

Toth and Associates Environmental Services

6821 Harwood Drive, Lantzville, B.C. V0R 2H0

Tel: (250) 390-7602 Fax: (250) 390-7603

E-mail: stoth@shaw.ca

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Brian Henning

Williamson & Associates Professional Surveyors

3088 Barons Road

Nanaimo B.C. V9T 4B5

Re: Summary of Molecy Creek on 6010 and 6020 Linley Valley Road and 5757 Turner Road, Nanaimo.

Toth and Associates Environmental Services conducted a field assessment of the properties located at 6010 and 6020 Linley Valley Road and 5757 Turner Road, Nanaimo on September 12, 2011. Insight Holdings Ltd.'s proposed development plan for the 3.4 ha (8.3 acre) properties includes R8 zoning on the north side of the properties (Lot 1), R6 zoning in the northeast portion of the properties (Lot 2), and a COR3 zoned area of mixed multi-family / office-retail on the south side of Molecy Creek (Lot 3).

Molecy Creek runs approximately 300m through the subject properties from the southeast to northwest corner. Our prior surveys on this creek have indicated that the watercourse enters a City of Nanaimo storm drain system approximately 190m downstream of the subject properties at the intersection of Glacier Way and Strathcona Place, and is contained underground within the storm drain network for approximately 2.4km, discharging to the ocean at 6209 Sealand Road. However, the City's streamline mapping for this watercourse on Map No. 3 of the OCP (Bylaw No. 6500, 2008) indicates that Molecy Creek is a natural open-channeled watercourse and would receive 15m setbacks from top of bank. The City's Utilities mapping coverage correctly shows that the creek is contained underground in the storm drain network.

As Molecy Creek neither provides, nor flows to freshwater fish habitat the Provincial *Riparian Areas Regulation* (RAR) does not apply to the watercourse.

Molecy Creek through the subject properties is a man-made ditch, as evidenced by the straight, consistent channel depth and width and presence of berms of side-cast soils on either side of the channel. The ditch originates from a series of wetlands located at 5100 and 5101 Rutherford Road and based on anecdotal information and air photo review was originally constructed to drain the wetlands for farming purposes.

R E C E I V E D

RA453

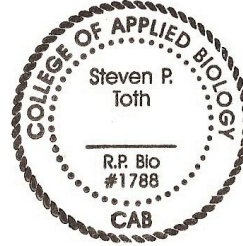
2021-JUN-28

Current Planning

The proposed development plan provides a 7.5 m setback on either side of the centre-line of Molecy Creek to be dedicated as Park, plus a 5.0 m trail SRW along the north side of Molecy Creek. Taking into consideration the relatively low habitat values associated with the ephemeral ditched watercourse, and that the provincial RAR does not apply to Molecy Creek we would regard these setbacks to be sufficient and in accordance with our original recommendations.

Please contact us if you require any additional information.

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



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