100 St. Ann's Road
Campbell River, B.C. V9W 4C4
Telephone: 250.850.3379 Cell: 250.201.9241
rodney.reyes@broadstreet.ca

December 10, 2025

To: Duncan Miller, MCP
Development Planner I
Development Services City
of Campbell River
VIA EMAIL: duncan.miller@campbellriver.ca

Re: Letter of Intent

Proposed Project Background
Project Name: Timber Ridge Phase 4 - 26 Bare Land Strata Lots
Site Address: 775 Petersen Road, Campbell River, BC
Site Area: 2.62 acres (1.06 hectares)

I. **Project Overview:** The project proposes the creation of 26 bare land strata residential lots, arranged along internal strata roads with a centralized amenity/playground area (335.24 m^2) and landscaped buffers. The subdivision will be developed as 20 single-family and 6 duplex-style residential units with varied roof forms and coordinated exterior finishes.

II. **Key Design Elements:**
- **Lot Sizes:** Approx. 229.91 m^2 to 450.07 m^2 per lot.
- **Building Types:** Combination of single detached and duplex units.
- **Architectural Treatment:** Coordinated colour palette and siding materials, including Cedarmill planks in Iron Grey, Timber Bark, Mountain Sage, and Arctic White. Roof types and massing varied to create visual interest.
- **Open Space:** Amenity/playground space centrally located for accessibility.
- **Circulation:** Internal strata road network with defined lot access points.
- **Grading s Retaining:** Retaining walls as per civil engineering plans; finished floor elevations specified for each lot.
- **Landscaping:** Landscaped common areas and individual lot frontages to meet City requirements for form and character.

III. **Design Guiding Principles:**
- Create a cohesive neighbourhood character with architectural diversity.
- Provide functional outdoor space and pedestrian connectivity.
- Ensure compatibility with surrounding development and City OCP policies.

IV. **No Variance Requested**

The proposed subdivision design, consisting of 26 bare land strata lots on a 1.06-hectare site, fully complies with the RM-1 zone requirements of the City of Campbell River Zoning Bylaw. The overall density of approximately 25.49 dwelling units per hectare remains below the maximum permitted density of 26 units per hectare. All setbacks, building heights, and parcel coverage parameters also conform to the applicable bylaw standards, with a minimum average lot size of approximately 307.79 m^2 per strata lot.

RODNEY REYES
Development Manager

City of Campbell River

DEVELOPMENT DATA TABLE

Revision #:_____ **Revision Date:**_____

A Development Data Table is required to be attached to all site plans and drawings that are submitted as part of a Rezoning, Development Permit, Development Variance Permit, Board of Variance, Subdivision, or Temporary Use Permit application.

When a revised set of drawings is submitted, each plan must contain the new revision date and each set of revised plans must be accompanied by a revised Development Data Table.

If more than one residential, commercial or industrial building is to be constructed on a lot, it will be necessary to complete a Multiple Building Data Table that gives details for each building. Multiple Building Data Tables must also be revised each time a revised set of plans is submitted.

Please provide all available development data regardless if it is required for zoning compliance (ie. types of residential units, amenity space, tenancy type, etc). Also, please note that all dimensions must be in metric.

Proposed/Existing Zoning: RM-1

Required Development Data	Required/Allowed	Proposed
PERMITTED USE	MULTI-FAMILY RESIDENTIAL	MULTI-FAMILY RESIDENTIAL
LOT AREA		10,168.98 m2
LOT COVERAGE (%)	50.0%	25.4%
Buildings & Structures		
Impermeable Surfaces		
FRONTAGE		
YARD SETBACKS		
Front Yard	1.5m	1.5m
Rear Yard	5.0m	5.0m
Side Yard #1 (N,S, E,W)	1.5m	1.5m
Side Yard #2 (N,S, E,W)	1.5m	1.5m
Side yard #3 (N,S, E,W) if panhandle lot		
Side Yard Adjacent to a Road (N, S, E, W)	1.5m	1.5m
BUILDING HEIGHT	10m	max 7.6m
DENSITY		
• # of Dwelling Units (R-i Zone)		
• # of Dwelling Units/Hectare (RM Zones)	25 DU + 5 DU density bonus / Hectare	25.49 DU / Hectare
TOTAL FLOOR AREA		
• Residential		4,889.68 m2
• Commercial		
FLOOR AREA RATIO		
TYPE OF RESIDENTIAL UNITS		
• Bachelor		
• One Bedroom		
• Two Bedrooms		
• Three + Bedrooms		

City of Campbell River

DEVELOPMENT DATA TABLE

Required Development Data	Required/Allowed	Proposed
APARTMENT TENANCY		
• Ownership		BARE LAND STRATA
• Market Rental		
• Affordable Housing		
PARKING (Number of Stalls)		
• Total Residential	26	52
• Total Commercial		
• Total Industrial		
• Visitor		
• Loading		
• Accessible		
• Small Car	MAX 30% - 8 PARKING STALLS	0
OUTDOOR PARKING & STORAGE (in metres)		
AMENITY SPACE (Area in Square Metres)		
• Communal Indoor Space		
• Communal Outdoor Space		335.24 m2
CONDITIONS OF USE		

I hereby certify that all of the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the applicant and no the Development Services Department.

Owner/Applicant Name (printed): RODNEY REYES

Owner/Applicant Signature:_____ Date:_____

Biophysical Assessment Report for 775 Petersen Road

(PID: 009-678-000)

PACIFICUS
BIOLOGICAL SERVICES LTD

PORT HARDY OFFICE | Box 2760, 6990 Market Street, Port Hardy, B.C. V0N 2P0 | (250) 949-9450

CAMPBELL RIVER OFFICE | 670 Island Highway, Campbell River, B.C. V9W 2C3 | (250) 286-0005

Info@pacificus.ca | www.pacificus.ca

Biophysical Assessment Report for 775 Petersen Road
(PID 009-678-000)

Prepared for:

Seymour Pacific Homes
c/o Rachel Ricard
100 St. Anns Road
Campbell River, B.C. V9W 4C4
(250) 286-8045

Written by:
Jo Gagnon, BSc.

Reviewed by:

Doug McCorquodale, RPBio
Owner and President

Date:
September 2nd, 2025
Amended November 5th, 2025
November 17th, 2025

PACIFICUS
BIOLOGICAL SERVICES LTD

SAFE CERTIFIED

Table of Contents

1. BACKGROUND

The subject property located at 775 Petersen Road, Campbell River, BC is a 12.02-acre parcel of land currently zoned Residential Multiple One (RM-1) (District Lot 1409, Sayward Land District except Plan EPP137148). The subject property is bordered by Petersen Road to the west and Elk River Timber Road (ERT Road) to the east (Figure 1). The proposed development area is located on the east side of the newly extended Park Forest Drive, southeast of the Timber Ridge multi-phase townhome development, currently being constructed by Seymour Pacific Developments (Seymour Pacific) at 875 Petersen Road. The new development will be bound by Park Forest Drive to the west, a newly constructed stormwater detention pond (SWDP) to the north (Photo 4) and the ERT Road to the east which functions as a non-vehicular trail for pedestrians (Photo 3).

Ahead of proposed development, Pacificus Biological Services (Pacificus) was engaged by Seymour Pacific to determine the location of any watercourses applicable under the Riparian Area Protection Regulation (RAPR)[1] as well as any Environmentally Sensitive Areas (ESAs) as per the requirements of the City of Campbell River's (CoCR) Sustainable Official Community Plan (SOCP; Bylaw 3475, 2012)[2].

