaining Erosion and Sediment Control Infrastructure

Weather forecasts will be routinely monitored in consideration of planned activities at the soil deposit site and work will be halted during heavy precipitation events if there is any risk of sediment entering or migrating to nearby surface water bodies.

Sediment controls will be installed to prevent sediment migration include silt fencing and straw bales to prevent downstream sedimentation. Silt fencing and straw bales will be installed outside the riparian setback, between the fill slope and the high-water mark of the known wetlands to prevent sedimentation of watercourses.

Additional recommendations intended to control / reduce erosion where applicable include: