



To: Port Alberni Advisory Planning Commission

Ken McRae (Chair)
John Douglas (Vice-Chair)
Amy Anaka
Jim Tatoosh (Hupacasath First Nation)
Stefanie Weber
Callan Noye
Ed Francoeur

Chief Councillor Cynthia Dick (Tseshah First Nation)
Chris Washington - (SD #70)
Sgt. Peter Dionne, (R.C.M.P. Liaison)
Rick Newberry (P.A.F.D. Liaison)
Rob Gaudreault (Parks Liaison)
Councillor Deb Haggard (Council Liaison)

From: Katelyn McDougall, Manager of Planning

Copy: Councillor Helen Poon - (Alternate - Council Liaison)
Larry Ransom - (Alternate - School District #70)
Steven Tatoosh (Alternate – Hupacasath First Nation)
Darren Mead-Miller (Alternate – Tseshah First Nation)
City Clerk Dept.: Twyla Slonski, Sara Darling, Tanis Feltrin, Dawn McMurtrie
City Staff: Cara Foden, Brian McLoughlin, Tim Pley

Date: November 12, 2020

Re: Advisory Planning Commission Meeting
Thursday, November 19, 2020 at 12:00 pm (via Zoom remote access)

A meeting of the Advisory Planning Commission has been scheduled for **Thursday, November 19, 2020** at 12:00 pm via Zoom. Please see email notification for details regarding the online meeting access via Zoom. If you have questions or are unable to attend please contact Brian McLoughlin (Tel: 250-720-2806 / email: brian_mcloughlin@portalberni.ca) or Cara Foden (Tel: 250.720.2850 / email: cara_foden@portalberni.ca).

AGENDA

1. **Acknowledgements** and Introductions- This APC meeting is being held within the un-ceded traditional territories of the Hupačasath and the Tseshah (č išaaʔath) First Nations
2. **Minutes** of the October 29, 2020 meeting of the Advisory Planning Commission.
3. **DEVELOPMENT APPLICATION: Proposed Official Community Plan and Zoning bylaw amendments 4279 Ravenhill Avenue**
Lot 5, District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083 (PID:004-990-421)
Applicant: R. and L. Jaenicke
4. **Status Update** – Manager of Planning
5. **Other business**
6. **Adjournment** - The next APC meeting is scheduled for **December 17, 2020**.



**Summary Report / Minutes of the Advisory Planning Commission Meeting
(Held on October 29, 2020
Via remote access through Zoom, at 12:00 p.m.)**

Commission Members Present

Ken McRae (Chair)
John Douglas (Vice-Chair)
Callan Noye
Stefanie Weber
Amy Anaka
Ed Francoeur
Jim Tatoosh, Hupačasath F.N.
Chris Washington, S.D.70 Liaison
Councillor Deb Haggard, Council Liaison
Peter Dione (Alternate–R.C.M.P.)

Guests

Members of the Public: None
Applicant/s: Lindsay Monk
Shannon Zimmerman, Tara Schmidt
Rob Whetter

Staff

Katelyn McDougall, Manager of Planning
Brian McLoughlin, Development Planner
Cara Foden, Planning Technician

Regrets

Cynthia Dick, Tseshah (č išaa?ath) F.N.
Rick Newberry, P.A.F.D. Liaison
Rob Gaudreault, Parks Liaison

Alternates (not in attendance)

Larry Ransom (Alternate–SD70)
Councillor Helen Poon (Alternate–Council)
Darren Mead-Miller (Alternate – Tseshah F.N.)



1. Acknowledgements and Introductions –

- Acknowledgement, by the Chair, that this APC meeting is being held within the un-ceded, traditional territories of the Hupačasath and the Tseshah (č išaa?ath) First Nations.

2. MINUTES - Adoption of August 20, 2020 Minutes as amended.

MOTIONS:

That the City of Port Alberni Advisory Planning Commission adopt the minutes of the August 20, 2020 regular meeting.

(Washington / Douglas) CARRIED

3. DEVELOPMENT APPLICATION – Proposed Official Community Plan bylaw and Zoning Bylaw Amendments

4305 Kendall Avenue Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634)

Applicant: S. Goldvine dba BC Housing Management Commission

- The Development Planner presented a summary of his report dated October 23, 2020.
- APC discussed the proposed amendments and report as follows:
 - The history of the parcel was noted. CMHA developed the neighboring parcel, and currently owns that site. The CHMA development is considered to have been a positive development for the area, despite initial opposition from the neighbourhood.
 - It was asked if there are plans for the remainder of the parcel. City Planning staff indicated that no specific plans were discussed with the applicants. In past the applicants have suggested that they may wish to develop affordable multi-family

housing in the future, and therefore maintaining the RM2 zone on the remainder of the parcel makes sense. T. Schmidt (BC Housing Development Manager) noted that BC Housing would like to retain possible multi-family housing options on site.

- It was clarified that the proposed Mother's Centre is a joint partnership with BC Housing, M'akola and the Huu-ay-aht.
- The APC discussed why the project is exclusively for Mother's and children, and there were concerns that men also raise children and need services. The merits of also keeping services for men and women separate was discussed. The project representatives clarified that safety was one objective for keeping these services separate, but the main reason for gearing this project towards women and children is because of the conditions of funding for the project.
- The Architect also confirmed that there is a line of funding specifically for mother's and children, and that the building has been designed with this in mind. A separate discussion should be had regarding services for fathers and children.
- Several technical issues were brought forward regarding the proposed amendments and it was suggested that the definitions be reviewed for consistency and integration into the existing Zoning bylaw.

MOTIONS:

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634) located at **4305 Kendall Avenue**:*

- a) *Amend the Official Community Plan (Schedule A - Future Land Use Map) to change the designation on a portion of 4305 Kendall Avenue from '**Multi-Family Residential**' to '**Institutional**'.*
- b) *Amend the Official Community Plan (Schedule B - Development Permit Areas Map) to remove a portion of 4305 Kendall Avenue, from **Development Permit Area No. 1 - Multiple Family Residential**.*
- c) *Amend the Zoning Bylaw (Schedule A – Zoning Map) to change the zoning on a portion of 4305 Kendall Avenue from '**RM2 Medium Density Multiple Family Residential**' to '**P1 Institutional**'.*
- d) *Amend the text of the Zoning Bylaw by adding the following text to Section 4 – Definitions:*

“Mother's Centre: means a shared and independent residential living space with built in supports for women and children, such as counselling and childcare, and an administrative component such as office space, but does not include intensive health care services.”

- e) *Amend the text of the Zoning Bylaw by adding the following text to 5.34.4 Site Specific uses of the P1 Institutional Zone:*

"E. Site – A portion of 4305 Kendall Avenue – Lot B, District Lot 92, Alberni District, Plan VIP86344 (PID: 027-829-634) as outlined on Schedule A to Bylaw No. 4832:

i. Notwithstanding Section 5.31.1 the following Principle Uses are permitted on the site:

a) Mother's Centre"

2. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before Council proceeds with scheduling a public hearing:*
 - a. *Submit security in the amount required for completion of the required Water and Sanitary Sewer and Storm works as determined by the City's Engineering Department.*
 - b. *Ensure easements are registered on title as required for site servicing;*
3. *That the Advisory Planning Commission recommends to City Council that as part of the development process the City complete the following before Council proceeds with Final Adoption of amending bylaw:*
 - a. *Register a restrictive covenant on title to ensure development occurs as per the development plans and building designs submitted at the time of application.*

(Washington / Douglas) CARRIED

4. STATUS UPDATE:

- **What's been happening since the last APC meeting:**
 - Housing Needs Report – survey now online at Letsconnectpa.ca
 - DP/DVP pending – VRS seniors housing project at 4000 Burde St
 - Uptown District Revitalization – Phase 2 Engagement
 - Connect the Quays Pathway Grant Application
 - Train Station Building Renovation Grant Application
 - Small Capital Grant Implementation – Harbour Quay
- **Coming to Council in November**
 - Building Relocation (Recycled Homes) report
 - Short Term Rental Staff & APC Recommendations
 - Accessory Dwelling Unit project strategy and timeline
 - Development Permit applications
- **Upcoming Development Applications**
 - 4796 Tebo - Co-op Gas Station (card lock and store)
 - 3483 3rd Ave – R. Anderson Façade Improvement DP
- The Manager of Planning asked APC for suggestions regarding an APC appreciation gesture to give recognition for volunteer's service. APC members felt that it was not necessary as they volunteer to serve the City and during COVID it is wise not to gather together.

5. OTHER BUSINESS- None

- 6. ADJOURNMENT** – The meeting adjourned at 12:45 pm. The next meeting is scheduled for 12:00 pm on **November 19, 2020.**



(/) **CARRIED**

Ken McRae (Chair)

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CITY OF PORT ALBERNI

PLANNING DEPARTMENT REPORT TO THE ADVISORY PLANNING COMMISSION

TO: Advisory Planning Commission

FROM: Brian McLoughlin, Development Planner

DATE: November 19, 2020

**SUBJECT: DEVELOPMENT APPLICATION - Proposed Official Community Plan
Bylaw and Zoning Bylaw Amendments
4279 Ravenhill Avenue**
*Lot 5, District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083
(PID:004-990-421)*

ISSUE

At consideration is a joint application for map amendments to the Official Community Plan (OCP) and Zoning Bylaw for the property located at 4279 Ravenhill Avenue. The applicant is proposing to rezone the property to enable future subdivision of the property. The property will also be partially zoned for parks and open space, as part of the property is a riparian area.

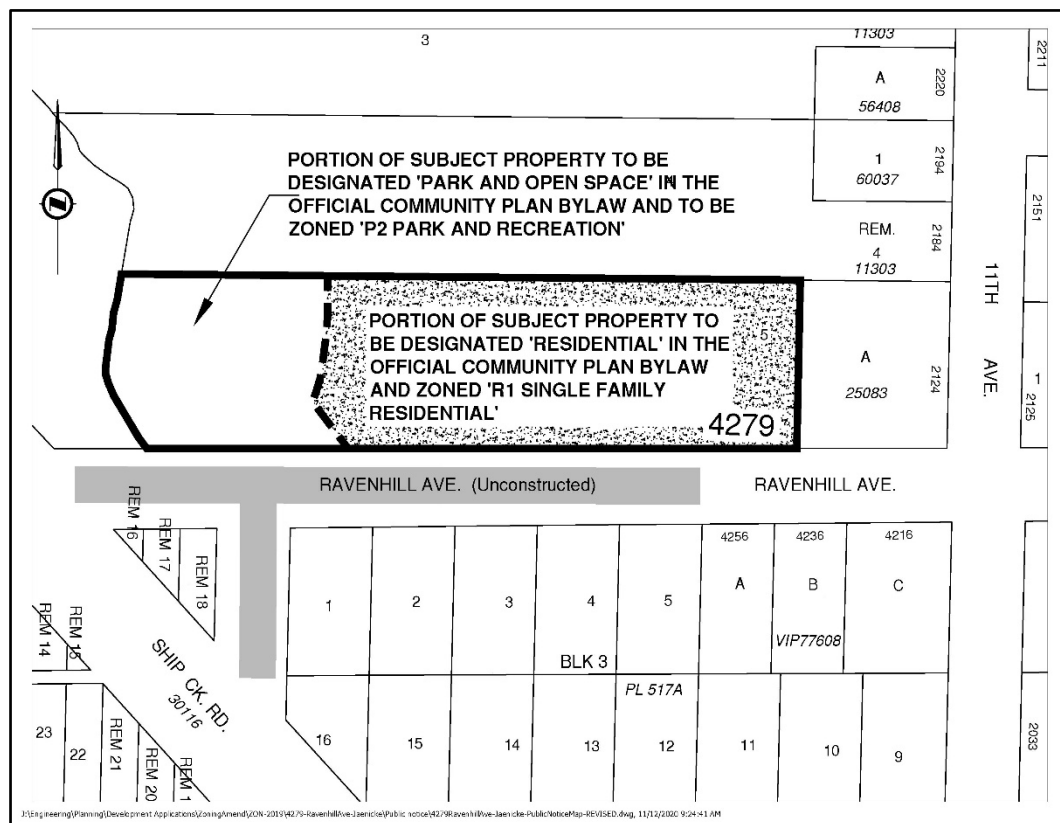
BACKGROUND

The City of Port Alberni has received a development application for 4279 Ravenhill Avenue requesting amendments to the OCP and Zoning Bylaws. The purpose of rezoning is to facilitate further subdivision of the lot, as the applicant would like to create one new panhandle residential lot with frontage on Ravenhill Avenue. A conceptual site layout is attached.

