

Riparian Areas Regulation: Assessment Report

Date September 28, 2019

I. Primary QEP Information

First Name	Dave	Middle Name	
Last Name	Bates		
Designation	RPBio	Company:	FSCI Biological Consultants
Registration #	405	Email:	dbates@fsci-biological.ca
Address	8-5520 McCourt Road		
City	Sechelt	Postal/Zip	V0N 3A7
Province	V0N 3A7	Country	Canada
Phone #	604-740-2637		

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

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

III. Developer Information

First Name		Middle Name	
Last Name			
Company	Pender Harbour Living Heritage Society/SCRD		
Phone #	N/a	Email:	atthelake604@gmail.com
Address	4505 Hotel Lake Road		
City	Garden Bay	Postal/Zip:	V0N 1S1
Province	BC	Country:	Canada

IV. Development Information

Development Type	Recreation		
Area of Development (ha)	0.004	Riparian Length (m)	20
Lot Area (ha)	0.16	Nature of Development	Re-development
Proposed Start Date	01/11/2019	Proposed End Date	01/11/2020

V. Location of Proposed Development

Nearest town	Pender Harbour		
Local Government	SCRD	City:	Sechelt
Stream Name	Hotel Lake		
Legal Description (PID)	N/a	Region:	2
Stream/River Type	Lake	DFO Area:	16
Watershed Code	900-147300-18900		
Latitude	49	38	17
Longitude	124	03	12

Description of Fisheries Resources Values and a Description of the Development proposal

This property borders Hotel Lake separated by Hotel Lake Road. Hotel Lake is a known fish bearing lake that supports Coastal Cutthroat trout. The lake also provides habitat for Western Painted Turtle, a species recognized as at risk by the Committee on the Status of Endangered Wildlife in Canada (COSEWIC).

Hotel Lake is a popular recreation area with most of its shoreline occupied by recreation properties. Many of these residences have been on the lake for decades.

The proposed development is the construction of a gravel access pathway from Hotel Lake Road to the lake shore and a dock. The access path will allow the PH Heritage Society to move small handcrafted row boats from the Sarah Wray Hall through SCRCD parkland to the lake. There will be no extensive clearing or construction of a structures.

Section 2. Results of Detailed Riparian Assessment

Date:

Description of Water bodies involved:

Stream	
Wetland	
Lake	X
Ditch	
Number of reaches	
Reach #	

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

Channel Width (m)	Gradient (%)			I, <u>D. Bates</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer; <u>PH Heritage Society</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.
Starting point				
Upstream				
Downstream				
Total: minus high /low				
Mean				
	R/P	C/P	S/P	
Channel Type				

Site Potential Vegetation Type (SPVT)

	Yes	No	
SPVT Polygons	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Tick yes only if multiple polygons, if No then fill in one set of SPVT data boxes
	I, <u>D. Bates</u> , hereby certify that: a) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ; b) I am qualified to carry out this part of the assessment of the development proposal made by the developer; <u>PH Heritage Society</u> ; c) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and d) In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.		
Polygon No:	<input type="text"/>		Method employed if other than TR
SPVT Type	LC	SH	TR
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Polygon No:	<input type="text"/>		Method employed if other than TR
SPVT Type	LC	SH	TR
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Polygon No:	<input type="text"/>		Method employed if other than TR
SPVT Type	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Zone of Sensitivity (ZOS) and resultant SPEA

Segment No:	1	If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)	15						
Litter fall and insect drop ZOS (m)	15						
Shade ZOS (m)	15	South bank	Yes		No	X	
Ditch	Justification description for classifying as a ditch (manmade, no significant headwaters or springs, seasonal flow)						
Ditch Fish Bearing	Yes		No		If non-fish bearing insert no fish bearing status report		
SPEA Maximum	15	(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max		South bank	Yes		No		
SPEA Maximum		(For ditch use table3-7)					

Segment No:		If two sides of a stream involved, each side is a separate segment. For all water bodies multiple segments occur where there are multiple SPVT polygons					
LWD, Bank and Channel Stability ZOS (m)							
Litter fall and insect drop ZOS (m)							
Shade ZOS (m) max		South bank	Yes		No		
SPEA Maximum		(For ditch use table3-7)					

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b)	I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u> ;					
c)	I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and					
d)	In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation.					

Comments

The proposed construction of the pathway will allow movement (by hand) of handcrafted row boats from storage at the Sarah Wray Hall to Hotel Lake. Access is through SCRD parkland. The path will be constructed of gravel and will require clearing of understory.

