

FW: Langford Lake Concerns,^{s.22}

From: Wilkerson, Stacey L FLNR:EX <Stacey.Wilkerson@gov.bc.ca>
To: Pritchard, Heather FLNR:EX <Heather.Pritchard@gov.bc.ca>
Sent: January 14, 2015 2:49:19 PM PST
Attachments: image002.jpg, image003.jpg, image001.gif
FYI...

From: Wilkerson, Stacey L FLNR:EX
Sent: Wednesday, January 14, 2015 2:35 PM
To: 'mbaldwin@cityoflangford.ca'
Cc: Henigman, Margaret FLNR:EX
Subject: FW: Langford Lake Concerns,^{s.22}

Hi Matthew,

Maggie has forwarded your email and I thought we should pick up this discussion. From reading the email thread, I can see there has been some tension. I can understand why you took offence. I hope you will accept Maggie's apology and that we can move forward more respectfully.

This is a timely discussion, as we are currently doing a RAR bylaw review as per the Ombudsperson's report. One aspect of RAR implementation that was noted by the Ombudsperson, is the decision by three local governments to not use the notification system. In order to be compliant with Section 4 of the RAR, the province has always maintained that a local government must, among other things, be on the notification system. To this end, we are unaware of an "opting out" option for the notification system. The clause about "meeting or beating" does not refer to an option for not using the notification system.

We would appreciate the opportunity to work with Langford and discuss your approach to RAR. Perhaps as a starting point you could provide me with the City of Langford's rationale for not using the notification system and we can go from there.

I appreciate your time and effort on this.

Best regards,

Stacey Wilkerson M.Sc, R.P.Bio
Aquatic Habitat Specialist, Provincial RAR Coordinator
Resource Stewardship Division
Ministry of Forests, Lands and Natural Resource Operations
PO Box 9525 Stn Prov Govt
Victoria BC V8W 3K2
(250) 356-9804
Stacey.Wilkerson@gov.bc.ca

From: Matthew Baldwin [<mailto:mbaldwin@cityoflangford.ca>]
Sent: Wednesday, January 14, 2015 11:25 AM
To: Henigman, Margaret FLNR:EX
Cc: Leah Stohmann
Subject: RE: Langford Lake Concerns, ^{s.22}

Perhaps this is a matter that you need to discuss at your end. If opting out is creating this problem, then don't offer it as an option.

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning



CITY OF LANGFORD

2nd floor, 877 Goldstream Ave.
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To: Matthew Baldwin
Cc: Leah Stohmann
Subject: RE: Langford Lake Concerns,^{s.22}

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Maggie

From: Matthew Baldwin [<mailto:mbaldwin@cityoflangford.ca>]
Sent: Wednesday, January 14, 2015 11:02 AM
To: Henigman, Margaret FLNR:EX
Cc: Leah Stohmann
Subject: RE: Langford Lake Concerns,^{s.22}

Ms. Henigman,

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From: Matthew Baldwin [<mailto:mbaldwin@cityoflangford.ca>]
Sent: Wednesday, January 14, 2015 8:05 AM
To: Henigman, Margaret FLNR:EX
Cc: Leah Stohmann
Subject: RE: Langford Lake Concerns^{s.22}

Good morning Maggie,

The Development Permit requires that the QEP monitor, per the RAR, and our Engineering Department also monitors during construction.

We are not aware of any sediment and erosion from 2097 Millstream entering Millstream Creek. The property owners are operating entirely outside of the SPEA.

We are aware of ^{s.22} and her concerns about weed harvesting on Langford Lake.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
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Sent: Tuesday, January 13, 2015 4:55 PM
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I am aware of another S&E concern identified in a RAR report at 2097 Millstream.

Does Langford monitor developments it authorizes from QEP reports? Do Langford DPs include requirements for S&E control plans? If so, what action would Langford take in the event of a sediment release to fish bearing water? Just curious.

Regards,

Maggie Henigman, MA
Sr. Ecosystems Biologist
Ministry of Forests lands and Natural Resource Operations
2080-A Labieux Rd.,
Nanamo, BC, V9T 5C1
250-751-3214
margaret.henigman@gov.bc.ca



From: Goeller, Neil FLNR:EX
Sent: Tuesday, January 13, 2015 4:39 PM
To: Henigman, Margaret FLNR:EX; Lapcevic, Pat FLNR:EX; Bunce, Hubert ENV:EX; Epps, Deb ENV:EX; Barlak, Rosie ENV:EX
Cc: Telfer, Kevin FLNR:EX
Subject: Langford Lake Concerns, s.22

All,

I spoke with s.22 . Her concern appears to be around contamination of some sort, likely sediment by the sound of it. It appears to be sourced in the area of the City Centre Park complex/development. I know there's been construction over there in recent years, but I don't know what's on-going at this time. This may be a familiar issue for water quality?

s.22 has not searched specifically for the source, but thinks it comes from a larger culvert near the swimming beach and boardwalk towards the end of Leigh Rd (SE corner of Langford Lake. Looking at the maps (google) it seems that there is a series of culverts that could be sourced at Glen Lake through several small ponds (settling ponds or retained wetlands).

Based on my discussion with s.22 I would say this is more a water quality issue than Water Act. However, if it is contamination resulting from works in and about a stream, that would change things. Please let me know what your thoughts, knowledge or history on this issue is.

Thanks,

Neil

Neil Goeller, M.Sc., P.Geo.
Regional Hydrologist
Natural Resource Operations
West Coast Region
(P) 250-751-7118, (C) 250-802-0737, (F) 250-751-3103

From: Henigman, Margaret FLNR:EX
Sent: Tuesday, January 13, 2015 1:15 PM
To: Lapcevic, Pat FLNR:EX; Bunce, Hubert ENV:EX; Goeller, Neil FLNR:EX
Subject: RE: to let you know

Thanks Pat; Langford are not one of our more collaborative local governments. I have no idea if perhaps the caller maybe already tried that.

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Sent: Tuesday, January 13, 2015 12:45 PM
To: Henigman, Margaret FLNR:EX; Bunce, Hubert ENV:EX; Goeller, Neil FLNR:EX
Subject: RE: to let you know

Storm run-off is a municipal responsibility is it not?

Neil: Could you give the complainant below a call to close the loop on this?

Thanks,

Pat

From: Henigman, Margaret FLNR:EX
Sent: Tuesday, January 13, 2015 12:42 PM
To: Lapcevic, Pat FLNR:EX; Bunce, Hubert ENV:EX
Subject: FW: to let you know

Sorry guys, looks like I'll be tagging you with this since it appears the Epp's are away.

From: Henigman, Margaret FLNR:EX
Sent: Tuesday, January 13, 2015 12:40 PM
To: Retzer, Brian FLNR:EX
Cc: Epps, Brian FLNR:EX; Epps, Deb ENV:EX

Subject: RE: to let you know

I'm not sure I'm the right person for this task...and not completely clear what the task is! I wonder what she means by "allowable storm run-off" – quantity vs quality?? And I assuming you mean discharge into Langford Lake??

Brian and Deb: thoughts? Any chance either of you could tackle this one?

Maggie

From: Retzer, Brian FLNR:EX
Sent: Monday, January 12, 2015 12:36 PM
To: Henigman, Margaret FLNR:EX
Subject: to let you know

Hi Maggie,

I just got a call from s.22 a resident on Langford Lake.

She was asking about regulations with regard to allowable storm run-off into Langford.

I suggested you, not me, would be the best contact, being the urban bio and all. So, Maggie be on the look-out.

You can thank me with a box of cookies!!! Always happy to send work to my colleagues!

Have fun!!!

Cheerz,
Brian

* I spoke to s.22 last October about aquatic plant problems; but, today I thought the same person introduced herself as s.22 ????

s.22

brian.retzer@gov.bc.ca | Land & Resource Use Planning Officer | Ministry of Natural Resource Operations | Nanaimo | 250.751.3196

RE: Langford Lake Concerns,^{s.22}

From: Wilkerson, Stacey L FLNR:EX <Stacey.Wilkerson@gov.bc.ca>
To: Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>
Sent: April 14, 2015 2:53:03 PM PDT
Attachments: image002.jpg, image003.jpg, image001.gif

You could talk to Matthew or Leah Stohmann. I'm not sure who would be best, but either one should be able to help.

From: Appleton, Andrew FLNR:EX
Sent: Tuesday, April 14, 2015 2:39 PM
To: Wilkerson, Stacey L FLNR:EX
Subject: RE: Langford Lake Concerns,^{s.22}

No, not as yet. Is Matthew then the right person to follow up with? Thanks for this!

Cheers,
Andrew

From: Wilkerson, Stacey L FLNR:EX
Sent: Tuesday, April 14, 2015 2:17 PM
To: Appleton, Andrew FLNR:EX
Subject: FW: Langford Lake Concerns,^{s.22}

Did I send this to you already?

From: Matthew Baldwin [<mailto:mbaldwin@cityoflangford.ca>]
Sent: Thursday, January 15, 2015 1:49 PM
To: Wilkerson, Stacey L FLNR:EX
Cc: Henigman, Margaret FLNR:EX; Leah Stohmann
Subject: RE: Langford Lake Concerns,^{s.22}

Hello Stacey,

I am satisfied by Maggie's apology. I understand that these things do happen from time to time.

As for the notification system, it is our understanding that Section 12(4)(b) of the Fish Protection Act does not require the City of Langford to partake in the RAR notification process, as the City of Langford has established a 43m Riparian Development Permit Area in accordance with Part 26 of the Local Government Act, AND as it has always been the opinion of the City that this designation provides a level of protection that is equal to or exceeds the directive that is the notification process.

That is our rationale for not using the notification system, but I would be happy to discuss this further if this needs further clarification.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning



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Best regards,

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Have fun!!!

Cheerz,
Brian

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^{s.22}

brian.retzer@gov.bc.ca | Land & Resource Use Planning Officer | Ministry of Natural Resource Operations | Nanaimo | 250.751.3196

Assessment #3740A has been reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, paharder@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: October 2, 2015 1:08:35 PM PDT

RAR Assessment report #3740A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	3740A
----------------------------	-------

Date: 2015-10-02

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	3740A
QEP	Paul Harder
Local Government	Langford, City of
Location of Proposed Development (Address)	951 Klahanie Drive
PID	009-879-951
Legal Description	Parcel B(DD34483-1), Sect 80 Metchosin District, Except Parts in Plans 16553, 20337 and 21249
Stream	Name Type Comments
	Cowichan Lake Lake This may be incorrect. There is also no watershed under 9610 in FISS. Pritchard Creek mentioned in Section 1.

RAR Assessment

	Assess	Comments
SPVT Correct	No	No polygons provided since 'Yes' is checked. Should be 'No' and SPVT type should be TR.
ZOS' Correct	Yes	Shade ZOS should be 4.5 m Max and not 10. Channel type should be R/P see figure 3-4 in Methods.
SPEA Correct	Yes	
Site Plan	No	Icon for site plan only. May have been an error in attachment.

HWM/TOB	No	
RAA	No	
ZOS's	No	
SPEA	No	
Building Envelope	No	
Development within SPEA	No	Missing site figure.
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	Yes	7(b) should be signed if no development proposed within SPEA
Section 7 (b) Signed	No	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	No	

Comments

Some errors in data, Cowichan Lake entered instead of the creek mentioned in subject property. SPVT incorrect. Channel type should be R/P. Max shade Zos incorrect. Missing site figure. See comments. 7(b) should be signed if no SPEA encroachment.

Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Saturday, September 26, 2015 11:31 AM
To: paharder@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3740

Creation Date: 2015-09-26 **Last Modified:** 2015-09-26

Development Details

Development Type:	Other	Proposed Start Date:	2015-10-15
Area of Development (hectares):	.2	Proposed End Date:	2016-10-15
Lot Area (hectares):		Nature of Development:	New
Riparian Length:	65	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	009-879-951	Stream/River Name:	Pritchard Creek
Address Line 1:		Watershed Code:	9610
Address Line 2:		Postal Code:	v9c3x2
Latitude:	48°24'39"	Longitude:	123°31'56"

Developer Details

Contact First Name:	Lauren	Address Line 1:	951 Klahanie Drive
Contact Middle Name:		Address Line 2:	
Contact Last Name:	St Cyr	City:	Langford
Province/State:	BC	Postal/Zip Code:	V9C 3X2
Email Address:	lcyr@finning.com	Country:	Canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Paul	Address Line 1:	612 Downey Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Harder	City:	North Saanich
Designation:	Biologist	Province/State:	BC
Registration #:	710	Postal/Zip Code:	V8L5M6
Email Address:	paharder@shaw.ca	Country:	Canada
Company Name:	P.A. Harder and Associates Ltd	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
--------------	----------------	----------------	--------------	--------------

Assessment #3740B has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, paharder@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: October 13, 2015 4:52:09 PM PDT

RAR Assessment report #3740B has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	3740B	

Date: 2015-10-13

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	3740B
QEP	Paul Harder
Local Government	Langford, City of
Location of Proposed Development (Address)	951 Klahanie Drive
PID	009-879-951
Legal Description	Parcel B(DD34483-I), Sect 80 Metchosin District, Except Parts in Plans 16553, 20337 and 21249
Stream	Name Type Comments
	Cowichan Lake Lake This may be incorrect. Pritchard Creek mentioned in Section 1.

RAR Assessment

	Assess	Comments
SPVT Correct	yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	
Site Plan	Yes	

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	Riding arena planned
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

Cowichan Lake still entered as Stream Name instead of the creek mentioned in subject property. Please revise and resubmit.

Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Monday, October 5, 2015 11:38 AM
To: paharder@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been updated

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3740

Creation Date: 2015-09-26 **Last Modified:** 2015-10-05

Development Details

Development Type:	Other	Proposed Start Date:	2015-10-15
Area of Development (hectares):	.2	Proposed End Date:	2016-10-15
Lot Area (hectares):		Nature of Development:	New
Riparian Length:	65	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	009-879-951	Stream/River Name:	Pritchard Creek
Address Line 1:		Watershed Code:	9610
Address Line 2:		Postal Code:	v9c3x2
Latitude:	48°24'39"	Longitude:	123°31'56"

Developer Details

Contact First Name:	Lauren	Address Line 1:	951 Klahanie Drive
Contact Middle Name:		Address Line 2:	
Contact Last Name:	St Cyr	City:	Langford
Province/State:	BC	Postal/Zip Code:	V9C 3X2
Email Address:	lcyr@finning.com	Country:	Canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Paul	Address Line 1:	612 Downey Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Harder	City:	North Saanich
Designation:	Biologist	Province/State:	BC
Registration #:	710	Postal/Zip Code:	V8L5M6
Email Address:	paharder@shaw.ca	Country:	Canada
Company Name:	P.A. Harder and Associates Ltd	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #3740C has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, paharder@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: October 29, 2015 4:10:18 PM PDT

RAR Assessment report #3740C has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	3740C	

Date: 2015-10-29

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	3740C
QEP	Paul Harder
Local Government	Langford, City of
Location of Proposed Development (Address)	951 Klahanie Drive
PID	009-879-951
Legal Description	Parcel B(DD34483-I), Sect 80 Metchosin District, Except Parts in Plans 16553, 20337 and 21249
Stream	Name Type Comments
	Pritchard Creek Stream

RAR Assessment

	Assess	Comments
SPVT Correct	yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	
Site Plan	Yes	
HWM/TOB	Yes	

RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	<i>Riding arena planned</i>
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.

Emmanuel Abecia, R.P.Bio.
 RIPARIAN AREAS REGULATION BIOLOGIST
 (250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Thursday, October 15, 2015 9:37 AM

To: paharder@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been updated

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3740

Creation Date: 2015-09-26 **Last Modified:** 2015-10-15

Development Details

Development Type: Other **Proposed Start Date:** 2015-10-15

Area of Development (hectares): .2 **Proposed End Date:** 2016-10-15

Lot Area (hectares): **Nature of Development:** New

Riparian Length: 65 **Section 9 Part 7 Activities:** N

Location Details

Local Government: Langford, City of **DFO Area:** South Coast Area

Region: Vancouver Island **Stream/River Type:** Stream

Parcel Identification (PID)/
Parcel Identification Number (PIN): 009-879-951 **Stream/River Name:** Pritchard Creek

Address Line 1: **Watershed Code:** 9610

Address Line 2: **Postal Code:** v9c3x2

Latitude: 48°24'39" **Longitude:** 123°31'56"

Developer Details

Contact First Name: Laurenet **Address Line 1:** 951 Klahanie Drive

Contact Middle Name: **Address Line 2:**

Contact Last Name: St Cyr **City:** Langford

Province/State: BC **Postal/Zip Code:** V9C 3X2

Email Address: lcyr@finning.com **Country:** Canada

Company Name: **Phone #:**

Primary QEP Details

Contact First Name: Paul **Address Line 1:** 612 Downey Road

Contact Middle Name: **Address Line 2:**

Contact Last Name: Harder **City:** North Saanich

Designation: Biologist **Province/State:** BC

Registration #: 710 **Postal/Zip Code:** V8L5M6

Email Address: paharder@shaw.ca **Country:** Canada

Company Name: P.A. Harder and Associates Ltd **Phone #:**

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #3983A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: April 21, 2016 1:55:19 PM PDT
Attachments: image001.png

RAR Assessment report #3983A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number

3983A

Date: 2016-04-21

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	3983A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2611 Savoury Lane
PID	001-852-795
Legal Description	
Stream	Name Florence Lake
	Type Lake
	Comments

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Unclear	Please show shade ZOS on site plan, this should follow the high water mark 30 m south and should not align with the other two zones of sensitivity.
SPEA Correct	Unclear	
Site Plan	Yes	New house development outside of SPEA

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Unclear	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Unclear	

Comments

Please see ZOS comment above.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Tuesday, April 12, 2016 11:23 PM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3983
Creation Date: 2016-04-12 **Last Modified:** 2016-04-12

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2016-04-30
Area of Development (hectares):	.01	Proposed End Date:	2017-12-31
Lot Area (hectares):	.12	Nature of Development:	New
Riparian Length:	27	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	001852795	Stream/River Name:	Florence Lake
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	
Latitude:	48°27'32"	Longitude:	123°30'52"
Local Government File Reference Number(s):	2611		

Developer Details

Contact First Name:	ljubo	Address Line 1:	2611 Savoury Lane
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Buljat	City:	langford
Province/State:	bc	Postal/Zip Code:	v9b5y4

Email Address: s.22 **Country:** canada
Company Name: **Phone #:**

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	<u>cascadiabiological@shaw.ca</u>	Country:	canada
Company Name:	Cascadia Biological Services	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #3983B has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: May 3, 2016 11:59:29 AM PDT
Attachments: image001.png

RAR Assessment report #3983B has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	3983B	

Date: 2016-05-03

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	3983B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2611 Savoury Lane
PID	001-852-795
Legal Description	
Stream Name	Florence Lake
Stream Type	Lake
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	Shade ZOS slightly changes spea to NW of property
Site Plan	Yes	New house development outside of SPEA

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

Thanks for the changes. This report conforms to RAR methodology.



Emmanuel Abecia, R.P.Bio.

RIPARIAN AREAS REGULATION BIOLOGIST

(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]

Sent: Thursday, April 21, 2016 11:56 PM

To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been updated

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3983

Creation Date: 2016-04-12 **Last Modified:** 2016-04-21

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2016-04-30
Area of Development (hectares):	.01	Proposed End Date:	2017-12-31
Lot Area (hectares):	.12	Nature of Development:	New
Riparian Length:	27	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	001852795	Stream/River Name:	Florence Lake
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	
Latitude:	48°27'32"	Longitude:	123°30'52"

Developer Details

Contact First Name:	ljubo	Address Line 1:	2611 Savoury Lane
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Buljat	City:	langford
Province/State:	bc	Postal/Zip Code:	v9b5y4
Email Address:	s.22	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	<u>cascadiabiological@shaw.ca</u>	Country:	canada
Company Name:	Cascadia Biological Services	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #4063A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: June 3, 2016 5:01:28 PM PDT
Attachments: image001.png

RAR Assessment report #4063A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	4063A	

Date: 2016-06-03

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4063A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	1193 Goldstream Avenue
PID	000-580-406
Legal Description	
Stream Name	Langford Lake
Type	Lake
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15 m SPEA for Langford Lake
Site Plan	Yes	House roughly in footprint of previous home. -only two ZOS represented by red line, shade zos shifts south

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	Some revegetation proposed
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Wednesday, June 1, 2016 11:49 PM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4063
Creation Date: 2016-06-01 **Last Modified:** 2016-06-01

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2016-06-15
Area of Development (hectares):	.02	Proposed End Date:	2017-12-31
Lot Area (hectares):	.06	Nature of Development:	Redevelopment
Riparian Length:	15	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	000-580-406	Stream/River Name:	Langford Lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'59"	Longitude:	123°31'34"
Local Government File Reference Number(s):	1193		

Developer Details

Contact First Name:	stephanie	Address Line 1:	1193 goldstream ave
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Parsons	City:	langford
Province/State:	bc	Postal/Zip Code:	v9b2y9
Email Address:	s.22	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	<u>cascadiabiological@shaw.ca</u>	Country:	canada
Company Name:	Cascadia Biological Services	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #4277A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: October 20, 2016 11:43:35 AM PDT
Attachments: image001.png

RAR Assessment report #4277A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The report does not meet RAR assessment and reporting standards, due to a proposed encroachment into the SPEA. The ministry has concluded its review and reconfirms that once notified of this review, the local government has the required information from the ministry to proceed with their development review process. For more information please see comments/questions below. If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca.

Enter Report Number

4277A

Date: 2016-10-20

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4277A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2926 Leigh Place
PID	003-866-581
Legal Description	
Stream	Name Type Comments
	Langford Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	No	SPEA should be 20+ m due to shade zos. Not 15 m as show in in site plan
Site Plan	Yes	Rebuild deck and accessory building within SPEA

HWM/TOB	Yes	
RAA	YEs	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	Rebuilding deck and accessory building in SPEA
Measures Appropriate	Yes	Replanting plan proposed in SPEA. No specific trees- numbers and density proposed in report.

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	Yes	
Applied Methodology Correctly?	No	

Comments

SPEA incorrect, this should be marked by greatest zone of sensitivity. Site plan missing footprint of existing structure and development proposal. The RAR does not apply to rebuilding of structures on original foundation, however, report photos show that development is already underway and that RAR has been applied retroactively which does not follow the intent of the regulation. Compensation planting does not constitute mitigation for development in a SPEA.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Monday, October 10, 2016 11:35 PM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4277
Creation Date: 2016-10-10 **Last Modified:** 2016-10-10

Development Details

Development Type:	Decks	Proposed Start Date:	2016-10-15
Area of Development (hectares):	.01	Proposed End Date:	2017-12-31
Lot Area (hectares):	.07	Nature of Development:	Redevelopment
Riparian Length:	15	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	003866581	Stream/River Name:	Langford Lake
Address Line 1:	2926 leigh place	Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'46"	Longitude:	123°31'16"
Local Government File Reference Number(s):	2926		

Developer Details

Contact First Name: jordan
Contact Middle Name:
Contact Last Name: milne
Province/State: bc
Email Address: s.22
Company Name:

Address Line 1: 2926 Leigh Place
Address Line 2:
City: langford
Postal/Zip Code: v9B4G3
Country: canada
Phone #:

Primary QEP Details

Contact First Name: thomas
Contact Middle Name:
Contact Last Name: roy
Designation: Biologist
Registration #: 1089
Email Address: cascadiabiological@shaw.ca
Company Name: Cascadia Biological Services

Address Line 1: 772 goldstream ave
Address Line 2: po box 27034
City: victoria
Province/State: bc
Postal/Zip Code: v9b5s4
Country: canada
Phone #:

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #4330A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: November 17, 2016 3:03:56 PM PST
Attachments: image001.png

RAR Assessment report #4330A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	4330A	

Date: 2016-11-17

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4330A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	692 and 694 Hoylake Avenue
PID	001-004-859
Legal Description	
Stream	Name Type Comments
	unnamed tributary to Millstream Creek Stream

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	10.26 m SPEA for unnamed tributary
Site Plan	Yes	Subdivision to 6 strata units outside of SPEA

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Wednesday, November 16, 2016 12:25 AM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4330
Creation Date: 2016-11-16 **Last Modified:** 2016-11-16

Development Details

Development Type:	Subdivision - 6 or less Single Family lots	Proposed Start Date:	2016-11-30
Area of Development (hectares):	.09	Proposed End Date:	2017-06-30
Lot Area (hectares):	.17	Nature of Development:	Redevelopment
Riparian Length:	10	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	001004859	Stream/River Name:	Unnamed trib to Millstream Creek
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	

Latitude: 48°27'60" **Longitude:** 123°30'2"
Local Government File Reference Number(s):
692

Developer Details

Contact First Name: Brant **Address Line 1:** 692 Hoylake Road
Contact Middle Name: **Address Line 2:**
Contact Last Name: Hoff **City:** victoria
Province/State: bc **Postal/Zip Code:** v9b3p7
Email Address: brant@cshomes.info **Country:** canada
Company Name: **Phone #:**

Primary QEP Details

Contact First Name: thomas **Address Line 1:** 772 goldstream ave
Contact Middle Name: **Address Line 2:** po box 27034
Contact Last Name: roy **City:** victoria
Designation: Biologist **Province/State:** bc
Registration #: 1089 **Postal/Zip Code:** v9b 5s4
Email Address: cascadiabiological@shaw.ca **Country:** canada
Company Name: Cascadia Biological Services **Phone #:**

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #4331A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: November 18, 2016 12:22:54 PM PST
Attachments: image001.png

RAR Assessment report #4331A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	4331A	

Date: 2016-11-18

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4331A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2946 Leigh Road
PID	001-987-241
Legal Description	
Stream Name	Langford Lake
Stream Type	Lake
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	Approximately 23 m as determined by Shade ZOS
Site Plan	Yes	Redevelopment of home in roughly same footprint, outside of SPEA

HWM/TOB	Yes	
RAA	YEs	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Thursday, November 17, 2016 12:02 AM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4331
Creation Date: 2016-11-17 **Last Modified:** 2016-11-17

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2016-11-30
Area of Development (hectares):	.02	Proposed End Date:	2017-06-30
Lot Area (hectares):	.06	Nature of Development:	Redevelopment
Riparian Length:	15	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	001987241	Stream/River Name:	Langford Lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'44"	Longitude:	123°31'19"
Local Government File Reference Number(s):	2946		

Developer Details

Contact First Name: brenda
Contact Middle Name:
Contact Last Name: watson
Province/State: bc
Email Address: s.22
Company Name:

Address Line 1: 2946 leigh place
Address Line 2:
City: langford
Postal/Zip Code: v9b4g3
Country: canada
Phone #:

Primary QEP Details

Contact First Name: thomas
Contact Middle Name:
Contact Last Name: roy
Designation: Biologist
Registration #: 1089
Email Address: cascadiabiological@shaw.ca
Company Name: Cascadia Biological Services

Address Line 1: 772 goldstream ave
Address Line 2: po box 27034
City: victoria
Province/State: bc
Postal/Zip Code: v9b 5s4
Country: canada
Phone #:

Secondary QEP Details

Name:	Company	Address	Email	Phone
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RE: Assessment #3239 has been updated

From: Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, aescbarlow@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: December 9, 2016 10:32:15 AM PST

RAR Assessment report #3239 has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions, please contact** rarreg1@gov.bc.ca.

