



COWICHAN VALLEY REGIONAL DISTRICT

DEVELOPMENT PERMIT

REGISTERED PROPERTY OWNER(S):

CVRD FILE NO.: **DP25C01**

**ALPINE-PACIFIC LEASING LTD.,
INC.NO. BC1376044
690 HOLLINGS ROAD
MILL BAY, BC
V0R 2P2**

DATE ISSUED: **DECEMBER 10, 2025**

1. This Development Permit is issued and is subject to compliance with all of the bylaws of the Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Development Permit applies to and only to those lands within the Regional District described below:

1315 Fisher Rd, 3730 Trans Canada Highway, and 1305 Fisher Road

**LOT 1, PLAN VIP74703, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT
(PID: 025-580-311)**

**LOT A, PLAN VIP83037, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT, EXCEPT
PLAN EPP114766
(PID 027-050-572); and**

**LOT 2, PLAN VIP28411, SECTION 14, RANGE 6, SHAWNIGAN LAND DISTRICT, EXCEPT
PLAN VIP71562
(002-315-408)**

3. Authorization is hereby granted under DPAs 1, 2, 4, 8, 9, and 10 for **a 2-lot subdivision (3 parent parcels: lot consolidation and boundary adjustment and to accommodate limited site preparation (grading and clearing) within the portions of the proposed strata access road that are outside of the Riparian Assessment Area (RAA)**, subject to the following requirements:
 - Development shall occur in accordance with attached Schedules A – E;
 - Any site preparation and/or clearing on proposed lot 2 shall be limited to the portions of the proposed access route outside of the Riparian Assessment Area (RAA) as shown in Schedule D, and as defined in RAPR Assessment No. 9221 (Schedule B);
 - Subdivision shall not include physical development of the land within Riparian Assessment Areas (RAAs) in accordance with RAPR Assessment No. 9221. A second RAPR assessment is required for the future subdivision of proposed Lot 2.
 - The following Schedules are attached to and form a part of this permit:

SCHEDULE A – Subject Property Map

SCHEDULE B – RAPR Assessment No. 9221, Dated March 18, 2025 by Swordfern Environmental

SCHEDULE C – Subdivision Plan, Dated August 15, 2023 by Kenyon Wilson Professional Land Surveyors

SCHEDULE D – Site Plan, Dated March 9, 2025 by R.E.B. Development Services Design & Project Management

SCHEDULE E – Aquifer Letter, Dated March 27, 2025 by Swordfern Environmental

4. The land described herein shall be developed in substantial compliance with the terms and provisions of this Permit and any plans and specifications attached to this Permit shall form a part thereof.
5. Subject to the terms of this Permit, if the holder of this Permit does not substantially start any construction within 2 years of its issuance, this Permit will lapse.



Ann Kjerulf, RPP, MCIP
General Manager

This permit has been issued by the General Manager of Land Use Services Department in accordance with Section 7 of CVRD Bylaw No. 4483 – Development Application Procedures Bylaw, 2023.

This Permit is not a Building Permit or subdivision approval. Where applicable, no occupancy certificate or final subdivision approval shall be issued until all items of this Development Permit have been complied with to the satisfaction of the Land Use Services Department.

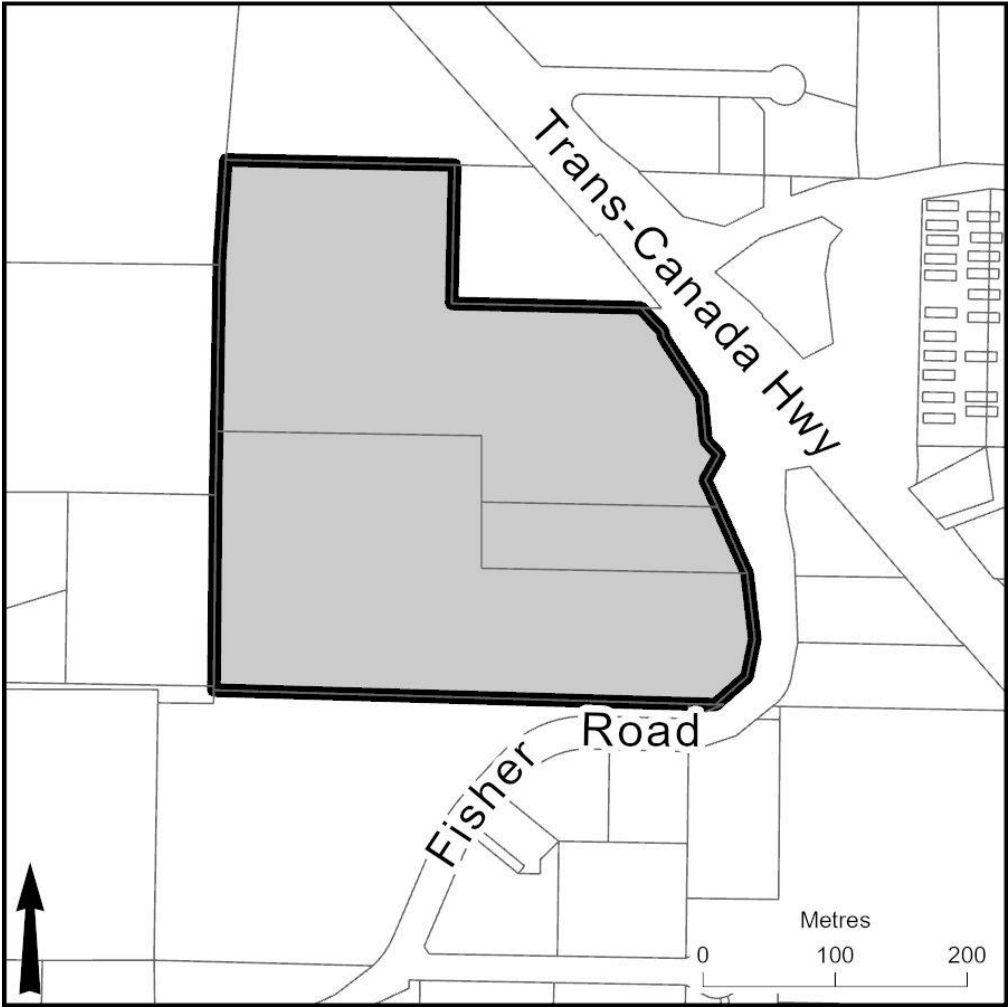
This development permit does not authorize further development or subdivision of proposed lot 2. Additional Development permits shall be required to accommodate further development and/or further subdivision.