Section 3. Site Plan

See attached

Section 4. Measures to Protect and Maintain the SPEA

1. Danger Trees	The proposed development will not result in any removal of mature trees from the SPEA. There were no observed and/or obvious “Danger” trees in/or adjacent to the SPEA on the subject property. If any tree becomes a possible danger during the construction of the addition and it is located adjacent to or in the SPEA, the proponent must consult with the QEP prior to dealing with the tree and have a Danger Tree Assessment completed by a QP. Any removal of trees within the SPEA is considered an impact on fish and fish habitat.
<p>I, <u>D. Bates</u>, hereby certify that:</p> <p>e) I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>f) I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u>;</p> <p>g) I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
2. Windthrow	There will not be any significant clearing of the property for this development. As a result, windthrow risk to the SPEA from this development is considered low.
<p>I, <u>D. Bates</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
d. Slope Stability	The proposed development will occur flat ground. The pathway is not on or near a slope.
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e. Protection of Trees	There is no need to remove or impact standing timber within the SPEA during this development. If for some unforeseen reason excavation is necessary adjacent to the SPEA, the SPEA must be clearly delineated. All trees and vegetation along the fringe of the SPEA must remain undisturbed.
<p>I, <u>D. Bates</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
d. Encroachment	There will be limited encroachment of the SPEA. No proposed building structures will occur within the SPEA.
<p>I, <u>D. Bates</u>, hereby certify that:</p> <p>a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i>;</p> <p>b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u>;</p> <p>c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation</p>	
e. Sediment and Erosion Control	Pathway construction must conform to the DFO “Best Management Practices for Urban and Rural Land Development” ensuring preventative measures are in place to deal with heavy seasonal

	rains and potential erosion that may occur during excavation. Preventative measures should include ditch sumps for settling of fines and berms or silt fences/curtains. All ditching and runoff must be directed away from the SPEA and lake. The developer must consult a QEP if unclear on erosion control measures and/or a risk to the SPEA and lake is possible.
I, <u>D. Bates</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
d. Stormwater Management	The development of the property will result in minimal site disturbance. All runoff from the development must be directed away from the lakeshore and if possible infiltrated into the ground.
I, <u>D. Bates</u> , hereby certify that:	
a. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
b. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u> ;	
c. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	
e. Floodplain Concerns (highly mobile channel)	This renovation/development is along a lakeshore and flood plain concerns are not applicable in this case.
I, <u>D. Bates</u> , hereby certify that:	
f. I am a qualified environmental professional, as defined in the Riparian Areas Regulation made under the <i>Fish Protection Act</i> ;	
g. I am qualified to carry out this part of the assessment of the development proposal made by the developer <u>PH Heritage Society</u> ;	
h. I have carried out an assessment of the development proposal and my assessment is set out in this Assessment Report; and In carrying out my assessment of the development proposal, I have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation	

Section 5. Environmental Monitoring

This development is the construction of an access path and is considered low risk.

The proponent will not require environmental monitoring. A QEP should visit the site if development plans/designs are altered. No new or additional works can occur in the established lake SPEA.

There is a requirement under the Riparian Area Regulations for the filing of a final site inspection report. This will be prepared once the renovation is complete and will be prepared by the QEP. The costs associated with the preparation and filing of this final report is the responsibility of the developer (owner). It is the responsibility of the proponent to contact a QEP for the final site visit once the re-development is completed.

Section 6. Photos

Not Available

Section 7. Professional Opinion

Assessment Report Professional Opinion on the Development Proposal's riparian area.