Date: 2016-12-08

Reviewed By: Jenna Cragg

Keystone Data

Report Number	3239B
QEP	Craig Barlow
Local Government	Langford, City of
Location of Proposed Development (Address)	683 Goldie Avenue, Langford
PID	018-240-119
Legal Description	Lot 1, Legal Plan No. VIP 56592; Highlands Land District
Stream Name	Gardner Creek - tributary to Mill Stream Creek (aka Hazlitt Creek)
Stream Type	Stream
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Unclear	Need more information to support rationale for HWM location. Applied for WSA approval to work within the HWM (stormwater retention pond construction), but uses a different HWM for RAR SPEA delineation.
Site Plan	Unclear	HWM and SPEA might require adjustment based on audit observations
HWM/TOB	Unclear	
RAA	Yes	
ZOS's	Unclear	

SPEA	Unclear	
Building Envelope	Yes	
Development within SPEA	Yes	<i>New site plan includes creation of stormwater retention ponds and connection to Gardner Ck, removal of vegetation within SPEA as depicted. Append WSA approval once obtained.</i>
Measures Appropriate	Unclear	<i>May require amendment depending on potential change to location of HWM</i>

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	<i>7 2a should be signed as vegetation removal is proposed within the SPEA</i>
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	Yes	
Applied Methodology Correctly?	Unclear	

Comments

The QEP has failed to provide sufficient evidence that the wetted area adjacent to the left bank of the stream is not connected by surface flow to the creek; evidence of surface flow was noted during field audit, and photographic evidence of surface connection. QEP must address how audit observation of action of water in wetland area can be explained if not connected by surface flow. The QEP must employ a precautionary approach in relation to determining RAR applicability. Additional assessment during high water events is recommended to assess surface flow connectivity. Anecdotal evidence from neighbours is insufficient to support the conclusion that no surface flow exists. Advice of a hydrologist may be required to determine connectivity.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]

Sent: Thursday, October 13, 2016 3:38 PM

To: aescbarlow@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been updated

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3239

Creation Date: 2014-09-12 **Last Modified:** 2016-10-13

Development Details

Development Type:	Subdivision - 6 or less Single Family lots	Proposed Start Date:	2014-09-01
Area of Development (hectares):	.78	Proposed End Date:	2014-09-30
Lot Area (hectares):	.78	Nature of Development:	New
Riparian Length:	60	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	018-240-119	Stream/River Name:	Gardner Creek
Address Line 1:	683 Goldie Avenue	Watershed Code:	tributary to 920-047500
Address Line 2:	Langford, BC	Postal Code:	V9B 6H3
Latitude:	48°28'6"	Longitude:	123°29'57"

Developer Details

Contact First Name:	Raymond	Address Line 1:	s.22
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Miller	City:	
Province/State:	BC	Postal/Zip Code:	
Email Address:	s.22	Country:	
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Craig	Address Line 1:	4189 Happy Valley Road
Contact Middle Name:	Terrence	Address Line 2:	

Contact Last Name:	Barlow	City:	Victoria
Designation:	Biologist	Province/State:	BC
Registration #:	563	Postal/Zip Code:	V9C 3X8
Email Address:	aescbarlow@shaw.ca	Country:	Canada
Company Name:	Applied Ecological Solutions Corp.	Phone #:	(250) 478-9918

Secondary QEP Details

Name:	Company	Address	Email	Phone
--------------	----------------	----------------	--------------	--------------

Assessment #4418A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: January 13, 2017 3:00:59 PM PST
Attachments: image001.png

RAR Assessment report #4418A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	4418A	

Date: 2017-01-13

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4418A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	3078 Leigh Place
PID	006-155-049
Legal Description	
Stream Name	Langford Lake
Stream Type	Stream
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	yes	15 m SPEA for Langford Lake
Site Plan	Yes	Rebuild of deck on existing permanent footings, now new footprint within the SPEA

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	Deck exists within SPEA. Planting proposed
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	Yes	
Section 7 (b) Signed	No	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Thursday, January 12, 2017 12:08 AM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4418
Creation Date: 2017-01-12 **Last Modified:** 2017-01-12

Development Details

Development Type:	Decks	Proposed Start Date:	2017-01-31
Area of Development (hectares):	.01	Proposed End Date:	2017-12-31
Lot Area (hectares):	.05	Nature of Development:	Redevelopment
Riparian Length:	20	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/		Stream/River Name:	Langford Lake
Parcel Identification Number (PIN):	006155049	Watershed Code:	920-211900-13900
Address Line 1:		Postal Code:	
Address Line 2:		Longitude:	123°31'39"
Latitude:	48°26'42"		
Local Government File Reference Number(s):	3078		

Developer Details

Contact First Name:	barbara	Address Line 1:	3078 leigh place
Contact Middle Name:		Address Line 2:	
Contact Last Name:	bourquet	City:	langford
Province/State:	bc	Postal/Zip Code:	v9b4g3
Email Address:	rob@cascaraconstruction.com	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological Services	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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RE: Report #3239C has been reviewed

From: Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, aescbarlow@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: March 14, 2017 9:18:48 AM PDT

RAR Assessment report #3239C has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RARReg1@gov.bc.ca.**

Date: 2017-03-13

Reviewed By: Jenna Cragg

Keystone Data

Report Number	3239C
QEP	Craig Barlow
Local Government	Langford, City of
Location of Proposed Development (Address)	683 Goldie Avenue, Langford
PID	018-240-119
Legal Description	Lot 1, Legal Plan No. VIP 56592; Highlands Land District
Stream	Name Gardner Creek - tributary to Mill Stream Creek (aka Hazlitt Creek)
	Type Stream
	Comments

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Unclear	Need more information to support rationale for HWM location.
Site Plan	Yes	Site Plan engineered drawings for WSA application indicate 2 yr floodplain extends into proposed development
HWM/TOB	Unclear	
RAA	Yes	

ZOS's	Unclear	
SPEA	Unclear	
Building Envelope	Yes	
Development within SPEA	Yes	<i>Site plan includes development of stormwater retention ponds and fill inside of the 2 yr floodplain described in engineer drawing provided in WSA application. Need to explain discrepancy between HWM definitions in RAR and WSA applications.</i>
Measures Appropriate	Unclear	<i>May require amendment depending on potential change to location of HWM</i>

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	Yes	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	Unclear	
Applied Methodology Correctly?	Unclear	

Comments

The new hydrological review report provided by the QEP has not explicitly identified the 1-in-5 yr HWM, and the report does not include a hydrological or hydraulic analysis of Gardner Creek, only a visual interpretation of the site which does not meet the requirement for identifying the 1-in-5 year HWM. Additionally, the engineer drawing of the site provided in the WSA approval application identifies a 2-yr floodplain extending across most of the lot, into the proposed development area. Recommend that the QEP comment address the 1-in-5 year HWM as required in the RAR methods to explain the discrepancy between HWM identified in RAR vs WSA site plans.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]

Sent: Tuesday, February 28, 2017 10:41 AM

To: aescbarlow@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been updated

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 3239

Creation Date: 2014-09-12 **Last Modified:** 2017-02-28

Development Details

Development Type:	Subdivision - 6 or less Single Family lots	Proposed Start Date:	2014-09-01
Area of Development (hectares):	.78	Proposed End Date:	2014-09-30
Lot Area (hectares):	.78	Nature of Development:	New
Riparian Length:	60	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	018-240-119	Stream/River Name:	Gardner Creek
Address Line 1:	683 Goldie Avenue	Watershed Code:	tributary to 920-047500
Address Line 2:	Langford, BC	Postal Code:	V9B 6H3
Latitude:	48°28'6"	Longitude:	123°29'57"

Developer Details

Contact First Name:	Raymond	Address Line 1:	^{s.22}
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Miller	City:	
Province/State:	BC	Postal/Zip Code:	
Email Address:	^{s.22}	Country:	
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Craig	Address Line 1:	4189 Happy Valley Road
Contact Middle Name:	Terrence	Address Line 2:	
Contact Last Name:	Barlow	City:	Victoria

Designation:	Biologist	Province/State:	BC
Registration #:	563	Postal/Zip Code:	V9C 3X8
Email Address:	aescbarlow@shaw.ca	Country:	Canada
Company Name:	Applied Ecological Solutions Corp.	Phone #:	(250) 478-9918

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #4630A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, jbudgen@corvidaeenv.com, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: June 26, 2017 1:43:14 PM PDT
Attachments: image001.png

RAR Assessment report #4630A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number	4630A	

Date: 2017-06-26

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4630A
QEP	Julie Budgen
Local Government	Langford, City of
Location of Proposed Development (Address)	991 Loch Glen Place
PID	
Legal Description	Lot 3, Sect. 81 & 82, Plan 3438
Stream	Name Type Comments
	Glen Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	No	SPVT pertains to the 'potential' of the site to reach a given vegetation category. Current state (as lawn) is not an indicator of potential. Please see section 3.5 of the methods. If a lesser than default vegetation category is proposed, a list of five requirements are needed as justification.
ZOS' Correct	No	The ZOS for Shade is pulled 30 m due south from the HWM.
SPEA Correct	No	See shade comment above. The orientation of the subject property may affect the SPEA.

Site Plan	Yes	Single family home to replace existing home outside of the SPEA. Remove existing retaining structures in SPEA
HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	Removal of retaining structures in SPEA. Placement of sand constitutes placement of fill as a development activity that is not permissible within a SPEA. Any development proposed within the HWM will require meeting the regulatory requirements of the Water Sustainability Act
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	72a should be signed as there is proposed works in the SPEA.
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	No	

Comments

RAR reports are submitted to RARNS and should not be presented as an appendix to an EPP. Details of the EPP should be placed as Measures to Protect the SPEA in body the report. Please see comments above.



Emmanuel Abecia, R.P.Bio.

RIPARIAN AREAS REGULATION BIOLOGIST

(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]

Sent: Friday, June 9, 2017 1:28 PM

To: jbudgen@corvidaeenv.com; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4630

Creation Date: 2017-06-09 **Last Modified:** 2017-06-09

Development Details

Development Type:	Other	Proposed Start Date:	2017-07-15
Area of Development (hectares):	.35	Proposed End Date:	2017-09-15
Lot Area (hectares):	.23	Nature of Development:	Redevelopment
Riparian Length:	20.11	Section 9 Part 7 Activities:	Y

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/		Stream/River Name:	Glen Lake
Parcel Identification Number (PIN):	Lot 3 sec 81&82, 3438	Watershed Code:	920-040500-00000
Address Line 1:	991 Loch Glen Place	Postal Code:	V8P 2V1
Address Line 2:		Longitude:	123°31'6"
Latitude:	48°26'11"		

Developer Details

Contact First Name:	Graham	Address Line 1:	1551 Boradmead
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Mann	City:	Victoria

Province/State: BC **Postal/Zip Code:** V8P 2V1
Email Address: info@gtmann.com **Country:** Canada
Company Name: GT Mann Contracting Ltd. **Phone #:** 250-857-5349

Primary QEP Details

Contact First Name:	Julie	Address Line 1:	6526 Water St
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Budgen	City:	Sooke
Designation:	Biologist	Province/State:	BC
Registration #:	2277	Postal/Zip Code:	V9Z 0X1
Email Address:	jbudgen@corvidaeenv.com	Country:	Canada
Company Name:	Corvidae Environmental Consulting Inc.	Phone #:	s.22

Secondary QEP Details

Name:	Company	Address	Email	Phone
Karenn Bailey	Corvidae Environmental Consulting Inc.	716 E 29th Street Vancouver Canada	karennb@corvid.pro	

Assessment #4666A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: July 11, 2017 12:40:16 PM PDT
Attachments: image001.png

RAR Assessment report #4666A has been reviewed by the Ministry of Forests, Lands, and Natural Resource Operations. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Enter Report Number

4666A

Date: 2017-07-11

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	4666A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	1253 Goldstream Ave
PID	000-580-406
Legal Description	
Stream	Name Type Comments
	Langford Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Unclear	15 m SPEA for Langford Lake, 5 m SPEA for ditch, no measurements provided for ditch.
Site Plan	Yes	Subdivision to 5 lots. SPEA area to be dedicated as park.

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Unclear	

Comments

No ditch measurements provided in section 2. Access road measured from orange flagging on site plan. Assuming this is the SPEA line for ditch.



Emmanuel Abecia, R.P.Bio.
RIPARIAN AREAS REGULATION BIOLOGIST
(250) 953-3859

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Thursday, June 29, 2017 12:06 AM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 4666
Creation Date: 2017-06-29 **Last Modified:** 2017-06-29

Development Details

Development Type:	Subdivision - 6 or less Single Family lots	Proposed Start Date:	2017-07-01
Area of Development (hectares):	.15	Proposed End Date:	2017-12-31
Lot Area (hectares):	.5	Nature of Development:	New
Riparian Length:	51	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake and Ditch
Parcel Identification (PID)/ Parcel Identification Number (PIN):	000580406	Stream/River Name:	Langford lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°27'6"	Longitude:	123°31'47"
Local Government File Reference Number(s):	1253		

Developer Details

Contact First Name:	chad	Address Line 1:	106-1039 langford parkway
Contact Middle Name:		Address Line 2:	
Contact Last Name:	bryden	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b0a5
Email Address:	chad@verityconstruction.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological Services	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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RE: emailing City of Langford info from your June 13, 2017 email

From: Appleton, Andrew ENV:EX
To: Ritchie, Chris FLNR:EX <Chris.Ritchie@gov.bc.ca>
Sent: July 12, 2017 2:04:15 PM PDT

The easiest way out of this at this stage will likely be to send a note to City of Langford confirming the RAR content and also reiterating what M. Baldwin and I discussed on the phone; namely that Langford expects additional information beyond that provided in a RAR assessment.

I'm going to draft an email to M. Baldwin for your review, that would be sent by you.

Thanks,
Andrew

From: Ritchie, Chris FLNR:EX
Sent: Wednesday, July 12, 2017 1:06 PM
To: Appleton, Andrew FLNR:EX
Subject: FW: emailing City of Langford info from your June 13, 2017 email

Latest round.

Reading Maggie's email, perhaps the "message" could be clearer, but I read it as the HWM is incorrectly identified and needs to be fixed.

I remain confuse about who is getting what messaging.

While perhaps not a great principles approach, sending my response to Millar to Baldwin may be the easiest way out.

Are you aware that Baldwin is in the Comms loop so far?

I do not think of Langford as being so large as the planning section is not in close discussion/communication

I attached the gentle prod from Millar in this I email

From: Raymond Miller s.22
Sent: Wednesday, July 5, 2017 4:57 PM
Subject: emailing City of Langford info from your June 13, 2017 email

Dear Mr. Ritchie,

Thank you for your response to my June 13, 2017 email. From my read of the content of your email you are saying and I quote

1. " the city of Langford has what is needed to approve the Goldie development under RAR standards",
- 2." It was specifically confirmed with Langford that the RAR approval is NOT holding up the development",
3. " There is, therefore, no obstacle being presented by RAR standards to the project proceeding,

We have been in touch with the City of Langford. They have advised us they have not received the aforementioned information from the Ministry. The last correspondence from the Ministry to the City of Langford is the attached email of January 13, 2016 from Maggie Henigman. It is the content of this email which has been holding up our development project from moving forward. You will note the email was copied to M. Baldwin of the City of Langford. Could you please email M. Baldwin the quoted information you outlined to me in your June 13, 2017 email? I would appreciate if you could do this as soon as possible because the delays have placed us into the position of having to pay another development fee if we do not immediately move forward with our development. I would also appreciate receiving a response that you received my email and having you copy me the email you send to M. Baldwin at the City of Langford. Thank you in advance.

Yours truly,

Ray Miller

Regards,

Ray Miller

Draft message to Matthew Baldwin @ City of Langford

From: Appleton, Andrew ENV:EX
To: Ritchie, Chris FLNR:EX <Chris.Ritchie@gov.bc.ca>
Cc: Wilkerson, Stacey L FLNR:EX <Stacey.Wilkerson@gov.bc.ca>
Sent: July 12, 2017 3:17:56 PM PDT
Content for your review:

Dear Mr. Baldwin:

We have been engaged in ongoing discussions with Mr. Ray Miller, who is the proponent for a development project proposed for 683 Goldie Avenue in Langford. We are seeking to clarify the status of the Riparian Areas Regulation (RAR) assessment report for the property. You may recall that Andrew Appleton from our office contacted you regarding this proposal.

Mr. Miller has indicated to us that the ministry's approval of the RAR report related to this property is delaying the issuance of permits for his development. To be clear, the ministry has no such role under the RAR and no such approval is required by a local government.

With regard to the RAR assessment report for the subject property, the initial report was submitted on September 12, 2014. The site was subsequently field audited in September 2015 and found to contain deficiencies in the identification of the high water mark. This issue was communicated to the Qualified Environmental Professional (QEP) on January 13, 2016 in a message from Maggie Henigman, Ecosystems Biologist and copied to you. The message from Ms. Henigman refers to how the proper identification of the high water mark could impact both the RAR assessment and a Water Sustainability Act application submitted for the property. The assessment report was subsequently amended on October 13, 2016 and February 28, 2017, but did not include a delineation of the 1:5 floodplain referenced in the RAR assessment methods. At time of writing this issue has not been resolved.

For clarification, the issues raised with the RAR report and the review of same are intended for the QEP submitting the assessment report. Under the RAR's professional reliance model the QEP is responsible for the report and certifies its content. The ministry's review assists the QEP in rectifying any issues with their report. The ministry has no role in approving RAR reports, nor is such an approval necessary from the ministry to allow development to proceed. The City of Langford has therefore been in receipt of the information necessary to meet RAR standards (notification of report submission) since the original submission in September 2014. Our understanding however, as per your discussion with Mr. Appleton is that if the nature of the development has changed since the 2014 submission, you have it within your authority to request a new or updated RAR assessment report.

Mr. Appleton indicated that in his discussions with your office that the City of Langford has identified that significant additional information regarding the management of stormwater on the site is required from the proponent and this had not been received. Mr. Appleton confirmed at that time that these were municipal requirements above and beyond those of the RAR. As you no doubt understand the RAR assessment report contains only information relevant to the RAR and so does not constitute an approval or supporting information for any other provincial or municipal standards. The City is of course free to request any information they deem necessary on management of stormwater above and beyond that information required to meet Provincial standards.

In summary, the City of Langford is in receipt of the ministry notification required to meet RAR standards. Should the City of Langford specify that a new or updated report is necessary in response to changes in the proposed development, this is within your purview. Our understanding at this point is that additional information from the proponent on the management of stormwater on the site is causing the delay in project approval and not the "approval" of the RAR assessment report.

Could you please confirm your receipt of the above and that the conclusions within are accurate to your understanding.

development project proposed for 683 Goldie Avenue in Langford

From: Ritchie, Chris FLNR:EX <Chris.Ritchie@gov.bc.ca>
To: mbaldwin@cityoflangford.ca
Cc: Raymond Miller <s.22 , Appleton, Andrew ENV:EX
<Andrew.Appleton@gov.bc.ca>
Sent: July 12, 2017 4:27:10 PM PDT
Dear Mr. Baldwin:

We have been engaged in ongoing discussions with Mr. Ray Miller, who is the proponent for a development project proposed for 683 Goldie Avenue in Langford. We are seeking to clarify the status of the Riparian Areas Regulation (RAR) assessment report for the property. You may recall that Andrew Appleton from our office contacted you regarding this proposal.

Mr. Miller has indicated to us that the ministry's approval of the RAR report related to this property is delaying the issuance of permits for his development. To be clear, the ministry has no such role under the RAR and no such approval is required by a local government.

With regard to the RAR assessment report for the subject property, the initial report was submitted on September 12, 2014. The site was subsequently field audited in September 2015 and found to contain deficiencies in the identification of the high water mark. This issue was communicated to the Qualified Environmental Professional (QEP) on January 13, 2016 in a message from Maggie Henigman, Ecosystems Biologist and copied to you. The message from Ms. Henigman refers to how the proper identification of the high water mark could impact both the RAR assessment and a Water Sustainability Act application submitted for the property. The assessment report was subsequently amended on October 13, 2016 and February 28, 2017, but did not include a delineation of the 1:5 floodplain referenced in the RAR assessment methods. At time of writing this issue has not been resolved.

For clarification, the issues raised with the RAR report and the review of same are intended for the QEP submitting the assessment report. Under the RAR's professional reliance model the QEP is responsible for the report and certifies its content. The ministry's review assists the QEP in rectifying any issues with their report. The ministry has no role in approving RAR reports, nor is such an approval necessary from the ministry to allow development to proceed. The City of Langford has therefore been in receipt of the information necessary to meet RAR standards (notification of report submission) since the original submission in September 2014. Our understanding however, as per your discussion with Mr. Appleton is that if the nature of the development has changed since the 2014 submission, you have it within your authority to request a new or updated RAR assessment report.

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Could you please confirm your receipt of the above and that the conclusions within are accurate to your understanding. Thank you for your attention to this matter

Sincerely,

chris ritchie
Species and Ecosystems
Resources Management Objectives Branch

250-387-7927

"But nothing worth having comes without some kind of fight --
Got to kick at the darkness 'til it bleeds daylight"
Bruce Cockburn 1983

From: Raymond Miller s.22
Sent: Wednesday, July 5, 2017 4:57 PM
Subject: emailing City of Langford info from your June 13, 2017 email

Dear Mr. Ritchie,

Thank you for your response to my June 13, 2017 email. From my read of the content of your email you are saying and I quote

1. " the city of Langford has what is needed to approve the Goldie development under RAR standards",
- 2." It was specifically confirmed with Langford that the RAR approval is NOT holding up the development",
3. " There is, therefore, no obstacle being presented by RAR standards to the project proceeding,

We have been in touch with the City of Langford. They have advised us they have not received the aforementioned information from the Ministry. The last correspondence from the Ministry to the City of Langford is the attached email of January 13, 2016 from Maggie Henigman. It is the content of this email which has been holding up our development project from moving forward. You will note the email was copied to M. Baldwin of the City of Langford. Could you please email M. Baldwin the quoted information you outlined to me in your June 13, 2017 email? I would appreciate if you could do this as soon as possible because the delays have placed us into the position of having to pay another development fee if we do not immediately move forward with our development. I would also appreciate receiving a response that you received my email and having you copy me the email you send to M. Baldwin at the City of Langford. Thank you in advance.

Yours truly,

Ray Miller

RE: Draft message to Matthew Baldwin @ City of Langford

From: Appleton, Andrew ENV:EX
To: Wilkerson, Stacey L FLNR:EX <Stacey.Wilkerson@gov.bc.ca>
Sent: July 17, 2017 10:33:13 AM PDT
Hi Stacey:

It's been sent. Have not seen a response of any kind. Chris is really trying hard to extricate himself from this loop. The proponent seems to think that Chris needs to contact Langford and provide an approval, which is not a thing. As I told Chris I think we should avoid saying anything that might imply that the RAR assessment gives approval for anything else.

Hopefully this will close the loop on RAR questions.

A

From: Wilkerson, Stacey L FLNR:EX
Sent: Monday, July 17, 2017 10:28 AM
To: Appleton, Andrew FLNR:EX
Subject: RE: Draft message to Matthew Baldwin @ City of Langford

Hi Andrew- has this been sent, should I review?

From: Appleton, Andrew FLNR:EX
Sent: Wednesday, July 12, 2017 3:18 PM
To: Ritchie, Chris FLNR:EX
Cc: Wilkerson, Stacey L FLNR:EX
Subject: Draft message to Matthew Baldwin @ City of Langford

Content for your review:

Dear Mr. Baldwin:

We have been engaged in ongoing discussions with Mr. Ray Miller, who is the proponent for a development project proposed for 683 Goldie Avenue in Langford. We are seeking to clarify the status of the Riparian Areas Regulation (RAR) assessment report for the property. You may recall that Andrew Appleton from our office contacted you regarding this proposal.

Mr. Miller has indicated to us that the ministry's approval of the RAR report related to this property is delaying the issuance of permits for his development. To be clear, the ministry has no such role under the RAR and no such approval is required by a local government.

With regard to the RAR assessment report for the subject property, the initial report was submitted on September 12, 2014. The site was subsequently field audited in September 2015 and found to contain deficiencies in the identification of the high water mark. This issue was communicated to the Qualified Environmental Professional (QEP) on January 13, 2016 in a message from Maggie Henigman, Ecosystems Biologist and copied to you. The message from Ms. Henigman refers to how the proper identification of the high water mark could impact both the RAR assessment and a Water Sustainability Act application submitted for the property. The assessment report was subsequently amended on October 13, 2016 and February 28, 2017, but did not include a delineation of the 1:5 floodplain referenced in the RAR assessment methods. At time of writing this issue has not been resolved.

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Mr. Appleton indicated that in his discussions with your office that the City of Langford has identified that significant additional information regarding the management of stormwater on the site is required from the proponent and this had not been received. Mr. Appleton confirmed at that time that these were municipal requirements above and beyond those of the RAR. As you no doubt understand the RAR assessment report contains only information relevant to the RAR and so does not constitute an approval or supporting information for any other provincial or municipal standards. The City is of course free to request any information they deem necessary on management of stormwater above and beyond that information required to meet Provincial standards.

In summary, the City of Langford is in receipt of the ministry notification required to meet RAR standards. Should the City of Langford specify that a new or updated report is necessary in response to changes in the proposed development, this is within your purview. Our understanding at this point is that additional information from the proponent on the management of stormwater on the site is causing the delay in project approval and not the "approval" of the RAR assessment report.

Could you please confirm your receipt of the above and that the conclusions within are accurate to your understanding.

Assessment #5016A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: February 20, 2018 10:54:53 AM PST

RAR Assessment report #5016A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5016A

Date: 2018-02-16

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	5016A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	696/698 HoyLake Avenue
PID	003-985-555
Legal Description	
Stream Name	Unnamed tributary to Millstream Creek
Type	Stream
Comments	

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	10.26 m SPEA for unnamed tributary
Site Plan	Yes	Subdivision to 4 strata units (4 plex) outside SPEA.

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Sunday, February 4, 2018 11:55 PM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 5016

Creation Date: 2018-02-04 **Last Modified:** 2018-02-04

Development Details

Development Type:	Subdivision - 6 or less Single Family lots	Proposed Start Date:	2018-03-01
Area of Development (hectares):	.06	Proposed End Date:	2019-12-31
Lot Area (hectares):	.09	Nature of Development:	Redevelopment
Riparian Length:	10	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	0039855555	Stream/River Name:	Unnamed trib to Millstream Creek
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	
Latitude:	48°27'59"	Longitude:	123°30'3"
Local Government File Reference Number(s):	696		

Developer Details

Contact First Name: Mlaben
Contact Middle Name:
Contact Last Name: Subin
Province/State: bc
Email Address: s.22
Company Name:

Address Line 1: 696 Hoylake Road
Address Line 2:
City: victoria
Postal/Zip Code: v9b3p7
Country: canada
Phone #:

Primary QEP Details

Contact First Name: thomas
Contact Middle Name:
Contact Last Name: roy
Designation: Biologist
Registration #: 1089
Email Address: cascadiabiological@shaw.ca
Company Name: Cascadia Biological Services

Address Line 1: 772 gldstream ave
Address Line 2: po box 27034
City: victoria
Province/State: bc
Postal/Zip Code: v9b5s4
Country: canada
Phone #:

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5097A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, aescbarlow@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: April 4, 2018 1:16:47 PM PDT

RAR Assessment report #5097A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5097A

Date: 2018-04-04

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	5097A
QEP	Craig Barlow
Local Government	Langford, City of
Location of Proposed Development (Address)	Adjacent to 2439 Echo Valley Drive
PID	030-096-651
Legal Description	
Stream	Name Type Comments
	unnamed streams stream

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	10 m SPEAs for unnamed streams
Site Plan	Yes	Three phased multi-unit residential development. Access and servicing only at this time. Please update RAR report with any changes to development plans along with any required changes to SPEA measures.

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	Access crossings and culverts to meet regulatory requirements of WSA.
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]

Sent: Saturday, March 31, 2018 2:05 PM

To: aescbarlow@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.

Details of assessments are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 5097

Creation Date: 2018-03-31 **Last Modified:** 2018-03-31

Development Details

Development Type:	Construction - High density (> 36 units per ha) Multi-family Family Residential	Proposed Start Date:	2018-05-01
Area of Development (hectares):	1.61	Proposed End Date:	2020-12-31
Lot Area (hectares):	7.43	Nature of Development:	New
Riparian Length:	220	Section 9 Part 7 Activities:	Y

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	030 096 651	Stream/River Name:	Unnamed Streams
Address Line 1:	End of Echo Valley Drive	Watershed Code:	tributary to 920-047500-20300
Address Line 2:	Victoria	Postal Code:	
Latitude:	48°27'53"	Longitude:	123°31'6"

Developer Details

Contact First Name: Jean-Paul

Address Line 1: s.22

Contact Middle Name:		Address Line 2:	
Contact Last Name:	Martin	City:	s.22
Province/State:	BC	Postal/Zip Code:	
Email Address:	jpmconsulting@icloud.com	Country:	
Company Name:	Agent for City Light Investment Ltd.	Phone #:	

Primary QEP Details

Contact First Name:	Craig	Address Line 1:	4189 Happy Valley Road
Contact Middle Name:	Terrence	Address Line 2:	
Contact Last Name:	Barlow	City:	Victoria
Designation:	Biologist	Province/State:	BC
Registration #:	563	Postal/Zip Code:	V9C 3X8
Email Address:	aescbarlow@shaw.ca	Country:	Canada
Company Name:	Applied Ecological Solutions Corp.	Phone #:	250.478.9918

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5122A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: April 25, 2018 3:16:25 PM PDT

RAR Assessment report #5122A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5122A

Date: 2018-04-25

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	5122A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2965 Sooke Road and adjacent properties
PID	030-095-891/030-095-883/001-703-374 001-703-251/001-703-277/001-703-285
Legal Description	
Stream	Name: Bilston Creek, Metchosin Creek and unnamed tributaries
	Type: Stream
	Comments:

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	25.83 m SPEA for Bilston Creek and 10 m SPEA for Bilston Creek tributary, 15-30 m SPEA for wetland associated with Metchosin Creek. 10 m SPEA for reach 1 and 15 m SPEA for wetland headwaters.
Site Plan	Yes	Amalgamation of six properties, phase one includes clearing/logging. Future development within RAA's will require new RAR reports.