Proposed Amendments - Official Community Plan and Zoning Bylaw

- a) The subject property is designated as a mix of '**Park and Open Space**' and '**Future Residential**'. A map amendment to the Official Community Plan Schedule A – Land Use Map, is required to change the designation to a mix of '**Parks and Open Space**' and '**Residential**' uses.
- b) The subject property is currently zoned '**FD Future Development**'. A map amendment to the Zoning Bylaw Schedule A - Zoning Map is requested to rezone the property to a mix of '**P2 - Parks and Recreation**' and '**R1 Single Family Residential**'.
- c) The subject property is not included in the Official Community Plan Schedule B – **Development Permit Areas** map. No amendment is required.

Figure 1 – Portions of Property Subject to Proposed Amendments



DISCUSSION

Official Community Plan:

The OCP sets the policy direction for the City regarding the designation and regulation of land use. The land use categories established in the OCP are intended to guide community development; however, the OCP is also considered to be a “living document” and Council may consider OCP amendments that respond to changing circumstances within the City. Provision relevant to this application are discussed below.

The OCP policy **4.4 (3) Future Residential (FUR)** states:

“In those areas designated in the Official Community Plan as “Future Residential”, a detailed neighbourhood plan is required in order to address the specifics of the proposed land use. The neighbourhood plan must be approved prior to an OCP designation change by Council”.

A neighbourhood plan for this area of the city does not exist, and therefore this guideline is not met. However, this policy may be interpreted based on the nature of the proposed development and how it relates to the existing area. While the subject property borders a large undeveloped part of the city, it is also located on the edge of an established single-family neighborhood. Since the proposed development is contained to one lot, and the development will be consistent with the existing single-family character of the neighbourhood, the need for a neighbourhood plan may be alleviated. Council may wish to direct staff to begin developing a neighbourhood plan for this

area, or any of the other undeveloped areas designated Future Residential to mitigate this issue moving forward.

On the west side of the property there is a sensitive riparian area containing Ship Creek. Riparian areas are the strips of land next to streams and/or lakes that develop and support a rich and diverse vegetation, and highly productive ecosystem. These ecosystems are a critical source of biodiversity and are important because of their proximity to water. The OCP policy regarding environmental protection of these areas states:

“Ravines, watercourses and riparian areas will be preserved in their natural state, and wherever possible, will be linked to other park spaces or natural areas to create a comprehensive network of green space. Trail opportunities within these areas may also be considered when not detrimental to the environment.”

Additionally, OCP policy **1.2 Watercourse** states:

“The City may require development in or around watercourses (including watercourse crossings) to complete an environmental report as a part of any development approval process.”

“Riparian setback areas will be preserved in a natural state except for public trails, benches, and interpretive signage where not detrimental to the habitat.”

These policies in the OCP create an obligation to protect riparian areas, and allow the City to require that applicants complete environmental reporting in support of their development application. A summary of the findings from the environmental report are provided later on in this report.

Zoning:

The subject property is currently zoned *FD – Future Development*. The applicant is proposing to rezone a portion of the property to *R1- Single Family Residential* to allow for future subdivision of the property. The ‘R1 - Single Family Residential’ zone is meant to establish and maintain quiet, low density neighbourhoods. The remainder of the property will be rezoned to *P2 – Parks and Recreation*.

The property is 9834 m² (2.43 acres) in area, is mostly rectangular in shape, and fronts onto Ravenhill Avenue which is mostly unconstructed adjacent to the property. The R1 zone has a minimum frontage requirement of 15 m (49.2 ft.) and a minimum lot area requirement of 600 m² (6,458 ft²). Given the dimensions of the parcel there is enough room to accommodate a total of up to three lots, however the applicant has expressed that their interest is to subdivide the property into two lots. The maximum site coverage permitted in the R1 zone is 45%. The proposed development appears to meet the zoning requirements. See attached conceptual site plan.

The western portion of the property that is closest to Ship Creek is proposed to be rezoned to *P2 – Parks and Recreation*. The purpose of the split zoning is to protect the riparian area from development and to preserve the natural area and greenspace on this property. This portion of the property should be acquired by the City during the subdivision process. Vegetation removal must be avoided within the riparian setback, and the removal of mature trees must be avoided as well. The environmental report which was submitted by the applicant has suggested that the riparian area should be established as at least 30-metres offset from the top of the ravine bank.

Surrounding Area

The subject property is located at the south end of the city, in an area that is primarily single-family residential. A large part of the surrounding area is mostly undeveloped. As mentioned above the nearby undeveloped land should not be developed without a Neighbourhood Plan in place, as per the OCP policy.

Table 2 – Neighbourhood Land Use Mix	
North	To the North there are three large tracts of privately-owned lands.
South	A mix of City and Crown Lands are located to the south of the subject property.
East	To the east of the site the neighbourhood is predominately single family residential.
West	A mix of City and Crown Lands are located to the west to the south of the subject property. There is a natural area with Ship Creek passing through it with a number of informal trails used extensively by the public.

Infrastructure and Site Servicing

Table 6 – Infrastructure and Site Servicing	
Water	There is a water main located within the Ravenhill Avenue right-of-way.
Sewer	The main sanitary sewer connection is from Ravenhill Ave. running in a northerly direction up the east property line. An easement may be required to service the proposed lot.
Storm	The main storm water connection is from Ravenhill Ave. running in a northerly direction up the east property line. An easement may be required to service the proposed lot.
Utilities	The neighbourhood is serviced by BC Hydro and Fortis however new connections will need to be provided to the new property.

The capability of the existing infrastructure will need to be proven out by the developers' engineer and approved by the City's Engineering department. The detailed issues and costs regarding servicing requirements will be specified during the subdivision process and included in a Preliminary Layout Review letter to the applicant.

Site Access

The parcel is accessed off of the constructed section of Ravenhill Avenue, but is mostly bounded by the unconstructed section of Ravenhill Avenue. The applicant has indicated in their plans that new parcel would have a panhandle layout to allow for site access to be connected to the constructed portion of Ravenhill Avenue. Typically panhandle lots are discouraged unless there is a specific constraint that can't be overcome. In this instance Ravenhill Avenue could be extended to eliminate the need for the panhandle lot, but this would be cost prohibitive to the developer. The unconstructed portion of Ravenhill Avenue is also currently being used as greenspace with trail access to Ship Creek. Extending the constructed portion of the road does not make sense for the purpose of this development application. However, in the instance that more than one additional lot were to be proposed, or developed in the area, then the undeveloped portion of Ravenhill Avenue should be constructed.

Fill and Geotechnical Assessment

A ravine that contains Ship Creek is located at the west side of the lot that impacts the topography of the parcel. The lot was recently logged with the exception of the riparian area adjacent to Ship Creek. Numerous loads of fill have been added to the property. The environmental report states that future development of this parcel must prevent sediment or other deleterious substances from entering Ship Creek. The City Building Inspector may require that a Geotechnical report be submitted by the applicant as part of the Building Permit process.

Riparian Assessment Report

Lands within Port Alberni are not subject to the provincial Riparian Areas Protection Regulation. The Alberni Clayoquot Regional District is not listed under section 2(1)(b) which lists the regions where the regulation is in effect. However, the policy direction of the City's OCP requires that an environmental report be submitted prior to development near watercourses. To this effect, the applicant has engaged a Qualified Environmental Professional (i.e. Registered Professional Biologist) to produce a report that:

- details and maps the extents of the riparian zone, specifically determining the width of the Streamside Protection and Enhancement Area (SPEA) on the property
- details and maps the extents of the remaining mature treed area
- maps existing and/or proposed trails within or adjacent to the riparian area
- details the results of a search of the property for nests of birds (eagles, peregrine falcons, gyrfalcon, osprey and herons) protected under Section 34b of the Wildlife Act;
- provides recommendations with respect to a Section 219 Restrictive Covenant¹ to be registered on the Land Title¹

Recommendations from the report are summarized below:

- Establish a 30 m setback from the top of the ravine bank
- Maintain existing forest cover at least 30 m from the top of bank
- The existing trail at the top of the ravine should remain in its current location as it is not negatively impacting the riparian area in a significant way
- Private property signs should be installed to prevent further trail development and to keep people on the existing trails
- Fencing should be installed along the edge of the forest/clearing boundary to prevent further trespassing.
- Pedestrian bridge can be installed where the trail crosses the stream to mitigate impacts

Trail Management

There are well used trails through the subject property near the creek. Any future trails should be placed outside of the riparian setback, and if necessary, trails within the setback should be constructed of permeable materials such as gravel or mulch, and should be no more than 1.5 m in width. Existing trails were mapped and documented by the Qualified Environmental Professional and submitted to the City as part of their report. All trails will be protected within the riparian area and included within the portion of the property designated "parks and open space"

¹ A *Land Title Act* Section 219 Covenant is a document that is registered on the legal title to a property and may restrict the use of the land in a specific way including restricting the removal of some or all of the trees on a property. In this case for example, owners of the property would not be able to develop a portion of the land and/or remove the trees (unless they became hazardous).

which should be acquired by the City during the subdivision process. It is in the interest of the developer for this land to be donated for liability reasons, but also to reduce the amount of taxable land.