Date

September 28, 2019

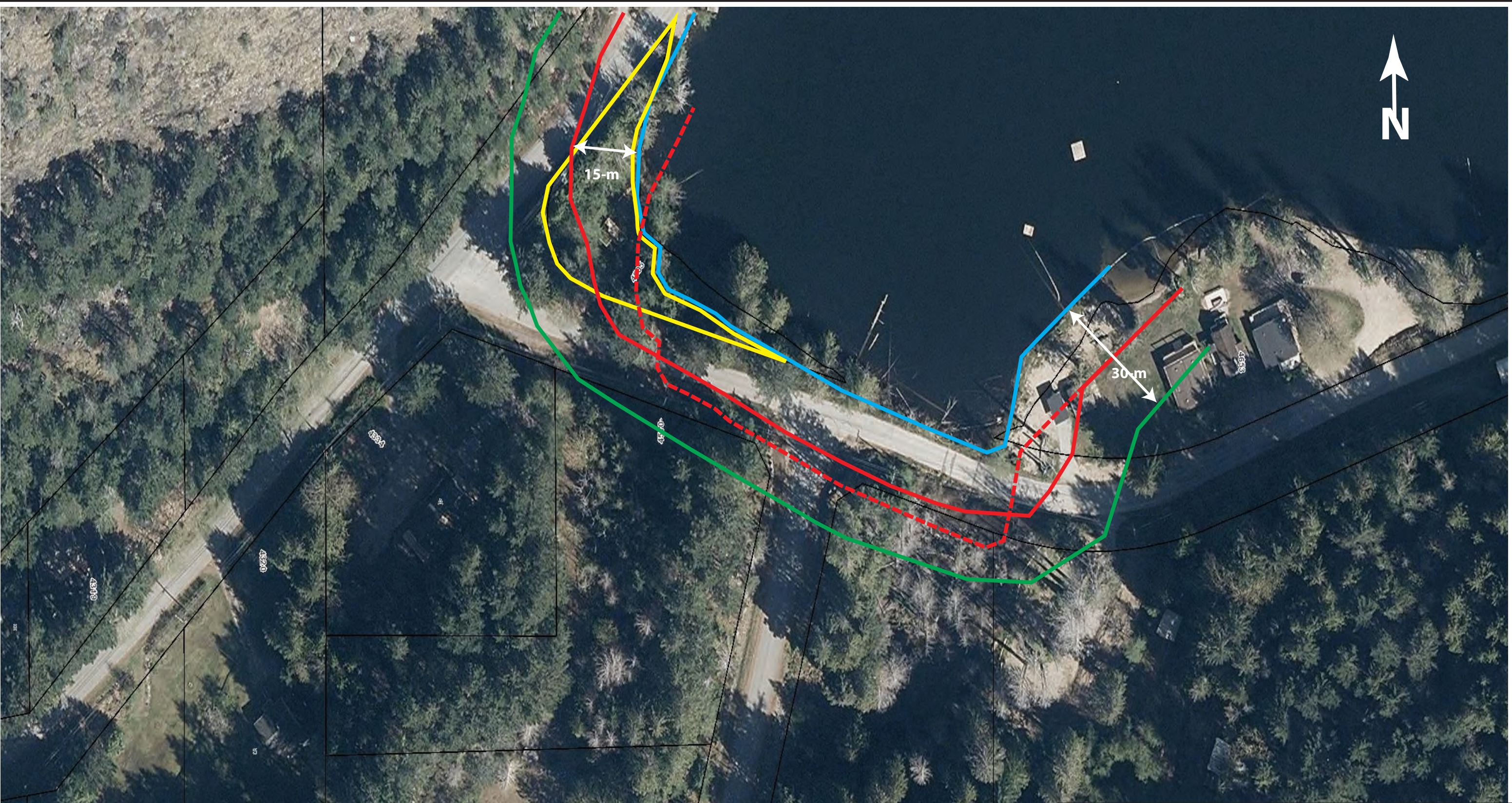
1.1, Dave Bates, RPBio

Hereby certify that:

- a) I am/We are qualified environmental professional(s), as defined in the Riparian Areas Regulation made under the *Fish Protection Act*;
- b) I am/We are qualified to carry out the assessment of the proposal made by the developer: PH Heritage Society, which proposal is described in section 3 of this Assessment Report (the "development proposal"),
- c) I have/We have carried out an assessment of the development proposal and my/our assessment is set out in this Assessment Report; and
- d) In carrying out my/our assessment of the development proposal, I have/We have followed the assessment methods set out in the Schedule to the Riparian Areas Regulation; AND

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


If the development is implemented as proposed by the development proposal there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area in which the development is proposed.



