



View to the Strait of Georgia

Appendix B

Summary of Environmental Assessments

Background documents that were completed and approved during planning processes that occurred prior to this project are summarized below.

Archaeological Overview Assessment; Lakes District and Schooner Cove Neighbourhood Plan Areas, Nanoose Bay, BC (I.R. Wilson Consultants Ltd., 2008)

- Indicates the potential for archaeological sites
- The PDA provides that, if required by the Heritage Conservation Act, an archaeological impact assessment (AIA) and preliminary field reconnaissance must be undertaken prior to any residential or park development
- Key findings include the following:
 - » Park located in the traditional territories of the Snaw-Naw-As (Nanoose First Nation) and the Snuneymuxw (Nanaimo First Nation)
 - » It is considered to have “moderate” archaeological potential
 - » The Heritage Conservation Act may require an archaeological impact assessment

Preliminary Geotechnical Terrain Assessment for Proposed Subdivision Fairwinds Neighbourhood 2 Nanoose Bay, BC (Trow Associates Inc., 2008)

- Identifies and characterizes areas where naturally-occurring geologic events such as slope instabilities and rockfall hazards have occurred, and where anthropologic changes to the natural terrain have created potential geologic hazards
- Provides guidance for siting new residential or park developments with respect to avoiding areas identified as potential geologic hazards
- Key findings include the following:
 - » Topography includes small hills, steep slopes that may experience minor stability issues, and outcrops of bedrock
 - » Soils are characterized as glacial till with marine deposits, and thin soils over bedrock with deeper deposits in valleys, ravines and low-lying areas
 - » Hydrological features include the following:
 - 10 watercourses ranging from primary to ephemeral
 - 9 wetlands/ponds of various sizes
 - Enos Lake (17.6 ha) with a maximum depth of 12.4m
 - Dolphin Lake (5.5 ha) with a maximum depth of 3m (outside of future Regional Park)

Lakes District Study Area; Fairwinds Development Detailed Biophysical Assessment (Cascadia Biological Services, 2009)

- Documents and maps vegetation communities, wildlife, and other environmentally significant attributes; assesses the potential impacts of residential development on the biophysical communities, and recommends measures to reduce impacts
- Key findings include the following:
 - » The climate of the area is characterized as warm, dry summers, with mild, wet winters
 - » Temperatures throughout the year vary, with mean daily temperatures above 0 Celsius
 - » The area is within the Moist Maritime subzone of the Coastal Douglas-fir zone (DCFmm), which typically includes the following plant species:
 - Douglas-fir
 - Wester redcedar
 - Grand fir
 - Arbutus
 - Garry oak
 - Red alder
 - Salal
 - Dull Oregon-grape
 - Ocean-spray
 - Bracken fern
 - Sword fern
 - Trailing blackberry
 - Western trumpet honeysuckle
 - Oregon beaked moss
 - » There are potentially 35 rare and endangered plant communities, including 28 re-listed and 7 blue-listed plant communities
 - » Wildlife habitat support a variety of animals including the following:
 - Cougar
 - Black-tailed deer
 - Raccoon
 - Beaver
 - River otter
 - Grey and red squirrels
 - Bald Eagle
 - Red-tailed hawk
 - Roughskin newt
 - Red-legged frog
 - Pacific tree frog
 - » There are seven Garry oak ecosystem polygons, with total extents of approximately 15 ha.

Environmental Impact Assessment; Fairwinds' The Lakes District and Schooner Cove Neighbourhood Plans (Pottinger Gaherty Environmental Consultants Ltd., 2010)

- Summarizes environmental and socioeconomic work completed, assesses the key issues, and identifies future commitments required by Fairwinds to develop the Lakes District neighbourhood with minimal impacts

The Lakes District and Schooner Cove Integrated Stormwater Management Plan (Kerr Wood Leidal Consulting Engineers, 2013)

- Investigates stormwater issues at the watershed scale; evaluates site information, environmental values, land-use planning and stormwater options; identifies performance measures; and provides strategies to protect the ecological health of the area's aquatic resources