The CoCR web mapping identified two ditch lines adjacent to the property that were determined to be located within the 30m ditch DPA (Figure 1)[3]. This included the ERT Road ditch located east of the subject lot, and the Petersen Road ditch located west of the property boundary. The field assessment confirmed the presence of these two ditch lines (Watercourse 1: ERT Road ditch and the Petersen Road ditch). A wetland (Watercourse 3) area beneath a BC Hydro right of way (ROW) on the southeast corner of the subject property as well as a stormwater detention pond (SWDP: Watercourse 4) on the neighboring property were also identified within the Streamside development permit area (DPA). Watercourse 2 corresponded to the outflow channel from the SWDP (Watercourse 4) and had connection to the wetland via the ERT Road before losing definition and dissipating into intact vegetation (Figures 3-4).

The following report outlines the results of the biophysical assessment including determination of RAPR applicability for identified watercourses. It also outlines recommended setbacks as well as measures to ensure that environmental standards including water quality guidelines are adhered to. To this end, an environmental mitigation plan (EMP) detailing appropriate mitigation measures to be implemented by the crew under the supervision of an environmental monitor (EM) has also been included (Appendix 4).

Provided that the guidance outlined in this report is followed, we do not anticipate that the proposed development will result in harmful alteration, disruption or destruction of the natural features, functions and conditions that support fish life processes downstream of the subject development.

---

[1] Riparian Areas Regulation. BC Reg 376/2004. Available at http://www.bclaws.ca/civix/document/id/complete/statreg/376_2004.
[2] City of Campbell River. 2012. Sustainable Official Community Plan, Part 5: Development Permit Areas
[3] City of Campbell River Sustainable Official Community Plan. Available from http://webmap.campbellriver.ca/Html5Viewer_PubPro/Index.html?viewer=SOCP2016# Accessed August 14th, 2025.

2. METHODOLOGY

The CoCR SOCP designates the requirement for a Streamside Development Permit for any development within 50 meters of a mapped stream feature or 30m of an identified ditch. Protection of fish habitat as well as watercourses that flow to fish habitat is regulated by the *Riparian Areas Protection Act*, and by extension the *Riparian Areas Protection Regulatio*n (RAPR). The RAPR applies to all waterbodies, natural or manmade, that provide fish habitat or contain water connected via surface flow to fish habitat.[4] As a result, prior to any development or improvements to the property in question, a Qualified Environmental Professional (QEP) is required to conduct a biophysical assessment in order to determine if the proposed development falls within the 30m Riparian Assessment Area (RAA) and Streamside Development Permit Area (DPA) of any watercourses.

Biophysical assessments of the subject property were initially conducted by Serena Johnston, RPBio of Pacificus on October 22nd, 2018 and October 30th, 2018. Follow-up assessments were subsequently conducted on July 10th, 2023, August 18th and 21st, 2025 by Jo Gagnon, BSc. and Doug McCorquodale to assess current conditions including surface flow connectivity and flag the natural boundaries of identified watercourses.

The detailed methodology outlined in the RAPR Technical Manual[5] guided the field assessment methodology for collecting field measurements. This included walking the property in the immediate development area, as well as any areas affiliated with identified watercourses to assess connectivity to fish bearing watercourses. An iPad with a georeferenced map was utilized for orientation, mapping and photography. A clinometer, tape measure and notebook were used to collect qualitative and quantitative data in the field.

Lastly, guidance regarding mitigation measures to protect the setback areas, environmental monitoring, and future processes have been detailed, as per best management practices outlined in '*Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia*'

3. PROPOSED DEVELOPMENT

The subject property at 775 Petersen Road is a previously undeveloped parcel of land that was partially vegetated with some clearing conducted outside of 30m Riparian Assessment Areas (RAA) by the proponent for the extension of the Park Forest Drive access road in 2024 (Photo 1).

The proponent is planning to develop the subject lot with a multifamily development that will consist of a 26-lot strata (Appendix 2: Civil Site Plans). Single family homes with an attached garages will be constructed on each lot. The development will require lot subdivision, additional

[4] Ministry of Forests Lands, Natural Resource Operations. 2016. Schedule to Riparian Areas Regulations: Riparian Areas Regulation Assessment Methods. Accessed from https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/RAPR_assessment_methods.pdf

[5] Ministry of FLNRO; Fish and Aquatic Branch. RAPR Technical Assessment Manual. November 2019. V.1.1. Riparian Areas Regulation (gov.bc.ca).

vegetation clearing outside of identified setback areas as well as servicing upgrades to provide sanitary, storm and water services. The city has also recommended that the walkway located at the northeast corner of the site be connected to the ERT trail for pedestrian access (Appendix 2). As such, this has been added to the scope of works. Off-site servicing upgrades associated with the Petersen Road ditch will be conducted under a separate Streamside Development Permit issued by the CoCR as part of the neighboring development at 875 Petersen Road. As a result, this ditch is not covered in this report as a separate biophysical report has been provided to the CoCR for the servicing works.[6] Below is a detailed description of required servicing upgrades as well as a description of the proposed stormwater management plan.

Waterworks

The new water works will consist of individual lot services (25mm) connected to water mains (200m) within the development. As the project is a strata development there will be a main water meter placed at property line while each lot will have a dedicated water service and cc located within the limits of each lot. Adequate fire flows and hydrant coverage to support this development exists within the water mains within the development.

Sanitary Sewer

The new sanitary servicing will consist of new sanitary services (100mm) connected to sanitary mains (200mm) within the development and conveyed to the sanitary trunk main in the ERT ditch. Each lot shall have an inspection chamber located at property line as per current City Standards.

The project has the following characteristics:

- 26 Bare land strata lots;
- Single Family Zoning = 3.5 persons/dwelling
- 360 L/person/day sanitary flow generation
- Peaking Factor = 3.32
- Total sanitary design flow = 0.36 L/s

A sanitary downstream analysis, which takes in to account this development, has been provided as part of the Timber Ridge Townhome development as required by the City of Campbell River and shows no negative impacts to downstream systems.

Stormwater Management Plan

As part of the master planned Timber Ridge Townhome development on the neighboring lot at 875 Petersen Road, storm mains and storm catch basins within the roadway cross section shall be designed to convey minor storm flows to a SWMP that was recently constructed north of the development (Photo 4). The dry pond SWMP has been designed to provide storage for all storm

[6] Pacificus Biological Services. July 18th, 2025. Streamside Development Permit – Biophysical assessment summary for frontage upgrades associated with the development of 775 and 875 Petersen Road, Campbell River, BC

events up to 1:100 year storm for the entire development and allow larger storm events to overflow through a designed spillway towards the ERT road ditch south of the subject lot.

Stormwater controls have already been implemented with the Timber Ridge Townhome development and have been designed to achieve the following objectives:

Infiltration

- No discharge from the site for rainfall equivalent of 30mm over the entire site impervious surfaces where possible.
- If infiltration measures are not suitable, temporary retention in absorbent landscaping will be implemented

The CoCR allows for the roof drainage from the proposed buildings to be connected to the storm service provided to each lot. If that is not possible and the roof drains will splash to grade, they must be directed to the back of each respective lot and the owner must install gravel pits for infiltration. The gravel pits are sized to be 40m^2 and 1m deep to contain 30mm across the entire impervious area of each lot, assumed to be up to 400m^2 at this time. The stormwater management plan is detailed in the functional servicing report created by Grade Consulting Inc.[7]

4. FIELD ASSESSMENT RESULTS

4.1. Watercourse Assessment

The subject property consists of an undeveloped parcel of land with site topography that is sloped from west to east (Photo 1). The lot was partially cleared outside of the 30m ditch DPA for the construction of the Park Forest Road extension required for the neighboring development at 875 Petersen Road. A total of 5 watercourses were identified within the influence of the subject lot including 3 ditch lines and 2 ESAs (wetland and SWDP). As mentioned, the Petersen Road ditch is not covered in this report as it is reported on under a separate Streamside DP as part of joint servicing upgrades for 875 and 775 Petersen Road[8].

