

## New City of Surrey Contact

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**From:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Stooshnoff, Cameron FLNR:EX <Cameron.Stooshnoff@gov.bc.ca>, McGregor, Heidi FLNR:EX <Heidi.McGregor@gov.bc.ca>, Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
**Sent:** March 29, 2019 at 7:23:16 AM Pacific Daylight Time  
**Received:** March 29, 2019 at 7:23:18 AM Pacific Daylight Time  
**Attachments:** image001.jpg

Hi Approvals Team,

Angela Doiron has now joined the City of Surrey's Stephen and Miriam. She will now be reviewing all private development applications that are associated with WSA approvals and notifications; Stephen and Miriam will be in charge of looking over all works that occur on City-owned land.

Thanks,

**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | Phone: 604-586-4404 | Fax: 604-586-4444

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**From:** Doiron, Angela  
**Sent:** March 28, 2019 9:48 AM  
**To:** Sutherland, Barbara FLNR:EX  
**Subject:** RE:s.16

Good morning Barb,

Thanks for reaching out – just an FYI, I will be able to review all private development applications that are associated with WSA approvals and notifications; Stephen and Miriam will be in charge of looking over all works that occur on City-owned land.

I am not aware of any plans to eliminate this natural watercourse. Are you able to forward me the information you have? Who is the QEP that submitted this?

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### CITY OF SURREY

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Marshall, Miriam  
**Sent:** March-28-19 9:34 AM  
**To:** Doiron, Angela  
**Subject:** FW:s.16

Are you aware of this project or should I request a copy of the WSA Approval package from Barb?

Kind Regards,

Miriam Marshall, R.P. Bio. | Environmental Coordinator

### CITY OF SURREY

Engineering Department

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.598.5830 | C 778.873.2349 [www.surrey.ca](http://www.surrey.ca)

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**From:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Sent:** March 27, 2019 5:07 PM

**To:** Marshall, Miriam <[Miriam.Marshall@surrey.ca](mailto:Miriam.Marshall@surrey.ca)>; Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>

**Subject:** s.16

Hi Stephen and Miriam,

Just touching base on this project. They are proposing to “eliminate” a watercourse on the property. Just checking to see if you have reviewed it.

Thanks,

**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | Phone: 604-586-4404 | Fax: 604-586-4444

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## Re: Seasonal wetlands - WSA Approvals

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From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Cc: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>, Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>, Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>  
Sent: April 11, 2019 at 10:10:22 AM Pacific Daylight Time  
Received: April 11, 2019 at 10:10:28 AM Pacific Daylight Time  
Attachments: image001.png, image003.png, image005.png, image006.png, image007.png, image004.png, image002.png

Hello Malissa,

Thank you for your quick response (and very clear answer) - I think this guidance will help immensely with our future and current development applications!

Take care and talk soon,

Angela

**From:** Smith, Malissa FLNR:EX

**Sent:** April 11, 2019 9:20:24 AM

**To:** Doiron, Angela

**Cc:** Sutherland, Barbara FLNR:EX; Pearson, Monica FLNR:EX; Appleton, Andrew FLNR:EX

**Subject:** RE: Seasonal wetlands - WSA Approvals

Hi Angela,

Thank you for your questions. Yes, I believe your understanding is correct. Wetlands are included under the WSA definition of a stream. Thus, any proposed works in and about stream/wetland will require authorization under the WSA (generally under Section 11 – application for Change Approval). Surface connectivity to downstream fish habitat is not necessarily required to be considered a wetland under the WSA. You are correct to turn applicants and their QEPs to the provincial document Land Management Handbook 52 (Wetlands of BC by McKenzie & Moran) if they require further guidance on how to identify and classify wetted areas as wetlands. They can also contact our office but, we do expect the QEPs to have done their due diligence checks prior to connecting with us.

Regarding your question about compensation: Mitigation measures will regularly be required by the Statutory Decision Maker (per Section 16 of the WSA) for any projects that are likely to impact the water quality, quantity or aquatic ecosystem. If the effects of the project cannot be mitigated, the Decision Maker may require compensation. There may also be some circumstances where the Decision Maker may determine that the impacts cannot be adequately avoided, mitigated or compensated for and in those circumstances they may refuse the project. Each application will be reviewed on a case by case basis to make the appropriate determination for the location and project proposed.

I cannot formally comment on the RAR component so it is best to get in touch with the FLNRORD RAR team. I have cc'd Andrew Appleton here in hopes that he can provide clear direction – more specific to wetlands that are not connected by surface flow to downstream fish habitat.

Let us know if you have any other questions.

Thanks again,

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAG

Senior Licenced Authorizations Officer - Water

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 604-586-5634

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

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**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** April 9, 2019 11:49 AM

**To:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>

**Subject:** Seasonal wetlands - WSA Approvals

Hi there Barbara,

Lately, I have been noticing many applications coming in to eliminate “low wet areas”, “wet fields” and “perched water tables”.

From my background, these descriptions are pretty good indicators of seasonal wetlands (such as reed canary grass marshes or red alder – skunk cabbage treed swamps, which are inundated in the winter and early spring, and completely dry in the summer).

Because these areas often do not have direct surface flow connection to downstream fish habitat, many environmental consultants have been dismissing them as ‘low wet areas’ instead of classifying them as isolated seasonal wetlands. It is my understanding that even these seasonal features should be critically assessed and classified as per the Land Management Handbook 52 (McKenzie & Moran). If they are found to be a ‘stream’ (which includes seasonal isolated wetlands, as per the definition of a stream under the WSA), then it is my current understanding that an Approval would need to be sought to eliminate the feature.

This has become a bit of an issue, as localized flooding potential to the public is a reality that I am concerned about. Do I have a correct understanding of the WSA? And, if an Approval is required, would compensation be something that the Qualified Environmental Professional would have to seek? Or would it be on a case-by-case basis?

I very much appreciate any conversation we can have about this, as I am very interested in providing clear and consistent guidance to the QEPs who are working in Surrey.

Thanks – and talk soon!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## Re: 2006274 wetland reconnaissance assessment.

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From: Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
To: Doiron, Angela <Angela.Doiron@surrey.ca>, Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>, Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: June 24, 2019 at 12:01:10 PM Pacific Daylight Time  
Received: June 24, 2019 at 12:01:13 PM Pacific Daylight Time  
Attachments: image001.jpg

June 28 or July 5 work for me. I'm mostly coming to meet Angela, as I don't think you need me if you have her. 😊  
M.

**Monica Pearson**

South Coast Fish and Aquatic Wildlife Resources

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**From:** "Doiron, Angela"

**Date:** Friday, June 21, 2019 at 3:00 PM

**To:** "Sutherland, Barbara FLNR:EX", Monica Pearson, Malissa Smith

**Subject:** RE: 2006274 wetland reconnaissance assessment.

Hi there,

Happy to come out!

The property is fairly large so I imagine that a fair chunk of time might be needed; over the next two weeks the following days/times work best for me:

Friday June 28 (anytime)

Tuesday July 2 (anytime)

Wednesday July 3 (anytime after 11 am)

Friday July 5 (anytime)

Hope this helps but if a better day works for the three of you, I can shuffle some things around as well 😊

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Sutherland, Barbara FLNR:EX

**Sent:** June 21, 2019 2:28 PM

**To:** Pearson, Monica FLNR:EX ; Doiron, Angela ; Smith, Malissa FLNR:EX

**Subject:** FW: 2006274 wetland reconnaissance assessment.

Hi Monica, Malissa and Angela,

Would you be able to join me for a site visit with the QEP on this file Ryan Preston? As per Ryan's email below, he has concluded that "no wetlands pursuant to the legal definitions of the WSA or as described in Land Management Handbook No. 52 were identified onsite or in the vicinity of the subject properties".

They have not delineated any wetlands on the property and they are proposing to infill a class b watercourse and an "agricultural ditch", both of which I believe are groundwater fed.

What dates over the next two weeks work / don't work for you? Once we have a date that works for us I will invite the QEP / Property owner.

Thanks,

**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

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**From:** Ryan Preston | ENKON Environmental <[rpreston@env.enkon.com](mailto:rpreston@env.enkon.com)>

**Sent:** June 10, 2019 9:54 PM

**To:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Cc:** Jonathan Meads <[jmeads@qualico.com](mailto:jmeads@qualico.com)>

**Subject:** 2006274 wetland reconnaissance assessment.

Hi Barb,

I visited the site(s) again on Friday and did a full boundary traverse and a transects across the local slope breaks with respect to the contours and as dictated by a terrain/slope model I prepared.

I can appreciate the offsite wetland feature you highlighted in the graphic you provided, and visited the offsite area too. The historic palustrine feature appears to have been infilled based on review of the 2017 CoS orthos, and this appears to coincide with the sanitary main alignment associated with another WSA notification for which there is a record on imap (completed by others). I walked the area quickly and suspect there could still be seasonal hydrologic expression, but without formal permission to be on the land or to pursue soil pits or auger testing I cannot comment further.

In the vicinity, at the northeast corner of the subject properties but offsite on the same property as the aforementioned historical wetland feature there is a topographic low point in the field. This area is actively maintained/mowed up to the fenceline. It is concluded as a seasonal/ephemeral feature and exhibits no evidence of sustained saturation or obligate hydrophytes. It is generally a topographic low characterized by creeping buttercup (*Ranunculus repens*) The lands on the development side (south) of the fenceline is defined by a sharp rise and there is no potential for overland flow or conveyance onto the site.

I also visited the manmade ditch/dugout on the east boundary. It shows no appreciable standing water, and it's linearity is indicative of its anthropogenic origin. We again assert that this is a class C feature owing to its lack of surface connectivity and interpret this as a non-natural, artificial opening in the ground. This feature will be infilled/graded as part of the development. This is a feature that the City has asked that we clarify that its elimination is explicitly a pet of the Wsa section 11. It is our interpretation. That this artificial opening is not a feature that is formally regulated under the WSA, but nonetheless, we want to ensure we close the loop on its future treatment.

For the remainder of the site, I located 3 locations that exhibit some indications of localized saturation or seasonal expression of saturation. Each of these was mapped and soil samples taken to assess for the presence of gleysols indicative of wetland conditions. No evidence of greying or mottling was encountered, and the facultative hydrophytes were limited to common rush (*Juncus effusus*). Each of these expressions is interpreted as a localized seasonal seepage feature and all appear on or around the 76m contour, which coincidentally is equivalent to the ditch/dugout noted above. The absence of obligate hydrophytes or wetland soil conditions is concluded to preclude any further consideration for wetland conditions.

One further feature that has always given me pause based on its expression in the hillshade models in the northeast was accessed and confirmed as an anthropogenic modification. It has compacted soils and may have been another dugout feature that was infilled. It is directly south from a local height of land and was likely associated with a historically developed site which I confirmed to have Japanese knotweed within a historically cleared area. The feature itself has mineral soils at surface, is largely bare with no obligate hydrophytes, and is characterized by a compacted surface.

In summary, the field reconnaissance completed Friday June 7 as a follow up to your email and our brief discussion concluded that no wetlands pursuant to the legal definitions of the WSA or as described in Land Management Handbook No. 52 were identified onsite or in the vicinity of the subject properties.

Sent from my iPhone

On Jun 6, 2019, at 4:45 PM, Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)> wrote:

Hi Ryan,

Has a wetland assessment been done on this property?

Please call to discuss.

Thanks,

**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

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**From:** Ryan Preston | ENKON Environmental <[rpreston@env.enkon.com](mailto:rpreston@env.enkon.com)>

**Sent:** May 28, 2019 5:24 PM

**To:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Cc:** Jonathan Meads <[JMeads@qualico.com](mailto:JMeads@qualico.com)>; [Brian.Rooney@wsp.com](mailto:Brian.Rooney@wsp.com)

**Subject:** 2006274 StreetSide Developments - Civil SWMP drawings.

**Importance:** High

Barb,

Further to your inquiry from this morning, attached please find a copy of the following documents/drawings to clarify the stormwater management plans as they pertain to Streetside Developments WSA application.

The following summarizes the drawings in order that will facilitate interpretation:

- Project Key Plan (Boroughs – 190122 – Revised Masterplan.pdf): *Presents the overall project development context and phasing*
  - Project Phasing:
    - Phase 1 – Offsite Servicing and Lot 4
    - Phase 2 – Lot 2
    - Phase 3 – Lot 1
    - Phase 4 – Lot 3
- Offsite Servicing Drawings (161-0432-00\_20190528\_dwg\_br\_OffsiteCivilDrawingsforWSA.pdf): *Presents the offsite civil stormwater service connections to the biofiltration pond located within the NCP's drainage corridor, the roadworks which are the basis for the ditch eliminations under the WSA application, and the modification to the existing culvert crossing of the channelized Fergus Creek headwaters within the 164<sup>th</sup> alignment at 20<sup>th</sup> Ave. (See Drawing No. 11)*
- Phase 1 Development SWMP Drawings (161-04532-00\_20190528\_dwg\_br\_OnsiteLotsSTMWPlanforWSA.pdf): *Presents the onsite stormwater management plan for the Phase 1 (Lot 4) development. Similar concepts/BMPs will be implemented on future phases.*

The first phase of development will include the offsite servicing which includes the roadworks and civil servicing aspects. The widening of 20<sup>th</sup> and the construction of Oak Meadows Drive are what dictate the impacts to the anthropogenic Class B ditches which are the subject of the WSA. These ditches presently drain west and provide baseflow contributions to Carlson Creek (a major tributary to Fergus Creek).

The SWMP for all parcels will ultimately maintain the catchment areas and will be routed via a biofiltration pond in the SW corner. This biofiltration pond receives flows from the onsite stormwater services and BMPs which includes a significant infiltration trench network and a minimum 150mm of amended topsoil on pervious surfaces to address volume reduction objectives. Release rates from the biofiltration/detention facility are consistent with the specified rates from the Sunnyside NCP documents at 0.435L/s/ha which is the limit set to maintain a steady baseflow provision through the remaining 20<sup>th</sup> Ave. roadside ditch and through to Carlson Creek.

The general theme of the structural BMPs (infiltration trenches) as depicted for the Phase 1 development will be carried through all future stages of the multi-phase build-out of the project. For phase 1, the infiltration trenches provide underground detention capacity of 299.3 m<sup>3</sup>.

If you have any more technical engineering questions regarding the SWMP designs, I have cc'd Brian Rooney from WSP to this email.

**Ryan W. Preston, B.Sc., P.Ag., CPESC**

**Sr. Environmental Specialist**

**Principal**

**ENKON Environmental Limited**

207 – 5550 152<sup>nd</sup> Street  
Surrey, BC  
Canada  
V3S 5J9

Phone: 604-574-4477 Ext. 105

Fax: 604-574-4353

Cell: 604-805-7262

E-mail: [rpreston@env.enkon.com](mailto:rpreston@env.enkon.com)

Web site: <http://enkonenvironmental.com>

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Re: s.22

## Surrey - Seasonally saturated areas

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From: Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Angela.Doiron@surrey.ca, 'Angela.Doiron@surrey.ca'  
Cc: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
Sent: June 25, 2019 at 8:19:56 AM Pacific Daylight Time  
Received: June 25, 2019 at 8:20:00 AM Pacific Daylight Time  
Attachments: image001.gif, FW: WSA - Seasonal Wetlands

See attached my response to Erin from May 17.

M.

**Monica Pearson**

South Coast Fish and Aquatic Wildlife Resources

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**From:** Malissa Smith

**Date:** Monday, June 24, 2019 at 5:01 PM

**To:** "'Angela.Doiron@surrey.ca'"

**Cc:** "Sutherland, Barbara FLNR:EX", Monica Pearson

**Subject:** FW:s.22 Surrey - Seasonally saturated areas

Hi Angela,

Do you happen to have any additional information on this project? The applicant is seeking a very urgent update on our provincial thoughts on whether this area is a wetland or not. I am wondering if you, Barb and Monica might have time to take a quick look at it on Friday? If you do, I will let the applicant know.

Monica... I see this may have already come across your desk? I have attached a letter from the QP and some prior email correspondence.

Landowner's name is:s.22

Please let me know if you would like to have a quick phone call on this one.

Thanks,

Malissa

~~~~~

**Malissa Smith** | MRM | RPBio | PAG

Senior Licenced Authorizations Officer - Water

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Erin Koga | ENKON Environmental

**Sent:** June 5, 2019 4:51 PM

**To:** Smith, Malissa FLNR:EX

**Subject:** s.22 , Surrey - Seasonally saturated areas

Hi Malissa,

I'm just following up on my inquiry regarding the seasonally wetted area at s.22 in Surrey and whether the WSA would apply to such an area. Could you provide me with a time frame on when we may expect to receive a response? My client very anxious to proceed with his project, which is on hold until we confirm whether or not a Section 11 approval would be required. I know that you are all very busy over at FLNRO and I would like to provide him with realistic expectations regarding provincial review/response time.

If you need any additional information from me regarding the site, please let me know. I can also be available to meet on site if you think it would be useful.

Thanks,

Erin

**Erin Koga, B.Sc., R. P.Bio.**

**Biologist**



## **ENKON Environmental Limited**

207 – 5550 152<sup>nd</sup> Street  
Surrey, BC  
Canada  
V3S 5J9

Phone: 604-574-4477 Ext. 114  
Fax: 604-574-4353  
Cell: 604-655-4166

E-mail: [ekoga@env.enkon.com](mailto:ekoga@env.enkon.com)

Web site: <http://enkonenvironmental.com>

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## FW: WSA - Seasonal Wetlands

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From: Pearson, Monica FLNR:EX <monica.pearson@gov.bc.ca>  
To: Erin Koga | ENKON Environmental <ekoga@env.enkon.com>, WaterActReferrals.LowerMainland@gov.bc.ca, Water Act Referrals Lower Mainland FLNR:EX  
Sent: May 17, 2019 at 3:57:56 PM Pacific Daylight Time  
Attachments: image001.gif, s.22 \_Surrey\_memo.pdf

Hi Erika,

I am forwarding your message to the Surface Water Approvals team for review, as they are the statutory decision-makers on such files.

FLNRO uses the [Wetlands of British Columbia: A Guide to Identification](#) in our assessments of wetlands.

Wetlands are subject to the Water Sustainability Act. Your description of the site indicates that the site comprises a seasonal wetland which would therefore require an Approval for infilling or alteration. It would be prudent to seek further guidance from the Surface Water team prior to submitting an application.

WSA definition:

"stream" means

(a) a natural watercourse, including a natural glacier course, or a natural body of water, **whether or not the stream channel of the stream has been modified**, or

(b) a natural source of water supply,

including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, **wetland** or glacier, **whether or not usually containing water**, including ice, but does not include an aquifer;

Sincerely,

**Monica Pearson, RPBio**

*Sr. Aquatic Biologist, Fish and Aquatic Wildlife Resources*

Ministry of Forests, Lands, Natural Resource Operations and Rural Development (South Coast)

200 - 10428 153<sup>rd</sup> Street, Surrey BC V3R 1E1

Tel: (604) 586-5631

---

**From:** Erin Koga | ENKON Environmental

**Date:** Friday, May 17, 2019 at 3:21 PM

**To:** Monica Pearson

**Subject:** RE: WSA - Seasonal Wetlands

I forgot to include the habitat description in my previous e-mail. Please find it attached.

Erin

---

**From:** Erin Koga | ENKON Environmental

**Sent:** May 17, 2019 3:19 PM

**To:** 'Monica.Pearson@gov.bc.ca'

**Subject:** WSA - Seasonal Wetlands

Hello Monica,

I have a client who is proposing the redevelopment of a property in Surrey. During a field assessment in early April, we identified a seasonally saturated area with wetland characteristics including mottled soils and hydrophytes (sedges, Juncus, and Equisetum). No surface water/flows are present. While the site supports facultative hydrophytes, no obligate species are present. The area was dry during a follow up inspection in mid-May, confirming the seasonal nature of this feature.

The subject property is located near the base of a slope and has underlying clay soils. No groundwater sources were identified and the local topography suggests that the seasonally saturated conditions are a result of hillslope run-off and poorly drained clay soils.

We recently met on site with Angela Doiron from the City of Surrey to discuss the significance of this seasonally wetted area and characterization as a wetland feature. In light of the wetland characteristics of the site (mottled soils and hydrophytes) the City is requiring assurances that this feature is not regulated under the Water Sustainability Act.

Our client is proposing the construction of a new single-family dwelling on the property. The footprint of the house and some ancillary structures (driveway and septic field) are located with the seasonally saturated area. Would infilling/alteration of these seasonal features be subject to a Section 11 Approval under the Water Sustainability Act? Angela suggested that you might be able to provide guidance with respect to this question. If there is a more appropriate person to contact, please let me know.

A more detailed description of the site, including photographs, is provided in the attached document. If you have any questions, please feel free to contact me. Also, I can be available to meet you at the site if you feel that a site visit would be useful.

Thanks,

Erin

**Erin Koga, B.Sc., R. P.Bio.**

**Biologist**



**ENKON Environmental Limited**

207 – 5550 152<sup>nd</sup> Street  
Surrey, BC  
Canada  
V3S 5J9

Phone: 604-574-4477 Ext. 114  
Fax: 604-574-4353  
Cell: 604-655-4166

E-mail: [ekoga@env.enkon.com](mailto:ekoga@env.enkon.com)

Web site: <http://enkonenvironmental.com>

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**ENKON**  
ENVIRONMENTAL

May 17, 2019

Ministry of Forests, Lands, Natural Resource Operations  
and Rural Development  
Unit 200, 10428 – 153 Street, Surrey BC  
V3R 1E1

207 - 5550 152<sup>nd</sup> Street  
Surrey, B.C. Canada  
V3S 5J9

Phone: 604-574-4477  
Fax: 604-574-4353

E-mail: [enkonenv@enkon.com](mailto:enkonenv@enkon.com)  
Web Page: [www.enkon.com](http://www.enkon.com)

ATTN: Monica Pearson, Senior Aquatic Biologist

RE: s.22 , SURREY – WETLAND CLASSIFICATION

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ENKON was retained to conduct a watercourse assessment for the proposed construction of a single-family home at s.22 in Surrey. The property is a brownfield site and has been historically modified by previous single family development, hydro and gas line right of ways and residential development in the surrounding area. In addition to two constructed ditches, the field assessment identified a seasonally saturated area with some wetland characteristics, including mottled soils and hydrophytic plants.

Review of the proposed development plans indicate that the footprint of the proposed house and ancillary structures including septic field and driveway encroaches into the seasonally saturated area. ENKON has reviewed the site conditions in the field with the City of Surrey and based on the presence of wetland characteristics, the City of Surrey requires assurances that infilling or installation of drains within the seasonally saturated areas meet any provincial requirements/approvals.

ENKON is requesting formal guidance from the province with respect to the management of this seasonal wetland area; specifically, if changes/alterations to this type of seasonally wetted areas are subject to Section 11 of the *Water Sustainability Act*. A description of the existing site conditions are provided below.

#### Habitat description

An initial site assessment was conducted on April 11, 2019. An existing house and fill pad are located at the southeast corner of the lot (Photograph 1). Two ditches are located within or near the site including a property line ditch on the north side of the lot and a roadside ditch adjacent to s.22 . At the time of assessment the northern half of the property and the area to the west of the existing fill pad and house were saturated (Photograph 1; Figure 1). The terrain is hummocky and although ground conditions were saturated, no pools or other surface waters were observed.

<b>Approximate Boundary of Seasonal Wetland Areas</b>
Location: <b>s.22</b> Surrey
Client: <b>s.22</b>
<b>Legend</b> <div> <div> Subject lot</div> <div> Seasonally Saturated</div> <div> Stream</div> <div> Contours (1m)</div> </div>
<b>Figure</b>

1:400
Map Projection: UTM NAD83 10N Imagery: Used with permission from the City of Surrey
May 17, 2019
 <b>ENKON</b> Environmental Ltd.

s.22

Photograph 1 – North view of the subject property, showing the existing house and seasonally saturated area to the west (left) of the house fill pad.

Vegetation was predominately grasses with *Juncus* sp., sedges, *Equisetum* sp. and common hawthorn (*Crateagus monogyna*) (Photograph 2 and Photograph 3). While facultative hydrophytes were present, no obligate hydrophytes were observed.

During a follow-up inspection of May 13, 2019, soil pits were excavated to the west and north of the existing house. The wetland area was dry at the time of the May inspection. The excavation showed underlying clay with mottling within the B-horizon indicative of wetland features (Photograph 4).

The property is a brownfield site and has been modified. Review of historical imagery from 1949 suggests previous agricultural use of the local area prior to residential development. In addition to the current residential use, a hydro and gas line right-of-way intersect the northern portion of the property. The hydrodynamics of the area have likely be altered due these historical modifications and development within the surrounding area.

No evidence of groundwater inputs were observed during the assessments. The local topography suggest that saturated conditions are a result of surface runoff from the adjacent slope (Figure A) and poor infiltration of the underlying clay soils. The area drains as sheet flow to the adjacent s.22 ditch with the remaining saturation evaporating during the dry season.



Photograph 2 – The northern half of the property is characterized as a seasonal wetland area dominated by grasses. *Juncus* sp., sedges and common Hawthorn are also present.



Photograph 3 – Seasonally saturated wetland area to the west of the existing house showing facultative hydrophytes.



Photograph 4 – Soil pit west of the existing house showing mottling.

s.22

Figure 2. Hillshade model showing the topography of the subject parcel (red) and location of watercourses (blue).

### Closure

ENKON is seeking guidance from the Ministry of Forests, Lands, Natural Resource Operations and Rural Development regarding the management of a seasonal wetland area identified at s.22 in Surrey; specifically, if infilling or alteration of these types of rainwater/run off-fed seasonal habitats are subject to Section 11 of the *Water Sustainability Act*. The above habitat description has been provided as background information in support of this request.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Erin Koga'.

Erin Koga, RP. Bio.  
Biologist

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Cc: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>, Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
Sent: June 25, 2019 at 9:22:02 AM Pacific Daylight Time  
Received: June 25, 2019 at 9:22:07 AM Pacific Daylight Time  
Attachments: image001.gif

Perfect, I think that's a good call in this situation! The landowner had mentioned that he would be happy to build a pond to hold water during wet months, however the back of the property is fully encumbered by the Hydro ROW; not impossible but I think that BC Hydro has expressed they do not wish to put further encumbrances on their right-of-ways without rationale.

Thanks for keeping me in the loop ☺

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Smith, Malissa FLNR:EX  
**Sent:** June 25, 2019 9:16 AM  
**To:** Doiron, Angela  
**Cc:** Sutherland, Barbara FLNR:EX ; Pearson, Monica FLNR:EX  
**Subject:** RE:s.22 Surrey - Seasonally saturated areas

Thanks Angela.

It looks like Monica also provided a response back to Enkon about a month ago. I will let them know that if they want to proceed with their proposal, a Section 11 change approval will be required. I will advise them though, that it is unlikely to be approved due to the potential flood consequences associated with infilling in the south-west (looks like the owner wants to construct a driveway, RV parking and covered deck in this area).

I will chat with Monica this afternoon to see if there are any hypothetical plans we might entertain.

Will be in touch again soon.

Cheers,

Malissa

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** June 25, 2019 8:54 AM  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Cc:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>; Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
**Subject:** RE:s.22 Surrey - Seasonally saturated areas

Hi Malissa –

Yes, this one is very interesting. The west side of the property appears to be quite wet (gleysols / mottling present, v. poorly draining soils of primarily clay) but it is not very apparent until you start digging, because the vegetation has been so disturbed over the years. There is tons of pugging present (perhaps the previous owner many years ago had a horse or some other ungulate) and when Enkon (the QEP) did the first assessment, they did note that the area was saturated.

Vegetation on-site is a mix of rushes and non-native weeds (like buttercup) and black hawthorn. It's clear to me that if the area is filled, the water will be pushed to the neighbouring property.. the only reason why the existing house is not flooded during the winter and spring months is likely because it is built up on a fairly raised bed of fill material. Friday is all site visits for me so I'm happy to extend our field time to go out to this property with Barb & Monica if they have time!

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Sent:** June 24, 2019 5:01 PM  
**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Cc:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>; Pearson, Monica FLNR:EX <[Monica.Pearson@gov.bc.ca](mailto:Monica.Pearson@gov.bc.ca)>  
**Subject:** FW: s.22 . Surrey - Seasonally saturated areas

Hi Angela,  
Do you happen to have any additional information on this project? The applicant is seeking a very urgent update on our provincial thoughts on whether this area is a wetland or not. I am wondering if you, Barb and Monica might have time to take a quick look at it on Friday? If you do, I will let the applicant know.  
Monica... I see this may have already come across your desk? I have attached a letter from the QP and some prior email correspondence.

Landowner's name is: s.22  
Please let me know if you would like to have a quick phone call on this one.  
Thanks,  
Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAG  
Senior Licenced Authorizations Officer - Water  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1  
Phone: 778-572-2258  
Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Erin Koga | ENKON Environmental <[ekoga@env.enkon.com](mailto:ekoga@env.enkon.com)>  
**Sent:** June 5, 2019 4:51 PM  
**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Subject:** s.22 . Surrey - Seasonally saturated areas

Hi Malissa,  
I'm just following up on my inquiry regarding the seasonally wetted area at s.22 Avenue in Surrey and whether the WSA would apply to such an area. Could you provide me with a time frame on when we may expect to receive a response? My client very anxious to proceed with his project, which is on hold until we confirm whether or not a Section 11 approval would be required. I know that you are all very busy over at FLNRO and I would like to provide him with realistic expectations regarding provincial review/response time.

If you need any additional information from me regarding the site, please let me know. I can also be available to meet on site if you think it would be useful.

Thanks,  
Erin  
**Erin Koga, B.Sc., R. P.Bio.**  
**Biologist**



**ENKON Environmental Limited**

207 – 5550 152<sup>nd</sup> Street  
Surrey, BC  
Canada  
V3S 5J9

Phone: 604-574-4477 Ext. 114  
Fax: 604-574-4353  
Cell: 604-655-4166

E-mail: [ekoga@env.enkon.com](mailto:ekoga@env.enkon.com)  
Web site: <http://enkonenvironmental.com>

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## RE: 2005354 Water Approval - ISSUED

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From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Doiron, Angela  
Sent: June 27, 2019 at 2:58:00 PM Pacific Daylight Time  
Received: June 27, 2019 at 2:58:00 PM Pacific Daylight Time  
Attachments: image001.jpg

Hi Angela,

Thank you for this update. I will need to get in touch with the applicant about this one... they have not provided me any updates recently. Although I do know that the primary consultant I was working with, Sarah Wyness, is no longer with Satori.

Please do keep me posted as you move along in your process. I will do the same.

Thanks!

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAG

Senior Licenced Authorizations Officer - Water

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela

**Sent:** June 21, 2019 4:19 PM

**To:** Smith, Malissa FLNR:EX

**Cc:** Pearson, Monica FLNR:EX

**Subject:** FW: 2005354 Water Approval - ISSUED

Good afternoon Malissa,

I believe you might be out for the day – but wanted to provide the Ministry with an update of the City of Surrey's understanding of the project associated with a WSA Approval (Tracking # 2005354 ; Approval attached).

Early this year, I was able to review the Project's environmental report and determined that there was reason to believe that a large portion of the north half of the site is a seasonal swamp. Additionally, I found that the QEP had not provided adequate information to prove that the watercourses on the property were not fish-bearing (Class A or A/O).

I visited the property and confirmed that much of the north of the property is indeed a wetland, likely a Ws54 or something similar (didn't do a full wetland assessment). Discussions with the QEP on-site led to him hiring a qualified wetland ecologist to confirm that there is, in fact, a large wetland complex in this area.

We have no documentation of this information as of yet, however it would significantly change the project scope and what the City's understanding of setbacks would be. I wanted to give the Ministry a heads up that the compensation values associated with this WSA Approval will likely need to change as a result of these updated field assessments.

Please give me a call if you have any questions, and I am sure that the QEP (Sartori Environmental) will keep the Ministry updated as documentation becomes available.

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Rossi, Adam <[Adam.Rossi@surrey.ca](mailto:Adam.Rossi@surrey.ca)>

**Sent:** June 21, 2019 3:32 PM

**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** FW: 2005354 Water Approval - ISSUED

ADAM ROSSI | ASSOCIATE PLANNER

**CITY OF SURREY**

**From:** Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Sent:** February 23, 2018 9:32 AM

**To:** 'Sarah Wyness' <[sarah@sartorienv.com](mailto:sarah@sartorienv.com)>

**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Kamitakahara, Heather <[HKamitakahara@surrey.ca](mailto:HKamitakahara@surrey.ca)>

**Subject:** FW: 2005354 Water Approval - ISSUED

Please find enclosed a copy of the water approval for s.22

Originals have been mailed.

Cheers,

**Kym Johnson**

Water Information Technician

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources Operations and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | Phone: 604-586-5627 | Fax: 604-586-4444

*Our Vision: Economic prosperity and environmental sustainability*



**Ave surrey**

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
 To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
 Sent: July 25, 2019 at 11:18:01 AM Pacific Daylight Time  
 Received: July 25, 2019 at 11:18:16 AM Pacific Daylight Time  
 Attachments: image001.png, Fwd: picture

Hi Malissa,

A heads up that the landowner at s.22 is requesting that MoTI and the City of Surrey allow him to drill into our ditches to divert water from the north and south of s.22 and bring it onto his feedlot.

Not sure if he has a water permit? I feel very wary about this, since there are many Class A/O (overwintering) ditches and natural streams in the direct vicinity.

If you have any thoughts or feedback let me know and I can pass it along to our Planning department ☺

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Daly, Ben

**Sent:** July 24, 2019 8:44 AM

**To:** Sabarre, Jessica ; Pang, Jeff ; Doiron, Angela

**Cc:** Rossi, Adam

**Subject:** FW: Inquiry \_ re: Irrigation request<sup>s.22</sup> surrey

Hi All,

I received this email from the Ministry of Transportation. As per the email from the ministry below below, the land owner is looking to connect the ditches on the north and south side of s.22 for irrigation purposes.

I'm looking for some direction on what types of approvals are required and where I should direct this. IS this something we would even consider?

Thanks!

Ben Daly | Planning Technician

**CITY OF SURREY**

Planning and Development Department

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.502.6025 | F 604.591.2507 | [www.surrey.ca](http://www.surrey.ca)

s.22

---

**From:** Koch-Schulte, John <[JKoch-Schulte@surrey.ca](mailto:JKoch-Schulte@surrey.ca)>

**Sent:** July 23, 2019 11:13 AM

**To:** Daly, Ben <[Ben.Daly@surrey.ca](mailto:Ben.Daly@surrey.ca)>

**Cc:** Garnier, Don TRAN:EX <[Don.Garnier@gov.bc.ca](mailto:Don.Garnier@gov.bc.ca)>

**Subject:** FW: Inquiry \_ re: Irrigation request s.22 ;surrey

Hi Don – I am forwarding this inquiry to Ben Daly who works in this area.

---

**From:** Garnier, Don TRAN:EX <[Don.Garnier@gov.bc.ca](mailto:Don.Garnier@gov.bc.ca)>

**Sent:** July 23, 2019 10:41 AM

**To:** Koch-Schulte, John <[JKoch-Schulte@surrey.ca](mailto:JKoch-Schulte@surrey.ca)>

**Subject:** Inquiry \_ re: Irrigation requests.22 ;surrey

Hi there John,

Perhaps you might be able to assist.

I've received a request from a property owner who wishes to do a directional drill 8" pipe under<sup>s.22</sup> in Surrey I think he wants to take water from a ditch to move to another ditch. For Seasonal Irrigation.

s.22

Are we able to easily approve his permit ? or is there anything that the city would require for this ?  
I've attached a snip that he emailed me for info.

Let me know when you have a moment. Thanks so much

**Don Garnier**

**Area Development and Operations Technician**

Ministry of Transportation and Infrastructure

Lower Mainland District

Suite 310 - 1500 Woolridge Street

Coquitlam, BC Canada V3K 0B8

Direct Line: 604-527-2229

Fax: 604-527-2222

[don.garnier@gov.bc.ca](mailto:don.garnier@gov.bc.ca)



For current highway conditions: <http://www.drivebc.ca>

Visit us at: [www.gov.bc.ca/tran](http://www.gov.bc.ca/tran)

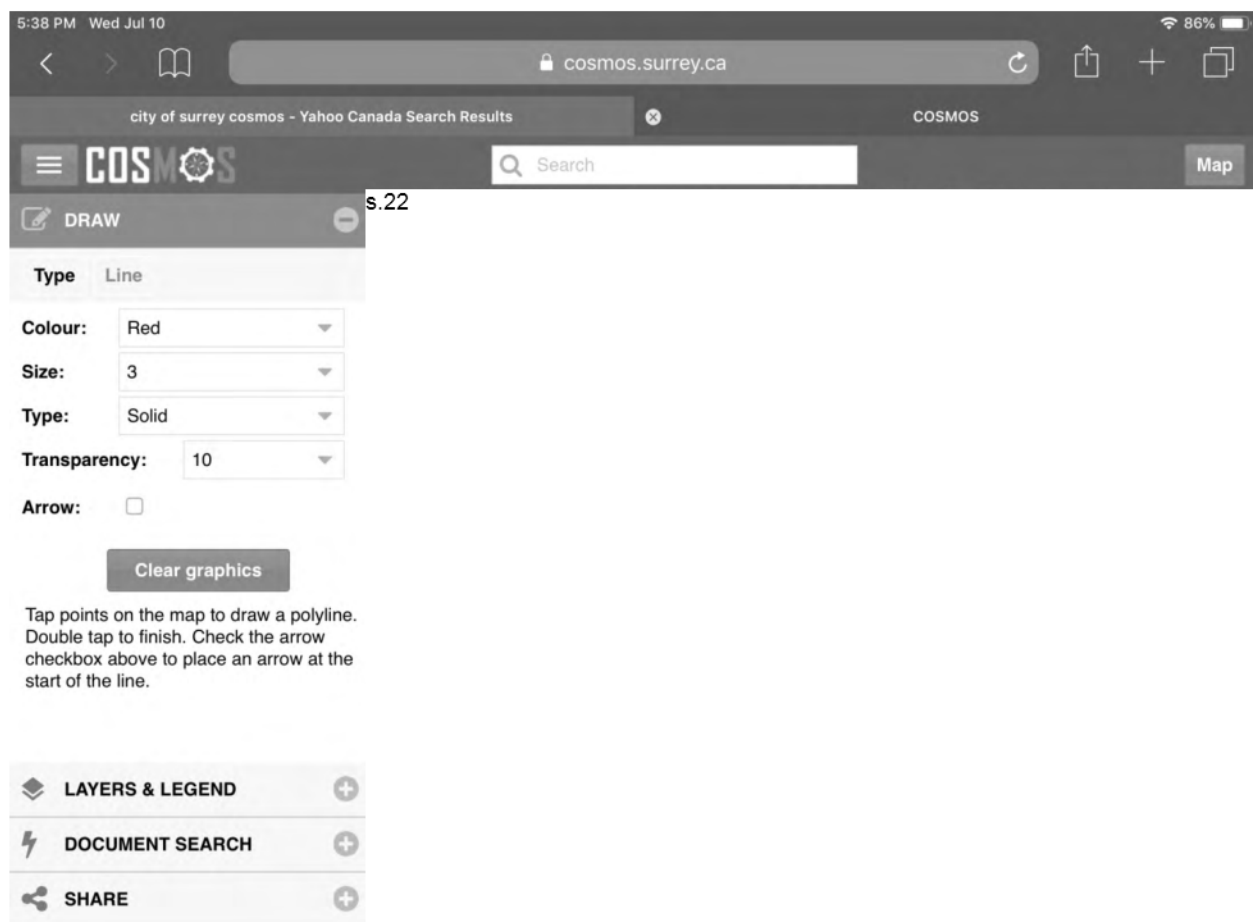
## Fwd: picture

From: s.22  
To: Garnier, Don TRAN:EX <Don.Garnier@gov.bc.ca>  
Sent: July 10, 2019 at 5:43:46 PM Pacific Daylight Time  
Received: July 10, 2019 at 7:18:44 PM Pacific Daylight Time  
Attachments: IMG\_0091.PNG

Sent from my iPad

Begin forwarded message:

**From**<sup>s.22</sup>  
**To:** "



Sent from my iPad

**RE: s.22  
8th Ave surrey**

**-- water use permit? FW: Inquiry \_ re: Irrigation request**

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Cc: Johnson, Kym L FLNR:EX <Kym.Johnson@gov.bc.ca>  
Sent: July 25, 2019 at 12:54:33 PM Pacific Daylight Time  
Received: July 25, 2019 at 12:54:39 PM Pacific Daylight Time  
Attachments: image006.png, image005.png, image002.png, image003.png

This is great – thank you both for all of the background information. I will let our folks know on this end!

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

**From:** Smith, Malissa FLNR:EX

**Sent:** July 25, 2019 12:07 PM

**To:** Doiron, Angela

**Cc:** Johnson, Kym L FLNR:EX

**Subject:** FW:s.22 -- water use permit? FW: Inquiry \_ re: Irrigation request<sup>s.22</sup> surrey

Hi Angela,

Thanks for bringing this question forward. Take a look through Kym's response below. If the applicant wants to take additional water from an alternate source, they will need a new water licence (if long term diversion is being requested) or Short Term Use authorization (if only wanting water for short term, up to 24 months).

We currently have a substantial backlog on water licence application reviews (e.g. may be up to 4-5 years). Short Term Use applications can be processed quicker... (roughly within a year – 18 months). Either way, the applicant will require an Environmental Flow Needs Assessment by a Qualified Professional. If they want to pursue this request, I highly recommend they hire a QP to help with that EFN assessment ASAP!

The province is also working on a dugout policy/regulation... but its not in force yet. I also don't think it will really apply to this particular scenario.

Let us know if you have any other questions.

Cheers,

Malissa

~~~~~

**Malissa Smith | MRM | RPBio | PAG**

Senior Licenced Authorizations Officer - Water

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

**From:** Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Sent:** July 25, 2019 12:01 PM

**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>

**Subject:** RE:s.22 -- water use permit? FW: Inquiry \_ re: Irrigation request<sup>s.22</sup> surrey

The water licence allows for industrial stock watering at that address. Below is where the works and stream are located.

The client is authorized to divert water from the<sup>s.22</sup>

only – no ditches, or other streams. Licence and

Order attached.

Cheers,

Kym

British



Columbia

NEW WESTMINSTER WATER DISTRICT

GP. 2, NEW WESTMINSTER DISTRICT

s.22

The boundaries of the land to which this Easement  
is appurtenant are shown thus: \_\_\_\_\_

Signature: \_\_\_\_\_

Date 15<sup>th</sup> Dec 1967

FL 20196 for CL 29252

File 0149144

EXHIBIT "A"

Map 140-212

THE PROVINCE OF BRITISH COLUMBIA—WATER ACT  
FINAL WATER LICENCE

s.22

is/are hereby authorized to **divert and use** **water as follows:**

(a) The source(s) of the water supply is/are **s.22**

(b) The point(s) of **diversion** is/are located as shown on the attached plan.

(c) The date from which this licence shall have precedence is **17th April, 1943.**

(d) The purpose for which the water is to be used is **domestic (stock watering).**

(e) The maximum quantity of water which may be **diverted is 10,000 gallons a day,**

and such additional quantity  
as the Engineer may from time to time determine should be allowed for losses.

(f) The period of the year during which the water may be **used is the whole year.**

(g) The land upon which the water is to be used and to which this licence is appurtenant is  
**s.22**

(h) The works authorized hereunder are **intake, pumps, storage tank, pressure tank, pipe and troughs,**

located as shown on the attached plan.

(i) This licence is issued in continuation of Conditional Water Licence No. **29252.**



  
**H. D. DeBeck,**  
Controller of Water Rights

File No. **0149244** Date issued: **15 December, 1967**

Final Licence No. **20186**



ORDER  
WATER ACT  
Section 15

File No. 0149144

s.22

HAVING DETERMINED THAT the water is being used for a purpose which is different than the purpose specified in the licence and that no person's rights will be injuriously affected, I hereby amend clause (d) of said licence to read as follows:

*(d) The purpose for which the water is to be used is industrial (stock watering).*

Dated at Victoria, British Columbia, this 16th day of November, 1994.

J. E. Farrell  
Deputy Comptroller of Water Rights

Kym Johnson  
Water Information Technician  
Surface Water Authorizations, South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200 – 10428 153<sup>rd</sup> Street, Surrey BC V3R 1E1 | Phone: 778 572-2253 Fax: 604-586-4444

**From:** Smith, Malissa FLNR:EX

**Sent:** July 25, 2019 11:36 AM

**To:** Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Subject:** FW: s.22 -- water use permit? FW: Inquiry \_ re: Irrigation request<sup>s.22</sup> : surrey

Hey Kym,

Can you take a look to see if this landowner has a water licence and if the proposed works Angela (City of Surrey) indicated are covered in their licence?

I found Licence s.22 at that property address... but my guess is this proposal would at minimum require an amendment.