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Friday, April 13, 2018 12:50 PM
To: cascadiabiological@shaw.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 5122
Creation Date: 2018-04-13 **Last Modified:** 2018-04-13

Development Details

Development Type:	Other	Proposed Start Date:	2018-04-15
Area of Development (hectares):	60	Proposed End Date:	2019-12-31
Lot Area (hectares):	80	Nature of Development:	New
Riparian Length:	2351	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream and Wetland
Parcel Identification (PID)/ Parcel Identification Number (PIN):	030095891 and others	Stream/River Name:	Bilston and Metchosin Creek
Address Line 1:		Watershed Code:	930-027500 and 920- 027500
Address Line 2:		Postal Code:	
Latitude:	48°25'8"	Longitude:	123°33'31"
Local Government File Reference Number(s):	2965		

Developer Details

Contact First Name:	Seamus	Address Line 1:	116-967 langford parkway
Contact Middle Name:		Address Line 2:	

Contact Last Name:	Brennan	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b0a5
Email Address:	seamus.brennan@tfirma.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5319A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, contact@qepconsulting.ca, MBALDWIN@CITYOFLANGFORD.CA, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Sent: August 16, 2018 4:31:04 PM PDT

RAR Assessment report #5319A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca.**

Report Number	5319A	

Date: 2018-08-16

Reviewed By: Emmanuel Abecia

Keystone Data

Report Number	5319A
QEP	Vitaly Ostroumov
Local Government	Langford, City of
Location of Proposed Development (Address)	83-2500 Florence Lake Road
PID	026-934-400
Legal Description	
Stream	Name Type Comments
	Florence Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15 m SPEA for Florence Lake
Site Plan	Yes	Decks and home addition outside SPEA

HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	
Measures Appropriate	Yes	Encroachment: 30 m Lake SPEA zone in incorrect.

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology.

From: RiparianAreas@Victoria1.gov.bc.ca [mailto:RiparianAreas@Victoria1.gov.bc.ca]
Sent: Friday, August 3, 2018 9:06 AM
To: contact@qepconsulting.ca; MBALDWIN@CITYOFLANGFORD.CA; Riparian Areas, Region 1 FLNR:EX; Riparian Areas FLNR:EX; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assessment has been Created

Notification of the creation of this assessment has been sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment and the appropriate local government.
Details of assessments are included in this notification.
Check content to ensure correctness.
If it is incorrect, modify your assessment.

Assessment Details

Assessment #: 5319
Creation Date: 2018-08-03 **Last Modified:** 2018-08-03

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2018-10-01
Area of Development (hectares):	0	Proposed End Date:	2020-10-01
Lot Area (hectares):	0	Nature of Development:	New
Riparian Length:	30	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	026934400	Stream/River Name:	Florence Lake
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	
Latitude:	48°27'41"	Longitude:	123°30'53"

Developer Details

Contact First Name:	Karon	Address Line 1:	83-2500 Florence Lake Rd
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Aasen	City:	Langford
Province/State:	BC	Postal/Zip Code:	V9B 4H2
Email Address:	s.22	Country:	Canada

Company Name: **Phone #:** 778-698-6189

Primary QEP Details

Contact First Name:	Vitaly	Address Line 1:	3204 Rockwood Terrace
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Ostroumov	City:	Victoria
Designation:	Biologist	Province/State:	BC
Registration #:	2046	Postal/Zip Code:	V9C 4K2
Email Address:	contact@qepconsulting.ca	Country:	Canada
Company Name:	QEP Environmental Ltd.	Phone #:	250=681-4838

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5774A has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
MBALDWIN@CITYOFLANGFORD.CA
Sent: June 14, 2019 2:35:07 PM PDT

RAR Assessment report #5774A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5774A

Date: 2019-06-14

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	5774A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	734 Latoria Road
PID	018-281-192
Legal Description	
Stream	Name Type Comments
	Tirbutary to Bilston/Pritchard Creek Stream

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Unclear	Part of Form 1 is missing - tables showing field calculations for SPEA. Measures mention detention pond SPEA but no other references made.

Site Plan	Yes	Subdivision to 21 lots
HWM/TOB	No	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	N/A	
Development within SPEA	N/A	Subdivision only
Measures Appropriate	Unclear	These measures are appropriate for subdivision stage only, not including any site preparation activities such as vegetation clearance, utilities servicing etc. Future development on the lots should trigger updated RAR assessment and measures. Unclear what detention pond refers to.

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Unclear	

Comments

Measures mention detention pond SPEA but no other references made. Details of field measurements and SPEA calculation missing.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: June 6, 2019 10:13 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; MBALDWIN@CITYOFLANGFORD.CA; MBALDWIN@CITYOFLANGFORD.CA

Subject: Assesment 5774 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).
Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 5774 **Creation Date:** 2019-06-06

Status: created **Last Modified:** 2019-06-06

Development Details

Development Type:	Subdivision - > 6 lot Single Family	Proposed Start Date:	2019-06-15
Area of Development (hectares):	1.070	Proposed End Date:	2020-12-31
Lot Area (hectares):	1.640	Nature of Development:	New
Riparian Length:	138.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	018281192	Stream/River Name:	Trib to Pritchard Creek
Address Line 1:		Watershed Code:	Trib to 920-025700-63000-23400
Address Line 2:		Postal Code:	
Latitude:	48°24'49"	Longitude:	123°31'1"

Developer Details

Contact First Name:	Don	Address Line 1:	PO Box 28055
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Gordon	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b 6k8
Email Address:	info@draycor.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
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Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5774B has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
MBALDWIN@CITYOFLANGFORD.CA
Sent: June 20, 2019 4:01:08 PM PDT
RAR Assessment report #5774B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5774B
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Date: 2019-06-20

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	5774B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	734 Latoria Road
PID	018-281-192
Legal Description	
Stream	Name Tirbutary to Bilston/Pritchard Creek
	Type Stream
	Comments

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	

Site Plan	Yes	Subdivision to 21 lots
HWM/TOB	No	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	N/A	
Development within SPEA	N/A	Subdivision only
Measures Appropriate	Yes	These measures are appropriate for subdivision stage only, not including any site preparation activities such as vegetation clearance, utilities servicing etc. Future development on the lots should trigger updated RAR assessment and measures.

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report conforms to RAR methodology

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: June 16, 2019 11:33 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; MBALDWIN@CITYOFLANGFORD.CA; MBALDWIN@CITYOFLANGFORD.CA

Subject: Assesment 5774 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 5774 **Creation Date:** 2019-06-06

Status: updated **Last Modified:** 2019-06-16

Development Details

Development Type:	Subdivision - > 6 lot Single Family	Proposed Start Date:	2019-06-15
Area of Development (hectares):	1.070	Proposed End Date:	2020-12-31
Lot Area (hectares):	1.640	Nature of Development:	New
Riparian Length:	138.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	018281192	Stream/River Name:	Trib to Pritchard Creek
Address Line 1:		Watershed Code:	Trib to 920-025700-63000-23400
Address Line 2:		Postal Code:	
Latitude:	48°24'49"	Longitude:	123°31'1"

Developer Details

Contact First Name:	Don	Address Line 1:	PO Box 28055
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Gordon	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b 6k8
Email Address:	info@draycor.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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From: CASCADIA BIOLOGICAL on behalf of CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>
To: Riparian Areas FLNR:EX
Cc: Riparian Areas, Region 1 FLNR:EX
Subject: Re: Assessment #5886A has been reviewed
Date: October 17, 2019 11:10:32 PM

A supplemental report has been sent in for this over three weeks ago. Please advise when this will be reviewed.

Regards

Thomas

From: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>
To: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "Thomas Roy" <cascadiabiological@shaw.ca>, "Riparian Areas, Region 1 FLNR:EX" <RARReg1@gov.bc.ca>, "DFO EPMP" <DFO_EPMP@PAC.DFO-MPO.GC.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>
Sent: Wednesday, September 18, 2019 2:36:27 PM
Subject: Assessment #5886A has been reviewed

RAR Assessment report #5886A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact** RiparianAreas@Victoria1.gov.bc.ca

Report Number	5886A	

Date: 2019-09-18

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	5886A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	3498 Luxon Road
PID	003-908-968
Legal Description	
Stream	Name: Bilston Creek
	Type: Stream
	Comments:

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	

SPEA Correct	Yes	
Site Plan	Yes	<i>Note: Both sides of the stream will have a HWM (i.e. there should be 2 blue lines delineating the HWM on the Site Plan from which the SPEA is measured).</i>
HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	<i>Proposed removal of four danger trees within the SPEA. No description of how the trees will be removed (e.g. from a bucket truck? Will climbing arborists be used? Is a temporary road required?) please clarify. As proposed works are within the SPEA, clarification on the process to remove and all disturbance area(s) is required.</i>
Measures Appropriate	Unclear	<i>Note: protection measures must be designed to protect the SPEA from the negative impacts of the proposed development (e.g. measures to protect slope stability must be made by reviewing how the tree removal process will occur and what measures will be used to protect the slopes from that process). Protection measures may require updating pending further clarification regarding the tree removal process.</i>

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	Yes	
Section 7 (b) Signed	No	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	No	

Comments

The QEP has stated that the 4 danger trees within the SPEA will be topped and replaced at a ratio of 3:1.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: September 8, 2019 10:40 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; MBALDWIN@CITYOFLANGFORD.CA; MBALDWIN@CITYOFLANGFORD.CA

Subject: Assesment 5886 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).
Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 5886 **Creation Date:** 2019-09-08

Status: created **Last Modified:** 2019-09-08

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2019-09-15
Area of Development (hectares):	.010	Proposed End Date:	2020-12-31
Lot Area (hectares):	12.680	Nature of Development:	New
Riparian Length:	226.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	003908968	Stream/River Name:	Bilston Creek
Address Line 1:		Watershed Code:	930-17600
Address Line 2:		Postal Code:	
Latitude:	48°25'6"	Longitude:	123°32'16"

Developer Details

Contact First Name:	David	Address Line 1:	s.22
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Cockle	City:	
Province/State:	bc	Postal/Zip Code:	
Email Address:	cascadia@live.ca	Country:	
Company Name:	South Vancouver Island Rangers	Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria

Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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FW: Riparian Set Back Requirement

From: ENVMail ENV:EX <env.mail@gov.bc.ca>
To: Campbell, Lynn N LWRS:EX <Lynn.Campbell@gov.bc.ca>, Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>
Sent: October 30, 2019 4:20:51 PM PDT
Attachments: image001.gif
Good afternoon Lynn, Andrew:

Please see below the staff email response from Lynn that has just been sent to Sarah Hull, Citizens of South Langford for Sustainable Development, regarding the environmental impact study and RAR for 804 Latoria Road, Langford. I accidentally left off the requested ccs to you both – apologies for this oversight.

Kind regards,

Laura Chartres

A/Correspondence Coordinator

Ministry of Environment and Climate Change Strategy

From: ENVMail ENV:EX
Sent: October 30, 2019 4:15 PM
To: s.22
Subject: RE: Riparian Set Back Requirement

Reference: 350848

October 30, 2019

Sarah Hull
Citizens of South Langford for Sustainable Development
Email: s.22

Dear Sarah Hull:

Thank you for your emails of October 8 and 13, 2019, regarding the environmental impact study and Riparian Area Regulation (RAR) for 804 Latoria Road, Langford, B.C.

In order to answer your question regarding the enforcement of RAR, I spoke with my colleague in the Ministry of Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD), Andrew Appleton. My understanding is that the Province does not have authority to enforce and relies on the local government to provide adequate protection measures to meet RAR obligations. Where RAR applies in B.C., it is not optional, so local governments need to show due diligence either by following the Province's recommended standard practices or develop their own schemes that show how the local government is meeting the standards. The City of Langford opted to develop their own scheme; however I am not aware of the particulars. If a local government is not adequately meeting RAR standards, Fisheries and Oceans Canada may get involved. This is Andrew's area of expertise and he said you could contact him at Andrew.Appleton@gov.bc.ca if you would like further information.

As for protection of species at risk habitat on private land, this falls under local government jurisdiction as well as federal jurisdiction under the *Species at Risk Act* (SARA). If you would like more information on potential critical habitat identified for species that may occur in the area of Latoria Road, I suggest you contact the Canadian Wildlife Service in Delta.

Thank you again for taking the time to write.

Sincerely,

Lynn Campbell

From: Sarah Hull [s.22]
Sent: Sunday, October 13, 2019 9:27 AM
To: ENVMail ENV:EX; Kerr-Upal, Manjit ENV:EX
Cc: Frederiksen, Hans LASS:EX; s.22
Subject: FW: Riparian Set Back Requirement

Hi Lynn,

As promised in my last email the message below contains the cities intention for the property of concern from Langford's Director of Planning and Subdivision.

In your email to me on October 3 you had indicated that Langford was implementing set back from Riparian area of 43 meters, as you can see in the response below, the set back is entertained at 30 meters which will include the 5.5 meter yard space set back for residential properties. The amount of set back seems to be arbitrarily assigned as well.

When asked what checks and balances the City has in place to ensure that the proposal is in the best interest of the environment and public, he answered that it is up to the developer to ensure that the report is accurate and became hostile over the possibility of having this method questioned. A representative of Cordivea, who conducted the initial snap snot assessment in 2017, was joking with members of the public at the public consultation meeting about the loop holes they are exploiting, her position was that the SARA protects the species not the habitat so they are free to destroy that. This does not seem to be in the spirit of the SARA or RAR or your dealings with the City of Langford thus far.

I intend to file a complaint with municipal affairs over this matter. I would like to know what the province intends to do to enforce the RAR if municipalities are not living up to these commitments or are managing habitat of endanger species responsibly or ethically. I have copied Hans Frederiksen from my MLA's office (John Horgan) in this response, he has been helping with me trying to receive a response from your office and providing valuable advice on how to see this matter through until address sasifactorially.

I look forward to hearing from you in reply to both emails.

Thank you

Sarah Hull
Citizens of South Langford for Sustainable Development

Sent from [Mail](#) for Windows 10

From: [Matthew Baldwin](#)
Sent: October 11, 2019 9:17 AM
To: [Sarah Hull](#)
Subject: RE: Riparian Set Back Requirement

Good morning Sarah,

Thank you for your last email. I will answer each of your questions in point form, if you don't mind.

1. The only scenario where the City would require a 42m setback from a stream would be if the Registered Professional Biologist determined that 42m was concurrent with the SPEA. It is highly unlikely that this would ever be the case, as Provincial regulation and best management practices suggest that a SPEA exists within 0-15m from a stream, and under certain circumstances can extend out to 30m from a stream.

The City of Langford has designated an area 43m from the natural boundary of a stream as a Development Permit Area so that lands adjacent to what may be determined as a SPEA is not inadvertently damaged. For example, if the City only set 30m as the Development Permit Area, then lands outside 30m could be altered and

disturbed without need of a study, or a permit. That would mean, in theory, that an excavator could work at 30.1m from a stream. A 43m Development Permit requirement provides a buffer until such time as the riparian area can be studied in detail, a Riparian Assessment created, and a permit is issued.

2. In establishing the Riparian Development Permit Area, the City of Langford is meeting the requirements of the Province of BC's Riparian Areas Regulation (RAR). As an evidence based method, the RAR relies on the findings of Qualified Environmental Professionals (QEP), and "the law" (in this case the Provincial Regulation) pretty much makes the QEP's findings (their Riparian Assessments) the final word with respect to riparian areas. As these QEP's are qualified professionals, their assessments meet the standards of their profession, and we rely on their professionalism. Now, I imagine from the way you posed your second question that you may have some issues with "professionalism", or at the very least a misunderstanding of what being a Qualified Environmental Professional means. I don't want this discussion to spin down into this issue, but as a registered professional myself I do find this line of questioning to be irritating and somewhat offensive.
3. Yes. The Corvidae report which I referenced in my last email is available to Council, and should form part of the Public Hearing package that is made available to the public prior to Public Hearing, and which is provided to Council in their agenda package prior to public hearing. The findings of that report were also summarized to Council's Planning, Zoning and Affordable Housing Committee, and the applicant and their consultant team were available to answer any questions that the Committee had in regards to that report.

Again, I trust that this information is satisfactory. However, should you have any further questions or concerns, please do not hesitate to contact me here.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



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From: Sarah Hull <s.22
Sent: Thursday, October 10, 2019 7:21 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: RE: Riparian Set Back Requirement

Hello Matthew,

Thank you for the detailed answers. I have a few additional questions (hopefully the last):

1. In what circumstances would the City require a 42 meter set back from the stream?

2. How does the City determine whether a biologist assessment, contracted by the developer, is in the best interest of the public and the City, as well as within the law? Are there standards regarding the depth of the study required by the planning department? Does the city employ a biologist to confirm these findings and ensure requirements are met?
3. Is council provided a copy of the biologist assessment reports prepared prior to readings/public hearings?

Thank you again. I look forward to hearing from you.

Sarah

From: Matthew Baldwin
Sent: October 10, 2019 1:28 PM
To: Sarah Hull
Cc: Leah Stohmann; Lauren Morhart
Subject: RE: Riparian Set Back Requirement

Good morning Sarah,

Thank you for your email of yesterday evening.

The short answer to your question is that Sec. 3.16.01(1) of the City's Zoning Bylaw does not allow any building or structure to be situated within 30m of any watercourse. This would, in most instances, encompass the riparian area of the stream (the riparian area being the land adjacent to the stream which supports the life of the stream with shade, vegetation and various biological material).

The longer answer to your question is that the City of Langford has designated an area 43 linear meters from the natural boundary of a stream (including the two streams on the Latoria/Worrall land) as a Development Permit area. This means that no alteration of that land, or subdivision, may occur until the applicant has provided a detailed and satisfactory analysis of the stream and its accompanying riparian area, completed by a Registered Professional Biologist. This is known as an Assessment Report, and is required prior to alteration of the land, or subdivision, and not necessarily prior to zoning. This process follows the Province's Riparian Areas Regulation, and the Assessment Report establishes the Streamside Protection and Enhancement Area (SPEA). Sec. 3.16.01(1) of the Zoning Bylaw can be varied based on the findings of the Registered Professional Biologist's assessment report.

The preliminary environmental impact study and Riparian Area Assessment prepared by Corvidae Environmental Consulting in November 2017 suggests that the SPEA for the Latoria/Worrall property would be 15m on either side of the two stream courses on the property. The applicant is proposing to protect a total of 40% of the property (exclusive of the area to be provided as a school site) as park/open space/green space. They intend to dedicate the SPEA as Park, and provide a green buffer alongside the SPEA (also as Park) wherein they intend to construct, for the City, walking trails. The building setback requirement in the RS4 zone that the applicant hopes to attain through zoning is 5.5m from rear-most part of the building to the rear property line. Adding this all up, houses will be 5.5 m from the rear lot line, the SPEA will (most likely be) 15m from the stream, and the park/trail buffer is yet to be determined. I would expect that the eventual building setback from the streams will be not less than 30m.

This is about the most accurate answer I can provide for you. We will not know the minimum setback until the subdivision approval stage, when the Park and open space dedication occurs, and we will not know the exact setback until a building permit is approved on each lot.

I trust that this information is satisfactory.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



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From: Sarah Hull s.22 >
Sent: Wednesday, October 9, 2019 7:44 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: RE: Riparian Set Back Requirement

Good Evening Mathew,

Thank you for your response. To clarify, I am asking the following questions:

1. What is the City of Langford's City minimum set back for riparian areas?
2. What will the riparian setback be on the Latoria/Worrall property after and as a condition of rezoning?

My civic address is not required to answer these questions, I am a resident of Langford just looking for clarification on the cities riparian policy and plans for this development.

Thank you for your time.

Sarah

From: [Matthew Baldwin](#)
Sent: October 9, 2019 9:03 AM
To: [Sarah Hull](#)
Subject: RE: Riparian Set Back Requirement

Good morning Ms. Hull,

Thank you for your email of yesterday evening.

Your enquiry, however, is somewhat confusing. You have asked me to provide or confirm the City's minimum set back for riparian areas for properties that are "under consideration for rezoning". Then you asked more specifically what has been required for the riparian areas within the 804 Latoria Road and 950 Worrall Drive property that is under application for rezoning.

If you could clarify two things for me, I would appreciate it.

- Are you asking what the riparian setback is as of this moment for Latoria/Worrall, as this is a property under consideration for rezoning? OR are you asking what the riparian setback will be after and as a condition of rezoning?

- Would you please provide your civic address. This assists us in answering questions that may be directly relevant to your property;

If you could provide this information, I would be happy to answer your questions to the best of my abilities.

Sincerely,

Matthew G. S. Baldwin, MCIP, RPP
Director of Planning and Subdivision



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From: Sarah Hull <sh.22>
Sent: Tuesday, October 8, 2019 8:34 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>
Subject: Riparian Set Back Requirement

Hi Matthew,

Can you please confirm what the City of Langford's minimum set back is for riparian areas for properties that are under consideration for rezoning. Specifically, what is the set back has been required for the riparian areas located at 804 Latoria Rd and 950 Worrall Drive?

Thank you,

Sarah

Sent from Mail for Windows 10

Re: Assessment #5892A has been reviewed

From: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Cc: Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, Matthew Baldwin <MBALDWIN@CITYOFLANGFORD.CA>

Sent: November 18, 2019 10:31:43 PM PST

The updated report was submitted several weeks ago. Could I please get an update on the status of this submission.

Regards

Thomas Roy, R.P. Bio.

From: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>
To: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "Thomas Roy" <cascadiabiological@shaw.ca>, "Riparian Areas, Region 1 FLNR:EX" <RARReg1@gov.bc.ca>, "DFO EPMP" <DFO_EPMP@PAC.DFO-MPO.GC.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>
Sent: Thursday, October 17, 2019 4:19:00 PM
Subject: Assessment #5892A has been reviewed

RAR Assessment report #5892A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report requires amendments to meet the assessment and reporting criteria of the RAR. Please re-submit once deficiencies in the assessment report (noted below) have been addressed. For more information please see comments/questions below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5892A

Date: 2019-10-17

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	5892A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2965 Sooke Road
PID	030-827-345
Legal Description	
Stream	Name Type Comments
	Bilston Creek Stream

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	17.67 m on south side of stream.
Site Plan	yes	The Study Area is outlined and shaded in red in the Site Plan. Is this the surveyed lot boundary? A background review of the CRD's online mapping tool suggests the lot is much larger than the study area delineated in this report. Will there be any development proposed north of the stream? It is suggested only the south side of the stream will have development (i.e. the building pad). The SPEA must be delineated on the Site Plan as well as the development footprint.
HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	No	
Building Envelope	No	
Development within SPEA	Unclear	The QEP has stated that a building pad is required for the sale of the lot. The building pad will be located immediately outside of the SPEA. The building pad footprint, and all associated site disturbances must be included in this RAR report.
Measures Appropriate	No	The QEP has stated that "this area [the building pad] will be located immediately outside of the SPEA". Measures to protect the SPEA may include areas outside of the SPEA. Therefore, the building pad footprint must be illustrated on the Site Plan and measures to protect the SPEA from the construction of the building pad must be clearly outlined.

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	No	

Comments

Photo 2 suggests road improvement works have already begun. Please verify. The QEP has stated that only a building pad will be built prior to sale. Works within and about a stream may require authorization under the Water Sustainability Act (WSA). Please verify if any works qualify under WSA and if WSA authorization(s) have been sought. See previous comments.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: September 12, 2019 10:44 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; MBALDWIN@CITYOFLANGFORD.CA; MBALDWIN@CITYOFLANGFORD.CA

Subject: Assesment 5892 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).

Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 5892 **Creation Date:** 2019-09-12

Status: created **Last Modified:** 2019-09-12

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2019-09-30
Area of Development (hectares):	.250	Proposed End Date:	2020-12-31
Lot Area (hectares):	.370	Nature of Development:	New
Riparian Length:	20.00	Section 9 Part 7 Activities:	N

Location Details

Local Government: Langford, City of **DFO Area:** South Coast Area

Region: Vancouver Island **Stream/River Type:** Stream
Parcel Identification (PID)/
Parcel Identification Number (PIN): 030827345 **Stream/River Name:** Bilston Creek
Address Line 1: **Watershed Code:** 930-027500
Address Line 2: **Postal Code:**
Latitude: 48°25'18" **Longitude:** 123°33'18"

Developer Details

Contact First Name: Steve **Address Line 1:** 116-967 Langford Parkway
Contact Middle Name: **Address Line 2:**
Contact Last Name: Thomas **City:** victoria
Province/State: bc **Postal/Zip Code:** v9b0a5
Email Address: steve@keycorp.ca **Country:** canada
Company Name: Centre Mtn Business Park **Phone #:**

Primary QEP Details

Contact First Name: Thomas **Address Line 1:** 772 goldstream ave
Contact Middle Name: **Address Line 2:** PO Box 27034
Contact Last Name: roy **City:** victoria
Designation: Biologist **Province/State:** bc
Registration #: 1089 **Postal/Zip Code:** v9b 5s4
Email Address: cascadiabiological@shaw.ca **Country:** canada
Company Name: Cascadia Biological **Phone #:**

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5892B has been reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
MBALDWIN@CITYOFLANGFORD.CA
Sent: November 26, 2019 12:01:15 PM PST

Please note that amendments to the regulation have come into force as of November 1st 2019. Updated form templates used to prepare riparian assessments have been uploaded and are located on the RAPR Website: <https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/fish/riparian-areas-regulation/qep-resources/preparing-rar-reports>

Reports submitted after December 1, 2019 without use of the newest forms may be rejected for failure to meet current reporting standards.

RAR Assessment report #5892B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5892B

Date: 2019-11-26

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	5892B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2965 Sooke Road
PID	030-827-345
Legal Description	
Stream	Name Type Comments
	Bilston Creek Stream

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	

ZOS' Correct	Yes	
SPEA Correct	Yes	17.67 m on south side of stream.
Site Plan	Yes	The QEP has stated through email correspondence that no development is proposed on the north side of the stream. The site plan has been updated with the proposed building pad in relation to the SPEA.
HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	No	
Building Envelope	No	
Development within SPEA	No	The QEP has stated that a building pad is required for the sale of the lot. The building pad will be located immediately outside of the SPEA.
Measures Appropriate	Yes	

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	

QEP Reduced SPEA?	No
Applied Methodology Correctly?	Yes

Comments

The previous review stated "Photo 2 suggests road improvement works have already begun". Through email correspondence, the QEP has stated that "the road work you describe was done under another QEP for a City of Langford municipal road and had all of the required MoE permits. It did not occur on the subject property".

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: October 17, 2019 11:09 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA; MBALDWIN@CITYOFLANGFORD.CA; MBALDWIN@CITYOFLANGFORD.CA

Subject: Assesment 5892 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO), the BC Ministry of Environment, and the appropriate local government(s).

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 5892 **Creation Date:** 2019-09-12

Status: updated **Last Modified:** 2019-10-17

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2019-09-30
Area of Development (hectares):	.250	Proposed End Date:	2020-12-31
Lot Area (hectares):	.370	Nature of Development:	New
Riparian Length:	20.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	030827345	Stream/River Name:	Bilston Creek
Address Line 1:		Watershed Code:	930-027500

Address Line 2:		Postal Code:	
Latitude:	48°25'18"	Longitude:	123°33'18"

Developer Details

Contact First Name:	Steve	Address Line 1:	116-967 Langford Parkway
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Thomas	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b0a5
Email Address:	steve@keycorp.ca	Country:	canada
Company Name:	Centre Mtn Business Park	Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #5882B has been reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
MBALDWIN@CITYOFLANGFORD.CA
Sent: December 24, 2019 9:36:50 AM PST
RAR Assessment report #5882B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Regulation. For more information please see the summary below. **If there are further questions please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	5882B

Date: 2019-12-24

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	5882B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	840 Industrial Access Way
PID	024-550-469
Legal Description	
Stream	Name Type Comments
	Langford Creek Stream The QEP has stated that the site does not meet the definition of variable terrain under the Regulation. However, an additional 10 m will be added to the SPEA to protect the slope from potential slope failures.

