

October 14, 2022

**To:** Andrea Pickard  
District of Central Saanich  
1903 Mt Newton Cross Road  
Saanichton, BC, V8M 2A9

**From:** Julie Budgen, BSc, RPBio  
Corvidae Environmental Consulting Inc.  
6526 Water Street  
Sooke, BC V9Z 0X1

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### 1335 Stelly's Cross Road Assessment Letter

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Dear Andrea Pickard,

On September 21<sup>st</sup>, a Qualified Environmental Professional (QEP) with Corvidae Environmental Consulting Inc. (Corvidae) completed a site assessment at 1335 Stelly's Cross Road (PID 028-154-266). The QEP assessed for any environmental features, including any watercourses, wetlands, raptor nests, migratory bird nests, sensitive ecosystems and wildlife habitat. The landowner, Adam Molnar, is proposing to rezone and develop the property.

While on site, the QEP confirmed there are no water features protected under the Riparian Areas Protection Regulation<sup>1</sup> (RAPR, 2019) or the Water Sustainability Act<sup>2</sup> (WSA).

There is a man-made dugout on the property. The QEP confirmed the dugout is not connected to a watercourse or wetland; there is greater than 3 m of space between the top of water level and the ground surface. During the assessment, it was confirmed that there are no surface watercourse running into the dugout. This dugout, due to lack of connectivity and it being ex nihilo (out of nothing) is not protected under the RAPR or WSA.

There is a ditch along the northern edge of Wallace Drive falls within the 30 m Riparian Assessment Area (RAA) for the development. The roadside ditch originates east of the property along Wallace Drive and flows west to West Saanich Road. It then flows into a culvert that goes to an unknown destination. The ditch is dominated with exotic and invasive species including reed canary grass, Himalayan blackberry, field bindweed and orchard grass. The Streamside Protection and Enhancement Area (SPEA) for the ditch was calculated following the methods in the RAPR Technical Manual (2019). The result is a 2 m SPEA from the ditch boundary. However, the SPEA for the ditch does not encroach into the property. Corvidae recommends that a formal RAPR not be submitted for the development. During the proposed development, the following erosion and sediment control measures should be implemented to ensure that sediments do not leave the project area:

The Central Saanich mapping systems shows a large wet area along the south boundary of the property. The QEP was on site and confirmed that this area is dry, with the exception of the isolated dug-out. Photo 5 shows the area where the Central Saanich map shows a wetted polygon. This vegetation is dry, upland vegetation. The soil is also a dry, un-gleyed soil, indicating it is a dry site.

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<sup>1</sup> Riparian Areas Protection Regulation Technical Assessment Manual. 2019  
[https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rapr\\_assessment\\_methods\\_manual\\_for\\_web\\_11.pdf](https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rapr_assessment_methods_manual_for_web_11.pdf)

<sup>2</sup> Water Sustainability Act, SBC 2014, c 15, <<https://canlii.ca/t/55g9gq>> retrieved on 2022-10-13



The QEP confirmed there were no raptor nests on the site. The area is a hayland, with shrubs along the boundaries of the hayfield; in addition to a farmhouse, yard and a poplar tree stand to the west. For all clearing, Corvidae recommends no clearing within the migratory bird window (March 15 to August 15). There were no signs of species at risk on site, and the Conservation Data Centre mapping (Figure 2) shows no species at risk in the project area.

If you have any questions or concerns, please contact the undersigned for more details.



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Senior Environmental Planner  
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Corvidae Environmental Consulting Inc.





