

ALL-TERRAIN CONSULTING LTD
ESC & ENVIRONMENTAL SPECIALISTS



**ESC & ENVIRONMENTAL LETTER FOR
14205 Malabar Avenue, White Rock, B.C.**

Prepared for:

**Mr. Tim Ratzlaff
Tel: (604) 230-1446**

Prepared by:

**All-Terrain Consulting Ltd.
#507-15216 North Bluff Road
White Rock, B.C. V4B 0A7
Tel: (778) 230-4174
www.atconsulting.ca**

ESC & Environmental Letter for
14205 Malabar Avenue, White Rock, B.C.



ALL-TERRAIN CONSULTING LTD
ESC & ENVIRONMENTAL SPECIALISTS

January 25, 2023

Mr. Tim Ratzlaff
Tel: (604) 230-1446
Email: tim@paragonhomesltd.com

ATC File #18-435

RE: ESC & Environmental Letter for 14205 Malabar Avenue, White Rock, B.C.

Dear Mr. Ratzlaff:

All-Terrain Consulting Ltd. (ATC) was contracted to review the potential erosion and sediment control best management practices (BMPs) and environmental features pertaining to the subject property at 14205 Malabar Avenue in White Rock, B.C.

A site investigation was conducted on May 1st, 2018 and Sumer 2022 to discuss the environmental parameters with the owner, and estimate the erosion and sediment control BMPs for any possible site works.

Information from our Site Investigation - May 1st, 2018 and Sumer 2022

Access to the subject property is from the south off Malabar Avenue. One house is currently located in the central portion of the property. The property owner is investigating whether subdivision of the site is feasible.

ATC observed that the property slopes slightly to the South, and that two catch basins are located in front of the subject property on Malabar Avenue. It appears that both catch basins drain into a culverted stream which daylight immediately south of Malabar Avenue. This man-made stream then flows directly South and eventually into Semiahmoo Bay.

No fish presence in this stream would be foreseen given the steep slope down to Semiahmoo Bay; however, ATC would classify the stream as being a Yellow-coded, Class "B" stream, which are defined as *"Providing food/nutrient to downstream fishes."*

Streamside protection bylaws and building setbacks in the City of White Rock follow the Province of BC's Riparian Area Regulation (RAR) guidelines. When analyzing the stream on the south side of Malabar Avenue by using the detailed RAR guidelines, the streamside protection and enhancement area (SPEA) would result in a 10 metre setback from the stream's high water mark (HWM).

Measurements were taken by ATC at the time of our site visit on May 1st, 2018. The 10 metre setback taken at the location where the stream daylight on the South side of Malabar, fell on the asphalt of

Malabar Avenue and did not reach the subject property line. The subject property therefore falls outside of the RAR-determined SPEA.



Figure 1: Aerial photo with Environmental Feature across the street from late May to the subject property.

ATC would not deem the subject property a high risk for any issues related to erosion and sediment control during construction.

The main best management practices would be:

1. To maintain the paved driveway during house demolition and at times of truck traffic to prevent any soil from site making its way out onto Malabar Avenue via the truck tires;
2. Install inserts in all catch basins adjacent to site;
3. install silt fencing along the southern and eastern property lines to prevent any materials from leaving site;
4. Cover all soil piles with poly sheeting when not in use; and
5. If any additional areas require truck access, then a gravel access pad in those areas is recommended.

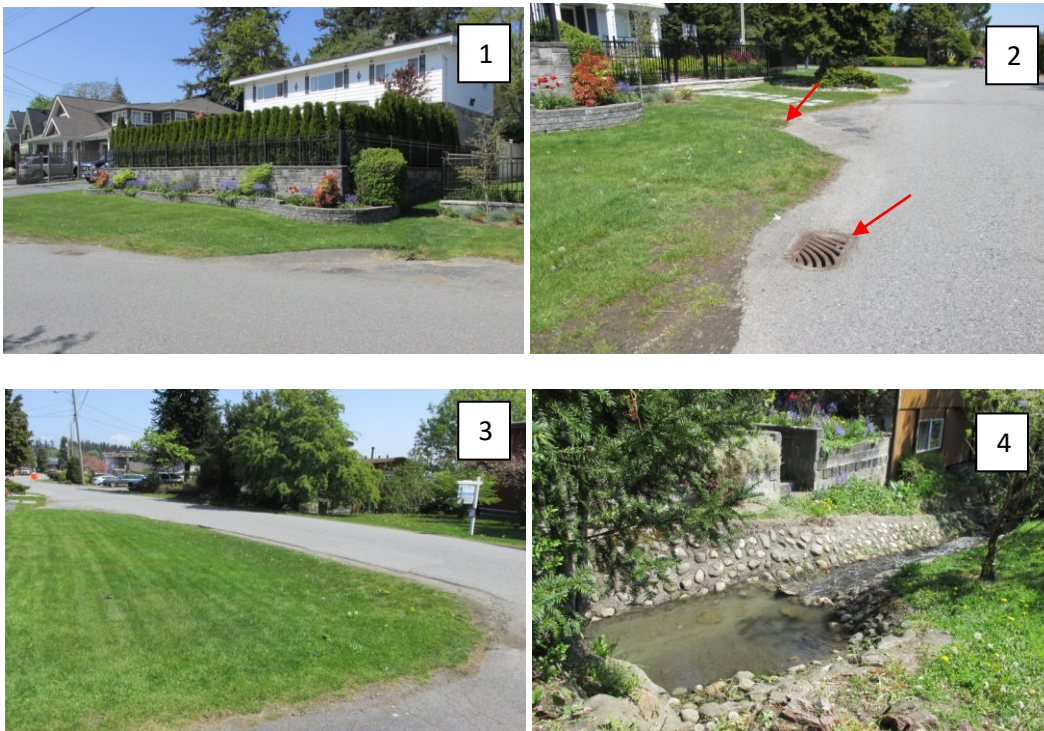
We trust that the above provides a clear outline of the environmental feature (stream on the South side of Malabar Avenue) and its setback, as well as for erosion and sediment control BMPs for any site construction that may occur in the future.

Please let us know if you have any questions.
Thank you,



Claude Cartelier, M.Sc., CPESC
ESC & Environmental Specialist

Site Photos:



1. General view of the residence currently found on the subject property.
2. General view of the two catch basins located adjacent to site.
3. Easterly view of the entrance driveway off Malabar Avenue.
4. Southerly view of the man-made stream found South of Malabar Avenue across from the subject property.