REFERRALS

Agency	Comment
City Parks and Recreation	Interests unaffected by the application.
Island Health	Interests unaffected by the application, as long as city water and sewer are ensured.
City Building Official	Concerns regarding 1) Servicing the lot 2) Fire Department access 3) There were numerous loads of fill placed on the proposed lot over the last year. A geotech covenant may be appropriate.
Fortis	No conflict. There is a gas main on the lot covered with a SRW the owner is aware of.
BC Hydro	Would extend the secondary to the end of the panhandle to service the west lot. No issues and approval recommended.
MFLNRO	<p>The proposal to rezone the lot includes changing the riparian setback from 'FD Future Development' to 'P2 Park and Recreation'. Since this is sensitive riparian area we recommend that this area be maintained as undeveloped land and avoid any vegetation removal within the riparian setback. If trails are desired along the stream, these should ideally be placed outside of the riparian setback, and if necessary, trails within the setback should be constructed of permeable materials such as gravel or mulch, and should be no more than 1.5 m in width.</p> <p>We recommend that in the portion of the lot to be developed, that mature trees be retained whenever possible. We recommend that any vegetation clearing occur outside of the bird nesting season (March 1-Aug 31). A search for nests of birds (eagles, peregrine falcons, gyrfalcon, osprey and herons) protected under Section 34 b of the Wildlife Act should be conducted before the start of vegetation clearing.</p>

CONCLUSIONS

In considering the proposed amendments the APC and City Council should consider how the amendment may impact long term visions and goals expressed by the community in the OCP. Likewise, in considering the Zoning amendment, the APC and City Council should consider whether the proposed amendment is appropriate for the site and how a change may impact the immediate neighbourhood.

The subject property is located in an area of the city that is primarily residential, although a large part of the surrounding area is completely undeveloped. The OCP requires land designated as 'Future Residential' to be first considered through a neighbourhood planning process before approving changes to land use designation. Since the subject property is bordering an existing single family neighbourhood, and the proposed development is consistent with that neighbourhood, the need for a plan and vision to be in place is mitigated.

Along the west edge of the property is a riparian area. As per the Official Community Plan, the City asked the applicant to provide an environmental report to support their application with recommendations for development. The environmental report has provided a set of recommendations that will help ensure the riparian area is protected.

Overall, the proposed land use changes are compatible with the character of the neighbourhood and the Planning Department supports the OCP bylaw and Zoning bylaw amendments with minor conditions.

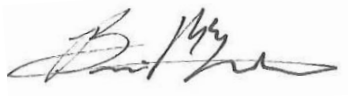
OPTIONS

1. Recommend to Council that staff proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw, with conditions outlined below.
2. Recommend to Council that staff do not proceed with the proposed amendments to the Official Community Plan Bylaw and Zoning Bylaw.
3. Request that staff gather additional information before proceeding with a recommendation for Council to consider.

RECOMMENDATIONS

1. *That the Advisory Planning Commission recommends to City Council that the City proceed with the following bylaw amendments, with respect to Lot 5 District Lot 1, Alberni District, Plan 11303 Except that part in Plan 25083 (PID:004-990-421) located at **4279 Ravenhill Avenue**:*
 - a. *Amend the Official Community Plan (Schedule A – Land Use Map) to change the designation of the property from a mix of ‘**Parks and Open Space**’ and ‘**Future Residential**’ to a mix of ‘**Parks and Open Space**’ and ‘**Residential**’ use;*
 - b. *Amend the Zoning Bylaw (Schedule A – Zoning Map) to rezone the property from ‘**FD Future Development**’ to a mix of the ‘**P2 Parks and Recreation**’ and ‘**R1 Single Family Residential**’ zones.*
2. *That the Advisory Planning Commission recommends to City Council that prior to proceeding with the bylaw amendment process the applicant;*
 - a. *Register a Restrictive Covenant, along with a priority agreement in favour of the City, that:*
 - i. *Prevents vegetation removal, including mature trees, within 30 m of the top of the ravine bank;*
 - ii. *Prevents vegetation removal, including mature trees, within the area to be designated as Parks and Open Space in the Official Community Plan;*
 - iii. *Protects the existing trail as located, and specifies that any new trail development must take place outside of the riparian setback and be constructed of permeable materials such as gravel or mulch, and be no more than 1.5 m in width*
3. *That the Advisory Planning Commission recommends to City Council that as part of the development process the applicant be required to complete the following before final adoption of the bylaw:*
 - a. *Receive a Preliminary Layout Review letter for the proposed subdivision from the City of Port Alberni’s Approving Officer.*

Respectfully submitted,



Brian McLoughlin,
Development Planner

Reviewed by,

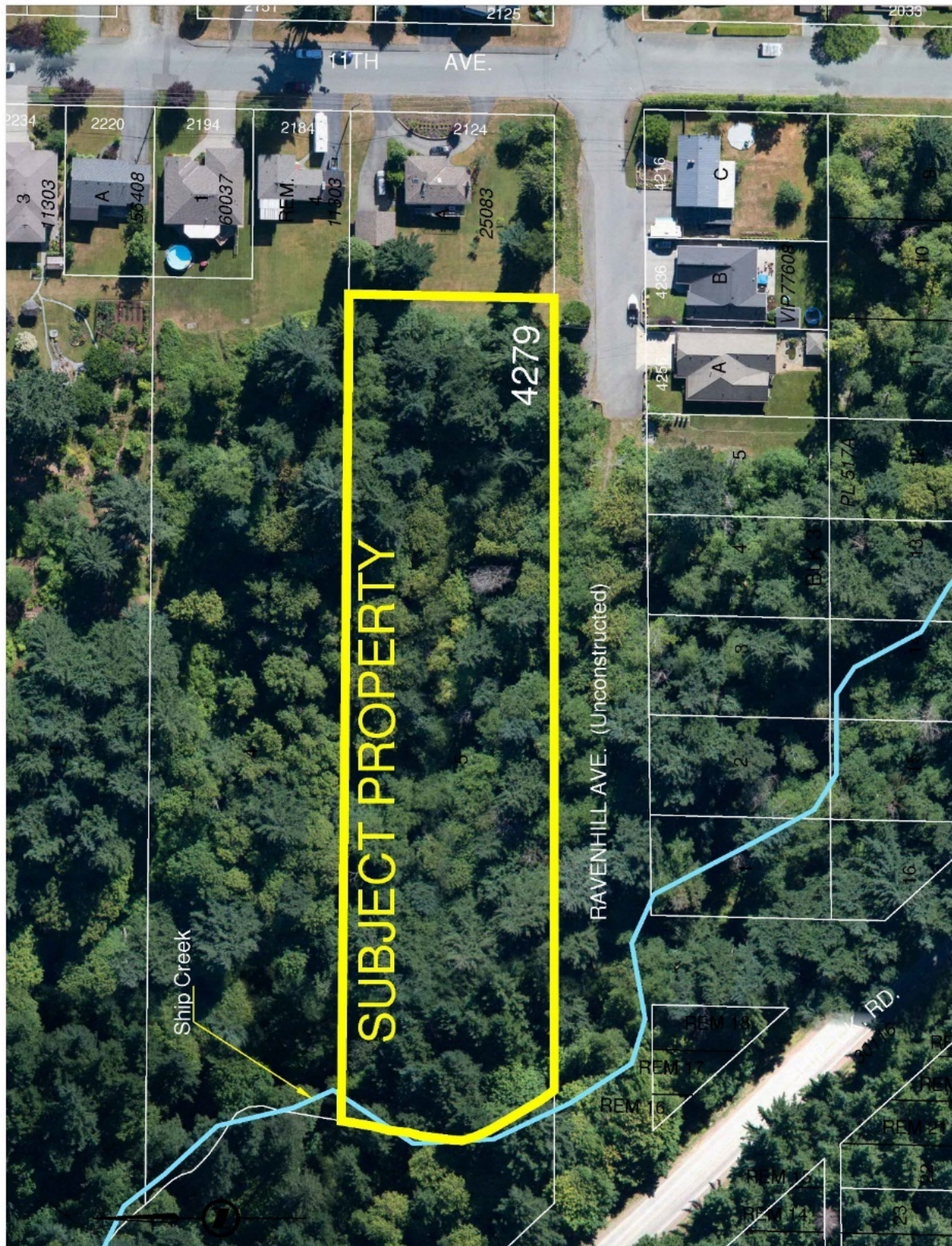


Katelyn McDougall, M.Urb
Manager of Planning

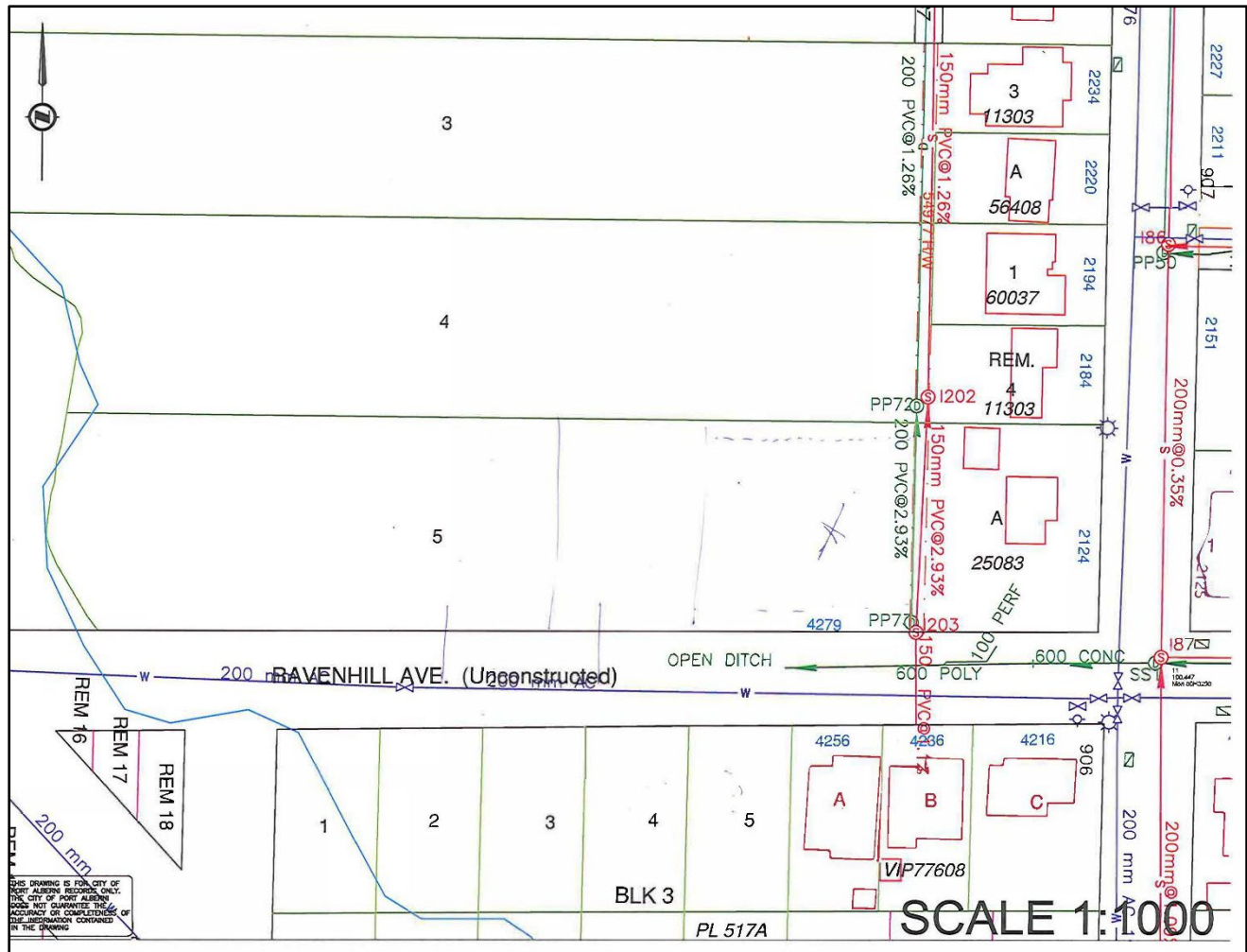
ATTACHMENTS/REFERENCE MATERIALS

- a) Subject Property Map – 4279 Ravenhill Avenue
- b) Infrastructure Analysis Map
- c) Current OCP Map – Future Residential
- d) Conceptual Site Layout
- e) Proposed Zones
- f) Site Plan – Tree Map
- g) Environmental Report

SUBJECT PROPERTY – 4279 RAVENHILL AVENUE



INFRASTRUCTURE ANALYSIS MAP



The map displays a central parcel, the 'SUBJECT PROPERTY', which is zoned 'Future Residential FUR' with a lot number of 4279. This parcel is bordered by 'Park and Open Space' to the west and 'RAVENHILL AVE. (Unconstructed)' to the south. To the east of the subject property are several residential parcels, including one zoned 'RES 25083 Residential' and another zoned 'RES' with a lot number of 4279. Other parcels are zoned 'POS' (Public Open Space) and 'REM' (Residential Medium Density). The map also shows 'SHIP Ck. Rd. 30116' and a north arrow. A scale bar indicates distances in feet (0, 100, 200, 300, 400, 500).