Thanks,

Malissa

~~~~~

**Malissa Smith** | MRM | RPBio | PAg  
Senior Licenced Authorizations Officer - Water  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1  
Phone: 778-572-2258  
Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Sent:** July 25, 2019 11:18 AM

**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>

**Subject:** s.22 -- water use permit? FW: Inquiry \_ re: Irrigation request s.22 surrey

Hi Malissa,

A heads up that the landowner at s.22 is requesting that MoTI and the City of Surrey allow him to drill into our ditches to divert water from the north and south of s.22 and bring it onto his feedlot.

Not sure if he has a water permit? I feel very wary about this, since there are many Class A/O (overwintering) ditches and natural streams in the direct vicinity.

If you have any thoughts or feedback let me know and I can pass it along to our Planning department ☺

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Daly, Ben <[Ben.Daly@surrey.ca](mailto:Ben.Daly@surrey.ca)>

**Sent:** July 24, 2019 8:44 AM

**To:** Sabarre, Jessica <[Jessica.Sabarre@surrey.ca](mailto:Jessica.Sabarre@surrey.ca)>; Pang, Jeff <[JPang@surrey.ca](mailto:JPang@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Cc:** Rossi, Adam <[Adam.Rossi@surrey.ca](mailto:Adam.Rossi@surrey.ca)>

**Subject:** FW: Inquiry \_ re: Irrigation request s.22 surrey

Hi All,

I received this email from the Ministry of Transportation. As per the email from the ministry below below, the land owner is looking to connect the ditches on the north and south side of s.22 for irrigation purposes.

I'm looking for some direction on what types of approvals are required and where I should direct this. IS this something we would even consider?

Thanks!

Ben Daly | Planning Technician

**CITY OF SURREY**

Planning and Development Department  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.502.6025 | F 604.591.2507 | [www.surrey.ca](http://www.surrey.ca)

s.22

---

**From:** Koch-Schulte, John <[JKoch-Schulte@surrey.ca](mailto:JKoch-Schulte@surrey.ca)>

**Sent:** July 23, 2019 11:13 AM

**To:** Daly, Ben <[Ben.Daly@surrey.ca](mailto:Ben.Daly@surrey.ca)>

**Cc:** Garnier, Don TRAN:EX <[Don.Garnier@gov.bc.ca](mailto:Don.Garnier@gov.bc.ca)>

**Subject:** FW: Inquiry \_ re: Irrigation request s.22 surrey

Hi Don – I am forwarding this inquiry to Ben Daly who works in this area.

---

**From:** Garnier, Don TRAN:EX <[Don.Garnier@gov.bc.ca](mailto:Don.Garnier@gov.bc.ca)>

**Sent:** July 23, 2019 10:41 AM

**To:** Koch-Schulte, John <[JKoch-Schulte@surrey.ca](mailto:JKoch-Schulte@surrey.ca)>

**Subject:** Inquiry \_ re: Irrigation request s.22 surrey

Hi there John,

Perhaps you might be able to assist.

I've received a request from a property owner who wishes to do a directional drill 8" pipe under<sup>s.22</sup>  
I think he wants to take water from a ditch to move to another ditch. For Seasonal Irrigation.  
s.22

in Surrey

Are we able to easily approve his permit ? or is there anything that the city would require for this ?  
I've attached a snip that he emailed me for info.

Let me know when you have a moment. Thanks so much

**Don Garnier**

**Area Development and Operations Technician**

Ministry of Transportation and Infrastructure

Lower Mainland District

Suite 310 - 1500 Woolridge Street

Coquitlam, BC Canada V3K 0B8

Direct Line: 604-527-2229

Fax: 604-527-2222

[don.garnier@gov.bc.ca](mailto:don.garnier@gov.bc.ca)



For current highway conditions: <http://www.drivebc.ca>

Visit us at: [www.gov.bc.ca/tran](http://www.gov.bc.ca/tran)

## WSA Approval File Number 2005899 -- wetland

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Cc: Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
Sent: August 23, 2019 at 11:10:52 AM Pacific Daylight Time  
Received: August 23, 2019 at 11:11:09 AM Pacific Daylight Time  
Attachments: image004.png, IMG\_2091.jpg, IMG\_2113.jpg, screenshots.docx, IMG\_2114.MOV, IMG\_2098.jpg, image006.png, image007.png, image005.png, image002.png, image003.png, image001.png

Hi Malissa,

Just following up to my phone call today to let you know that I went out to QA/QC this application from Envirowest (signed off by Ian Whyte) for the movement of a watercourse to allow for the completion of Wellington Drive in Surrey, BC.

I've attached photos, a map drawing of the approximate wetland delineation, and I will send you a short video of my attempted stroll through the wetland.

This visit was completed on August 23<sup>rd</sup>. Light rain fell this morning but the canopy cover being as significant as it is in this area, it was surprising to see this much water.

I observed light blue-grey sandy silt soil with clear mottling at about 10cm down. This wetland appears to be the headwater location of the northern watercourses that are located in City parkland.

This information was not part of the application that was given to you, and from the flagging in the field that was completed by Jessica Little (not a QEP at the time of the assessment), s.16

s.16

s.16

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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Planning and Development

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## RE: WSA Approval File Number 2005899 -- wetland

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Doiron, Angela  
Cc: Pearson, Monica FLNR:EX  
Sent: August 26, 2019 at 8:35:58 AM Pacific Daylight Time  
Received: August 26, 2019 at 8:35:59 AM Pacific Daylight Time  
Attachments: image003.png, image005.png, image006.png, image007.png, image004.png, image001.png, image002.png

Thank you for this information, Angela. I will get in touch with Ian Whyte and the holder of the Approval requesting updates.

Have they started works?

Malissa

---

**From:** Doiron, Angela  
**Sent:** August 23, 2019 11:11 AM  
**To:** Smith, Malissa FLNR:EX  
**Cc:** Pearson, Monica FLNR:EX  
**Subject:** WSA Approval File Number 2005899 -- wetland

Hi Malissa,

Just following up to my phone call today to let you know that I went out to QA/QC this application from Envirowest (signed off by Ian Whyte) for the movement of a watercourse to allow for the completion of Wellington Drive in Surrey, BC.

I've attached photos, a map drawing of the approximate wetland delineation, and I will send you a short video of my attempted stroll through the wetland.

This visit was completed on August 23<sup>rd</sup>. Light rain fell this morning but the canopy cover being as significant as it is in this area, it was surprising to see this much water.

I observed light blue-grey sandy silt soil with clear mottling at about 10cm down. This wetland appears to be the headwater location of the northern watercourses that are located in City parkland.

This information was not part of the application that was given to you, and from the flagging in the field that was completed by Jessica Little (not a QEP at the time of the assessment),<sup>s.16</sup>

s.16

s.16

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## RE: WSA Approval File Number 2005899 -- wetland

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Cc: Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
Sent: August 26, 2019 at 8:54:48 AM Pacific Daylight Time  
Received: August 26, 2019 at 8:54:53 AM Pacific Daylight Time  
Attachments: image003.png, image005.png, image006.png, image007.png, image004.png, image002.png, image001.png

Hi Malissa –

No, the works have been put on hold for quite some time and only just recently did the file start back up again at the City, presumably due to the posted 'end date' on the WSA Approval that was provided.

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Smith, Malissa FLNR:EX  
**Sent:** August 26, 2019 8:36 AM  
**To:** Doiron, Angela  
**Cc:** Pearson, Monica FLNR:EX  
**Subject:** RE: WSA Approval File Number 2005899 -- wetland

Thank you for this information, Angela. I will get in touch with Ian Whyte and the holder of the Approval requesting updates.

Have they started works?

Malissa

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** August 23, 2019 11:11 AM  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Cc:** Pearson, Monica FLNR:EX <Monica.Pearson@gov.bc.ca>  
**Subject:** WSA Approval File Number 2005899 -- wetland

Hi Malissa,

Just following up to my phone call today to let you know that I went out to QA/QC this application from Envirowest (signed off by Ian Whyte) for the movement of a watercourse to allow for the completion of Wellington Drive in Surrey, BC.

I've attached photos, a map drawing of the approximate wetland delineation, and I will send you a short video of my attempted stroll through the wetland.

This visit was completed on August 23<sup>rd</sup>. Light rain fell this morning but the canopy cover being as significant as it is in this area, it was surprising to see this much water.

I observed light blue-grey sandy silt soil with clear mottling at about 10cm down. This wetland appears to be the headwater location of the northern watercourses that are located in City parkland.

This information was not part of the application that was given to you, and from the flagging in the field that was completed by Jessica Little (not a QEP at the time of the assessment),<sup>s.16</sup>

s.16

s.16

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## **FW: Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC**

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Sutherland, Barbara FLNR:EX, Doiron, Angela  
Sent: September 3, 2019 at 11:09:21 AM Pacific Daylight Time  
Received: September 3, 2019 at 11:09:22 AM Pacific Daylight Time  
Attachments: RBP response letter.pdf

Hmm, I suppose I should follow-up with Ken after this letter (attached).

---

**From:** Chuck Westgard

**Sent:** September 3, 2019 10:53 AM

**To:** Smith, Malissa FLNR:EX

**Cc:** Norm Porter ; mkoka@aplinmartin.com; Jeremiah Boucher ; Stacey Yarwood ; Ken Lambertsen ; Kevin Hauser

**Subject:** Re: Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC

Hi Malissa,

Please see attached for a response to the below email.

Regards,

Chuck

---

**From:** "Smith, Malissa FLNR:EX" <Malissa.Smith@gov.bc.ca>

**Date:** Thursday, August 29, 2019 at 5:12 PM

**To:** Chuck Westgard <chuck@westgard.ca>

**Cc:** Ron Hintsche <RHintsche@surrey.ca>, "Angela.Doiron@surrey.ca" <Angela.Doiron@surrey.ca>, 's.22 , "Sutherland, Barbara FLNR:EX"

<Barbara.Sutherland@gov.bc.ca>

**Subject:** Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC

Hello Mr. Westgard,

It has been brought to our attention that you have a stream on your property that meets the definition of a stream under the *Water Sustainability Act*. Please find attached letter outlining your requirements should you need to conduct any works in and about that stream.

Regards,

Malissa

---

**Malissa Smith**

Assistant Water Manager

Surface Water Authorizations

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

Dear Malissa,

Good morning. Thank you for your letter on August 28<sup>th</sup>, 2019. I believe that you may be referring to the wrong property. We are currently doing work at 3038 Croydon which has been approved by the City of Surrey as the ditch in front of 3038 was determined to not meet the WSA definition of a stream. I have again confirmed this determination with our engineers and consultants.

Rosemary Business Park, however, is proposing to do works at 2960 Croydon and have applied to the City of Surrey for this. It is my understanding that these works at 2960 will need a WSA approval as the ditch there will meet the WSA definition of a stream.

If you have any questions please call myself or Norm Porter of Beech Westgard Developments Ltd. Thank you,



Chuck Westgard (Owner - Beech Westgard Developments Ltd.)

CC:

Norm Porter (Owner – Beech Westgard Developments Ltd.)  
Ken Lambertsen (Consultant – Phoenix Environmental Services)  
Maggie Koka (Consultant – Aplin Martin Consultants Ltd.)  
Stacey Yarwood (VP – Lakewood Management Ltd.)  
Kevin Hauser (Project Manager – Lakewood Management Ltd.)  
Jeremiah Boucher (Consultant – Aplin Martin Consultants Ltd.)

## RE: Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC

---

From: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: September 3, 2019 at 12:43:45 PM Pacific Daylight Time  
Received: September 3, 2019 at 12:43:46 PM Pacific Daylight Time  
Attachments: image001.png

Hi Malissa,

We definitely have the correct address. Do you want to go out there on Wednesday or this afternoon?



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Smith, Malissa FLNR:EX  
**Sent:** September 3, 2019 11:09 AM  
**To:** Sutherland, Barbara FLNR:EX ; 'Doiron, Angela'  
**Subject:** FW: Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC  
Hmm, I suppose I should follow-up with Ken after this letter (attached).

---

**From:** Chuck Westgard <[chuck@westgard.ca](mailto:chuck@westgard.ca)>  
**Sent:** September 3, 2019 10:53 AM  
**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Cc:** Norm Porter <[nporter@beechwestgard.ca](mailto:nporter@beechwestgard.ca)>; [mkoka@aplinmartin.com](mailto:mkoka@aplinmartin.com); Jeremiah Boucher <[jboucher@aplinmartin.com](mailto:jboucher@aplinmartin.com)>; Stacey Yarwood <[Syarwood@lakewood.ca](mailto:Syarwood@lakewood.ca)>; Ken Lambertsen s.22  
Kevin Hauser <[KHauser@lakewood.ca](mailto:KHauser@lakewood.ca)>  
**Subject:** Re: Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC  
Hi Malissa,  
Please see attached for a response to the below email.  
Regards,  
Chuck

---

**From:** "Smith, Malissa FLNR:EX" <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Date:** Thursday, August 29, 2019 at 5:12 PM  
**To:** Chuck Westgard <[chuck@westgard.ca](mailto:chuck@westgard.ca)>  
**Cc:** Ron Hintsche <[RHintsche@surrey.ca](mailto:RHintsche@surrey.ca)>, "'Angela.Doiron@surrey.ca'" <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>, s.22  
s.22 "Sutherland, Barbara FLNR:EX" <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Subject:** Notice of Requirement of a Water Sustainability Act Approval application for Unnamed Watercourse on 3038 Croyden Drive, Surrey, BC

Hello Mr. Westgard,

It has been brought to our attention that you have a stream on your property that meets the definition of a stream under the *Water Sustainability Act*. Please find attached letter outlining your requirements should you need to conduct any works in and about that stream.

Regards,  
Malissa

---

**Malissa Smith**

Assistant Water Manager  
Surface Water Authorizations

Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1  
Phone: 778-572-2258  
Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

## RE: Request for amendment to Approval No 2007158

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: sonya@marlimecological.com, malissa.smith@gov.bc.ca, Smith, Malissa  
FLNR:EX  
Cc: mark@marlimecological.com, barbara.sutherland@gov.bc.ca, Sutherland,  
Barbara FLNR:EX  
Sent: September 6, 2019 at 1:38:29 PM Pacific Daylight Time  
Received: September 6, 2019 at 1:38:35 PM Pacific Daylight Time

Hi there,

I'm happy to see this work done as soon as possible, and thank you Sonya for flagging this issue so quickly with us at the City.

We have also sent information to the landowner s.22 indicating the requirement to remove the unconsolidated fill material as soon as possible. If there is anything further that I can do to assist, please let me know.

Take care!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** sonya@marlimecological.com  
**Sent:** September 6, 2019 12:26 PM  
**To:** malissa.smith@gov.bc.ca  
**Cc:** mark@marlimecological.com; Doiron, Angela ; barbara.sutherland@gov.bc.ca  
**Subject:** Request for amendment to Approval No 2007158  
Good Afternoon Malissa,

We were hoping to amend the activities covered under Approval No 2007158.

The removal of the unauthorized instream structure was conducted on August 23, 2019 as per the Environmental Monitoring Report linked below.

<https://www.dropbox.com/s/pwemu7hd5qbedav/384.19.01%20-%20Environmental%20Monitoring%20Report%20%28Final%29.pdf?dl=0>

As you can see from the photos, there is abundant structural fill that was placed in the channel during the unauthorized works. After the removal of the structure, it was evident that this non-native material will likely be washed into downstream fish habitat during the first few large rain events of the season. In consultation with Angela Doiron at the City of Surrey, we believe it would be best if the non-native fill be removed prior to the rainy season. This would be done using a small excavator and raking/shoveling to remove all non-native fill placed in the impacted reach of Hyland Creek.

We would like to have the Approval amended to cover the fill removal to significantly reduce the risk of abundant sediment mobilization during the rainy season.

Please contact our Surrey office to discuss the proposed changes further.

Thank you,  
Sonya

Sonya Oetterich, MSc  
Marlim Ecological Consulting Ltd.

**Surrey:** (604) 531-4338

**Prince George:** (250) 564-4338

**Toll Free:** 1-866-531-4338

**Email:** [sonya@marlimecological.com](mailto:sonya@marlimecological.com)

**Website:** [www.marlimecological.com](http://www.marlimecological.com)

## RE: 19-0088 Update

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: sonya@marlimecological.com, Siegner, William <William.Siegner@surrey.ca>  
Cc: mark@marlimecological.com, Webster, Emma FLNR:EX  
<Emma.Webster@gov.bc.ca>, malissa.smith@gov.bc.ca, Smith, Malissa  
FLNR:EX  
Sent: September 10, 2019 at 2:18:11 PM Pacific Daylight Time  
Received: September 10, 2019 at 2:18:14 PM Pacific Daylight Time  
Attachments: image001.jpg

Hi Sonya,

Thank you for this update. I am saddened to hear that <sup>s.22</sup> will not be cooperating with your sound advice. We will need to let our Drainage and ESC departments know about this issue, particularly as much of the area occurs on City-owned land.

I've cc'd Emma and Malissa from MFLNRORD, as it is evident from your photos that works need to be done as soon as possible.

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

---

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13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** sonya@marlimecological.com

**Sent:** September 10, 2019 9:08 AM

**To:** Siegner, William ; Doiron, Angela

**Cc:** mark@marlimecological.com

**Subject:** 19-0088 Update

Good Morning Angela and Will,

We wanted to provide an update on the status of the project at <sup>s.22</sup>.

I spoke with <sup>s.22</sup> yesterday to review Will's email from Friday. Here's a summary of key points:

- Regarding the non-native fill removal, the client will be going the Geotech route. He is standing by the assertion that they did not add the fill.
- We have sent a quote for nursery stock, but the client is resistant to submitting an order until the RC is settled. We are hesitant to order the stock without the client paying directly as we are having challenges getting paid for our recent work.
- The client will follow-up with the Surveyor to have the existing dwelling added to the plans. We will then add the proposed fence location.
- We have submitted a formal request for amendment of the WSA Approval.

I stopped by the site yesterday to check the channel conditions after the recent rain events. As you can see from the photos in the link below, the checkdam has already been partially blown out by debris. There is ample evidence of the banks sloughing into the channel.

<https://www.dropbox.com/sh/6nsti7hmuldj8h5/AABRSCyvWWtvRQC89vnV9Peya?dl=0>

Feel free to give us a call to discuss.

Kind Regards,

Sonya

Sonya Oetterich, MSc.

Marlim Ecological Consulting Ltd.

**Surrey:** (604) 531-4338

**Prince George:** (250) 564-4338

**Toll Free:** 1-866-531-4338

**E-mail:** [sonya@marlimecological.com](mailto:sonya@marlimecological.com)

**Webpage:** [www.marlimecological.com](http://www.marlimecological.com)



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## FW: Fergus Crk Enquiry

---

**From:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Marshall, Miriam <Miriam.Marshall@surrey.ca>, Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** September 16, 2019 at 10:54:21 AM Pacific Daylight Time  
**Received:** September 16, 2019 at 10:54:23 AM Pacific Daylight Time  
**Attachments:** image002.png, 2019-08-28-LTR-HungerfordSurrey2\_pgl.pdf, image001.png

Hi All,

Please see attached the letter we sent to Hungerford Surrey and Keven Goodearls comments.

Thanks,



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Keven Goodearle

**Sent:** September 13, 2019 4:18 PM

**To:** Sutherland, Barbara FLNR:EX

**Subject:** RE: Fergus Crk Enquiry

Hi Barb – thanks for the letter. I have a couple comments/questions to ensure I'm interpreting correctly and we're both on the same page. I've added comments to the version of the letter attached. Please let me know if we can connect on these to discuss further.

Thanks again,

**Keven Goodearle, B.Sc., R.P.Bio., ISA Certified Arborist** – Senior Environmental Consultant

**PGL Environmental Consultants**

T: 604.895.7646 | C: 778.836.0232 | [pggroup.com](http://pggroup.com)

---

**From:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>

**Sent:** Friday, September 13, 2019 3:14 PM

**To:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Subject:** RE: Fergus Crk Enquiry

**WARNING:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Keven,

Sorry for not getting the letter out to you sooner. I sent a copy of the letter in a previous email. Have a good weekend.



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Sent:** September 13, 2019 2:45 PM

**To:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>

**Cc:** Simon Harvey <[sharvey@hungerfordproperties.com](mailto:sharvey@hungerfordproperties.com)>

**Subject:** RE: Fergus Crk Enquiry

Hi Barb – just a quick email to follow-up on my voice mail from this morning. We have rescheduled our meeting with the City of Surrey from today to Tuesday next week (17<sup>th</sup>).

As mentioned, we're hoping to have your letter ahead of that discussion to help address some of the City's comments relating to the project and WSA applicability. Do you think it's reasonable for us to anticipate having a copy of your letter by EOD Monday, prior to our rescheduled meeting?  
Please let us know your thoughts when you have a minute.

Thanks for your time,

**Keven Goodearle, B.Sc., R.P.Bio., ISA Certified Arborist** – Senior Environmental Consultant

**PGL Environmental Consultants**

T: 604.895.7646 | C: 778.836.0232 | [pggroup.com](http://pggroup.com)

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**From:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Sent:** Monday, September 09, 2019 3:43 PM

**To:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Subject:** RE: Fergus Crk Enquiry

**WARNING:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

s.22

I will leave a copy for her to sign on her desk.

Thanks,



**Barbara Sutherland, BSc (Eng), BSc (EnvP)**

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

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---

**From:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Sent:** September 9, 2019 3:27 PM

**To:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Subject:** RE: Fergus Crk Enquiry

Hi Barb – just following up on this. I haven't seen a letter come through yet. Are you able to check on the status of that, please?

FYI – we have a meeting scheduled with the City for this Friday. As this is a key item we wish to discuss with them, it would be very helpful to have the letter ahead of time so that we can circulate and review prior to the meeting.

Thanks, as always, for your time – cheers,

**Keven Goodearle, B.Sc., R.P.Bio., ISA Certified Arborist** – Senior Environmental Consultant

**PGL Environmental Consultants**

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---

**From:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Sent:** Tuesday, August 20, 2019 8:29 AM

**To:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Subject:** RE: Fergus Crk Enquiry

**WARNING:** Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks Kevin I will look at it later this week.



**Barbara Sutherland, BSc (Eng), BSc (EnvP)**

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

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---

**From:** Keven Goodearle <[kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)>

**Sent:** August 19, 2019 5:52 PM

**To:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Subject:** Fergus Crk Enquiry

Hi Barb – additional information relating to my enquiry last week is provided below and attached, as discussed.

To reiterate, the team of QEPs working on this file includes biologists, a hydrogeologist, and civil engineers (Aplin & Martin). It is our collective professional opinion that any potential impacts to the flow regime of the watercourse in question would be unmeasurable and insignificant. We expect the watercourse to remain dry in the summer and wet in the winter, as it is now. Therefore, we do not believe a Change Approval under the WSA is required. The City has asked that we confirm this conclusion with you.

**Project Overview:**

- Google Earth kmz file attached for project location.
- PID: 030-195-039
  - PID for neighbour's property to West (where watercourse primarily occurs): 017-756-464
- Proposed townhome development on lands shown (see attached mark-up of COSMOS screen grab).
- Development lands are upslope of the headwaters of a Class B Fergus Ck tributary (also shown on attached mark-up).
- As per Surrey bylaws, the watercourse requires a 15m streamside protection area.
  - Closest point of development ~60m from watercourse.
- Watercourse is ephemeral – dry in summer, wet in winter.
- Riparian environment is heavily disturbed due to historic construction of overhead transmission ROW and significant invasive plant populations.
- City has expressed concerns re: potential impacts from development to the flow regime of the Class B watercourse.
- There are no direct, surficial connections from the development lands to the watercourse.
  - As such, any potential impacts would be groundwater related.
- Mitigation measures associated with the project include:
  - Exceeding the minimal 15m streamside protection area, and therefore beating City and provincial RAR requirements;
  - Re-design of the project SWMP in order to maximize infiltration measures onsite (e.g., infiltration trenches paralleling main roads, use of onsite sub-grade retention tanks with permeable bottoms, use of permeable pavers and pervious concrete where feasible); and
  - Implementation of a monitoring program, including installation of a groundwater monitoring well with data logger.

Please feel free to call me to discuss, once you've had a chance to look over the materials provided. Let me know if you have any questions, require any clarification, or additional information.

Thanks for your time – as always, it is very much appreciated!

**Keven Goodearle, B.Sc., R.P.Bio., ISA Certified Arborist | Senior Environmental Consultant**

T: 604.895.7646 C: 778.836.0232

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Vancouver, BC V6E 4E6  
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September 13, 2019

File Number: Hungerford Surrey

Hungerford Properties  
Suite 1088 - 550 Burrard St  
Vancouver BC V6C 2B5

Sent via email: [sharvey@hungerfordproperties.com](mailto:sharvey@hungerfordproperties.com)

Dear Mr. Harvey:

**Re: Notice of No Requirement of a *Water Sustainability Act* Approval application for  
16558 – 18 Avenue, Surrey, BC PID: 030-195-039**

Thank you for your email dated August 20, 2019 inquiring about the need for a *Water Sustainability Act* (WSA) Approval Application for your property (16558 – 18 Avenue, Surrey, BC PID: 030-195-039) near Fergus Creek. Based on the information provided to date, we understand there are no watercourses on the proposed development area of this property that, in our opinion, meet the definition of a stream under the WSA. Thus, no WSA Approval is required at this time.

A Stream, under the WSA is defined as:

- (a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
- (b) a natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

However, it is our understanding that this property is adjacent to an unnamed watercourse that is the headwaters to Fergus Creek. Your property plays an important role in providing critical flows to the unnamed water course through overland flow and groundwater recharge. As the development of your property may result in a reduction of permeable surfaces it has the potential to change the timing, duration, and frequency of the natural supply of water to Fergus Creek. Therefore, we are concerned the development of your property will have significant effects to the quantity, quality and aquatic ecosystem of Fergus Creek. Per Section 16 of the WSA, we recommend you consider mitigation measures to avoid these environmental and hydrological impacts.

Stormwater outfalls do require notification to the Ministry under Section 39 of the Water Sustainability Regulation. We request that you notify our Water Authorizations team via email to [WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca) when you have applied for any notification level

work for this property such that we have the opportunity to review your submission, in addition to the review by a Habitat Officer.

We recommend that appropriately qualified professionals are engaged to ensure the collection of these flows, that have historically entered the adjacent watercourse via overland flow, through the stormwater systems are managed such that the adjacent watercourse does not experience a reduction (or storm surge) of flows. If water is being diverted away from the stream channel, a water licence application may be required.

It is also our understanding that works in and about the ditch along 16<sup>th</sup> Avenue is not part of the proposed development of this site. If this changes, we invite you to submit an application to our office for a WSA Section 11 Change Approval.

If you have any questions in this regard, please do not hesitate to contact Barb Sutherland by phone at 778-572-2199 or via email at [Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca).

Sincerely,

A handwritten signature in black ink, appearing to read 'Malissa Smith', with a large, stylized loop at the end.

Malissa Smith  
Assistant Water Manager  
Surface Water Authorizations

cc     Keven Goodearl, PGL [kgoodearle@pggroup.com](mailto:kgoodearle@pggroup.com)  
       Ron Hintsche, City of Surrey [RHintsche@surrey.ca](mailto:RHintsche@surrey.ca)  
       Angela Doiron, City of Surrey, [Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)

## Approvals - change of scope question

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: malissa.smith@gov.bc.ca, Smith, Malissa FLNR:EX  
Sent: September 18, 2019 at 10:02:46 AM Pacific Daylight Time  
Received: September 18, 2019 at 10:02:52 AM Pacific Daylight Time  
Attachments: image002.png, image004.png, image006.png, image007.png, image005.png, image003.png, image001.png

Hi Malissa,

I hope you're well – I have a question that I'm sure you've heard before, but would appreciate a response so that we can refer back to it at the City in the future!

We often have applications that have 'scope creep', where what was proposed to the City and to the Ministry for a WSA Approval begins to change once the engineers realize constraints that were not recognized in the early stages of a project.

The City always recommends that the applicant / QEP discusses these changes with the Ministry and amends the Approval permit accordingly.

We have been getting some push-back from a QEP on a large project where compensation was proposed within a stormwater pond (not usually something the City would be on board with). The pond requires a large amount of fill that will encroach into our own streamside setbacks to the Little Campbell River.

The QEP is indicating that the works do not require any conversation with the Ministry, because no 'significant' changes have occurred, and any changes (such as a large slope of fill material into an otherwise forested area adjacent to the LCR) will not impact any instream proposed works. Therefore, they are hoping not to have to amend their permit information.

I do not have any confirmation that they have assessed the riparian area that they are proposing to fill, but that is something I am attempting to get separately. In the meantime, I am hoping to get some clarification:

1. If changes to the scope of work are not at or below the bank of the stream, does it need to be communicated in the permit?
2. Does the WSA Approval take into account the loss of riparian area to achieve instream habitat (which is required because more instream habitat was eliminated in the first place)?

A bit of a large question! I appreciate any response you can give at this time 😊

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



CITY OF SURREY

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)



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## FW: 13866 - 60 Avenue, Watercourse Classification Assessment

---

From: Water Act Referrals Lower Mainland FLNR:EX  
<WaterActReferrals.LowerMainland@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Sutherland, Barbara  
FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
Sent: October 30, 2019 at 7:57:07 AM Pacific Daylight Time  
Received: October 30, 2019 at 7:57:10 AM Pacific Daylight Time  
Attachments: 205132 13866 60 Ave Watercourse Classification Assessment, Oct 10,  
2019.pdf

Kym Johnson  
Water Information Technician  
Surface Water Authorizations, South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200 — 10428 153<sup>rd</sup> Street, Surrey BC V3R 1E1 | Phone: 778 572-2253 Fax: 604-586-4444

---

**From:** Jeremy Nilson  
**Sent:** October 29, 2019 3:53 PM  
**To:** Water Act Referrals Lower Mainland FLNR:EX  
**Subject:** 13866 - 60 Avenue, Watercourse Classification Assessment

Good afternoon,  
Per Angela Doiron's request (see below) please see attached report for your review.

---

Jeremy Nilson, R.P. Bio, P. Biol.  
*Project Biologist, Environmental Sciences*  
**Pinchin Ltd.**  
Suite 201, 34143 Marshall Road, Abbotsford, BC V2S 1L8  
C: 778.347.3271 | T: 604.425.1927 | [pinchin.com](http://pinchin.com)

**From:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Sent:** Friday, October 25, 2019 2:53 PM  
**To:** Jeremy Nilson <[jnilson@pinchin.com](mailto:jnilson@pinchin.com)>  
**Subject:** RE: 13866 - 60 Ave, checking in

Hi Jeremy —

Thank you for the reminder on this one, it's been a very hectic few weeks.

I did get a chance to sit down with MFLNRORD about this report. They expressed to me that, although it is a kind of 'loophole' in the way that RAR and the WSA are worded, the two regulations were intended to work together and not be separate.

However, they did express that they would be more than happy to review it to confirm that the ditch does not meet their definition of a stream.

They let me know that if you could submit it to their general inbox instead of directly to Barb, that would be best, as the next available person would be able to grab it. It will likely be Barb, Monica or Malissa heading out to take a look at sometime.

If you could submit it to their general inbox and let them know about the time sensitivity, that would be great

Let me know if you run into any bumps,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**  
Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

**From:** Jeremy Nilson <[jnilson@pinchin.com](mailto:jnilson@pinchin.com)>  
**Sent:** October 24, 2019 8:26 PM  
**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Subject:** 13866 - 60 Ave, checking in

Hi Angela,

Good to see you on Tuesday. Wanted to check in regarding our report and the subsequent consultation with the Ministry on the ditch classification for 13866 — 60 Avenue, any update?

---

Jeremy Nilson, R.P. Bio, P. Biol.

*Project Biologist, Environmental Sciences*

**Pinchin Ltd.**

Suite 201, 34143 Marshall Road, Abbotsford, BC V2S 1L8

C: 778.347.3271 | T: 604.425.1927 | [pinchin.com](http://pinchin.com)

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October 10, 2019

s.22

E-mail: s.22

Attention: s.22

**Re: Watercourse Classification Assessment**  
13866 – 60th Avenue, Surrey, BC  
Pinchin File: 205132

Pinchin Ltd. (Pinchin) is pleased to provide the findings of the Watercourse Classification Assessment for the unnamed ditch located along the south side of 60 Avenue and immediately north of the property located at 13866 – 60th Avenue in Surrey, BC (the subject property).

## 1.0 BACKGROUND

Pinchin was retained on May 3, 2017 through an Authorization to Proceed signed by s.22 (Client) to conduct a watercourse classification assessment of the unnamed ditch (the Ditch) located along the north boundary of the subject property. Pinchin was advised by the Client that the purpose of the watercourse classification assessment was in relation to the potential development of the subject property.

Pinchin submitted an assessment dated May 24, 2017. In August 2019, the City of Surrey notified the Client and Pinchin that further assessment of the Ditch would be required to adequately address questions raised by City of Surrey staff.

Pinchin undertook this updated assessment to conclusively determine 1) what the classification of the Ditch would be with regard to the City of Surrey Zoning Bylaw (i.e., including prescribed streamside protection area); 2) if the Ditch would be considered a stream per the provincial *Water Sustainability Act* (WSA); and 3) if the provincial Riparian Areas Regulation (RAR) would apply to the Ditch.

## 2.0 METHODS

A desktop assessment was completed using mapping available on the City of Surrey Online Mapping (COSMOS), Community Mapping Network's Sensitive Habitat Inventory Mapping (SHIM), and iMapBC.

A field assessment was completed to ground-truth the results of the desktop assessment and to collect information with regard to the biophysical characteristics of the Ditch.

Physically identifiable features of streams (i.e., creeks and brooks) were defined per the Fish-stream Identification Guidebook, Version 2.1 (1998). Per the Fish-stream Identification Guidebook, watercourses were assessed for the presence of a continuous channel bed, whether or not portions were obscured by



bridging vegetation, with evidence of scour, rafted debris, and deposits of mineral alluvium. Scour had to be sufficient to erode at least some portion of the channel bed down to the mineral substrate. In lower energy systems where flows might not be sufficient to consistently erode surface soils, streams were identified by the presence of a continuous channel bed with evidence of regular inundation.

To be considered fish habitat, watercourses were assessed to determine 1) if they contained fish or 2) had a surface connection to fish bearing habitat and provided a significant contribution of base flow, food, and nutrients to fish habitat.

In order to be classified as streams under the WSA, watercourses had to show evidence of natural headwaters or springs (i.e., or other natural sources of water), and regular flows sufficient to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.

### **3.0 LEGISLATION**

#### **3.1 City of Surrey Bylaws**

Per the City of Surrey Zoning By-law (By-law 12000) stream means any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek, brook, ravine, swamp, gulch or natural or channelized stream; or
- (c) a ditch, spring or wetland, that is connected by surface flow to any items referred to in (a) or (b) above.

Streams, as defined above typically receive a streamside setback area (i.e., Streamside Protection Area (SPA)) defined by a horizontal setback measured perpendicularly from the top of bank of the stream. The extent of the horizontal setback is defined by Part 7A, Section B.1 and B.2 of By-law 12000. The extent of the setback is determined by the physical character of the stream and the status of the stream with regard to fish habitat.

In addition, the Streamside Protection Development Permit (SPDP) area, included within the Sensitive Ecosystems Development Permit (SEDP) in the City of Surrey encompasses:

All properties, where any portion of the property, falls within 50 m of the top of bank of either one or both sides of a Class A, A/O, or B streams containing fish habitat, as generally shown in: Figure 68 of the OCP Implementation Section II (d) and/or City of Surrey COSMOS Map. (Should a stream not illustrated in Figure 68 be identified, it is the



responsibility of the applicant to contact the City to determine whether or not the area in question falls with this SEDP).

Where the SPDP applies, proposed development activities are subject to the SEDP requirements. Please note that the full extent of SEDP requirements are not addressed by this report.

Per the SEDP, ditches were characterized as being manmade and straight with no significant headwaters or springs. They were constructed to drain property (they often form property boundaries) or roadways and while connected to natural streams they are not part of the natural historic drainage pattern.

### **3.2 Water Sustainability Act and Riparian Areas Regulation**

Streams and associated riparian areas are protected on private land by the provincial WSA and RAR.

The WSA defines a stream as:

- (a) a natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified; or
- (b) a natural source of water supply including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

The WSA regulates changes in and about a stream which are defined as:

- (a) any modification to the nature of a stream, including any modification to the land, vegetation and natural environment of a stream or the flow of water in a stream; or
- (b) any activity or construction within a stream channel that has or may have an impact on a stream or a stream channel.

Per Section 11 of the WSA:

- (2) Changes in and about a stream may only be made in accordance with:
  - (a) the terms and conditions of a change approval;
  - (b) the regulations;
  - (c) the terms and conditions of an authorization; or
  - (d) an order.

Riparian habitat on private land within select areas and communities, including the City of Surrey, is also protected under the RAR through the prescription of Streamside Protection and Enhancement Area



(SPEA). The extent and configuration of the SPEA prescribed by the RAR is determined through application of the RAR Assessment Methods by a Qualified Environmental Professional (QEP).

In brief, the RAR establishes SPEA from streams, defined as:

"Stream" includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook; and
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

The extent of the SPEA is determined by an assessment of zones of sensitivity associated with the specific values of riparian habitat include the provision of large woody debris, litter fall, insect drop and shading of watercourses. Three zones of sensitivity are typically considered and the most restrictive prescription of the three zones are used to do determine the boundaries of the SPEA.

#### 4.0 RESULTS

The original field assessment was completed on May 4 and May 5, 2017 by Pinchin. Following the request from the City of Surrey for additional information, Pinchin conducted assessments on September 9, September 13, and September 18, 2019. Selected site photographs taken during the field assessment are located in Appendix I.

The May 4 field assessment occurred within 14 hours of a significant rainfall event (i.e., >25 mm within 24 hours), and the May 5 assessment occurred during a rain shower. The total precipitation was approximately 139.7 mm for the month of April 2017 as measured at the Surrey Municipal weather station (City of Surrey – Rainfall Monitoring).

The September 9, 2019 field assessment occurred following 10.3 mm of rainfall within 24 hours, the September 13, 2019 field assessment occurred following during a significant rainfall event, and the September 18, 2019 field assessment occurred following a significant rainfall event. The total precipitation was approximately 149.3 mm for the month of September 2019 as measured at the Surrey Municipal weather station (City of Surrey – Rainfall Monitoring).

The subject property is located within a predominantly urban area, with most of the land base consisting of residential land uses. COSMOS identified the Ditch as a Class-C, Green-coded watercourse (typically designed for conveyance of storm water and is dry 48 to 72 hours following a significant rainfall event). SHIM identified the Ditch as having unknown fish presence. The Ditch appeared to ultimately drain to an unnamed watercourse (Class B) on the north side of 60 Avenue. The unnamed watercourse ultimately discharges to Archibald Creek which is depicted as a fish bearing stream on COSMOS.



The Ditch appeared to originate from stormwater drainage sourced from 60 Avenue and King George Boulevard. According to COSMOS, the Ditch commences west of the Site from a 450 mm diameter corrugated pipe which connects to stormwater drainage pipes on King George Boulevard. At the project location, the Ditch drained eastward into a pipe under 60 Avenue, and ultimately to an unnamed stream on the north side of 60 Avenue. The pipe under 60 Avenue was considered an obstacle to fish passage based on gradient (~10%).

At the time of the site assessments, the Ditch at the project location consisted of a grassed swale which conveyed minimal flows (<5 cm deep) with intermittent dry areas even during prolonged significant rain events. Within the Ditch, there was some evidence of infrequent inundation (muddy substrate). Vegetation within the Ditch was limited to maintained grass (i.e., mowed grass) and hydrophytes (e.g., skunk cabbage) were not observed. Rafted debris or alluvial deposits were not observed. At the time of the assessments, there was insufficient flow to create instream habitat features required to support fish (e.g. pools, glides).

Pinchin observed water within the Ditch to be entirely sourced from stormwater runoff from 60 Avenue as multiple asphalt stormwater conveyances were constructed to direct stormwater from the road into the Ditch. During the site inspections, a significant amount of water was observed flowing from 60 Avenue into the Ditch, however upstream of the stormwater conveyances, the Ditch was dry. Water was not observed coming from the 450 mm diameter corrugated pipe from King George Boulevard. Furthermore, the September 9 and 18 site assessments were conducted during dry weather but following rainfall. During these inspections, surface flows were not observed within the Ditch. As such, it was determined that flows within the Ditch are not sourced from a natural source of water (e.g., groundwater) as surface flows were only present when water was observed to directly flow from 60 Avenue to the Ditch.



## 5.0 CONCLUSION

Based on the 1) minimal flows within the Ditch despite recent significant rainfall; 2) absence of scour or evidence of frequent inundation and hydrophytes; and 3) absence of natural headwaters (i.e., groundwater or another stream), the Ditch was not considered to be integral to a stream; to consist of a natural source of water; or to provide a significant source of base flows, food, and nutrients to fish habitat. Therefore, the Ditch was not considered to meet the definition of a stream per the City of Surrey Zoning Bylaw or Provincial WSA.

As the Ditch was connected by surface flows to an unnamed watercourse, which ultimately connects to a fish bearing stream, the Ditch is considered a stream under RAR.

It is Pinchin's understanding that if the Ditch is not considered a stream under the WSA, changes to the Ditch may be completed without the requirement for a Change Approval or Notification per the Provincial WSA.

We trust that the foregoing information is satisfactory for your present needs. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

### Pinchin Ltd.

Prepared by:

Bonnie Williams, R.P.Bio., B.Sc.  
Intermediate Biologist  
604.425.1928  
[bwilliams@pinchin.com](mailto:bwilliams@pinchin.com)

Reviewed by:

Jeremy Nilson, R.P.Bio., B.Sc.  
Project Biologist  
604.425.1927  
[jnilson@pinchin.com](mailto:jnilson@pinchin.com)

205132 13866 60 Ave Watercourse Classification Assessment, Oct 10, 2019

Template: Master Template for Peer Review Letter, EDR, April 28, 2017

**APPENDIX I**  
**Photographs**



Photo 1 – West aspect of the Ditch (May 7, 2019).



Photo 2 – The Ditch with minimal to no water (May 7, 2019).



Photo 3 – Viewing a stormwater conveyance feature conveying drainage from 60<sup>th</sup> Avenue into the Ditch (September 9, 2019).



Photo 4 – East aspect of the maintained Ditch with minimal flows (September 9, 2019).



Photo 5 – West aspect of the Ditch viewing no surface flows following rainfall (September 13, 2019).



Photo 6 – Viewing now surface flows within the Ditch following a rainfall (September 13, 2019).



Photo 7 – Southeast aspect of the Ditch viewing no surface flows following a significant rainfall (September 18, 2019).

## RE: 7817-0399 WSP 171-96150-00, 2954 164 St

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Doiron, Angela  
Cc: Stooshnoff, Cameron FLNR:EX  
Sent: November 27, 2019 at 8:54:18 AM Pacific Standard Time  
Received: November 27, 2019 at 8:54:19 AM Pacific Standard Time  
Attachments: image001.png

Hi Angela,

I have requested that Cam put together an advisory letter to the landowner. He will provide you with a copy of that letter.

I am also providing Cam with the authority to include stop work direction to the landowner, per Section 93(2)(j) of the Water Sustainability Act.

Thanks,

Malissa

---

### Malissa Smith

Assistant Water Manager

Surface Water Authorizations

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela

**Sent:** November 26, 2019 2:59 PM

**To:** Smith, Malissa FLNR:EX

**Subject:** FW: 7817-0399 WSP 171-96150-00, 2954 164 St

Hi Malissa,

I think Cam might have been in touch with you about 2954 164<sup>th</sup> Street; see the e-mail below from our Engineering and Parks departments..

If some written information could be given to Stephen Godwin prior to end of day tomorrow, we can continue holding our stop work order in place (I believe)

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### CITY OF SURREY

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Fisher, Sheena <[SheenaFisher@surrey.ca](mailto:SheenaFisher@surrey.ca)>

**Sent:** November 26, 2019 11:57 AM

**To:** Hirabe, Dexter <[Dexter.Hirabe@wsp.com](mailto:Dexter.Hirabe@wsp.com)>

**Cc:** Cooper, Jared <[JWCooper@surrey.ca](mailto:JWCooper@surrey.ca)>; Demegillo, Rhuel <[rhuel.demegillo@wsp.com](mailto:rhuel.demegillo@wsp.com)>; Rooney, Brian <[Brian.Rooney@wsp.com](mailto:Brian.Rooney@wsp.com)>

**Subject:** RE: 7817-0399 WSP 171-96150-00, 2954 164 St

Hi Dexter,

We are working internally to review concerns that have been raised by FLNRO; we hope to provide formal direction for you by end of day tomorrow.

If we are unable to connect with FLNRO and are not able to gather the required information, we will lift the stop tomorrow afternoon and the riparian area/P-15 works can proceed as per the design.

To be clear, it is only works around the P-15 that have been stopped. Another items can proceed as normal unless you have been directed otherwise by Jared.

Regards,

Sheena

---

**From:** Hirabe, Dexter <[Dexter.Hirabe@wsp.com](mailto:Dexter.Hirabe@wsp.com)>

**Sent:** November 26, 2019 11:30 AM

**To:** Fisher, Sheena <[SheenaFisher@surrey.ca](mailto:SheenaFisher@surrey.ca)>

**Cc:** Cooper, Jared <[JWCooper@surrey.ca](mailto:JWCooper@surrey.ca)>; Demegillo, Rhuel <[rhuel.demegillo@wsp.com](mailto:rhuel.demegillo@wsp.com)>; Rooney, Brian <[Brian.Rooney@wsp.com](mailto:Brian.Rooney@wsp.com)>

**Subject:** FW: 7817-0399 WSP 171-96150-00, 2954 164 St

Good Morning Sheena,

I understand that City has issued a Stop work order on this site. Can you please what caused the City to issue the stop work on this file?

Regards,

---



**Dexter Hirabe** | Planner

*Land Development & Municipal Infrastructure*

**WSP Canada Inc.** - Suite 300, 65 Richmond St. New Westminster, BC V3L 5P5 Canada

**Office +1 604-525-4651; Direct +1 604-527-6068; Fax +1 604-525-5715**

[www.wspgroup.com](http://www.wspgroup.com)

---

**From:** Lawler, Ciaran

**Sent:** Tuesday, November 26, 2019 10:29 AM

**To:** Pelletier, Scott <[Scott.Pelletier@wsp.com](mailto:Scott.Pelletier@wsp.com)>

**Cc:** Hirabe, Dexter <[Dexter.Hirabe@wsp.com](mailto:Dexter.Hirabe@wsp.com)>

**Subject:** FW: 7817-0399 WSP 171-96150-00, 2954 164 St

Scott,

As email thread below as discussed.

Regards,

**Ciaran Lawler,**

Design Engineer, EIT

Municipal Infrastructure and Land Development

T+ 1 604-523-2529

O+ 1 604-525-4651

---

**From:** Demegillo, Rhuel

**Sent:** November 25, 2019 3:30 PM

**To:** B & B - Grady Nordhus <[Gnordhus@bbcontracting.com](mailto:Gnordhus@bbcontracting.com)>

**Cc:** Cooper, Jared <[JWCooper@surrey.ca](mailto:JWCooper@surrey.ca)>; Chris Booth Parks Inspector CoS <[cbooth@surrey.ca](mailto:cbooth@surrey.ca)>; Monika Taylor Parks Inspector <[MPTaylor@surrey.ca](mailto:MPTaylor@surrey.ca)>; Rooney, Brian <[Brian.Rooney@wsp.com](mailto:Brian.Rooney@wsp.com)>; Lawler, Ciaran <[Ciaran.Lawler@wsp.com](mailto:Ciaran.Lawler@wsp.com)>; B & B Pat Bickerton PM <[pbickerton@bbcontracting.com](mailto:pbickerton@bbcontracting.com)>

**Subject:** Re: 7817-0399 WSP 171-96150-00, 2954 164 St

Hi All,

The City Inspector halted work activities at Parks Property and the retaining wall beside Parks Property.

I haven't inquired from the City yet what causes them to stop work.

However there might be a technical reason, so we have to adhere with the instruction.

Rhuel

Sent from my Bell Samsung device over Canada's largest network.

----- Original message -----

From: "Lawler, Ciaran" <[Ciaran.Lawler@wsp.com](mailto:Ciaran.Lawler@wsp.com)>

Date: 2019-11-25 3:08 PM (GMT-08:00)

To: "Demegillo, Rhuel" <[rhuel.demegillo@wsp.com](mailto:rhuel.demegillo@wsp.com)>

Subject: RE: 7817-0399

Rhuel,

What is the WSP project number for the above? Please let the WSP PM know.

Thank you,

**Ciaran Lawler,**

Design Engineer, EIT

Municipal Infrastructure and Land Development

T+ 1 604-523-2529

O+ 1 604-525-4651

---

**From:** Cooper, Jared [<mailto:JWCooper@surrey.ca>]  
**Sent:** November 25, 2019 2:59 PM  
**To:** Demegillo, Rhuel <[rhuel.demegillo@wsp.com](mailto:rhuel.demegillo@wsp.com)>  
**Cc:** Lawler, Ciaran <[Ciaran.Lawler@wsp.com](mailto:Ciaran.Lawler@wsp.com)>; Fisher, Sheena <[SheenaFisher@surrey.ca](mailto:SheenaFisher@surrey.ca)>  
**Subject:** 7817-0399

**Importance:** High

Hi Rhuel

Can you please halt all work in the parks property as well as the any work on the retaining walls beside the parks property.

Thanks

JARED COOPER CPWI 1, BC-CECSL | LAND DEVELOPMENT INSPECTOR

**CITY OF SURREY**

Engineering Inspection Services  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
C 778.846.0995 [www.surrey.ca](http://www.surrey.ca)

---

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-LAEmHhHzdJzBITWfa4Hgs7pbKI

## FW: 19007, 19025, and 19047 Fraser Highway

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Stooshnoff, Cameron FLNR:EX <Cameron.Stooshnoff@gov.bc.ca>  
Cc: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
Sent: December 6, 2019 at 1:09:11 PM Pacific Standard Time  
Received: December 6, 2019 at 1:09:19 PM Pacific Standard Time  
Attachments: image002.png, image003.png, image001.png

FYI

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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---

**From:** Doiron, Angela

**Sent:** December 6, 2019 1:07 PM

**To:** Jas Gill ; Ahmed, Haider ; Ian Whyte

**Cc:** 'Gurj Gill' ; Arlt, Tim ; Baron, Carrie

**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

Hello,

The Ministry has notified me that they do not have any applications for stream works. The City cannot allow for any works to occur without Ministry Notifications or Approvals in place to manage the water issues.

To avoid further WSA Violations I would strongly recommend that Ian Whyte (the Primary QEP) contact the Ministry to determine if these works fall under the category of 'emergency', wherein an application after the fact could be submitted.

Please copy me in these communications so that the City can stay in the loop.

What is the design plan for this? I have not seen anything yet, so that'll be important.

Thank you,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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Planning and Development

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>

**Sent:** December 5, 2019 12:37 PM

**To:** Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>; Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Cc:** 'Gurj Gill' <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Arlt, Tim <[TJArlt@surrey.ca](mailto:TJArlt@surrey.ca)>; Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>

**Subject:** Re: 19007, 19025, and 19047 Fraser Highway

Hi Haider,

The requested work has been scheduled for Tuesday, December 10th as that is likely the best suited weather wise in the coming days.

Please note the following in regards to the instructions:

- 1) The work will be monitored by a QEP
- 2) We will not enter the area surrounding the indicated pond. We will complete only as far as we can to the 15m riparian setback line and tie into whatever infrastructure is existing at that location.
- 3) We will be undertaking the work as directed on the premise that it is indeed a swale/ditch and not a stream.

4) Surrey will need to undertake any work on its own within the blue circle to the property line of our parcels.

I will report back once the work is complete.

Regards,

Jas Gill

**Marathon Homes Ltd.**

102 - 15272 Croydon Drive

Surrey, B.C. V3Z 0Z5

Tel: 604-538-6300

Fax: 604-538-6302

Cell: 778-908-1600

---

**From:** Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>

**Sent:** December 5, 2019 11:15 AM

**To:** Jas Gill; Ian Whyte

**Cc:** 'Gurj Gill'; Doiron, Angela; Arlt, Tim; Baron, Carrie

**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

Hi,

To clarify, the extents of the swale/ditch to be reinstated may have to extend past the red circle until it reaches the pond.



---

**From:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>

**Sent:** December 5, 2019 11:08 AM

**To:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Cc:** 'Gurj Gill' <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>

**Subject:** Re: 19007, 19025, and 19047 Fraser Highway

Hi Ian,

City of Surrey called this morning and are adamant about the ditch being deepened/reinstated on our property within the red circle below as earlier instructed. Your comments at the time were to hold off pending review. Have you had a chance to review? I'm being told if we don't do the work in short order then Surrey intends on having it completed and charging us anyway so I'm inclined to proceed to avoid any further repercussions.

Regards,

Jas Gill

**Marathon Homes Ltd.**

102 - 15272 Croydon Drive

Surrey, B.C. V3Z 0Z5

Tel: 604-538-6300

Fax: 604-538-6302

Cell: 778-908-1600

---

**From:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>  
**Sent:** October 2, 2019 4:38 PM  
**To:** 'Ahmed, Haider'; Jas Gill  
**Cc:** 'Gurj Gill'; 'Paul Gill'  
**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

I suggest that no works be done within any drainage feature at this time of year, and pending my site review.

	Ian W. Whyte, P.Ag. Director	office: 604-944-0502 ext. 1	Suite 101 - 1515 Broadway Street
		cellular: 604-240-2139	Port Coquitlam, British Columbia
		facsimile: 604-944-0507	Canada V3C 6M2
	envirowest consultants inc. <a href="http://www.envirowest.ca">www.envirowest.ca</a>		

---

**From:** Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>  
**Sent:** Wednesday, October 02, 2019 1:28 PM  
**To:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>; Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>  
**Cc:** 'Gurj Gill' <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; 'Paul Gill' <[paul@marathonhomes.ca](mailto:paul@marathonhomes.ca)>  
**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

Hi,

In terms of a drainage solution, can you reinstate or deepen the ditch in the red circle while the city does the blue area?

I will work with realty to draft a consent for to go on your property for us to do the work. I can hold a site meeting with our operation crew and yourselves if you'd like as well.

Let me know what you think about that.

Thanks,

Haider



---

**From:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>

**Sent:** October 2, 2019 11:30 AM

**To:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>; Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>

**Cc:** 'Gurj Gill' <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; 'Paul Gill' <[paul@marathonhomes.ca](mailto:paul@marathonhomes.ca)>

**Subject:** Re: 19007, 19025, and 19047 Fraser Highway

Hi Ian,

The meeting was productive. I believe Haider has a much better understanding of the site characteristics and was able to confirm that we did not disturb any City property. I again confirmed that we had an Arborist and QEP involved in the process. He informed us that the letter was collective to represent three different

departments. He already informed us Trees and Landscape is now satisfied that the trees were undersized as confirmed by the Arborist and their own inspection and that the neighbouring drainage issue wasn't necessarily as a result of the work completed on our property from the Engineering perspective. He is working on a solution to the drainage issue and will advise shortly. We've committed to undertaking any work that may be required on our properties to help alleviate the neighbouring drainage problem but that will likely not be necessary.

The department left to satisfy is Environment represented by Angela. I have to defer to you in that regard as I have no expertise. Please reach out to her to have that violation removed.

Regards,

Jas Gill

**Marathon Homes Ltd.**

102 - 15272 Croydon Drive

Surrey, B.C. V3Z 0Z5

Tel: 604-538-6300

Fax: 604-538-6302

Cell: 778-908-1600

---

**From:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>  
**Sent:** October 1, 2019 8:14 AM  
**To:** 'Ahmed, Haider'; Jas Gill  
**Cc:** 'Gurj Gill'; 'Paul Gill'  
**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

I am not available today. Please let me know how the meeting goes.

	Ian W. Whyte, P.Ag. Director	office: 604-944-0502 ext. 1	Suite 101 - 1515 Broadway Street
		cellular: 604-240-2139	Port Coquitlam, British Columbia
		facsimile: 604-944-0507	Canada V3C 6M2
	envirowest consultants inc. <a href="http://www.envirowest.ca">www.envirowest.ca</a>		

---

**From:** Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>  
**Sent:** Monday, September 30, 2019 9:59 AM  
**To:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>  
**Cc:** Gurj Gill <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; Paul Gill <[paul@marathonhomes.ca](mailto:paul@marathonhomes.ca)>; 'Ian Whyte' <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>  
**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

Sounds good, 11am works.

---

**From:** Jas Gill <[jas@marathonhomes.ca](mailto:jas@marathonhomes.ca)>  
**Sent:** September 30, 2019 9:51 AM  
**To:** Ahmed, Haider <[Haider.Ahmed@surrey.ca](mailto:Haider.Ahmed@surrey.ca)>  
**Cc:** Gurj Gill <[gurj@marathonhomes.ca](mailto:gurj@marathonhomes.ca)>; Paul Gill <[paul@marathonhomes.ca](mailto:paul@marathonhomes.ca)>; 'Ian Whyte'

<whyte@envirowest.ca>

**Subject:** Re: 19007, 19025, and 19047 Fraser Highway

Thank you for the quick response. We can meet onsite at 11am tomorrow at the end of 65 Avenue.

Jas

---

**From:** Ahmed, Haider <Haider.Ahmed@surrey.ca>

**Sent:** September 30, 2019 8:40 AM

**To:** Jas Gill

**Cc:** Gurj Gill; Paul Gill; 'Ian Whyte'

**Subject:** RE: 19007, 19025, and 19047 Fraser Highway

Hi,

Thank you for your response, I think a meeting on-site would be helpful. I am available tomorrow Tuesday, between 11 to 4pm, let me know what time works for you.

Thank you,

Haider

---

**From:** Jas Gill <jas@marathonhomes.ca>

**Sent:** September 27, 2019 3:57 PM

**To:** Ahmed, Haider <Haider.Ahmed@surrey.ca>

**Cc:** Gurj Gill <gurj@marathonhomes.ca>; Paul Gill <paul@marathonhomes.ca>; 'Ian Whyte' <whyte@envirowest.ca>

**Subject:** 19007, 19025, and 19047 Fraser Highway

Hello Haider,

We are in receipt of your undated letter (attached) with respect to our properties at 19007, 19025 and 19047 Fraser Highway. In reviewing the letter, I would like to respond to the assertions made:

- 1) The northern portion of the properties were indeed cleared however there was no requirement for a Tree Cutting Permit as the area was determined by an Arborist to contain only non Bylaw sized trees and the removal work was then supervised by the same Arborist.
- 2) A QEP was also hired before the removal work to confirm the prior classifications accepted by City of Surrey / Ministry of the Class C ditches as seen on Cosmos as well as to provide the appropriate setback zone to ensure no disturbance to McLennan Creek.
- 3) The tree removal work would definitely have impacted the ditches as many weren't clearly defined and were dry in many areas even though the work was carried out during the wet season in February.
- 4) I'm not sure how the ditches would impact fish habitat downstream as the slope of the property will continue to carry storm water toward McLennan Creek (which is non fish bearing) as the ditches were intended.
- 5) We absolutely did not disturb any City property and definitely did not remove any trees from City property.
- 6) Storm water from our properties is also not impacting any City infrastructure.

Any impact onto the property at<sup>s.22</sup> is a result of inadequate drainage on the City's adjacent property which is to be the future 192 Street Diversion. That property is clearing not diverting storm water to the Detention Pond on 66 Avenue as intended. In any case, we've only heard of this concern very recently, even though the work was completed over six months ago, and are willing to undertake any work that may be necessary to our parcel at 19047 Fraser Highway adjacent to the City's in order to alleviate the drainage issue. It would be helpful to have a meeting onsite first however to determine a course of action. Representatives of our company will make ourselves available at your convenience next week in order to ensure we can meet your October 11th deadline to complete any required work.

Regards,

Jas Gill

**Marathon Homes Ltd.**

102 - 15272 Croydon Drive

Surrey, B.C. V3Z 0Z5

Tel: 604-538-6300

Fax: 604-538-6302

Cell: 778-908-1600

## **RE: Definition of a Stream & process for working with City of Surrey & FLNRORD**

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, King-Scobie, Cher FLNR:EX <Cher.KingScobie@gov.bc.ca>, Robinson, Bryan FLNR:EX <Bryan.Robinson@gov.bc.ca>  
Sent: December 10, 2019 at 8:58:30 AM Pacific Standard Time  
Received: December 10, 2019 at 8:58:36 AM Pacific Standard Time  
Attachments: image001.png, image002.jpg

Thank you Malissa, this makes a great deal of sense to me and I will make sure that the Planning department understands this as well!

s.16 . I don't know too much about  
it but s.16 I am hopeful discussions will  
lead to a good understanding internally within Surrey about the importance of identifying streams early on in the development stage 😊

Thank you,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Smith, Malissa FLNR:EX

**Sent:** December 9, 2019 5:10 PM

**To:** Doiron, Angela ; King-Scobie, Cher FLNR:EX ; Robinson, Bryan FLNR:EX

**Subject:** Definition of a Stream & process for working with City of Surrey & FLNRORD

Hi Angela,

Yes, this is a very important issue to us as well. I need to check in with my Managers, Cher and Bryan, to see how we want to proceed. But my initial thoughts/comments are as follows:

Longer term (e.g. by the end of 2020) I would like to put together a list of procedures we expect QPs to follow when making their determination about a WSA stream.

In the interim, our team has challenges providing review and responses to these questions in a timely manner which is why that email (below) recommends they submit an application *with* their professional rationale for why it isn't a WSA stream (if that's what the QP is suggesting). Then, when the file is picked up for technical review, our office has a dedicated person to oversee the report. If we agree to the QP's rationale, we will then provide a letter stating that no authorization is required.

So, I wouldn't say we are not reviewing these requests for determination, we are just changing our interim process in how we do so such that we can make sure the request doesn't get lost.

Happy to have further conversations on this subject. I believe some folks from a different department in the City of Surrey have requested a meeting with our Regional Executive Director this week? I believe the definition of a stream is one of the topics they wanted to discuss.

Thanks,

Malissa

