




Comments:	<p>Environmental</p> <p>The site is located within the District's Natural Environment Development Permit Area, please follow Official Community Plan (OCP) guidelines (see OCP Section 9.7). If not already done so, please have a QEP prepare a <i>Riparian Areas Protection Regulation</i> (RAPR) assessment report and provide evidence that the Province has accepted it. Please conduct a preliminary bio-inventory of terrestrial site features, including arborist report (see below for further notes), habitat assessment (including species at risk) and a noxious weed assessment, specifically for the four knotweed species and giant hogweed, as per Section 9.16 of the Development and Subdivision Control Bylaw 5650-2017.</p> <p>No trees are to be removed during bird nesting season (March 1 to August 31), unless the appropriate assessment, reports, and mitigation actions are undertaken by a Qualified Environmental Professional (QEP) to ensure compliance with the federal Migratory Birds Convention Act and the provincial Wildlife Act, as required meet the legislation and ensure best management practices are followed.</p> <p>IMPORTANT: no trees, other vegetation, waterbody or soil is to be removed or disturbed before the District has issued the Natural Environment Development Permit.</p> <p>There is evidence of tree clearing on the site ahead of the submission of a development application and prior to approval of a Tree Retention/Replanting Plan. The required (under OCP DP E) arborist report should assess and calculate the number, species and diameters of significant trees that have been removed. The arborist report will also need to include a site plan showing trees remaining and proposed replanting areas as part of the submission of the Tree Retention/ Replanting Plan. Please see LAN.42 for more information.</p> <p>There is evidence that extensive soil disturbance, accompanied by vegetation and tree removal has occurred within the Riparian Assessment Area and SPEAs. Watercourses have most likely been disturbed, all ahead of any assessments, permits or surveys. According to the OCP DP Permit E:</p> <p>"Where there is significant disturbance within the Streamside Protection and Enhancement Area (SPEA), restore and enhance the riparian area per a vegetation restoration plan, to be installed under the supervision and in accordance with the recommendations of a Qualified Environmental Professional (QEP) or Registered Landscape Architect". Please prepare and submit this plan.</p> <p>The City has received notification that a RAPR assess has been rejected by the Province for failure to meet the assessment and reporting criteria of the RAPR. The reviewer quotes "Retroactive development has occurred within RAA/SPEAs for pond, wetland, ditch including land clearing, ditch crossing and driveway installation." Environmental Services does not support subdivision of this parcel at this time. Please prepare a condition and impact assessment report and a replanting plan. There has been a culvert and driveway installed in the northern ditch along Hudson. Please provide proof that the culvert was installed under notification to the Province as this ditch is connected by surface water to a fish-bearing watercourse and therefore is subject to Provincial legislation.</p>
Signature	
Name:	Cassidy Russbueldt



Department or Organization:	Engineering- Enviro Services
Date:	November 26, 2021