



AQUAPARIAN

Environmental Consulting Ltd.



April 5, 2017

SupErb Construction Ltd
2345A Delinea Place
Nanaimo BC, V9T 5L9

**RE: VANCOUVER ISLAND MOTORSPORT CIRCUIT
ENVIRONMENTAL SERVICES SUMMARY TO DATE**

Aquaparian Environmental Consulting Ltd (Aquaparian) was retained in January 2014 by SupErb Construction Ltd (SupErb) to provide Environmental Services for the development of the Vancouver Island Motorsport Circuit (VIMC). Since that time, several assessments, reports and construction monitoring services have been provided on an on-going basis and as needed to support the development to proceed in compliance with regulatory requirements. The following is a brief summary to date.

A) West 40 acres of Section 3, Range 1, Somenos District

Development Permit Application Supporting Documents & Construction Phase

- **Biophysical Assessment – pre-clearing.**

This report documented existing site conditions and past impacts from logging. Information included physical resources such as topography, climate, soils, surface and groundwater resources, and biological resources including flora, fauna, sensitive ecosystems and listed species. Additional information included a search of recorded archaeological records and anticipated land impacts to the identified resources.

- **Construction Environmental Protection Plan and Monitoring Plan – during construction.**

This plan identified environmental protection measures to be implemented to prevent impacts to the small seasonal watercourse located within the Phase I site including culvert installation for the access road. The remainder of the site was to be cleared.

- **Pre-clearing Nesting Bird Survey**

Clearing of the site was timed in early April just before the typical songbird nesting season start (April 15th). However, due to seasonal variation in timing, a songbird nesting survey was conducted ahead of the clearing operation to avoid incidental take of nesting songbirds protected under the Federal Migratory Bird Convention Act.

- **Provincial Water Act Section 9 Notification and Project Review Request to Fisheries & Oceans Canada**

These two applications were submitted for the installation of the access road culvert crossing of the small seasonal watercourse.

- **Vegetation Management Plan – Perimeter Areas Restoration**

This vegetation management plan was completed to prescribe native species to be planted within the post construction disturbed perimeter around the outside of the motorsport circuit to provide long term erosion control and restate some habitat value on the site. The planting area was estimated to be 2000m² to be planted with native shrub species.

- **Environmental Monitoring – Construction Phase**

Environmental monitoring was conducted on an as-needed basis during construction to ensure prescribed mitigation measures were functioning as intended, measure water quality in the seasonal watercourse, respond to heavy rain events and changing site conditions and provide additional recommendations as required. Aquaparian also provided information to regulators when required.

B) Section 5, Range 1, Somenos District & Section 4, Range 4, Somenos District

- **Menzies Creek Preliminary Assessment**

Completion of a preliminary assessment of Menzies Creek within Section 4, Range 1, Somenos District. The assessment was completed to obtain habitat conditions, condition of the existing culvert and potential fish presence and upstream access in preparation of applications for a culvert installation and to provide culvert design recommendations to the project engineer to allow for fish passage. This report also identified government *Acts* and Regulations that may apply to the parcel for future development planning purposes.

- **Water Sustainability Act - Section 11 Notification Drinkwater Road Extension Access Road**

This submission was completed to carry out the installation of the culvert during the least risk window for Menzies Creek and prescribed environmental protection and monitoring requirements for the in-stream works to be carried out to avoid impacts to fish and fish habitat during construction.

- **In-stream Work Environmental Monitoring Drinkwater Road Extension Access Road**

Aquaparian was on-site full-time during the in-stream works to replace the old hanging culvert which was a barrier to upstream fish migration, with a new properly sized, fish passage culvert at the Drinkwater Road extension at the Menzies Creek crossing.

- **Temporary Off-road Circuit Impact Assessment**

Completion of a post construction impact assessment for the temporary off-road circuit within Section 4, Range 1, Somenos District to assess stormwater management and potential development permit area triggers. The off-road circuit was constructed in a previously clear cut area. Environmental recommendations were provided for stormwater management which were installed and subsequently monitored for effectiveness. Aquaparian also provided information to regulators when required.

- **Bing`s Creek Riparian Areas Assessment**

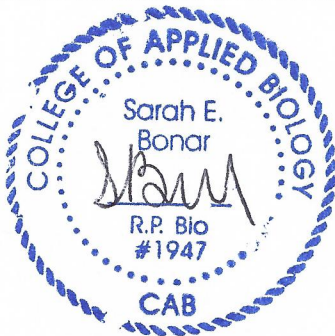
Completion of a Riparian Areas Regulation Assessment to determine the Streamside Protection and Enhancement Area adjacent to Bing`s Creek. This report was completed for a Development Permit Application for the Off-road Circuit due to a small area of the circuit lying within the DPA.

- **Perimeter Fence Assessment and Environmental Protection Plan - Menzies Creek**

Completion of a site investigation of the perimeter fence alignment around Section 5, Range 1, Somenos District and Section 4, Range 4, Somenos District. Aquaparian completed a site walk of the fence alignment and provided regulatory requirements and environmental protection recommendations and identify regulatory submissions required for the fence sections crossing the two branches of Menzies Creek on the western boundary.

Regards,

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