Subject Property Map

DP24C01

1315 Fisher Rd, 3730 Trans Canada Highway, and 1305 Fisher Road.

PIDs: 025-580-311, 027-050-572, and 002-315-408



FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Riparian Areas Protection Regulation: Assessment Report

Please refer to submission instructions and assessment report guidelines when completing this report.

Date

I. Primary QEP Information

First Name	Robert	Middle Name	William
Last Name	Crandall		
Designation	AScT Technologist	Company	Swordfern Environmental
Registration #	27767	Email	rcrandall007@yahoo.com
Address	PO Box 1354		
City	Lake Cowichan	Postal/Zip	V0R 2G0
Prov/state	B.C.	Country	Canada
		Phone #	250-715-7074

II. Secondary QEP Information (use Form 2 for other QEPs)

First Name		Middle Name	
Last Name			
Designation		Company	
Registration #		Email	
Address			
City		Postal/Zip	
Prov/state		Country	
		Phone #	

III. Developer Information

First Name	Grant	Middle Name	
Last Name	McKinnon		
Company	Alpine Pacific		
Phone #	250-733-3700	Email	grantmck@canarc.com
Address	PO Box 70 – 3730 Trans-Canada Highway		
City	Cobble Hill	Postal/Zip	V0R 1L0
Prov/state	B.C.	Country	Canada

IV. Development Information

Development Type	Subdivide		
Area of Development (ha)	13.13	Riparian Length (m)	308
Lot Area (ha)	13.13	Nature of Development	subdivide
Proposed Start Date	April 2 nd 2025	Proposed End Date	March 31 st 2026

V. Location of Proposed Development

Street Address (or nearest town)	3730 Trans Canada Highway		
Local Government	CVRD	City	Cobble Hill
Stream Name	TC Highway		
Legal Description (PID)	027-050-572	Region	Vancouver Island
Stream/River Type	Ditch	DFO Area	South Coast
Watershed Code	9202448		
Latitude	48d	41'	42"
Longitude	123d	35'	31"

Completion of Database Information includes the Form 2 for the Additional QEPs, if needed. Insert that form immediately after this page.

Table of Contents for Assessment Report

	Page Number
1. Description of Fisheries Resources Values	3 - 4
2. Results of Riparian Assessment (SPEA width)	5 - 6
3. Site Plan	7 - 10
4. Measures to Protect and Maintain the SPEA (detailed methodology only).	
1. Danger Trees.....	11
2. Windthrow.....	11
3. Slope Stability.....	11
4. Protection of Trees.....	11
5. Encroachment	11
6. Sediment and Erosion Control.....	11
7. Floodplain.....	12
8. Stormwater Management.....	12
5. Environmental Monitoring	12
6. Photos	13 - 17
7. Assessment Report Professional Opinion	18

Note: NO UNDUE HARSHIP LOTS WILL BE CREATED BY THIS SUBDIVISION

Section 1. Description of Fisheries Resources Values and a Description of the Development proposal

(Provide as a minimum: Species present, type of fish habitat present, description of current riparian vegetation condition, connectivity to downstream habitats, nature of development, specific activities proposed, timelines)

Non Fish bearing Roadside ditch along Fisher Road connects to Garnett Creek:

Stream Code: 9202448

Stream Name: Garnett Creek

Operational Management Unit: Southend

CVRD Electoral Area: C

A) BIOPHYSICAL OVERVIEW: A small rural stream that originates in pasture and woodland west of Telegraph Road and flows east for 3025 m to enter Satellite Channel at Boatswain Bank. The stream is contained in a low ravine for much of its length. The basin is of relatively low relief. The South Fork of Garnett Creek is known as Cherry Point Creek and supplies much of Garnett Creek's flow below the confluence.