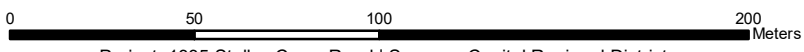
Capital Regional District

Figure 1 - Project Location



**CORVIDAE**  
ENVIRONMENTAL CONSULTING INC

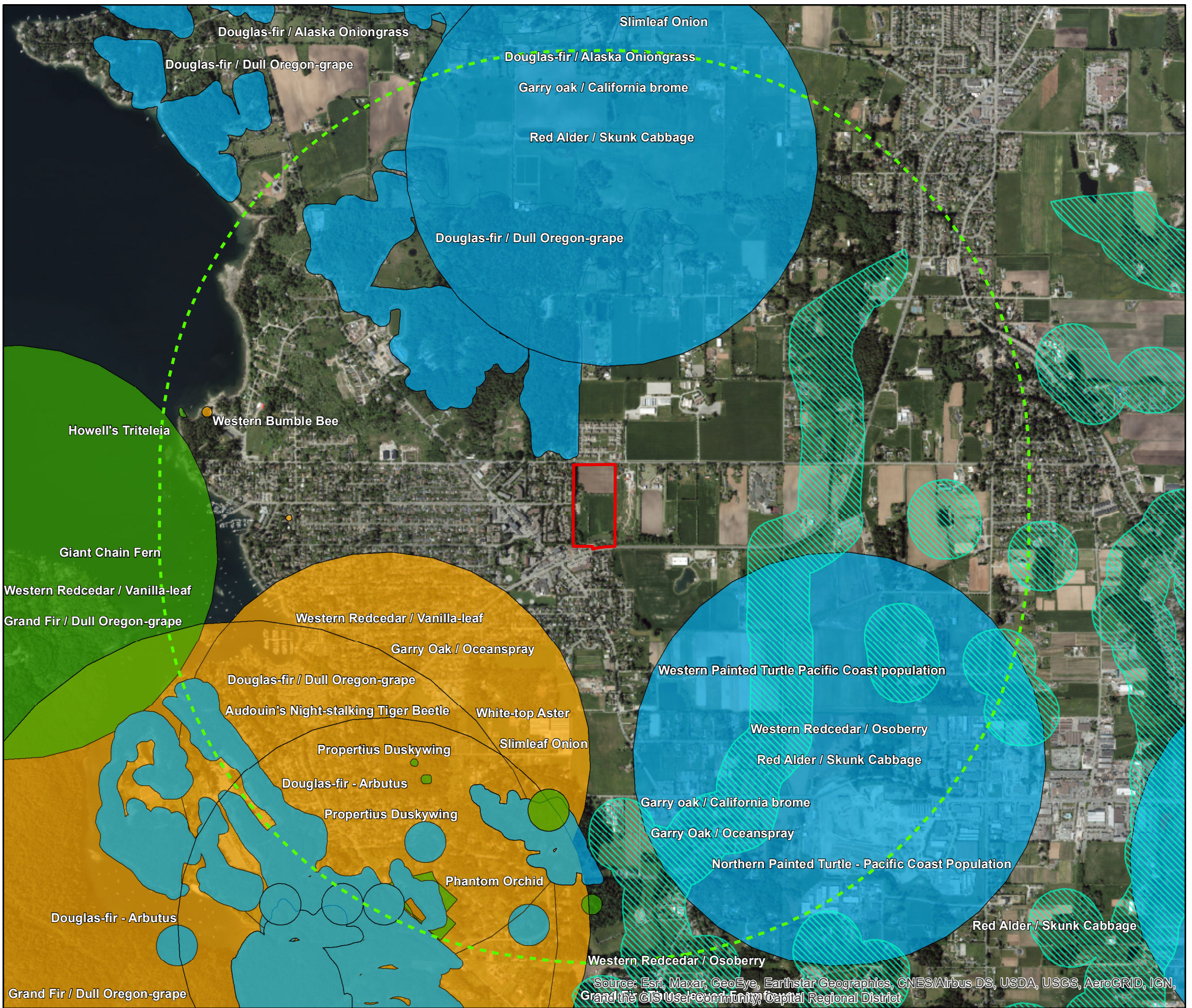
Rev. #	Date
0	October 5, 2022



Project: 1335 Stellys Cross Road | Sources: Capital Regional District

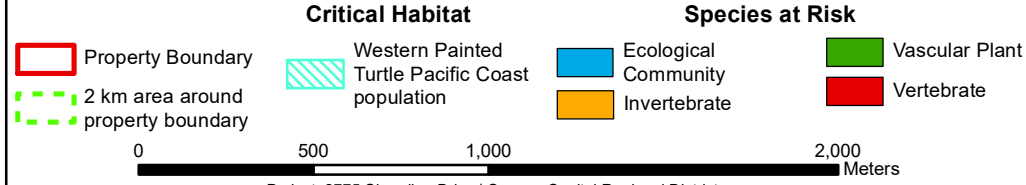
Corvidae Project No.  
COR-2022-153

**Figure 1**



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Capital Regional District

**Figure 2 - CDC Species at Risk**



	Rev. #	Date
	0	October 5, 2022
Corvidae Project No. COR-2022-153		<b>Figure 2</b>

## APPENDIX A – SITE PHOTOS

Photo 1. View looking west at man-made dugout. September 21, 2022



Photo 2. View looking at the culvert at the downslope edge of the dugout, located 3 m above the water level, with water draining from the roadside ditch into the dugout. September 21, 2022.



**Photo 3. View looking north at dugout area. September 21, 2022.**



**Photo 4. View looking west to end of dugout, culvert in grass to the left. September 21, 2022.**



**Photo 5. Grassland and standing trees, with upland habitat features in the area that was mapped as potentially wet. September 21, 2022.**



**Photo 6. View looking east at the man-made dugout, culvert in the grass. September 21, 2022**

