

REGIONAL DISTRICT OF NANAIMO
ELECTORAL AREA PLANNING COMMITTEE
TUESDAY, APRIL 14, 2009
6:30 PM

(RDN Board Chambers)

A G E N D A

PAGES

CALL TO ORDER

DELEGATIONS

MINUTES

2-3 Minutes of the regular Electoral Area Planning Committee meeting held March 10, 2009.

BUSINESS ARISING FROM THE MINUTES

COMMUNICATIONS/CORRESPONDENCE

UNFINISHED BUSINESS

PLANNING

DEVELOPMENT PERMIT APPLICATIONS

4-9 Development Permit Application No. 60811 – Lewin – 1505 Mason Trail – Area ‘G’.

10-22 Development Permit Application No. 60848 – Beyeler – 204 Kinkade Road – Area ‘G’.

ADDENDUM

BUSINESS ARISING FROM DELEGATIONS OR COMMUNICATIONS

NEW BUSINESS

ADJOURNMENT

IN CAMERA

REGIONAL DISTRICT OF NANAIMO

**MINUTES OF THE ELECTORAL AREA PLANNING COMMITTEE
MEETING HELD ON TUESDAY, MARCH 10, 2009, AT 6:30 PM
IN THE RDN BOARD CHAMBERS**

Present:

Director D. Bartram	Chairperson
Director J. Burnett	Electoral Area A
Director M. Young	Electoral Area C
Director G. Holme	Electoral Area E
Director L. Biggemann	Electoral Area F
Director J. Stanhope	Electoral Area G

Also in Attendance:

M. Pearse	Senior Manager, Corporate Administration
P. Thorkelsson	General Manager, Development Services
G. Garbutt	Manager of Current Planning
N. Tonn	Recording Secretary

MINUTES

MOVED Director Stanhope, SECONDED Director Burnett, that the minutes of the Electoral Area Planning Committee meeting held February 10, 2009 be adopted.

CARRIED

PLANNING

DEVELOPMENT VARIANCE PERMIT APPLICATIONS

Development Variance Permit Application No. 90813 & Request for Relaxation of the Minimum Frontage Requirement – K & B Scott – 961 Clarke Road – Area ‘F’.

MOVED Director Biggemann, SECONDED Director Holme, that Development Variance Permit Application No. 90813 submitted by K & B Scott, in conjunction with the subdivision on the parcel legally described as Lot A (DD 3792N) of Lot 1, District Lot 74, Newcastle District, (Part of which is situated in Cameron District), Plan 2002, Except Parts in Plans VIP72673 and VIP80243 and located at 961 Clarke Road within Electoral Area ‘F’, be approved subject to the conditions outlined in Schedules No. 1 and 2 of the corresponding staff report and to the notification requirements pursuant to the *Local Government Act*.

CARRIED

Development Variance Permit Application No. 90821 – F. Crucil & M. Coles – 2486 Pylades Drive – Area ‘A’.

MOVED Director Burnett, SECONDED Director Young, that Development Variance Permit Application No. 90821 submitted by Frank Crucil and Mindy Coles to vary the maximum height of structures in the WA1 zone for the foreshore property adjacent to Lot 5, Section 8, Range 6, Cedar District, Plan 35929 be denied; and further that the issue of regulating docks and structures on the foreshore of Electoral Area ‘A’ be referred to the Electoral Area ‘A’ OCP Review Citizens Advisory Committee for consideration and discussion in accordance with the Electoral Area ‘A’ OCP Review Terms of Reference.

CARRIED

Development Variance Permit Application No. 90901 – J. Hazlewood – 3551 Collingwood Drive – Area ‘E’.

MOVED Director Holme, SECONDED Director Stanhope, that Development Variance Permit Application No. 90901 submitted by Jim Hazlewood for the property legally described as Lot B, District Lot 8, Nanoose District, Plan VIP77476 be approved subject to Schedules No. 1 to 3 of the staff report and the notification requirements pursuant to the *Local Government Act*.

CARRIED

Development Variance Permit Application No. 90902 – E. Guenther/J. Hazlewood – 3466 Simmons Place – Area ‘E’.

MOVED Director Holme, SECONDED Director Stanhope, that Development Variance Permit Application No. 90902 submitted by Jim Hazlewood for the property legally described as Strata Lot 56, District Lot 78, Nanoose District, Strata Plan VIS3393 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on form 1 to legalize the height of an existing dwelling unit with a maximum height of 8.15 metres be approved subject to Schedules No. 1 to 3 of the staff report and the notification requirements pursuant to the *Local Government Act*.

CARRIED

ADJOURNMENT

MOVED Director Holme, SECONDED Director Stanhope, that this meeting terminate.

CARRIED

TIME: 6:46 PM

CHAIRPERSON



RON REPORT	
CAC APPROVAL	
EAP	✓ Apr 14 '09
CCW	
APR 15 2009	
RHO	
BOARD	

MEMORANDUM

TO: Geoff Garbutt
Manager, Current Planning

DATE: April 1, 2009

FROM: Susan Cormie
Senior Planner

FILE: 3090 30 60811

SUBJECT: Development Permit Application No. 60811
Applicant: JE Anderson & Associates, BCLS on behalf of D & W Lewin
Electoral Area 'G' – 1505 Mason Trail

PURPOSE

To consider an application for a development permit in conjunction with a two-lot subdivision application in the French Creek area of Electoral Area 'G'.

BACKGROUND

This is a development permit application in conjunction with a proposed subdivision involving the parcel legally described as Lot 24, District Lot 38, Nanoose District, Plan 25031 and located at 1505 Mason Trail in the Barclay Crescent area of Electoral Area 'G' (see Attachment No. 1 for location of parent parcel).