Following a thorough investigation of surface flow connectivity to fish habitat, none of the watercourses were determined to be subject to RAPR. Field examinations on August 18th, and 21st, 2025 determined that potential points of connection from the ERT Road ditch did not provide any evidence of surface flow to fish habitat including Nunn's Creek. It was confirmed that the ERT Road ditch had intermittent flow and drained into the municipal storm and water main system which does not constitute hydrological connectivity as defined by RAPR.

The following is a summary of the biophysical assessment and recommended setbacks for the identified watercourses:

[7] Grade Consulting Inc. August 7th, 2025. Proposed lower 775 Petersen Road Strata Development Preliminary Functional Servicing Report Revision: 1.

[8] Pacificus Biological Services. July 18th, 2025. Streamside Development Permit – Biophysical assessment summary for frontage upgrades associated with the development of 775 and 875 Petersen Road, Campbell River, BC

Watercourse 1 (ERT Rd Ditch)

Watercourse 1 (ERT Road ditch line 1) flowed in a northern direction (towards Homewood Road), adjacent to the eastern property boundary of the subject lot (Photo 3). The watercourse was considered to meet the definition of a 'ditch' as it was completely contained within a linear artificial ditch line and was not fed by any significant headwaters or springs was not determined to be part of the historic drainage pattern. Several field investigations during high seasonal flows confirmed that the northern portion of the ERT Road ditch (Watercourse 1) lacked surface flow to the wetland area beneath the hydro ROW (Photos 7-9). A single reach was identified within the assessed portion of the watercourse and the following information was gathered:

Reach 1

Watercourse 1 was assessed in an upstream direction from a point located immediately downstream of a concrete culvert where the system entered the CoCR stormwater system, approximately 510m northeast of the property boundary (10U, 337778 m E, 5543920 m N). Immediately downstream of the culvert location (east), a 32% gradient over 15m was observed (Photo 5). This was determined to prevent fish accessibility. East of this point, the system flowed through the municipal watermains for approximately 425m with no discernable points of surface flow connection to Nunn's Creek as supported by the municipal servicing mapping (Figure 2). North of the culvert location, intact forest floor was observed. As a result, the ERT Road ditch did not have any connection to Homewood Road. In addition, an 80% bedrock chute was observed upslope of the culvert location on the western embankment of the ERT Road ditch preventing any fish passibility to the Petersen Road ditch line.

The assessed portion of the ditch was confirmed to have ephemeral flow characteristics with no suitable rearing or spawning habitat. Substrate primarily composed of fines and organics with isolated gravel (Photo 3). The average channel width was 1.1m while the gradient ranged from 0-2%.

The assessment was terminated where the system sourced from seepage flow, approximately 45m northeast from the southeast property boundary of 775 Petersen Road (10U, 338094 m E, 5543414 m N). A 45m long section vegetated ground with no discernable ditch or scour in the form of low-lying organic depressions was observed at this point (Photos 7-9). The ditch line was observed between 2018 to 2025 at varying times of the year and flow conditions with no surface flow observed during any of these visits. Lastly, a previous assessment also determined that a ditch block was previously installed at this location[9].

Due to these features combined with a 425m long underground watermain lacking functional fish habitat with no evidence of surface flow connectivity to fish habitat at any point from the subject property to Homewood Road, Watercourse 1 was **not** considered to be subject to RAPR. (Figure 2).

[9] Pacificus Biological Services; March 19th, 2021. Summary of the Biological Assessment for 775 Petersen Rd (PID: 009-678-077), Campbell River, BC.

Electrofishing was conducted in all wetted areas during a follow up visit on November 2nd, 2022 as part of the biophysical assessment for the neighboring property. A total of 212 seconds of sampling was conducted along the length of the ERT Road ditch and no fish were captured.

Based on the classification as a non-fish bearing stream and absence of surface flow connection to a fish bearing system, **Reach 1 of Watercourse 1 was prescribed a setback of 2m** as per CoCR OCP recommendations. In order to maintain water quality within the ERT Road ditch, an environmental mitigation plan (EMP) was created. This watercourse was not fed by springs or headwaters and was not determined to be part of the historic drainage pattern. Accordingly, the feature is not subject to the Water Sustainability Act (WSA).

The east bank consists of the ERT Road access trail ROW which lacked significant vegetation asides from low lying grasses. Vegetation within the west bank of the ERT Road ditch consisted of grasses, sword ferns (*Polystichum munitum*), sedge grasses (*Carex sp*.) creeping buttercup (*Ranunculus repens*), thimbleberry (*Rubus parviflorus*), salmon berry (*Rubus spectabilis*), common horsetail (*Equisetum arvense*) and Himalayan blackberries (*Rubus armeniacus)*. Trees observed within the influence of the lot included bigleaf maple (*Acer macrophyllum*), Douglas-fir (*Pseudotsuga menziesii*) and red alder (*Alnus rubra*) (Photo 2). Provided the prescribed setback is maintained and that water quality guidelines are adhered to, there should be no loss or degradation of function.

Watercourse 2 (SWMP Outflow Ditch to Wetland)

Watercourse 2 was assessed from the confluence of the outflow channel associated with a SWDP (POC: 0+000m; 10U, 338142 m E, 5543336 m N) (Photo 10). The ditch line sourced from a man-made detention pond and flowed through a headwall before draining in a northwestern direction for approximately 100m before dissipating to intact forest floor at the location of a berm that is believed to have been an old ditch block (Photos 7-9, 11). At this point a 45m section of intact forest floor extending northward was observed. This section of ditch was examined under varying flow regimes in both the wet and dry seasons with no evidence of surface flow. While isolated pooling was observed during flood conditions, no evidence of scour or surface flow was observed along this section during high flow conditions.

The assessed portion Watercourse 2 was primarily dry and primarily with no evidence of scour or suitable habitat (Photo 4). The average width and gradient were 1.2 m and 0% respectively (Photo 6).

A throughout examination of the vegetated area immediately downslope (east) from SWDP headwall revealed no evidence of culvert outlets or scouring that would provide surface flow connectivity to a tributary identified downslope (Figure 3-4; Photo 11). The tributary located east (downslope of the ERT Rd ditch) flowed northeast for approximately along a poorly scoured channel that had connectivity to Nunns Creek. The poorly defined channel sourced from seepage approximately 40m downslope (east) of the ERT Road ditch. A barrier to upstream fish passage was identified at the confluence of this tributary in the form a 33% gradient barrier preventing any fish accessibility along this system.

A water main drain cover was observed on the ERT Road and as a result, it is believed that the drainage enters the municipal storm and water system at this point (Photo 12). A portion of the drainage is also directed along the ERT ditch northwest towards the wetland area but dissipates into forest at the end of the wetland polygon (Figures 3-4; Photos 7-9).

Based on the absence of surface flow connection to fish habitat, **Watercourse 2 (ERT Road Ditch (2)) was not subject to RAPR**. In order to ensure that water quality standards are maintained, a **2m setback was prescribed for this section of the ERT Road ditch.**

Watercourse 3 (Wetland Area)

A wetland area was identified at the southeast corner of the subject property within the BC hydro ROW (Watercourse 3). The feature had a perimeter of approximately 283m and an area of 0.45 acres (Photo 14). The southern property boundary of the feature was located approximately 15m north of a SWDP while eastern natural boundary was located adjacent to the ERT Road ditch. The feature was determined to have **no** surface flow connectivity to Watercourse 1 (northern portion of the ERT Road ditch) during flood conditions. The ERT Road ditch in the vicinity of the wetland was observed during various seasons and flow conditions with no evidence of surface flow connection to Watercourse 1 or a Nunn's Creek tributary located immediately downslope between 2018 and 2025 (Figures 3-4). As such, the wetland area was assessed as being non-RAPR applicable.

