



Cascadia Biological Services
1442 White Pine Terrace
Victoria, BC
V9B 6J3

May 30th, 2011

District of Highlands
1980 Millstream Road
Victoria, BC V9B 6H1

Attn: Laura Becket

Dear Laura,

The following letter report forms an environmental overview addendum to a report produced by Cascadia Biological Services titled Section 74 – Highlands District – Overview Environmental Report dated July 2005 and submitted to the District of Highlands (DoH) on August 15th 2005. The purpose of that report was to document sensitive habitats as well as to produce an environmental constraints map of the property as it was undergoing a rezoning application. With a denial of the original rezoning request, the property was left in its natural state until this spring when another subdivision proposal was submitted to DoH. This report was therefore commissioned by the owner in order to update the existing constraints map by re-assessing the property for new environmental attributes. These new attributes included Riparian Areas Regulations (RAR) setbacks, new or previously undetected stick/raptor nests, wildlife dens and any other rare plants and/or ecosystems, sharp tailed snake habitat etc.

As a result of the above, Cascadia Biological Services visited the site in late April of 2011 with a Professional Biologist (R.P. Bio.) and certified wildlife technician. Please refer to Attachment I (Overview Map) for the subject property location. The crew spent 4 field days surveying the site for any new wildlife/rare element occurrences not previously mapped. The assessment included two nights of owl calls to ensure no new owl's nests were present on the property as well as an assessment of all the larger tree tops to ensure no new raptor nests had been established since the last report in 2005. Data was also collected to allow for an overview RAR and SPEA map to be produced showing designated SPEA Zones of Sensitivity (ZoS).

Results

From our assessment of the property, new rare element observations include the documentation of a new owl's nests (masked) within a designated Streamside Protection and Enhancement Area (SPEA), a new environmental constraints map (Attachment I) which includes RAR and SPEA mapping. From our assessment on the ground, the vegetation ecosystems delineated in the original report are still accurate and therefore, the



rare ecosystem types and locations have not changed with any significance worth noting. Further to the above, no sharp tailed snake habitat and/or alligator lizard habitat(s) were documented within proposed lots associated with this subdivision (refer to environmental constraints map for potential habitat locations outside of these areas).

Recommendations

The following recommendations are to be strictly adhered too if the rezoning requests are approved;

1. A designated QEP is to be involved when proposed works are within areas designated on the environmental constraints map,
2. A RAR report for the two designated watercourses is required if the subdivision requests (rezoning) is approved,
3. Areas designated as SPEA are to be left in their natural state unless a Ministry of Environment Section 9 Application or Notification is completed and accepted by the province,
4. Development Permit Areas should include all areas designated on the environmental constraints map to ensure QEP recommendations are adhered to after rezoning activities are complete;
5. On each individual lot, no more than 20% of the designated environmental sensitive areas are to be disturbed (excluding designated SPEA). If disturbances are required within the 20%, then the remaining 80% is to be protected under a Section 219 covenant on property title.

Please feel free to contact me by means below if you have any questions.

Phone: (250) 474-0102

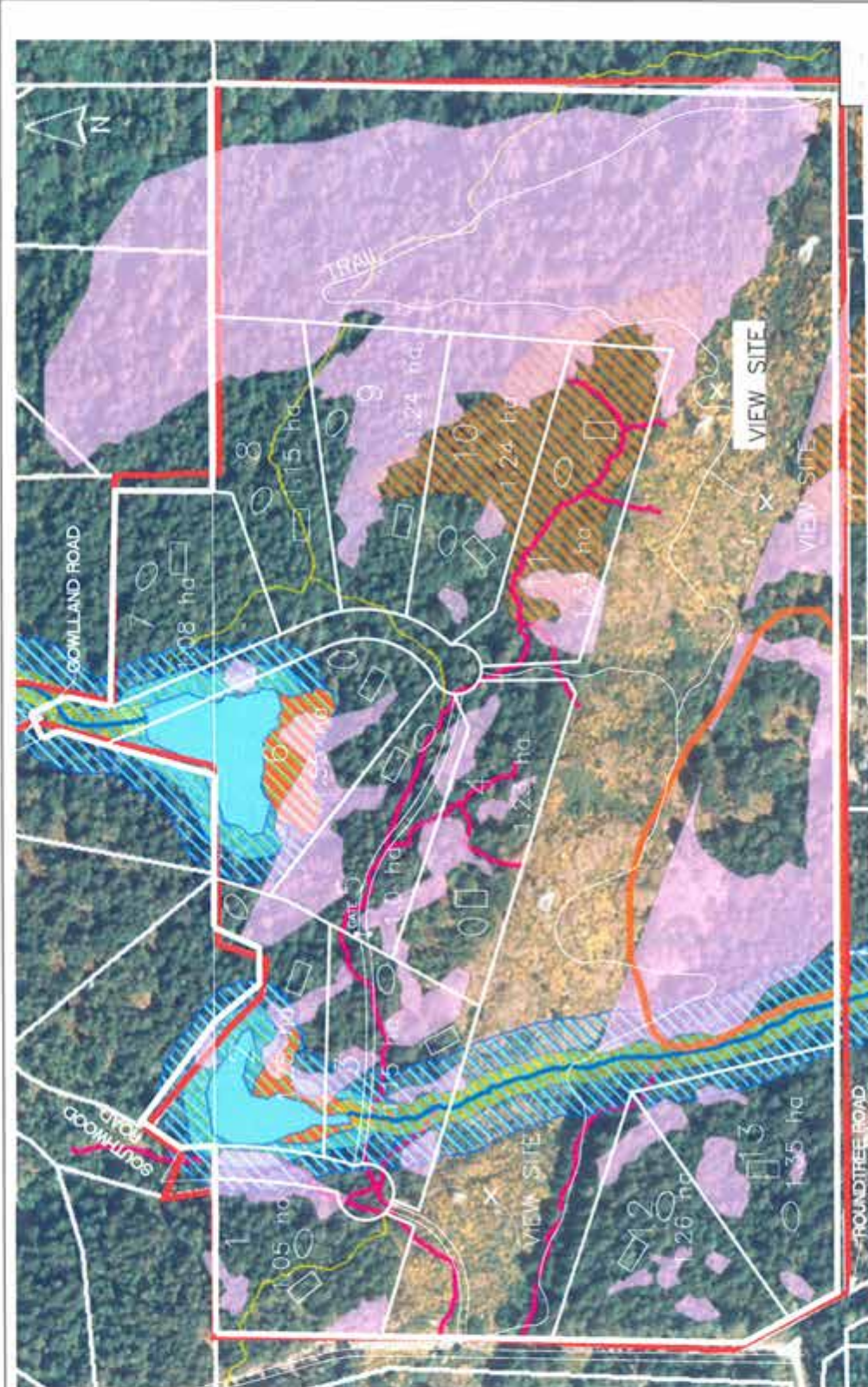
Cell: (250) 888-4864

Email: cascadiabiological@shaw.ca

Sincerely,



Thomas Roy, R.P. Bio., QEP



LEGEND

- Study Area
- Sharp tailed snake habitat
- Steep slopes
- Water body
- Water course
- Shade 2oS 30m
- SPEA 10m
- RAR assessment area 30m
- Existing trails
- Existing logging roads
- Disposal Field Area
- House Site
- Driveway
- Emergency Road
- Public Trail (Conceptual)

Other Items

- Brown Hatching is provincial SEI
- Green under the blue hatch is the 10m stream SPEA
- Green under the blue (Westlands) is the 15m wetland SPEA

JE ANDERSON & ASSOCIATES SURVEYORS - ENGINEERS 1000-107-2014 FAX: (250) 308-6446 jea@jea.ca www.jea.ca		HIGHLANDS 3 HOLDINGS LTD. DISTRICT OF HIGHLANDS	
DRAWN: PW SCALE: 1:2500		ENVIRONMENTAL CONSTRAINTS MAP	
DATE: MAY 27 2011		26744 - 01 - 01	
SHEET 1 OF 1		z:_Surveying\26744\26744_EnvConstMap.dwg (EDM)	
		ENG: 26744 FILE: 26744	