The parent parcel, which is 1678 m² in size, is currently zoned Residential 1 (RS1) and is within Subdivision District 'Q' (700 m² with community water and community sewer services) pursuant to the "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The parent parcel currently supports a mobile home and accessory buildings. The property is surrounded by residentially zoned parcels and fronts Mason Trail to the south.

This subdivision application has in-stream status pursuant to section 943 of the *Local Government Act* and therefore, the requirements of the French Creek Official Community Plan Bylaw No. 1115, 1998 remain in effect until July 22, 2009. Under Bylaw No. 1115, 1998, the parcel is designated within the following Development Permit areas:

- a. The Fish Habitat Protection Development Permit Area (DPA) for the protection of riparian areas of watercourses. In this case, the applicant has provided a report from a qualified environmental professional which indicates that the proposed development is well beyond the 30.0 metre riparian assessment area. Therefore, this application would meet the exemption provisions of the DPA.
- b. The Sensitive Lands Development Permit Area for the protection of development from hazardous conditions. In this case, the DPA is for protection of development from steep slopes and/or potential flooding. As the proposed development will not be able to meet the exemption provisions of this DPA, a development permit, which is subject to the consideration of the Regional Board of Directors, is required.

For the Board's reference, if the subdivision is not finalized by July 22, 2009, all requirements of Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008 will come into effect.

Proposed Development

The applicant is proposing to create two new parcels. The new parcels, which are proposed to be served with both community water and community sewer service connections, will be 912 m² and 766 m² in size; therefore meeting the minimum parcel size requirement pursuant to Bylaw No. 500, 1987 (*see Attachment No. 1 for proposed subdivision layout*). As part of the application, the applicant submitted a Geotechnical Assessment prepared by Lewkowich Geotechnical Engineering Ltd.

ALTERNATIVES

1. To approve the Development Permit Application No. 60811 as submitted, subject to the conditions outlined in Schedules No. 1 and 2.
2. To deny the development permit as submitted and provide staff with further direction.

DEVELOPMENT IMPLICATIONS

Under the guidelines of the Development Permit area, an assessment of the potential natural hazard prepared by a professional engineer with experience in geotechnical engineering is required to be submitted as part of a development permit application. The applicant has submitted such a report, which concludes that the proposed subdivision would be safe from a geotechnical perspective for single family residential uses in relation to the 200-year flood hazard from French Creek, the probability of natural hazard of 10% in 50 years, and the seismic design parameters that have a 2% probability of being exceeded in 50 years. As a condition of this Development Permit, staff recommends that the applicant register a "save harmless" covenant registering the geotechnical assessment and releasing the RDN from all losses and damages as result of any natural hazard, including flood hazard, slope failure or erosion.

The applicant's BCLS has provided information showing that the proposed parcels will be able to support the intended uses under the Residential 1 zone including a dwelling unit and accessory buildings and structures. The proposed subdivision is not expected to negatively impact surrounding residential zoned properties.

Site Servicing Implications

The applicant has applied for community water service connections to EPCOR Water Services (formerly Breakwater Enterprises Ltd.), which is the local water authority.

The subject property is located within the Barclay Crescent Sewer Local Service Area. Community sewer service connections will be available from the Regional District. It is noted that this subdivision application has in-stream status with respect to the required sanitary sewer development cost charges. If the subdivision application has not been finalized by February 24, 2010, the provisions of the "Northern Community Sewer Service Area Development Cost Charges Amendment Bylaw No. 1442.02, 2009" will come into effect.

The Ministry of Transportation and Infrastructure is responsible for the storm drainage. As part of the subdivision review process, the Regional Approving Officer will examine the storm water management of the parent parcel and impose conditions of development as required.

Existing Buildings Implications

The applicant's BCLS has indicated that the existing deck and two accessory buildings on the parent parcel will be removed as these buildings will not be able to meet the bylaw provisions concerning

minimum setbacks or the siting of accessory buildings where there is no principal use yet established. A third accessory building is proposed to be moved in order to meet the minimum setback requirements. The removal or relocation of these buildings and/or structures is included in the conditions of approval as set out in *Schedule No. 1* of this staff report.

SUSTAINABILITY IMPLICATIONS

In keeping with Regional District of Nanaimo Board policy, the applicant has completed the "Sustainable Community Builder Checklist". The parent parcel is designated within an urban containment boundary where is urban growth is encouraged. Therefore, this application is in keeping with the sustainability policies.

VOTING


Electoral Area Directors – one vote, except Electoral Area 'B'.

SUMMARY

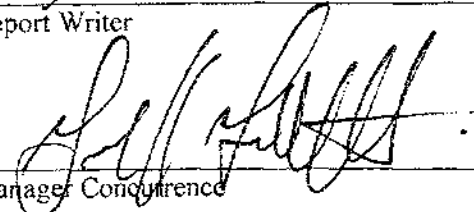
This is an application for a development permit for the property located at 1505 Mason Trail in the French Creek area of Electoral Area 'G' in conjunction with the proposed two-lot subdivision of the parent parcel. Pursuant to section 943 of the *Local Government Act*, the subdivision application has in-stream status and therefore the requirements of the previous French Creek OCP Bylaw No. 1115 are in effect until July 22, 2009. Under this OCP, the parent parcel is designated within the Sensitive Lands Development Permit Area specifically to protect development from steep slopes and/or potential flooding. The submitted geotechnical report cites that the proposed subdivision would be safe from a geotechnical perspective for the use intended in relation to the 200-year flood hazard from French Creek, the probability of natural hazard of 10% in 50 years, and the seismic design parameters that have a 2% probability of being exceeded in 50 years. Conditions of development, which are outlined in *Schedule No. 1*, will include the registration of a save harmless covenant and the removal of accessory buildings in order to ensure bylaw compliance. Given the conformity with the Development Permit guidelines staff recommends Alternative No. 1, to approve the Development Permit subject to conditions outlined in Schedules No. 1 and 2.