~~~~~

**Malissa Smith** | MRM | RPBio | PAg

Section Head, Stream Management

Ministry of Forests, Lands and Natural Resource Operations | South Coast Natural Resource Region

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** December 9, 2019 3:18 PM

**To:** Fitzsimons, Shawn C FLNR:EX <[Shawn.Fitzsimons@gov.bc.ca](mailto:Shawn.Fitzsimons@gov.bc.ca)>

**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>

**Subject:** FW: s.16 - Report Review Request

**Importance:** High

Hi there Shawn & Malissa,

Below is an e-mail thread detailing response to a watercourse classification issue that we are having. In October, City of Surrey staff met with MFLNRORD (Malissa & Barbara) to discuss the City's process for determining what a "Class C" feature is. We determined that the definition of a Class C is:  
"A feature that is not considered a 'stream' under the definition of WSA and RAPR"  
I receive 3-5 Classification letters each week to determine if a feature is a "Class C". Sometimes I can confirm that the QEP has provided adequate evidence that a feature is not a 'stream' and is therefore not protected by the Province or Municipality. However, in cases where QEPs are arguing with the City about that the definition of a "stream" is, I have been instructed by the Ministry to have the QEPs settle this matter with the Ministry.

s.16

Can you confirm with me that the Ministry is still open to providing good guidance to QEPs when it comes to Class Cs? This is very important to the City of Surrey, as we need to ensure that all "Class C" features **are not streams**, for our own Ops works but also to ensure that we do not take on liability when a QEP mistakenly calls a stream a 'class C'.

Thank you,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Nip, Donald <[DNip@surrey.ca](mailto:DNip@surrey.ca)>  
**Sent:** December 9, 2019 2:19 PM  
**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Subject:** FW:s.16 - Report Review Request  
Hi Angela,

Can you please assist me in providing a list of three QEP's for the applicant? See e-mail chain below.

**DONALD NIP**

Planner

Area Planning, North Division

Tel 604.591.4769 | [dnip@surrey.ca](mailto:dnip@surrey.ca)

---

**From:** Gill, Ron <[RGILL@surrey.ca](mailto:RGILL@surrey.ca)>  
**Sent:** December 9, 2019 10:04 AM  
**To:** Craig Marcyniuk <[Craig@porte.ca](mailto:Craig@porte.ca)>  
**Cc:** David Porte <[David@porte.ca](mailto:David@porte.ca)>; Nip, Donald <[DNip@surrey.ca](mailto:DNip@surrey.ca)>  
**Subject:** RE:s.16 - Report Review Request

Hi Craig,

Yes, an independent third party QEP review would be acceptable. Please work with Donald on this.

In order to keep the third party review independent, we typically provide a list of 3 QEP's for you to choose from, and the report is then sent directly to the City.

Kindest regards,

Ron.

**RON GILL, MA, MCIP, RPP**

Manager, Area Planning and Development, North Division

Approving Officer



Planning and Development Department

13450 – 104 Avenue, Surrey, BC V3T 1V8

Phone: 604-591-4773 Fax: 604-591-2507

[rgill@surrey.ca](mailto:rgill@surrey.ca) [www.surrey.ca](http://www.surrey.ca)

---

**From:** Craig Marcyniuk <[Craig@porte.ca](mailto:Craig@porte.ca)>  
**Sent:** December 6, 2019 5:10 PM  
**To:** Gill, Ron <[RGILL@surrey.ca](mailto:RGILL@surrey.ca)>

**Cc:** David Porte <David@porte.ca>

**Subject:** FW:s.16 - Report Review Request

Hi Ron,

In regards to our project at 104A & 139<sup>th</sup> (Surrey File No. 19-0091) we submitted our reports on ditch classification to MFLNRORD as you recommended. The Ministry has refused to review the stream classification (see below).

I reviewed the application process for the Water Sustainability Act, Section 11, Changes For Work in and About a Stream with our QEP. Our QEP advised the ditches clearly do not meet the definition of Stream outlined in the Act.

In addition I am very hesitant to make the application as it will set the precedent suggesting every servicing agreement requiring a ditch enclosure in the City of Surrey will need to receive Provincial authorization.

Authorizations are currently taking 12-24 months.

I suggest we use your earlier concept of getting a third party QEP to offer their opinion on the Ditch Classification and proceed with their recommendation.

Would this work for you? The current system puts our project into permanent limbo.

Best Wishes,

Craig Marcyniuk

---

**From:** Water Act Referrals Lower Mainland FLNR:EX <WaterActReferrals.LowerMainland@gov.bc.ca>

**Sent:** December 5, 2019 3:56 PM

**To:** Craig Marcyniuk <Craig@porte.ca>

**Subject:** RE:s.16 - Report Review Request

Hello,

After speaking with a senior staff member, it has been determined we are currently handling a higher than normal volume of enquiries. As such we cannot review this stream classification at this time.

Because of this we **strongly** recommend you apply for a Section 11 Changes in and About a Stream Approval through FrontCounter BC at <https://portal.nrs.gov.bc.ca/web/client/-/change-approval-for-work-in-and-about-a-stream>.

Please note that the Ministry does not encourage the infilling of watercourses. However, following receipt of a Section 11 Change Approval application, a full review of the proposed works will be conducted.

Thank you for your understanding.



Stream Management Section & Surface Water Authorizations

Ministry of Forests, Lands, Natural Resource Operations & Rural Development

200 – 10428 153<sup>rd</sup> Street | Surrey BC, V3R 1E1 | Tel: 604-586-4400

## RE: Advisory Change Approval 2007237 - 2954 164 Street Surrey

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From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Stooshnoff, Cameron FLNR:EX <Cameron.Stooshnoff@gov.bc.ca>  
Cc: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Godwin, Stephen <SGodwin@surrey.ca>  
Sent: December 13, 2019 at 8:47:54 AM Pacific Standard Time  
Received: December 13, 2019 at 8:47:58 AM Pacific Standard Time

Hey there,

As this is on City land, Stephen Godwin will be managing this from the City's end so I've pulled him into this conversation.

Thanks Cam,s.22 See you in the New Year ☺

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Stooshnoff, Cameron FLNR:EX  
**Sent:** December 12, 2019 4:30 PM  
**To:** Doiron, Angela  
**Cc:** Smith, Malissa FLNR:EX  
**Subject:** FW: Advisory Change Approval 2007237 - 2954 164 Street Surrey

Hey Angela,

s.22 now that this is flagged do you think you could stick handle this?

Malissa, if Surrey can, is that ok?

Cheers,

Cam

---

**From:** Neil Lambertsen <[neil@phoenixenvironmental.com](mailto:neil@phoenixenvironmental.com)>

**Sent:** December 12, 2019 3:57 PM

**To:** Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>; 'Godwin, Stephen' <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>; SouthCoastWSACompliance FLNR:EX <[SouthCoastWSACompliance@gov.bc.ca](mailto:SouthCoastWSACompliance@gov.bc.ca)>

**Cc:** 'Brian Rooney' <[Brian.Rooney@wsp.com](mailto:Brian.Rooney@wsp.com)>; 'Brock Dorward' <[brock@aspendedevelopments.ca](mailto:brock@aspendedevelopments.ca)>;

s.22

**Subject:** RE: Advisory Change Approval 2007237 - 2954 164 Street Surrey

Good Afternoon Cameron, Stephen,

I would like to kindly thank you both for taking the time to talk to me recently about the subject site and its proposed works under Change Approval 2007237, as well as offering your direct assistance to help get the ball rolling again. It's understood that the primary issue that's related to the Advisory letter was that the proposed pond expansion (and its resulting new TOB / HWM) would apply an additional setback to the neighbouring private property to the North (*outside of the existing setback of April creek that currently applies to that property*).

To address this, we are now proposing to expand southeast and southwest portions of the pond, as well as day-lighting the creek in the northern area where a culvert is currently in place (as opposed to expanding the pond) to provide habitat compensation. The resulting habitat gains by completing the newly proposed pond expansions and day-lighting the creek are still able to offset the loss of habitat that occurred for infill of the pond that occurred under WSA Notification #100251449. Furthermore, under this new approach, resulting setbacks (both under RAPR, and the City's Streamside Bylaw) pose no additional setbacks to private properties. They are either within existing setbacks, or within Park Parcel (2959 165th Street).

Also, separate from the Advisory letter, there was a request to take a look at a potential tributary along the north PL above the pond. Phoenix reviewed this area of concern and did not observe a tributary or stream there. Sheet 5 of the attached represents the observations following a recent site inspection.

Please review the attached drawing package that I have put together that represents the above.

We understand the lack of easement in place for City maintenance of retaining walls on lots east and west of the pond is no longer of concern, as they are private retaining walls, and any potential homeowner maintenance of those walls would need to occur from within their property. Easements / Drainage Maintenance ROWs are in place for infrastructure maintenance, and Parks will have two maintenance gates to access the P-15 / Park area. However,

we do acknowledge that in future instances such as this (where Provincial RAPR setbacks closely mimic City Bylaw setbacks of a water feature, such as a pond), an additional 3 - 5m easement would likely need to be established in order to meet the intent and design of the City's Sensitive Ecosystem DPA.

If you both could review the attached mapping at your earliest convenience, and let us know if you are both satisfied with the general approach being presented to address the issue with Approval file 2007237. Following receipt of your general acceptance, we will revise the Engineering drawings and P-15 Planting Plan, and submit the updated plans so the Approval file's review can continue and finalize.

Please do feel free to contact me at any time should you have any questions or concerns.

Best Regards,

**Neil Lambertsen, CAN-CISEC**

Environmental Technician | Project Manager

**Phoenix Environmental Services Ltd.**

#505 - 1755 West Broadway

Vancouver, BC, V6J 4S5

Tel: (604) 689-3888

Cel: (604) 313-1587

Begin forwarded message:

**From:** "SouthCoastWSACompliance FLNR:EX" <[SouthCoastWSACompliance@gov.bc.ca](mailto:SouthCoastWSACompliance@gov.bc.ca)>

**Date:** November 27, 2019 at 12:03:18 PM PST

**To:** "[brock@aspendedevelopments.ca](mailto:brock@aspendedevelopments.ca)" <[brock@aspendedevelopments.ca](mailto:brock@aspendedevelopments.ca)>

**Cc:** "Marshall, Miriam" <[Miriam.Marshall@surrey.ca](mailto:Miriam.Marshall@surrey.ca)>, "Doiron, Angela" <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>, Ken Lambertsen ↵.22

**Subject:** Advisory Change Approval 2007237 - 2954 164 Street Surrey

Good Afternoon,

Please find attached an Advisory issued requesting the developer to Stop any works associated with instream and riparian works around April Creek. There are concerns that the plans proposed do not align with the Province and potentially do not align with the City of Surrey Streamside Protection By-law. Written authorization will be required from this office in order to continue works.

If you have any questions or concerns please do not hesitate to contact the undersigned in the Advisory Letter.

From: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Doiron, Angela <Angela.Doiron@surrey.ca>  
Cc: Stooshnoff, Cameron FLNR:EX <Cameron.Stooshnoff@gov.bc.ca>  
Sent: December 17, 2019 at 8:38:06 AM Pacific Standard Time  
Received: December 17, 2019 at 8:38:08 AM Pacific Standard Time  
Attachments: image001.png

Yes I am in and happy to meet out on site.



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

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**From:** Smith, Malissa FLNR:EX  
**Sent:** December 17, 2019 8:27 AM  
**To:** 'Doiron, Angela' ; Sutherland, Barbara FLNR:EX  
**Cc:** Stooshnoff, Cameron FLNR:EX  
**Subject:** RE: Site Meeting? s.22 (Surrey)

Good morning Angela,

Yes, you're right, it would be good for us to come out to site. Between Barb, Cam, or myself, hopefully one of us can join you on the 7<sup>th</sup>.

Barb, are you in that week?

Thanks,

Malissa

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** December 16, 2019 1:25 PM  
**To:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>; Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Subject:** Site Meeting? s.22 (Surrey)

Hey there!

So the applicant for a development is wondering if we can meet on-site to look at the ditches on the property. His QEP (PLG, Kyla Milne) is saying that the ditches are Class C features (not streams). However, Miriam and I have both visited the ditches and have concerns that they are conveying groundwater. They were flowing steadily in September and October, and I suspect even moreso now-adays.

As you can see from the e-mail chain below, the applicant (Craig) is s.22 so I think it will be important to meet on-site with Kyla to explain what a 'stream' is..

Would you be available to meet in the new year? 😊 Perhaps January 7<sup>th</sup> around 1 pm?