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	

Site Plan	Yes	<i>Proposed logging area shown on the site plan. It is noted the site plan does not show the additional 10 m added to the SPEA for a total SPEA of 20 m.</i>
HWM/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	<i>The QEP has certified "no works are proposed within the SPEA". Proposed works include removal (i.e. logging) to facilitate the "production of rock products".</i>
Measures Appropriate	Yes	<i>Windthrow: The QEP has certified that the proposed logging will not cause windthrow issues. It is also noted that an additional 10 m has been added to the SPEA by the QEP. Slope Stability: The QEP has certified "banks are stable within the study area with no signs of previous slumpage".</i>

Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
QEP Reduced SPEA?	No	
Applied Methodology Correctly?	Yes	

Comments

This report meets the standards of the RAR.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: November 25, 2019 11:06 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 5882 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 5882 **Creation Date:** 2019-09-05

Status: updated **Last Modified:** 2019-11-25

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2019-09-15
Area of Development (hectares):	1.405	Proposed End Date:	2020-12-31
Lot Area (hectares):	18.900	Nature of Development:	New
Riparian Length:	275.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	024550469	Stream/River Name:	Langford Creek
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°27'40"	Longitude:	123°32'21"

Developer Details

Contact First Name:	Brad	Address Line 1:	840 Industrial Way
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Crawford	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b 6P7

Email Address: terra ltd@shaw.ca **Country:** canada
Company Name: **Phone #:**

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Fwd: 734 Latoria Road – regulatory status of Lookout Brook

From: s.22
To: Julia Buckingham <jbuckingham@cityoflangford.ca>
Cc: mbaldwin@langford.ca, mmahovlich@langford.ca, Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>, Cragg, Jenna FLNR:EX <Jenna.Cragg@gov.bc.ca>, Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: February 20, 2020 4:32:03 PM PST
Attachments: Letter Report to s.22 734 Latoria Rd RAR WSA 190808 (4).pdf

Hi Julia,

As per my voicemail just now, please see the attached email.

As noted there is some urgency to this matter as the company who has purchased this lot is likely not aware of this information. The current owner is noted to be 1212844 BC LTD.

I am hoping that you could ensure that this information gets to them and is acted on by the City of Langford,.

Timely action is needed as plans are to land clear starting in the next few days and that may put parties in contravention of the Riparian Act.

Cheers,
s.22

----- Forwarded message -----

From: s.22
Date: Sun, Feb 16, 2020 at 5:15 PM
Subject: Fwd: 734 Latoria Road – regulatory status of Lookout Brook
To: <mbaldwin@langford.ca>, <mmahovlich@langford.ca>, <kevin.telfer@gov.bc.ca>, Cragg, Jenna FLNR:EX <Jenna.Cragg@gov.bc.ca>, Riparian Areas FLNR:EX <RiparianAreas@victoria1.gov.bc.ca>
Cc: <kent@draycor.ca>, <kevin@draycor.ca>, <Jbartley@islanderengineering.com>

Regulatory Status pertaining to 734 Latoria Road (PID 018281192), 1021 Deltana Avenue (PID 030902452), Desmond Park (PKVIP67850), 3599 to 3587 Desmond Drive (PIDs 024273384, 024273368, 0242733350, 024273341), Lookout Lake, Lookout Brook, Pritchard and Bilston Creeks in regards to Federal Fisheries Act, Provincial Water Sustainability Act, the Provincial Riparian Areas Protection Act, Riparian Areas Protection Regulation, and Langford's Development Permit (DP) Bylaw. Regarding the above, Bylaw Number 1784 and 1785 and any subsequent permits, approvals and plans pertaining to 734 Latoria Road (PID 018281192), 1021 Deltana Avenue (PID 030902452), and Desmond Park (PKVIP67850); and any other properties or addresses created through development and subdivision processes.

Please find attached a copy of a Qualified Environmental Professional (QEP) Opinion (professionally reviewed by 3 other QEPs) pertaining to the above. It is my understanding that this report was shared with Langford Engineering and Islander Engineering in the Fall of 2019.

Considering recent visible activity (surveyor's markings place along Desmond Park (South), hay bales placed in Lookout Brook, and "danger" barricading within 1021 Deltana Avenue), I am ensuring that all parties have received this report and as a result, a full Riparian Areas Assessment Report has been provided by the property owner (or developer on behalf of the property owner) to Langford (consistent with Langford's recent practice for the development of 804 Latoria), who in turn has shared it with the Province for their review. I ask that **Langford Planning please confirm (via email reply) that the full Assessment Report has been provided**

and forwarded to the Province. If this has not been done, could Langford please advise on the process considering the attached report?

I recall that prior to any subdivision approval or building permit issuances, the owner was to "prepare a detailed stormwater management plan, to the satisfaction of the Director of Engineering, prior to subdivision approval or Building Permit issuance, whichever occurs first". Considering this, **can Engineering and/or Planning please confirm (via email reply) that the complete Riparian Areas Assessment Report has been considered, and will be acted on prior to any construction above or below ground for either infrastructure, servicing, or any alteration of land?** Of particular concern is the establishment and maintenance of the required Streamside Protection and Enhancement Area in all phases of construction. Currently there are no signs of the required temporary high visibility fencing delineating the non-disturbance areas and environmentally valuable features, and drip line for the existing trees to be retained (as required by Langford Bylaw 1201, Part 2 – Environmental Protection Development Permit Guidelines, Section 2.0 Environmentally Sensitive Area Guidelines, item 2.2.8).

With appreciation,

s.22

----- Forwarded message -----

From: s.22

Date: Fri, Sep 13, 2019 at 9:34 AM

Subject: Re: 734 Latoria Road – regulatory status of Lookout Brook

To: Aqua-Tex Scientific <aqua-tex@islandnet.com>

Cc:

s.22

Hello Patrick (and others),

Thank you for the phone conversation just now.

As discussed, I provide my authorization for you to provide a copy of the Memorandum to the two biologist's (Thomas Roy and Harry Williams) who have previously provided advice on the regulatory status of Lookout Brook to Langford, as part of earlier and impending subdivision development.

[redacted]

Again, a heartfelt thank you for everyone's time, effort, professionalism, commitment, expertise and diligence!

Cheers,

s.22

On Tue., Sep. 10, 2019, 12:27 p.m. Aqua-Tex Scientific, <aqua-tex@islandnet.com> wrote:

s.22

Please find appended my final Memorandum on my review of the Regulatory status of Lookout Brook as a stream under Federal, Provincial, and municipal jurisdictions.

I have concluded that Lookout Brook meets the regulatory definition of a stream and that DFO's Fisheries Act, the Provincial WSA, the RAR, and the Langford Development Permit (DP) Bylaw apply to this aquatic feature.

I have had professional colleagues peer review the findings in my Memorandum. I have copied each of the professional biologists who provided peer reviewer. I will send copies of the Memorandum separately to the two municipal engineers.

As previously discussed (my email to you on August 12, 2019 at 9:23 AM), I have now spoken with Thomas Roy, R.P. Bio., and Harry Williams, R.P. Bio., regarding my/our findings that Lookout Brook is a stream as classified under DFO, MOE/FLNRORD, and under the *WSA*.

I would ask that you provide me with your authorization to provide a copy of my Memorandum to the two biologist's who have previously provided advice on the regulatory status of Lookout Brook to Langford, as part of earlier and impending subdivision development. A response to my request by return email would be sufficient authorization for my forwarding a copy to Thomas Roy and Harry Williams.

[Redacted]

The two biologists are:

Thomas Roy, R.P. Bio., Cascadia Biological Services (cascadiabiological@shaw.ca; 250-888-4864)

Harry Williams, R.P. Bio., Madrone Environmental Services Ltd., 250-746-5545 (email may be: harry.williams@madrone.ca?)

Please contact me if you have any questions.

Regards

Patrick

Wm. Patrick Lucey
Sr. Aquatic Ecologist
Aqua-Tex Scientific Consulting Ltd.

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201- 3690 Shelbourne St.

Victoria BC V8P 4H2

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&

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aqua-tex@islandnet.com

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Tel: (250) 598-0266
Fax: (250) 598-0263

s.22

August 8th, 2019

Re: 734 Latoria Road – property status under the Riparian Areas Regulation and the WSA (*without prejudice*) – Professional Opinion

Dear s.22 :

Thank you for the opportunity to provide you with our opinion (*without prejudice*) on the question of “whether Lookout Brook, originating in Lookout Lake/Reservoir, and flowing into Pritchard Creek is subject to the Riparian Areas Regulation (RAR) and to the Water Sustainability Act (WSA)”. The proposed development on the property located at 734 Latoria Road is the basis for your concern that applications for a subdivision of this property have been submitted to Langford and the development should be subject to the RAR.

It is my understanding that the question you have asked is based upon your understanding that Lookout Brook is a natural stream, modified over preceding decades by urban development, and, thus, any development within a 30 metre Riparian Assessment Area, measured from the stream channel’s High Water Mark (HWM), would require an RAR Assessment Report to designate appropriate SPEA buffers, that the development would be required to address potential harm to the SPEA within the Special Measures Management Zone, and that any works “in or around a stream” could require WSA Section 11 Notification or Approval.

I have reviewed the background information you assembled and I have walked the length of Lookout Brook, to its confluence with Pritchard Creek, with colleagues – Cori Barraclough, R.P. Bio., Lehna Malmkvist, R.P. Bio., Sara Stallard, ASCT, Env. Tech. (field visit on February 21st, 2019) – and have also walked the lower reaches with Steve Voller, R.P. Bio. (Feb 14th, 2019). I am familiar with Lookout Brook and its catchment, including its lower reaches and with Pritchard and Bilston Creeks, having studied and worked on these aquatic habitats since 1985. More recently my company has prepared RAR Assessment Reports on Bilston and Pritchard Creeks.

Synopsis of Background Information

The following information is a synopsis of material we have been provided as the basis to ascertain whether Lookout Brook is a natural stream, albeit whose catchment has been modified by urban land-use, and whether the stream is subject to the RAR and *WSA*. A portion of the background material with which we were provided by you is contained in Appendix A.

1. I spoke with Michael Baxter, P. Eng., retired municipal engineer for both Langford and Colwood who indicated that both municipalities consider Lookout Brook a stream and that it would be subject to both the RAR and the *WSA*, i.e., Section 11 Notification or Approval, for any **"authorized changes"** means the changes in and about a stream described in section 39 (1), (2), (3) or (5) [authorized changes];
2. In an email from Helen Lockhart, P. Eng., Colwood municipal Technical Supervisor engineer, she indicated that the stream channel for Lookout Brook route goes downstream of the dam through the park to Sun Estates, then crosses under Sunheights Drive and residential properties to Desmond Drive, then along Desmond Drive to Latoria Rd.
3. Three Conditional Water Licenses 61408 (1985), 72288 (1990), and C128684 (Figure 3, Figure 4, and Figure 5, respectively) – were provided to authorize outflow control works for an in-stream storm detention reservoir. The Water Licenses include diagrams that show the connection between Lookout Lake and Brook and Prichard Creek via the storm detention reservoir. Ministry staff indicated that a Conditional Water License would be issued for works associated with a "stream"; having issued a Water License it would follow that the "stream" for which the Water License was issued would be subject to the RAR.
4. Section 11 Notification for works to culvert a segment of Lookout Brook on 734 Latoria Road was submitted to FLNRORD. The application for a Section 11 Notification, under the *WSA*, would be, as noted above, based upon the Ministry considering the aquatic habitat a "stream" as defined by the Act. Thus, the same rationale would require that any development or subdivision would trigger a municipal Development Permit (DP) and that the DP application would require that an RAR Assessment Report would be required for that portion of Lookout Brook that was on the property and in this instance that portion of Lookout Brook that is located on the adjacent property to the east of Desmond Drive.
5. Significant work was done to manage stormwater on a portion of land north of 734 Latoria Road (the addresses of the new properties are 1015, 1019, 1020, 1027, and 1028 Deltana with 1024 Deltana being constructed directly on top of what previously was Lookout Brook) (i.e., Figure 3, Figure 4, and Figure 5). That there is a stream channel that has historically flowed from the stormwater detention reservoir onto 734 Latoria Road is well documented in CRD and municipal maps, available on their respective websites. That a Water License exists on the stormwater management pond is another indication that Lookout Brook and Lookout Lake are considered to be streams under Federal and Provincial regulations.

- Therefore, it follows that the Deltana development would also have been subject to the requirements for obtaining Section 11 authorization for the culverting of Lookout Brook as it flows out of the stormwater detention reservoir (#3 above) and that an RAR Assessment Report would have been required as a municipal planning pre-requisite to obtaining a DP from Langford.
6. Figure 1 and Figure 2 provide publicly available, web-based, information about Lookout Lake and Lookout Brook headwater catchments, flowing into Pritchard Creek, which in turn flows into Bilston Creek. The information regarding these headwater streams is available on CRD and municipal websites. All the streams shown in these Figures are subject to the Federal *Fisheries Act*, the *WSA*, and the RAR, in addition to municipal regulations.

Conclusion

Based upon my discussions with other fellow Professionals, upon my personal history of studying and conducting field site assessments on the headwater catchments of Pritchard Creek (including conducting RAR Assessment Reports on properties within this sub-catchment), together with site visits to walk the length of Lookout Brook with Professional colleagues, and a review of the information you have provided me, in Appendix A, it is my opinion that:

- Lookout Lake and Lookout Brook are subject to the Federal *Fisheries Act*, the *WSA*, and the RAR, in addition to municipal regulations.
- Development proposed for 734 Latoria Road would be required to be authorized under the RAR and potentially under the *WSA*; the latter could require a Section 11 authorization depending upon the specific nature of the proposed “changes in and about a stream described in section 39 (1), (2), (3) or (5) [authorized changes]” of the *WSA*.

Should you have any questions regarding my professional opinion I should be pleased to discuss them with you at your convenience.

Regards,
Sincerely,



Wm. Patrick Lucey, B.Sc., B.A., M.Sc., R.P. Bio., CBiol., MRSB
Sr. Aquatic Ecologist & President
Aqua-Tex Scientific Consulting Ltd.

Cc: Lehna Malmkvist, R.P. Bio., Swell Consulting Ltd.
Cori Barraclough, R.P. Bio., Aqua-Tex Scientific Consulting Ltd.
Sara Stallard, ASCT, Env. Tech., Fish-Kissing Weasels Environmental
Steve Voller, R.P. Bio., Seamount Consulting Ltd.

Figures



Figure 1. Detailed map of the Lookout Lake and Lookout Brook headwater catchment, flowing into Pritchard Creek. The information regarding these headwater streams is available on CRD and municipal websites. All the streams shown in this map are subject to the Federal *Fisheries Act*, the *WSA*, and the *RAR*, in addition to municipal regulations.

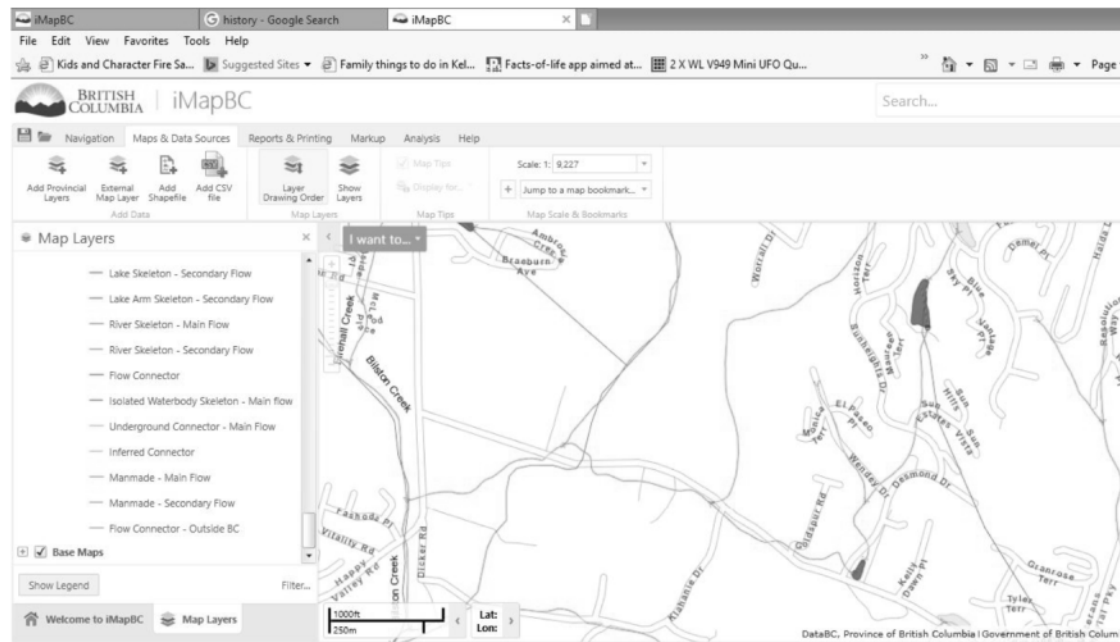


Figure 2. iMapBC image showing the Pritchard Creek headwater sub-catchment that flows into Bilston Creek. Note the Lookout Lake and Lookout Brook stream that is a headwater tributary of Pritchard Creek. These streams are all subject to the RAR and to the WSA.

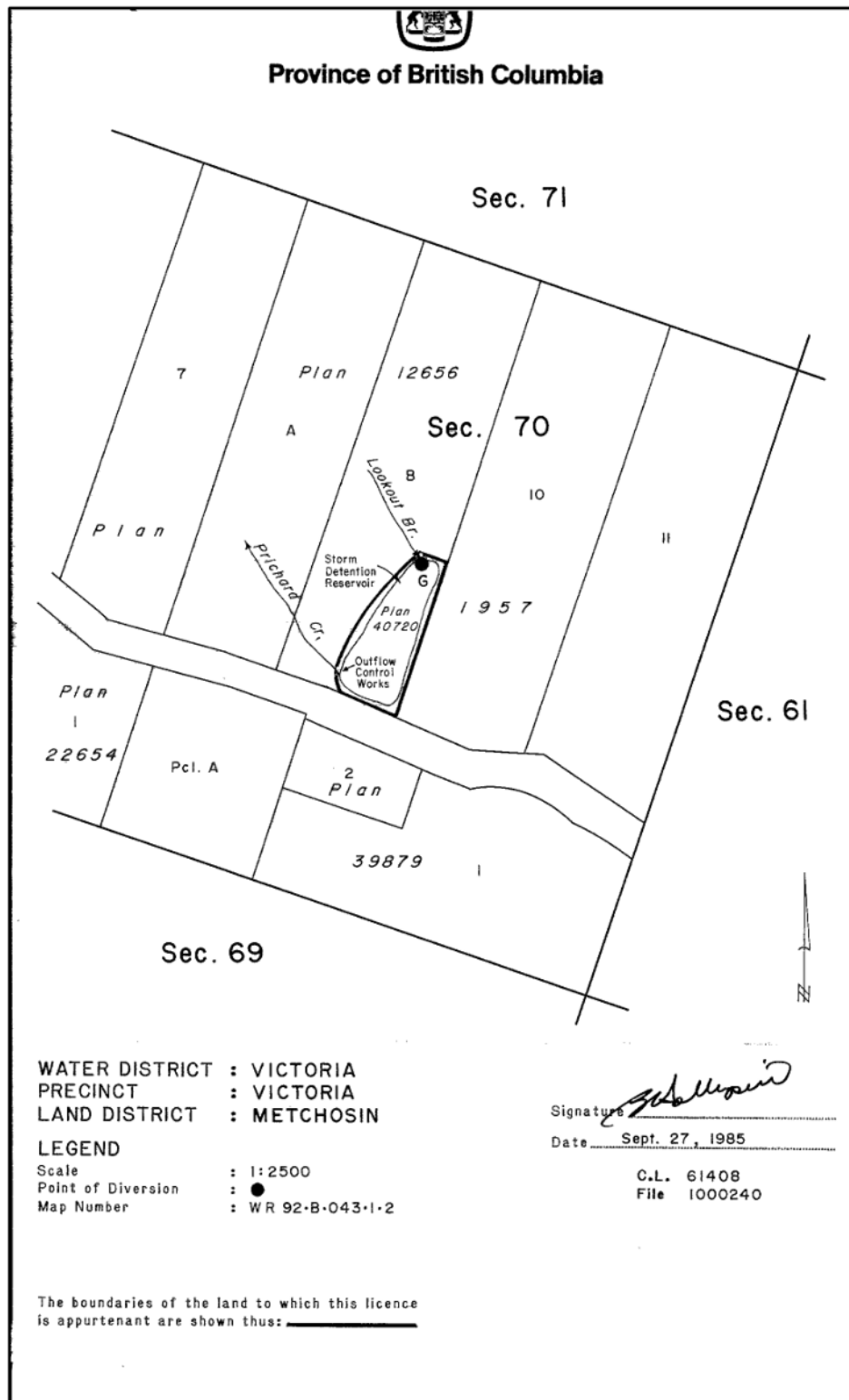


Figure 3. Water License issued for storm detention reservoir and point of diversion works on Lookout Brook in 1985.

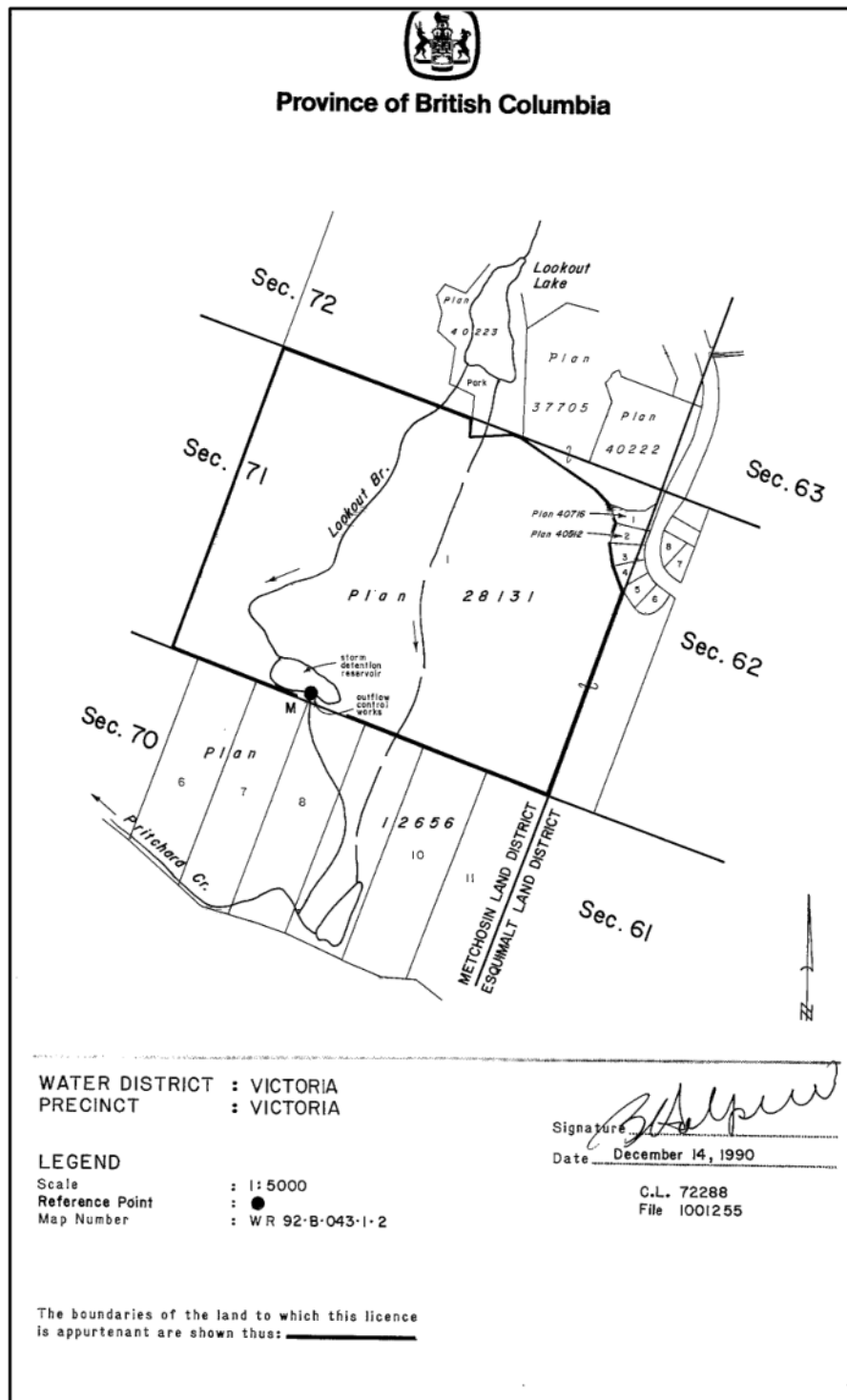


Figure 4. Water License issued for storm detention reservoir and outflow control works on Lookout Brook in 1990. Note the expanded map scale to document Lookout Lake and a modified alignment of Pritchard Creek, as well as a second channel flowing from Lookout Lake.

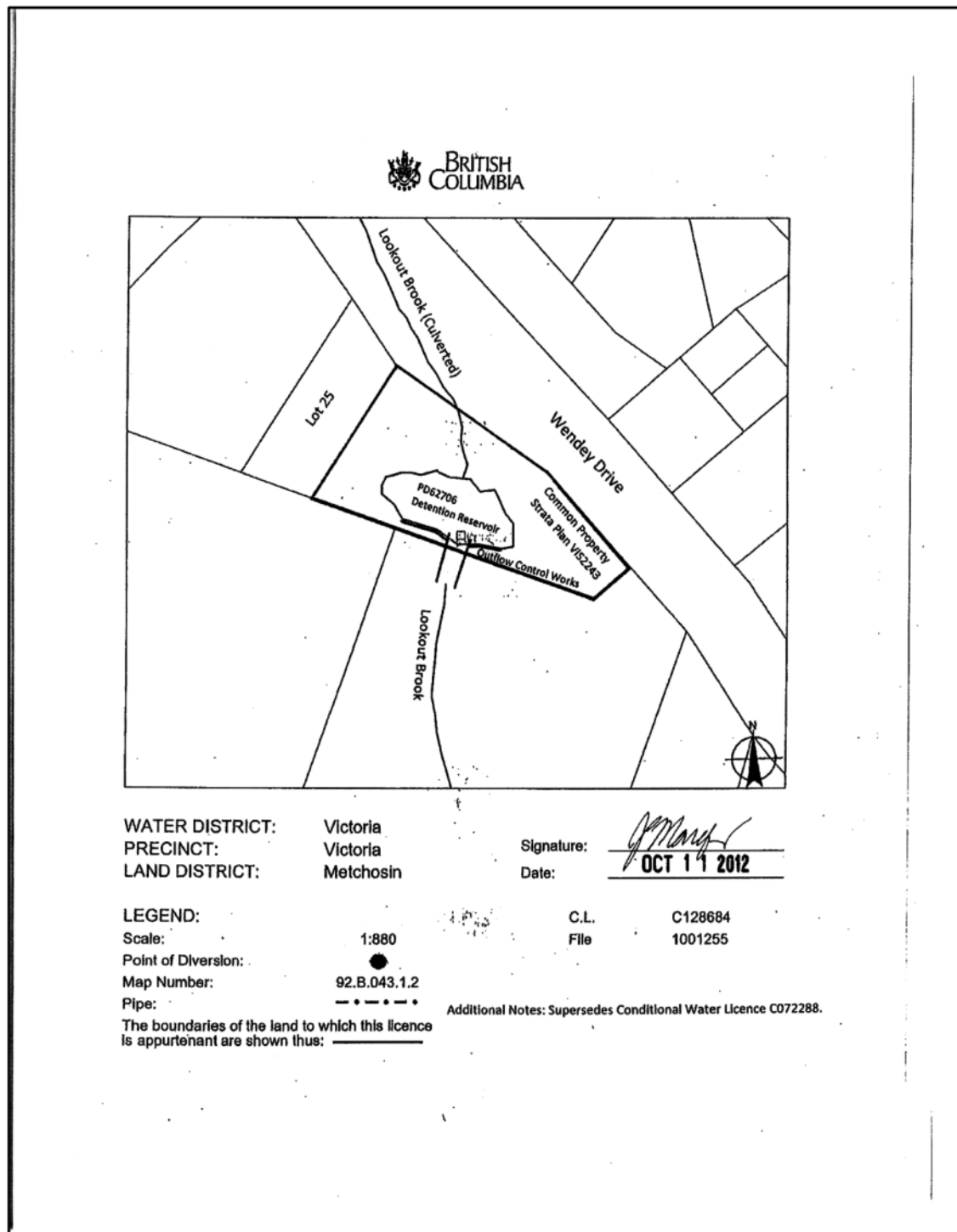


Figure 5. Water License issued for detention reservoir and outflow control works on Lookout Brook in 2012, associated with a point of diversion. Note that Lookout Brook flows southeast and not southwest prior to its confluence with Pritchard Creek.

Appendix A

Background material provided to me by ^{s.22}

Riparian and Water Sustainability:

July 19, 2018 Email to and from Jenna Cragg, MSc, RPBio, Ecosystems Biologist, West Coast Region, Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

Email request/query:

... significant concern that the Riparian Areas Regulation has been breached with development and construction that has already occurred on Deltana Avenue (created by subdividing 734 Latoria Road - Langford Zoning Bylaw, Amendment No. 439, (734 Latoria Rd), 2015). Data from numerous provincial government sites support that both Lookout Lake and Bilston Creek contain fish. iMapBC also demonstrates that based on the flow of stream water - Bilston Creek and Lookout Brook are connected. The remainder of 734 Latoria is to be rezoned and developed. Currently the developer is proposing a 10 m SPEA considering Bilston Creek, however yet again Lookout Brook is not being protected and plans are to again culvert this stream which runs year round and has active water flow as of today. See attached drawing from Planning, Zoning and Affordable Housing Committee meeting on July 9 (full package [available here](#)).