RECOMMENDATION

That Development Permit Application No. 60811 submitted by JE Anderson, BCLS, on behalf of D & W Lewin, in conjunction with the subdivision on the parcel legally described as Lot 24, District Lot 38, Nanoose District, Plan 25031 and designated within the Sensitive Lands Development Permit Area pursuant to the French Creek Official Community Plan Bylaw No. 1115, 1998, be approved, subject to the conditions outlined in Schedules No. 1 and 2 of the corresponding staff report.




Report Writer



Manager Concurrence



General Manager Concurrence



CAO Concurrence

**Schedule No. 1
Development Variance Permit No. 60811
Conditions of Approval / Proposed Variance**

Conditions of Approval

The following sets out the conditions of approval in conjunction with Development Permit No. 60811:

1. Geotechnical Report

The development of the subdivision of the proposed parcels shall be in accordance with the four page Geotechnical Assessment Report; prepared by Lewkowich Geotechnical Engineering Ltd., File No. G5953.01 and dated January 5, 2008 (to be attached to and forming part of the Development Permit).

2. Section 219 Covenant – Save Harmless

The applicants are to prepare and register, at their expense, a section 219 'save harmless' covenant registering the four page geotechnical report entitled. Geotechnical Assessment Report; prepared by Lewkowich Geotechnical Engineering Ltd., File No. G5953.01 and dated January 5, 2008. Save harmless" clause that releases the Regional District of Nanaimo from all losses and damages as result of any natural hazard, including flood hazard, slope failure or erosion is to be included in the document. Applicants' solicitor to provide a draft copy of the covenant document to the Regional District for review prior to registration of the document. Document to be registered concurrently with the plan of subdivision. Applicants' solicitor to provide a legal letter undertaking to register this document.

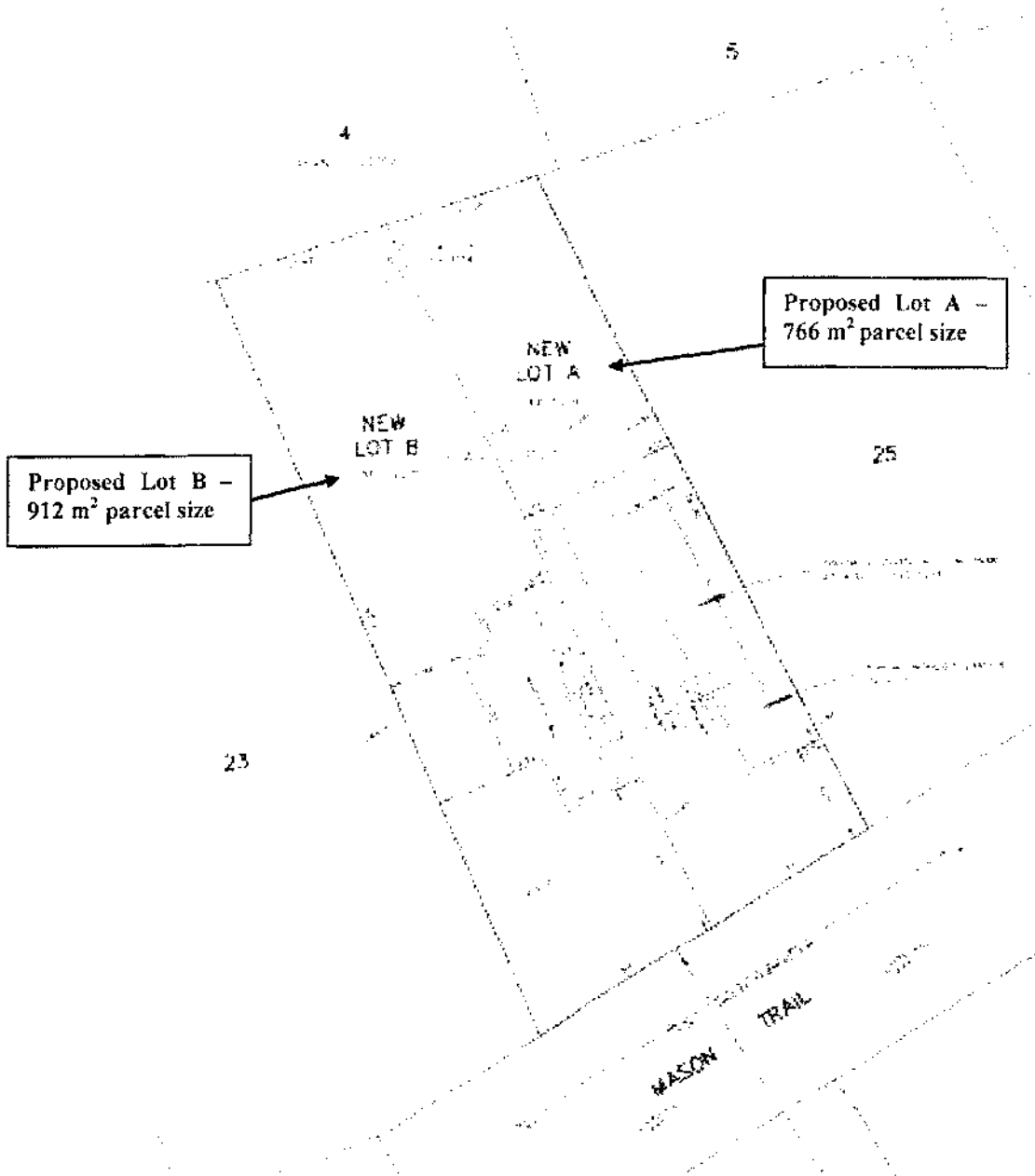
3. Subdivision

The subdivision of the lands shall be in substantial compliance with Schedule No. 2 (to be attached to and forming part of the Development Permit).