Wetland delineation was determined as per Provincial guidelines with methodology derived from: Identification of wetlands followed the process outlined in Chapter 3 "Procedures for site description" in *Wetlands of British Columbia: A Guide to Identification*[10] as well as the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0; May 2010).* Methodology included confirmation of positive wetland indicators including hydrology, as well as the presence of dominant hydrophytic vegetation and hydric soils. To this end, auger samples were taken to confirm appropriate wetland boundaries. Dominant hydrophytes identified within the wetland polygon included sedge grasses (*Carex sp*.), Pacific Willow (*Salix sp*.), Common horsetails (*Equisetum arvense*) and cattails (*Typha sp.)* (Photo 10).

Vegetation adjacent to the wetland area within the upland area was comprised of a mix of deciduous trees and shrubs including Red alder (*Alnus s*p.), Bigleaf maple (*Acer sp*.), salmon berry (*Rubus spectabilis*), Himalayan blackberries (*Rubus armeniacus*), thimbleberry (*Rubus parviflorus*) and braken ferns (*Polystichum munitum*), and twinberry honeysuckle (*Lonicera involucrata*),

Based on the classification of the **wetland as non-RAPR applicable, Watercourse 3 (wetland) was assigned a 5m setback in order to maintain the ecological functioning of the feature**. While not subject to RAPR, and despite of being subject to routine maintenance as part of the Hydro ROW, the feature was determined to be naturalized and is subject to the Water

[10] MacKenzie, W.H. and J.R. Moran. 2004. Wetlands of British Columbia: a guide to identification. Res. Br., B.C. Min. For., Victoria, B.C. Land Management Handbook. No. 52.

Sustainability Act (WSA). As per civil site plans, the proposed development is not expected to approach the feature with construction proposed to be located at least 15m back from the natural boundary as flagged in the field (Appendix 2).

Watercourse 4 (Stormwater Detention Pond)

A stormwater detention pond (Watercourse 4) was located approximately 20m south of the southern property boundary of 775 Petersen Road adjacent to the wetland area. The man-made pond had a perimeter of approximately 172m and an area of 0.12 acres (Photo 13). The feature drained from a rip rap outflow channel to a headwall (Photo 11) that discharged northwest into the ERT Road ditch 2 (Watercourse 2; Photo 6) as well as a municipal watermain (Photo 12). The SWMP was overgrown with alders, blackberries and Pacific willows at the time of the follow-up assessment on August 18th, 2025. No culvert outlet was identified downslope (east of the feature) where a tributary with connectivity to Nunn's Creek was identified (as mapped in the CoCR OCP iMap). In addition, no discernable scour for approximately 40m was observed east of the ERT opposite of the headwall location (assessed during various flow regimes).

Given that no culvert outlet was identified, the feature was confirmed to have no surface flow connectivity to fish habitat and **was not subject to RAPR**. The SWDP is located on the neighboring property and will not approach the subject development. In addition, riparian vegetation along perimeter of the feature is known to be mowed regularly as part of routine maintenance activities. **As such a setback was not assigned to Watercourse 4 (SWDP).**

4.2. Other Environmentally Sensitive Areas (ESAs)

The subject property was assessed for Bald Eagle and Great Blue Heron nest trees during a follow up visit on July 10th, 2023 and on August 18th, 2025. No suitable perch trees or mature conifers were observed on the lot. The City of Campbell River's Sustainable SOCP webmap[11] was also referenced, and no identified nests have been recorded in the vicinity of 775 Petersen Road. No other ESAs (e.g., wetlands, sensitive ecosystems, etc.) were identified. In addition, a search of the BC Species & Ecosystem Explorer as well as CDC iMap was conducted for SARA red/blue listed species and/or CDC listed communities and none were identified.[12] [13].

4.3. Riparian Vegetation within the 30m Streamside DPA

The biophysical assessment revealed that the Streamside DPAs of identified watercourses contained a mixture of native coniferous and deciduous tree species and is situated within the eastern variant of the very dry maritime subzone of the Coastal Western Hemlock biogeoclimatic zone (CWHdm1). Species observed on site include bigleaf maple (*Acer macrophyllum*), Douglas-fir (*Pseudotsuga menziesii*), red alder (*Alnus rubra*), Sitka spruce (*Picea sitchensis*),

[11] City of Campbell River, Sustainable Official Community Plan webmap – http://www.campbellriver.ca/city-services/maps/socp-map---terms-of-use ; Accessed: August 15h, 2025.
[12] BC Species & Ecosystem Explorer; BC Species & Ecosystems Explorer - Province of British Columbia (gov.bc.ca); Accessed August 15th, 2025.
[13] CDC iMap; CDC iMap - Province of British Columbia (gov.bc.ca); Accessed August 15th, 2025.

grand fir (*Abies grandis*), black cottonwood (*Populus balsamifera ssp. trichocarpa)*, western hemlock (*Tsuga heterophylla*), and Sitka willow (*Salix sitchensis*).

Understory species observed included sword fern (*Polystichum munitum*), sedge grasses (*Carex* spp.), thimbleberry (*Rubus parviflorus*), salmonberry (*Rubus spectabilis*), common horsetail (*Equisetum arvense*), creeping buttercup (*Ranunculus repens*), and various grasses.

A BC Hydro ROW approximately 38m wide runs east–west through the southern portion of the site (Photo 14); vegetation within the ROW is routinely managed for utility clearance within the identified wetland (Watercourse 3) and SWMP (Watercourse 4) that were not subject to RAPR. Natural regeneration is occurring within the BC Hydro ROW and along Watercourse 3 and its associated setback, where young black cottonwood and Pacific willow have become established.

4.4. Danger Tree Assessment

A danger tree assessment for the proposed development was conducted by Current Environmental.[14] Three trees located within the Watercourse 1 setback were assessed as dangerous using the methodology outlined in the *Wildlife Danger Tree Assessor's Course, Parks and Recreation Sites Module*. All three trees presented an elevated level of risk based on observable structural defects, health condition, species-specific failure characteristics, and proximity to high-use areas or proposed development. These included three bigleaf maple trees. The trees flagged for mitigation within the prescribed 2m setback for Watercourse 1 reflect a combination of factors including structural instability, poor condition, and proximity to high-use areas such as the ERT Road public trail and the proposed development. Overall, these mitigation strategies represent a balanced approach between public and worker safety, riparian protection, and habitat retention, and should be implemented prior to construction. All snag creation should follow standard safe work procedures by a Certified Arborist, and large woody debris should be retained on site where practicable to further support wildlife habitat and nutrient cycling.

[14] Current Environmental. July 30th, 2025. Danger Tree Assessment for trees at 775 Petersen Road, Campbell River, BC.

