

Toth and Associates Environmental Services

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July 10, 2024

District of Lantzville

7192 Lantzville Road

Lantzville, BC, V0R 2H0

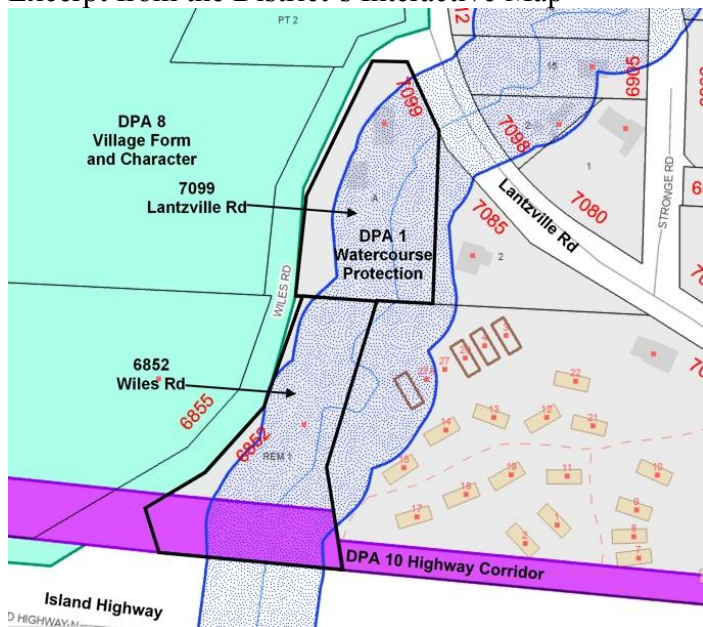
Att : Pablo Golob, Planner

Via e-mail: pablogolob@gmail.com

Re: Riparian Areas Protection Regulation (RAPR) assessment of Blood's Creek on 7099 Lantzville Road & 6852 Wiles Road, Lantzville

Toth and Associates Environmental Services (Steve Toth, R.P.Bio) conducted a detailed RAPR assessment of Blood's Creek through 7099 Lantzville Road (0.7 ha) and 6852 Wiles Road (0.8 ha) on July 9, 2024. The assessment was conducted to determine the watercourse setback requirements and potential developable area. The District of Lantzville's Development Permit Area (DPA) mapping (excerpt below) shows a 30 m Watercourse Protection DPA associated with Blood's Creek covering most of the subject properties.

Excerpt from the District's Interactive Map



The RAPR assessment determined that the average channel width on Blood's Creek through the subject properties is 4.7 m (range 2.8 m – 12.5 m). The average gradient of the channel is 5.5%. The Streamside Protection and Enhancement Area (SPEA) setbacks required under the RAPR's detailed assessment methodologies are **14.1 m** from Stream Boundary. The watercourse setbacks required under Section 2.11 of the District of Lantzville's Zoning Bylaw (No. 180, 2020) are **15.0 m** from Stream Boundary.

Section 2.11 of the Zoning Bylaw indicates that “Development must not occur within 15 m of a stream boundary or a distance determined by a Qualified Environmental Professional, whichever is greater, in accordance with the *Riparian Area Protection Act* and the Municipality’s Development Permit Area requirements. Development is defined in the Zoning Bylaw as “a building or structure, subdivision, or the addition, removal or alteration of soil, vegetation or works and services”. The 15 m watercourse setbacks are shown on Figure 1.

Blood’s Creek through 6825 Wiles Road and approximately the southern third of the 7099 Lantzville Road is contained within a steep sided ravine (Photographs 1 & 2). As there is no developable area below the top of ravine bank, we would recommend that the watercourse setbacks extend 15 m from Stream Boundary or to top of ravine bank, whichever is greater. Development of the area above the top of ravine bank would likely be restricted by a “safe build” setback from the top of ravine bank determined by a geotechnical assessment.

Based on our rough measurements, the approximate potential developable area outside of the recommended watercourse setbacks on 7099 Lantzville Road is 0.33 ha and on 6852 Wiles Road is 0.19 ha. The potential developable area on both properties would likely be impacted by geotechnical setbacks, and by the Highway Corridor DPA on the south end of 6852 Wiles Road.

Blood’s Creek forms the outlet stream for Green Lake. Blood’s Creek still supports small populations of coho salmon, chum salmon and cutthroat trout. Relatively high densities of juvenile coho salmon and cutthroat trout were documented during the field survey. The Blood’s Creek ravine provides a biodiversity corridor which extends from the mouth of the creek at the ocean near Oar Road, upstream to Green Lake, Copley Brook, Galloway Marsh and beyond.