The map displays a portion of the City of Everett, Washington, with various lots and streets. A large central lot is outlined in red and labeled "SUBJECT PROPERTY" and "FD = Future Development". To its right is a residential lot labeled "R1 = Single Family Residential". The map includes a north arrow, a scale bar, and a legend. The map is titled "Zoning Map" and "City of Everett, Washington".

Streets: RAVENHILL AVE. (Unconstructed), SHIP CR. RD. 301'6"

Lot Numbers: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

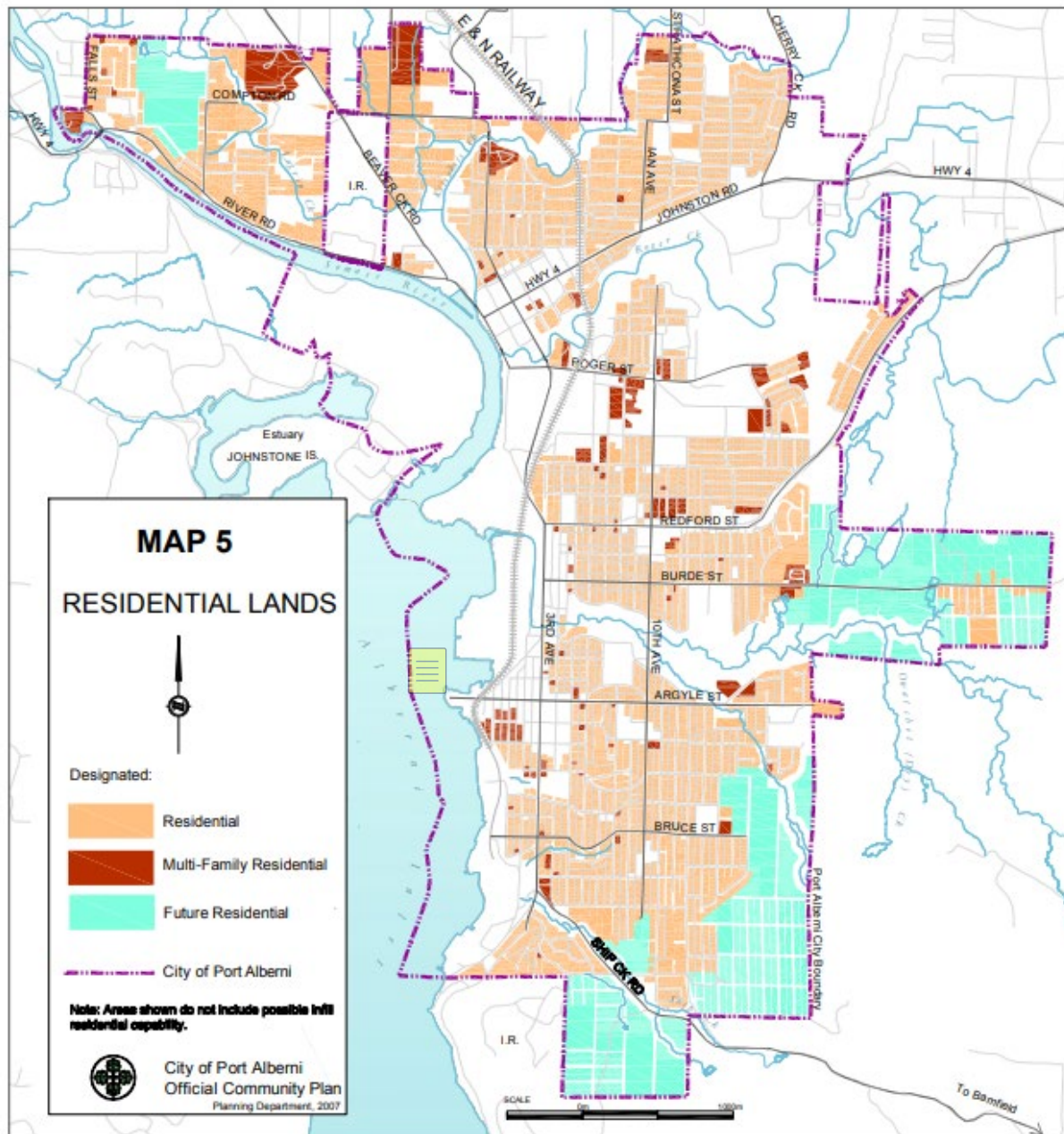
Zoning Designations: FD (Future Development), R1 (Single Family Residential), REM (Residential Medium Density), REM 16, REM 17, REM 18, REM 19, REM 20, REM 21, REM 22, REM 23, REM 24, REM 25, REM 26, REM 27, REM 28, REM 29, REM 30, REM 31, REM 32, REM 33, REM 34, REM 35, REM 36, REM 37, REM 38, REM 39, REM 40, REM 41, REM 42, REM 43, REM 44, REM 45, REM 46, REM 47, REM 48, REM 49, REM 50, REM 51, REM 52, REM 53, REM 54, REM 55, REM 56, REM 57, REM 58, REM 59, REM 60, REM 61, REM 62, REM 63, REM 64, REM 65, REM 66, REM 67, REM 68, REM 69, REM 70, REM 71, REM 72, REM 73, REM 74, REM 75, REM 76, REM 77, REM 78, REM 79, REM 80, REM 81, REM 82, REM 83, REM 84, REM 85, REM 86, REM 87, REM 88, REM 89, REM 90, REM 91, REM 92, REM 93, REM 94, REM 95, REM 96, REM 97, REM 98, REM 99, REM 100.

Other Labels: 4279, 4256, 4236, 4216, A, B, C, VIP77608, BLK 3, PL 517A.

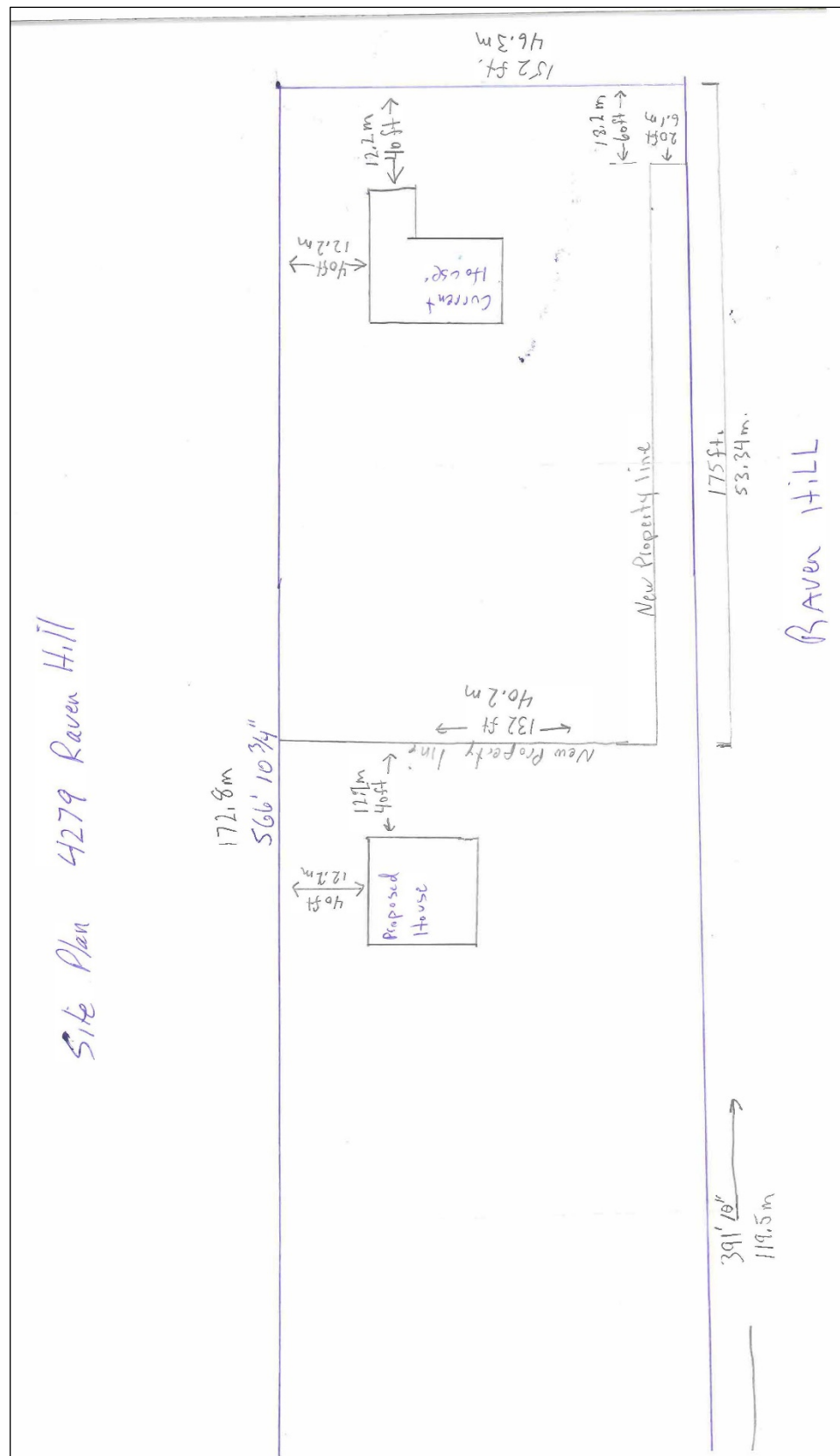
² The entire parcel is zoned 'FD Future Residential'. The proposal is to rezone a portion of the lot to 'P2 Park and Recreation" zone (See area outlined in red dash line below) and to rezone the remainder of the lot to 'R1 Single Family Residential' zone.