APPENDIX 1. Figures

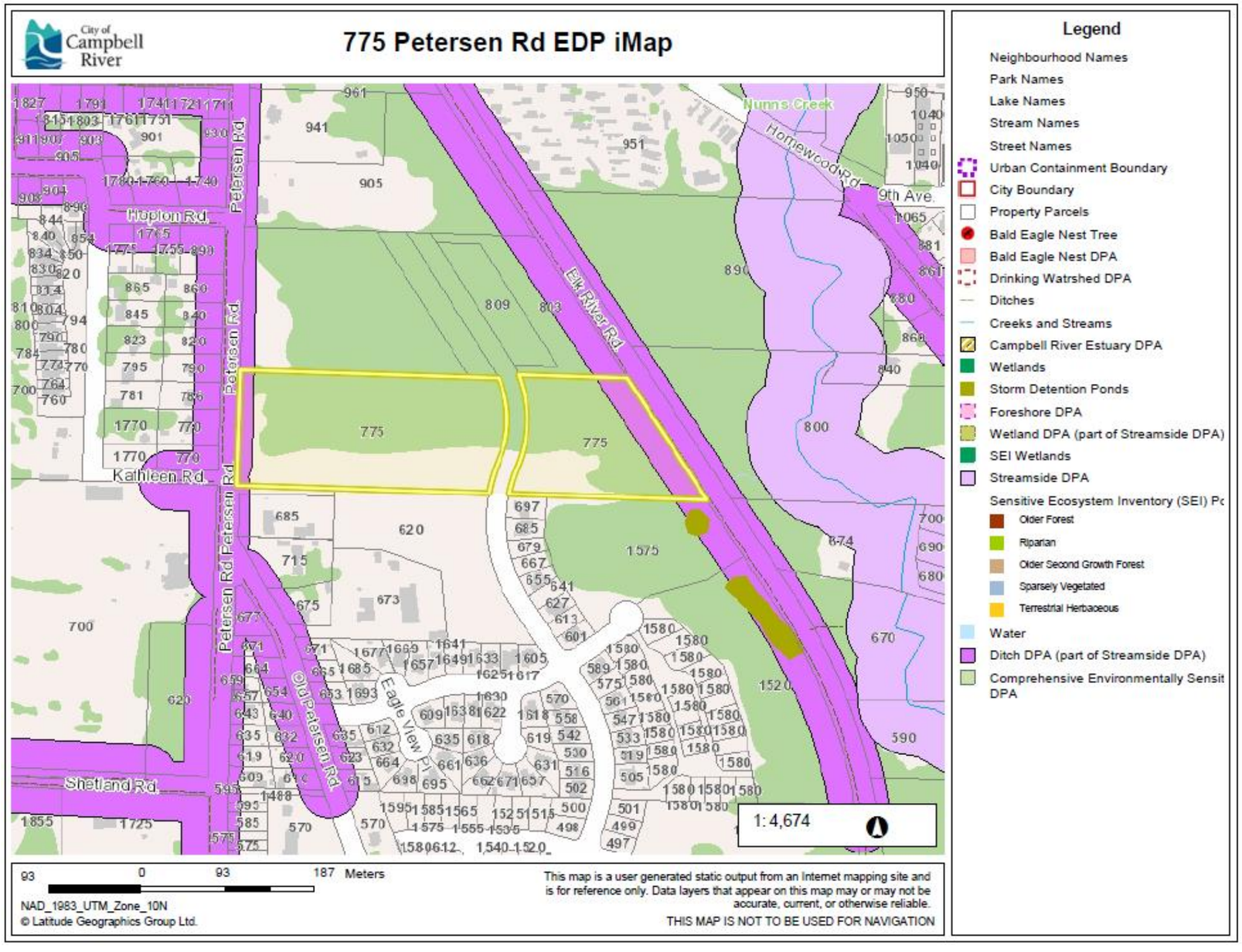


Figure 1. City of Campbell River Sustainable Official Community Plan (SOCP) iMap showing the subject property at 775 Petersen Road in relation to environmental development areas (EDPs).

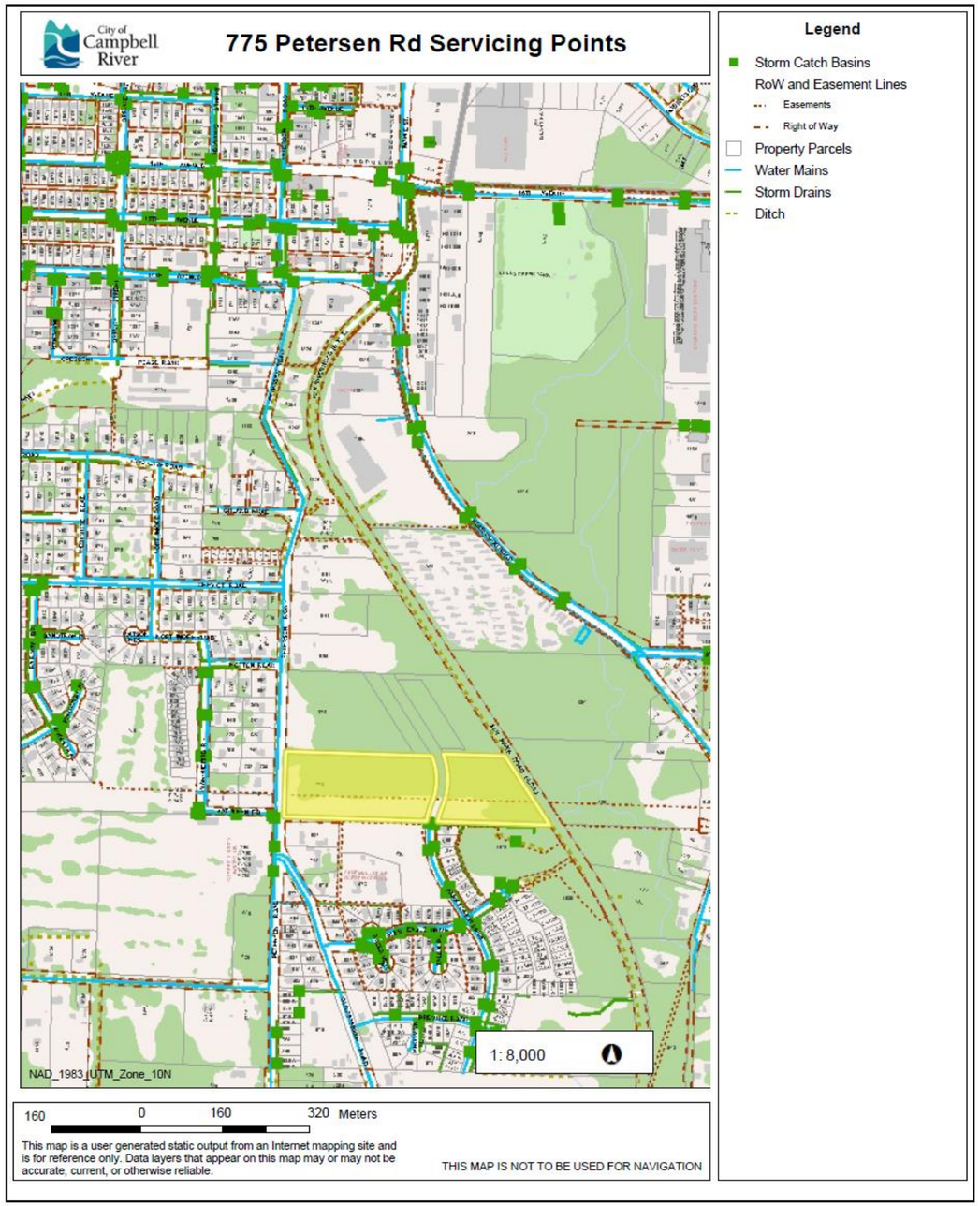


Figure 2. City of Campbell River Sustainable Official Community Plan (SOCP) iMap showing the subject property at 775 Petersen Road in relation to ROW and Easement roads as well as municipal infrastructure including storm drains, storm catch basins, water mains and ditch lines.