Let me know and hope you're having a lovely (if not a bit dreary) day.

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Gill, Ron <RGILL@surrey.ca>  
**Sent:** December 16, 2019 11:55 AM  
**To:** Nip, Donald <DNip@surrey.ca>; Doiron, Angela <Angela.Doiron@surrey.ca>  
**Subject:** RE: s.16 - Report Review Request  
Hi Angela,

Do you think it would be possible to get an onsite meeting between yourself, the applicant's QEP, and a representative of FLNRO on the site early in the new year?

Thanks,  
Ron.

---

**From:** Nip, Donald <[DNip@surrey.ca](mailto:DNip@surrey.ca)>

**Sent:** December 16, 2019 11:42 AM

**To:** Gill, Ron <[RGILL@surrey.ca](mailto:RGILL@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** FW: s.16 Report Review Request

Ron / Angela,

Below is the response from the applicant, Craig Marcyniuk, in regards to proceeding through the Ministry's review process for the ditch classification. s.22 . Craig has asked us to consider

alternative options, such as the peer review again.

s.16

**DONALD NIP**, MCP MCIP RPP

Planner

Area Planning, North Division

Tel 604.591.4769 | [dnip@surrey.ca](mailto:dnip@surrey.ca)

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**From:** Craig Marcyniuk <[Craig@porte.ca](mailto:Craig@porte.ca)>

**Sent:** December 16, 2019 11:14 AM

**To:** Nip, Donald <[DNip@surrey.ca](mailto:DNip@surrey.ca)>

**Subject:** RE:s.16 - Report Review Request

Hi Donald,

This sounds like a horrible process.

s.22

I would like to discuss alternative resolutions with staff. The process Ron suggested seems timely and fair. A peer review will not take months to conduct from a biased evaluator.

Regards,

Craig

---

**From:** Nip, Donald <[DNip@surrey.ca](mailto:DNip@surrey.ca)>

**Sent:** December 13, 2019 4:28 PM

**To:** Craig Marcyniuk <[Craig@porte.ca](mailto:Craig@porte.ca)>

**Subject:** RE: s.16 - Report Review Request

Hi Craig,

There have been further discussions between the City and the Ministry, and it is determined that it is best to proceed through their review process as opposed to a peer-review. The Ministry has indicated that they can still complete the review process, however due to a high level of work and deadlines associated with their end-of-year, the usual 1-2 week review time is not possible right now. To ensure that the review of your file is not get lost in the shuffle, the Ministry has indicated that it would be best to **apply for a WSA Approval** to eliminate the ditch. This will help to keep your spot in their review queue.

This sounds alarming, however the way that the approval process works is this:

1. The approval application is sent in by your QEP
2. The approval application is put into a 3-5 week queue for **preliminary review** by Shawn Fitzsimons (MFLNRORD)

- a. Based on this preliminary review, it will be determined if a WSA Approval application is required or not. In the case that this is indeed a “Class C” feature, then no approval to eliminate the ditches would be required.

The “12-18 month” wait time for an approval would only be relevant if the Ministry determines that this feature meets the definition of a “stream” as per the WSA. In your QEP’s application, the City highly recommends adding a cover letter indicating the intent of the application, which is to determine if the project is exempt from the Water Sustainability Act based on the QEP’s findings.

If you have any questions, you are welcome to contact me.

Regards,

**DONALD NIP**, MCP MCIP RPP

Planner

Area Planning, North Division

Tel 604.591.4769 | [dnip@surrey.ca](mailto:dnip@surrey.ca)

## FW: 20th Ave site visits - availability?

From: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: January 20, 2020 at 2:01:08 PM Pacific Standard Time  
Received: January 20, 2020 at 2:01:09 PM Pacific Standard Time  
Attachments: image003.png, image005.png, image007.png, image008.png, image006.png, image004.png, image001.png, image002.png

Hi Malissa,

This is going to be a very confrontational meeting. Let me know when you can talk about it.

Thanks,



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

**From:** Doiron, Angela  
**Sent:** January 17, 2020 4:16 PM  
**To:** Sutherland, Barbara FLNR:EX  
**Subject:** 20th Ave site visits - availability?  
Hey there Barb 😊

Any chance you'd be open (or could suggest someone who would be) to visit 20<sup>th</sup> avenue again with me?

This is an application involving 16421, 16437 and 16483 on 20<sup>th</sup> Avenue. Their frontage "ditch" is actually a channelized Class B stream that the applicants are having to plan for .. their QEP is Envirowest, who classified this feature as a "Class C" and who are currently calling it a 'ditch'.

Here are some items that I think we'll need to really clarify on-site:

1. Classification of a "channelized stream" versus a "ditch"
2. Potential to re-locate the stream feature on-site and the inverts required to make the channel work
3. The applicants would like to discuss any potential to do compensation off-site.
  - a. Aplin Martin and the City have both very clearly indicated that the Ministry has declined to allow the 20<sup>th</sup> avenue ditch to the west (Streetside application) to be closed for water sustainability reasons.
4. The potential presence of property ditches that have not yet been classified by Envirowest
5. The existing WSA Violation that occurred at the north end of 164<sup>th</sup> Street that Envirowest is responsible for restoring.

I would anticipate a bit of a longer meeting .. maybe we could set aside 1-2 hours on-site and if we end early we can stop by any other sites 😊

I am very free on Monday January 27<sup>th</sup> (all day); any chance you can meet that day? If so, what times would work for you?

If not, I'm also free any time after 1 pm on Tuesday January 28<sup>th</sup>

Let me know and I'll set it up 😊 see you soon!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## FW: Wetland Peer Reviews - Surrey: General information

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**From:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
**To:** Webster, Emma FLNR:EX <Emma.Webster@gov.bc.ca>, Stooshnoff, Cameron FLNR:EX <Cameron.Stooshnoff@gov.bc.ca>, Hughes, Jeanne FLNR:EX <Jeanne.Hughes@gov.bc.ca>, McDonell, Bernard FLNR:EX <Bernard.McDonell@gov.bc.ca>, Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Sent:** January 27, 2020 at 10:36:33 AM Pacific Standard Time  
**Received:** January 27, 2020 at 10:36:34 AM Pacific Standard Time  
**Attachments:** image005.png, image003.png, image007.png, image008.png, image004.png, image006.png, image001.png, image002.png

Please see below:



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
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**From:** Doiron, Angela  
**Sent:** January 27, 2020 9:43 AM  
**To:** Sutherland, Barbara FLNR:EX ; Smith, Malissa FLNR:EX ; Pearson, Monica FLNR:EX ; Jensen, Sandra L.S. FLNR:EX  
**Subject:** FW: Wetland Peer Reviews - Surrey: General information  
FYI 📎 see below.  
s.16

Take care,  
Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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**From:** Doiron, Angela  
**Sent:** December 11, 2019 9:07 AM  
**To:** Natasha Bush <[nbush@ecologicconsultants.com](mailto:nbush@ecologicconsultants.com)>; Daniel McAllister <[dmcallister@ecologicconsultants.com](mailto:dmcallister@ecologicconsultants.com)>; Jace Standish <[Jace\\_Standish@bcit.ca](mailto:Jace_Standish@bcit.ca)>; Dilley, Laura <[ldilley@dillon.ca](mailto:ldilley@dillon.ca)>; [phil@strixenvironmental.com](mailto:phil@strixenvironmental.com)  
**Subject:** Wetland Peer Reviews - Surrey: General information  
Good morning everyone,

In lieu of having to cancel our meeting yesterday, I wanted to reach out and give you some general guidance, to ensure that we have consistent measures and reporting coming in. We will still have a briefing later on (hopefully not too long from now) but in the meantime I didn't want to leave you high and dry (ha ha)

**Firstly:** I would like to encourage you to have any colleagues who also identify themselves as Wetland ecologists / specialists to get in touch with me so that I can add them to the list. I know you are all slammed and the demand for wetland specialists is only going to get more intense. Thank you for handling this influx of work so well, I very much appreciate your efforts!

**Secondly:** here are some good things to go into your review knowing:

1. When you are retained to complete a wetland peer review, please contact me directly via e-mail or over the phone to get a debrief of the history of the project.
2. When you are doing a wetland peer review, **send your original reporting to the City of Surrey** at the same time that you send it to the client.
  - a. The client should not have the ability to edit or change your reporting.
  - b. The client in this case **includes** the City of Surrey.
3. The primary QEP is expected to fully brief you on the scope of the project and give you any and all proposed drawings of the development.
4. You are not expected to 'only' look at wetlands. If you note that no wetlands are present, but that the headwaters for a watercourse have been inaccurately mapped (for example), it is your responsibility to provide your professional opinion.
  - a. If you are not comfortable with identifying watercourses etc., this is fine. However, your observations in the field are valuable and encouraged in the reporting.
5. If you find a wetland that has not been accurately mapped, it is your responsibility to flag it in the field.
6. It is important for you to understand the 'Water Sustainability Act'; a "natural source of water" includes interflow, seepages, and groundwater interaction and/or recharge.
7. It is not your responsibility as the peer reviewer to provide setback information. This is the responsibility of the primary QEP.
8. If you are tasked with looking at a disturbed wetland, it is the scope of work to determine if there is **rationale** to support the fact that a wetland was there prior to the disturbance.
  - a. This is particularly important when you are hired to investigate a potential violation of provincial and municipal regulations.
  - b. It is appropriate to include potential rationale for why a wetland may not have been present, however if a wetland was present the applicant will be required to manage this with the Province.

Thanks again and have a great day!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## **RE: WSA File 2005899 - Update from City of Surrey following site visit - Wetland?**

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: January 30, 2020 at 10:04:51 AM Pacific Standard Time  
Received: January 30, 2020 at 10:04:55 AM Pacific Standard Time

Good morning Malissa,

Any updates from Envirowest on this one? We will be requiring that the wetland is delineated by a wetland specialist, on our end, but not sure if they have made any progress.

The applicant has gotten in touch with our engineering department to try and transfer the WSA Approval to a new owner so I let them know about this issue. Let me know if you happen to have any new info 🙏

Thank you,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### **CITY OF SURREY**

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---

**From:** Smith, Malissa FLNR:EX

**Sent:** August 26, 2019 8:47 AM

**To:** 'Ian Whyte'

**Cc:** 'little@envirowest.ca'

**Subject:** WSA File 2005899 - Update from City of Surrey following site visit - Wetland?

Good morning Ian,

The City of Surrey has notified me that there is a wetland on the property subject to WSA Approval File 2005899. No wetlands were identified in your WSA application, thus are not included in the authorization. As such, works in and about a wetland are not authorized to proceed.

Could you please provide me with an update and the status of this project and if/how the project footprint might overlap with the wetland identified by the City of Surrey.

Thank you,

Malissa

---

### **Malissa Smith**

Assistant Water Manager

Surface Water Authorizations

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

## Water Approval 2005354 -- outstanding information / site visit request

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From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>, Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
Cc: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: January 30, 2020 at 4:22:49 PM Pacific Standard Time  
Received: January 30, 2020 at 4:22:54 PM Pacific Standard Time  
Attachments: image005.png, image003.png, image007.png, RE: 2005354 Water Approval - ISSUED, image006.png, image004.png, image001.png, image002.png

Good afternoon / evening 😊

See the attached e-mail, regarding Water Approval 2005354

I have many updates on this file and would love to give some background to whomever takes it over (please let me know). The applicant wants to complete a site visit with Surrey staff, MFLNRORD and the QEP, to be done **within the first half of February** (whichever day works best for you).

Give me a call and let's chat about this,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## RE: 2005354 Water Approval - ISSUED

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From: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
To: Doiron, Angela <Angela.Doiron@surrey.ca>  
Sent: June 27, 2019 at 2:58:00 PM Pacific Daylight Time  
Received: June 27, 2019 at 2:58:04 PM Pacific Daylight Time  
Attachments: image001.jpg

Hi Angela,

Thank you for this update. I will need to get in touch with the applicant about this one... they have not provided me any updates recently. Although I do know that the primary consultant I was working with, Sarah Wyness, is no longer with Satori.

Please do keep me posted as you move along in your process. I will do the same.

Thanks!

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAg

Senior Licenced Authorizations Officer - Water

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela

**Sent:** June 21, 2019 4:19 PM

**To:** Smith, Malissa FLNR:EX

**Cc:** Pearson, Monica FLNR:EX

**Subject:** FW: 2005354 Water Approval - ISSUED

Good afternoon Malissa,

I believe you might be out for the day – but wanted to provide the Ministry with an update of the City of Surrey's understanding of the project associated with a WSA Approval (Tracking # 2005354 ; Approval attached).

Early this year, I was able to review the Project's environmental report and determined that there was reason to believe that a large portion of the north half of the site is a seasonal swamp. Additionally, I found that the QEP had not provided adequate information to prove that the watercourses on the property were not fish-bearing (Class A or A/O).

I visited the property and confirmed that much of the north of the property is indeed a wetland, likely a Ws54 or something similar (didn't do a full wetland assessment). Discussions with the QEP on-site led to him hiring a qualified wetland ecologist to confirm that there is, in fact, a large wetland complex in this area.

We have no documentation of this information as of yet, however it would significantly change the project scope and what the City's understanding of setbacks would be. I wanted to give the Ministry a heads up that the compensation values associated with this WSA Approval will likely need to change as a result of these updated field assessments.

Please give me a call if you have any questions, and I am sure that the QEP (Sartori Environmental) will keep the Ministry updated as documentation becomes available.

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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---

**From:** Rossi, Adam <Adam.Rossi@surrey.ca>

**Sent:** June 21, 2019 3:32 PM

**To:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Subject:** FW: 2005354 Water Approval - ISSUED

ADAM ROSSI | ASSOCIATE PLANNER

**CITY OF SURREY**

Planning & Development

**From:** Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Sent:** February 23, 2018 9:32 AM

**To:** 'Sarah Wyness' <[sarah@sartorienv.com](mailto:sarah@sartorienv.com)>

**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Kamitakahara, Heather <[HKamitakahara@surrey.ca](mailto:HKamitakahara@surrey.ca)>

**Subject:** FW: 2005354 Water Approval - ISSUED

Please find enclosed a copy of the water approval for s.22

Originals have been mailed.

Cheers,

**Kym Johnson**

Water Information Technician

Surface Water Authorizations, South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resources Operations and Rural Development

200 - 10428 153 Street, Surrey BC V3R 1E1 | Phone: 604-586-5627 | Fax: 604-586-4444

*Our Vision: Economic prosperity and environmental sustainability*



## **RE: Water Approval 2005354 -- outstanding information / site visit request**

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15  
To: Doiron, Angela, Sutherland, Barbara FLNR:EX, Jensen, Sandra L.S. FLNR:EX  
Sent: January 30, 2020 at 4:55:43 PM Pacific Standard Time  
Received: January 30, 2020 at 4:55:44 PM Pacific Standard Time  
Attachments: image002.png, image004.png, image006.png, image007.png, image005.png, image003.png, image001.png

Hi ladies, this file was originally one that I reviewed. I will need to reassign it within my team... likely will be to someone other than Barb though as she has a very full plate!

Thanks for bringing this information back to our attention, Angela.

Cheers,

Malissa

---

**From:** Doiron, Angela

**Sent:** January 30, 2020 4:23 PM

**To:** Sutherland, Barbara FLNR:EX ; Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX

**Subject:** Water Approval 2005354 -- outstanding information / site visit request

Good afternoon / evening 😊

See the attached e-mail, regarding Water Approval 2005354

I have many updates on this file and would love to give some background to whomever takes it over (please let me know). The applicant wants to complete a site visit with Surrey staff, MFLNRORD and the QEP, to be done **within the first half of February** (whichever day works best for you).

Give me a call and let's chat about this,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



CITY OF SURREY

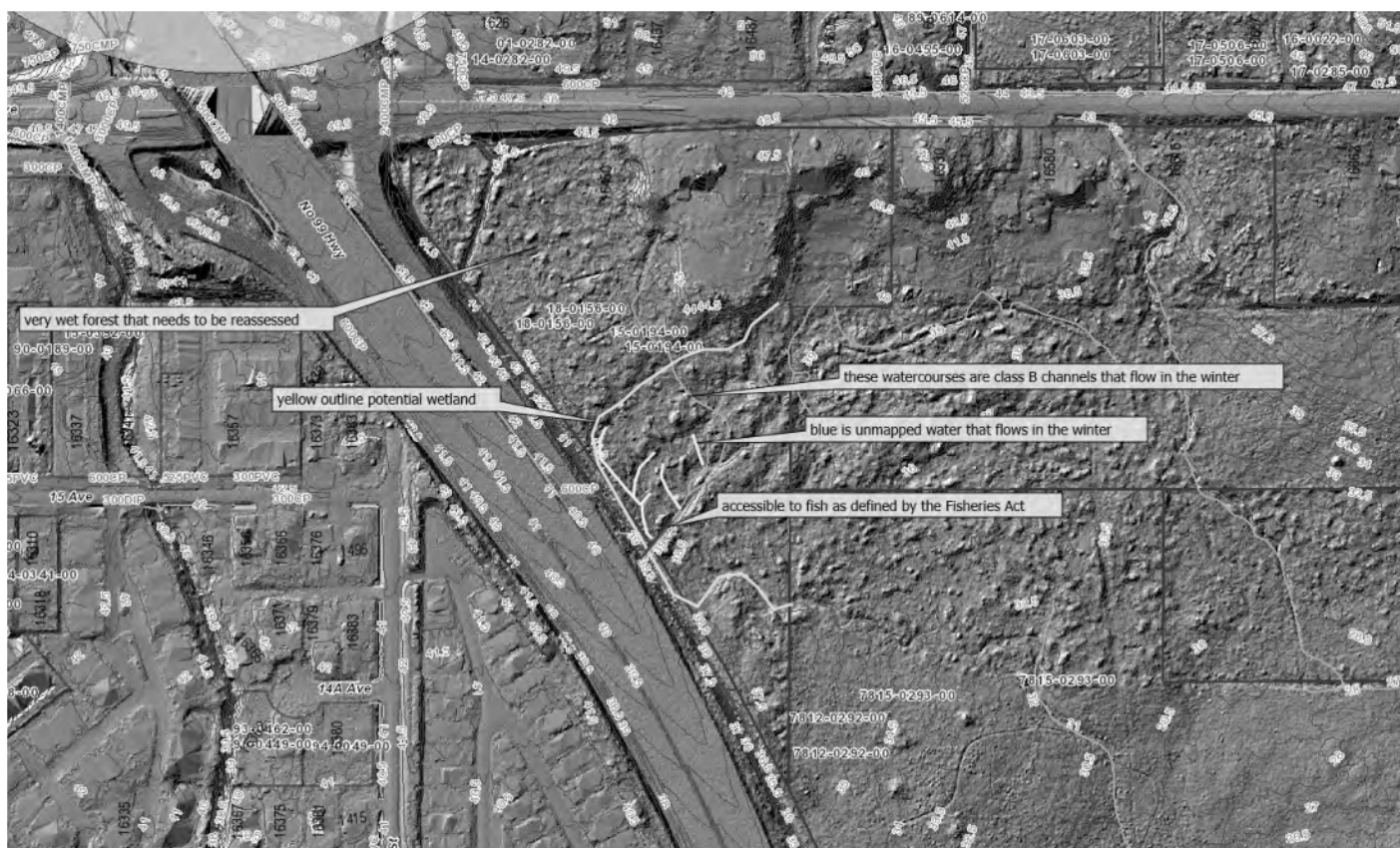
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## FW: CHIA Site Visit with MFLNRORD

---

From: Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: February 24, 2020 at 9:52:26 AM Pacific Standard Time  
Received: February 24, 2020 at 9:52:27 AM Pacific Standard Time  
Attachments: image001.png

Hi Malissa,

Please see Angela's email below about the CHIA site.



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)  
Authorizations Specialist  
Surface Water Authorizations  
South Coast Natural Resource Region  
Ministry of Forests, Lands, Natural Resource Operations and Rural Development  
200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444  
*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Doiron, Angela  
**Sent:** February 24, 2020 9:38 AM  
**To:** Sutherland, Barbara FLNR:EX  
**Subject:** RE: CHIA Site Visit with MFLNRORD

Hi Barb,

Okay; just to be clear though, the purpose of the meeting is because the applicant is going to apply for a new WSA Approval to install a large detention pond in an intact forested swamp ecosystem. I have advised them that this will be nearly impossible to support from a staff level because I don't see how compensation can be appropriately completed.

It would be very helpful to get a supportive talk on-site either way, so that either the City understands how the Ministry wants to move forward with development of swamps. Should I cancel the whole meeting?

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

-----Original Appointment-----

**From:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>  
**Sent:** February 24, 2020 8:56 AM  
**To:** Doiron, Angela  
**Subject:** Declined: CHIA Site Visit with MFLNRORD  
**When:** March 3, 2020 9:30 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).  
**Where:** 17190 32 Ave, Surrey BC

Hi Angela,

FLNRORD will not be able to meet you on site next week. I discussed this project with Malissa. She suggested the property owner / developer submit their proposed amendments to WSA approval 2005354 as soon as possible for our office to review.

Thanks,

Barb

## WSA Training course - question

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: March 18, 2020 at 2:00:00 PM Pacific Daylight Time  
Received: March 18, 2020 at 2:00:06 PM Pacific Daylight Time  
Attachments: image002.png, image004.png, image006.png, image007.png, image005.png, image003.png, image001.png

Hey Malissa!

Hope all is well with you 😊 weird times for sure!

I was just thinking of the upcoming spring/summer season and anticipating a lot of stream classification questions (i.e., when is a 'stream' not a 'stream' etc) and I was remembering that you mentioned a company that was giving WSA Guidance courses, which you had coached and thought they were doing a good job.

Would you ever recommend that kind of courses to QEPs? If so, do you think you could refresh my memory as to who was offering the course?

Thanks 😊 and stay healthy!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## RE: contact info

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Stooshnoff, Cameron FLNR:EX, Thompson, Lance  
Cc: Baron, Carrie, Doiron, Angela, Hossain, Rasel FLNR:EX, Elsliger, Emily FLNR:EX  
Sent: April 7, 2020 at 10:05:03 AM Pacific Daylight Time  
Received: April 7, 2020 at 10:05:04 AM Pacific Daylight Time

Hi Lance et al,

Can you please have them submit their question to our general inbox:

[WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca). We have somebody monitoring it and I think they should be able to address the question.

Thanks!

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAG

Section Head, Stream Management

Ministry of Forests, Lands and Natural Resource Operations | South Coast Natural Resource Region

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Stooshnoff, Cameron FLNR:EX

**Sent:** April 7, 2020 9:55 AM

**To:** Thompson, Lance

**Cc:** Baron, Carrie ; Doiron, Angela ; Hossain, Rasel FLNR:EX ; Smith, Malissa FLNR:EX ; Elsliger, Emily FLNR:EX

**Subject:** RE: contact info

Hey Lance,

I would direct your questions to Malissa Smith, or Rasel Hossain, or Emily Elsliger.

Cheers,

Cam

---

**From:** Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>

**Sent:** April 7, 2020 9:51 AM

**To:** Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** contact info

Hi Cam,

I have a client that had almost all of his reviews in place a couple of years ago for a fill site for greenhouses on 152<sup>nd</sup>. It involved realigning a couple of small class A O farm ditches which at the time DFO had agreed with.

He is having trouble getting through to anybody at FLNRO, do you have any contact there that does project reviews?

Lance

## RE: contact info

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Thompson, Lance, Doiron, Angela  
Cc: Baron, Carrie  
Sent: April 7, 2020 at 11:06:36 AM Pacific Daylight Time  
Received: April 7, 2020 at 11:06:37 AM Pacific Daylight Time  
Attachments: image001.png

Thanks all, I appreciate the information. This greatly helps us provide more detailed advice to landowners when they come to us with their jurisdictional questions. We can copy you on our responses so that you're informed of next steps under the WSA.

Thanks,

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAg

Section Head, Stream Management

Ministry of Forests, Lands and Natural Resource Operations | South Coast Natural Resource Region

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Thompson, Lance

**Sent:** April 7, 2020 10:55 AM

**To:** Doiron, Angela ; Smith, Malissa FLNR:EX

**Cc:** Baron, Carrie

**Subject:** RE: contact info

Hi Angela,

s.22 claims to have EBB Environmental on the case (he usually deals with Marlim). Not sure if they have wetland specialists on staff?

Lance

---

**From:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Sent:** April 7, 2020 10:31 AM

**To:** Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>; Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Hossain, Rasel FLNR:EX <[Rasel.Hossain@gov.bc.ca](mailto:Rasel.Hossain@gov.bc.ca)>; Elsliger, Emily FLNR:EX <[Emily.Elsiger@gov.bc.ca](mailto:Emily.Elsiger@gov.bc.ca)>

**Subject:** RE: contact info

Thanks Lance! An FYI that the applicant should be hiring a wetland specialist just to confirm that there won't be any displaced water as a result of the greenhouses.. but these ALR lands are very often seasonal marshes, so it just might mean coming up with a good drainage plan for the site to avoid impacting surrounding neighbours

Thanks!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

---

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---

**From:** Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>

**Sent:** April 7, 2020 10:27 AM

**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Hossain, Rasel FLNR:EX <[Rasel.Hossain@gov.bc.ca](mailto:Rasel.Hossain@gov.bc.ca)>; Elsliger, Emily FLNR:EX <[Emily.Elsiger@gov.bc.ca](mailto:Emily.Elsiger@gov.bc.ca)>

**Subject:** RE: contact info

Hi Malissa,

Sorry too late I already forwarded the email addresses. I did send him that inbox which he may already be familiar with and isn't liking the answer there. I have explained to him that there is no way around the WSA approval process based on past approvals through our environmental review committee (when DFO was at the table). His name is s.22 and the project is Evergro Greenhouses at 7072 – 152. I've outlined the approximate layout of the 2 new greenhouses proposed. They are likely too close to the ditch along the south PL if they were to do a mirror image of the existing greenhouses.



Cheers,  
Lance

---

**From:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>

**Sent:** April 7, 2020 10:05 AM

**To:** Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>; Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Hossain, Rasel FLNR:EX <[Rasel.Hossain@gov.bc.ca](mailto:Rasel.Hossain@gov.bc.ca)>; Elsliger, Emily FLNR:EX <[Emily.Elslinger@gov.bc.ca](mailto:Emily.Elslinger@gov.bc.ca)>

**Subject:** RE: contact info

Hi Lance et al,

Can you please have them submit their question to our general inbox:

[WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca). We have somebody monitoring it and I think they should be able to address the question.

Thanks!