Air Photos: BC 87024: 76-77
Topographic Maps: 92B/12, 92B.073
Obstructions: 1.7 m falls at 2425 m
Salmonids: Co to approximately 2100 m
 Ct to approximately 2100 m
 Cm to approximately 900 m
Max. Temp. 17 R2 (8/5/96)
Min. Disch. .00975 R2 D/S res. trib. confluence (8/5/96)
 .002074 R5 (8/5/96)
 .00001 R7 (8/5/96)

GARNETT CREEK

	Channel Width	Wetted Width	Substrate	Slope %	Channel Confinement	Side Channel	LWD	Length	Wetted Area
Reach 1	8	2	6220	.5	UC	L	0	48	Tidal
Reach 2	6	3	2440	1.0	FC	L	.008	1147	3441
Reach 3	4	1	1450	2.0	CON	N		253	253
Reach 4	3	1	1360	2.5	CON	N		40	40
Reach 5	4	1	3700	1.0	FC	L		332	332
Reach 6	3	1	1630	1.5	CON-ENT	N		312	312

Reach 7	2	0	6310	2.0	CON	N		554	0
Reach 8	1	0	9100	1.0	FC	L		466	0

B) FISH UTILIZATION AND LIMITING FACTORS

Garnett Creek is utilized by small numbers of coho salmon and cutthroat trout. Chums were reported in the past and occasional fish may still utilize the stream. Three were reported in 1998.

Production is limited by low summer flows and degraded substrate and riparian condition. The basin is intensively used for agriculture and sediment-laden runoff from raw ditches, bare fields and cattle trodden slopes is a common occurrence. Fish kills have been experienced from manure (liquid fertilizer) washing into the stream in heavy runoff events. On one occasion, manure was spread on crusted snow only to have much of it flush into the creek when the thaw arrived with heavy rain a few days later. The stream also lacks LWD. Another fish kill occurred below Cherry Point Creek on August 30, 2001. All fish present below the confluence were killed. No explanation was found but it was felt that low quality water from the depths of Wikkerink’s Reservoir may have been displaced (driven to the surface) by cool inflow water from Cherry Point Creek runoff and flowed down the creek. Cherry point Creek makes up some 70 % of Garnett Creek’s summer flow.

A May 28, 2001 survey between the estuary and Cherry Point Creek confluence revealed that coho fry were numerous to a point 270 m above Cherry Point Road then dwindled fast. Only cutthroats were present above the 270 m point. This leads to the question that could the Garnett coho population be upstreamers from the Cowichan – Koksilah? Fish First counted the creek for the last two years without seeing a single coho spawner.

Property Description: The subject property is an industrial site with lumber truss factory and retail hardware (Rona) store. A large flat industrial site with some mature forest along the property line (west). Forest includes an overstory of Wester Red Cedar, Douglas Fir, Arbutus, Red Alder, Hemlock and Big Leaf Maple while the understory is made up of Salal, Swordfern, B.C. Trailing Blackberry, Red Huckleberry and Oregon Grape. Invasive species include Scottish Broom, Himalayan Blackberry, Holly, and Cut Leaf Blackberry. Mosses and Lichens are seen along forested property fringes.

Project description: Proposed Consolidation & Lot Line Adjustment To Match Zoning Boundary of Lot 1, Plan VIP74703, Lot A, Plan VIP83037, Plan 28411 All within Section 14, Range 6, Shawnigan District. No physical development will take place, only land surveys. After this boundary adjustment is complete, a second RAPR assessment is required for the future subdivide of Lot 2.

FORM 1

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2. Results of Detailed Riparian Assessment

Refer to Section 3 of Technical Manual

Date: March 18 2025

Description of Water bodies involved (number, type)

1 Ditch unnamed

Stream	
Wetland	
Lake	
Ditch	X
Number of reaches	
Reach #	

Channel width and slope and Channel Type (use only if water body is a stream or a ditch, and only provide widths if a ditch)

	Channel Width(m)	Gradient (%)	
starting point	2.5d	2.5	I, <u>(Robert Crandall)</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.
upstream	2.0		
	2.1		
	2.2		
downstream	1.9		
	2.2		
	2.1		
	1.5d		
	1.6		
	2.0		
Total: minus high /low	2.0	2.0	
mean	16.2	4.5	
	1.8	2,25	
Channel Type	R/P	C/P	
	X		

Site Potential Vegetation Type (SPVT)

	Yes	No							
SPVT Polygons		X	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes I, <u>(Robert Crandall)</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.						
Polygon No:	<table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> <tr> <td style="text-align: center;">LC</td> <td style="text-align: center;">SH</td> <td style="text-align: center;">TR</td> </tr> </table>					LC	SH	TR	Method employed if other than TR
LC	SH	TR							
SPVT Type	<table border="1" style="width: 100%;"> <tr> <td style="width: 33%;"></td> <td style="width: 33%;"></td> <td style="width: 33%;"></td> </tr> </table>								
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FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Polygon No:	<input type="text"/>	Method employed if other than TR
SPVT Type	<input type="text"/>	<input type="text"/>

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	2.0						
Litter fall and insect drop ZOS (m)	2.0						
Shade ZOS (m) max	2.0	South bank	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)				MOTI Roadside Ditch and no significant headwaters		
Ditch Fish Bearing	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>	If non-fish bearing insert no fish bearing status report	Greater than 25% grade to connect fish bearing stream	

SPEA maximum (For ditch use table3-7)