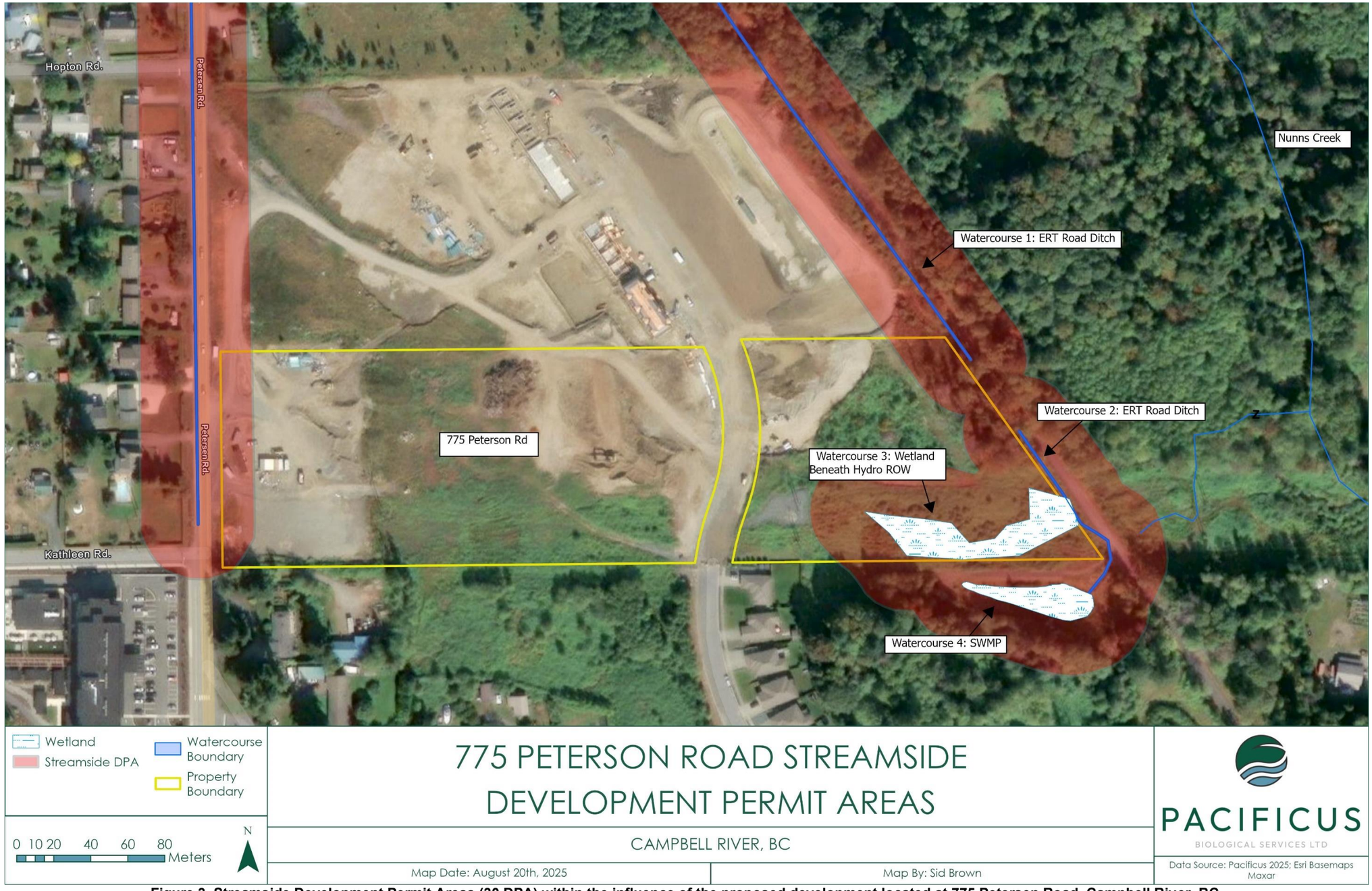


Figure 3. Streamside Development Permit Areas (30 DPA) within the influence of the proposed development located at 775 Petersen Road, Campbell River, BC.

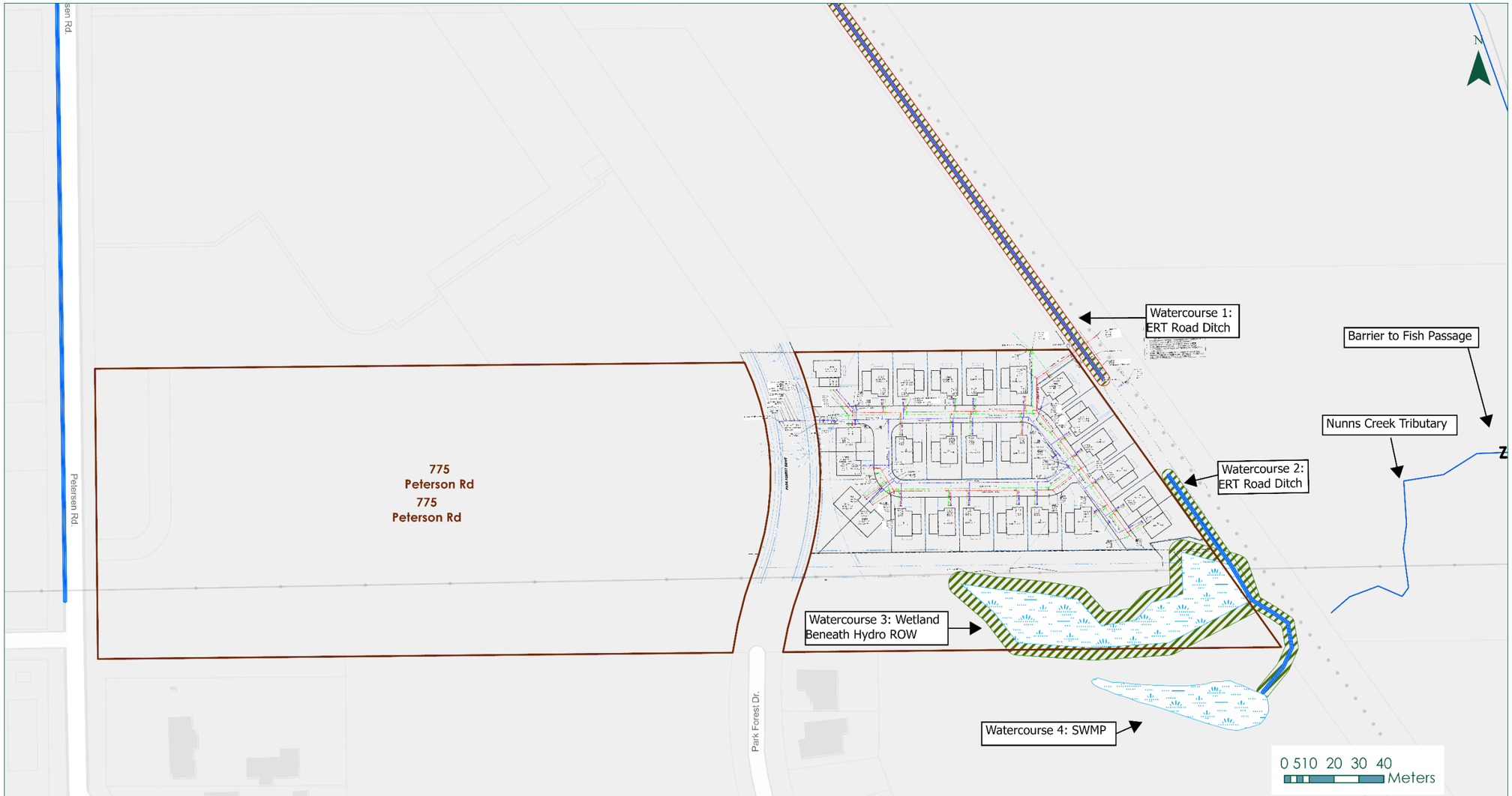


Figure 3. Watercourses associated with 775 Ptersen Road with identified natural boundaries, barriers to upstream fish passage, points of connectivity and identified setbacks.