Malissa

~~~~~  
**Malissa Smith** | MRM | RPBio | PAg

Section Head, Stream Management

Ministry of Forests, Lands and Natural Resource Operations | South Coast Natural Resource Region

Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1

Phone: 778-572-2258

Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>

**Sent:** April 7, 2020 9:55 AM

**To:** Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Hossain, Rasel FLNR:EX <[Rasel.Hossain@gov.bc.ca](mailto:Rasel.Hossain@gov.bc.ca)>; Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Elsliger, Emily FLNR:EX <[Emily.Elsiger@gov.bc.ca](mailto:Emily.Elsiger@gov.bc.ca)>

**Subject:** RE: contact info

Hey Lance,

I would direct your questions to Malissa Smith, or Rasel Hossain, or Emily Elsliger.

Cheers,

Cam

---

**From:** Thompson, Lance <[LGThompson@surrey.ca](mailto:LGThompson@surrey.ca)>

**Sent:** April 7, 2020 9:51 AM

**To:** Stooshnoff, Cameron FLNR:EX <[Cameron.Stooshnoff@gov.bc.ca](mailto:Cameron.Stooshnoff@gov.bc.ca)>

**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>; Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** contact info

Hi Cam,

I have a client that had almost all of his reviews in place a couple of years ago for a fill site for greenhouses on 152<sup>nd</sup>.

It involved realigning a couple of small class A O farm ditches which at the time DFO had agreed with.

He is having trouble getting through to anybody at FLNRO, do you have any contact there that does project reviews?

Lance

## FW: Preliminary Compensation Sketch - WSA 2007689 - 138A street

---

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CNs.15 >  
To: Doiron, Angela  
Sent: April 24, 2020 at 12:42:06 PM Pacific Daylight Time  
Received: April 24, 2020 at 12:42:08 PM Pacific Daylight Time  
Attachments: image001.png, image003.png, image005.png, image004.png, 20.04.24 Preliminary Compensation Concept #2007689.pdf, image002.png

Hey Angela,

Do you have time to chat about the attached concept plan from Porte Communities Development? Want to know what your preferences are and ability for the City to find offsite compensation in the Quibble Creek watershed. I also understand there might be a city storm system that runs through this set of properties that I want to better understand before I can provide a response.

Let me know when works best for you. My afternoon today is relatively open. Other options are: Monday at 1pm or 4pm. Or Tuesday afternoon any time.

Thanks,

Malissa

---

**From:** Craig Marcyniuk  
**Sent:** April 24, 2020 12:27 PM  
**To:** Fitzsimons, Shawn C FLNR:EX  
**Cc:** Smith, Malissa FLNR:EX  
**Subject:** Preliminary Compensation Sketch

Hi Shawn,

I have attached a preliminary/concept compensation sketch for your review.

The goal, as discussed with Malissa last week, is to come to a preliminary understanding of the required compensation and the options for locating the compensation.

When we are in general agreement I will work with the City of Surrey to better understand what will be acceptable from their perspective. I can then work through their concerns and requirements.

The preliminary concept allows me to continue the rezoning process without coming to a full stop.

When everyone is in general agreement I can then put together the detailed plans for your review.

The attached concept is not intended to be a final authorization but the first working step.

Could you take a look at the attached?

The amount of compensation was based on my discussion with Malissa.

Best Wishes,

Craig Marcyniuk

Director of Development



Porte Communities  
100-33 East 8<sup>th</sup> Avenue  
Vancouver, BC V5T 1R5

T 604.732.7651 ext. 124  
C 778 386 6576  
[www.porte.ca](http://www.porte.ca) | [craig@porte.ca](mailto:craig@porte.ca)



The standard size of this plan is 840mm x 1100mm  
shown in height (D 840)  
when printed at a scale of 1:250



P.L.S.  
20-08-10  
20-08-10  
21-11-10  
21-11-10  
21-11-10  
21-11-10  
21-11-10

## Preliminary Compensation Calculation & Options Water File #2007689

### Compensation Calculation

#### Ditch Along East Side of 138A Street between 10458 & 10508 (Dashed Red)

| Length  | Compensation Notes                                                                    |
|---------|---------------------------------------------------------------------------------------|
| 17.7 m  | 17.7 m <sup>2</sup> Infill to Surrey standards, fronting 10508 138A                   |
| 12.26 m | 12.26 m <sup>2</sup> Infill to Surrey standards, fronting 10508 138A & 10490 13A      |
| 18.87 m | 18.87 m <sup>2</sup> Infill to Surrey standards, fronting 10490 13A                   |
| 39.63 m | 39.63 m <sup>2</sup> Infill to Surrey standards, fronting 10476 138A & 10458 138A ST. |
| 88.46 m | 88.46 m <sup>2</sup> Compensation represents 1m <sup>2</sup> for length of ditch      |

#### Ditch 2 Between 10490 138A & 10476 138A ST (Dashed Orange)

| Length  | Compensation Notes                                                                  |
|---------|-------------------------------------------------------------------------------------|
| 38.47 m | 76.94 m <sup>2</sup> Compensation represents 1m <sup>2</sup> for each side of ditch |

165.4 m<sup>2</sup> Total area of compensation if 138A St Roadside ditch infilled

### Option A

Offsite compensation within the Quibble Creek Watershed  
work with City of Surrey to find an appropriate location  
165.4 m<sup>2</sup> Area of compensation

### Option B

On site compensation  
79.23 m Length of site fronting 10458 138A & 10463 139 ST  
2.09 m width of rain garden  
165.4 m<sup>2</sup> Area of compensation

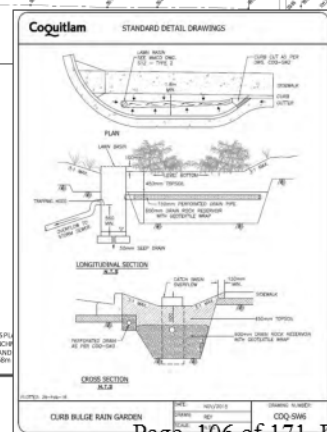
### Option B Potential Rain Garden Location (2.1m wide)



Photograph 1: Facing north, looking at the north portion of Ditch 1 and culvert located near the northwest corner of the Subject Property (November 8, 2019).



Photograph 2: Facing east, looking at Ditch 2 between the properties located at 10490 and 10508 138A Street (November 8, 2019).



## MFLNRORD & City of Surrey meeting - to chat about stream definitions

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>, Fitzsimons, Shawn C FLNR:EX <Shawn.Fitzsimons@gov.bc.ca>, Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>  
Cc: Godwin, Stephen <SGodwin@surrey.ca>  
Sent: June 30, 2020 at 12:29:46 PM Pacific Daylight Time  
Received: June 30, 2020 at 12:29:52 PM Pacific Daylight Time  
Attachments: image003.png, image005.png, image006.png, image004.png, image007.png, image001.png, image002.png

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon everyone!

At the City of Surrey, Stephen and I are striving to really get a handle on what is regulated, and what is not – so that we can continue to use our “Class C” definitions with confidence, both internally with our Operations team and with private development.

s.16

Stephen and I have chatted at length about this and we would really love to have a Microsoft Teams chat with everyone if possible. Here are a few potential times that work well for us both, if you could let us know if any of them work for you too I will set up the meeting 😊

**\*I will book a 1 hour meeting whenever it suits everyone\***

Friday July 3, 11 AM – 12 PM

Monday July 20, 9 AM – 4 PM (anytime)

Tuesday July 21, 1 PM – 2 PM **or** 3 PM – 4 PM

Monday July 21, 9 AM – 4 PM (anytime)

Take care and talk soon,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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## FW: Stream/Ditch Inquiry -18930 & 18970 - 24th Avenue - from City of Surrey (File 2007701)

---

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: July 3, 2020 at 10:01:02 AM Pacific Daylight Time  
Received: July 3, 2020 at 10:01:08 AM Pacific Daylight Time  
Attachments: 2020-06-04 - Advisory Letter.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Malissa,

Could we have a quick chat about this e-mail chain, as well as the attached letter that was sent a few weeks ago?

Stephen and I are really trying to wrap our heads around it and provide consistency to our applicants here 😊

I'm in the office until 2 pm today, but I'm also around all day on Monday if you're free!

Talk soon,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### CITY OF SURREY

Planning and Development

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Snook, Roxanne FLNR:EX

**Sent:** July 2, 2020 4:34 PM

**To:** Doiron, Angela

**Subject:** RE: Stream/Ditch Inquiry -18930 & 18970 - 24th Avenue - from City of Surrey (File 2007701)

Hi Angela,

The WSA does not necessarily apply to ditches that are protected under the RAPR. This is because each regulation has slightly different definitions of what is a stream. I think this is a confusing point for a lot of people, and one day it would be nice to have the definitions consistent between the two. An application that would trigger a RAPR is any residential, commercial, or industrial development within 30m of a watercourse (as defined by RAPR). I believe developers/QEP's submit a notification to the RAPR team and then the RAPR team notifies the Municipality issuing the development permit.

<https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/riparian-areas-regulation/qep-resources/rar-notification-system>

I hope that helps, and let me know if you have any other questions.

Kindly,

Roxanne

Roxanne Snook | MSc | RPBio | QEP

Water Authorizations Specialist – Stream Management

Ministry of Forests, Lands, & Natural Resource Operations | South Coast Natural Resource Region

Address: 200 10428 – 153 Street, Surrey, BC, V3R 1E1

Phone: 236-468-3941

Email: [Roxanne.Snook@gov.bc.ca](mailto:Roxanne.Snook@gov.bc.ca)

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** July 2, 2020 8:58 AM

**To:** Snook, Roxanne FLNR:EX <Roxanne.Snook@gov.bc.ca>

**Subject:** RE: Stream/Ditch Inquiry -18930 & 18970 - 24th Avenue - from City of Surrey (File 2007701)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you Roxanne for letting me know. I have not yet reviewed the information but will let you know if I have any questions – one that does come to mind is a bit of clarification on if WSA Approvals apply to ditches that are protected under the RAPR.

Thank you,  
Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Snook, Roxanne FLNR:EX <[Roxanne.Snook@gov.bc.ca](mailto:Roxanne.Snook@gov.bc.ca)>

**Sent:** June 30, 2020 3:33 PM

**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** Stream/Ditch Inquiry -18930 & 18970 - 24th Avenue - from City of Surrey (File 2007701)

Hello Angela,

I am writing in regards to an inquiry regarding a ditch on 18930 & 18970 - 24th Avenue, Surrey. It has been determined that this ditch *does not* meet the requirements of a stream, under the Water Sustainability Act, and nor do the dug-outs and ponds on the property. This decision was reached based on the lack of a natural waterway present from 1949 Aerial images. In addition, contour lines show no significant natural contour for water to flow in any direction in this location. It has been determined that the ditch was made for runoff from 24<sup>th</sup> Avenue when this road was constructed, and did not replace or alter any existing waterway.

If you have any questions or concerns about this decision, please let me know.

Kind regards,

Roxanne Snook | MSc | RPBio | QEP

Water Authorizations Specialist – Stream Management

Ministry of Forests, Lands, & Natural Resource Operations | South Coast Natural Resource Region

Address: 200 10428 – 153 Street, Surrey, BC, V3R 1E1

Phone: 236-468-3941

Email: [Roxanne.Snook@gov.bc.ca](mailto:Roxanne.Snook@gov.bc.ca)



June 4, 2020

Jagdip Sivia  
C/O Lovepreet Grewal  
Unit 308, 6321 King George Boulevard  
Surrey, BC  
V3X 1G1

Sent by email: jsivia@maskeen.ca

Dear Jagdip Sivia,

**Re: Notice of Requirement of a Water Sustainability Act Approval application for  
Unnamed Watercourse on s.22 Surrey, BC**

Thank you for your inquiry regarding the proposed works on the Unnamed Watercourse generally located s.22 on the south side of Bentley Road.

A stream under the Water Sustainability Act (WSA) is defined as:

- (a) A natural watercourse, including a natural glacier course, or a natural body of water, whether or not the stream channel of the stream has been modified, or
- (b) A natural source of water supply, including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

It is our understanding that this watercourse (unnamed tributary to Barker/Bolivar Creek, a fish bearing stream, as located in Figure 1 below) meets the definition of a WSA stream. You are hereby requested to submit a WSA Approval application to our office for any changes that you are proposing to this stream. Reasons for this determination are outlined below.

Information provided to FLNRORD by Qualified Professionals:

- *Envirowest identified sustained flow of water within the ditch after 3 days of dry weather in November 2019; Email from Rolf Sickmuller on February 20, 2020.*
- *Envirowest indicating the channel is capturing and conveying 'natural occurring water' to a downstream channel; Email from Rolf Sickmuller on November 21, 2019.*
- *A statement from Envirowest that flow is apparent in the ditch up to approximately five days after rainfall; Letter from Ian Whyte on April 20, 2020.*
- *Envirowest concluded in a letter from Ian Whyte on April 20, 2020 that the primary source of flow in the ditch is from drain-tiles originating at existing residential structures and that delayed flow is a result of 2 main characteristics:*

- *Soil compaction adjacent to the building slows the infiltration such that water that is transported from the rooftops is stored in soil and slowly released after rainfall ends.*
- *Lack of maintenance on the building drainage system results in clogged gutters and downspouts which hold back water that slowly seeps to the adjacent ditch.*
- *The local drainage patterns and characterization of hydrologic flow from the site of interest to downstream streams including Barker Creek.*

Rationale provided by Stream Management Team:

Based on the information provided by the qualified professionals, the stream appears to hold and convey water originating upslope up to 5 days after rainfalls, thereby meeting the definition of natural source of water supply.

It is also likely that the subject “ditch” (along with most other ditches in the local area) replaces historical tributaries and stream channels that once conveyed flows to Barker Creek. Based on this understanding, the ditch would be considered a modified watercourse, which is also included in the definition of stream under the WSA.

Additionally, the unnamed watercourse also meets the definition of a stream as defined by the BC Riparian Areas Protection Regulation (RAPR):

- (a) a watercourse or body of water, whether or not usually containing water, and
- (b) any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):
  - i) a ditch, whether or not usually containing water;
  - ii) a spring, whether or not usually containing water;
  - iii) a wetland.

If proposed works include infill or piping of a RAPR stream to facilitate development/road widening, this can also be another reason the WSA is triggered. We do not support works that will inadvertently impact the protection measures set out by another piece of Provincial legislation. Henceforth, a RAPR stream will be considered a WSA stream when the proposed impacts are to move, modify or infill that stream. However, if RAPR setbacks are adhered to per the local bylaws, then WSA authorization would likely not be required.

If you wish to further discuss the matter of jurisdiction of a stream under the WSA, please have an appropriately qualified professional respond to the questions outlined in the appendix to this letter. Please submit your responses to our general inbox (WaterActReferrals.LowerMainland@gov.bc.ca) for review and consideration.

In the interim, if you do wish to pursue development in and around this stream, I recommend you submit an application to our office as soon as possible to avoid delays in your project timelines while this determination question is being investigated.

At this time, you are reminded that no work in and about a stream shall proceed until such time as a WSA Approval is issued to you from this office.



For more information on South Coast expectations for applications in and about a stream, please refer to the following guidance document: [https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south\\_coast\\_cias\\_guidance.pdf](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south_coast_cias_guidance.pdf).

If you have any questions related to this letter, please do not hesitate to contact the undersigned at 604-586-4400.

Sincerely,

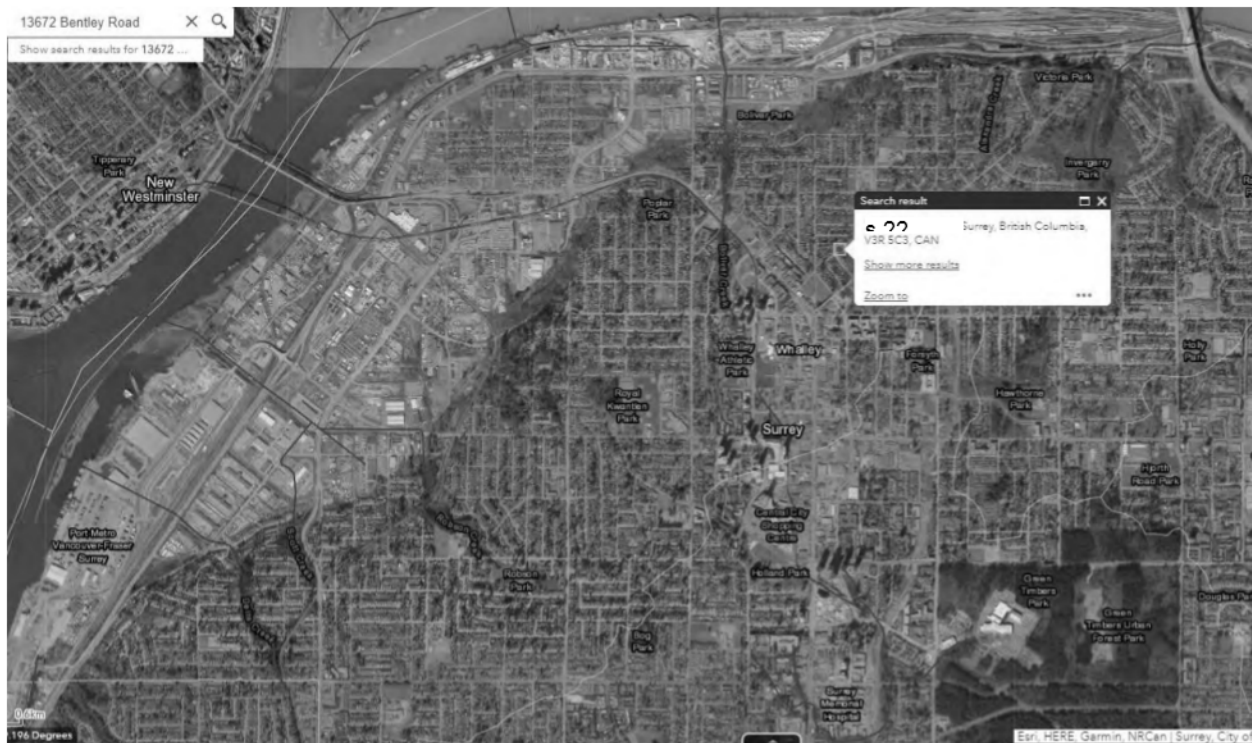
Malissa Smith, R.P.Bio, P.Ag.  
Assistant Water Manager

pc: Ian Whyte, Envirowest

## Appendix: Notice of Requirement of a *Water Sustainability Act* Approval application for Unnamed Watercourse on s.22 Surrey, BC

Figure 1 - Location of interest (Generally located at s.22

Surrey, BC)



Given there are often questions regarding provincial *Water Sustainability Act* jurisdiction around streams, we advise appropriately qualified professionals to provide a response to the following questions:

- What is the history of the site? What aerial photos were used to assist your assessment? Describe their quality and provide explanation as to how they support your findings. Please include aerial photos in your response.
- Were there any historic features (streams) present that may have subsequently been modified or replaced by another feature?
- Where does the stream originate?
- Where does the stream flow into?
- What is the surrounding hydrology of the area like?
- When is this feature wet? Could climate change or natural process cause any changes?
- How does water move through the soil during a heavy rainfall?
- What features are currently onsite that assist with managing water on site (e.g., ponds, drainage ditches, drainage outlet, buried drain lines, surface inlet with groundwater outlet) that may be on a modified landscape, indicative of a historical natural landscape with a variety of water features (i.e., groundwater depressions, springs, streams, oxbows, ponds, wetlands, etc.)?



- 
- Is there risk to flooding upstream/downstream/nearby/onsite if the feature was filled in?
  - What species are present or potentially present in the stream and how were they identified (desktop, maps, Ecocat, field-verified, etc.)?
  - What are the soil conditions and classification?
  - What were the scientifically defensible classification system(s) used to define the presence of a stream (hydrological, hydrogeological, geomorphological, soils, geological, biological, etc. as all are important to consider)?

**RE: EXTERNAL** s.16

---

**From:** Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN;s.15  
**To:** Doiron, Angela, Fitzsimons, Shawn C FLNR:EX  
**Sent:** July 28, 2020 at 3:18:36 PM Pacific Daylight Time  
**Received:** July 28, 2020 at 3:18:37 PM Pacific Daylight Time  
**Attachments:** image001.jpg

Thanks Angela, no I wasn't specifically aware. But, we have been seeing a number of these come in! 😊 Thanks for flagging it to us again.

I have raised it to my Manager as it does create challenges for us to process these questions in a timely manner along with our other file work. But, as we have discussed many times, there is definitely benefit to this early engagement with the Province.

Will let you know if anything changes on our end. In the meantime, I believe these questions should be getting sent to our general inbox ([WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca)). If they come to my inbox directly... they may get missed due to the high volume of emails I am receiving right now!

Thanks,

Malissa

~~~~~

**Malissa Smith** | MRM | RPBio | PAg  
Section Head, Stream Management  
Ministry of Forests, Lands and Natural Resource Operations | South Coast Natural Resource Region  
Address: 200-10428 153rd Street, Surrey, BC, V3R 1E1  
Phone: 778-572-2258  
Email: [Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)

---

**From:** Doiron, Angela  
**Sent:** July 28, 2020 1:11 PM  
**To:** Fitzsimons, Shawn C FLNR:EX ; Smith, Malissa FLNR:EX  
**Subject:** FW: EXTERNAL s.16

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

FYI.  
The planner below (as all planners have been today) was instructed by management to have all stream reports submitted to FLNRORD for review.

s.16

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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Planning and Development  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
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---

**From:** Lumsden, Christopher  
**Sent:** July 28, 2020 12:47 PM  
**To:** Doiron, Angela  
**Subject:** RE: EXTERNAL s.16

Although I am not sure that we have a ToR set up for the peer-review processes... I guess in addition to the peer-review they will also need to submit the Watercourse Assessment to the Province.

CHRISTOPHER LUMSDEN | ASSOCIATE PLANNER  
**CITY OF SURREY**  
Planning & Development Department, Area Planning Division  
13450 104th Ave, Surrey, BC, Canada V3T 1V8  
T 604.598.5729 | F 604.591.2507 | [[www.surrey.ca](http://www.surrey.ca)][www.surrey.ca](http://www.surrey.ca)

---

**From:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Sent:** July 28, 2020 12:35 PM

**To:** Lumsden, Christopher <Christopher.Lumsden@surrey.ca>

**Subject:** RE: EXTERNAL:s.22

Why was this cancelled?

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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Planning and Development

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-----Original Appointment-----

**From:** Lumsden, Christopher <Christopher.Lumsden@surrey.ca>

**Sent:** July 28, 2020 12:15 PM

**To:** Doiron, Angela; Macrae, Tara

**Subject:** Canceled: EXTERNAL:s.22

**When:** July 30, 2020 2:30 PM-3:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:**

**Importance:** High

**PLACEHOLDER - ENVIROWEST (IAN WHYTE) TO CONFIRM DATE/TIME**

Meeting to discuss the classification of the adjacent watercourse.

---

## Join Microsoft Teams Meeting

+1 604-449-5219 Canada, Vancouver (Toll)

Conference ID: s.15

[Local numbers](#) | [Reset PIN](#) | [Learn more about Teams](#) | [Meeting options](#)

Join with a video conferencing device

108873371@t.plcm.vc VTC Conference ID: s.15

[Alternate VTC dialing instructions](#)



For the best experience, Microsoft recommends using the Microsoft Teams desktop app. Otherwise, use a modern browser like Chrome or Edge to join 'on the web'. Have a great meeting!

[Help](#) | [Legal](#)

---

## RE: Letter of Direction - gentle reminder

From: Smith, Malissa FLNR:EX </O=BCGOVT/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=s.15>  
To: Doiron, Angela  
Sent: August 28, 2020 at 10:32:47 AM Pacific Daylight Time  
Received: August 28, 2020 at 10:32:48 AM Pacific Daylight Time  
Attachments: image003.png, image005.png, image006.png, image007.png, image004.png, image001.png, image002.png, 2020-08-27 - DRAFT letter of advice to Surrey Planning Dept.docx

Hey Angela,

Sorry for the delays, as you know this is a super busy time of year. I am realizing I may have overpromised on the timeline for getting something to you! Attached is a rough draft of my responses to your questions. Please don't distribute this copy. The intent of sharing at this stage is to get some initial feedback from you to make sure I understood your questions correctly. I will then clean up the document and run it by a few folks at my office so we can have a formal, signed memo for the City's use.

Thanks,

Malissa

---

**From:** Doiron, Angela  
**Sent:** August 21, 2020 10:55 AM  
**To:** Smith, Malissa FLNR:EX  
**Cc:** Fitzsimons, Shawn C FLNR:EX  
**Subject:** RE: Letter of Direction - gentle reminder

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Malissa,

Sorry to keep bugging you about this! I just have had much to think about this week and thought of a few additional points that the City will require clarification on.

In addition to my original thoughts:

1. The jurisdiction of the City to accept 'stream' classifications by QEPs without review by the Ministry
2. Guidance on if the City needs to provide support for a WSA Approval prior to it being submitted to the Ministry
3. Guidance on what constitutes a WSA Notification vs. a WSA Approval
  - a. Explanation of if the City's QEPs are needing to follow the conservation principle
4. Guidance on the differences between WSA and RAPR streams and the legislation protecting them

Could you also consider commenting on:

5. Recognition that the City will no longer have any professional oversight of WSA Approvals or Notifications, and any recommendations for what the City's responsibilities are to ensure their applicants are compliant to senior levels of government.
6. Explanation of any repercussions for not following the WSA, as a municipality
7. Explanation that the City's streamside classification system is different than the Province's and that even isolated features are protected in some situations (or something to this effect).

These are heavier topics, so I appreciate they may be difficult to incorporate into the letter.

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### CITY OF SURREY

Planning and Development

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---

**From:** Doiron, Angela  
**Sent:** August 11, 2020 9:59 AM  
**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Cc:** Fitzsimons, Shawn C FLNR:EX <[Shawn.Fitzsimons@gov.bc.ca](mailto:Shawn.Fitzsimons@gov.bc.ca)>; Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>  
**Subject:** Letter of Direction - gentle reminder  
Good morning Malissa,

I know I spoke with Shawn about maybe getting a Letter of Direction sent to the City's Planning & Development department to ensure that we have clear direction on the following:

1. The jurisdiction of the City to accept 'stream' classifications by QEPs without review by the Ministry
2. Guidance on if the City needs to provide support for a WSA Approval prior to it being submitted to the Ministry
3. Guidance on what constitutes a WSA Notification vs. a WSA Approval
  - a. Explanation of if the City's QEPs are needing to follow the conservation principle
4. Guidance on the differences between WSA and RAPR streams and the legislation protecting them

I've cc'd Stephen in case he has any additional thoughts or clarifications on this. The letter will be extremely helpful for me to provide a clear guidance document to the City's planners, now that there is no professional oversight for private development in Surrey.

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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Page 119 of 171 to/à Page 121 of 171

Withheld pursuant to/removed as

s.16

## APPENDIX

### **Definition of a Stream under the *Water Sustainability Act***

The South Coast Region of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD) regularly receives questions regarding provincial *Water Sustainability Act* (WSA) jurisdiction around streams. Each situation is unique and must be assessed on its own merits, therefore we cannot provide a blanket response to your questions. We advise appropriately qualified professionals assist in this matter of jurisdiction by providing a response to the questions outlined below. Please note, there may be other questions that arise based on the site-specific context. Please be detailed in the response, and provide clearly written detail on methods, analyses, and justification for findings, as supported with appropriate references.

Please submit your responses to: [WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca).

- What is the history of the site? Aerial photos should often be used to assist your assessment. Aerial photos should be prior to development, where available. For example, 1949 or 1954 aerial photos are often most useful. These older photos may need to be used together with more recent imagery from google earth. We expect a description of the image quality and an explanation as to how they support your findings.
- Were there any historic features (streams, including wetlands) present that may have subsequently been modified or replaced by another feature (e.g., ditch)?
- Where does the stream originate?
- Where does the stream flow into?
- What is the surrounding hydrology of the area like?
- When is this feature wet? Could climate change or natural process cause any changes?
- How does water move through the soil during a heavy rainfall?
- What features are currently onsite that assist with managing water on site (e.g., ponds, drainage ditches, drainage outlet, buried drainlines, surface inlet with groundwater outlet) that may be on a modified landscape, indicative of a historical natural landscape with a variety of water features (i.e., groundwater depressions, springs, streams, oxbows, ponds, wetlands, etc.)?
- Is there risk to flooding upstream/downstream/nearby/onsite if the feature was filled in?
- What species are present or potentially present in the stream and how were they identified (desktop, maps, Ecocat, field-verified, etc.)?
- What are the soil conditions and classification?
- In consideration of previous stream piping and anthropogenic modifications, how will this contribute to the cumulative impacts on the hydrology in the watershed?
- What were the scientifically defensible classification system(s) used to define the presence of a stream (hydrological, hydrogeological, geomorphological, soils, geological, biological, etc. as all are important to consider)?

- If the site has potential wetland features, an appropriately qualified wetland ecologist should be engaged to characterize and delineate the wetland. Wetlands are considered streams under the WSA.

Present the conclusion of your findings, based on the evidence in your responses to the above-questions.

Note: If your conclusion is that the water feature in question does not meet the definition of a stream under the WSA, that water feature may still be considered a stream under other pieces of legislation (e.g., Riparian Areas Protection Regulation (RAPR)).

If the water feature is a RAPR stream, and your proposal is to move, modify, or infill that water feature, you may be required to submit a request for review to Fisheries and Oceans Canada (DFO) to determine if your proposal will trigger a Fisheries Act Authorization.

For streams that do meet the definition under the WSA, please review the South Coast Guidance Document to assist with your application package:

[https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south\\_coast\\_cias\\_guidance.pdf](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south_coast_cias_guidance.pdf).

For any further questions, feel free to contact our office at [WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca).

Thank you,

Stream Management Team

Water Authorizations, FLNRORD, South Coast Region

## RE: Letter of Direction - gentle reminder

From: Doiron, Angela <Angela.Doiron@surrey.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: August 28, 2020 at 11:07:26 AM Pacific Daylight Time  
Received: August 28, 2020 at 11:07:31 AM Pacific Daylight Time  
Attachments: image003.png, image007.png, image005.png, 2020-08-27 - DRAFT letter of advice to Surrey Planning Dept.docx, 257998 City of Surrey (signed).pdf, image006.png, image004.png, image001.png, image002.png

**[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.**

Hi Malissa!

Oh, don't worry at all. I am so grateful that you've worked on this, trust me .. I know how busy you are and it means quite a lot to the environment team at Surrey.

I've taken a peek at your responses and I wanted to give you some comments / answer your question etc 😊 the letter would be addressing the Planning & Development Department in particular, because it is only I that have been removed from the review process ... So, only private developments will be issued permits through the City's Planning department without any professional oversight.

All municipal (public / civil) works will still be overseen by Stephen Godwin and his group. We have confirmation of this now, which is great.

Thank you so much for this. I've also attached the letter we received a few days ago from Andrew Appleton's group, so you can dovetail your responses or simply refer to them if that's easier 😊

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

### CITY OF SURREY

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Smith, Malissa FLNR:EX  
**Sent:** August 28, 2020 10:33 AM  
**To:** Doiron, Angela  
**Subject:** RE: Letter of Direction - gentle reminder

Hey Angela,

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Thanks,

Malissa

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** August 21, 2020 10:55 AM  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Cc:** Fitzsimons, Shawn C FLNR:EX <Shawn.Fitzsimons@gov.bc.ca>  
**Subject:** RE: Letter of Direction - gentle reminder

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In addition to my original thoughts:

1. The jurisdiction of the City to accept 'stream' classifications by QEPs without review by the Ministry

2. Guidance on if the City needs to provide support for a WSA Approval prior to it being submitted to the Ministry
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4. Guidance on the differences between WSA and RAPR streams and the legislation protecting them

Could you also consider commenting on:

5. Recognition that the City will no longer have any professional oversight of WSA Approvals or Notifications, and any recommendations for what the City's responsibilities are to ensure their applicants are compliant to senior levels of government.
6. Explanation of any repercussions for not following the WSA, as a municipality
7. Explanation that the City's streamside classification system is different than the Province's and that even isolated features are protected in some situations (or something to this effect).

These are heavier topics, so I appreciate they may be difficult to incorporate into the letter.

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

#### CITY OF SURREY

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

**From:** Doiron, Angela

**Sent:** August 11, 2020 9:59 AM

**To:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>

**Cc:** Fitzsimons, Shawn C FLNR:EX <[Shawn.Fitzsimons@gov.bc.ca](mailto:Shawn.Fitzsimons@gov.bc.ca)>; Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>

**Subject:** Letter of Direction - gentle reminder

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  - a. Explanation of if the City's QEPs are needing to follow the conservation principle
4. Guidance on the differences between WSA and RAPR streams and the legislation protecting them

I've cc'd Stephen in case he has any additional thoughts or clarifications on this. The letter will be extremely helpful for me to provide a clear guidance document to the City's planners, now that there is no professional oversight for private development in Surrey.

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner



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Withheld pursuant to/removed as

s.16

## APPENDIX

### **Definition of a Stream under the *Water Sustainability Act***

The South Coast Region of the Ministry of Forests, Lands, Natural Resource Operations, and Rural Development (FLNRORD) regularly receives questions regarding provincial *Water Sustainability Act* (WSA) jurisdiction around streams. Each situation is unique and must be assessed on its own merits, therefore we cannot provide a blanket response to your questions. We advise appropriately qualified professionals assist in this matter of jurisdiction by providing a response to the questions outlined below. Please note, there may be other questions that arise based on the site-specific context. Please be detailed in the response, and provide clearly written detail on methods, analyses, and justification for findings, as supported with appropriate references.