Segment No:	<input type="text"/>	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	<input type="text"/>						
Litter fall and insect drop ZOS (m)	<input type="text"/>						
Shade ZOS (m) max	<input type="text"/>	South bank	Yes	<input type="text"/>	No	<input type="text"/>	

SPEA maximum (For ditch use table3-7)

Segment No:	<input type="text"/>	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	<input type="text"/>						
Litter fall and insect drop ZOS (m)	<input type="text"/>						
Shade ZOS (m) max	<input type="text"/>	South bank	Yes	<input type="text"/>	No	<input type="text"/>	

SPEA maximum (For ditch use table3-7)

I, (Robert Crandall), hereby certify that:

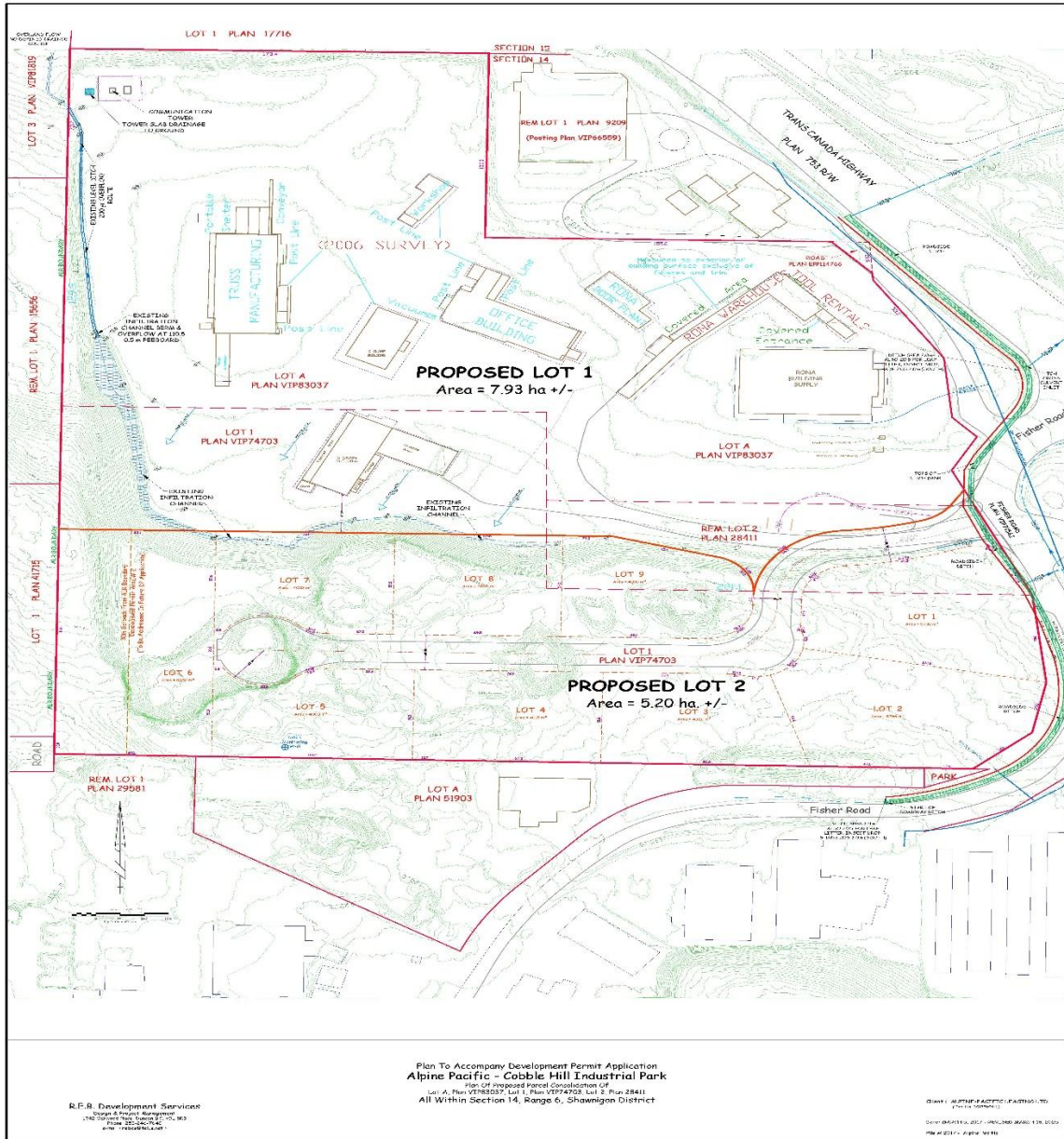
- I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*;
- I am qualified to carry out this part of the assessment of the development proposal made by the developer (Grant McKinnon);
- I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and
- In carrying out my assessment of the development proposal, I have followed the technical manual to the Riparian Areas Protection Regulation.

Comments

No physical development will take place, only land surveys. A second RAPR assessment is required for the future subdivide of Lot 2, after this boundary adjustment is complete.