So, I am hoping to find out what can be done as you have noted that public are not able to access RAR Assessment Reports due to privacy issues. How does a concerned citizen protect this water way? Please know that I did present my concerns regarding Lookout Brook to the Langford PZAH committee on July 9. The representative for the development was unable to comment on why Lookout Brook was not considered and despite the concerns raised, the committee voted 3 to 2 to move the staff recommendation forward to Council. Council met this last Monday to conduct their first reading.

Response:

I'm a regional Ecosystems Biologist in Nanaimo and I work with Emmanuel on RAR-related issues. He asked me to check into this matter and to determine whether the developer applied for a Section 11 notification or Approval under the Water Sustainability Act for the culverting of Lookout Brook. In theory, burying and culverting a stream would require an Approval under the WSA, as well as authorization from DFO due to the presence of rainbow and cutthroat trout in the system.

I have checked our files and have also asked the District Ecosystem Biologist responsible for reviewing Approvals and we have no record of an

application. It is possible that the application was filed under a different stream name, but unlikely.

I would encourage you to report this matter to Natural Resource Violations using the online reporting page: <https://www.for.gov.bc.ca/hen/nrv/>

As Emmanuel wrote in his earlier email, the protection of the riparian zone above the High Water Mark is the jurisdiction of local government, and any violations of their bylaws must be addressed by their enforcement staff. Unfortunately we don't have authority to investigate the issue unless it relates to the Water Sustainability Act. Once your complaint is submitted via the link above, the Natural Resource Officer assigned to the case will contact you for the information they need to determine if there has been a violation under the WSA and whether to pursue an investigation.

Subsequent action taken

Email sent to Langford requesting a meeting with David Sametz and/or Matthew Baldwin. Email was forwarded to Julia Buckingham for response. Meeting set for Tuesday, July 14 at 10 am.

The morning of the meeting, Julia Buckingham from Langford requested to cancel the meeting:

I know we have a meeting scheduled at 10am this morning, but I was just wondering if you still needed to meet given that we resolved things on Friday? The applicant is having their biologist prepare a report about the areas affected and the riparian area will be further addressed in a future development permit should this rezoning be approved. Other than that, there isn't much more we can do at this stage in the process. I know you were planning to take time off work for this meeting so I just wanted to save you from having to do that! I left you a voicemail in regards to this as well. Give me a call if you have any questions and of course we will still be here and available at 10am if you don't see this message in time.

At this meeting, those in attendance were advised by Matthew Baldwin, Director of Planning that riparian issues would not be addressed at the upcoming Public Hearing as they are a Provincial issue.

On September 11, 2018 a Natural Resources Violation Report was created and submitted - Natural Resource Violation Report Number is: 100991

Subsequent to the July 14 meeting, it was determined that a Section 11 N-CIAS (Notification – Changes in or About a Stream) was filed with the Provincial Government.

Email request/query with response in red from Kevin L. Teffer, RPBio, RPF, Ecosystem Biologist/Habitat Officer, Forests, Lands, Natural Resources Operations and Rural Development:

I'm hoping you can help me understand how Section 9 and Section 11 of the Water Sustainability Act work. My questions are in specific reference to the following file

Approval Type - N-CIAS
Approval File Number is 1004334
FCBC Tracking Number is 100260947
Approval Start Date 28 August 2018
Approval Expiry Date 30 September 2018

The questions I have are:

Q2) Is work allowed to happen prior to an Approval Date? No

Significant work was done to manage stormwater on a portion of land north of 734 Latoria Road (the addresses of the new properties are 1015, 1019, 1020, 1027, and 1028 Deltana with 1024 Deltana being build directly on top of what previously was Lookout Brook).

A developer working with the current landowner of 734 Latoria Road plans to continue to culvert and divert Lookout Brook (see drawing below showing diversion in green). I see no prior Water Sustainability Act Approval and the effective date of Approval #1004334 is August 2018 and a September 30, 2018 Expiration Date. Significant alterations to Lookout Brook were made in 2017 and 2018 including culverting and roadway paving.

October 23, 2018 Email from Charlotte van Schalkwyk, CIAPP, FOI Specialist, Resource Team, Information Access Operations, Ministry of Citizen's Services

Thank you again for all the information you provided. The Ministry has responded and we have further updates regarding your request.

2. RAR Assessment: *The Ministry have done a thorough search and does not have a RAR assessment report on file for 734 Latoria Road, or for the referenced PID 018-281-192. They are aware of several instances where RAR assessments have been submitted directly to this local government (Langford) and so were not submitted to the RAR Notification System. This may be one of these cases.*

Langford follows their own standard to meet the requirements of the Riparian Areas. In the absence of a RAR assessment, it is recommended that any questions about the standards applied to meet RAR on this property be directed to Langford. If the RAR assessment was directed to local government you should be able to source the information through access to the local government's permit application materials.

November 14, 2018 Email from Jenna Cragg, MSc, RPBio, Ecosystems

Biologist, West Coast Region, Ministry of Forests, Lands, Natural Resource Operations and Rural Development:

Email request/query:

... what happens to a RAR Assessment once submitted to the province. The Riparian Areas Regulation Assessment Methods Schedule notes that the assessment report is submitted electronically to facilitate monitoring and compliance. Recognizing the quantity of reports submitted, what do the monitoring and compliance processes look like?

Response:

When a report is submitted to the Province, it gets reviewed for compliance by Emmanuel Abecia, the Riparian Areas Regulation Biologist. The results of Emmanuel's reviews are shared with the QEP that submitted the report, as well as the local government and DFO. Emmanuel reviews all RAR reports submitted.

Riparian Area Protection Act – responsibilities:

October 4, 2018 email from Jacqueline Roden, containing answers (in red) from Kevin L. Teffer, RPBio, RPF, Ecosystem Biologist/Habitat Officer, Forests, Lands, Natural Resources Operations and Rural Development:

Q1) Who is a riparian owner? *Does this include the owners of 3599 Desmond Drive and 3595 Desmond Drive as the water course related to Approval File Number 100260947, namely Lookout Brook, continues to run into and out of their properties? **Potentially, yes***

November 14, 2018 Email from Jenna Cragg:

Email request/query:

Additionally, what agency addresses local governments who approve or allow developments to proceed without a copy of the RAR assessment report being filed with the Ministry? Or are local governments allowed to follow their own standards for meeting the RAR regulation?

Response:

Local governments are required by the Riparian Area Protection Act to implement RAR bylaws. With respect to local government compliance, the Province has conducted a review of RAR compliance across all RAR-applicable jurisdictions, and has communicated these results back to local governments. In a sense local governments can follow their own standards, because they have discretion as to how their bylaws are enforced. The Province does not have authority to intervene in local government bylaw enforcement. In the past, DFO was involved in enforcement of the federal Fisheries Act in urban streams, before the wording of the Act was changed from "harmful alteration, disruption or destruction" of fish habitat to "serious harm" to fish habitat.

Fish and fish habitat:

Email from Emmanuel Abecia, RPBio, Riparian Areas Regulation Biologist

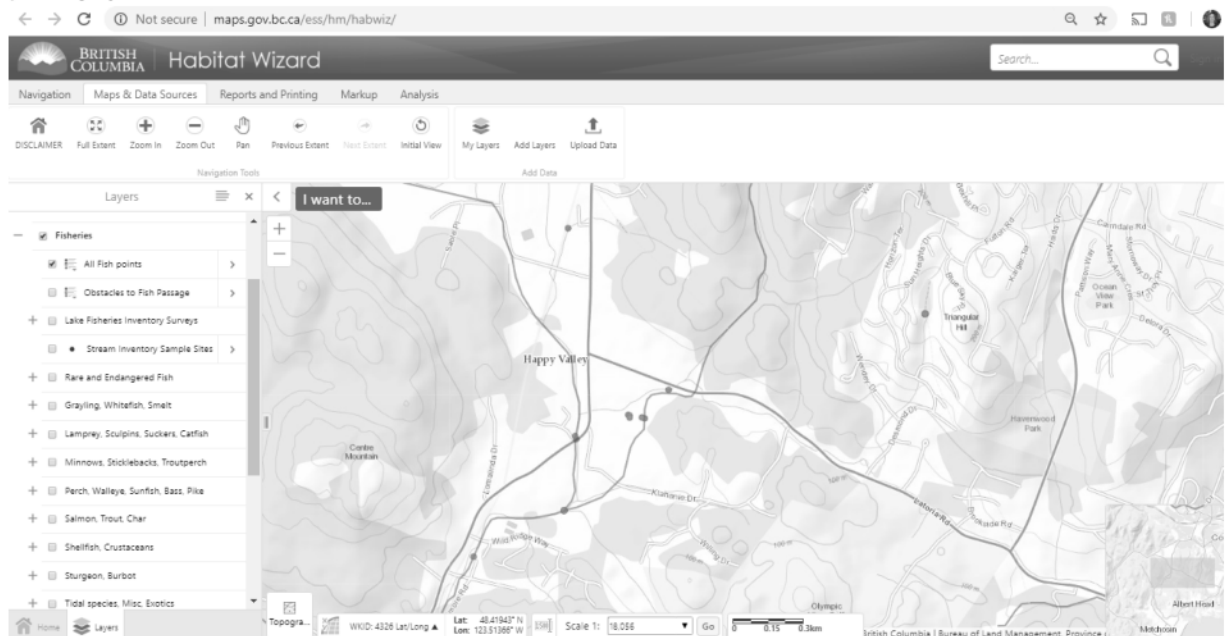
Email query/request:

I am hoping that you could please answer a few questions and provide a resource. I've read through the Regulation but don't see anywhere that differentiated spawned fish vs stocked fish.

Response:

Thanks for your note. My name is Emmanuel Abecia and I am a Biologist with the Riparian Areas Regulation (RAR). To answer your question, there is no difference between native and stocked fish as the RAR applies to all salmonids, gamefish and regionally significant fish.

Habitat Wizard



Based on data points:

- Rainbow Trout (111 records) at Lookout Lake (Waterbody ID 514140)
- Threespine Stickleback and Cutthroat Trout at Prichard Creek (Waterbody ID 306172)
- Pumpkinseed at Bilston Creek (Waterbody ID 306168)

Sampling needed to show fish are not present:

Quote from Swell Environmental Consulting's report entitled Review of Riparian Areas Regulation for Streams on Mayne Island

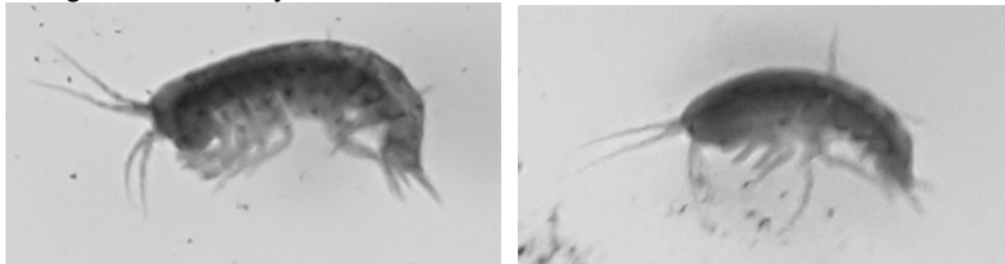
"In order to show that fish are not present, to the satisfaction of the RAR, a thorough sampling effort would be required, as described in Appendix E. Until such time as this is shown, we are obligated to concur with including this stream as subject to the RAR."

Slope not sufficient to rule out fish presence:

Excerpt from Riparian Areas Regulation Assessment Methods, Schedule to the Riparian Areas Regulation (emphasis added)

*2.2.2.1 Fish Absence Based on Stream Gradient Stream reaches with a stream slope greater than 20% are not considered fish-bearing for the purposes of applying the Simple Assessment methodology. However, fish such as **cutthroat trout**, bull trout, Dolly Varden char and **sometimes rainbow trout** have been observed to occur in very steep streams, well in excess of 20% slope. Where a reach has a stream gradient >20% and a stepped-pool profile and (or) where a lake occurs at the head of the drainage, or there is perennial fish habitat above a barrier the methodology found in Appendix 3 must be employed to determine fish presence/absence.*

Water sampling of Lookout Brook conducted on July 15 and November 17, 2018: Water contained many invertebrates having an exoskeleton, segmented body, and multiple appendages. These were identified by a layperson as Scud (member of the class Crustacea, order Amphipoda). These invertebrates were noted to have a distinct armadillo appearance and they straighten their body to swim in a swift but erratic and random manner.



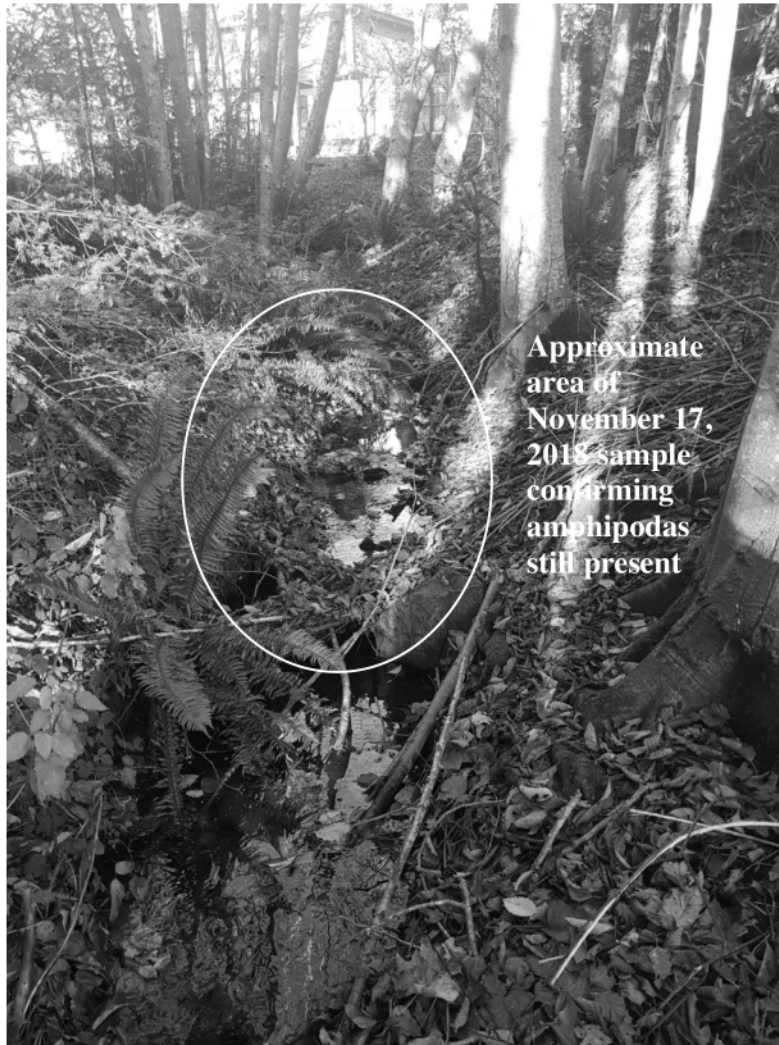
Photos were sent to Xerces Society as their field guide was referred to. Email request/query:

In July of this year I took a sample from a collection pond along the stream. In the water were a number of these macroinvertebrates (?). Since then I have tried a number of times to identify them. The Xerces Society Field Guide leads me to believe these may be Crustacea: Amphipoda (scuds). Would you be able to confirm this?

Response from Emilie Blevins, Conservation Biologist, Endangered Species Program, Xerces Society for Invertebrate Conservation:

Yes, those look like amphipods to me as well. Here is a link to a nice presentation by Bill Gerth here in Oregon. Xerces is based out of Portland, and we actually have our own endemic species: <http://trwc.org/wp-content/uploads/2014/12/Portland-Metros-own-freshwater-crustacean-species-Tualatin-WS-Council-final.pdf>! Amphipods are really neat animals that are food for fish and other species, and they are found in a huge array of habitats-from creeks to the bottom of the ocean. There are quite a few different species (but like many other invertebrates, it is really difficult to ID them to species).

Additional sampling was conducted on November 17, 2018 and again amphipods were found.



Connection between rainbow trout and amphipods:

*The rainbow trout has a variable diet and will forage throughout the water column on a variety of items (Coker et al, 2002), depending upon the strain of the fish. In general, the fish's diet changes with the seasons, and generally the species forages near the bottom or near structure (Scott and Crossman, 1973). Rainbow trout of large lake systems (e.g., Okanagan) are typically larger, and smaller fish tend to form a large component of an adults diet. **In smaller lake systems, rainbow's** are primarily insectivorous, foraging on Dipetera (e.g., chironomids), Ephemoptera (mayflies), Plecoptera (stoneflies), **Crustacea (e.g., amphipods such as Gammarus sp.)** etc. (Scott and Crossman, 1973; Coker et al, 2001; Roberge et al, 2002).*

<http://a100.gov.bc.ca/appsdata/acat/documents/r10789/8840209-App.A-Speciessummary->

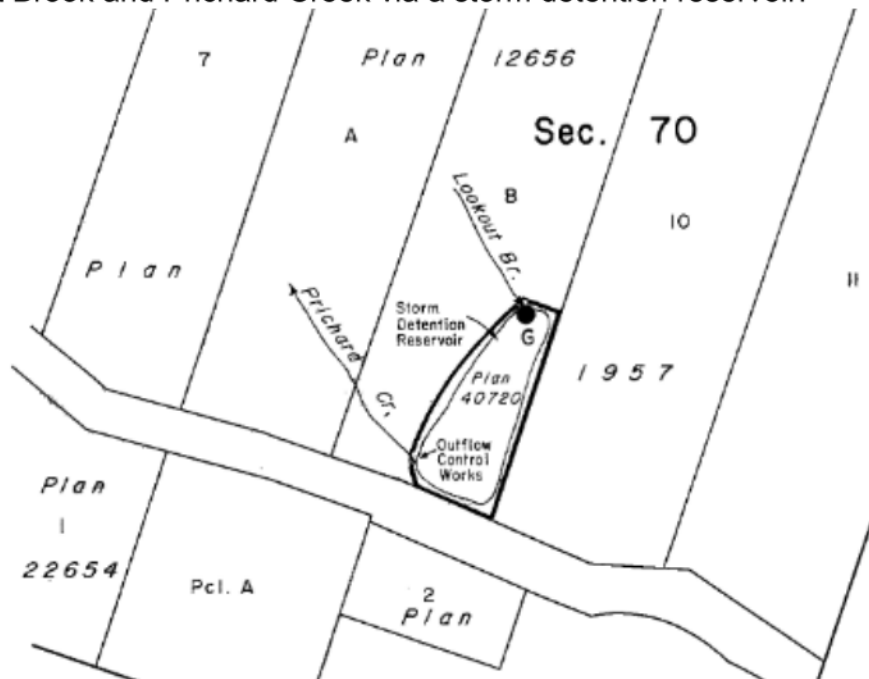
[RainbowTrout_1188324925224_f6d9ed881f674be38a50ea8d31322657.pdf](#)

Connection between cutthroat trout and amphipods (CRD)

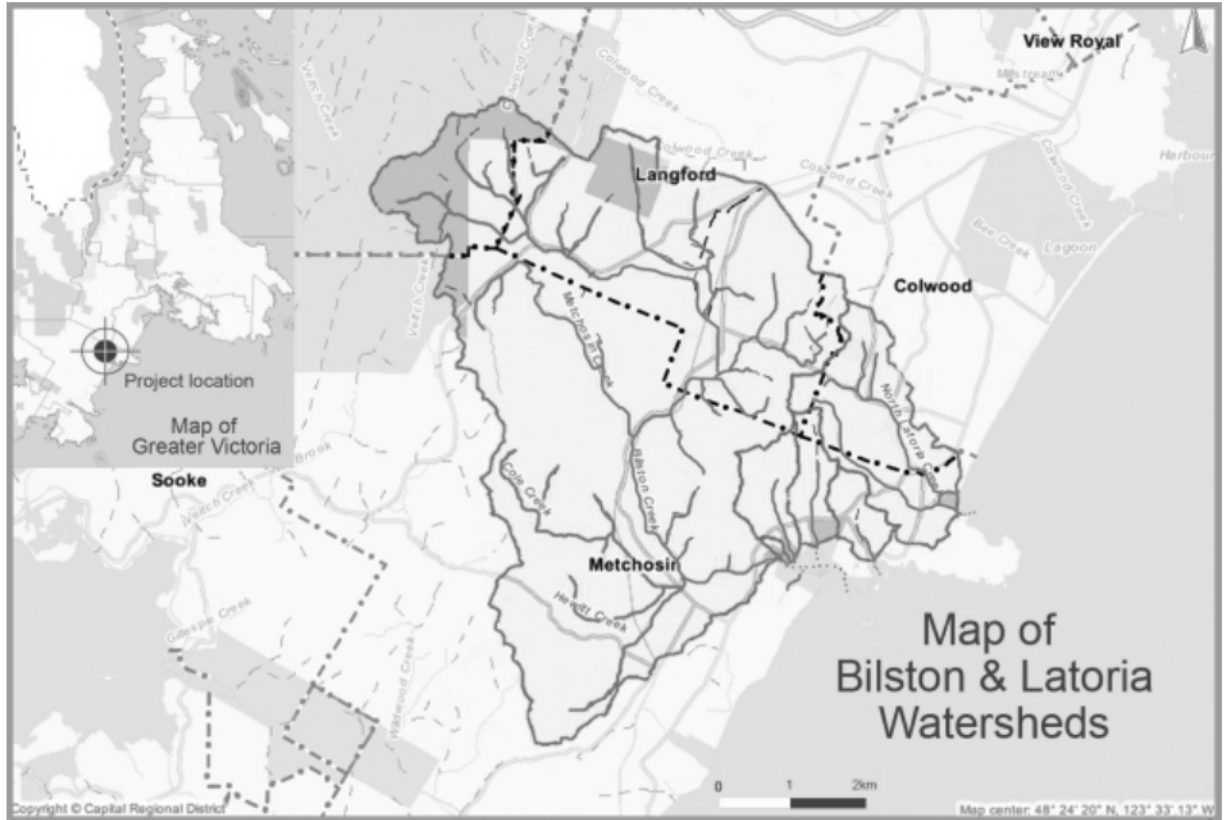
Diet varies slightly between the two varieties of cutthroat. Resident cutthroat eat insects, crustaceans, small fish and occasionally the eggs of other trout and salmon. Sea-run cutthroat eat fish, sandworms, shrimp and squid.

Water connection and direction confirmation

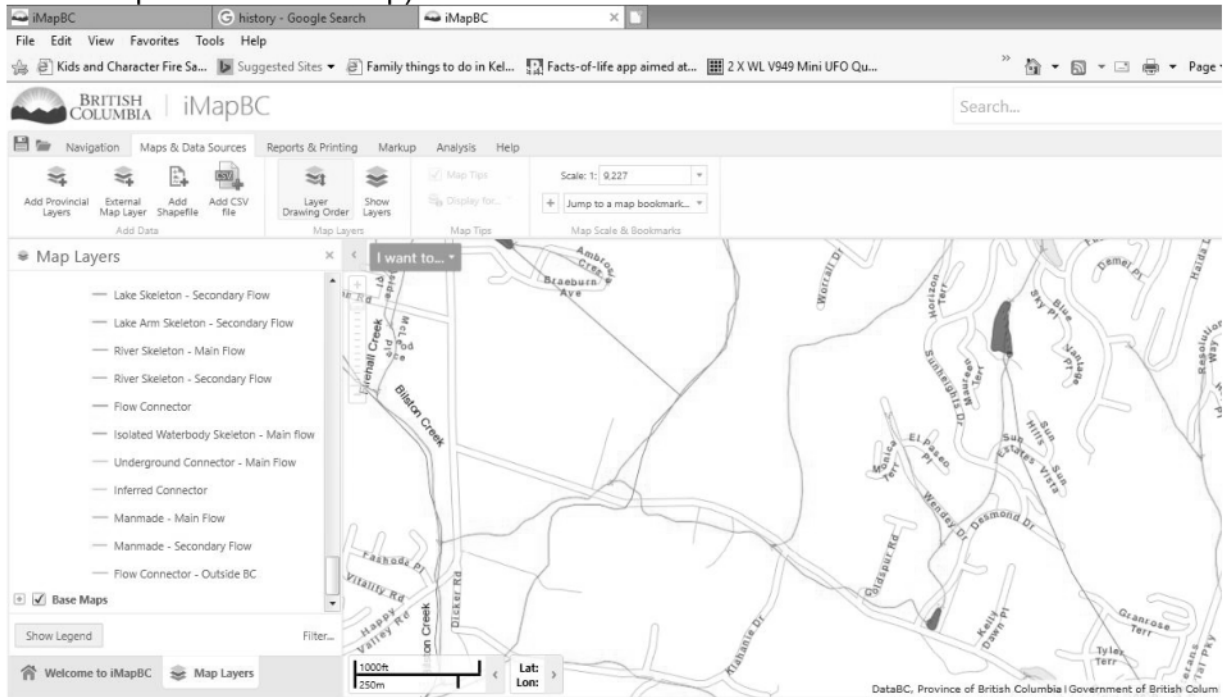
Source 1 – Water License 61408 clearly demonstrates the connection between Lookout Brook and Prichard Creek via a storm detention reservoir.



Source 2 – Map of Bilston Creek Watershed



Source 2 - iMapBC confirms not only water connection but the direction of flow (blue arrows as present on the map)



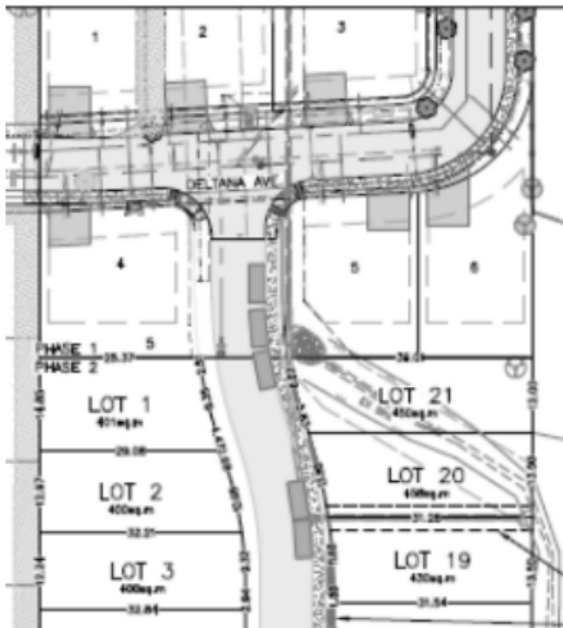
Breaches of Bylaw 1784 and 1785

Bylaw 1784 and 1785 state on page 5 of 16 of the Staff Report (emphasis added):

DEVELOPMENT PERMIT AREAS

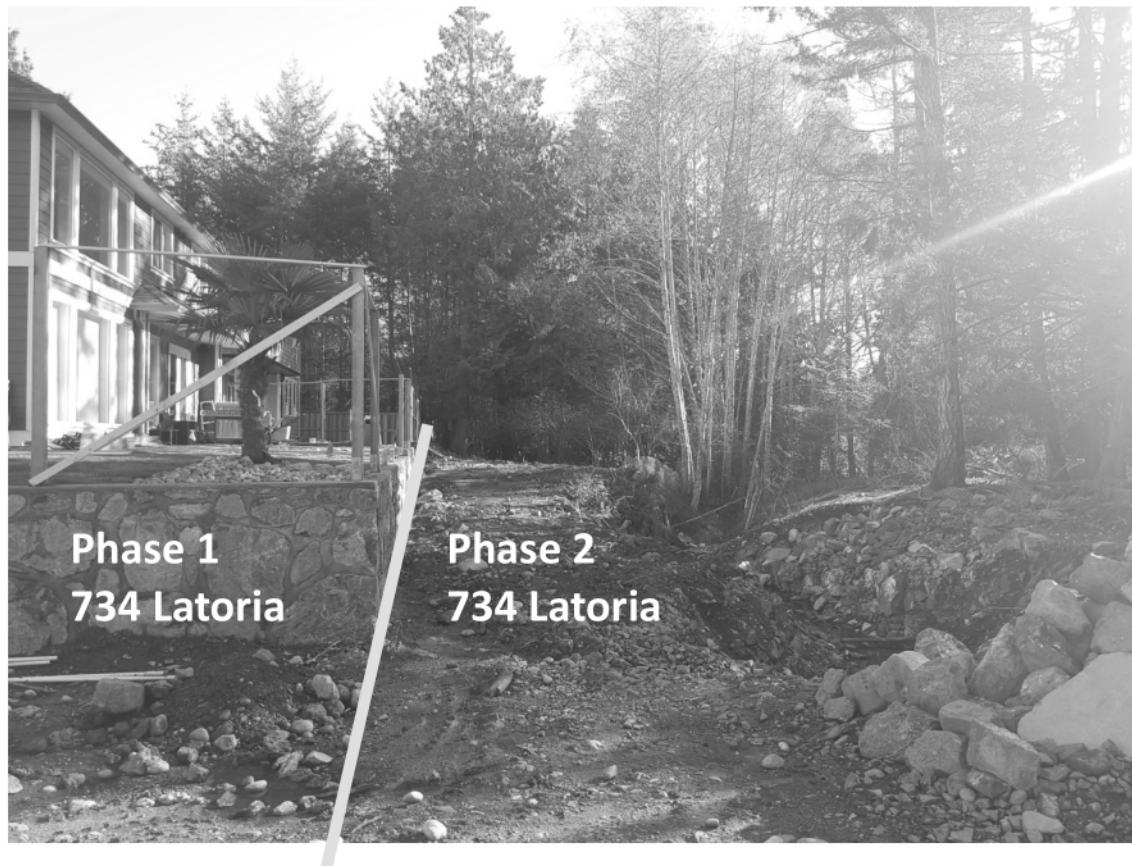
*Portions of the property are located in the Riparian, Potential Habitat and Biodiversity, and 200 Year Flood Plain Development Permit Areas. If the proposed rezoning is approved, reports prepared by qualified professionals and a Development Permit will be required **prior to any alteration of land on the subject site.***

July 20, 2018 – An excavator was observed working within 734 Latoria Road. The position of the excavator was within the Lot numbered 21 below and was working to excavate Lot 6 (see below). Langford was contacted and Bylaw Officers were sent out to initiate a stop work.



