Making a difference...together

Integrated Water Services
479 Island Highway
Victoria, BC, V9B 1H7

T: 250.474.9000

www.crd.bc.ca

September 15, 2020

File: 5220-20
SGIHC Anson Road

Mr. Phil Testemale
Islands Trust
Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8

Dear Mr. Testemale:

RE: DEVELOPMENT PERMIT APPLICATION FOR NEW WHARF FACILITY LOCATED AT ANSON ROAD WITHIN DL 2070 ON MAYNE ISLAND

Further to the CRD's letter dated August 20th, 2020, and our discussion September 10th, 2020 the following is in response to your request for confirmation and clarification on the noted project:

- Clarification has been added to the drawing to highlight that recommendations that were taken into account for design from the EIA such as the dock approach being higher than 2 m above the higher high water mark, and the minimum clearance below the floats at the lowest tide is 1.5m or greater.
- The CRD has retained an environmental consultant to assess the project and prepare the EIA. As previously noted, the contractor is retain an environmental consultant to prepare the EMP, provide monitoring and written confirmation of compliance. To ensure DP requirements are met, the CRD will require a deliverable from the contractor's environmental consultant provide a completion letter. Our environmental consultant will review and confirm the EMP and completion letter.
- The anchoring for the floats are to be steel piles and not concrete anchors.
- The CRD Southern Gulf Islands Harbours service is primarily to provide community access services such as ambulance water taxi and "school bus" water taxi access. As a stretcher is often required to move injured persons, the facility's approach, gangway, and floats have been designed to facilitate safe movement of a stretcher. This requires that the approach and gangway to be 1.5 m and wider for safe egress and access.
- Float length and width have been optimized based upon minimizing anchoring requirements, thereby limiting impact to the seabed and monitoring stability. The floats are narrower than the EIA's recommended 3 m maximum, but are longer than the 8 m recommendation in an effort to minimize anchoring requirements.
- Grating for the float is based upon the EIA's comments regarding impacts to the eel grass currently located and depth which the eel grass can grow.
- Currently, the facility is not going to have lighting. If lighting is to be added in the future, marine grade bollard style lighting is proposed to minimize the effects on marine and wild life and be maintainable.

- Both inshore finger floats were intended for small water craft, primarily dinghies. Signage will be added to restrict this. Also of note, is that there will be a section

Please find included the drawing with additional clarification as requested.

If there are any questions, please do not hesitate to contact the undersigned.

Regards,

[redacted]

Dale Puskas, P.Eng.
Manager, Capital Projects
Infrastructure Engineering
Integrated Water Services

DP:
Attachments: 1. Anson Road drawing

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Integrated Water Services
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August 20, 2020

BY EMAIL
ptestemale@islandstrust.bc.ca

File: 5220-20
SGIHC Anson Road

Mr. Phil Testemale
Islands Trust
Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8

Dear Mr. Testemale:

RE: DEVELOPMENT PERMIT APPLICATION FOR NEW WHARF FACILITY LOCATED AT ANSON ROAD WITHIN DL 2070 ON MAYNE ISLAND

Further to our discussion on August 13, 2020, the Anson Road dock facility is being constructed on a performance contract basis, which will include the design and construction as per CRD (Capital Regional District) technical specifications to be completed by one contractor. The CRD Southern Gulf Islands and Harbours are previous Small Craft Harbour, Fisheries and Oceans Canada facilities and the intent is to remain consistent in construction methods and materials.

The technical specifications are based on Small Craft Harbour, Fisheries and Oceans for the invitation to tender. Requirements in the technical specifications are to meet Department of Fisheries and Oceans Canada, Workers Compensation Board, Ministry of Environmental Regulations, Ministry of Forests, Lands, Natural Resource Operations, and Transportation Canada, and are included in CRD specifications.

As discussed over the phone, timber floats are to be pressure treated with Chemonite ACZA Pressure Treated Wood, a non-creosote product, piles are to be steel, and flotation billets are to be Permafloat Dock Flotation by Cellofoam or approved equal.

The design drawing no. 5739 incorporates a high elevation for the approach, use of mini mesh surface on the gangway and one of the floats to allow for light penetration as recommended in the Aquatic Effects Assessment/Environmental Impact Assessment. Additionally, the five metres eelgrass buffer is already incorporated into the drawing for reference.

The mitigation measures, for both design and construction, are addressed in the required Best Management Practices (BMPs) and a project specific Environmental Management Plan (EMP). These are a requirement of the Contractor's submittals and are to be submitted to the CRD for review and approval prior to design or construction.

Please find included the senior marine biologist (R.P. Bio)'s comments on the soft shore solution attached as requested.

If there are any questions, please do not hesitate to contact the undersigned.

Regards,

[redacted]

Dale Puskas, P.Eng.
Manager, Capital Projects
Infrastructure Engineering
Integrated Water Services

DP:ad
Attachments:
1. Email from Gina Lemieux, R.P. Bio, Senior Marine Biologist/Project Manager
2. Specifications:
   - Division 3 - Concrete
   - Division 5 - Metals
   - Division 6 - Timber
   - Division 10 - Specialized Materials

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Integrated Water Services
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June 15, 2020

SENT BY EMAIL

File: 5220-20
SGIHC Anson Road

Islands Trust
Victoria Office
200 - 1627 Fort Street
Victoria, BC V8R 1H8

Dear Sir/Madam:

RE: DEVELOPMENT PERMIT APPLICATION FOR NEW WHARF FACILITY LOCATED AT ANSON ROAD WITHIN DL 2070 ON MAYNE ISLAND

The Capital Regional District (CRD) Integrated Water Services hereby applies for a development permit to construct a new wharf facility within the limits of DL 2070, located at the end of Anson Road right-of-way under the jurisdiction of the Ministry of Transportation, British Columbia, in accordance with these attached particulars, plans and specifications. It is understood that this letter constitutes an application only and that the works applied for will not be commenced until a covering permit has is issued.

Currently, the water lot DL 2070 is unused and has no infrastructure on it, with an undeveloped access to the shoreline. The subject property is currently zoned W4 for Community Wharf, the planned use is within its current zoning. The proposed works within DL 2070 consist of:

- one 12.71m x 2.74m timber float,
- one 28.90m x 2.74m timber float,
- six 18.29m x 2.74m timber floats,
- one 15.20m long aluminum gangway,
- one 33.15m long timber approach, and
- a shoreline protection granular fill berm.

The works are located at end of Anson Road, Mayne Island, as shown on CRD Integrated Water Services drawing 5739. The floats will be constructed to Fisheries and Oceans Canada, Small Craft Harbours' typical specifications, similar to numerous facilities throughout the Southern Gulf Islands, including the Miners Bay and Montague facilities. The timber is to be pressure treated with a non-creosote based product, appropriate for the longevity, but environmentally safe, and billets used for flotation will meet current industry standards for not degrading, (they will not be unprotected Styrofoam).

In support of the application, the CRD is including the following supplemental information:

- The marine Archeological Overview Assessment

- The shoreline protection assessment, and
- The Aquatic Effects Assessment/Environmental Impact Assessment.

In addition to the works within DL 2070, the CRD will construct a parking facility with a pit toilet on the road right-of-way at the end of Anson Road. The configuration and design drawings are also included with this application for reference.

If there are any questions, please do not hesitate to contact the undersigned.

Regards,

[redacted]

Dale Puskas, P.Eng.
Manager, Capital Projects
Infrastructure Engineering
Integrated Water Services

DP:ad
Attachment: Islands Trust Development Permit Review Application Package

cc: Ted Robson, General Manager, Integrated Water Services