Section 3. Site Plan

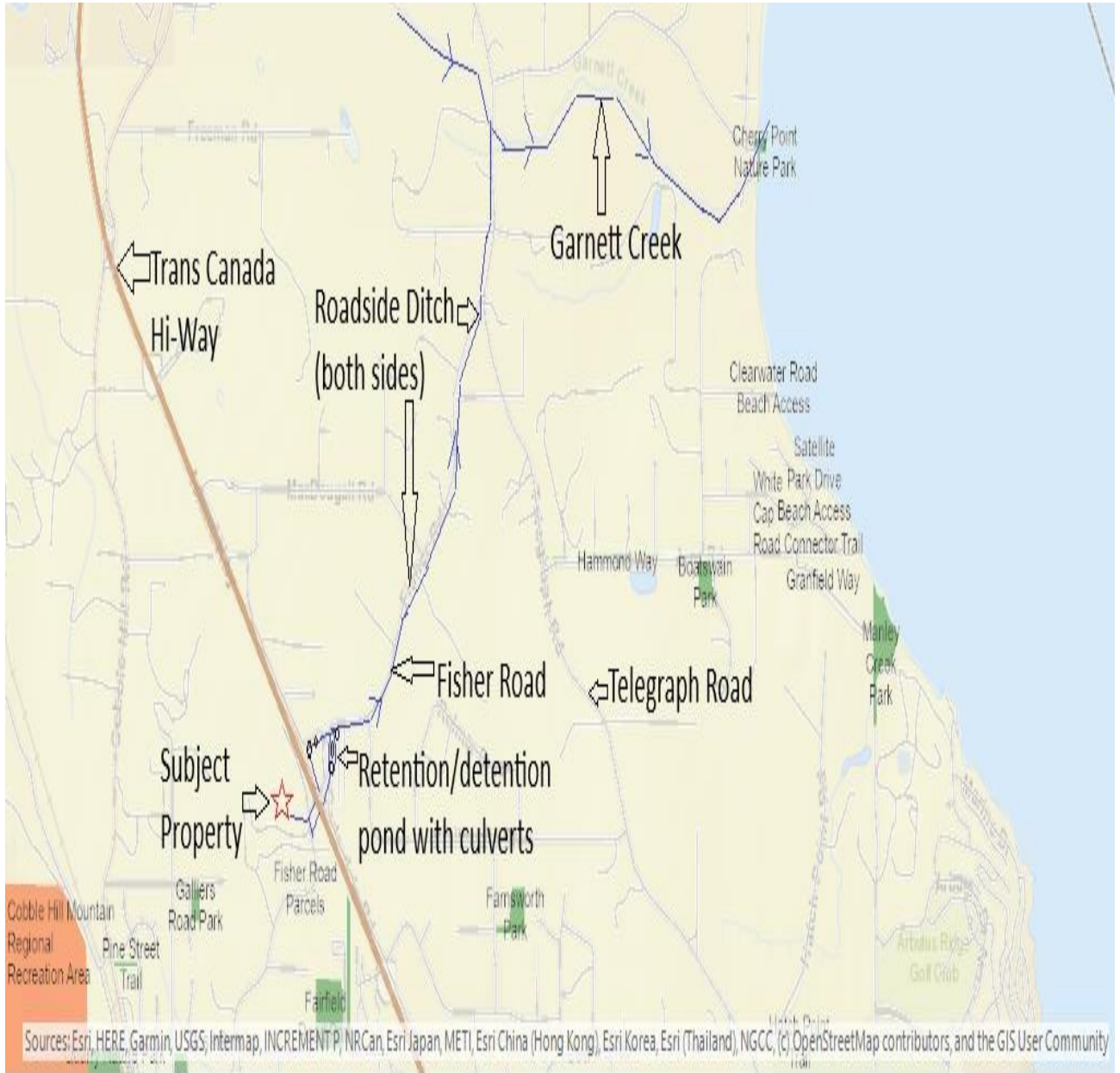
Insert jpg file below





○ = Culvert ——— = Open ditch swale ——— = culvert with water in it

Aerial view intersection drainage map.



Civic map showing flows from Fisher Road to Telegraph Road and to the Salish Sea.



Aerial View showing flows from Fisher Road going to Telegraph Road and to Garnett Creek and the Salish Sea.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Section 4. Measures to Protect and Maintain the SPEA

This section is required for detailed assessments. Attach text or document files, as need, for each element discussed in Part 4 of the RAPR. It is suggested that documents be converted to PDF *before* inserting into the assessment report. Use your “return” button on your keyboard after each line. You must address and sign off each measure. If a specific measure is not being recommended a justification must be provided.

1. Danger Trees	No danger trees on site al trees are healthy and without root rot nor heat blisters.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation.</p>	
2. Windthrow	Trees on site are windfirm and are not subject to windthrow.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation.</p>	
3. Slope Stability	Lot 1 is stable without concerns of slope stability. Lot 2 has a Geo Tech report in progress
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation.</p>	
4. Protection of Trees	Trees are not threatened on lot 1. Lot 2 has trees vulnerable to loss pending slope improvements.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation.</p>	
5. Encroachment	Encroachment on lot 1 will not take place as no development is planned there. Lot 2 has a Mature Forest DP exemption based upon western property line not being encroached within 15m.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister’s technical manual to the Riparian Areas Protection Regulation.</p>	
6. Sediment and Erosion Control	Infiltration ditch on lot 1 controls sediment and storm water both. Lot 2 at west property line will not have sediment and