October/November 2018 – Despite the stop work order by Langford, sometime during this period, an excavator has again been used to move create a rock wall on the property line of Lot 5 (see above map). Based on the photos below, creation of such a wall is not possible without having placed an excavator within 734 Latoria Road.





Furthermore a large pile of rocks and debris have been placed within 734 Latoria directly adjacent to Lookout Brook



Breaches of Riparian Areas Regulation/Streamside Protection and Enhancement Area

October 25, 2018 – An excavator was seen working behind the existing homestead on 734 Latoria Road. The excavator was creating a rock wall between the house and Bilston Creek. The developer has already shared that Bilston Creek has a 10m streamside protection and enhancement area (SPEA) as shown in Island Engineering's Preliminary Sketch Plan. In addition to the work of the excavator, a dumb truck of non-native soil was dumped on the north side of the new rock wall, between the rock wall and Bilston Creek. Additionally, it appears that trees were also removed as part of this work. To identify the location from which the photo was taken, a knot is circled in black. As the photos demonstrate they were taken from a location directly adjacent to the new metal railing installed above Bilston Creek.



Considering the location from which the photos were taken, the location of the existing house at 734 Latoria and the SPEA as drawn by Island Engineering, it is not possible for any work to have been done between the existing home and

Bilston Creek without breaching both Bylaws 1784 and 1785, and the Riparian Areas Regulation.

It is very clearly stated in the Riparian Areas Regulation Implementation Guidebook that:

Activities such as landscaping (to create lawns and formal gardens, for example) are not acceptable within a SPEA.

Additionally the Riparian Assessments Implementation Guidebook states (emphasis added):

3.2 Activities Permitted within a SPEA

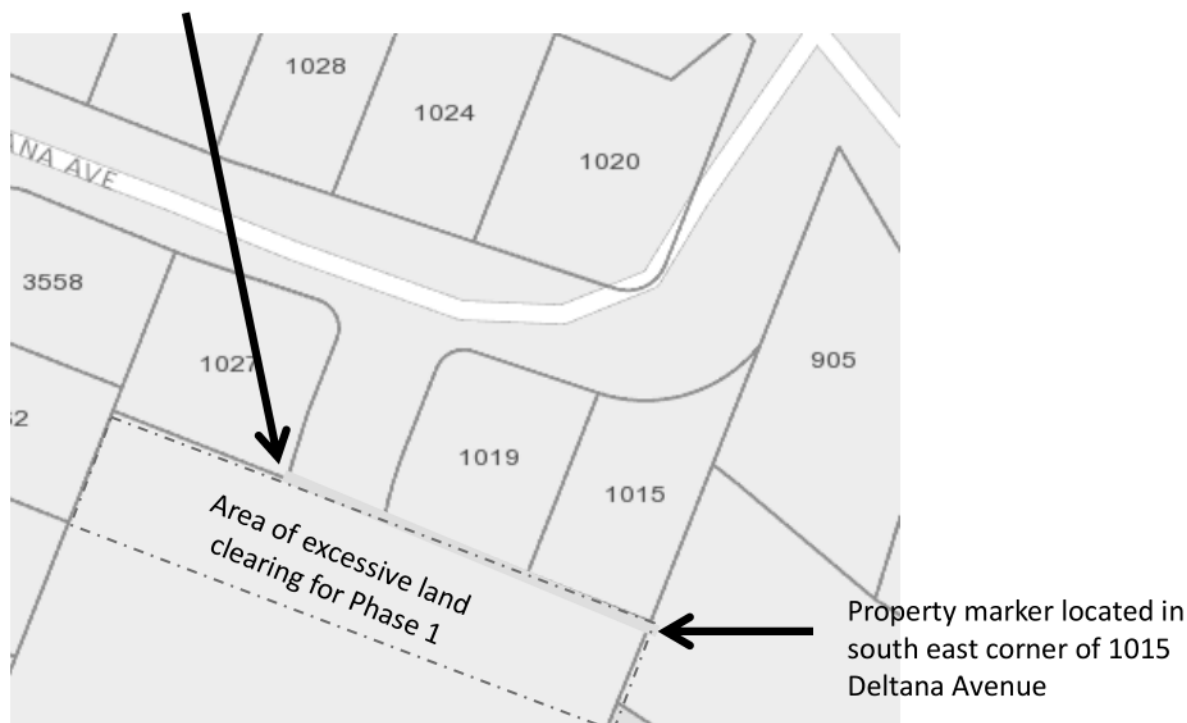
*The vegetation in the SPEA provides the natural features, functions and conditions that support fish life processes. In this regard, **the vegetation in the SPEA must be left in a natural, undisturbed state and activities that have the potential to damage it are not permitted in the SPEA.***

Where a SPEA has been previously disturbed by development activities the objective is to allow regeneration of the vegetation either naturally or through enhancement efforts.

The fact that the owners of 734 Latoria violated the SPEA determined by the consultant that they or their developer hired is further confirmed considering an overhead view which shows the south east edge of the SPEA coming right up to the existing house. Any landscaping behind the house would have occurred with the SPEA.



Fence built behind 1027
Deltana



On November 16, 2015 the Public Hearing occurred for Bylaws 1603 and 1596. The minutes of this meeting of Council reflect that *“In support of this application, the applicant has agreed to provide the following:*

b) ii) That the applicant shall construct the 1.5m wide pedestrian trail to the satisfaction of the Parks Manager and as a condition of subdivision.

The staff report to the Planning, Zoning and Affordable Housing Committee dated September 28, 2015 was more specific:

*To meet the objectives of the OCP and SLNP with respect to the recreational needs of the community, Council has required developments along Latoria Road to **provide a 1.5 - 3m wide multi-use trail system parallel to Latoria Road** in addition to the 1.5m bike lane required along Latoria Road. Due to challenging topography and environmental sensitivities, the trail is proposed to be constructed on the south side of Latoria Road from Happy Valley Road to Klahanie Drive, and on the north side of the road from Klahanie Drive to the Colwood border. In the future, when traffic volumes and trail use/connectivity increase, a crosswalk will likely be warranted for the corner of Klahanie Drive and Latoria Road.*

Currently, the only sections of Latoria Road that have a bike lane are the adjacent two properties to the west at 774 and 760 Latoria Road. These requirements would provide the public with two separated modes of alternate transportation on Latoria Road.

If should be further noted that as the portion of the subject property is within the ALR, Council might find it appropriate to only require 1.5m of land for a pedestrian walkway so the ALR land is not unduly affected.

There is no mention of a trail on Desmond Drive pertaining to any prior Bylaws pertaining to 734 Latoria Road.

This is important as Lookout Brook traverses between 3595 and 3599 Desmond Drive. Water then traverses through a ditch in front of 3599 Desmond Drive and flows either underneath Desmond via a culvert (which was replaced in 2014) to a storm detention reservoir (Water License 614058) or continues down the ditch directly to Bilston Creek.

As per the Riparian Areas Regulation:

"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;

*(c) **a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b);***

Photograph showing culvert to the storm detention reservoir with an additional stream above.



Water runs above culverted stream and in ditch alongside the road. This water enters into Pritchard Creek.
Water that runs in to culvert and underneath road to storm detention reservoir (61408)

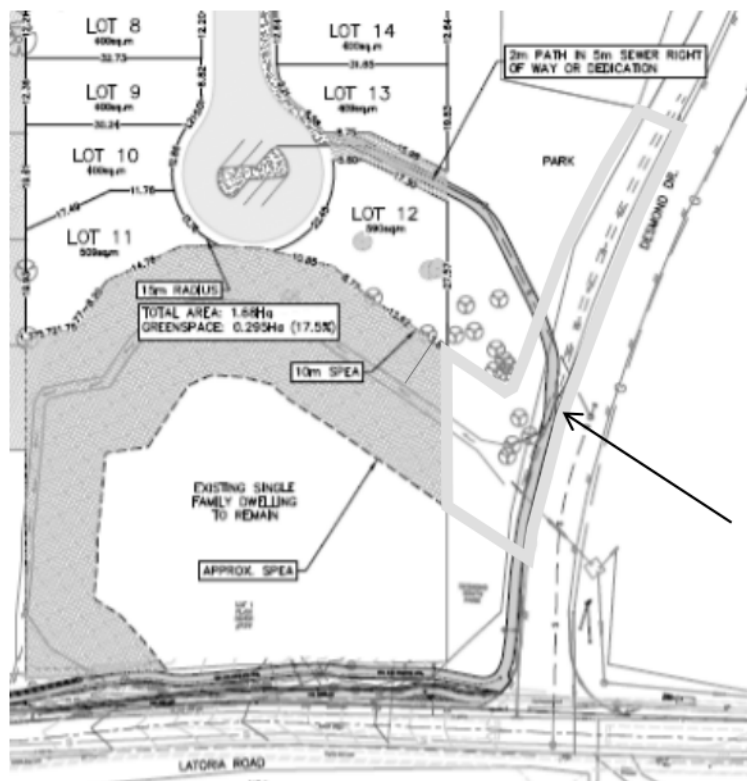
These photos show water in the stream travelling from Lookout Brook directly to Bilston Creek. Photo taken on February 4, 2018. Additional photo of work done by Draycor above Bilston Creek with inlet to ensure a pathway for water flowing directly from Lookout Brook.



Photo looking north showing inlet and Bilston Creek.



This is very important as this area will also need a Riparian Areas Assessment to be completed prior to any additional work – especially considering that the Islander Engineering plan shows the water course with dotted lines and shows the creation of a trail into the cul-de-sac of Phase 2. As the streams both north and south support fish habitat, it is likely that this stream requires a streamside protection and enhancement area (SPEA) as shown with the yellow outline below.



Additional
SPEA
considering
definition of
“stream”

Until this is refuted by a QEP, trees should not be removed from Desmond South Park and utilities cannot be installed as part of the development of the trail as the Riparian Areas Regulation Implementation Guidebook:

3.3 **Activities not permitted in a SPEA**

Development as defined in the RAR is not allowed within SPEAs except as described in Section 3.2. **The following activities that have historically occurred within SPEAS are no longer allowed.**

Trails

The construction of formal trail networks within the SPEA are not supported as the construction and maintenance of such a trail systems often causes erosion, compaction of root systems, loss of trees and understory plants. In addition, trail development requires a high standard of hazard tree mitigation all of which significantly impact the form and function of the SPEA. Any formal trail system proposed in the SPEA will require DFO Authorization. However, some passive activities are compatible with protection of the SPEA including: hiking; nature viewing; access to water, and fishing.

Assessment #6166B meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA, MBALDWIN@CITYOFLANGFORD.CA, Thomas Roy <cascadiabiological@shaw.ca>
Sent: May 26, 2020 8:09:42 AM PDT

RAPR Assessment report #6166B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6166B

Date: 2020-05-25

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	6166B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2814 Powers Lane
PID	006-079-636
Legal Description	
Stream	Name Type Comments
	Langford Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15 m SPEA north shore of lake

Site Plan	Yes	<i>Proposed development includes construction of a residential dwelling and outbuildings. All structures are outside of the RAA, however "vegetation clearing is proposed between the SPEA and RAA boundary."</i>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	<i>The QEP states "due to the heavy concentration of invasive species within the SPEA i.e. Scottish broom, daphnia, English ivy etc., the owner is proposing to remove all non-native species within the RAA under the guidance of the Registered Professional Biologist (R.P. Bio.). The goal will be to remove invasive shrubbery and allow the mature older growth forests to flourish. Native shrubbery and western red cedar seedlings will also be replanted within the SPEA." Invasive species management is supported by the RAPR. Please ensure native planted vegetation is suitable to the local natural site conditions.</i>
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns		
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Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

<p><i>This report meets the standards of the RAPR. Due to submission conflicts, this review pertains to Document #3 submitted May 20th, 2020. Document #2 submitted April 29th was not reviewed.</i></p>

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: May 20, 2020 9:42 PM

To: s.22 Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6166 has had a 'post development' document uploaded

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 6166 **Creation Date:** 2020-03-28

Status: created **Last Modified:** 2020-05-20

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2020-04-15
Area of Development (hectares):	.020	Proposed End Date:	2021-12-31
Lot Area (hectares):	.210	Nature of Development:	New
Riparian Length:	15.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	006079636	Stream/River Name:	Langford Lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'52"	Longitude:	123°31'18"

Developer Details

Contact First Name:	Brian	Address Line 1:	2880 Leigh Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Bell	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9b4g3
Email Address:	s.22	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	po box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #6364B has been Reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, iwright@edynamics.com, Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA, MBALDWIN@CITYOFLANGFORD.CA
Sent: October 19, 2020 10:40:57 AM PDT

RAPR Assessment report #6364B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6364B

Date: 2020-10-19

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	6364B
QEP	Ian Wright
Local Government	Langford, City of
Location of Proposed Development (Address)	3141 Glen Lake Road
PID	004-177-967
Legal Description	
Stream	Name Type Comments
	Glen lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15m SPEA

Site Plan	Yes	<i>Installation of 2.2m high retaining walls outside SPEA, installation of stairs, grading and addition of RV pad.</i>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	<i>Previous development in the SPEA has been addressed in the form of a letter to the City of Langford (Condition and Impacts report). The ministry will not comment on aspects of development which have already occurred. Proposed development involves construction of the retaining walls and a set of stairs at the SPEA boundary. Minimal temporary encroachment into the SPEA for construction of retaining wall is required. QEP will be on site for all works impacting SPEA.</i>
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		<i>QEP has clearly outlined how works will take place while minimising disturbance in the SPEA. Further guidance is provided to the developer to reduce risk of ongoing SPEA encroachment after restoration works are complete.</i>
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns	
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Professional Opinion

	Assess	Comments
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

The ministry will not comment on aspects of development which have already occurred. RAPR reviews only validate the proposed development contained within the report. QEP has addressed concerns over temporary (construction) and ongoing encroachment in SPEA.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: October 16, 2020 12:34 PM

To: iwright@edynamics.com; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6364 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 6364 **Creation Date:** 2020-08-22

Status: updated **Last Modified:** 2020-10-16

Development Details

Development Type: Landscaping, including fencing, retaining wall and parking lots

Proposed Start Date: 2020-08-15

Area of Development (hectares): .010

Proposed End Date: 2025-08-15

Lot Area (hectares):	.130	Nature of Development:	Redevelopment
Riparian Length:	21.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	004-177-967	Stream/River Name:	Glen Lake
Address Line 1:	3141 Glen Lake Road	Watershed Code:	920-040500
Address Line 2:	Langford BC	Postal Code:	V9B 4B5
Latitude:	48°26'17"	Longitude:	123°31'36"

Developer Details

Contact First Name:	John	Address Line 1:	3141 Glen Lake Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Leclerc	City:	Langford
Province/State:	British Columbia	Postal/Zip Code:	V9B 4B5
Email Address:	s.22	Country:	Canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Ian	Address Line 1:	Unit 208A - 2520 Bowen Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Wright	City:	Nanaimo
Designation:	Agrologist	Province/State:	BC
Registration #:	2710	Postal/Zip Code:	V9T 3L3
Email Address:	iwright@edynamics.com	Country:	Canada
Company Name:	EDI Environmental Dynamics Inc.	Phone #:	250-751-9070

Secondary QEP Details

Name:	Company	Address	Email	Phone
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RE: RAPR complaint at 3296 Jacklin Road Langford

From: Matthew Baldwin <mbaldwin@langford.ca>
To: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: Leah Stohmann <lstohmann@langford.ca>
Sent: January 8, 2021 1:46:35 PM PST
Attachments: image001.jpg

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Nicholas,

We originally received a report from Thomas Roy, R.P.Bio in 2016 during a rezoning application stating that this creek wasn't a RAR creek so there was no SPEA (and no DP Area). Mr. Roy recommended a 5m non-disturbance buffer. Subsequent to this application, a second R.P.Bio, Susan Blundell determined last year working on an adjacent property that the creek IS a RAR creek. We are not aware of whether something changed in the connectivity, or maybe this is due to the change in legislation last year (or maybe Thomas Roy was just wrong). Mr. Roy's client likely proceeded thinking that a DP wasn't required for land alteration based on that letter. Since this is now in question from the adjacent site, we have contacted Mr. Roy's client about stopping work until this matter can be resolved.

I hope that this information is satisfactory. Should you have any definitive information about the RAR nature of this water area, I would be happy to carry that forward.

Sincerely,

Matthew Baldwin, MCIP, RPP
Director of Planning and Subdivision
250.391.3404

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Sent: Friday, January 8, 2021 12:19 PM
To: Matthew Baldwin <mbaldwin@langford.ca>
Cc: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Subject: RAPR complaint at 3296 Jacklin Road Langford

Hello,

We have received a complaint that active development activities are occurring at 3296 Jacklin Road, Langford (PID: 016-909-950). After reviewing RARNS, it does not seem that the province is in receipt of a RAPR assessment report in support of development works within the RAA of the stream on or adjacent to the subject property. If a RAPR report has been completed in support of said development, please provide the RAPR number to the province for verification, as applicable. Active development may be in violation of the RAPR, the Water Sustainability Act, and/or the Federal Fisheries Act.

Per Section 5 of the RAPR, "a local government must not approve a riparian development to proceed unless the local government has received an assessment report under section 6 in relation to the development that has not expired under section 7, and imposes as a condition of the approval that the development proceed as proposed in the assessment report and comply with any measures recommended in the assessment report".

Kind regards,

Nicholas

Nicholas Schwetz, B.E.S., CER.
Riparian Areas Regulation Biologist



For all general RAPR inquiries, please contact Andrew Appleton, RAPR Coordinator at andrew.appleton@gov.bc.ca

RE: RAPR complaint at 3296 Jacklin Road Langford

From: Matthew Baldwin <mbaldwin@langford.ca>
To: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>, Schwetz, Nicholas LWRS:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: Leah Stohmann <lstohmann@langford.ca>
Sent: January 8, 2021 1:46:35 PM PST
Attachments: image001.jpg

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Hello Nicholas,

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Sent: Friday, January 8, 2021 12:19 PM
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Kind regards,

Nicholas

Nicholas Schwetz, B.E.S., CER.
Riparian Areas Regulation Biologist



For all general RAPR inquiries, please contact Andrew Appleton, RAPR Coordinator at andrew.appleton@gov.bc.ca

RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
To: Telfer, Kevin FOR:EX <Kevin.Telfer@gov.bc.ca>, Billingham, Charlotte LWRs:EX <Charlotte.Billingham@gov.bc.ca>
Cc: Appleton, Andrew ENV:EX <Andrew.Appleton@gov.bc.ca>, Blid, Denise C FOR:EX <Denise.C.Blid@gov.bc.ca>
Sent: January 8, 2021 2:48:49 PM PST
Attachments: RE: RAPR complaint at 3296 Jacklin Road Langford, image004.jpg, image002.png, image005.png, image003.png, image001.png

Hi Kevin,

I did email the City regarding the violations and I've attached the correspondence. The City should be having the work stopped presently until this is resolved.

s.22

Nick

From: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>
Sent: January 8, 2021 2:18 PM
To: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>; Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>
Cc: s.22 ; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>; Blid, Denise C FLNR:EX <Denise.C.Blid@gov.bc.ca>
Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Thanks Nick

I've been declined overtime to work this weekend, so won't be there before next week.
Might you have contact information of Langford Planning? Better yet, might the RAPR shop possibly be able to contact Langford directly?
This might be an opportune "learning experience" for all concerned.

KT

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Sent: January 8, 2021 11:42 AM
To: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>; Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>
Cc: s.22 ; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Hi All,

I talked to s.2 ,

She is calling the RAPP line (1-877-952-7277) so that the Conservation Officers can act proactively and get to the site. In my experience, the CO will likely contact the DFO as works likely contribute to a HADD. I do not see any RAPR reports in our system. s.22 also showed me the RAPR report she received from the City regarding the property behind this one; they've developed in the SPEA, so that's also a violation of the RAPR and potentially the WSA.

Oh behalf of s.22, I am going to put this into the online reporting site so that it is recorded. I now have the PID's and address and photos from the video.

Nick

From: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>
Sent: January 8, 2021 11:04 AM
To: Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>
Cc: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>; Nordin, s.22 ;
Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Charlotte, Nicholas you're handier to the site than I. I've a note into my supervisor to request working this weekend, as the soonest I can get over is Saturday.

KT

From: s.22
Sent: January 8, 2021 11:00 AM
To: Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>; Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>;
Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Cc: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Thanks Charlotte. I think you are right, it was rezoned in 2017 and I think that is when they had the assessment done. I believe the address is 3296 Jacklin – it is right at the intersection of Jacklin and Walfred.
I just walked over and took some video – they are still actively working (in the rain) and sediment is still pouring into the creek.

Video at link below, the creek is behind the fence in the background.

s.22

<http://www.env.gov.bc.ca/perl/soft/dl.pl/20210108104120-07-gp-a15c2856-0138-46b9-a421-436393dd?simple=y>

s.22

From: Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>
Sent: January 8, 2021 10:25 AM
To: s.22 ; Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Cc: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Hi All,

This looks really concerning though not entirely unexpected in Langford unfortunately. Great work in identifying s.22 and all the evidence collecting. I don't think we've "met" s.22 – I am a RAPR biologist working alongside Nick Schwetz and reviewing all the assessments which QEPs submit in support of developments.

Is there an address or could you drop a pin on a map to show me exactly where this is? I would like to check if any RAPR has been done however the fact it has been assessed as no need for a SPEA means it is unlikely we would have provided a notification this meets RARPR standards. Most likely it was done under RAR (pre November 2019) when the local government would not have needed formal notification from us to allow the development permit to be issued. We have an ongoing compliance problem in Langford so it's possible a DP was issued even under the RAPR environment without notification.

Either way, we're happy to support the investigations in any way we can and if required could come out to site though it sounds like you have it covered?

Not really working today – just tying off emails and couldn't resist opening this one, will be back Monday!



Charlotte Billingham

Riparian Areas Protection Regulation Biologist
Resource Stewardship Division | Fish and Aquatic Habitat
Phone 778-974-6223

Forests, Lands and Natural Resource Operations

[Find out more about the RAPR](#)

From: s.22

Sent: January 8, 2021 8:14 AM

To: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>

Cc: Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>; Nordin, Lisa J FLNR:EX <Lisa.J.Nordin@gov.bc.ca>

Subject: RE: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Hi Kevin and Andrew,

I'm not even sure there was an established SPEA on this section of creek. I spoke with a planner from the city of Langford that said the environmental assessment that was done when the property was rezoned identifies it only as a stormwater drainage and recommended a 5 m vegetated zone. That is a little strange because it is actually gazetted as Firehall Creek which flows into Bilston creek, which is known to be fish bearing. Incidentally, the property adjacent to the subject property with the same stream on its boundary was assigned a 10m SPEA but that was also mowed down with the rationale that they will implement a comprehensive planting plan. That is a different story altogether and that particular developer now has a biologist checking in periodically. The parcel I am concerned about right now cleared the site in mid December....



(above photo is what is left of the riparian. Pole saplings in back of photo indicate stream edge. Photo taken Dec 18.)

.....and they have been funnelling sediment from their worksite (0.65 acres that is on a slope) since Dec 23 directly into the creek via a newly constructed cross ditch at the bottom of the property. For the first week there was NO sediment and erosion control in place.....



Newly constructed drainage ditch that collects sediment laden water and flows directly into Firehall Creek.

While I was taking the above photo I ran into a neighbourhood city councillor and told him this was a clear violation on multiple levels. Mysteriously, hay bales and sed fences showed up a couple days later but these were not properly installed and no one seems to be maintaining them. Given the wet weather (during which the excavators continue to work) and the amount of sediment coming off the site, the control measures that have been taken, even if properly installed, are not adequate.



December 29.

I have brought this to the attention to the city of Langford and one of the planners has been in touch to say they will request the developer retain a biologist, but in the meantime where is the accountability? This developer has been facilitating sediment-laden water from his worksite since Dec. 23 – a clear violation of the WSA and Fisheries Act and likely against their municipal development permit/RAPR so I am wondering what the consequences are for this type of action.



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

From: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>

Sent: January 7, 2021 4:31 PM

To: Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>

Cc: s.22 Billingham, Charlotte FLNR:EX <Charlotte.Billingham@gov.bc.ca>

Subject: RAPR contravention: property located at the intersection of Jacklin Rd and Walfred in Langford

Hello Andrew

s.22 has identified a property out in Langford where the landowner has mown down what should have been a SPEA, (muddy pictures in attached emails).

I'm scheduled to go out there with NRO to look at other issues in Sooke.

Would mowing down a SPEA (stream or ditch) trigger C&I Assessment in Langford, like any other place, or would Langford be above such banalities?

KT

FW: RAPR complaint at 3296 Jacklin Road Langford

From: Schwetz, Nicholas FLNR:EX
To: Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>, Blid, Denise C FLNR:EX <Denise.C.Blid@gov.bc.ca>
Cc: Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Sent: January 26, 2021 8:50:45 AM PST
Attachments: letter report february 21st 2017.pdf, image001.jpg, 5612SITE-toTerry-20160415-with road.pdf
Hi Kevin and Denise,

Regarding that contravention on Jacklin Rd, here is an email I received on the weekend from the QEP. Regarding RAPR requirements, the Ministry didn't receive any reports, therefore this is a Local Government Bylaw matter and WSA. Retroactive development does not meet the standards of the RAPR.

Nick

From: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>
Sent: January 24, 2021 10:56 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: Leah Stohmann <lstohmann@cityoflangford.ca>; s.22
Subject: Re: RAPR complaint at 3296 Jacklin Road Langford

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Matthew/Nicholas

I am the environmental consultant working on this file with the current owner (Limona Construction). Cascadia has worked on this project since 2016/2017. At that time, an environmental assessment (letter report) was completed for the site. I have attached that document to this email for reference as well as a site survey overview map. In the process of writing that report, Cascadia Biological Services had interviewed several people who had lived in the general area downstream of the proposed development (subject property). In my interviews with them, it became evident that the flows through the subject property use to go subterranean before emerging several hundred meters downstream. The downstream discharge point was adjacent to the Glen Lake pub forming part of the Glen Lake watershed (Colwood Creek system). Recent stormwater configurations have the water flowing towards Firehall Creek. As a result and in consultation with City of Langford staff and planning whom had regarded the flows through the property as an extension of the existing stormwater system for the area (upper Walfred Road), Cascadia determined that the best course of action and protection for the seasonal stormwater conduit, was to give the manmade channel a 5m setback. This would abide by setbacks for ditches flowing into fish bearing waterbodies under the Riparian Area Protection Regulations (RAPR) even though it was not a RAPR waterbody in my opinion. The channel at this location is the last remaining open water section of the stormwater system and has been slated for improvements by the City of Langford in recent years. It is an approximately 150m linear channel which has been machine excavated and directed along the rear property lines of several residences. The total length of this channel through the subject property is 20m. At this point, Cascadia Biological proposes that the channel remain where it currently sits and that it retain a 5m riparian setback to abide by the RAPR guidelines even though the watercourse in our opinion does not meet said guidelines. Regardless of the above, Susan Blundell's opinion and RAPR report for the property immediately downstream did not take into account historical connectivity. It was simply defaulted to a RAPR stream. That being said and even if that opinion was taken into account, the stream segment though our property is distinctly a man made excavated channel supporting a network of stormwater conduits. It meets the definition of a ditch and therefore 5m would suffice and afford the channel proper protection.