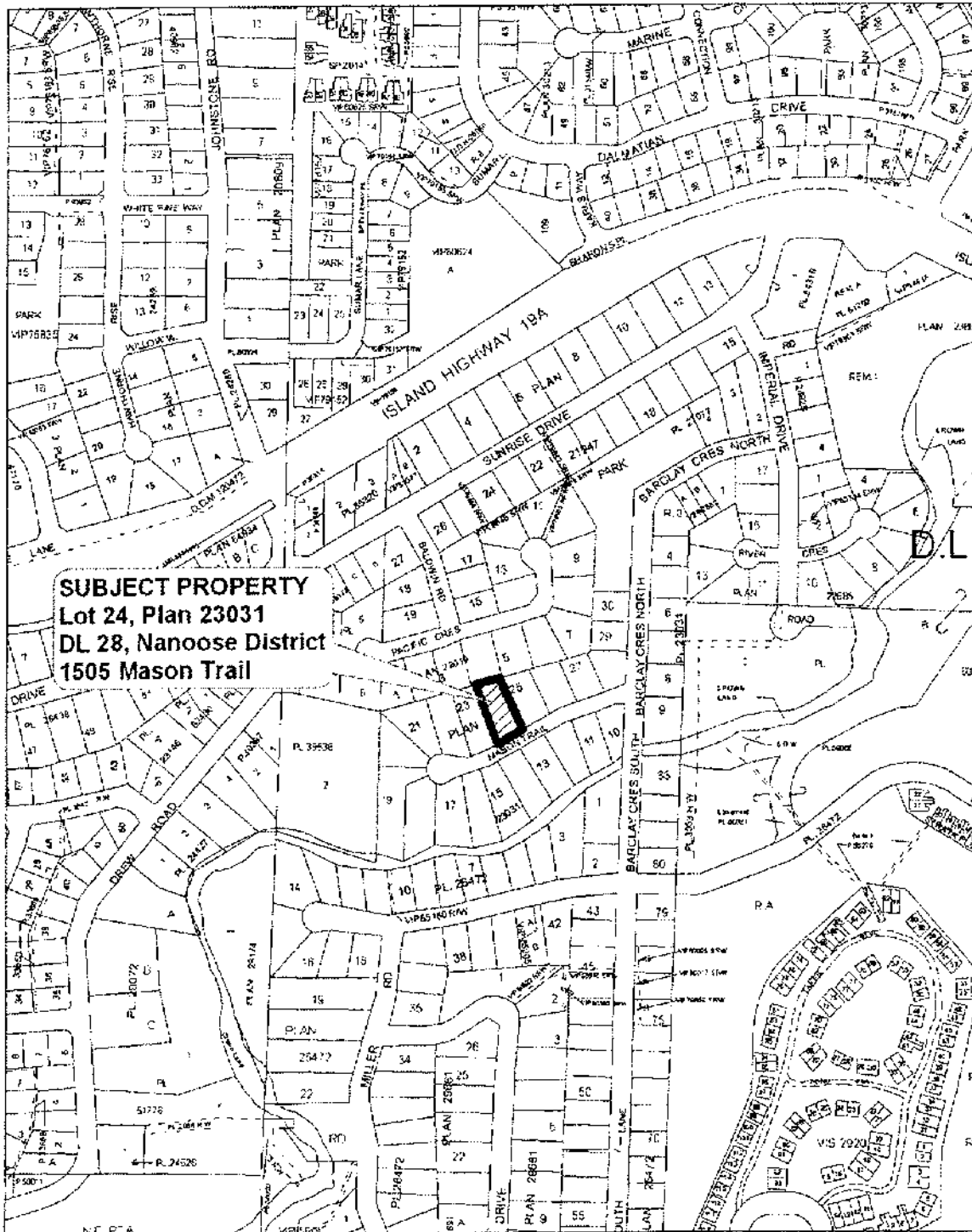
4. Existing Buildings

The deck structure and accessory buildings shown as "to be removed" as shown on Schedule No. 2 (to be attached to and forming part of the Development Permit), are to be removed. The accessory building labeled 'shed to be relocated' is to be relocated onto New Lot B or removed. Applicant to apply for the required building permits at the RDN Building Services Department.

Schedule No. 2
Development Permit No. 60811
Proposed Plan of Subdivision



Attachment No. 1
Development Permit No. 60811
Location of Subject Property



BOOS MAPSHEET 021 006 1:3



CAO APPROVAL (1.1.1)	
EAP	✓ Apr 14 '09
COW	
APR 07 2009	
R-D	
BOARD	

MEMORANDUM

TO: Geoff Garbutt
Manager of Current Planning

DATE: April 1, 2009

FROM: Kristy Marks
Planner

FILE: 3060 30 60848

SUBJECT: Development Permit Application No. 60848 – Beyeler
Lot 1, District Lot 9, Newcastle District, Plan 20326
Electoral Area 'G', Folio No. 769.11523.000

PURPOSE

To consider an application for a Development Permit to allow the construction of a dwelling unit and detached garage and to legalize the siting of an existing storage building on a property located at 204 Kinkade Road.

BACKGROUND

The subject property, legally described as Lot 1, District Lot 9, Newcastle District, Plan 20326, is located on Kinkade Road in Electoral Area 'G' (See Attachment No. 1 for location of subject property). The property currently contains a mobile home and attached carport, detached garage, quonset, and a storage building. The applicants are proposing to remove the existing mobile home and attached carport as well as the existing detached garage and quonset. The property is a relatively flat parcel located within the Little Qualicum River floodplain and is bordered by Kinkade Road to the east, developed residential parcels to the north and south and the Qualicum National Wildlife Area to the west.