OCP MAP – FUTURE RESIDENTIAL

Map 5: Future Residential



CONCEPTUAL SITE LAYOUT



PROPOSED ZONES

R1 – SINGLE FAMILY RESIDENTIAL

- 5.11 The purpose of this *zone* is to establish and maintain quiet, low density neighbourhoods.

5.11.1 Permitted uses

Principal Uses

Single *family dwelling*

Accessory Uses

Bed and breakfast

Home occupation

Secondary suite

Supportive housing

5.11.2 Site Development Regulations

Minimum <i>Lot Area</i>	600 m ²	6458 ft ²
Minimum <i>Frontage</i>	15 m	49.2 ft
Maximum <i>Coverage</i>	40%	
Minimum <i>Setbacks</i> :		
<i>Front yard</i>	7.5 m	(24.6 ft)
<i>Rear yard</i>	9 m	(29.5 ft)
<i>Side yard</i>	1.5 m	(4.9 ft)
Maximum <i>Floor Area Ratio</i>	0.5	
Maximum Height, <i>Principal Building</i>	10 m	(32.8 ft)
Maximum Number of <i>Principal Building Storeys</i>	2.5	
Maximum number of <i>dwelling units per lot</i>	2	

5.11.3 Conditions of Use

- (a) Notwithstanding the provisions of 5.11.2:
- (i) On a *corner lot*, the *side yard* by the flanking *street* must be not less than 3.5 metres (11.5 ft) wide.
 - (ii) For single *family dwellings* having no carport or attached garage and with no access to the rear or the side of the *lot* from a *street* or *lane*, the minimum *side yard* requirement shall be increased to 3 m (9.8 ft) for one *side yard*.
- (b) For *supportive housing*, the maximum number of persons in care shall not exceed four (4).
- (c) Only one of the three (3) following *accessory uses* is permitted on any *lot*: *bed and breakfast* OR *secondary suite* OR *supportive housing*.

P2 – PARKS AND RECREATION

- 5.32 The purpose of this *zone* is to preserve natural ravine areas, green belts and other areas deemed environmentally sensitive, to provide protection of the natural setting, ecological systems and aesthetic beauty of the City, and to establish and maintain areas for parks, recreation and community open spaces *uses*.

5.32.1 Permitted uses

Principal Uses

Assembly, cultural and recreational facility

Cemetery

Fairground

Fish hatchery

Forest management

Golf course

Natural Areas, Open Spaces and Parks

Public Parks and Playgrounds

Accessory Uses

Caretaker's dwelling unit, subject to Section 6.16

Carnivals, Circuses, Exhibitions, Horse, Dog and Pony Shows

Office

Picnic Area

Parking lot

Public Toilet

5.32.2 Site Development Regulations

Minimum Lot Area

1000 m² (10764 ft²)

Minimum Frontage

30 m (98.4 ft)

Maximum Coverage

40%

Minimum Setbacks:

Front yard

6 m (19.7 ft)

Rear yard

9 m (29.5 ft)

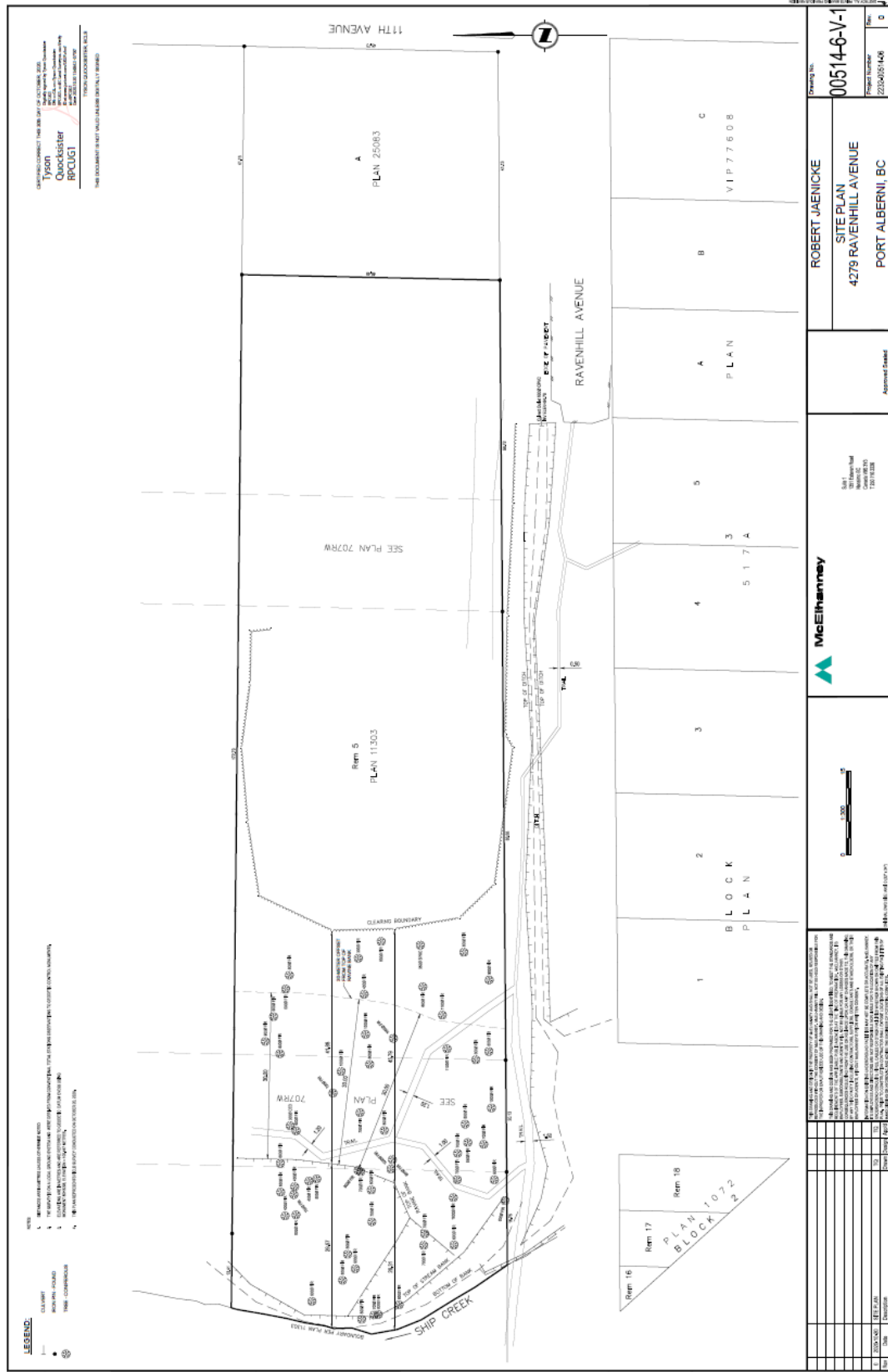
Side yard

1.5 m (4.9 ft)

Maximum Height, Principal Building

8 m (26.2 ft)

SITE PLAN – TREE MAP





November 3, 2020

Robert Jaenicke
4279 Ravenhill Ave.
Port Alberni BC

Via email: bobj9411@gmail.com

RE: RIPARIAN ASSESSMENT REPORT
4279 RAVENHILL AVENUE PORT ALBERNI BC

1.0 INTRODUCTION AND BACKGROUND

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained to complete a riparian assessment of 4279 Ravenhill Avenue (Lot 5) in Port Alberni BC to assess the condition of the riparian area within the parcel to support a re-zoning application. The proposed re-zoning would allow the existing lot to be subdivided into two parcels at some future date. The assessment will document forest cover, watercourses, raptor and heron nests or any other sensitive environmental features within the property.

The property is approximately 1ha in area located within the City of Port Alberni. The parcel backs onto a forested ravine reach of Ship Creek. The parcel is accessed off a constructed section of Ravenhill Avenue and is bounded by the unconstructed section of Ravenhill Ave on the south side; by Ship Creek Park on the west boundary; by an equally sized undeveloped lot on the north side (Lot 4) and a small developed residential lot on the east side. The adjacent lots to the north (Lots 3, 4) appear to be currently land locked. The subject parcel and undeveloped parcels to the north and south are currently zoned FD-Future Development. A review of the zoning bylaw identifies "The purpose of the FD zone is to retain land required for future development in large parcels, to the extent possible, so that urban development may someday proceed in an orderly fashion".

Figure 1 is a site location map. Figure 2 is a cadastral map of the property and surrounding neighbourhood. The cadastral plan shows two right-of-ways (ROW) spanning Lots 3, 4 and 5 (subject parcel). These two ROWs have recently been removed from the title as they were no longer deemed to be necessary though they still show up on the site plan.

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2.0 SITE ASSESSMENT

Aquaparian (Sarah Bonar R.P.Bio) completed a site survey of the subject property on September 22, 2020 to identify environmental conditions and features of the site. A selection of site photographs taken by Aquaparian during the site visit is included as Appendix A.

Approximately 2/3rds of the property has recently been cleared and a new house has been constructed with the driveway access off the constructed end of Ravenhill Avenue. Fill has been brought in to level the back yard behind the house. The rear portion of the parcel which comprises the riparian area remains forested. The forested area extends approximately 40 m into the parcel from the top of the ravine bank. The ravine is approximately 50 to 60 m wide across the top of the slope and is fully forested. A site survey was completed by McElhanney showing the forested portion of the parcel and informal trails in the riparian area attached as Figure 2.

The forest stand is comprised of a mixed, second growth forest canopy dominated by Douglas fir (*Pseudotsuga menziesii*) with lesser amounts of Western hemlock (*Tsuga heterophylla*), and big-leaf maple (*Acer macrophyllum*) which are primarily within the ravine. Understory vegetation is well developed and comprised of sword fern (*Polystichum munitum*), dull Oregon grape (*Mahonia nervosa*), salal (*Gaultheria shallon*), bracken fern (*Pteridium aquilinum*), red huckleberry (*Vaccinium parvifolium*), trailing blackberry (*Rubus ursinus*), licorice fern (*Polypodium glycyrrhiza*), snowberry (*Symphoricarpos albus*), evergreen huckleberry (*Vaccinium ovatum*), vanilla leaf (*Achlys triphylla*), trillium lily (*Trillium grandiflorum*) and moss species.

An informal trail extends from the constructed end of Ravenhill Avenue within the road right-of-way that crosses Ship Creek to connect to Ship Creek Road. The trail branches off to the north at the top of the ravine slope and crosses the subject parcel continuing northwest along the top of the ravine slope. A second section of trail cuts across the forested end of the property approximately 10 m to 15 m back from the top of slope creating as shortcut from the Ravenhill Avenue right-of-way trail to the top of ravine slope trail. The trails are compacted soil approximately 1m wide winding through the trees.

A ditch extends off the end of Ravenhill Avenue roughly following the trail alignment and directs stormwater into Ship Creek near the trail crossing.