Appendix 2. Civil Site Plan

775 PETERSEN ROAD

GRADE PROJECT # 22-053
COCR PROJECT # 25-00X

PROPERTY ADDRESS & LEGAL DESCRIPTION

- 775 PETERSEN ROAD, CAMPBELL RIVER, BC
- DISTRICT LOT 1409, SAYWARD LAND DISTRICT EXCEPT PLAN EPP137148

TABLE OF CONTENTS	
C100	SITE SERVICING PLAN
C200	SITE GRADING PLAN
C300	STANDARD DETAILS
C301	STANDARD DETAILS
	APPENDIX
DC1.2	SITE PLAN

CIVIL ENGINEERING DRAWINGS

GRADE CONSULTING INC.

ABBREVIATIONS

NOT FOR TENDER

NOT FOR CONSTRUCTION

METRIC

EGBC PERMIT# 1003602

PROJECT NAME	775 PETERSEN ROAD
PROJECT ADDRESS	775 PETERSEN ROAD
DRAWING NAME	COVER
DRAWING NO.	C000

SITE INFORMATION

PROJECT DESCRIPTION	25 - SINGLE FAMILY LOTS (2 STORIES)		
TOTAL LOTS	25 LOTS		
TOTAL UNITS	25 UNITS		
CIVIC ADDRESS	775 PETERSEN ROAD		
MUNICIPALITY	CITY OF CAMPBELL RIVER		
ZONING	RM-1		
LEGAL DESCRIPTION	TO BE SUBDIVIDED FROM DISTRICT LOT 1409, SAYWARD DISTRICT EXCEPT PART IN PLAN EPP137148		
PROPOSED LOT AREA	10,168.98 m²	2.51 ACRES	1.02 HECTARES
MAXIMUM DENSITY	25 DU / HECTARES		
DENSITY	9.96 DU / ACRE /	24.51 DU / HECTARES	

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1 / UNIT	25	25	50
VISITORS	0 / UNIT	25	0	-
TOTAL PARKING STALLS			25	50
OTHER PARKING PROVISIONS				
ACCESSIBLE TYPE A			-	-
SMALL CAR	MAX 30%		MAX 8	0

BUILDING HEIGHT CALCULATIONS

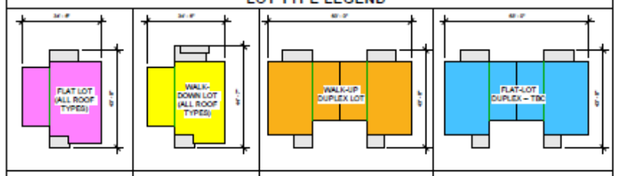
MAX. BUILDING HEIGHT: 10 m

LOT	AVG. FINISHED GRADE	MAIN FLOOR FFE	OVERALL BUILDING HEIGHT
1	34.37 m	35.40 m	4.54 m
2	33.10 m	34.75 m	5.16 m
3	32.25 m	33.45 m	4.71 m
4	31.33 m	32.75 m	4.93 m
5	30.47 m	31.25 m	4.30 m
6	29.95 m	30.65 m	6.92 m
7	28.49 m	30.10 m	5.12 m
8	28.78 m	30.10 m	4.83 m
9	28.86 m	29.55 m	4.20 m
10	29.25 m	29.50 m	6.47 m
11	29.13 m	29.70 m	5.90 m
12	29.13 m	29.70 m	5.90 m
13	29.02 m	29.60 m	6.81 m
14	29.87 m	30.10 m	5.95 m
15	30.62 m	31.05 m	6.50 m
16	31.59 m	32.05 m	5.98 m
17	32.90 m	33.05 m	6.68 m
18	33.30 m	34.05 m	6.29 m
19	34.20 m	34.20 m	5.26 m
20	34.20 m	34.20 m	5.26 m
21	34.45 m	34.70 m	5.26 m
22	34.45 m	34.70 m	5.26 m
23	33.25 m	34.05 m	6.44 m
24	32.75 m	33.05 m	6.44 m
25	31.25 m	32.05 m	5.94 m
26	31.25 m	31.05 m	5.94 m

BUILDING INFORMATION

LOT	LOT SIZE	FOOTPRINT	GROSS FLOOR AREA
1	478.22 m²	79.77 m²	171.50 m²
2	305.80 m²	79.77 m²	171.50 m²
3	305.80 m²	79.77 m²	171.50 m²
4	305.80 m²	79.77 m²	171.50 m²
5	305.80 m²	79.77 m²	171.50 m²
6	308.40 m²	111.96 m²	174.94 m²
7	306.06 m²	79.77 m²	171.50 m²
8	305.80 m²	79.77 m²	171.50 m²
9	305.80 m²	79.77 m²	171.50 m²
10	305.80 m²	111.96 m²	174.94 m²
11	264.34 m²	96.60 m²	178.16 m²
12	336.93 m²	96.60 m²	178.16 m²
13	440.89 m²	111.96 m²	174.94 m²
14	305.14 m²	111.96 m²	174.94 m²
15	301.74 m²	111.96 m²	174.94 m²
16	301.74 m²	111.96 m²	174.94 m²
17	301.74 m²	111.96 m²	174.94 m²
18	303.87 m²	111.96 m²	174.94 m²
19	419.49 m²	96.60 m²	178.16 m²
20	434.48 m²	96.60 m²	178.16 m²
21	243.75 m²	96.60 m²	178.16 m²
22	245.97 m²	96.60 m²	178.16 m²
23	310.53 m²	111.96 m²	174.94 m²
24	321.13 m²	111.96 m²	174.94 m²
25	321.02 m²	111.96 m²	174.94 m²
26	322.36 m²	111.96 m²	174.94 m²
AVG.	318.64 m²	99.10 m²	174.50 m²
TOTAL	8,284.72 m²	2,576.65 m²	- m²

LOT TYPE LEGEND



REFER TO SHEETS A2.00 - A2.03	REFER TO SHEETS A3.00 - A3.03	REFER TO SHEETS A4.00 - A4.02	-

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN. FRONT YARD S.B.	1.5 m	1.5 m
MIN. REAR YARD S.B.	5.0 m	5.0 m
MIN. SIDE YARD S.B.	1.5 m	1.5 m
MIN. LOT AREA (AVG.)	300 m²	322.37 m²
MIN. LOT WIDTH	-	-
PARCEL COVERAGE	MAX 50%	25.4%

SIDING LEGEND

SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (IRON GREY)	LOTS 2, 5, 9, 12, 15, 17, 22, AND 25.
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

NOTES

1) ALL BUILDING HEIGHTS CALCULATED FROM AVERAGE FINISHED GRADE TO MIDPOINT BETWEEN TOP OF HIGHEST WALL AND ROOF PEAK.
2) ALL WASTE COLLECTION TO BE HOUSEHOLD PICK-UP.

LEGEND

PROPERTY LINE
SETBACK LINE
BUILDING OUTLINE
WOODEN FENCE
RETAINING WALL
SPLIT-RAIL FENCE
LANDSCAPE AREA

1 SITE PLAN
1 : 300

PROJECT NORTH

TRUE NORTH

Seymour Pacific HOMES

SITE MAP:

PROJECT STATUS:
ISSUE FOR DP — AUG 14, 2025

ISSUED FOR INTERNAL REVIEW

Revision Schedule

No.	Description	Revision Date
1	ISSUED FOR INTERNAL REVIEW	08/14/2025

PROJECT NAME:
TIMBER RIDGE PHASE 4

ADDRESS:
775 PETERSEN RD, CAMPBELL RIVER, BC

DRAWING TITLE:
SITE PLAN

DRAWN BY:	JR
CHECKED BY:	TH
PROJECT NO.:	VP 2413
SCALE:	As indicated
DRAWING #:	A1.00
REV #:	1

PACIFICUS

APPENDIX 3. Photos

Photo 1. July 10th, 2023: Eastern view of 775 Petersen Road where a multifamily development consisting of 26-lot strata will be constructed.