The subject property is designated within the Environmentally Sensitive Features for aquifer protection, Hazard Lands, Fish Habitat Protection, and Farmland Protection Development Permit Areas (DPA) pursuant to "Regional District of Nanaimo Electoral Area 'G' Official Community Plan Bylaw No. 1540, 2008". The application is exempt from the requirements of the Environmentally Sensitive Features, Fish Habitat Protection, and Farmland Protection Development Permit Areas.

The parcel is approximately 0.76 ha in size and is currently zoned Residential 2 (RS2) pursuant to "Regional District of Nanaimo Land Use and Subdivision Bylaw No. 500, 1987". The applicants are requesting approval to construct a 223m² dwelling unit and a 119m² detached garage and to legalize the siting of an existing 41m² storage building within the Hazard Lands DPA. The existing storage building was constructed by the previous owners without a development permit or building permit and the current owners wish to obtain the necessary permits to legalize this structure.

Sustainability Implications

In keeping with Regional District of Nanaimo Board policy, the applicants have completed the "Sustainable Community Builder Checklist". This proposal represents the redevelopment of an existing residential parcel. The applicants have provided a Geotechnical assessment of floodplain issues in order to ensure that the property is safe and suitable for residential use. From a sustainability perspective the

applicants are proposing to redevelop an existing property and to utilize a portion of the property where there is little existing vegetation in order to reduce potential impacts.

ALTERNATIVES

1. To approve Development Permit No. 60848 subject to the conditions outlined in Schedules No. 1-4.
2. To deny the requested Development Permit.

LAND USE AND DEVELOPMENT IMPLICATIONS

As outlined above, the applicants are requesting approval to redevelop an existing residential property at 204 Kinkade Road. The location of the proposed dwelling unit, detached garage and storage building are outlined on *Schedule No. 2* and building elevations for the proposed development are outlined on *Schedule No. 3*.

In keeping with the Hazard Lands DPA, the applicants have submitted a Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd. dated March 19, 2009 which addresses the proposed development (*Schedule No. 4*). Provided that the recommendations contained in the Report are followed, the property was found to be safe and suitable for the proposed development and no detrimental impacts on the environment or adjoining properties are anticipated. The minimum floor heights for the dwelling unit will be located above the 200-year design flood level and footings and crawl spaces will be designed to allow potential floodwaters to exit the structure easily. The garage and storage building are exempt from the Flood Construction Levels required by “Regional District of Nanaimo Floodplain Management Bylaw No. 843, 1991” and the applicants are aware that the buildings are not to be used for the storage of goods damageable by flood waters, toxic materials, or materials that may contaminate the environment.

As per Board policy, staff recommends that the applicant be required to register a Section 219 covenant that registers the Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd., and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion and/or flood damage.

Given that the applicants have submitted a Geotechnical Report which states that the site is safe and suitable for the intended purpose, in staff’s assessment, the guidelines of the Hazard Lands DPA have been addressed.

VOTING

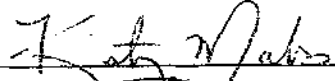
Electoral Area Directors – one vote, except Electoral Area ‘B’.

SUMMARY/CONCLUSIONS

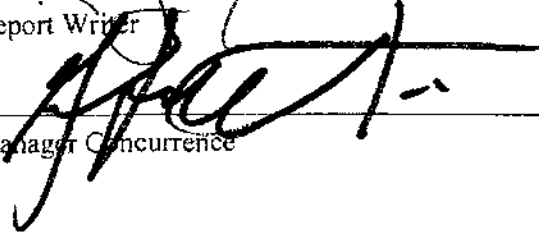
This is an application for a Development Permit to allow the construction of a dwelling unit and detached garage and to recognize the siting of an existing storage building at 204 Kinkade Road in Electoral Area ‘G’. Given that the applicants have submitted a Geotechnical Evaluation of the floodplain hazard consistent with the guidelines of the Hazard Lands DPA staff recommends that the requested Development Permit be approved subject to the terms outlined in Schedules No. 1-4 of this report.

RECOMMENDATION

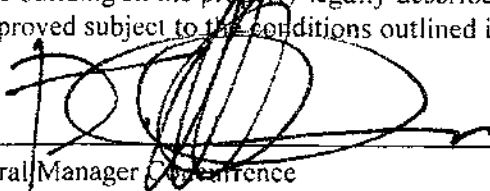
That Development Permit Application No. 60848, to permit the construction of a dwelling unit and detached garage and to legalize the siting of an existing storage building on the property legally described as Lot 1, District Lot 9, Newcastle District, Plan 20326, be approved subject to the conditions outlined in Schedules No. 1-4.




