

September 5, 2024

**To:** Municipality of North Cowichan  
7030 Trans-Canada Highway  
Duncan, BC V9L 6A1

**From:** Julie Budgen, RPBio, PAg  
Corvidae Environmental Consulting Inc.  
6526 Water St.,  
Sooke, BC, V9Z 0X1

**Memo for additional parking proposed changes to 2850 Herd Rd (PID 006-095-674) (Zoned A2), 6833 and 6823 Bell McKinnon (PID 006-341-616)**

This memo is for the newly proposed parking area north of the hospital site at 2850 Herd Rd (PID 006-095-674) (Zoned A2), 6833 and 6823 Bell McKinnon (PID 006-341-616). The contractor, Ellis Don, is proposing to expand their parking area to the area adjacent to the isolated wetland on site.

The isolated wetland has been confirmed to be not connected to any fish bearing waterbodies, as provided in previous reports and the temporary use permit. The wetland is isolated, therefore exempt under the Riparian Areas Protection Regulation.<sup>1</sup> The RAPR regulation states: *In general, the only watercourses excluded from the definition of stream under the RAPR are those that do not support fish or drain into a watercourse that supports fish; e.g., an isolated wetland that is not connected to a stream system; or a roadside ditch that is not directly connected to a fish-bearing stream.*

The proposed location of the new parking lot (shown in plans below) is outside of the designated setback area around the wetland, this setback is to keep the integrity and functionality of the wetland during drought and flood conditions. The proposed parking lot will affect surface water flow. For the parking lot, following treatment, the water should be directed into the setback area to the east side of the isolated wetland to maintain wetland functionality.

Best regards,



Julie Budgen, RPBio, PAg,  
Environmental Planner  
[julieb@corvid.pro](mailto:julieb@corvid.pro)  
250-415-8553  
Corvidae Environmental Consulting Inc.

---

<sup>1</sup> British Columbia Ministry of Forests, Lands, Natural Resource Operations and Rural Development. 2019. RAPR Technical Manual.