Please do not hesitate to contact me by means below if you have any questions regarding this email and/or attached report.

Regards

Thomas Roy, QEP, R.P. Bio.
(250) 888-4864
cascadiabiological@shaw.ca

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Sent: Friday, January 8, 2021 3:04 PM

To: Matthew Baldwin <mbaldwin@langford.ca>

Cc: Leah Stohmann <lstohmann@langford.ca>; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>; Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>

Subject: RE: RAPR complaint at 3296 Jacklin Road Langford

Hello Matthew,

Thank you for the information.

Although the ministry has not reviewed RAPR reports in support of development at 3296 Jacklin Rd, or the adjacent property, I did review RAPR 5986 (950 Isabell Avenue), which seems to be connected to the same stream (i.e. Firehall Creek).

Therefore, if the adjacent property was subject to the RAPR, it is very likely that the creek on the subject property (3296 Jacklin Rd) is also subject to the RAPR.

Given that development on 3296 Jacklin Road is retroactive, and potentially contravenes the Water Sustainability Act and the Federal Fisheries Act, I think halting development is prudent at this time.

Nick

From: Matthew Baldwin <mbaldwin@langford.ca>

Sent: January 8, 2021 1:47 PM

To: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>

Cc: Leah Stohmann <lstohmann@langford.ca>

Subject: RE: RAPR complaint at 3296 Jacklin Road Langford

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Nicholas,

We originally received a report from Thomas Roy, R.P.Bio in 2016 during a rezoning application stating that this creek wasn't a RAR creek so there was no SPEA (and no DP Area). Mr. Roy recommended a 5m non-disturbance buffer. Subsequent to this application, a second R.P.Bio, Susan Blundell determined last year working on an adjacent property that the creek IS a RAR creek. We are not aware of whether something changed in the connectivity, or maybe this is due to the change in legislation last year (or maybe Thomas Roy was just wrong). Mr. Roy's client likely proceeded thinking that a DP wasn't required for land alteration based on that letter. Since this is now in question from the adjacent site, we have contacted Mr. Roy's client about stopping work until this matter can be resolved.

I hope that this information is satisfactory. Should you have any definitive information about the RAR nature of this water area, I would be happy to carry that forward.

Sincerely,

Matthew Baldwin, MCIP, RPP

Director of Planning and Subdivision
250.391.3404

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>

Sent: Friday, January 8, 2021 12:19 PM

To: Matthew Baldwin <mbaldwin@langford.ca>

Cc: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>

Subject: RAPR complaint at 3296 Jacklin Road Langford

Hello,

We have received a complaint that active development activities are occurring at 3296 Jacklin Road, Langford (PID: 016-909-950). After reviewing RARNS, it does not seem that the province is in receipt of a RAPR assessment report in support of development works within the RAA of the stream on or adjacent to the subject property. If a RAPR report has been completed in support of said development, please provide the RAPR number to the province for verification, as applicable. Active development may be in violation of the RAPR, the Water Sustainability Act, and/or the Federal Fisheries Act. Per Section 5 of the RAPR, "a local government must not approve a riparian development to proceed unless the local government has received an assessment report under section 6 in relation to the development that has not expired under section 7, and imposes as a condition of the approval that the development proceed as proposed in the assessment report and comply with any measures recommended in the assessment report".

Kind regards,

Nicholas

Nicholas Schwetz, B.E.S., CER.

Riparian Areas Regulation Biologist



For all general RAPR inquiries, please contact Andrew Appleton, RAPR Coordinator at andrew.appleton@gov.bc.ca



Cascadia Biological Services
772 Goldstream Ave
PO Box 27034
Victoria, BC
V9B 5S4

February 21st 2017

City of Langford
2nd Floor - 877 Goldstream Avenue
Langford, British Columbia
Canada, V9B 2X8
Attn: Planner

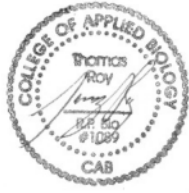
**Environmental Impact Assessment
3296 Jacklin Road**

To whom it may concern,

This letter report is confirmation that I, Thomas Roy of Cascadia Biological Services have been retained by the owner of a property located at 3296 Jacklin Road in the City of Langford to assess if the watercourses located on site are classified under the Riparian Areas Regulations (RAR) legislation. If they are classified as RAR waterbodies, then the Streamside Protection and Enhancement Areas (SPEA) setbacks would have to be adhered to. An overview map of the subject property is presented in Attachment I. The watercourses we assessed are presented on a map in both Attachment II as well as Attachment III. From our assessment of the watercourses on site, we have determined that they do not meet the RAR legislation definition as both watercourses go subterranean several times and are ultimately lost completely north from the site near Sooke Road. These watercourses are therefore defined primarily as stormwater channels for developments located above the site. Although not meeting the RAR legislation definitions, Cascadia would like to see a 5m riparian buffer through the property to maintain connectivity for smaller wildlife including amphibians and birds. These should be protected under a Section 219 Environmental Covenant restricting disturbances to the trees, drip zone etc.

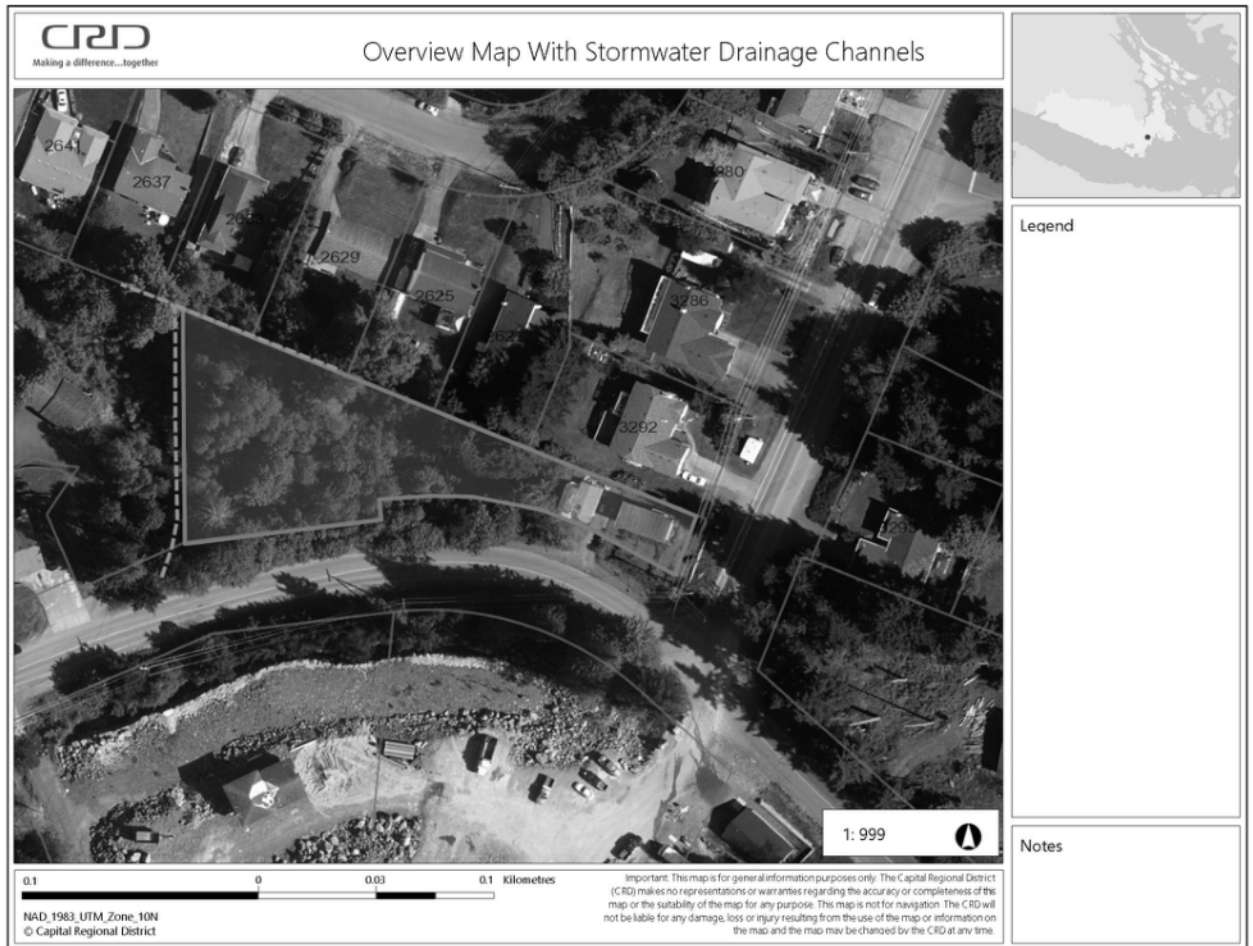
If you have any questions regarding this assessment, please do not hesitate to contact me by means below.

Thanks for your time.

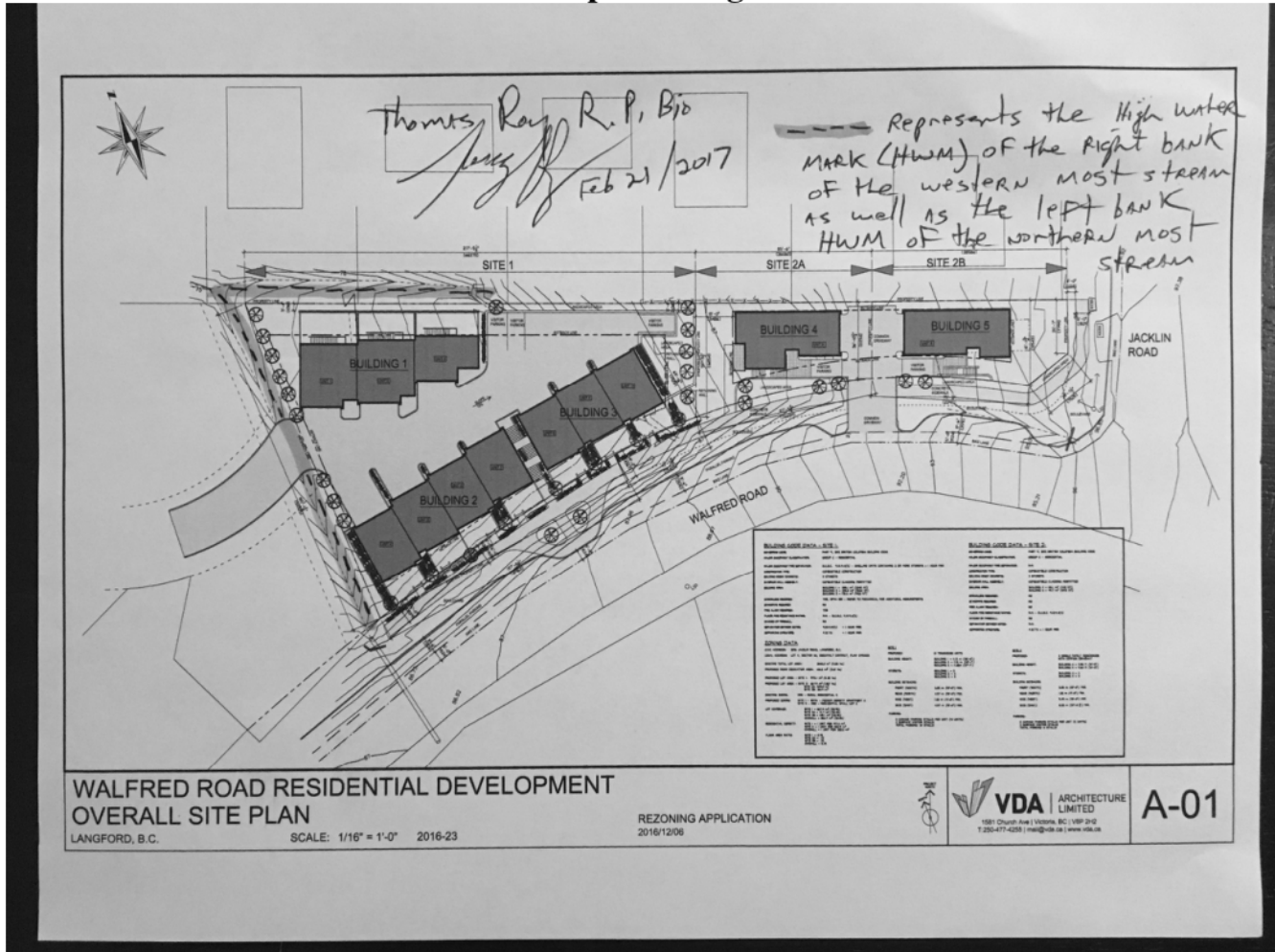


Thomas Roy, R.P. Bio., QEP
Cascadia Biological Services





Attachment III – Overview Map with High Water Mark



City of Langford








A horizontal scale bar labeled "Metres" with markings at 2.5, 0, 2.5, 5.0, 7.5, 10.0, and 12.5.

The intended plot size of this plan is 864 mm in width by 559 mm in height (D size) when plotted at a scale of 1:250

Legend:

Elevations are in metres, based on geodetic datum, and derived from geodetic control monument 88H3932 (elevation = 97.155) CVD28BC.

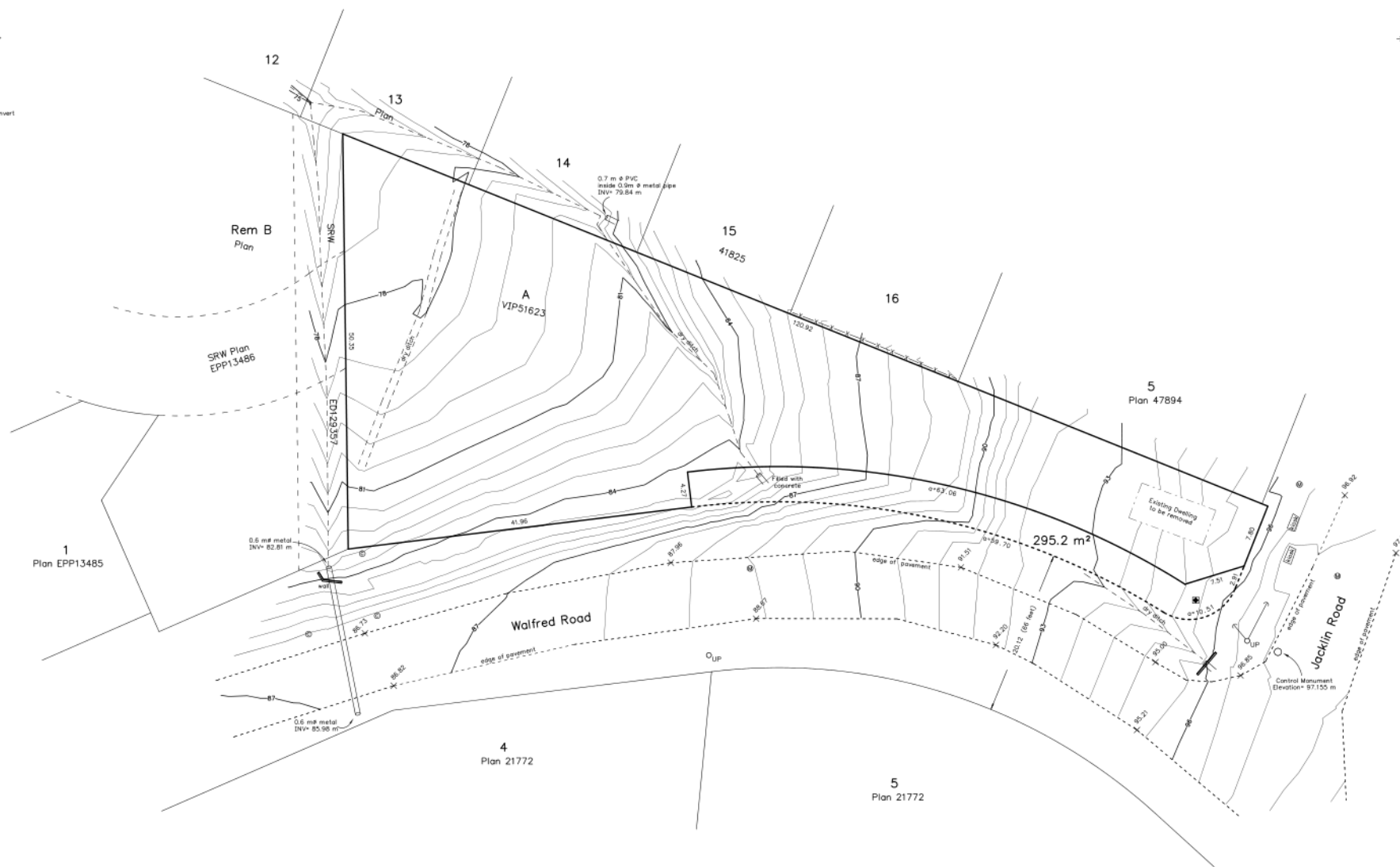
All distances are in metres and decimal thereof unless otherwise indicated, and derived from Land Title Office records.

- X— denotes fence line
 denotes culvert with associated type and invert
 denotes manhole
 Inv⁺ denotes invert elevation
 denotes water main
 denotes cleanout
 denotes utility pole
 denotes utility pole anchor
 --- denotes ditch
 - - - denotes edge of pavement
 INV denotes pipe invert
 # denotes pipe diameter
 Control Monument Found

Total Site Area= 0.26 ha

Notes:

Not all improvements located by this survey, all to be removed.



15 April 2016
Minda C. Riley, BCLS
McIlvaney Riley Land Surveying Inc.
#113 - 2244 Sooke Road
Victoria, B.C. V9B 1X1
(250) 474-5538
www.mrls.co
File: 561251TE

RE: RAPR complaint at 3296 Jacklin Road Langford

From: Schwetz, Nicholas FLNR:EX
To: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>, Matthew Baldwin <mbaldwin@cityoflangford.ca>
Cc: Leah Stohmann <lstohmann@cityoflangford.ca>, s.22
Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>, Blid, Denise C FLNR:EX <Denise.C.Blid@gov.bc.ca>, Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>
Sent: February 3, 2021 10:11:39 AM PST
Attachments: image001.jpg
Hello Thomas,

I am not able to comment on the RAPR applicability of the stream as there was not a RAR/RAPR report submitted to the Ministry for this property. However, RAR/RAPR reports have been submitted or completed for other sites along the same watercourse.

The site investigations are now under the direction of Natural Resource Officers (cc'd) who are leading applicable compliance and enforcement actions under the WSA and RAPR, as applicable. Please direct your questions to Kevin Telfer and Denise Blid.

Kind regards,

Nicholas
A/ Riparian Areas Protection Regulation Biologist

From: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>
Sent: February 2, 2021 10:09 PM
To: Matthew Baldwin <mbaldwin@cityoflangford.ca>; Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: Leah Stohmann <lstohmann@cityoflangford.ca>; s.22
Subject: Re: RAPR complaint at 3296 Jacklin Road Langford

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Nicholas,

Can you please confirm receipt of the email thread below and advise on the governments position. We are wanting to complete the soil works at this time as the site including disturbed soils remain exposed. We will retain the 5m buffer which offers the ditchline some protection as per the RAPR legislation.

Your attention to the matter is appreciated.

Regards

Thomas Roy, QEP, R.P. Bio.

From: "Thomas Roy" <cascadiabiological@shaw.ca>
To: "Matthew Baldwin" <mbaldwin@cityoflangford.ca>, "Nicholas Schwetz" <Nicholas.Schwetz@gov.bc.ca>
Cc: "Leah Stohmann" <lstohmann@cityoflangford.ca>, s.22
Sent: Sunday, January 24, 2021 10:56:17 PM
Subject: Re: RAPR complaint at 3296 Jacklin Road Langford

Hi Matthew/Nicholas

I am the environmental consultant working on this file with the current owner (Limona Construction). Cascadia has worked on this project since 2016/2017. At that time, an environmental assessment (letter report) was completed for the site. I have attached that document to this email for reference as well as a site survey overview map. In the process of writing that report, Cascadia Biological Services had interviewed several people who had lived in the general area downstream of the proposed development (subject property). In my interviews with them, it became evident that the flows through the

subject property use to go subterranean before emerging several hundred meters downstream. The downstream discharge point was adjacent to the Glen Lake pub forming part of the Glen Lake watershed (Colwood Creek system). Recent stormwater configurations have the water flowing towards Firehall Creek. As a result and in consultation with City of Langford staff and planning whom had regarded the flows through the property as an extension of the existing stormwater system for the area (upper Walfred Road), Cascadia determined that the best course of action and protection for the seasonal stormwater conduit, was to give the manmade channel a 5m setback. This would abide by setbacks for ditches flowing into fish bearing waterbodies under the Riparian Area Protection Regulations (RAPR) even though it was not a RAPR waterbody in my opinion. The channel at this location is the last remaining open water section of the stormwater system and has been slated for improvements by the City of Langford in recent years. It is an approximately 150m linear channel which has been machine excavated and directed along the rear property lines of several residences. The total length of this channel through the subject property is 20m. At this point, Cascadia Biological proposes that the channel remain where it currently sits and that it retain a 5m riparian setback to abide by the RAPR guidelines even though the watercourse in our opinion does not meet said guidelines. Regardless of the above, Susan Blundell's opinion and RAPR report for the property immediately downstream did not take into account historical connectivity. It was simply defaulted to a RAPR stream. That being said and even if that opinion was taken into account, the stream segment through our property is distinctly a man made excavated channel supporting a network of stormwater conduits. It meets the definition of a ditch and therefore 5m would suffice and afford the channel proper protection.

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Regards

Thomas Roy, QEP, R.P. Bio.
(250) 888-4864
cascadiabiological@shaw.ca

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Sent: Friday, January 8, 2021 3:04 PM
To: Matthew Baldwin <mbaldwin@langford.ca>
Cc: Leah Stohmann <lstohmann@langford.ca>; Appleton, Andrew FLNR:EX <Andrew.Appleton@gov.bc.ca>; Telfer, Kevin FLNR:EX <Kevin.Telfer@gov.bc.ca>
Subject: RE: RAPR complaint at 3296 Jacklin Road Langford

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Nick

From: Matthew Baldwin <mbaldwin@langford.ca>
Sent: January 8, 2021 1:47 PM
To: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: Leah Stohmann <lstohmann@langford.ca>
Subject: RE: RAPR complaint at 3296 Jacklin Road Langford

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I hope that this information is satisfactory. Should you have any definitive information about the RAR nature of this water area, I would be happy to carry that forward.

Sincerely,

Matthew Baldwin, MCIP, RPP
Director of Planning and Subdivision
250.391.3404

From: Schwetz, Nicholas FLNR:EX <Nicholas.Schwetz@gov.bc.ca>

Sent: Friday, January 8, 2021 12:19 PM

To: Matthew Baldwin <mbaldwin@langford.ca>

Cc: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>

Subject: RAPR complaint at 3296 Jacklin Road Langford

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Kind regards,

Nicholas

Nicholas Schwetz, B.E.S., CER.

Riparian Areas Regulation Biologist



For all general RAPR inquiries, please contact Andrew Appleton, RAPR Coordinator at andrew.appleton@gov.bc.ca

Assessment #6599C meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
MBALDWIN@CITYOFLANGFORD.CA
Sent: March 30, 2021 4:01:30 PM PDT

RAPR Assessment report #6599C has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6599C

Date: 2021-03-30

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	6599C
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	1100 McCallum Road
PID	029-066-361
Legal Description	
Stream	Name Florence Lake
	Type Lake
	Comments

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15-30 m SPEA (influence of the Shade ZOS).

Site Plan	Yes	QEP states "The owner of the property wishes to develop the land for a future commercial/residential development. This report will deal solely with the vegetation clearing and organic debris removal from the proposed disturbed areas as shown in overview maps below. All ancillary development will be dealt with in amendments to this report."
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	<i>QEP states "At this stage of the development, only vegetation clearing and soil removal will occur within areas proposed" and "A 5m offset from the SPEA will be posted with storm fencing to ensure root zones of trees bordering the SPEA are not negatively impacted. This line has been confirmed in the field and will avoid any tree protection zones (drip and root areas) within the SPEA."</i>
Measures Appropriate		
Danger Trees		
Windthrow		<i>QEP states "The area is not subject to heavy winds given its position lower in the valley floor. Destructive winds have never been documented at this location given its aspect and protection via surrounding terrain from damaging westerly winds."</i>
Slope Stability		
Protection of Trees		<i>QEP states "The drip zone of trees along and within the SPEA boundary will be protected by limiting clearing and soil disturbances with an extra 5m buffer outside of the SPEA boundary."</i>
Encroachment		<i>See previous comment.</i>
Sediment and Erosion Control		
Stormwater Management		
Floodplain Concerns		

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

This report meets the standards of the RAPR. As this report is only in support of land clearing activities beyond 5 m from the SPEA, all future development proposed within the RAA of streams requires a new or updated report submitted for review.

There is concern that a Gary Oak Meadow, a rare and at-risk ecosystem type in the Province, grows on the subject property. It is recommended that the proponent work with the City and/or local community groups to transport Gary Oak Meadow indicator species to a new site, as applicable. As invasive species management is proposed on site, is there an opportunity to transport species within the site if habitat condition requirements are met?

QEP states "It is also proposed that the SPEA around the pond be revegetated with live fascines including willow, alder and cottonwood whips to help regain thermal regulation along the southern border of the pond as well as the return of proper functioning condition of all 3 ZoS." Please note that this work may require meeting the regulatory requirements of the Water Sustainability Act. As development in the RAPR includes the addition, removal or alteration of soil, vegetation or a building or other structure, invasive species management and restoration plans should be included in RAPR reports. Please include these plans in subsequent updates.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: March 26, 2021 9:33 AM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6599 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 6599 **Creation Date:** 2021-01-17

Status: updated **Last Modified:** 2021-03-26

Development Details

Development Type:	Construction - Residential/Commercial	Proposed Start Date:	2021-02-15
Area of Development (hectares):	.420	Proposed End Date:	2022-12-31
Lot Area (hectares):	9.600	Nature of Development:	New
Riparian Length:	462.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	029066361	Stream/River Name:	Florence Lake
Address Line 1:		Watershed Code:	920-047500-20300
Address Line 2:		Postal Code:	
Latitude:	48°27'17"	Longitude:	123°30'48"

Developer Details

Contact First Name:	Paul	Address Line 1:	1400-3280 Bloor St
Contact Middle Name:		Address Line 2:	Centre Tower
Contact Last Name:	Dick	City:	Toronto
Province/State:	Ontario	Postal/Zip Code:	M8X 2X3
Email Address:	pdick@starlightinvest.com	Country:	canada
Company Name:	Starlight	Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment report #6832A meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Cc: MBALDWIN@CITYOFLANGFORD.CA
Sent: June 8, 2021 12:25:18 PM PDT

RAPR Assessment report #6832A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6832A

Date: 2021-06-08

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	6832A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2968 Leigh Place
PID	007460830/ 029661901
Legal Description	
Stream	Name Type Comments
	Langford Lake lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	Up to 30m SPEA

Site Plan	yes	<i>Shows demolition of existing home within SPEA and removal of vegetation outside of SPEA.</i>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	N/A	
Development within SPEA	Yes	<i>Demolition of existing home within SPEA, QEP states "the clearing of one tree (1 maple) as well as organic debris up to the SPEA boundary, which is close and, in some instances, the same as the Riparian Assessment Area (RAA). It is proposed that the demo of the existing building, once completed, will have the area replanted with an assortment of native shrubbery and trees". No details of this proposed restoration are available to review.</i>
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		<i>Encroachment in the SPEA for demolition.</i>
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns		
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Professional Opinion

	Assess	Comments
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

This report meets the standards of the RAPR for demolition and removal of one tree outside the SPEA. Details of demolition activities within the SPEA are limited, QEP suggests tree protection and silt fencing however these are not shown on site plans. Monitoring protocol contains some additional details referencing generic BMPs. As a minimum the SPEA should be flagged and silt fencing/tree protection installed prior to machinery access. QEP confirms that new RAPR reports are required for development on each lot after demolition.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: April 25, 2021 11:30 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6832 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 6832 **Creation Date:** 2021-04-25

Status: created **Last Modified:** 2021-04-25

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2021-05-15
Area of Development (hectares):	.020	Proposed End Date:	2022-12-31
Lot Area (hectares):	.200	Nature of Development:	Redevelopment

Riparian Length: 37.00

Section 9 Part 7
Activities: N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	007460830/029661901	Stream/River Name:	Langford Lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'42"	Longitude:	123°31'23"

Developer Details

Contact First Name:	Kris	Address Line 1:	2968 Leigh Place
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Bucci	City:	Victoria
Province/State:	bc	Postal/Zip Code:	v9b 4g3
Email Address:	development@uncoveredoasis.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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FW: Assessment report #6832A meets the standards of the RAPR

From: Riparian Areas FLNR:EX
To: planning@langford.ca
Sent: June 8, 2021 12:26:41 PM PDT
Forwarding as M Baldwin is out of office.