Report Writer



Manager Concurrence



General Manager Concurrence



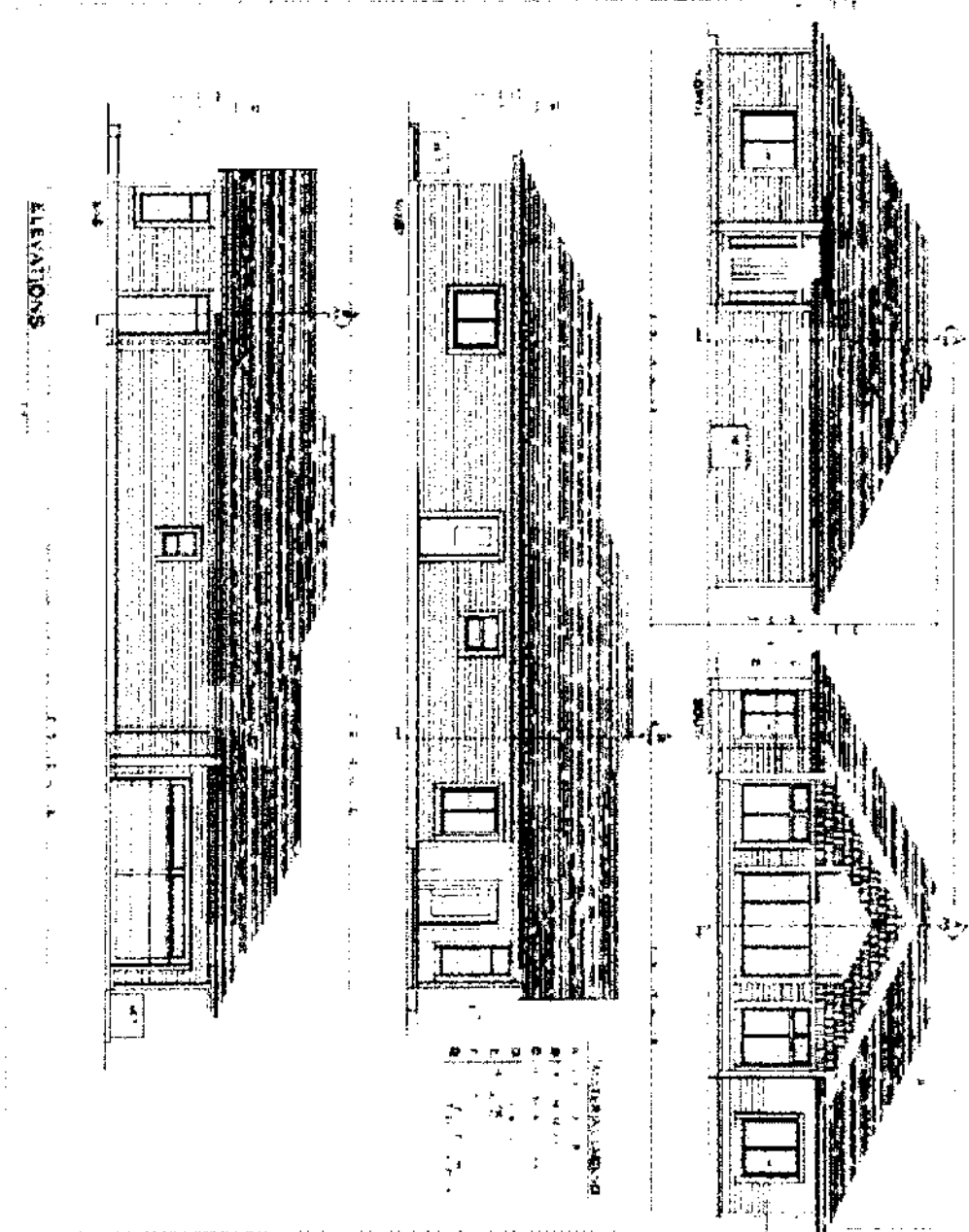
CAO Concurrence

Schedule No. 1
Terms of Development Permit No. 60848

The following sets out the terms and conditions of Development Permit No. 60848.

1. The dwelling unit, detached garage and storage building shall be sited in accordance with the site plan prepared by Sims Associates dated October 23, 2008 attached as *Schedule No. 2*.
2. The dwelling unit, detached garage and storage building shall be developed in accordance with the building elevations prepared by Jorgensen Osmond Ltd. attached as *Schedule No. 3*.
3. The dwelling unit, detached garage and storage building shall be constructed in accordance with the Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd. dated March 19, 2009, attached as *Schedule No. 4*.
4. Staff shall withhold the issuance of this permit until the applicant, at the applicant's expense, registers a section 219 covenant that registers the Geotechnical Report prepared by Lewkowich Geotechnical Engineering Ltd. dated March 19, 2009 and includes a save harmless clause that releases the Regional District of Nanaimo from all losses and damages as a result of erosion, landslide and/or flood damage.
5. The applicant shall obtain building permits from the RDN Building Inspection Department for the dwelling unit, detached garage, and accessory building.