FORM 1

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	erosion concerns if the developer stays 15m away from property line.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and in carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
7. Stormwater Management	Lot 1 has storm water management in place and has functioned well for two decades. Lot 2 will develop stormwater management after subdivided into industrial lots. Each lot will/must have a storm water management plan.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	
8. Floodplain Concerns (highly mobile channel)	Lot 1 has flood management in place with large infiltration ditch providing retention and detention and a 1 in 200 year flood spillway. Lot 2 is high enough elevation that it is above 1 in 200 year flood plain.
<p>I, <u>(Robert Crandall)</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Protection Regulation made under the <i>Riparian Areas Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>(Grant McKinnon)</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Minister's technical manual to the Riparian Areas Protection Regulation.</p>	

Section 5. Environmental Monitoring

Attach text or document files explaining the monitoring regimen Use your "return" button on your keyboard after each line. It is suggested that all document be converted to PDF *before* inserting into the PDF version of the assessment report. Include actions required, monitoring schedule, communications plan, and requirement for a post development report.

When looking at Environmental Monitoring one must consider that the only proposed activity will take place on desktops as this is a boundary adjustment. The land surveyors on site will not cause any environmental concerns worthy of monitoring.

Project description: Proposed Consolidation & Lot Line Adjustment To Match Zoning Boundary of Lot 1, Plan VIP74703, Lot A, Plan VIP83037, Plan 28411 All within Section 14, Range 6, Shawnigan District. No physical development will take place, only land surveys. After this boundary adjustment is complete, a second RAPR assessment is required for the future subdivide of Lot 2.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

Section 6. Photos

Provide a description of what the photo is depicting, and where it is in relation to the site plan.



Non Riparian infiltration ditch on site. Photo looking south along west property line.



Inside infiltration ditch looking north along west property line.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



On site infiltration ditch absorbs storm water into the earth.



In northwest corner of property, a communications tower pad has perimeter drainage to an infiltration area. See the two discharge pipes in photo on right.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Off property Fisher Road ditch eventually flows to fish bearing Garnett Creek. TC Highway intersection in background.



Culvert outfalls after cross draining under intersection to this Fisher Road ditch.



That ditch flows via culvert along with other area culverts to this retention/detention pond.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



Fisher road ditch flows continue down Telegraph Road (see drainage mapping on page 9 and 10) and eventually flow down this 30% slope to confluence with Garnett Creek (fish bearing). Fish in creek cannot ascend the 30% incline to enter roadside ditch therefore roadside ditch is non-fish bearing.



Garnett Creek enters the Salish Sea here.

FORM 1

Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report



These are the vulnerable trees along the west and south property lines of Lot 2. A covenant restricting any development with 15m of these trees will protect trees from falling over hillside.

Section 7. Professional Opinion

Qualified Environmental Professional opinion on the development proposal's riparian assessment.

Date

1. I/We Robert Crandall_____

Please list name(s) of qualified environmental professional(s) and their professional designation that are involved in assessment.)

hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Protection Regulation made under the *Riparian Areas Protection Act*,
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer (Grant Mc Kinnon), which proposal is described in section 3 of this Assessment Report (the "development proposal"),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the specifications of the Riparian Areas Protection Regulation and assessment methodology set out in the minister's manual; AND

2. As qualified environmental professional(s), I/we hereby provide my/our professional opinion that:


- a) the site of the proposed development is subject to undue hardship, (if **applicable, indicate N/A otherwise**) and
- b) the proposed development will meet the **riparian protection standard** if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