Please submit your responses to: [WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca).

- What is the history of the site? Aerial photos should often be used to assist your assessment. Aerial photos should be prior to development, where available. For example, 1949 or 1954 aerial photos are often most useful. These older photos may need to be used together with more recent imagery from google earth. We expect a description of the image quality and an explanation as to how they support your findings.
- Were there any historic features (streams, including wetlands) present that may have subsequently been modified or replaced by another feature (e.g., ditch)?
- Where does the stream originate?
- Where does the stream flow into?
- What is the surrounding hydrology of the area like?
- When is this feature wet? Could climate change or natural process cause any changes?
- How does water move through the soil during a heavy rainfall?
- What features are currently onsite that assist with managing water on site (e.g., ponds, drainage ditches, drainage outlet, buried drainlines, surface inlet with groundwater outlet) that may be on a modified landscape, indicative of a historical natural landscape with a variety of water features (i.e., groundwater depressions, springs, streams, oxbows, ponds, wetlands, etc.)?
- Is there risk to flooding upstream/downstream/nearby/onsite if the feature was filled in?
- What species are present or potentially present in the stream and how were they identified (desktop, maps, Ecocat, field-verified, etc.)?
- What are the soil conditions and classification?
- In consideration of previous stream piping and anthropogenic modifications, how will this contribute to the cumulative impacts on the hydrology in the watershed?
- What were the scientifically defensible classification system(s) used to define the presence of a stream (hydrological, hydrogeological, geomorphological, soils, geological, biological, etc. as all are important to consider)?

- If the site has potential wetland features, an appropriately qualified wetland ecologist should be engaged to characterize and delineate the wetland. Wetlands are considered streams under the WSA.

Present the conclusion of your findings, based on the evidence in your responses to the above-questions.

Note: If your conclusion is that the water feature in question does not meet the definition of a stream under the WSA, that water feature may still be considered a stream under other pieces of legislation (e.g., Riparian Areas Protection Regulation (RAPR)).

If the water feature is a RAPR stream, and your proposal is to move, modify, or infill that water feature, you may be required to submit a request for review to Fisheries and Oceans Canada (DFO) to determine if your proposal will trigger a Fisheries Act Authorization.

For streams that do meet the definition under the WSA, please review the South Coast Guidance Document to assist with your application package:

[https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south\\_coast\\_cias\\_guidance.pdf](https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/south_coast_cias_guidance.pdf).

For any further questions, feel free to contact our office at [WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca).

Thank you,

Stream Management Team

Water Authorizations, FLNRORD, South Coast Region



Ref: 257998

August 20, 2020

Angela Doiron  
Environmental Planner  
Planning and Development, City of Surrey  
13450 104th Ave, Surrey, BC V3T 1V8

Dear Angela:

Thank you for your recent inquiry regarding the application of Riparian Areas Protection Regulation (RAPR) standards in the City of Surrey. We understand that you are seeking confirmation on process to ensure that Surrey's review of RAPR subject projects continues to follow the standard of the regulation.

As a local government subject to the RAPR, Surrey is required to use their bylaw powers to protect habitat in accordance with the regulation. Surrey's Sensitive Ecosystems Development Permit Area (DPA) currently includes a Streamside Areas Protection component designed to meet or exceed the standards of the RAPR. Local governments subject to the regulation have the ability to implement such a scheme as provided for in the *Riparian Areas Protection Act*, specifically section 12(4)(b):

*"[a local government must] ensure that its bylaws and permits under Part 14 of the Local Government Act... provide a level of protection that, in the opinion of the local government, is comparable to or exceeds that established by the directive."*

Surrey's Streamside Areas Protection bylaw language was developed in consultation with our Ministry and was submitted to ministry staff for review and comment. The wording of this bylaw language combined with Surrey staff's demonstrated knowledge in applying RAPR standards provides a scheme that in the opinion of the Province clearly meets the standard of *meeting or exceeding* the regulation. We understand that the design of this DPA considered the significant volume of development projects that are subject to the RAPR within the City of Surrey. This DPA language creates an efficient way of ensuring regulatory compliance without the necessity of submitting each project for review and approval by the ministry. This approach is similar to those taken by the majority of lower mainland local governments subject to the RAPR; Surrey being the largest of these by a significant margin.

Surrey's bylaw standards provide pre-established setbacks from most watercourses that are supported by a Qualified Environmental Professionals (QEPs) developed comprehensive stream network map and accompanied by detailed requirements for streamside protection. In the majority of cases RAPR assessment reports prepared by QEPs are therefore not required for regulatory compliance. This process depends directly on staff review of applications to ensure that compliance with bylaws is maintained.

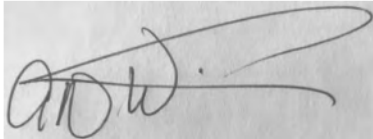
We understand that Surrey has recently directed that city staff suspend their review of development submissions and instead apply the standard of the RAPR directly, specifically by requiring the provision of RAPR assessment reports by QEPs to the Province. This is an option available to Surrey to meet RAPR requirements however you should be aware of the following:

- Each project that constitutes *development* as defined in the RAPR will require a RAPR assessment report prepared by a QEP be submitted to the ministry for review and approval. We are aware that Surrey's historical process (before the implementation of the current DPA) was to receive RAPR assessment reports directly. This process is no longer supported by the revised regulation, nor is the historical practice of "third party" review of assessment reports.
- The RAPR was amended in November 2019 and now provides a more detailed standard for report review. The Ministry has the authority to reject any assessment report that fails to meet assessment standards and withhold notification to local government until the deficiencies are rectified. When following RAPR process directly, any development approved without this mandatory notification fails to meet regulatory requirements. Notifications are no longer issued automatically upon report submission.
- The Ministry will not review any permit materials forwarded by Surrey for compliance with regulatory standards (for example, development permit applications and supporting material that were previously reviewed by Surrey staff). Assessment reports must be submitted directly to the Ministry by the QEP using the online notification system. Materials that are not submitted through the notification system do not constitute assessment reports as required in the regulation.
- The recent amendments to the RAPR provide for increased oversight of the professional reliance model that supports the regulation. A significant change is that a QEP may no longer certify that a given development meets the standard of the regulation based on their professional opinion unless it specifically conforms with the language of the regulation.
- The Ministry currently reviews 100% of all assessment reports submitted in the order that they are received. The RAPR does not contain statutory requirements for time limitations with respect to report review. As the volume of submissions from Surrey is expected to be significant, report review timelines would be extended as a consequence.

In summary, to meet regulatory requirements, Surrey must either be in receipt of a notification from the Ministry for each subject development that a QEP RAPR report has been received, reviewed, and approved, or apply their existing DPA specifications and associated staff review to that development.

We appreciate your efforts to ensure that Surrey's development approvals process continues to meet provincial requirements. Please don't hesitate to contact our office if you have further questions or require clarification.

Sincerely,

A handwritten signature in black ink, appearing to read 'A.W.' followed by a stylized flourish.

Andy Witt  
Manager, Aquatic Habitat

## FOI Request - 1 email found

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From: Sutherland, Barbara FLNR:EX </o=BCGOVT/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=853b185603db48028682f85605627fa 3-Sutherland, Barba>  
To: Smith, Malissa FLNR:EX, Jensen, Sandra L.S. FLNR:EX  
Sent: November 2, 2020 at 3:38:23 PM Pacific Standard Time  
Received: November 2, 2020 at 3:38:00 PM Pacific Standard Time  
Attachments: image003.png, image005.png, image001.png, image006.png, image007.png, image004.png, image002.png

This is the only email I have with just the 4 of us on it.

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>  
**Sent:** January 30, 2020 6:18 PM  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Cc:** Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>; Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
**Subject:** Re: Water Approval 2005354 -- outstanding information / site visit request

Perfect! Yes, the plates run-eth over!!

Thanks Malissa :)

Sent from my iPhone

On Jan 30, 2020, at 4:55 PM, Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)> wrote:

Hi ladies, this file was originally one that I reviewed. I will need to reassign it within my team... likely will be to someone other than Barb though as she has a very full plate!

Thanks for bringing this information back to our attention, Angela.

Cheers,  
Malissa

---

**From:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Sent:** January 30, 2020 4:23 PM  
**To:** Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>; Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>  
**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>  
**Subject:** Water Approval 2005354 -- outstanding information / site visit request

Good afternoon / evening 😊

See the attached e-mail, regarding Water Approval 2005354

I have many updates on this file and would love to give some background to whomever takes it over (please let me know). The applicant wants to complete a site visit with Surrey staff, MFLNRORD and the QEP, to be done **within the first half of February** (whichever day works best for you).

Give me a call and let's chat about this,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

<image001.png>

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<image002.png>

<image003.png>

<image004.png>

<image005.png>

<image006.png>

<image007.png>

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## FW: Wetland Assessment for 19310 Fraser Highway Surrey

---

From: Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: February 9, 2021 at 4:35:43 PM Pacific Standard Time  
Received: February 9, 2021 at 4:35:43 PM Pacific Standard Time  
Attachments: image004.jpg, image005.png, image003.jpg

I found this email related to 19310 Fraser Highway. You might want to check your records on this just in case.

---

**From:** Jensen, Sandra L.S. FLNR:EX  
**Sent:** November 25, 2019 10:15 AM  
**To:** 'Doiron, Angela' ; Wilcott, Christopher  
**Cc:** Sutherland, Barbara FLNR:EX  
**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

Thanks for the information. That's interesting that the attached storm water plan has noted to keep both ponds. Ok, I will leave this in your capable hands.

Keep us posted.

Sandra

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]  
**Sent:** Monday, November 25, 2019 9:56 AM  
**To:** Wilcott, Christopher  
**Cc:** Jensen, Sandra L.S. FLNR:EX  
**Subject:** FW: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Chris,

Please see the information attached. PGL needs to explain how these ponds are isolated, and do a full investigation to prove that they are not connected (either one).

We will require an EDP if they are connected (even for overflows).

This will require a lot of information on their end, please feel free to forward this information to them so that they understand the importance of proving out that these ponds are not connected.

Thanks (happy Monday!!)

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

---

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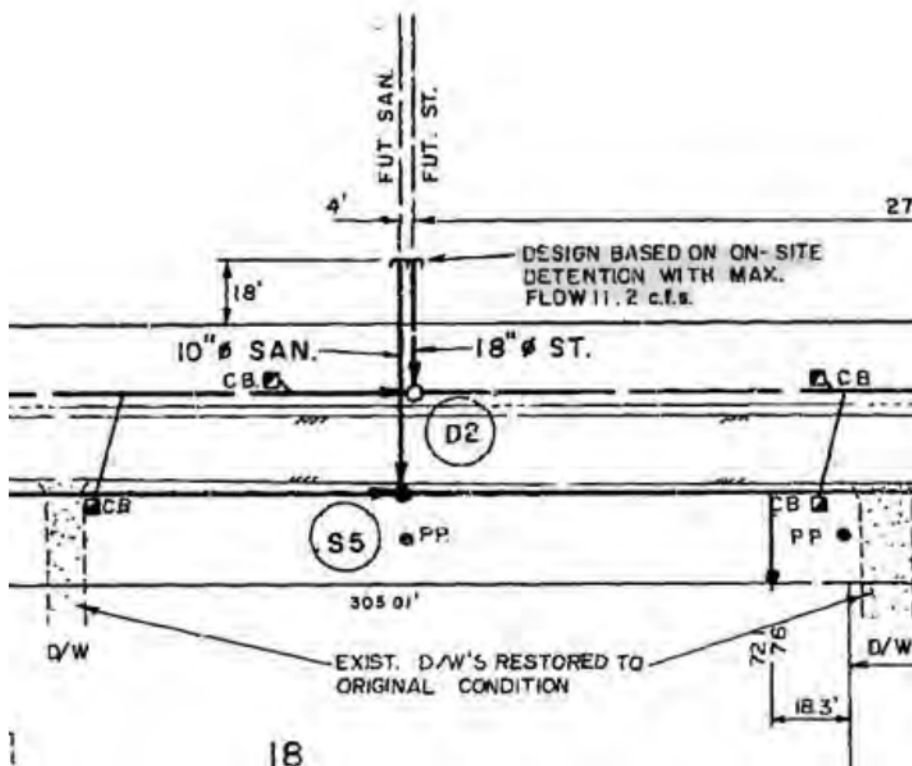
---

**From:** Sabarre, Jessica <[Jessica.Sabarre@surrey.ca](mailto:Jessica.Sabarre@surrey.ca)>  
**Sent:** November 25, 2019 9:45 AM  
**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>  
**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

I was involved in some pre-app discussions on this project but it was mainly to do with their on-site stormwater management requirements (flow, volume, release) and off-site servicing. This is an awkward property where it is downhill sloping with no legal frontage on 60 Avenue, so they are proposing a private service connection from the existing golf-course site through the neighbouring strata and an emergency pumped connection to Fraser Hwy. Attached is the latest plan that I have seen showing the on-site ponds were going to stay. I seem to recall they were going to use the ponds as part of their onsite detention but they had not provided details of on-site yet.

From COSMOS and as-builts, there is an existing 450mm storm connection to 60 Avenue, but don't have records of how it connects to the on-site system or how it services the existing Greenside Estates. Since it is on-site, Engineering does not typically have copies to these plans as they are reviewed and issued as part of the Building/Plumbing permit. I can try and look through Laserfische if you would like me too, otherwise Dave Orsetti can usually find background from past BP's I'm sure. Citiwest's attached plan does show connections from the existing ponds to the 450mm connection on 60 Avenue, but it's not clear whether this is survey of existing or proposed.



Let me know if you have any other questions or if you think it would be beneficial to look up some more info on Laserfische and I can dig for you.

Thanks,  
Jessica

**From:** Baron, Carrie <CABaron@surrey.ca>

**Sent:** November 22, 2019 3:49 PM

**To:** Doiron, Angela <Angela.Doiron@surrey.ca>; Sabarre, Jessica <Jessica.Sabarre@surrey.ca>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

I have had to look at this strata in the past. Pond are private onsite ponds and were part of their original development. They discharge to the system at the south end of the strata. Should look in Laser fiche for full history, I know I have dragged it out before. There looks to be some development applications for the site – more comments likely there.

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** November 22, 2019 3:16 PM

**To:** Baron, Carrie <CABaron@surrey.ca>; Sabarre, Jessica <Jessica.Sabarre@surrey.ca>

**Subject:** FW: Wetland Assessment for 19310 Fraser Highway Surrey

Hello there!

This area is super weird. Any background for this one or distant memories of potential connections from these ponds into any of our ditches or pipes?

Thank you kindly,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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**From:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>

**Sent:** November 22, 2019 2:46 PM

**To:** Doiron, Angela <Angela.Doiron@surrey.ca>; Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>

**Cc:** Wang, Shirley FLNR:EX <Shirley.Wang@gov.bc.ca>; Steunenber, Lizanne FLNR:EX <Lizanne.Steunenber@gov.bc.ca>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

That is sweet Angela! Thanks so much. Glad to have you there! I attached the City's report on the detention ponds in the last email where it shows it as a Class B. Seems they may have been connected to Surrey storm water system?

(See also the very slim PGL report). Or maybe it was just the northern pond that was connected. I don't seem to have had a water licence for that golf course. Looks like there has been something at that southern location before even the golf course when I look at the google imagery.

I guess that greenspace is not covenant to that previous development? It's a shame to lose that greenspace! ☹️

Seems like a lot of development is being squished into that lot.

As long as the Developer knows that he needs to make an assessment of this potential wetland and there should be clarification if it was designated Class B, then we will wait for the results and potential change approval application.

Thanks.

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]

**Sent:** Friday, November 22, 2019 1:38 PM

**To:** Jensen, Sandra L.S. FLNR:EX; Sutherland, Barbara FLNR:EX

**Cc:** Wang, Shirley FLNR:EX; Steunenberg, Lizanne FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Sandra – yes, I can definitely fill in any blanks 😊

I've answered your questions below in red.

If you require any further specific information (including dates etc), I can check in with the Planner on file and get any and all information you might need 😊 let me know!

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** November 22, 2019 1:26 PM

**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Cc:** Wang, Shirley FLNR:EX <[Shirley.Wang@gov.bc.ca](mailto:Shirley.Wang@gov.bc.ca)>; Steunenberg, Lizanne FLNR:EX

<[Lizanne.Steunenberg@gov.bc.ca](mailto:Lizanne.Steunenberg@gov.bc.ca)>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

Can you provide a little background to us on this. John originally was in contact with our groundwater officer, Shirley, to ask if he could infill this southern pond, which is or used to be a storm water detention pond. Shirley forwarded the inquiry onto me and I did a little digging. It appears there are two detention ponds on this property, a northern one with water and a southern one that they say goes dry, that they want to infill. It seemed he was under the impression he could come into the office and just have us say "yes" go ahead and infill the pond.

1. Does this company have a rezoning application in for this lot? And if so, what stage is it at? The applicant does have 3<sup>rd</sup> reading for a rezoning / subdivision of this lot, to create townhomes in 2 phases. They were looking to go to Final adoption but cannot until the City sees that they have a WSA Approval in hand. This application was active in 2014 prior to the WSA including isolated ponds; unfortunately the QEP did not revisit this issue until I took a look at it a few weeks ago.
2. Was the stormwater ponds for the golf course or the development around it? The ponds were part of the existing golf course, created many years ago. It is my assumption that the deeper pond was meant to be a landscape feature, whereas the southern pond was meant to help reduce flooding in the golf course area. As you know, many golf courses were built on old flood channels / riparian systems, so it makes sense to me that the previous land use would have taken advantage of the southern area. It is possible that they "enhanced" the south pond area by excavating it to allow it to hold more water. It now appears to have fully naturalized.
3. Is there any common property around the golf course for that previous development (all the properties around the golf course)? Or was this property reserved as green space for the previous development? It is my understanding that this area was common green space for the surrounding neighbourhood.
4. It seems the report attached to the stormwater ponds indicate a Class B system. So I'm curious to know if these are Class B ponds, why an application for a Change Approval wouldn't have just come into us. Are you able to provide a little background on this project and developer? If these ponds are "Class B" then that would indicate that they are connected to pipes or ditches, and if that is the case then our full Ecosystem Development Permit would come into play. The QEP has told me that they think this area is "totally isolated" so .. if you're getting different information then we need to have a conversation with them for sure.

As for why a Change Approval would not have come to you in the first place, this application pre-dates the protection of isolated wetlands; and until I began working for the City in 2018, the Planners had no idea that ponds were protected by Provincial regulation. Luckily, I am looking at all files, regardless of what reading they are at, and was able to catch this one before it was finalized.

Thanks Barb and Angela for advising him he needs to hire a QP to look at this pond.

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]

**Sent:** Wednesday, November 20, 2019 1:34 PM

**To:** Sutherland, Barbara FLNR:EX; 'John@vmgpm.com'; 'jskender@sutton.com'

**Cc:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

I have attached a list of wetland ecologists who work within the lower mainland, to facilitate getting this done as soon as possible.

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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---

**From:** Sutherland, Barbara FLNR:EX

**Sent:** November 20, 2019 11:41 AM

**To:** 'John@vmgpm.com'; 'jskender@sutton.com'

**Cc:** Doiron, Angela; Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi John,

To clarify the southern portion of the property, please see the photo below, specifically the yellow area:



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Sutherland, Barbara FLNR:EX

**Sent:** November 20, 2019 11:28 AM

**To:** 'John@vmgpm.com' <[John@vmgpm.com](mailto:John@vmgpm.com)>; 'jskender@sutton.com' <[jskender@sutton.com](mailto:jskender@sutton.com)>

**Cc:** 'Doiron, Angela' <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Subject:** Wetland Assessment for 19310 Fraser Highway Surrey

Hi John,

Further to our telephone call this morning, I am unable to make a determination on the requirements of a Water Sustainability Act approval for your property at 19310 Fraser Highway. From the City of Surrey mapping system and

the report titled Preliminary Feasibility Study – 19310 Fraser Highway and 6312 – 192<sup>nd</sup> Street, BC, dated November 19, 2014 prepared by PGL, there appears to be a wetland area on the southern portion of the property. Please have a qualified wetland ecologist assess the property particularly the southern portion and prepare a report outlining their findings.

Thank you,



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

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## FW: Wetland Assessment for 19310 Fraser Highway Surrey

---

From: Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: February 11, 2021 at 10:42:22 AM Pacific Standard Time  
Received: February 11, 2021 at 10:42:22 AM Pacific Standard Time  
Attachments: image004.jpg, image005.png, image003.jpg

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**From:** Jensen, Sandra L.S. FLNR:EX  
**Sent:** November 25, 2019 10:15 AM  
**To:** 'Doiron, Angela' ; Wilcott, Christopher  
**Cc:** Sutherland, Barbara FLNR:EX  
**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

Thanks for the information. That's interesting that the attached storm water plan has noted to keep both ponds.

Ok, I will leave this in your capable hands.

Keep us posted.

Sandra

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]  
**Sent:** Monday, November 25, 2019 9:56 AM  
**To:** Wilcott, Christopher  
**Cc:** Jensen, Sandra L.S. FLNR:EX  
**Subject:** FW: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Chris,

Please see the information attached. PGL needs to explain how these ponds are isolated, and do a full investigation to prove that they are not connected (either one).

We will require an EDP if they are connected (even for overflows).

This will require a lot of information on their end, please feel free to forward this information to them so that they understand the importance of proving out that these ponds are not connected.

Thanks (happy Monday!!)

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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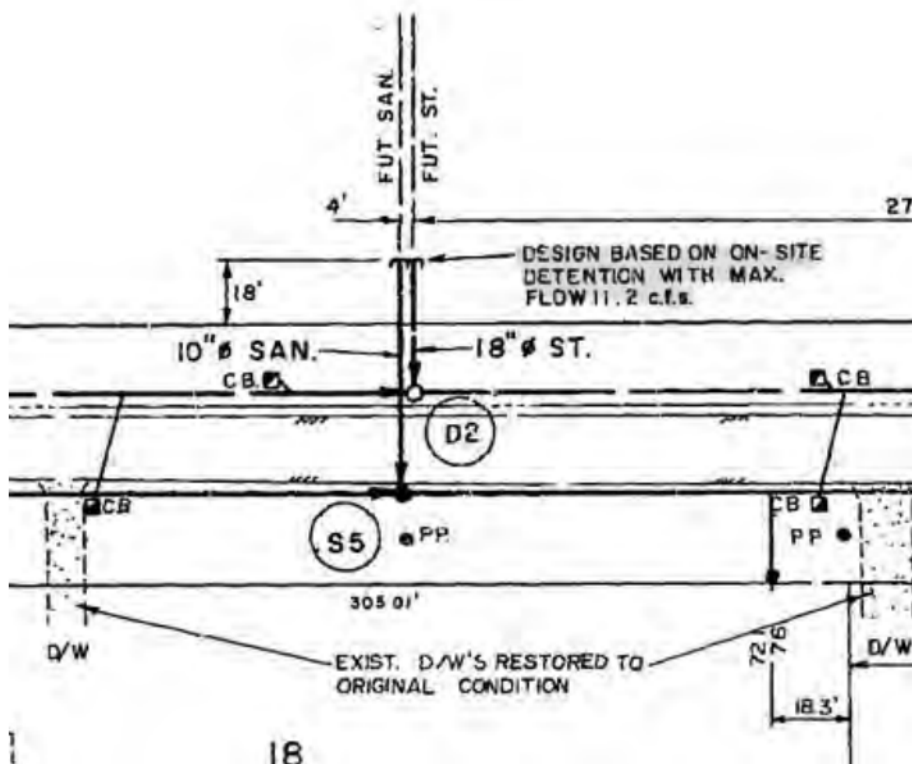
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**From:** Sabarre, Jessica <[Jessica.Sabarre@surrey.ca](mailto:Jessica.Sabarre@surrey.ca)>  
**Sent:** November 25, 2019 9:45 AM  
**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>  
**Cc:** Baron, Carrie <[CABaron@surrey.ca](mailto:CABaron@surrey.ca)>  
**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

I was involved in some pre-app discussions on this project but it was mainly to do with their on-site stormwater management requirements (flow, volume, release) and off-site servicing. This is an awkward property where it is downhill sloping with no legal frontage on 60 Avenue, so they are proposing a private service connection from the existing golf-course site through the neighbouring strata and an emergency pumped connection to Fraser Hwy. Attached is the latest plan that I have seen showing the on-site ponds were going to stay. I seem to recall they were going to use the ponds as part of their onsite detention but they had not provided details of on-site yet.

From COSMOS and as-builts, there is an existing 450mm storm connection to 60 Avenue, but don't have records of how it connects to the on-site system or how it services the existing Greenside Estates. Since it is on-site, Engineering does not typically have copies to these plans as they are reviewed and issued as part of the Building/Plumbing permit. I can try and look through Laserfische if you would like me too, otherwise Dave Orsetti can usually find background from past BP's I'm sure. Citiwest's attached plan does show connections from the existing ponds to the 450mm connection on 60 Avenue, but it's not clear whether this is survey of existing or proposed.



Let me know if you have any other questions or if you think it would be beneficial to look up some more info on Laserfische and I can dig for you.

Thanks,  
Jessica

**From:** Baron, Carrie <CABaron@surrey.ca>

**Sent:** November 22, 2019 3:49 PM

**To:** Doiron, Angela <Angela.Doiron@surrey.ca>; Sabarre, Jessica <Jessica.Sabarre@surrey.ca>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

I have had to look at this strata in the past. Pond are private onsite ponds and were part of their original development. They discharge to the system at the south end of the strata. Should look in Laser fiche for full history, I know I have dragged it out before. There looks to be some development applications for the site – more comments likely there.

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** November 22, 2019 3:16 PM

**To:** Baron, Carrie <CABaron@surrey.ca>; Sabarre, Jessica <Jessica.Sabarre@surrey.ca>

**Subject:** FW: Wetland Assessment for 19310 Fraser Highway Surrey

Hello there!

This area is super weird. Any background for this one or distant memories of potential connections from these ponds into any of our ditches or pipes?

Thank you kindly,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

**From:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>

**Sent:** November 22, 2019 2:46 PM

**To:** Doiron, Angela <Angela.Doiron@surrey.ca>; Sutherland, Barbara FLNR:EX <Barbara.Sutherland@gov.bc.ca>

**Cc:** Wang, Shirley FLNR:EX <Shirley.Wang@gov.bc.ca>; Steunenber, Lizanne FLNR:EX <Lizanne.Steunenber@gov.bc.ca>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

That is sweet Angela! Thanks so much. Glad to have you there! I attached the City's report on the detention ponds in the last email where it shows it as a Class B. Seems they may have been connected to Surrey storm water system?

(See also the very slim PGL report). Or maybe it was just the northern pond that was connected. I don't seem to have had a water licence for that golf course. Looks like there has been something at that southern location before even the golf course when I look at the google imagery.

I guess that greenspace is not covenant to that previous development? It's a shame to lose that greenspace! ☹

Seems like a lot of development is being squished into that lot.

As long as the Developer knows that he needs to make an assessment of this potential wetland and there should be clarification if it was designated Class B, then we will wait for the results and potential change approval application.

Thanks.

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]

**Sent:** Friday, November 22, 2019 1:38 PM

**To:** Jensen, Sandra L.S. FLNR:EX; Sutherland, Barbara FLNR:EX

**Cc:** Wang, Shirley FLNR:EX; Steunenberg, Lizanne FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Sandra – yes, I can definitely fill in any blanks 😊

I've answered your questions below in red.

If you require any further specific information (including dates etc), I can check in with the Planner on file and get any and all information you might need 😊 let me know!

Take care,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

---

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---

**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** November 22, 2019 1:26 PM

**To:** Doiron, Angela <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Sutherland, Barbara FLNR:EX <[Barbara.Sutherland@gov.bc.ca](mailto:Barbara.Sutherland@gov.bc.ca)>

**Cc:** Wang, Shirley FLNR:EX <[Shirley.Wang@gov.bc.ca](mailto:Shirley.Wang@gov.bc.ca)>; Steunenberg, Lizanne FLNR:EX

<[Lizanne.Steunenberg@gov.bc.ca](mailto:Lizanne.Steunenberg@gov.bc.ca)>

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi Angela,

Can you provide a little background to us on this. John originally was in contact with our groundwater officer, Shirley, to ask if he could infill this southern pond, which is or used to be a storm water detention pond. Shirley forwarded the inquiry onto me and I did a little digging. It appears there are two detention ponds on this property, a northern one with water and a southern one that they say goes dry, that they want to infill. It seemed he was under the impression he could come into the office and just have us say "yes" go ahead and infill the pond.

1. Does this company have a rezoning application in for this lot? And if so, what stage is it at? The applicant does have 3<sup>rd</sup> reading for a rezoning / subdivision of this lot, to create townhomes in 2 phases. They were looking to go to Final adoption but cannot until the City sees that they have a WSA Approval in hand. This application was active in 2014 prior to the WSA including isolated ponds; unfortunately the QEP did not revisit this issue until I took a look at it a few weeks ago.
2. Was the stormwater ponds for the golf course or the development around it? The ponds were part of the existing golf course, created many years ago. It is my assumption that the deeper pond was meant to be a landscape feature, whereas the southern pond was meant to help reduce flooding in the golf course area. As you know, many golf courses were built on old flood channels / riparian systems, so it makes sense to me that the previous land use would have taken advantage of the southern area. It is possible that they "enhanced" the south pond area by excavating it to allow it to hold more water. It now appears to have fully naturalized.
3. Is there any common property around the golf course for that previous development (all the properties around the golf course)? Or was this property reserved as green space for the previous development? It is my understanding that this area was common green space for the surrounding neighbourhood.
4. It seems the report attached to the stormwater ponds indicate a Class B system. So I'm curious to know if these are Class B ponds, why an application for a Change Approval wouldn't have just come into us. Are you able to provide a little background on this project and developer? If these ponds are "Class B" then that would indicate that they are connected to pipes or ditches, and if that is the case then our full Ecosystem Development Permit would come into play. The QEP has told me that they think this area is "totally isolated" so .. if you're getting different information then we need to have a conversation with them for sure.