Legend

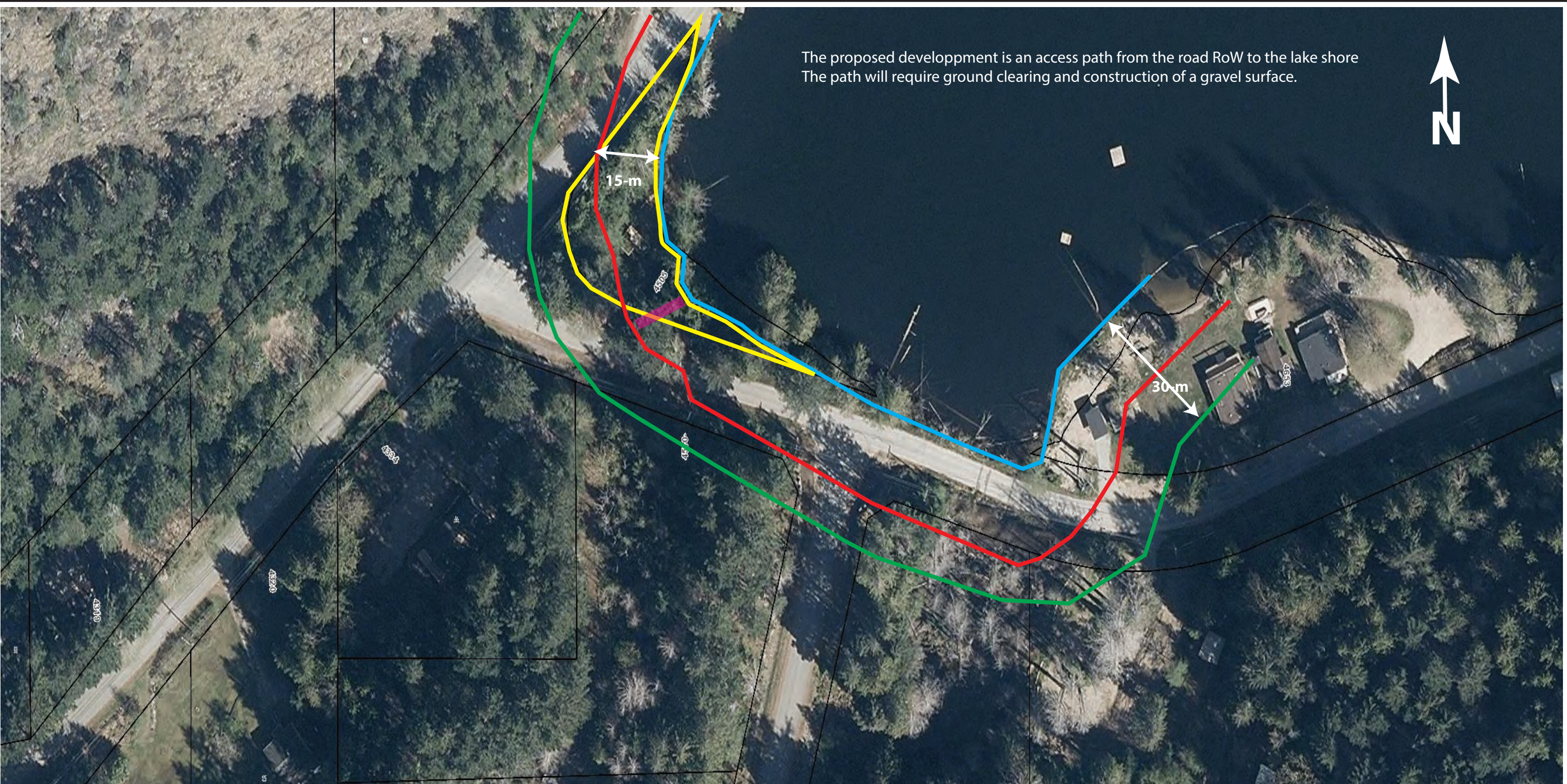
Lot Boundary	
Lake Shoreline	
Riparian Assessment Zone	
Woody Debris Zone of Sensitivity	
Litter Drop Zone of Sensitivity	
Shade Zone of Sensitivity	

Title: Pender Harbour Living Heritage Hotel Lake Access (Zones of Sensitivity)	
Project File No.: FSCI-19-0022	
Author: DJB	Date: 2019-10-25
Rev. No.:	Page: 1 of 2



FSCI Biological Consultants

The proposed development is an access path from the road RoW to the lake shore
 The path will require ground clearing and construction of a gravel surface.



Legend	
Property Boundary	
Proposed Development Footprint	
Lake Shoreline	
Riparian Assessment Boundary	
SPEA Boundary	

Title: Pender Harbour Living Heritage Hotel Lake Access (Streamside Protection and Enhancement Area)		 FSC Biological Consultants
Project File No.: FSCI-19-0022		
Author: DJB	Date: 2019-10-25	
Rev. No.:	Page: 2 of 2	