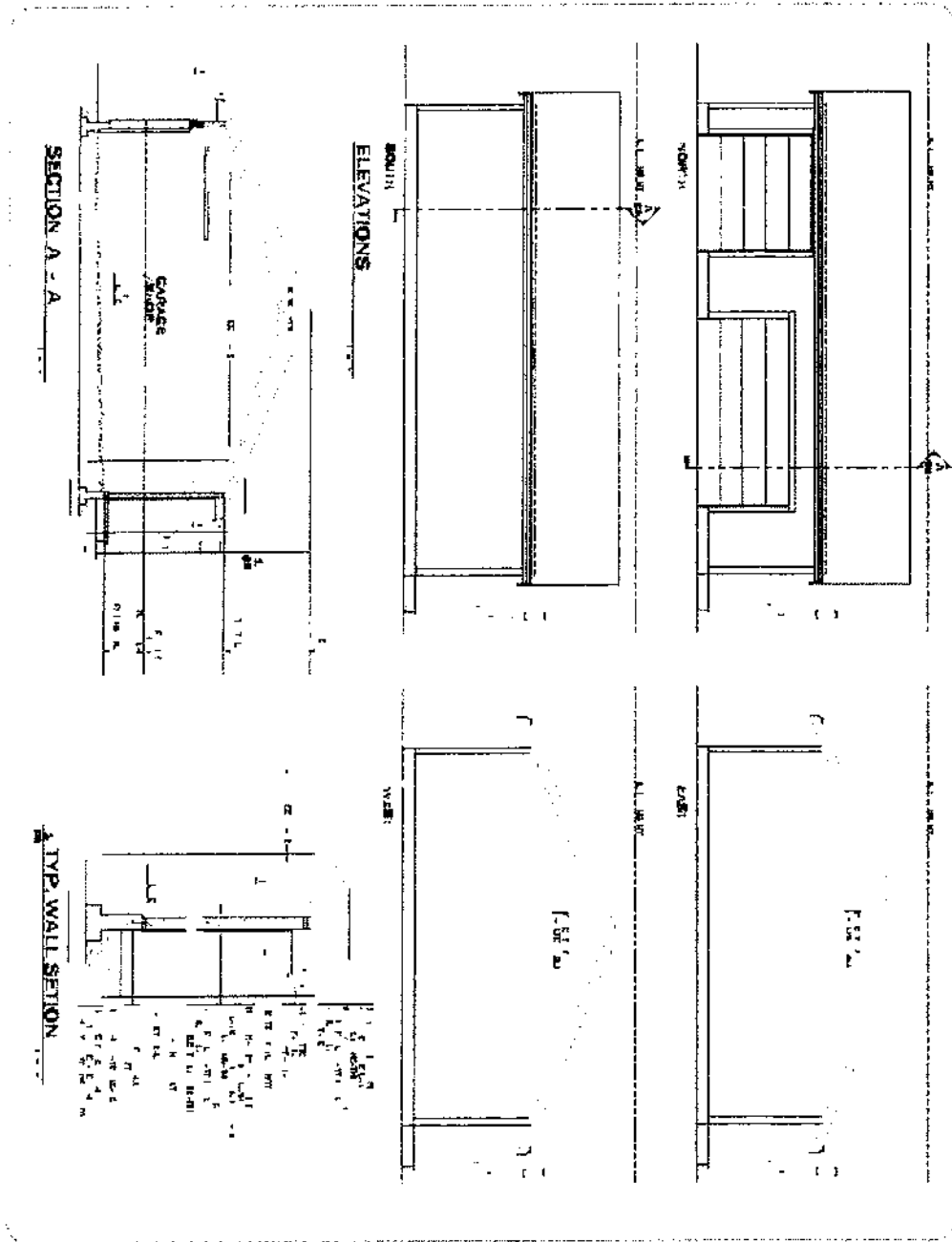
Schedule No. 3
Building Elevations
(Dwelling Unit - Page 1 of 2)



1
A3/4
DATE: 4/1/09
BY: [Signature]

Beyeler Residence

Schedule No. 3
 Building Elevations
 (Garage - Page 2 of 2)



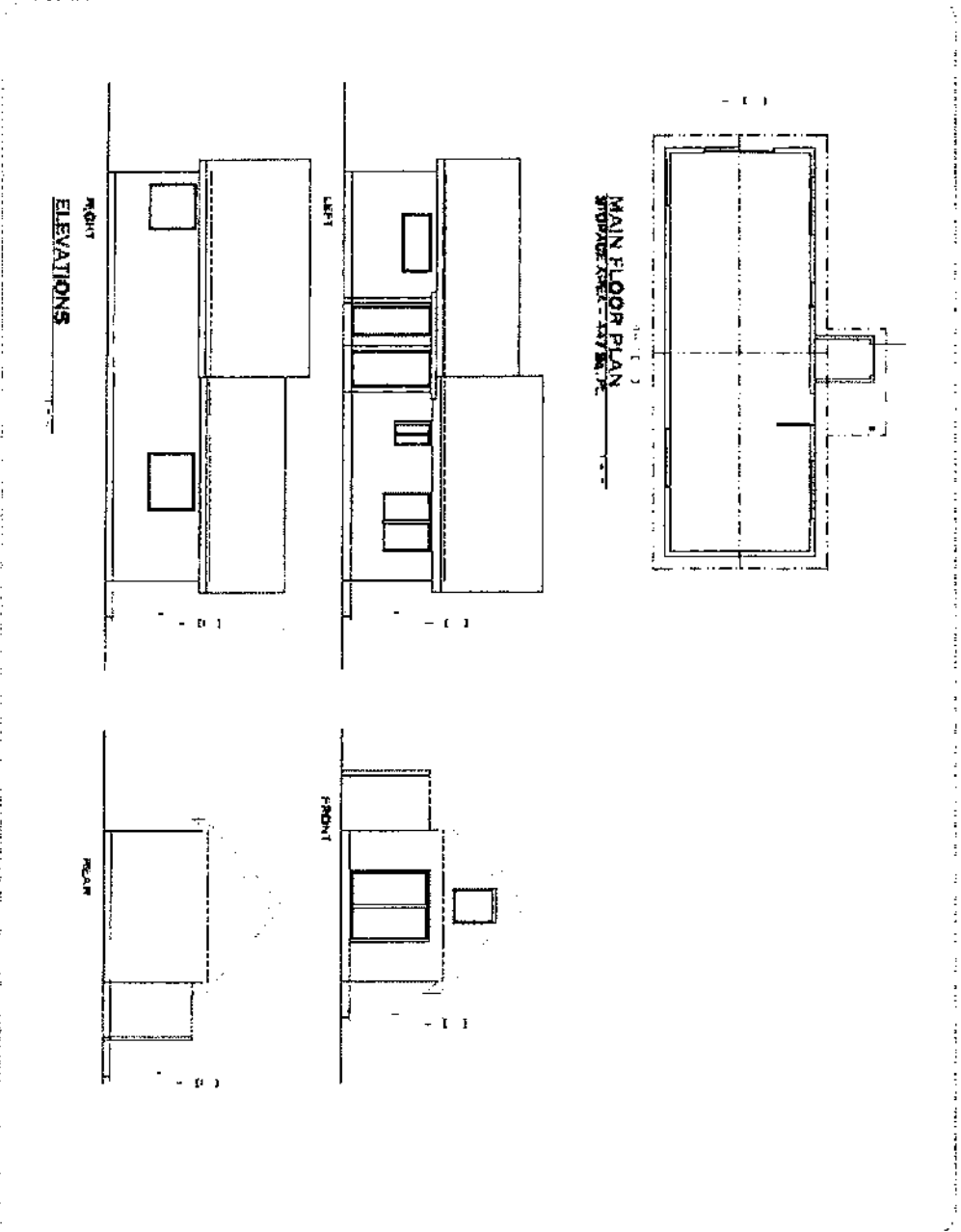
Beyeler Residence

JOHNSON & JOHNSON
 ARCHITECTS
 1100 N. 1st St.
 Phoenix, AZ 85004
 Phone: (602) 254-1100
 Fax: (602) 254-1101
 www.johnsonandjohnson.com