A variety of resident and migratory bird species are likely to inhabit and utilize the study area due to the ravine reach and intact riparian forest adjacent to the watercourse. Given the existing remnant second-growth forest canopy and retention of mature trees, the site should support a number of aerial insectivores and bark gleaners, goat suckers, as well as members of the corvid, thrush, and woodpecker families. The site visit was completed during the early fall



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and outside the migratory bird nesting season (March 15th to August 15th). A detailed bird survey was not conducted during the assessment. Species presence will change seasonally throughout the year.

No raptor nests, or great blue heron nests, guano splashes against trees, owl pellets, feathers, prey remains or plucking stations were detected during the site inspection; however, this ravine could support owls and other raptors. A review of the provincial Wildlife Tree Stewardship (WITS) and Great Blue Heron nest inventory databases did not indicate the presence of any Bald eagle (*Haliaeetus leucocephalus*) nests or Great blue heron (*Ardea Herodias fannini*) nests on or near the property (Appendix B).

A review of the provincial Habitatwizard database identified Ship Creek (930-135800) is a 2.94km long, 1st order fish bearing watercourse supporting a population of Coastal cutthroat trout (*Oncorhynchus clarkii clarkii*). The stream report identifies three physical barriers to fish passage within the watercourse including a dam, four sets of 3 m high waterfalls approximately 150m apart, and a log jam. A copy of the Habitatwizard search results is included in Appendix C.

A review of the BC Conservation Data Centre Element Occurrence (iMap) did not identify any listed species occurrence records within or in close proximity of the subject parcel. A review of the BC Conservation Data Center Ecosystem Explorer identified the potential for 39 Blue-listed (Special concern) and Red listed (At risk) species for mixed forests and riparian areas within the Port Alberni area. Most of these species are unlikely to be found in or in close proximity of the subject parcel for lack of suitable specialized habitat. Wildlife species that are likely to be found within the ravine and riparian area include a variety of large and small mammals, amphibians and forest birds typically found in this type of habitat within an urban environment. A copy of the BC CDC Ecosystem Explorer list has been included in Appendix D. A detailed species inventory was outside the scope of this study.

3.0 REGULATORY REQUIREMENTS

The following is a summary of regulatory requirements reviewed for this proposed re-zoning application and potential future subdivision:

Municipal:

- The parcel is zoned FD-Future Development.
- The western end of the property is within the riparian area of Ship Creek and is designated as a Natural Area adjacent to the Ship Creek Designated Park and Open Space as identified in the Official Community Plan.
- There are no Development Permit Areas identified for this parcel.



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Provincial:

- **Riparian Areas Protection Regulation** does not apply to the Port Alberni area and therefore the riparian setback for Ship's Creek is defined by municipal requirements.
- **Water Sustainability Act** defines a "Stream" as a natural watercourse, including a natural glacier course or natural body of water. Bodies of water described by the term "stream" can include a lake, pond, river, creek, spring, ravine, gulch, wetland, or glacier, whether or not usually containing water, including ice. The roadside ditch off the end of Ravenhill Avenue is not a natural watercourse and therefore is not subject to the *Water Sustainability Act*. Ship Creek is a stream under this regulation. If the municipality formalizes the trail crossing the creek by installing a culvert or a clear span bridge, it will require the submission of a Notification under Section 11 of the *Water Sustainability Act*.
- **Section 34 of the Provincial Wildlife Act**, states that a person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys:
 - (a) a bird or its egg,
 - (b) the nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl, or
 - (c) the nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.Any proposed future clearing is to avoid the migratory bird nesting season (March 15 – August 15).
- **Heritage Conservation Act** All archaeological sites, recorded or not, are protected under the *Heritage Conservation Act* and must not be altered or damaged without a site alteration permit from the Archaeology Branch. No archeological mapping information was requested from the province for this assessment. Municipalities have access to known and archaeological potential mapping that are to be reviewed prior to approving development.

Federal:

- **Fisheries Act Section 35**
On August 28, 2019, fish and fish habitat protection provisions under the new Fisheries Act, as well as some of the regulations that support these provisions, officially came into force. The new prohibitions include the following:
 - No person shall carry on any work, undertaking or activity, other than fishing, that results in the death of fish; and,
 - No person shall carry on any work, undertaking or activity that results in the harmful alteration, disruption or destruction of fish habitat. The definition of harmful alteration, disruption or destruction of fish habitat is any temporary or permanent change to fish

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habitat that directly or indirectly impairs the habitat's capacity to support one or more life processes of fish.

Future development of this parcel is unlikely to require a project review under this *Act*.

- ***Fisheries Act Section 36***

Environment and Climate Change Canada administers Section 36 of the *Fisheries Act*, the key pollution prevention provision, prohibiting the deposit of deleterious substances into waters frequented by fish, unless authorized by regulations under the *Fisheries Act* or other federal legislation. A deleterious substance can be any substance that, if added to any water, would degrade or alter its quality such that it could be harmful to fish, fish habitat or the use of fish by people.

Future development of this parcel is to prevent sediment or other deleterious substances entering Ship Creek.

Migratory Birds Convention Act, 1994.

Most species of birds in Canada are protected under this act. "Migratory birds" are defined by Article I of the Convention which names the families and sub-families of birds protected, and provides some clarification of the species included. In general, birds not falling under federal jurisdiction within Canada include grouse, quail, pheasants, ptarmigan, hawks, owls, eagles, falcons, cormorants, pelicans, crows, jays, kingfishers, and some species of blackbirds.

Any proposed future clearing is to avoid the migratory bird nesting season (March 15 – August 15).

4.0 SUMMARY AND RECOMMENDATIONS

The parcel has been partially cleared and developed for single family residential use. The western end of the property remains forested extending approximately 40 m from the top of bank of the Ship Creek ravine. A 30m setback from the top of the ravine bank is sufficient to maintain fish and wildlife habitat in this ravine system. Specifically, the riparian area provides a wildlife corridor and habitat for large and small mammals, birds, amphibians and reptiles; slope stability; canopy cover to shade the stream and understory; contributes large woody debris for nutrient cycling and soil formation, stream complexity and amphibian habitat; leaf litter and insect production. The ravine is approximately 50 m to 60 m wide and fully forested with a mature second growth mixed stand with a well-developed understory. Informal trails are located within the riparian area which are approximately 1 m wide and comprised of compacted soils.

The existing trails within the subject parcel do not appear to be resulting in a significant negative impact to the features, functions and conditions of the riparian forest cover and its contribution to fish and wildlife habitat in the Ship Creek ravine. Relocating the trail further into the parcel is not recommended as it will result in additional impacts to the riparian vegetation and trail users.



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are expected to continue to use the existing top of ravine trail as that is where they prefer to walk to take advantage of the views into the ravine. Aquaparian recommends retaining the existing forest cover to at least 30 m from the top of the ravine slope. Private property signs should be installed to prevent further trail development and to keep people on the existing trails. Fencing is also recommended along the edge of the forest / clearing boundary to prevent further trespassing.

Within the park area, evidence of minor root compaction was observed around one tree beside the main trail at the top of the ravine slope where it crosses the creek within the park area. As there is no formal stream crossing at this location and pedestrians walk on rocks to cross the creek, a pedestrian bridge crossing at this location would mitigate further impacts to the stream bank and channel at this location.

5.0 CLOSURE

This Riparian Assessment has been completed to support a rezoning application to allow for potential future subdivision of the subject parcel into two parcels. This assessment has been based on a review of background information, observations during a site visit of the subject parcel and from review of the applicable provincial and municipal regulations.

This report has been completed in accordance with generally accepted biological practices. No other warranty is made, either expressed or implied. Aquaparian trusts that the information provided in this report meets your requirements.

Any questions regarding information provided in this document, please contact the undersigned at (250) 591-2258.

Respectfully submitted,

AQUAPARIAN ENVIRONMENTAL CONSULTING LTD.

Prepared by:



Sarah Bonar, B.Sc. R.P.Bio.

Senior Project Biologist / Principal

\\AQUAPARIAN-NAS\Documents\Projects\Projects\W676 Ravenhill\Ravenhill Rd Letter Report.docx



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6.0 REFERENCES

B.C. Conservation Data Centre: CDC iMap [web application]. 2020. Victoria, British Columbia, Canada. Available: <http://maps.gov.bc.ca/ess/sv/cdc/> (Oct 7, 2020).

B.C. Conservation Data Centre. 2020. BC Species and Ecosystems Explorer. B.C. Minist. of Environ. Victoria, B.C. Available: <http://a100.gov.bc.ca/pub/eswp/> (accessed Oct 7, 2020).

BC Great Blue Heron Nest database Internet Website: <http://cmnmaps.ca/gbhe/>

BC Ministry of Environment. Habitat Wizard Database Internet Website:
http://webmaps.gov.bc.ca/imf5/imf.jsp?site=moe_habwiz

Wildlife Tree Stewardship (WTS) Atlas. Internet website: <http://www.cmnmaps.ca/wits/>



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FIGURE 1
SITE LOCATION MAP



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**4279 RAVENHILL AVENUE
PORT ALBERNI**



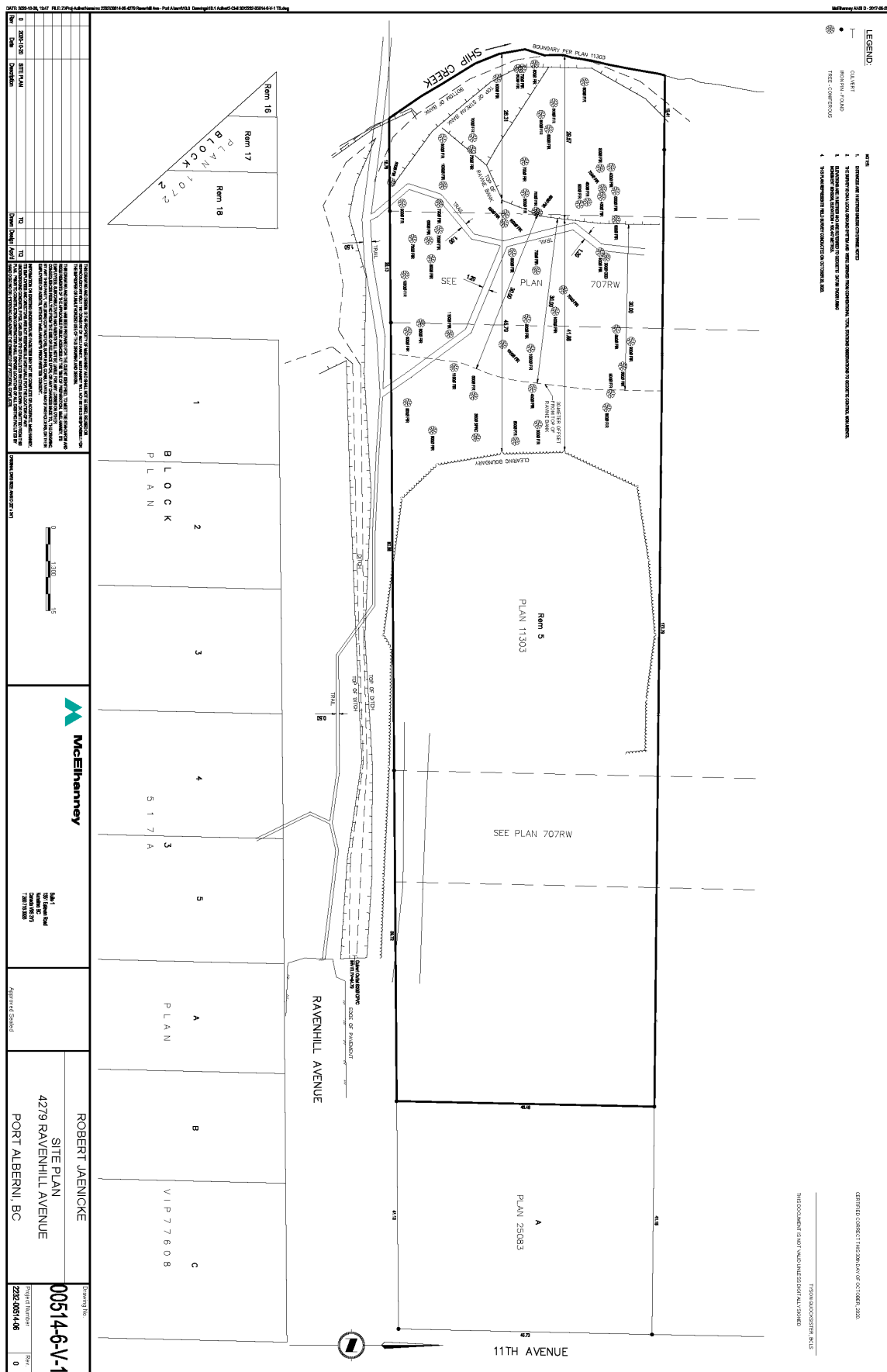
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FIGURE 2
SITE PLAN
(MCELHANNEY)