[NOTE: "qualified environmental professional" means

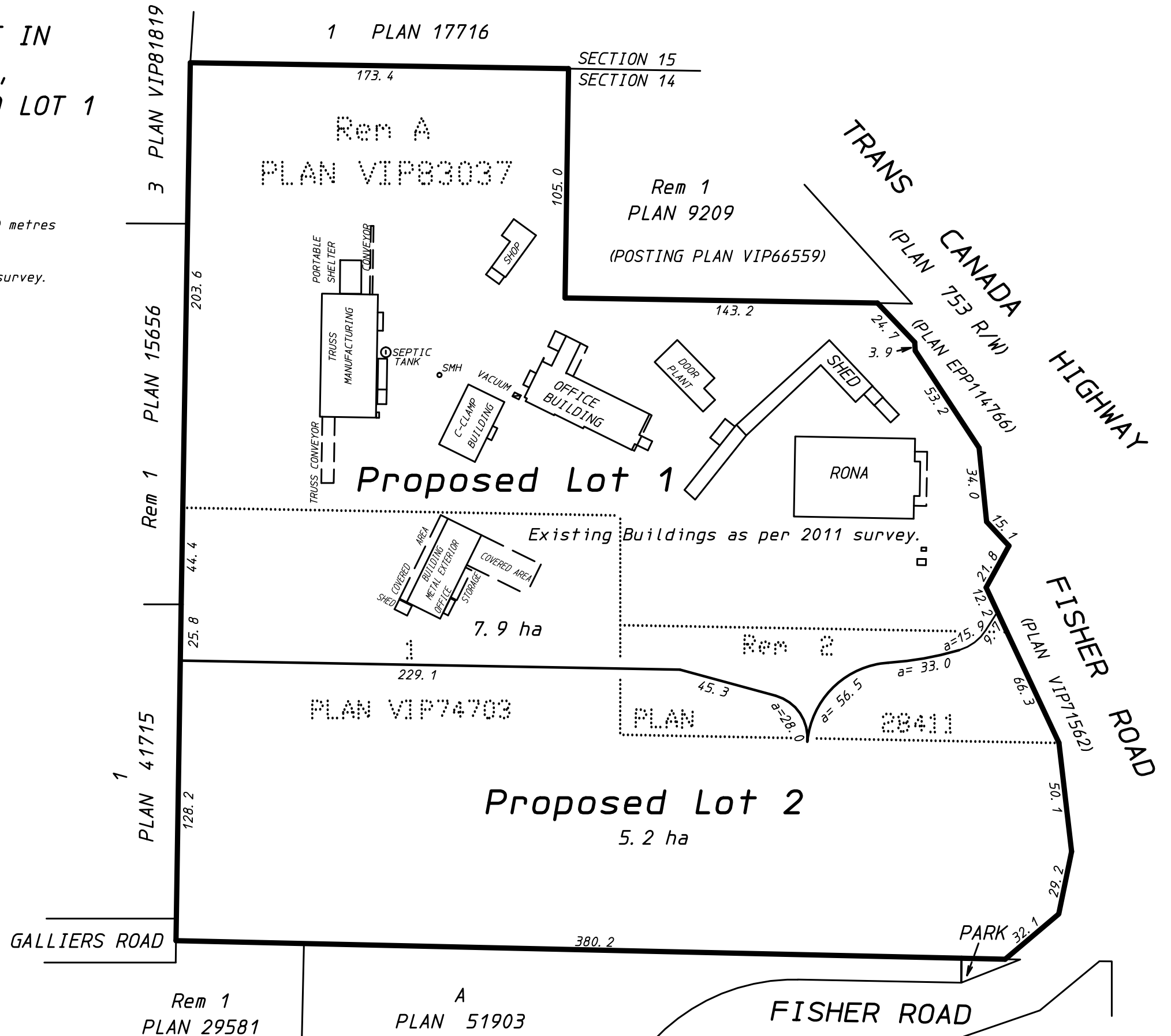
FORM 1

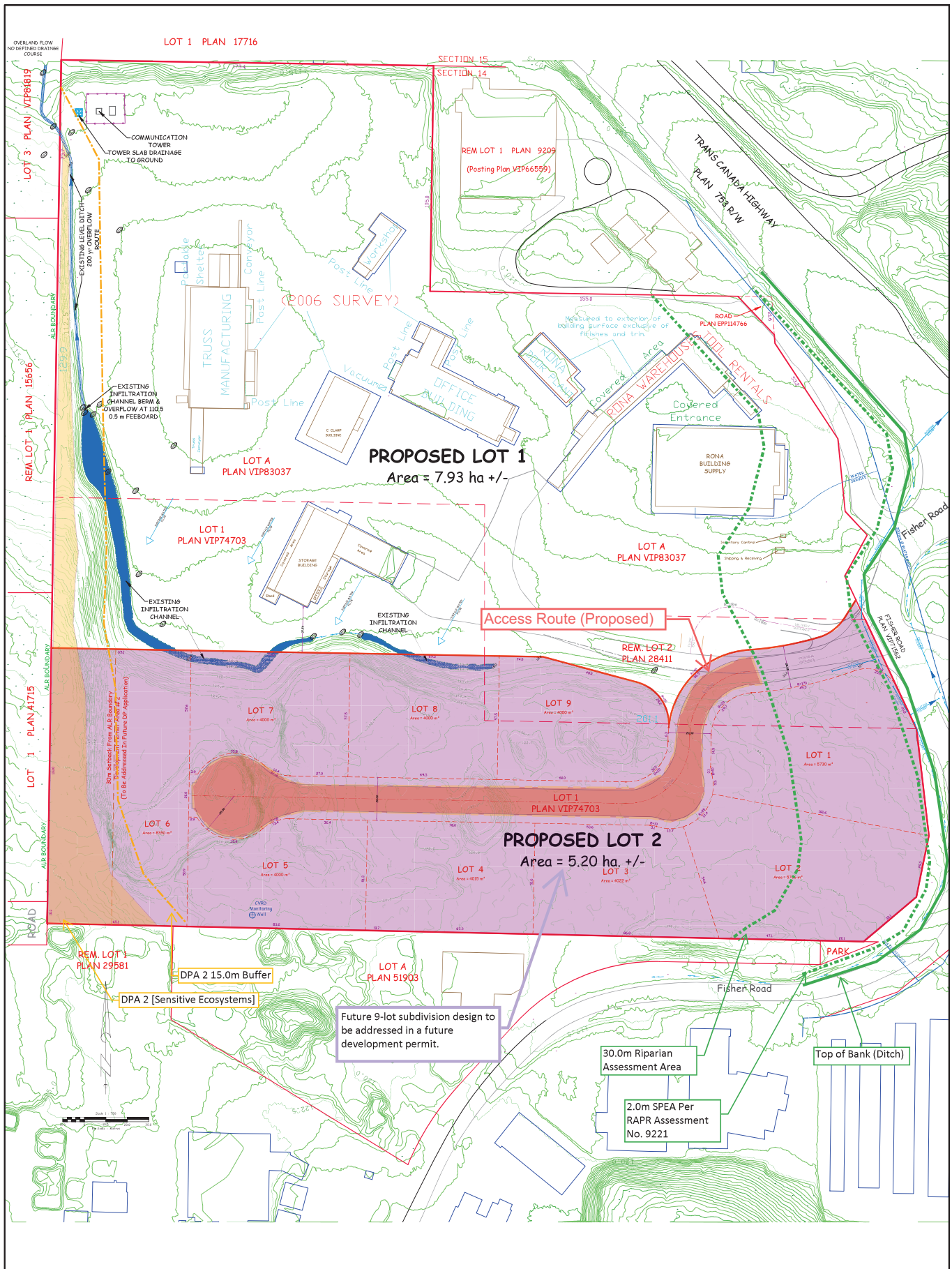
Riparian Areas Protection Regulation - Qualified Environmental Professional - Assessment Report