As for why a Change Approval would not have come to you in the first place, this application pre-dates the protection of isolated wetlands; and until I began working for the City in 2018, the Planners had no idea that ponds were protected by Provincial regulation. Luckily, I am looking at all files, regardless of what reading they are at, and was able to catch this one before it was finalized.

Thanks Barb and Angela for advising him he needs to hire a QP to look at this pond.

---

**From:** Doiron, Angela [<mailto:Angela.Doiron@surrey.ca>]

**Sent:** Wednesday, November 20, 2019 1:34 PM

**To:** Sutherland, Barbara FLNR:EX; 'John@vmgpm.com'; 'jskender@sutton.com'

**Cc:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

I have attached a list of wetland ecologists who work within the lower mainland, to facilitate getting this done as soon as possible.

Thanks,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

---

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---

**From:** Sutherland, Barbara FLNR:EX

**Sent:** November 20, 2019 11:41 AM

**To:** 'John@vmgpm.com'; 'jskender@sutton.com'

**Cc:** Doiron, Angela; Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: Wetland Assessment for 19310 Fraser Highway Surrey

Hi John,

To clarify the southern portion of the property, please see the photo below, specifically the yellow area:



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

*Our Vision: Economic prosperity and environmental sustainability*

---

**From:** Sutherland, Barbara FLNR:EX

**Sent:** November 20, 2019 11:28 AM

**To:** 'John@vmgpm.com' <[John@vmgpm.com](mailto:John@vmgpm.com)>; 'jskender@sutton.com' <[jskender@sutton.com](mailto:jskender@sutton.com)>

**Cc:** 'Doiron, Angela' <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>; Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Subject:** Wetland Assessment for 19310 Fraser Highway Surrey

Hi John,

Further to our telephone call this morning, I am unable to make a determination on the requirements of a Water Sustainability Act approval for your property at 19310 Fraser Highway. From the City of Surrey mapping system and

the report titled Preliminary Feasibility Study – 19310 Fraser Highway and 6312 – 192<sup>nd</sup> Street, BC, dated November 19, 2014 prepared by PGL, there appears to be a wetland area on the southern portion of the property. Please have a qualified wetland ecologist assess the property particularly the southern portion and prepare a report outlining their findings.

Thank you,



**Barbara Sutherland**, BSc (Eng), BSc (EnvP)

Authorizations Specialist

Surface Water Authorizations

South Coast Natural Resource Region

Ministry of Forests, Lands, Natural Resource Operations and Rural Development

200-10428 153 Street, Surrey BC, V3R 1E1 | new Phone: 778-572-2199 | Fax: 604-586-4444

*Our Vision: Economic prosperity and environmental sustainability*

**From:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Sent:** February 11, 2021 at 10:43:01 AM Pacific Standard Time  
**Received:** February 11, 2021 at 10:43:01 AM Pacific Standard Time  
**Attachments:** image001.png

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**From:** Doiron, Angela

**Sent:** December 17, 2019 4:30 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Hi Sandra,

Stephen forwarded your e-mail to me (below); I'd love to have a chat about this one with you. I was going to plan a site visit with Barb, but it would be fantastic if you could come as well.

This week is looking fairly hectic now, so perhaps sometime in the new year (perhaps the 7<sup>th</sup> or 8<sup>th</sup> of January if that works for you). In the meantime though, if you have time to call me tomorrow it would be great to connect ☺

Let me know,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** December 16, 2019 1:41 PM

**To:** Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>

**Cc:** Marshall, Miriam <[Miriam.Marshall@surrey.ca](mailto:Miriam.Marshall@surrey.ca)>

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

I'm just following up on this amendment request for our file 2004315 for the 16<sup>th</sup> ave/hwy 99 development.

Can you give me a quick call about this. It appears the main argument is the streamside setback under Surrey Zoning Bylaw of 25m, but I don't recall this coming up during our discussions.

Looks like there is also a change in diverting the stormsewer through the trib on the west side of the property at 16<sup>th</sup> avenue. The pond is larger and there is less infill of Fergus creek which is fine but they are diverting some of the unnamed trib and Fergus creek into this pond.

New# 778-572-2254

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** November 26, 2019 4:32 PM

**To:** Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>

**Subject:** FW: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

Were you aware that after all the work we did on this file, that they want to amend the design again?

---

**From:** Ian Whyte [<mailto:whyte@envirowest.ca>]

**Sent:** Tuesday, November 26, 2019 2:53 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

Here is a description of the changes.

1. **Change of ownership.** The applicant (South Surrey Business Centre Inc.) remains the same, but ownership has changed (contact is no longer Leigh Sully). Revise the contact info Mr. Iqbal Grewal, Unit 228, 7093 King George Blvd., Surrey, BC, V3W 5A2.

2. **Rationale for changes.** As proposed and approved, the realigned channel and pond would occur within approximately 10 metres of the property's east boundary (adjacent to City park). The streamside setback required under the Surrey Zoning Bylaw (which had not yet been adopted when the WSA application was submitted) is 25

metres. Extension of the 25 m setback onto adjacent City parkland is considered (by the City) to be an encumbrance that would require some form of compensation to the City. Alternatively, the setback from the approved/reconstructed stream could be addressed by a setback variance, a somewhat lengthy process requiring City Council approval. Rather than deal with either compensation or a variance application, it was decided to propose a modified design based on the approved plan, involving a shift of all new habitat to be at least 25 m from the park boundary.

**3. Specifics of the revised plan.** Realignment of the proposed channel (to maintain a 25 m offset from the park boundary) resulted in a reduction in channel and pond areas. The amended plan achieves the same extent of new wetted habitat (original: 262 m<sup>2</sup> of new channel and 260 m<sup>2</sup> of new pond; amended 163 m<sup>2</sup> of new channel and 344 m<sup>2</sup> of new pond). The approved and amended plans are shown in Drawing No. 1774-01-10 (attached). In order to achieve the habitat balance, the lower end of the unnamed tributary is also realigned to a pond that will be shared/contiguous with the Fergus Creek channel. Riparian enhancements will be to the same extent as approved.

**4. Other design amendments.** Several positive changes accompany the amended works. These include retention of approximately half of the Fergus Creek Tributary near the north end of the site (as approved, this was completely infilled), retention of more trees adjacent to Fergus Creek (in order to avoid a setback variance), and an increase of approximately 1,738 m<sup>2</sup> of protected park area.

**5. Overall net benefits.** The amended plan widens the Fergus Creek setback adjacent to the development (originally designed to be RAR-compliant; now widened to comply with the City's Zoning Bylaw) by about 11.1 metres, and increases the total protected park/habitat area by 16.5%.

Please consider these proposed amendment and advise us of their acceptability. If you are agreeable there are design drawing changes that can be made fairly quickly. Also, if agreeable I can provide you with the detailed description of the changes to be made in and about the stream to aid in your processing of the request.

Ian

	Ian W. Whyte, P.Ag. Director	office: 604-944-0502 ext. 1	Suite 101 - 1515 Broadway Street
		cellular: 604-240-2139	Port Coquitlam, British Columbia
		facsimile: 604-944-0507	Canada V3C 6M2
	envirowest consultants inc. www.envirowest.ca		

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** Friday, November 22, 2019 4:21 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX ; Johnson, Kym L FLNR:EX ; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval s.16 (you had done the original)

Hi Ian,

I don't recall receiving the detailed description and justification for all the proposed changes to this Change Approval. Can you please provide this to me by Wednesday, November 27, 2019.

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** Tuesday, October 29, 2019 4:43 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX

**Subject:** RE: Proposed amendment of Approval s.16 (you had done the original)

Hi Ian,

As stated in my email, please provide a very detailed description and justification for all the proposed changes you have submitted.

Thank you.

---

**From:** Ian Whyte [<mailto:whyte@envirowest.ca>]

**Sent:** Tuesday, October 29, 2019 4:28 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX

**Subject:** RE: Proposed amendment of Approval s.16 (you had done the original)

Hi Sandra,

Did my response yesterday clarify the matter or do you still require further info?

Ian



Ian W. Whyte, P.Ag.  
Director

envirowest consultants inc.

www.envirowest.ca

office: 604-944-0502 ext. 1  
cellular: 604-240-2139  
facsimile: 604-944-0507

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

**From:** Ian Whyte

**Sent:** Monday, October 28, 2019 2:09 PM

**To:** 'Jensen, Sandra L.S. FLNR:EX'

**Cc:** 'Smith, Malissa FLNR:EX' ; 'Johnson, Kym L FLNR:EX'

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

I've just noticed that the drawing that compares the approved and the proposed works has two labels that are misleading.<sup>s.16</sup>

s.16

To be clear, no work has been started on this project.<sup>s.16</sup>

s.16

Ian



Ian W. Whyte, P.Ag.  
Director

envirowest consultants inc.

www.envirowest.ca

office: 604-944-0502 ext. 1  
cellular: 604-240-2139  
facsimile: 604-944-0507

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** Monday, October 28, 2019 9:48 AM

**To:** 'Ian Whyte' <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Subject:** FW: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Ian,

We are in receipt of your amendment request for Change Approval<sup>s.16</sup>

You know that we worked very hard to come to an agreement on the works that were authorized under the Change Approval<sup>s.16</sup>. Therefore, I'm very surprised to see an amendment come through on the design for this.

s.16

s.16 Please provide a very detailed description and justification for all the proposed changes you have submitted.

Thank you.

Sandra

**From:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Sent:** October 3, 2019 4:18 PM

**To:** Front Counter BC Surrey FLNR:EX <[FrontCounterBC.Surrey@gov.bc.ca](mailto:FrontCounterBC.Surrey@gov.bc.ca)>; Water Act Referrals Lower Mainland FLNR:EX <[WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca)>

**Subject:** Proposed amendment of Approval<sup>s.16</sup>



Ian W. Whyte, P.Ag.  
Director

envirowest consultants inc.

www.envirowest.ca

office: 604-944-0502 ext. 1  
cellular: 604-240-2139  
facsimile: 604-944-0507

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

From: Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: February 11, 2021 at 10:43:11 AM Pacific Standard Time  
Received: February 11, 2021 at 10:43:12 AM Pacific Standard Time  
Attachments: image001.png

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**From:** Doiron, Angela

**Sent:** December 18, 2019 12:47 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Yes, it's the same. I have some information from ENKON indicating that the "wet undefined drainages" in the forest is a swamp ecosystem.. so I wanted to go check it out to see if it conforms with what Envirowest is telling us in the reporting.

s.16

I'm wanting to visit this site as it is moving ahead with two separate development applications and both are providing conflicting information. I know you've already visited the properties in years past so I understand if you've seen all you need to (but you are of course welcome to join!)

Let me know what you think,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** December 17, 2019 4:33 PM

**To:** Doiron, Angela

**Subject:** RE:s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Are you sure we are talking about the same file? I haven't talked to Barb about it but I have already issued the Approval and now Envirowest is applying for an amendment, which I'm looking after.

---

**From:** Doiron, Angela <Angela.Doiron@surrey.ca>

**Sent:** December 17, 2019 4:30 PM

**To:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>

**Subject:** RE:s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Hi Sandra,

Stephen forwarded your e-mail to me (below); I'd love to have a chat about this one with you. I was going to plan a site visit with Barb, but it would be fantastic if you could come as well.

This week is looking fairly hectic now, so perhaps sometime in the new year (perhaps the 7<sup>th</sup> or 8<sup>th</sup> of January if that works for you). In the meantime though, if you have time to call me tomorrow it would be great to connect ☺

Let me know,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

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---

**From:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>

**Sent:** December 16, 2019 1:41 PM

**To:** Godwin, Stephen <SGodwin@surrey.ca>

**Cc:** Marshall, Miriam <Miriam.Marshall@surrey.ca>

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

I'm just following up on this amendment request for our file<sup>s.16</sup> for the 16<sup>th</sup> ave/hwy 99 development.

Can you give me a quick call about this. It appears the main argument is the streamside setback under Surrey Zoning Bylaw of 25m, but I don't recall this coming up during our discussions.

Looks like there is also a change in diverting the stormsewer through the trib on the west side of the property at 16<sup>th</sup> avenue. The pond is larger and there is less infill of Fergus creek which is fine but they are diverting some of the unnamed trib and Fergus creek into this pond.

New# 778-572-2254

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** November 26, 2019 4:32 PM

**To:** Godwin, Stephen <SGodwin@surrey.ca>

**Subject:** FW: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

Were you aware that after all the work we did on this file, that they want to amend the design again?

---

**From:** Ian Whyte [mailto:whyte@envirowest.ca]

**Sent:** Tuesday, November 26, 2019 2:53 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

Here is a description of the changes.

1. **Change of ownership.** The applicant (South Surrey Business Centre Inc.) remains the same, but ownership has changed (contact is no longer Leigh Sully). Revise the contact info Mr. Iqbal Grewal, Unit 228, 7093 King George Blvd., Surrey, BC, V3W 5A2.
2. **Rationale for changes.** As proposed and approved, the realigned channel and pond would occur within approximately 10 metres of the property's east boundary (adjacent to City park). The streamside setback required under the Surrey Zoning Bylaw (which had not yet been adopted when the WSA application was submitted) is 25 metres. Extension of the 25 m setback onto adjacent City parkland is considered (by the City) to be an encumbrance that would require some form of compensation to the City. Alternatively, the setback from the approved/reconstructed stream could be addressed by a setback variance, a somewhat lengthy process requiring City Council approval. Rather than deal with either compensation or a variance application, it was decided to propose a modified design based on the approved plan, involving a shift of all new habitat to be at least 25 m from the park boundary.
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Canada V3C 6M2

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**Sent:** Friday, November 22, 2019 4:21 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX ; Johnson, Kym L FLNR:EX ; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

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**To:** Front Counter BC Surrey FLNR:EX <[FrontCounterBC.Surrey@gov.bc.ca](mailto:FrontCounterBC.Surrey@gov.bc.ca)>; Water Act Referrals Lower Mainland FLNR:EX <[WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca)>

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Attachments: image001.png

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**To:** 'Ian Whyte'  
**Cc:** Smith, Malissa FLNR:EX ; Tesch, Leah FLNR:EX ; 'Doiron, Angela' ; Sutherland, Barbara FLNR:EX  
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**Sent:** December 17, 2019 11:06 AM  
**To:** Jensen, Sandra L.S. FLNR:EX  
**Cc:** Smith, Malissa FLNR:EX ; Johnson, Kym L FLNR:EX ; Tesch, Leah FLNR:EX  
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**Sent:** Tuesday, November 26, 2019 2:53 PM  
**To:** 'Jensen, Sandra L.S. FLNR:EX'  
**Cc:** 'Smith, Malissa FLNR:EX' ; 'Johnson, Kym L FLNR:EX' ; 'Tesch, Leah FLNR:EX'  
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**From:** Ian Whyte

**Sent:** December 27, 2019 1:24 PM

**To:** 'Doiron, Angela'

**Cc:** Smith, Malissa FLNR:EX ; Tesch, Leah FLNR:EX ; Sutherland, Barbara FLNR:EX ; Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Angela,

Sandra's message suggests that you have requested info from me about the Elkay development. I have not received any comments on this project since our DP submission in early November (there were comments about the adjacent "Grove" development that were sent to Pacific Land Group (PLG), one of which affected the Elkay site; PLG forwarded that to me). Can you please forward your comments regarding the Elkay site me. Thanks.

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**FW:**<sup>s.16</sup>

**FW: Proposed amendment of WSA Approval**<sup>s.16</sup>

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**From:** Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
**To:** Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
**Sent:** February 11, 2021 at 10:44:21 AM Pacific Standard Time  
**Received:** February 11, 2021 at 10:44:22 AM Pacific Standard Time  
**Attachments:** IMG\_3230.jpg, IMG\_3222.jpg, image002.png, IMG\_3220.jpg, image003.png, IMG\_3217.jpg

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**From:** Doiron, Angela

**Sent:** February 7, 2020 8:41 AM

**To:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE:<sup>s.16</sup> FW: Proposed amendment of WSA Approva<sup>s.16</sup>

Hi Sandra,

Yes, I'd be happy to provide you with my comments – I've attached a summary of the findings from our site visit on January 7, 2020 😊

Below is a screenshot of our general observations. I've also attached 4 representative photos.

These are obviously very general lines that were not surveyed or flagged in the field. The City will require that the QEP employs a wetland specialist to help confirm the boundaries of the swamp on the property; it would be beneficial for s.16 site to the west to use the same wetland report, as it appears that the swamp also exists on that property as well. In an updated Ecosystem Development Plan, the City is going to require:

1. a full wetland assessment be completed, which will need to include mapping and photos of soil observations, as well as hydrologic and ecological rationale;
2. a hydrology report to support their development plans;
3. a full discussion with Parks regarding the P-15 agreement that will be required for the proposed pond works, which Parks was not privy to;
  - a. an understanding that the City will not accept compensation within an existing wetland habitat and Class A feature; and

4. an updated RAPR report, complete with a windthrow assessment.

I note in the initial letters you sent me that it appeared to be quite a different year from a precipitation and regulatory perspective, when Envirowest initially did a site assessment. I would also point out that the 'non-stream' drainage feature that is discussed in the letter seems to be the wetland area and unmapped Class B streams that we observed on-site.

Thanks for getting in touch – I hope this helps a bit 😊 let me know if you need any other info!

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** February 6, 2020 11:56 AM

**To:** Doiron, Angela

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Hi Angela,

I pulled the file and have been reviewing some of the information. This is some of the original information that came with the application. Can you provide your comments to me on the findings during the site visit and the description of the streams that Envirowest has described in these 2 letters please and thanks.

Sandra

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** February 6, 2020 10:58 AM

**To:** 'Doiron, Angela' <[Angela.Doiron@surrey.ca](mailto:Angela.Doiron@surrey.ca)>

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Hi Angela,

I'm just preparing the response for Ian for this file. Can you send me the report for the other property and put together a response for the purpose of the site visit and your results of the site visit for me please and thanks.

Sandra

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** December 17, 2019 4:33 PM

**To:** 'Doiron, Angela'

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Are you sure we are talking about the same file? I haven't talked to Barb about it but I have already issued the Approval and now Envirowest is applying for an amendment, which I'm looking after.

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**From:** Doiron, Angela

**Sent:** December 17, 2019 4:30 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Subject:** RE: s.16 FW: Proposed amendment of WSA Approval<sup>s.16</sup>

Hi Sandra,

Stephen forwarded your e-mail to me (below); I'd love to have a chat about this one with you. I was going to plan a site visit with Barb, but it would be fantastic if you could come as well.

This week is looking fairly hectic now, so perhaps sometime in the new year (perhaps the 7<sup>th</sup> or 8<sup>th</sup> of January if that works for you). In the meantime though, if you have time to call me tomorrow it would be great to connect 😊

Let me know,

Angela Doiron, B.Sc., R.P.Bio. | Environmental Planner

**CITY OF SURREY**

Planning and Development

13450 104th Ave, Surrey, BC, Canada V3T 1V8

T 604.591.4399 [www.surrey.ca](http://www.surrey.ca)

---

**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** December 16, 2019 1:41 PM

**To:** Godwin, Stephen <[SGodwin@surrey.ca](mailto:SGodwin@surrey.ca)>

**Cc:** Marshall, Miriam <[Miriam.Marshall@surrey.ca](mailto:Miriam.Marshall@surrey.ca)>

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

I'm just following up on this amendment request for our file<sup>s.16</sup> for the <sup>s.16</sup>

Can you give me a quick call about this. It appears the main argument is the streamside setback under Surrey Zoning Bylaw of 25m, but I don't recall this coming up during our discussions.

Looks like there is also a change in diverting the stormsewer through the trib on the west side of the property at

<sup>s.16</sup> The pond is larger and there is less infill of <sup>s.16</sup> which is fine but they are diverting some of the unnamed trib and <sup>s.16</sup> into this pond.

New# 778-572-2254

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** November 26, 2019 4:32 PM

**To:** Godwin, Stephen <SGodwin@surrey.ca>

**Subject:** FW: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Stephen,

Were you aware that after all the work we did on this file, that they want to amend the design again?

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**From:** Ian Whyte [mailto:whyte@envirowest.ca]

**Sent:** Tuesday, November 26, 2019 2:53 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

Here is a description of the changes.

1. **Change of ownership.** The applicant (South Surrey Business Centre Inc.) remains the same, but ownership has changed (contact is no longer Leigh Sully). Revise the contact info Mr. Iqbal Grewal, Unit 228, 7093 King George Blvd., Surrey, BC, V3W 5A2.

2. **Rationale for changes.** As proposed and approved, the realigned channel and pond would occur within approximately 10 metres of the property's east boundary (adjacent to City park). The streamside setback required under the Surrey Zoning Bylaw (which had not yet been adopted when the WSA application was submitted) is 25 metres. Extension of the 25 m setback onto adjacent City parkland is considered (by the City) to be an encumbrance that would require some form of compensation to the City. Alternatively, the setback from the approved/reconstructed stream could be addressed by a setback variance, a somewhat lengthy process requiring City Council approval. Rather than deal with either compensation or a variance application, it was decided to propose a modified design based on the approved plan, involving a shift of all new habitat to be at least 25 m from the park boundary.

3. **Specifics of the revised plan.** Realignment of the proposed channel (to maintain a 25 m offset from the park boundary) resulted in a reduction in channel and pond areas. The amended plan achieves the same extent of new wetted habitat (original: 262 m<sup>2</sup> of new channel and 260 m<sup>2</sup> of new pond; amended 163 m<sup>2</sup> of new channel and 344 m<sup>2</sup> of new pond). The approved and amended plans are shown in Drawing No. 1774-01-10 (attached). In order to achieve the habitat balance, the lower end of the unnamed tributary is also realigned to a pond that will be shared/contiguous with the Fergus Creek channel. Riparian enhancements will be to the same extent as approved.

4. **Other design amendments.** Several positive changes accompany the amended works. These include retention of approximately half of the Fergus Creek Tributary near the north end of the site (as approved, this was completely infilled), retention of more trees adjacent to Fergus Creek (in order to avoid a setback variance), and an increase of approximately 1,738 m<sup>2</sup> of protected park area.

5. **Overall net benefits.** The amended plan widens the Fergus Creek setback adjacent to the development (originally designed to be RAR-compliant; now widened to comply with the City's Zoning Bylaw) by about 11.1 metres, and increases the total protected park/habitat area by 16.5%.

Please consider these proposed amendment and advise us of their acceptability. If you are agreeable there are design drawing changes that can be made fairly quickly. Also, if agreeable I can provide you with the detailed description of the changes to be made in and about the stream to aid in your processing of the request.

Ian

 Ian W. Whyte, P.Ag.  
Director

office: 604-944-0502 ext. 1  
cellular: 604-240-2139  
facsimile: 604-944-0507

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

**envirowest consultants inc.**  
www.envirowest.ca

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** Friday, November 22, 2019 4:21 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX ; Johnson, Kym L FLNR:EX ; Tesch, Leah FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Ian,

I don't recall receiving the detailed description and justification for all the proposed changes to this Change Approval. Can you please provide this to me by Wednesday, November 27, 2019.

---

**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** Tuesday, October 29, 2019 4:43 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Ian,

As stated in my email, please provide a very detailed description and justification for all the proposed changes you have submitted.

Thank you.

---

**From:** Ian Whyte [<mailto:whyte@envirowest.ca>]

**Sent:** Tuesday, October 29, 2019 4:28 PM

**To:** Jensen, Sandra L.S. FLNR:EX

**Cc:** Smith, Malissa FLNR:EX; Johnson, Kym L FLNR:EX

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

Did my response yesterday clarify the matter or do you still require further info?

Ian

	Ian W. Whyte, P.Ag. Director	office: 604-944-0502 ext. 1 cellular: 604-240-2139 facsimile: 604-944-0507	Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2
	envirowest consultants inc.		
	<a href="http://www.envirowest.ca">www.envirowest.ca</a>		

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**From:** Ian Whyte

**Sent:** Monday, October 28, 2019 2:09 PM

**To:** 'Jensen, Sandra L.S. FLNR:EX'

**Cc:** 'Smith, Malissa FLNR:EX' ; 'Johnson, Kym L FLNR:EX'

**Subject:** RE: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Sandra,

I've just noticed that the drawing that compares the approved and the proposed works has two labels that are misleading. <sup>s.16</sup>

<sup>s.16</sup>

To be clear, no work has been started on this project. <sup>s.16</sup>

<sup>s.16</sup>

Ian

	Ian W. Whyte, P.Ag. Director	office: 604-944-0502 ext. 1 cellular: 604-240-2139 facsimile: 604-944-0507	Suite 101 - 1515 Broadway Street Port Coquitlam, British Columbia Canada V3C 6M2
	envirowest consultants inc.		
	<a href="http://www.envirowest.ca">www.envirowest.ca</a>		

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**From:** Jensen, Sandra L.S. FLNR:EX <[Sandra.Jensen@gov.bc.ca](mailto:Sandra.Jensen@gov.bc.ca)>

**Sent:** Monday, October 28, 2019 9:48 AM

**To:** 'Ian Whyte' <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Cc:** Smith, Malissa FLNR:EX <[Malissa.Smith@gov.bc.ca](mailto:Malissa.Smith@gov.bc.ca)>; Johnson, Kym L FLNR:EX <[Kym.Johnson@gov.bc.ca](mailto:Kym.Johnson@gov.bc.ca)>

**Subject:** FW: Proposed amendment of Approval<sup>s.16</sup> (you had done the original)

Hi Ian,

We are in receipt of your amendment request for Change Approval<sup>s.16</sup>

You know that we worked very hard to come to an agreement on the works that were authorized under the Change Approval <sup>s.16</sup>. Therefore, I'm very surprised to see an amendment come through on the design for this.

s.16

s.16 Please provide a very detailed description and justification for all the proposed changes you have submitted.  
Thank you.  
Sandra

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**From:** Ian Whyte <[whyte@envirowest.ca](mailto:whyte@envirowest.ca)>

**Sent:** October 3, 2019 4:18 PM

**To:** Front Counter BC Surrey FLNR:EX <[FrontCounterBC.Surrey@gov.bc.ca](mailto:FrontCounterBC.Surrey@gov.bc.ca)>; Water Act Referrals Lower Mainland FLNR:EX <[WaterActReferrals.LowerMainland@gov.bc.ca](mailto:WaterActReferrals.LowerMainland@gov.bc.ca)>

**Subject:** Proposed amendment of Approvals.16



Ian W. Whyte, P.Ag.  
Director

office: 604-944-0502 ext. 1  
cellular: 604-240-2139  
facsimile: 604-944-0507

Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

envirowest consultants inc.  
[www.envirowest.ca](http://www.envirowest.ca)









## FW: Amendment for Change Approval<sup>s.16</sup>

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From: Jensen, Sandra L.S. FLNR:EX <Sandra.Jensen@gov.bc.ca>  
To: Smith, Malissa FLNR:EX <Malissa.Smith@gov.bc.ca>  
Sent: February 11, 2021 at 10:44:31 AM Pacific Standard Time  
Received: February 11, 2021 at 10:44:32 AM Pacific Standard Time  
Attachments: image001.png

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**From:** Jensen, Sandra L.S. FLNR:EX

**Sent:** February 13, 2020 12:54 PM

**To:** 'Ian Whyte'

**Cc:** Smith, Malissa FLNR:EX ; 'Doiron, Angela' ; Sutherland, Barbara FLNR:EX ; Johnson, Kym L FLNR:EX ; Tesch, Leah FLNR:EX

**Subject:** Amendment for Change Approval<sup>s.16</sup>

Hi Ian,

On January 7, 2020, I attended a site visit to the properties proposed for the Elkay Development at the corner of Highway 99 and 16<sup>th</sup> Avenue with Barb Sutherland, Authorizations Officer, and Angela Doiron, Environmental Planner from the City of Surrey. The City of Surrey has raised concerns over a possible wetland on the property. Surrey has indicated that the 'non-stream' drainage features that is discussed in your January 6, 2017 and March 8, 2017 letters to Elkay Developments seems to be the wetland area and unmapped Class B streams that we observed on-site (as shown on the attached overview received from Surrey).

Surrey has stated that they will require that the QEP employs a wetland specialist to help confirm the boundaries of the swamp on the property, including the<sup>s.16</sup> site to the west.

In an updated Ecosystem Development Plan, the City is going to require:

1. a full wetland assessment be completed, which will need to include mapping and photos of soil observations, as well as hydrologic and ecological rationale;
2. a hydrology report to support their development plans;
3. a full discussion with Parks regarding the P-15 agreement that will be required for the proposed pond works, which Parks was not privy to;
  - a. an understanding that the City will not accept compensation within an existing wetland habitat and Class A feature; and
4. an updated RAPR report, complete with a windthrow assessment.

As such, at this time your Change Approval <sup>s.16</sup> amendment will be placed on HOLD until the assessment has been completed. Furthermore, it is important to discuss the proposed pond with Surrey's Park staff. They have raised concerns on the pond, including the location (which you have changed) but also the hydrology of the pond to ensure that the constructed pond feature will function as designed. Please be advised, that this pond is part of the proposal and habitat compensation and is not intended to be a storm water detention pond.

**As the City of Surrey has concerns on this project, you should address all of their concerns prior to any construction on the property.**

Upon submission of this email, I will no longer be involved with the project. Please communicate directly with Angela for their information needs and Malissa for any questions related to your Change Approval.

Thank you.

Sandra Jensen

Authorizations Specialist, Water Authorization

Ministry of Forests, Lands and Natural Resource Operations

South Coast Natural Resource Region

2nd Floor, 10428 153rd Street, Surrey, BC V3R 1E1

Ph: 778-572-2254 Fax: 604-586-4444

Website: <http://www.env.gov.bc.ca/wsd/>

Email: [sandra.jensen@gov.bc.ca](mailto:sandra.jensen@gov.bc.ca)