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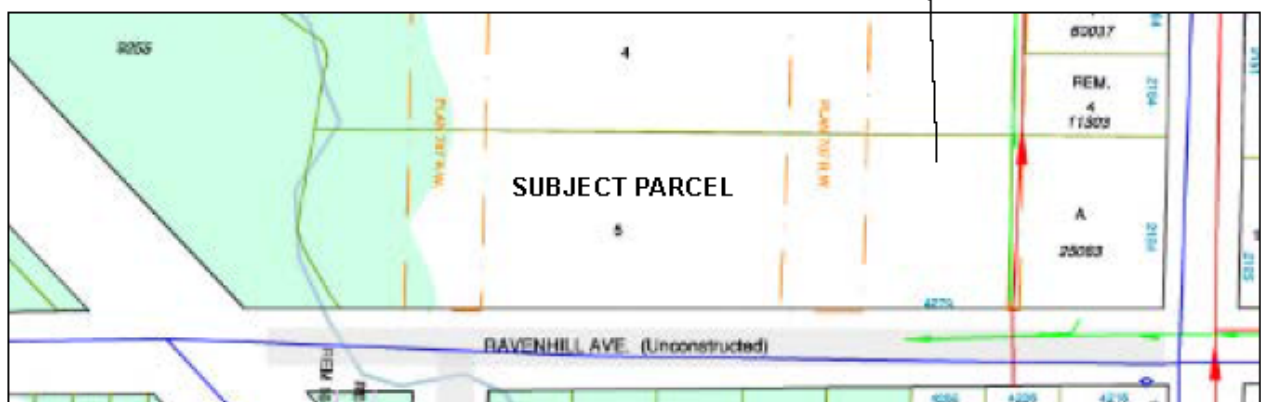
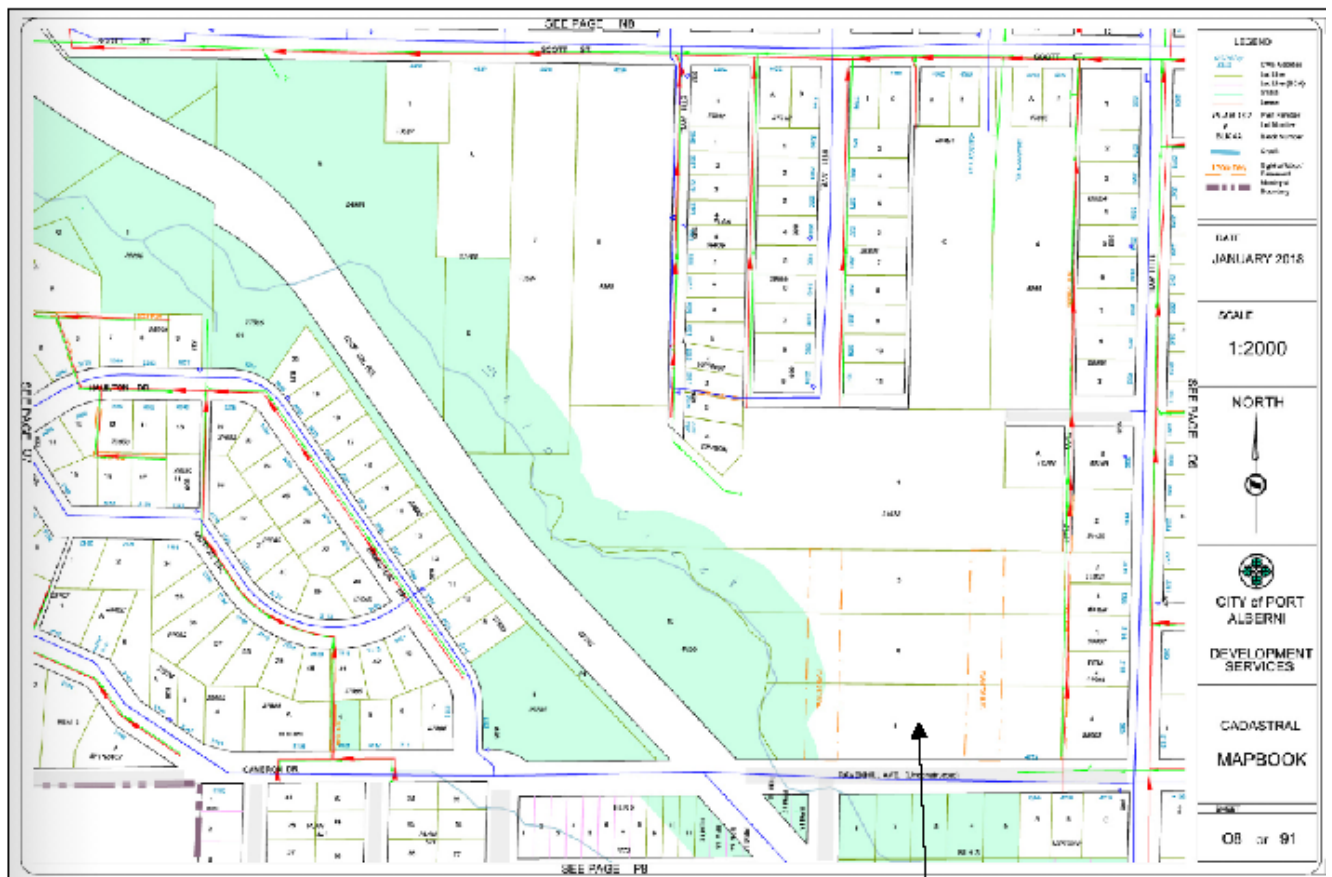
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FIGURE 3
CADASTRAL MAP



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CADASTRAL MAP



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APPENDIX A SITE PHOTOGRAPHS



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**4279 Ravenhill Road Port Alberni
Photo Sheet 1**



Photo 1. Looking toward the new house at the front of the property from the end of Ravenhill Road.



Photo 2. Looking down the side of the property to the back yard cleared portion and the forested area.



Photo 3. Looking toward the rear forested area of the property containing the trails in the riparian area of the creek.

Photo Sheet 2

Photo 4. Looking east toward the house from the trail entering the riparian area of Ship Creek.

Photo 5. Looking north along two connected trails in the riparian area of the property. The left hand trail continues straight to cross the creek and also branches north to run along the top of the ravine bank. The right hand branch in the photo cuts through the middle of the riparian area and joins the ravine trail further to the north.

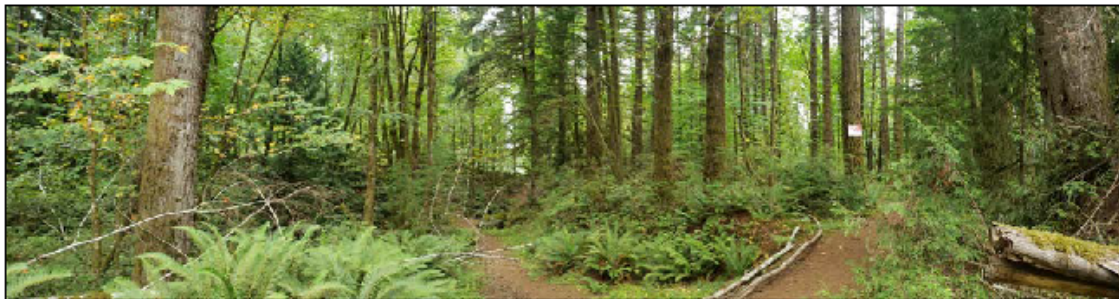


Photo 6. Looking further along the right hand trail shown above that runs parallel to the cleared portion of the parcel in the riparian area.

Photo Sheet 3



Photo 7. Looking upstream and south of the property along Ship Creek where the creek bends away to the southeast.



Photo 8. Looking into the ravine where the trail branches and crosses Ship Creek to Ship Creek Road. The other trail runs along the top of the ravine bank within the parcel and continuing off the property to the northwest. This corner is the southwest property corner.

Photo Sheet 4



Photo 9. Looking down into the ravine from the top of the ravine bank on the west boundary of the property. The northwest property corner extends down into the side of the ravine.



Photo 10. Showing the property pin partially extending down into the side of the ravine.

