

- 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.
- All dirt, mud or debris tracked onto public roads or deposited into road-side ditches from the soil deposit activity must be removed daily.
- Deposited soil and related activities must not encroach upon, undermine, damage or endanger any adjacent property.
- Soil deposit will not occur on a Sunday or a Holiday or before 7 am or after 7 pm on any other day.
- The permit holder will keep a daily record soil deposit logbook for soil deposited on the permit site.

4 Soil Assessment and Deposit Plan

- The proposed location and final contours of the deposit site are illustrated in the drawings in Appendix 2.
- The proposed volume of soil to be deposited was estimated to be 145,000 m³ (as of June 2019) based on the area and dimensions of the Proposed fill site illustrated in the drawings in Appendix 2. Additional volume would be possible if the finished top of bank elevation were raised above the grade of the neighboring property boundary to the south, which is also owned by the applicant.
- Soil deposit activities are expected to take place over approximately 2 years. The actual timeframe will be highly dependent on the market/industry activity and availability of suitable soil which ultimately will determine the pace of filling. Soil deposit commenced prior to the CVRD Soil Deposit Bylaw coming into force. Soil depositing is planned to continue through the transition period and following the receipt of the soil deposit permit for the Property.
- Prior to any soil arriving on site, a Soil Acceptance Agreement is executed with soil suppliers (Refer to example Soil Acceptance Agreement in Appendix 3). This agreement attests to the soil not containing substances in concentrations that exceed applicable regulatory criteria. When available/applicable, a source Site Profile is also received and maintained as part of the applicant's records (Refer to example Site Profile in Appendix 3).
- A sign-in booth at the entry to the Property is used to control access to the site. Trucks arriving at the site are required to sign in at the booth prior to depositing soil.
- Trucks arriving on the Property are required to check in with the site manager and sign-in using a Fill Slip that documents the load delivered (Refer to example Fill Slips in Appendix 3). The Fill Slip is of the format recommended by Mr. Devin Warwick of the CVRD.
- Soil placement on the Property is currently monitored by two attendants and the site manager coordinates placement of the soil on the Property. Soil placement locations are identified with signage using the Lot Plan for the Property and considers soil type, fill location, weather and saturation content.

- The final soil deposit will be constructed under the advice of a Professional geotechnical engineer for safe slope stability such that the soil deposit does not create a danger from flooding, erosion or landslide. There is negligible flooding risk of the fill site.

5 Environmental Protection Measures for Soil Deposit Work

5.1 Erosion and Sedimentation Controls

Soils are particularly vulnerable to erosion during activities such as excavation, transport, stockpiling and fill placement. The key factors in erosion and sediment control include intercepting and managing runoff. Soil and sedimentation control measures adapted from the Fisheries and Oceans Canada (DFO) Land Development Guidelines for the Protection of Aquatic Habitat (1993) will be implemented as required during soil relocation activities as follows.

- Prior to commencing work, the proposed area will be delineated for soil placement to minimize impacts to vegetation and soil exposure outside of the designated fill placement area.
- Soil relocation activities will be planned during periods of dry weather to avoid potential rainfall events and delays.
- Where practical, soil placement will be phased to allow for “green up”, or re-establishment of vegetation to minimize soil exposure and erosive surfaces.
- Construction will be halted during periods of heavy rainfall to minimize soil disturbance and wash out.
- Existing vegetation will be retained where practical.
- Exposed slopes and disturbed natural slopes will be seeded and re-vegetated following soil placement. Seeding and planting will be conducted to allow for establishment of vegetation before the end of the growing season.
- Mulches or other organic stabilizers will be applied where necessary to minimize erosion until vegetation is established.
- The length and steepness of slopes will be considered in the site design to minimize erosion and soil loss.
- Sediment traps and / or silt fences will be installed at the base of the slope of the newly placed soil as required to retain soil/ sediments in the work area.
- Erosion control measures will be inspected on a regular basis (e.g. weekly) and before and after heavy rainfall events. Erosion control measures will be repaired and replaced if determined to be ineffective.

5.2 Slope Protection

The following techniques will be implemented as required to prevent initiation of surface soil erosion and movement of sediment from slopes.