There are no bald eagle or heron nest sites mapped in the vicinity of the subject property by the BC Wildlife Tree Stewardship Atlas¹ or the BC Great Blue Heron Management Team Atlas² and none were found during the field survey. Evidence of wildlife use of the properties noted during the field survey included moderately high densities of common songbirds (e.g. spotted towhee, dark-eyed junco, Bewick’s wren, orange-crowned warbler, chestnut-backed chickadee, white-crowned sparrow, Pacific slope flycatcher, Anna’s hummingbird, robin) invasive grey squirrel, 2 Great horned owls and blacktail deer.

Should you have any questions or concerns regarding the contents of this report, please feel free to contact me at (250) 390-7602.

Sincerely,
Steve Toth, R.P.Bio.



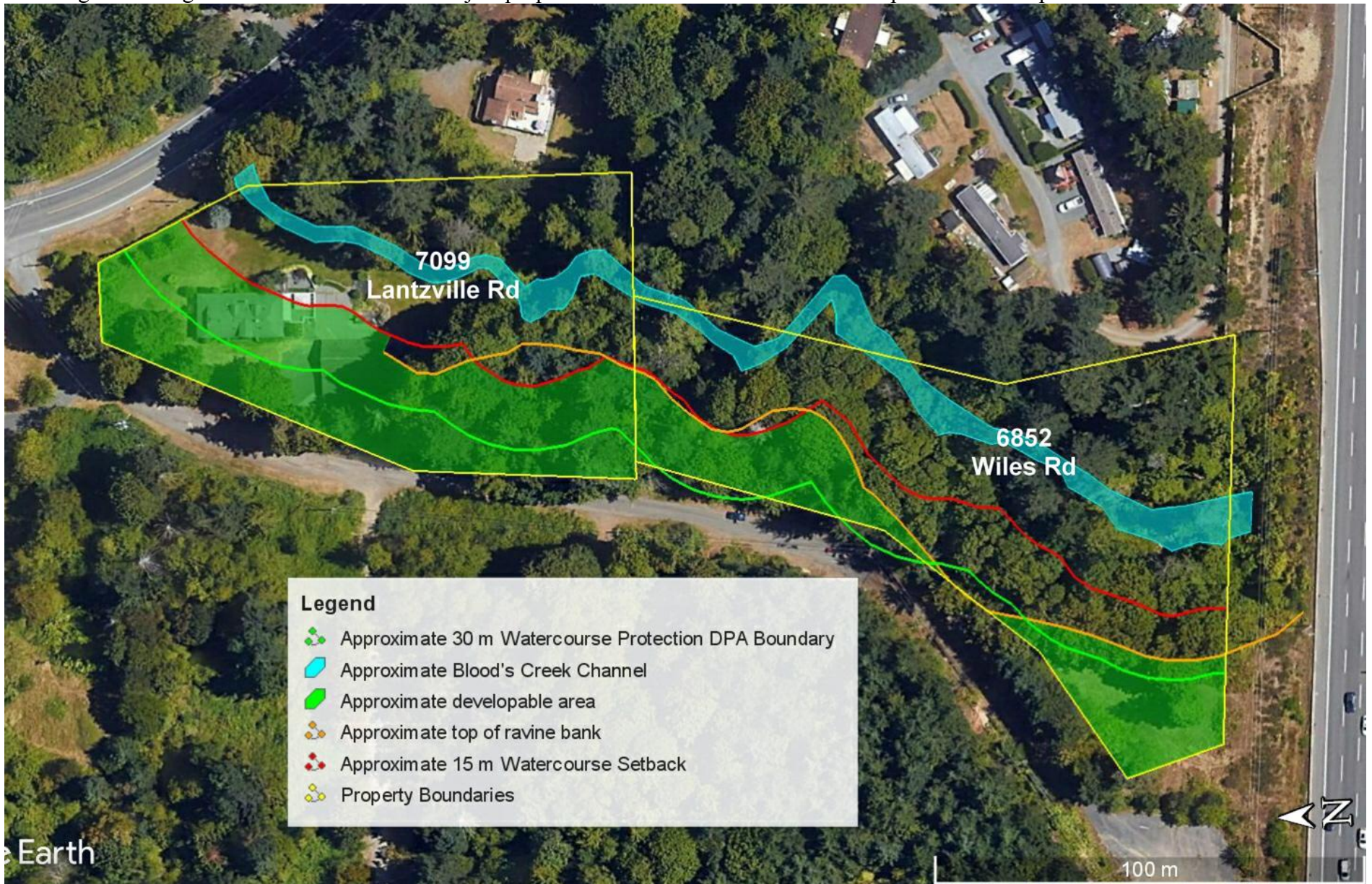
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¹ https://cmnmaps.ca/WITS_gomap/

² <https://cmnmaps.ca/GBHE/>

Figure 1. August 2016 Air Photo of the subject properties with watercourse setbacks and potential developable area





Photograph 1. July 9, 2024. View to the east side of Blood's Creek ravine slope.



Photograph 2. View from top of ravine bank on the west side of Blood's Creek.