PLAN OF PROPOSED SUBDIVISION OF
LOT A, PLAN VIP83037, EXCEPT PART IN
PLAN EPP114766; LOT 2, PLAN 28411,
EXCEPT PART IN PLAN VIP71562; AND LOT 1
PLAN VIP74703; ALL OF SECTION 14,
RANGE 6, SHAWNIGAN DISTRICT.

SCALE 1 : 2000 

All distances are in metres and are subject to change upon legal survey.





Plan To Accompany Development Permit Application
 Alpine Pacific - Cobble Hill Industrial Park
 Plan Of Proposed Parcel Consolidation Of
 Lot A, Plan VIP83037, Lot 1, Plan VIP74703, Lot 2, Plan 28411
 All Within Section 14, Range 6, Shawinigan District



SWORDFERN ENVIRONMENTAL



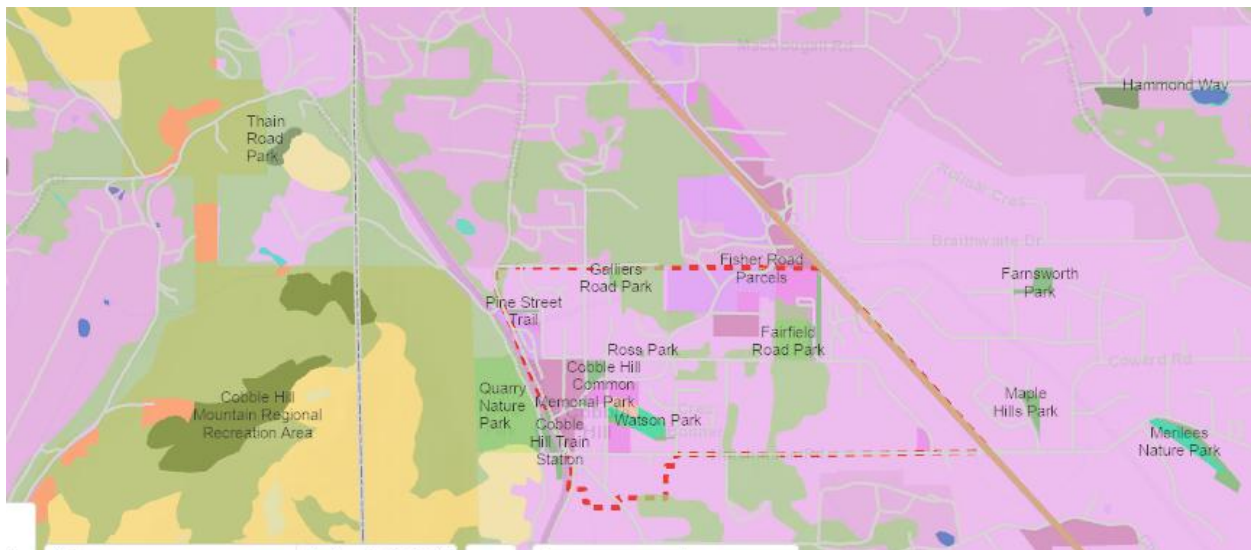
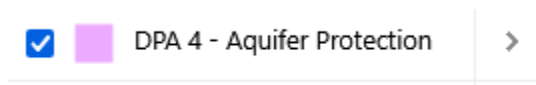
To: Alpine Pacific and CVRD

Date: March 27th, 2025

From: Bob Crandall – Environmental AScT – QEP

Re: DPA 4 Exemption - Aquifer Protection Alpine Pacific Lot 1 & Lot 2

I have investigated the existing infiltration ditch on several site visits, before, during and after precipitation events and found that the infiltration ditch accommodates the storm water runoff from the yard on proposed Lot 1. Substrate is sandy soils that drain very well and rapidly, deep into the aquifer.



Fisher Road Parcels are labelled and within the Aquifer Protection area coloured light purple. Sourced from CVRD GIS Department for Aquifer zones.

Proposed Lot 2 is currently undeveloped and there are no plans on any site work to occur under the current subdivision. At the time/s of my investigations no conditions were identified that merit any additional measures at this time. The site plan indicates the existing infiltration channel/ditch that crosses property lines and there are notes related on the site plan.

Thank you, Bob Crandall – Environmental AScT – QEP Ph: 250-715-7074