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APPENDIX B
WILDLIFE TREE STEWARDSHIP ATLAS
&
BC GREAT BLUE HERON ATLAS
SEARCH RESULTS



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Wildlife Tree Stewardship Atlas



British Columbia Great Blue Herons Atlas



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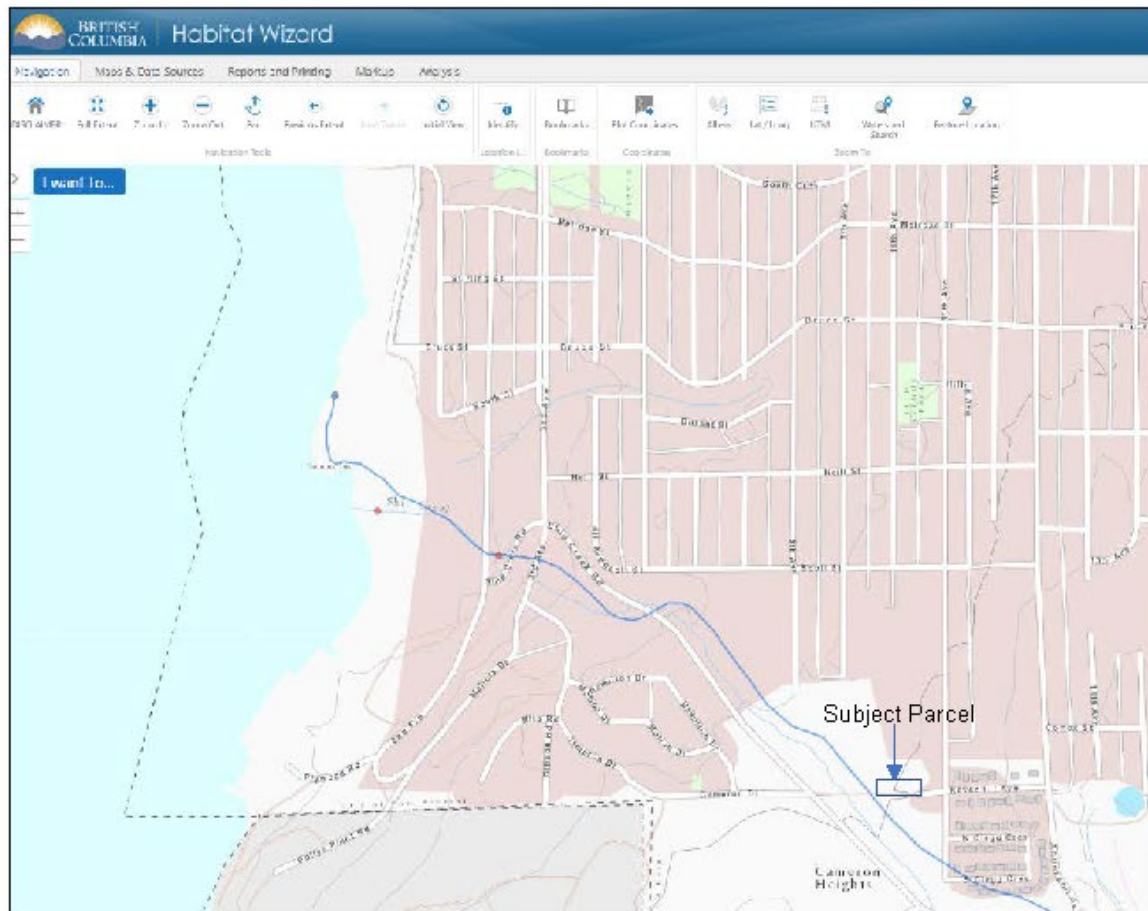
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APPENDIX C
HABITAT WIZARD SEARCH RESULTS



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HABITAT WIZARD SEARCH RESULTS



Ministry of Environment

HABITAT WIZARD STREAMS REPORT

Oct. 6, 2020

WATERBODY INFORMATION	
Name:	SHIP CREEK
Alias:	
Alias (2):	
UTM Co-ordinate (Stream Mouth)	UTM: 10 367974, 5454119
Primary Mapsheet:	092F02
Primary Region:	Vancouver Island
Watershed Code:	930-135800
Waterbody Identifier:	00000ALBN
Stream Length (m):	2.94
Stream Order:	1
Stream Magnitude:	1

SPECIES PRESENT	
FISH SPECIES	LAST KNOWN OBSERVATION DATE
Coastal Cutthroat Trout	11-AUG-10

STOCKING INFORMATION					
DATE	SPECIES	RELEASED	STOCK	LIFE STAGE	HATCHERY

OBSTRUCTIONS			
DESCRIPTION	HEIGHT	LENGTH	COMMENTS
Dam	0	0	(BLOCKS ANADROMOUS FISH MIGRATION. REF# = HQ0645)
Falls	0	0	(4 SETS OF 3 METER FALLS ABOUT 150 METERS APART. REF# = HQ0645)
Log jam	0	0	(LOG JAMMED; GRAVEL SURROUNDING. REF# = HQ0645)
Log jam	0	0	

ONLINE WATER LEVELS	
REFERENCE URL	

This water body has online water level information available from Environment Canada and the Province of BC. Use the link(s) above to go directly to the station information on the BC River Levels Website.

WATER QUANTITY INFORMATION

The most current water survey information is available from the following Water Survey of Canada web site: <http://scitech.pyr.ec.gc.ca/waterweb/selectProvin> provides access to real-time water station information. <http://www.wsc.ec.gc.ca/hydat/H2> provides access to archived water station information.

STREAM SURVEY DATA

TRIBUTARY STREAMS

1:50,000 WATERSHED CODE	GAZETTED NAME	UTM	EASTING	NORTHING
-------------------------	---------------	-----	---------	----------

REFERENCES

REFERENCE ID	REFERENCE TITLE
HQ0645	STREAM INVENTORY FORMS

ADDITIONAL INFORMATION

Please see the Fisheries Information Data Queries (FIDQ) for additional and more detailed queries of fish and fish habitat information:

<http://www.env.gov.bc.ca/fish/fidq/index>

Please check the Ecological Reports Catalogue (EcoCat) for reference material and data that is available for online distribution:

<http://www.env.gov.bc.ca/ecocat/>

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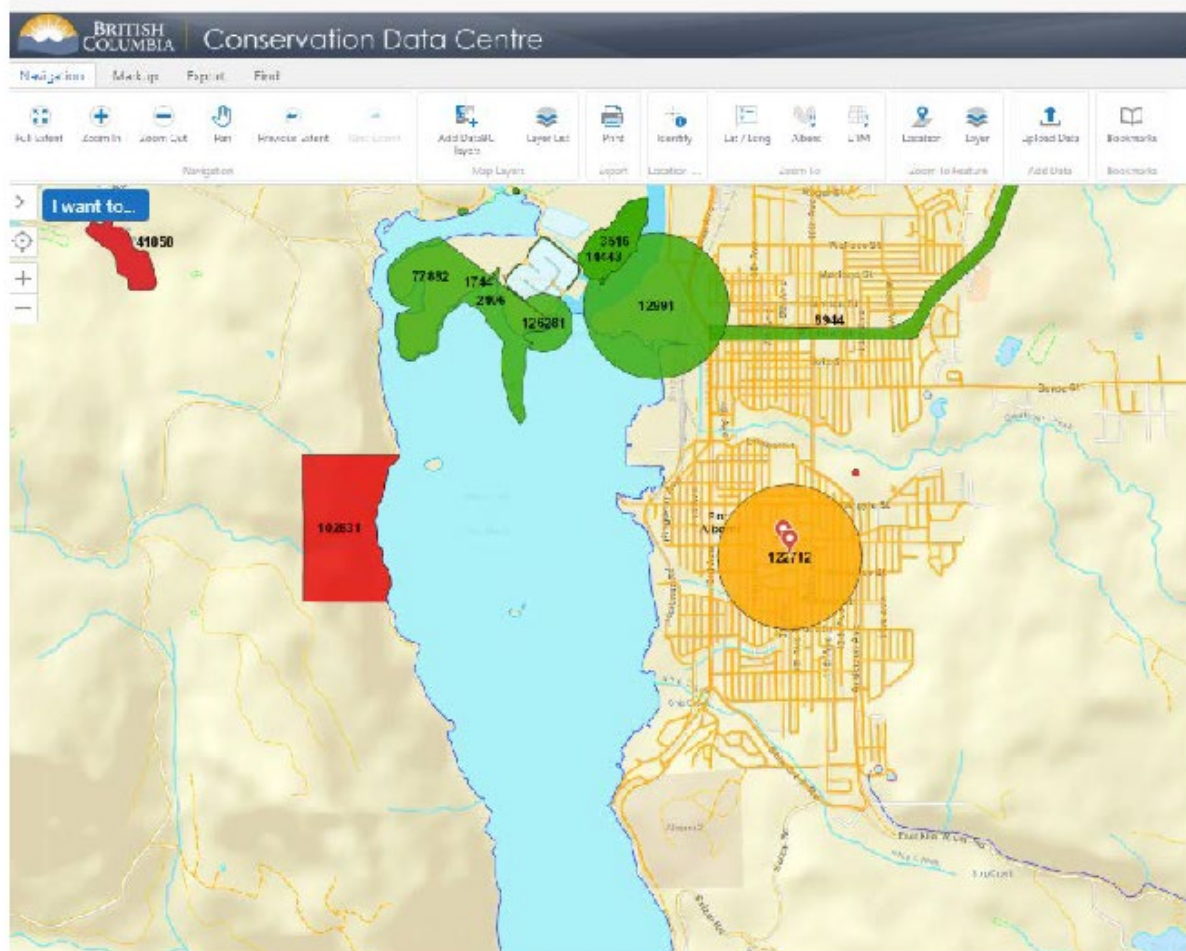
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APPENDIX D
BC CDC SEARCH RESULTS



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[SARAH BONAR](#) 250-714-8446 [CHRIS ZAMORA](#) 250-714-8864







BC CONSERVATION DATA CENTRE MAPPED KNOWN OCCURENCES



[illegible]

[illegible][illegible]

[illegible][illegible]

Search Results - SC Species in Ecosystem Explorer	Biogeographic Unit	Pro (Initial)	BC List	Global	COBANC	BABA	Pro (Initial)	Pro (Initial)	Land Use
 Yellow-bellied Chat Quilchswampts do? code=ABPBC24010	BC COB MH IOF PP SBS	S2B (2019)	Red	06 (2019)	E (2011)	1-E (2010)	Y		Quilch
 Western Screech Owl Aerodramus do? code=ABPBC10143	COB COB MH	S2B3 (2017)	Blue	04-05 (2019)	T (2012)	1-T (2009)			Quilch
 Long-tailed Noddy Quilchswampts do? code=ABPBC10143	COB COB COB MH	S3 (2019)	Blue	06 (1990)					Quilch
 Emberiza Quilchswampts do? code=ABPBC10143	COB COB MH	S3 (2010)	Blue	06T3 (2019)					Quilch
 Thraupis Quilchswampts do? code=ABPBC10143	COB COB MH	S3 (2019)	Blue	00-06 (2009)	S0 (2012)	1-S0 (2012)			Quilch
 Corvus Quilchswampts do? code=ABPBC10143	COB COB MH	S3B (2019)	Blue	04-06 (2019)			Y		Quilch

[illegible]

Search Results - BC Species & Ecosystems Explorer

Modify Search (update search criteria) | New Search (update search criteria) | Export Results | Help

Search Results: 3 results

Scientific Name	English Name	Biogeomorphology	Provincial LULU	Global LULU	COSEWIC	BARA	Provincial FRPA	Land Use Objectives
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU

Search Results - BC Species & Ecosystems Explorer

Modify Search (update search criteria) | New Search (update search criteria) | Export Results | Help

Search Results: 3 results

Scientific Name	English Name	Biogeomorphology	Provincial LULU	Global LULU	COSEWIC	BARA	Provincial FRPA	Land Use Objectives
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU

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Search Results - BC Species & Ecosystems Explorer

Modify Search (update search criteria) | New Search (update search criteria) | Export Results | Help

Search Results: 3 results

Scientific Name	English Name	Biogeomorphology	Provincial LULU	Global LULU	COSEWIC	BARA	Provincial FRPA	Land Use Objectives
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU

Search Results - BC Species & Ecosystems Explorer

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<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU
<i>Scirpus americanus</i> (update search criteria) Code: A1P-B022222	Black Oatgrass	COF	BLU	BLU	BLU	BLU	Y	BLU

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