

LLE RV Parking Area Improvement Update

June 20, 2020

Update Submitted by Chair: Adrian Johnston and Secretary: Ron Chamney

We would like to bring you an update on our efforts to evaluate the opportunity for expansion of the LLE RV Parking Area.

Reply from the RDN Planning Department to Ron's questions, responses in blue below:

- Will we require further survey plans to our existing property surveys from the original permit (DP 60424)
 - You will require a new survey showing the proposed area of expansion and the distance of the proposed expansion from the pond at the rear of the property.
- Will we require a Professional Engineer's Report?
 - As this proposal does not appear to meet any of the Aquifer protection Development Permit Area Exemption criteria, you will need a report prepared by a professional Engineer or Geoscientist with experience in hydrogeology. I have highlighted the section of the Aquifer protection development permit area guidelines and attached them.
- Will we require an RDN Sustainable Development Checklist?
 - You will not be required to submit this at this time.
- Will we require an Environmental Assessment?
 - It appears that the proposal will be located more than 30m from the watercourse at the rear of the property (surveyor to confirm), but we will need confirmation that the drainage ditch is not assessable under the Riparian Area Protection Regulations (RAPR). A certified Biologist or a Qualified Environment Professional (QEP) would be qualified to make such an assessment. If the drainage ditch is not deemed to be assessable under the RAPR a letter confirming this will be sufficient, if it is assessable under the RAPR there may be a required setback and mitigation measures.
 - A certified Biologist or a Qualified Environment Professional (QEP) would be qualified to make such an assessment.
- Will we require a Riparian Area Assessment?
 - please See Comments above
- How do we get an easement from regulations for the seasonal drainage ditch that is within 30 meters of our improvement site?
 - A typical easement you would see registered to the title of a property would be granting hydro permission to access the property. What will need to be determined is if the seasonal drainage ditch is assessable under the RAPR and if there would be a Streamside Protection and Enhancement Area (SPEA) associated with the ditch.

Response from Two Site Contractors contacted:

- We contacted "Dale Philips Tree Service", a local Bowser tree removal service. Upon visiting the site, he suggested that we remove the underbrush ourselves, and he would come in and chip this when he cuts down and removes the trees. This proposal would involve us spreading fill/gravel on top of the area without any excavation. His estimate was a minimum of \$5000.00
- We also were in contact with the Roswell Pit, where the contractor and part owner Terry Maglet operates. Terry came to the site and offered to come in and remove all the trees and brush, pile it for on-site burning (he has no location to take wood waste), remove the peat and then bring in fill and surface gravel. He did not provide a quote until we could determine the depth of the peat layer. On his departure Adrian dug two holes in the area and was still bringing up peat at 3 feet, where he stopped digging. On return to the holes the next day he found the water table at 18-24" from the surface, like what Ron Chamney had determined in August 2019.

Conclusions

- Ron and Adrian consulted on this and determined that we were not likely to be able to build on top of this depth of peat, and high-water table.
- We have decided to come back to the committee for comments and suggestions. We are likely to incur extremely high costs to develop this area, if it can be developed at all.
- Currently Adrian and Ron recommend discontinuing our efforts to further develop the RV parking area.
- If any LLE resident feels that they would like to continue with the committee and the research into expanding the RV parking area we will provide you with all the contacts and details that you may require to continue.