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
Sent: June 8, 2021 12:25 PM
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA
Cc: MBALDWIN@CITYOFLANGFORD.CA
Subject: Assessment report #6832A meets the standards of the RAPR

RAPR Assessment report #6832A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact** RiparianAreas@Victoria1.gov.bc.ca

Report Number	6832A

Date: 2021-06-08

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	6832A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2968 Leigh Place
PID	007460830/ 029661901
Legal Description	
Stream	Name Type Comments
	Langford Lake lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	

ZOS' Correct	Yes	
SPEA Correct	Yes	<i>Up to 30m SPEA</i>
Site Plan	yes	<i>Shows demolition of existing home within SPEA and removal of vegetation outside of SPEA.</i>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	N/A	
Development within SPEA	Yes	<i>Demolition of existing home within SPEA, QEP states "the clearing of one tree (1 maple) as well as organic debris up to the SPEA boundary, which is close and, in some instances, the same as the Riparian Assessment Area (RAA). It is proposed that the demo of the existing building, once completed, will have the area replanted with an assortment of native shrubbery and trees". No details of this proposed restoration are available to review.</i>
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		<i>Encroachment in the SPEA for demolition.</i>

Sediment and Erosion Control		
Stormwater Management		
Floodplain Concerns		

Professional Opinion

	Assess	Comments
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

This report meets the standards of the RAPR for demolition and removal of one tree outside the SPEA. Details of demolition activities within the SPEA are limited, QEP suggests tree protection and silt fencing however these are not shown on site plans. Monitoring protocol contains some additional details referencing generic BMPs. As a minimum the SPEA should be flagged and silt fencing/tree protection installed prior to machinery access. QEP confirms that new RAPR reports are required for development on each lot after demolition.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: April 25, 2021 11:30 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6832 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 6832 **Creation Date:** 2021-04-25

Status: created **Last Modified:** 2021-04-25

Development Details

Development Type:	Landscaping, including fencing, retaining wall and parking lots	Proposed Start Date:	2021-05-15
Area of Development (hectares):	.020	Proposed End Date:	2022-12-31
Lot Area (hectares):	.200	Nature of Development:	Redevelopment
Riparian Length:	37.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Lake
Parcel Identification (PID)/ Parcel Identification Number (PIN):	007460830/029661901	Stream/River Name:	Langford Lake
Address Line 1:		Watershed Code:	920-211900-13900
Address Line 2:		Postal Code:	
Latitude:	48°26'42"	Longitude:	123°31'23"

Developer Details

Contact First Name:	Kris	Address Line 1:	2968 Leigh Place
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Bucci	City:	Victoria
Province/State:	bc	Postal/Zip Code:	v9b 4g3
Email Address:	development@uncoveredoasis.ca	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #6956A meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
Matthew Baldwin <mbaldwin@langford.ca>
Sent: July 28, 2021 10:46:12 AM PDT

RAPR Assessment report #6956A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	6956A

Date: 2021-07-28

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	6956A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	943 Latoria Road
PID	005-665-935
Legal Description	
Stream	Name Pritchard Creek
	Type Stream
	Comments

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	11.67 m SPEA for Stream

Site Plan	Yes	<i>Proposed development includes demolition of existing house and construction of new single family residence.</i>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	<i>QEP states "All ancillary development is being kept within the building footprint including the collection of stormwater and discharge to Latoria Road stormwater catchment. At the time of our assessment in April of 2021, the property had been cleared of trees up to and beyond the SPEA boundary (approximately 10m from the creek HWM). The tree removal appears to have been completed prior to the adoption of the RAPR by the City of Langford."</i>
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		<i>QEP states "There are no trees proposed to be removed as part of this application/report. All critical root structures and drip zones have been documented and are outside of any proposed construction related activities."</i>
Encroachment		
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns		
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Professional Opinion

	<i>Assess</i>	<i>Comments</i>
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

<p><i>This report meets the standards of the RAPR.</i></p>

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: June 9, 2021 10:17 PM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6956 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 6956 **Creation Date:** 2021-06-09

Status: created **Last Modified:** 2021-06-09

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2021-06-30
Area of Development (hectares):	.025	Proposed End Date:	2022-12-31
Lot Area (hectares):	.320	Nature of Development:	New
Riparian Length:	72.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	005655935	Stream/River Name:	Pritchard Creek
Address Line 1:		Watershed Code:	920-025700-63000-23400
Address Line 2:		Postal Code:	
Latitude:	48°24'53"	Longitude:	123°31'46"

Developer Details

Contact First Name:	Nathan	Address Line 1:	943 Latoria Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Olson	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9c 3a8
Email Address:	s.22	Country:	canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment report #6996A meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Cc: MBALDWIN@CITYOFLANGFORD.CA
Sent: August 12, 2021 3:13:15 PM PDT

RAPR Assessment report #6996A has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact** RiparianAreas@Victoria1.gov.bc.ca

Report Number	6996A

Date: 2021-08-12

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	6996A
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	943a Latoria Road
PID	005-655-927
Legal Description	
Stream	Name Type Comments
	Pritchard Creek Stream The RAPR SPEA is indicated by the yellow line on plans at 11.67m from stream boundary/HWM although QEP refers to other ZOS line and agricultural setbacks as SPEAs this is incorrect.

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	

Site Plan	Yes	<i>Site plans show a primary residence and accessory building to be placed outside of the SPEA.</i>
SB/TOB	No	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	Yes	<i>Development activity related to the agricultural use of the property has already commenced within the RAPR SPEA and is not the subject of this assessment.</i>
Measures Appropriate	Yes	
Danger Trees		<i>Recent tree clearing to facilitate agricultural land use may have affected SPEA trees - no assessment is provided.</i>
Windthrow		<i>Recent tree clearing to facilitate agricultural land use may have affected SPEA trees - no assessment is provided.</i>
Slope Stability		
Protection of Trees		<i>Recent tree clearing to facilitate agricultural land use may have affected SPEA trees - no assessment is provided.</i>
Encroachment		<i>Encroachment within the SPEA is anticipated for the agricultural use. Encroachment as a result of residential construction must not compromise remaining SPEA features functions and conditions.</i>
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns		
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Professional Opinion

	Assess	Comments
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

<p><i>This report meets the standards of the RAPR for the single family dwelling and accessory building shown on plans.</i></p> <p><i>Limited discussion is provided of how the recent agricultural works (tree removal) have affected remaining SPEA features functions and conditions therefore it is unknown whether the measures to protect the SPEA are valid. The QEP proposes measures to control the impacts of the residential construction on the SPEA by temporarily fencing the agricultural setback plus one meter during construction. Monitoring is proposed.</i></p>

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: June 24, 2021 8:29 AM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 6996 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 6996 **Creation Date:** 2021-06-24

Status: created **Last Modified:** 2021-06-24

Development Details

Development Type:	Construction - Single Family Residential	Proposed Start Date:	2021-07-15
Area of Development (hectares):	.025	Proposed End Date:	2022-12-31
Lot Area (hectares):	.320	Nature of Development:	New
Riparian Length:	40.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
Region:	Vancouver Island	Stream/River Type:	Stream
Parcel Identification (PID)/ Parcel Identification Number (PIN):	005655927	Stream/River Name:	Pritchard Creek
Address Line 1:		Watershed Code:	Trib to 920-025700-63000-23400
Address Line 2:		Postal Code:	
Latitude:	48°24'53"	Longitude:	123°31'48"

Developer Details

Contact First Name:	Brad	Address Line 1:	943a Latoria Road
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Wetherell	City:	Langford
Province/State:	BC	Postal/Zip Code:	V9C 3A8
Email Address:	s.22	Country:	Canada
Company Name:		Phone #:	

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment #7203B has been reviewed

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA,
Matthew Baldwin <mbaldwin@langford.ca>
Sent: March 14, 2022 11:14:28 AM PDT

RAPR Assessment report #7203B has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice to the local government. For more information please see the summary below. **If there are further questions, please contact** RiparianAreas@Victoria1.gov.bc.ca

Report Number	7203B	

Date: 2022-03-14

Reviewed By: Nicholas Schwetz

Keystone Data

Report Number	7203B
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	2911 Westshore Parkway
PID	031-288-464
Legal Description	
Stream	Name Type Comments
	Langford Lake Lake

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	15 m SPEA for northwest shore

Site Plan		<p>QEP states "The owner of the property is proposing to build a commercial building on the lot. The proposed building location is outside of the designated RAA. The proposed driveway and parking area into the site lies adjacent to the 15m lake SPEA. At the closet point, the driveway access will be 17m from the HWM. The parking area will be located approximately 20m from the SPEA. There are no trees proposed to be removed as a result of the clearing required for the driveway access except for one lone arbutus tree." It is understood the lot was created from a recent subdivision. See final comments regarding RAPR and subdivision requirements. This report is not in support of subdivision, only construction as described above.</p>
SB/TOB	Yes	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	Yes	
Development within SPEA	No	<p>The site plan does not identify what "built area inside 30 m RAA" actually is. Failure to meet RAPR standards (Section 18(2)(f) of the RAPR and 1.2.4 of the Manual) may result in a rejected report.</p>
Measures Appropriate		
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		
Sediment and Erosion Control		
Stormwater Management		
Floodplain Concerns		

Professional Opinion

	Assess	Comments
Section 7 (a) Signed	No	
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	-	

Comments

The QEP states that the proposed development is in support of construction, however it is understood that subdivision of parcels has occurred in support of the lot (2911 Westshore Parkway). Subdivision is Development defined in the RAPR. Failure to submit applicable subdivision applications for provincial review may result in subsequent reports on created lots not reviewed. This review pertains to documents #2-#4.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: February 14, 2022 8:18 AM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 7203 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 7203 **Creation Date:** 2021-10-18

Status: updated **Last Modified:** 2022-02-14

Development Details

Development Type:	Construction - Commercial	Proposed Start Date:	2021-11-15
Area of Development (hectares):	.058	Proposed End Date:	2022-12-31
Lot Area (hectares):		Nature of Development:	New
Riparian Length:	110.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
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Region: Vancouver Island **Stream/River Type:** Lake
Parcel Identification (PID)/
Parcel Identification Number (PIN): 031288464 **Stream/River Name:** Langford Lake
Address Line 1: **Watershed Code:** 920-211900-13900
Address Line 2: **Postal Code:**
Latitude: 48°27'18" **Longitude:** 123°32'23"

Developer Details

Contact First Name: Rohan **Address Line 1:** #116-967 Langford Parkway
Contact Middle Name: **Address Line 2:**
Contact Last Name: Rupf **City:** Langford
Province/State: BC **Postal/Zip Code:** V9B 0A5
Email Address: rohan@keycorp.ca **Country:** Canada
Company Name: Keycorp Developments **Phone #:**

Primary QEP Details

Contact First Name: Thomas **Address Line 1:** 772 goldstream ave
Contact Middle Name: **Address Line 2:** PO Box 27034
Contact Last Name: roy **City:** victoria
Designation: Biologist **Province/State:** bc
Registration #: 1089 **Postal/Zip Code:** v9b 5s4
Email Address: cascadiabiological@shaw.ca **Country:** canada
Company Name: Cascadia Biological **Phone #:**

Secondary QEP Details

Name:	Company	Address	Email	Phone
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Assessment report #7000C meets the standards of the RAPR

From: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>
To: Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>, cascadiabiological@shaw.ca,
Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>, DFO_EPMP@PAC.DFO-MPO.GC.CA
Cc: MBALDWIN@CITYOFLANGFORD.CA
Sent: March 30, 2022 9:26:00 AM PDT

RAPR Assessment report #7000C has been reviewed by the Ministry of Forests, Lands, Natural Resource Operations and Rural Development. The Ministry hereby provides notice that this report meets the assessment and reporting criteria for the Riparian Areas Protection Regulation. For more information please see the summary below. **If there are further questions, please contact RiparianAreas@Victoria1.gov.bc.ca**

Report Number	7000C	

Date: 2022-03-29

Reviewed By: Charlotte Billingham

Keystone Data

Report Number	7000C
QEP	Thomas Roy
Local Government	Langford, City of
Location of Proposed Development (Address)	3583 Desmond Drive
PID	024-273-244
Legal Description	
Stream	Name Lookout Creek
	Type Stream
	Comments QEP has certified the roadside ditch fronting the property is not a RAPR stream. Streams subject to the RAPR are those connected to fish habitat, regardless of culverts.

RAR Assessment

	Assess	Comments
SPVT Correct	Yes	
ZOS' Correct	Yes	
SPEA Correct	Yes	SPEA is 10m for a channelized stream (starts off property)

Site Plan	Yes	<i>Site plans show a subdivision to 3 lots and a common property access arrangement. QEP provides approval from WSA for a section of culvert extending the stormwater conveyance system from upstream. The plans show a culvert beginning off property. QEP states "At this point of the subdivision, there are no ancillary works proposed within the RAA".</i>
SB/TOB	No	
RAA	Yes	
ZOS's	Yes	
SPEA	Yes	
Building Envelope	N/A	
Development within SPEA	No	
Measures Appropriate	Yes	
Danger Trees		
Windthrow		
Slope Stability		
Protection of Trees		
Encroachment		
Sediment and Erosion Control		
Stormwater Management		

Floodplain Concerns		
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Professional Opinion

	Assess	Comments
Section 7 (a) Signed		
Section 7 (b) Signed	Yes	
Environmental Monitoring	Yes	
Applied Methodology Correctly?	Yes	

Comments

This report meets the standards of the RAPR for subdivision only.

Lookout Creek is considered a stream under RAPR with a 10m SPEA, roadside ditch certified as non RAPR stream. QEP provides details of authorizations associated with works undertaken to culvert the watercourse. The Lookout Creek watershed has been heavily modified from its original state into an engineered conveyance system extending past this property. The upstream end of the culvert is shown on plans in relation to the property and the 10m SPEA offset/30m RAA is correctly shown. No development is proposed outside of subdivision so the measures are adequate at this time.

This review does not validate any works already completed on the property or any of the WSA subject culvert works. No additional development is proposed and a new/updated assessment is required for any servicing, roads, vegetation clearance and other construction within the RAA.

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>

Sent: March 18, 2022 8:15 AM

To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FLNR:EX <RARReg1@gov.bc.ca>; Riparian Areas FLNR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA

Subject: Assesment 7000 has been updated

This assessment has been updated. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.

Details of this assessment are included in this notification.

Check content to ensure correctness.

If it is incorrect, modify your assessment.

Assessment Details

Assessment ID:: 7000 **Creation Date:** 2021-06-25

Status: updated **Last Modified:** 2022-03-18

Development Details

Development Type: Subdivision - 6 or less Single Family lots **Proposed Start Date:** 2021-07-15

Area of Development (hectares): .010 **Proposed End Date:** 2022-12-31

Lot Area (hectares): .190 **Nature of Development:** New

Riparian Length: 12.00

Section 9 Part 7 Activities: N

Location Details

Local Government: Langford, City of **DFO Area:** South Coast Area
Region: Vancouver Island **Stream/River Type:** Ditch
**Parcel Identification (PID)/
Parcel Identification Number (PIN):** 024273244 **Stream/River Name:** Lookout Creek
Address Line 1: **Watershed Code:** Trib to 920-025700-63000-23400
Address Line 2: **Postal Code:**
Latitude: 48°24'47" **Longitude:** 123°30'56"

Developer Details

Contact First Name: Graeme **Address Line 1:** Desmond Road
Contact Middle Name: **Address Line 2:**
Contact Last Name: Lee **City:** Langford
Province/State: BC **Postal/Zip Code:** V9C 3T1
Email Address: drc@jeanderson.com **Country:** canada
Company Name: **Phone #:**

Primary QEP Details

Contact First Name: Thomas **Address Line 1:** 772 goldstream ave
Contact Middle Name: **Address Line 2:** PO Box 27034
Contact Last Name: roy **City:** victoria
Designation: Biologist **Province/State:** bc
Registration #: 1089 **Postal/Zip Code:** v9b 5s4
Email Address: cascadiabiological@shaw.ca **Country:** canada
Company Name: Cascadia Biological **Phone #:**

Secondary QEP Details

Name:	Company	Address	Email	Phone
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IMPORTANT UPDATE ON RAPR REPORT REVIEW FROM BC

From: Riparian Areas FOR:EX
To: RiparianAreas@Victoria1.gov.bc.ca
Cc: Nield, Lora M FOR:EX <Lora.Nield@gov.bc.ca>
Sent: July 20, 2022 11:51:06 AM PDT
Good morning,

The Riparian Area Protection Regulation (RAPR) team in Land, Water, and Resource Stewardship has an update for you on our RAPR report reviews. If you have any questions please do not hesitate to reach out to me.

Thank you for your continued partnership and support.

Lora

LORA NIELD

Director of Aquatic Habitat
Aquatic Ecosystems Branch

Ministry of Land, Water, and Resource Stewardship

REPORT REVIEW UPDATE:

The RAPR report review timeline is approximately five months due to an unprecedented volume of submissions combined with increasing complexity of projects. In response to this issue, ministry staff are taking significant steps to implement processes to streamline approvals and decrease review timelines. This includes policy and guidance development as well as triaging reports and excluding some from a formal review. Excluding *some* detailed report reviews temporarily is needed to free up the time to work on longer term broader solutions to improve RAPR performance and success. We expect that these improvements will produce positive results over time. We are still in a pilot phase of addressing the backlog and open to feedback. During this time if you have any concerns about any proposal/development, you can contact us directly for support.

What that means for you....

You may receive a response from BC staff that looks like this:

RAPR Assessment report #xxxx has been received and selected for exclusion from formal Ministry review (Section 6 (4) of the Regulation) based on an evaluation of the risk of non-compliance with Regulatory standards. Under Professional Reliance, the QEP's certification of the assessment report indicates that the proposed development, inclusive of the entire scope of works, will meet the Riparian Protection Standard (as defined in Section 10 of the Regulation). This notification is provided to the local government as per section 6 of the regulation; they may now allow the development based on the QEP's certification (Section 5). It is the proponent and QEP's responsibility to ensure compliance with any other applicable Municipal, Provincial or Federal legislation.

This is your notification from BC as per section 6 of the regulation.

Thank you.
Lora

Re: Assessment #7767 will not be reviewed

From: Thomas Roy <cascadiabiological@shaw.ca>
To: Schwetz, Nicholas LWRs:EX <Nicholas.Schwetz@gov.bc.ca>
Cc: MBALDWIN@cityoflangford.ca, Billingham, Charlotte LWRs:EX <Charlotte.Billingham@gov.bc.ca>, Nield, Lora M LWRs:EX <Lora.Nield@gov.bc.ca>, Stefanyk, Michael LWRs:EX <Michael.Stefanyk@gov.bc.ca>
Sent: September 1, 2022 12:28:14 PM PDT
Attachments: CRD mapping.PNG

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Nicolas

I did not submit the report to the City of Langford nor had I instructed the client to do so. He was simply provided with a copy of your final.

Regards

Thomas

Sent from my iPhone

On Sep 1, 2022, at 12:20 PM, Schwetz, Nicholas LWRs:EX <Nicholas.Schwetz@gov.bc.ca> wrote:

Hi Thomas,

Local governments may only receive a valid assessment report that is provided by the Minister per Section 6. **A direct submission from a QEP is not the accepted process.** The *manner and form required* refers to the Riparian Areas Notification System (RARNS). This is why we have RARNS.

Administration of assessment reports by minister

6 (1) A qualified environmental professional may submit an assessment report to the minister in the manner and form required by the minister.

(2) On receiving an assessment report under subsection (1), the minister may

(a) provide a copy of the report to a local government, or

(b) reject the report in accordance with subsection (3).

(3) The minister may reject an assessment report under subsection (2) (b) if the minister considers that

(a)the assessment that is the subject of the report was not carried out in accordance with section 12 [assessments], or

(b)the report was not prepared in accordance with section 14 [assessment reports] or is not complete.

(4)For certainty, nothing in this section requires the minister to review a report that the minister does not reject.

Without an accepted report, a notification (i.e., the Minister handing a copy of the report to the local government per (6)(2)(a)) will not be provided. **Local governments are to wait until a notification is provided before issuing a development permit, per Section 5(1).** The *conditions of approval* outlined in 5(2) refers to the riparian protection standard (Section 10(1)) of the RAPR, which is the outcome of the assessment report. **It does not refer to a process where the RAPR approval is a condition of an already issued development permit.**

I will point out that the report submitted would be rejected for at least the following reasons:

1. Is the proposed development not within the RAA of Firehall Creek? Why was only the wetland assessed?
2. Measures to protect the SPEA are deficient. For example, a tree inventory has not been completed in support of vegetation protection measures, so how do you know that SPEA tree drip lines do not exceed the SPEA? How do development activities proposed right up to the SPEA conflict with critical root zones of SPEA (protected) trees? The SPEA + additional areas necessary to protect the SPEA are the riparian protection standard, not the SPEA alone. These additional areas may conflict with the proposed development and thus likely require a change of design.

Nick

From: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>
Sent: September 1, 2022 8:12 AM
To: Billingham, Charlotte LWRs:EX <Charlotte.Billingham@gov.bc.ca>; Matthew Baldwin <mbaldwin@cityoflangford.ca>
Cc: s.22
Subject: Fwd: Assessment #7767 will not be reviewed

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hi Charlotte

Hope all is well. I'm assuming this one was reviewed by yourself. If not could you please forward as appropriate. The DP issued makes reference that no work is to be undertaken until the RAPR is approved. Seems like this is in line with Section 5 presented below. If not please advise on how to move forward.

Regards

Thomas

"Requirements for riparian development approval

A local government must not approve a riparian development to proceed unless the local government

1. (a) has received an assessment report under section 6 in relation to the development that has not expired under section 7, and
2. (b) imposes as a condition of the approval that the development proceed as proposed in the assessment report and comply with any measures recommended in the assessment report."

From: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>
To: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "Thomas Roy" <cascadiabiological@shaw.ca>, "Riparian Areas, Region 1 FLNR:EX" <RARReg1@gov.bc.ca>, "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "DFO EPMP" <DFO_EPMP@PAC.DFO-MPO.GC.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>
Sent: Wednesday, August 31, 2022 3:41:31 PM
Subject: Assessment #7767 will not be reviewed

RAPR 7767 will not be reviewed as the province is aware that the development permit (No. DP22-0055) was issued on August 22, 2022. RAPR reports are in *support* of development permit issuance and the issuance of a development permit before a notification is provided does not meet standards (refer to Sections 5 and 6 of the Regulation).

From: RiparianAreas@Victoria1.gov.bc.ca <RiparianAreas@Victoria1.gov.bc.ca>
Sent: July 3, 2022 10:15 PM
To: cascadiabiological@shaw.ca; Riparian Areas, Region 1 FOR:EX <RARReg1@gov.bc.ca>; Riparian Areas FOR:EX <RiparianAreas@Victoria1.gov.bc.ca>; DFO_EPMP@PAC.DFO-MPO.GC.CA
Subject: Assesment 7767 has been created

This assessment has been created. This notification is sent to you, Fisheries and Oceans Canada (DFO) and the BC Ministry of Environment.
 Details of this assessment are included in this notification.

Assessment Details

Assessment ID:: 7767 **Creation Date:** 2022-07-03
Status: created **Last Modified:** 2022-07-03

Development Details

Development Type:	Subdivision - > 3 or less lots Multifamily	Proposed Start Date:	2022-07-15
Area of Development (hectares):	.140	Proposed End Date:	2023-12-31
Lot Area (hectares):	.890	Nature of Development:	New
Riparian Length:	94.00	Section 9 Part 7 Activities:	N

Location Details

Local Government:	Langford, City of	DFO Area:	South Coast Area
--------------------------	-------------------	------------------	------------------

Region:	Vancouver Island	Stream/River Type:	Wetland
Parcel Identification (PID)/ Parcel Identification Number (PIN):	005003202/024474886/031496300	Stream/River Name:	Unnamed trib to Bilston Creek
Address Line 1:		Watershed Code:	Unnamed trib to 930-176000
Address Line 2:		Postal Code:	
Latitude:	48°25'24"	Longitude:	123°32'11"

Developer Details

Contact First Name:	Ron	Address Line 1:	3472 vantage point
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Coutre	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9c3n5
Email Address:	s.22	Country:	canada
Company Name:	Cora Venture Corp	Phone #:	2503617390

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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- ☐ Administrative
- ☐ Environmental / Natural Areas
- ☐ Planning
- ☐ Trails
- ☐ Contours
- ☒ Water Features & Drainage
 - ☒ Watercourses
 - ☒ Water Bodies
 - ☐ Watersheds
- ☒ Base Maps
 - ☐ Properties Imagery
 - ☒ 2021 Imagery
 - ☐ 2019 Imagery
 - ☐ 2017 Imagery
 - ☐ 2015 Imagery
 - ☐ 2013 Imagery



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 - ☐ 2015 Imagery
 - ☐ 2013 Imagery



RE: Assessment #7767 will not be reviewed

From: Matthew Baldwin <mbaldwin@langford.ca>
To: Schwetz, Nicholas LWRs:EX <Nicholas.Schwetz@gov.bc.ca>, cascadiabiological@shaw.ca
Cc: Billingham, Charlotte LWRs:EX <Charlotte.Billingham@gov.bc.ca>, Nield, Lora M LWRs:EX <Lora.Nield@gov.bc.ca>, Stefanyk, Michael LWRs:EX <Michael.Stefanyk@gov.bc.ca>
Sent: September 1, 2022 1:24:45 PM PDT

[EXTERNAL] This email came from an external source. Only open attachments or links that you are expecting from a known sender.

Hello Nick,

I apologize if we jumped the gun on this one, by issuing the DP. Although we deal with dozens of riparian development permits, this process is somewhat new and different. I am curious, however, to know what your processing times are like? According to the applicant, Mr. Roy submitted his report to you in July. The Development Permit was issued in late August. Are we to expect months, not weeks, for a turnaround at your end?

As for the SPEA for Firehall Creek, we noted that also, and have received a subsequent report from Mr. Roy that seems acceptable given that the property and Firehall Creek are separated by a paved road.

I would like to get this moving towards a solution as quickly as possible. The applicant has commenced work on site that is outside of the Riparian Area, and they would like to continue with that work in a timely manner.

Please let me know if you require any further from our office.

Sincerely,

Matthew Baldwin, MCIP, RPP
Director of Planning and Subdivision

250.474.6919

From: Schwetz, Nicholas LWRs:EX <Nicholas.Schwetz@gov.bc.ca>
Sent: Thursday, September 1, 2022 12:20 PM
To: cascadiabiological@shaw.ca; Matthew Baldwin <mbaldwin@langford.ca>
Cc: Billingham, Charlotte LWRs:EX <Charlotte.Billingham@gov.bc.ca>; Nield, Lora M LWRs:EX <Lora.Nield@gov.bc.ca>; Stefanyk, Michael LWRs:EX <Michael.Stefanyk@gov.bc.ca>
Subject: RE: Assessment #7767 will not be reviewed

Hi Thomas,

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I will point out that the report submitted would be rejected for at least the following reasons:

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Nick

From: CASCADIA BIOLOGICAL <cascadiabiological@shaw.ca>

Sent: September 1, 2022 8:12 AM

To: Billingham, Charlotte LWRS:EX <Charlotte.Billingham@gov.bc.ca>; Matthew Baldwin <mbaldwin@cityoflangford.ca>

Cc: s.22

Subject: Fwd: Assessment #7767 will not be reviewed

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From: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>
To: "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "Thomas Roy" <cascadiabiological@shaw.ca>, "Riparian Areas, Region 1 FLNR:EX" <RARReg1@gov.bc.ca>, "Riparian Areas FLNR, EX" <RiparianAreas@Victoria1.gov.bc.ca>, "DFO EPMP" <DFO_EPMP@PAC.DFO-MPO.GC.CA>, "Matthew Baldwin" <MBALDWIN@CITYOFLANGFORD.CA>
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Address Line 2:		Postal Code:	
Latitude:	48°25'24"	Longitude:	123°32'11"

Developer Details

Contact First Name:	Ron	Address Line 1:	3472 vantage point
Contact Middle Name:		Address Line 2:	
Contact Last Name:	Coutre	City:	victoria
Province/State:	bc	Postal/Zip Code:	v9c3n5
Email Address:	s.22	Country:	canada
Company Name:	Cora Venture Corp	Phone #:	2503617390

Primary QEP Details

Contact First Name:	Thomas	Address Line 1:	772 goldstream ave
Contact Middle Name:		Address Line 2:	PO Box 27034
Contact Last Name:	roy	City:	victoria
Designation:	Biologist	Province/State:	bc
Registration #:	1089	Postal/Zip Code:	v9b 5s4
Email Address:	cascadiabiological@shaw.ca	Country:	canada
Company Name:	Cascadia Biological	Phone #:	

Secondary QEP Details

Name:	Company	Address	Email	Phone
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