



Toth and Associates Environmental Services

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Keith Dyce

1025 Vancouver Avenue
Nanaimo, BC, V9S 4H1

Summary of the assessment of surface water features adjacent to 1025 Vancouver Avenue, Nanaimo

My field survey conducted on March 25, 2015 concluded that, as St. George's Creek south of 1025 Vancouver Avenue does not provide, or flow to freshwater fish bearing habitat, it does not meet the definition of an assessable "stream" under the provincial *Riparian Areas Regulation* (RAR), and the RAR will not apply to the development of the property.

The proposed development includes construction of a single family residence on the vacant smaller lot (PID# 004596374) fronting Vancouver Avenue. According to the City of Nanaimo's mapping, St. George's Creek requires a watercourse setback of 15 m from top of ravine bank. A geotechnical assessment has been conducted and has set the safe building setback from top of ravine bank at 5 m. The construction of a new residence would not require removal of any native vegetation, and the geotechnical assessment has indicated that removal of any vegetation below the top of ravine bank could compromise slope stability.

As a condition of issuance of a Development Permit (DP #000949) for construction of a new house on PID# 004596374 the City of Nanaimo has indicated that "a native re-vegetation plan of trees and shrub plantings is required within the 5.0m setback from top of bank in order to provide a wildlife buffer between the ravine and the house". In order to fulfill this requirement I have provided a re-vegetation plan that includes re-vegetation of this area with 40 native plantings.

Based on the lack of fish habitat, and overall relatively low wildlife habitat values associated with St. George's ravine in the vicinity of the subject property it is my opinion that the construction of a residence outside the geotechnical setback on previously developed land as proposed has minimal potential to result in environmental impacts.

Sincerely,
Steve Toth, ASCT, R.P.Bio.

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