62/2

DATE	DESCRIPTION

Schedule No. 3
Building Elevations
(Storage Building - Page 3 of 3)



REGULATORY STORAGE BUILDING
S1/1

JORGENSEN & SONS
ARCHITECTS
1000 14th St. N.
Minneapolis, MN 55412
612-338-1111

Storage Building

Schedule No. 4
Geotechnical Evaluation
(Page 1 of 3)



Lewkovich Engineering Associates Ltd.
 geotechnical • water safety • civil • electrical • mechanical • plumbing

GEOTECHNICAL REPORT

Camelot Homes

P.O. Box 77

Qualicum Beach, BC

V1K 1S7

ATTENTION: Mr. Dan MacLeod

File: C6518 05-1

March 19, 2009

PROJECT: 2-6 KINKADE ROAD, QUALICUM BEACH, BC.

SUBJECT: GEOTECHNICAL SITE OBSERVATIONS – FLOODPLAIN HAZARD

Dear Mr. MacLeod:

1. Introduction:

As requested, Lewkovich Geotechnical Engineering Ltd. (Now Lewkovich Engineering Associates Ltd., L.E.A.) carried out a site visit September 17, 2008 at the above noted project. The purpose of the visit was to assess subsurface conditions and bearing capacities for a proposed new residence. This revised letter outlines our conclusions as well as our recommendations regarding floodplain issues, now including the proposed new garage/shop and existing storage building.

2. Site Condition

The subject property is located on the west side of Kinkade Road near Qualicum Beach. The lot is relatively flat with a very gentle slope from south to north, toward the Strait of Georgia. The proposed residence, new shop and existing storage building are centered in the east-west direction on the lot, and are fairly evenly spaced in the north-south direction on the lot. The entire property is located within the floodplain of the Little Qualicum River.

3. Discussion and Recommendation:

- a. The placement and compaction of structural fill for building purposes (specifically the residence) should not create dams, dykes, or other barriers to the flow of floodwater. Floodwater must be able to flow around all structures on the property.
- b. Perimeter and rainwater drains should be designed so that drainage flows to the north-west.

Lewkovich Engineering Associates Ltd. (Now Lewkovich Engineering Associates Ltd., L.E.A.)
 1100-11th Street, Suite 205, Nanaimo, BC V9R 4G5
 Tel: 250-753-2225 Fax: 250-753-2226
 www.lea-engineering.com

**Schedule No. 4
Geotechnical Evaluation
(Page 2 of 3)**



Client: City of Lakes
Project: 294 Kenilworth Road, Quietum Beach
File: G5518a.dwg
March 19, 2009
Page 2 of 3

as that is the topographic down gradient direction. This will allow the perimeter drainage to drain more quickly after floodwater recedes.

- c. In the event of the 200 year design flood, we expect the property would be inundated with floodwater, and the proposed structures appear to be at or below design flood level. LEA understands minimum floor height of the residence will be above the 200 year design flood, and that footings and crawl spaces will be designed to allow potential floodwaters to exit the structures easily.
- d. The proposed new garage/shop and the existing storage building will be/are located below the 200 year design flood level. The property owner and/or users of the building must be informed that the structures are subject to flooding. These two buildings are not to be used as habitable spaces, and must be designed or renovated to allow potential floodwaters to enter and exit the structures easily, without causing damage to the structures.
- e. If the uses and/or contents of the proposed garage/shop and existing storage building would have a detrimental affect on the environment or adjacent properties if flooded, the buildings would have to be elevated (using structural fill) to raise them above the 200-year design flood level. Alternately, any components of the structures (electrical systems, for example) must be installed at a height above the 200-year design flood level. Solid concrete footing walls up to the 200-year design flood level could be built to prevent "on wall" installation of such services. Commercial or habitual storage of potential environmentally damaging substances (paint, oil, etc.) would have to be elevated above the 200-year design flood level as well. We recommend permanent floodwater height markings on the buildings to remind the owner or users of the structures of the potential flood level.
- f. It is expected that potential floodwater would be relatively quiet, and would raise and lower without producing substantial flows that would erode soils around and/or under the proposed structures. In addition, the low lying areas of the property would allow floodwater

Proposed minimum height above ground level (ft) 1.20

**Schedule No. 4
Geotechnical Evaluation
(Page 3 of 3)**



Client: Camacho Homes
Project: 264 Kukulade Road, Qualicum Beach
File: G65183(1r)
March 19, 2009
Page 3 of 3

to recede unimpeded, facilitating the drainage of floodwater from the property. The site soils are also relatively free draining, allowing floodwater to drain through the soil.

- g. It is LEA's opinion that the property is safe and suitable for the proposed development, and would not have a detrimental impact on the environment or adjacent properties as long as our recommendations are followed.

4. Closure

Lewkovich Engineering Associates Ltd. appreciates the opportunity to be of service on this project. If you have any comments, or if we can be of further service, please contact us at your convenience.

Respectfully Submitted,

Lewkovich Engineering Associates Ltd.



Chris Hudoc, M.A.Sc., P.Eng.
Project Engineer