Photo 2. August 18th, 2025. Elk River Timber (ERT) road public trail adjacent to the subject lot at 775 Petersen Road with the ERT Road ditch located on the western side of the public trail.

Photo 3. July 10th, 2023: Close up view of Watercourse 1 (ERT Road Ditch 1) which was primarily dry at the time of assessment with no suitable habitat along the influence of 775 Petersen Road. Conditions remained unchanged during a follow-up visit on August 18th, 2025.

Photo 4. August 18th, 2025. Stormwater Management Pond at 875 Petersen Road, which will be utilized as part of the stormwater management plan for 775 Petersen Road (different pond than Watercourse 3 located south of the wetland).

Photo 5. July 14th 2022: Gradient barrier (~32%) immediately downstream of the POC where the drainage from the ERT Road ditch into an identified culvert drained was determined to flow into the municipal storm system (no culvert outlet into Nunn's Creek identified on Homewood Road).

Photo 6. August 18th, 2025: Watercourse 2 (ERT Road ditch 2) adjacent to the wetland area (Watercourse 4). Vegetated ditch with intermittent scour and overgrown blackberries observed along the riparian area.

Photo 7. August 18th, 2025: Absence of scour or evidence of surface flow at the POC of Watercourse 2 (ERT Road ditch) where the ditch was undefined and dissipated into vegetation with no connection to the northern portion of the ERT Road ditch (Watercourse 1).

Photo 8. August 18th, 2025: Close up view of Watercourse 2: ERT Road ditch section where no scour, defined ditch or surface flow was observed during a follow up visit to assess current conditions (following a heavy precipitation event). Watercourse 2 (ERT Road Ditch (2)) confirmed to be dry and vegetated at the time of the assessment.

Photo 9. November 4th, 2018: Close up view of section where no scour, defined ditch or surface flow was observed during high flow conditions: Watercourse 2 (ERT Road Ditch (2)) confirmed to be dry and vegetated at the time of the assessment.

Photo 10. August 18th, 2025. Watercourse 4 outflow channel from the SWMP draining into a headwall and subsequently north along the ERT Road ditch and into a municipal drain on the ERT Road (Watercourse 2).

Photo 11. August 18th, 2025. Headwall providing outflow from the SWDP into a municipal storm system (Photo 12) and north along Watercourse 2 (ERT Road ditch).

Photo 12. August 18th, 2025. Municipal watermain on the ERT Road across from the SWDP headwall where drainage from the headwall is believed to be directed to.

Photo 13. August 18th, 2025. Watercourse 4 stormwater detention pond (SWDP) looking west from the ERT Road ditch. Feature was dry and overgrown with Pacific Willow and Red Alder with no recent maintenance evident.

Photo 14. August 18th, 2025. Watercourse 3 (wetland area) looking west from the ERT Road ditch. Feature located at the southeast corner of the subject lot beneath the Hydro ROW.

APPENDIX 4. Environmental Management Plan (EMP) for 775 Petersen Road, Campbell River, BC.

Proposed development for 775 Petersen Road will consist of a multifamily residential development on a 12.02 acre lot. Due to the sloping nature of the lot, erosion and sediment control measures will need to be in place during construction works. An environmental monitor (EM) will be required for weekly monitoring throughout development works to monitor effectiveness of the mitigation measures outlined in the ESCP (Appendix 4).

Environmental Monitor (EM)

Seymour Pacific will retain a QEP for consultation and to act as an Environmental Monitoring (EM) for the duration of the construction phase. The EM will be responsible for confirming the correct installation of, and adherence to, all mitigation measures outlined in the Environmental Mitigation Plan. Should any activities be identified that result in exceedance to water quality guidelines or present a risk to any identified watercourses during development, the QEP will have the authority to pause work. Work should only be resumed once the identified issue has been resolved and appropriate mitigation measures have been implemented to the satisfaction of the QEP.

EM Responsibilities during the construction phase are to include but are not limited to the following:

- The EM is to be notified at least 3 days prior to the commencement of construction works in order to conduct a walk-through of the site. The objective of the visit will be to confirm the proper demarcation of setback areas and verify that erosion and sediment control (ESC) measures are in place where required.
- The EM must conduct a pre-work meeting prior to the commencement of works and brief the crew about the erosion and sediment control plan (ESCP) and setback areas associated with identified watercourses.
- Site visits by the EM must be conducted on a weekly basis and during precipitation events (as per the CoCR Works and Services Bylaw)[15] during construction activities to monitor the effectiveness of mitigation measures. The EM will also be responsible for monitoring turbidity to ensure compliance with municipal guidelines.
- A QEP will be responsible for monitoring the effectiveness of the ESCP and conducting periodic water quality monitoring at identified sampling sites.

Sediment and Erosion control

The proposed construction activities and works must not result in sediment input into the watercourses or increased erosion. The gradient surrounding the proposed work is sloped, and as such, vegetation should be retained as much as practicable to prevent sediment runoff and erosion. A phased approach to vegetation clearing is recommended as the maintenance of

[15] City of Campbell River Works and Services Bylaw No. 3948, 2024
City of Campbell River. 2024. Bylaw No. 3948 – Works and Services Bylaw. Consolidated to April 2024.
Available at: https://www.campbellriver.ca

vegetation is a proven mitigation measure for providing water filtration services. In addition to maintaining vegetation where possible, the following measures will need to be adhered to during construction to ensure the sediment-laden water does not enter the roadside ditch lines.

- Prior to the commencement of construction, silt fencing should be installed adjacent to the property boundaries and/or natural boundary of Watercourse 1, 2 and 3.
- Silt fencing should only be utilized to slow down water flow in slumping areas and should not be used in flowing ditches.
- Additional erosion and sediment control materials including straw bales, sandbags, erosion control mating, and pumps should be made available by the contractor to be utilized as required.
- Water being pumped in relation to construction activities will need to be diverted to the SWMP at 875 Petersen Road and not into stormwater manholes.
- No instream works will be required as part of the proposed development. However, in order to avoid sediment laden runoff into ditch lines, site excavation should not occur during periods of heavy precipitation and should be planned during dry weather as much as practicable
- Any stockpiled materials will need to be stored outside of setback areas and covered with geotextile and poly to prevent erosion or sediment laden runoff towards watercourses during precipitation events.
- Turbidity monitoring should be conducted as required to ensure that levels does not exceed Municipal Water Quality Guidelines for the protection of aquatic life. In the event that turbidity exceedances are recorded, all works will need to be paused, and mitigation measures will need to be implemented under the direction of the EM.
- Roadways will need to remain free of dust and mud tracking. Daily sweeping and dust suppression measures will need to be implemented through the duration of construction.
- Revegetation of exposed soils with a native seed mix should be conducted following the completion of works.

Machinery and Equipment

- All machinery and equipment should arrive on-site in good working condition, free of any leaks and/ invasive species.
- Machinery that is resulting in excessive exhaust fumes and/or noise should be repaired or replaced, as necessary.
- Any machinery that is not in use should be turned off to help maintain the air quality in the surrounding areas.
- All equipment on-site should have an appropriately sized spill kit on board and in an accessible location.
- No Machinery is to enter the riparian setback areas at any time.

Water Quality

All dewatering and construction stormwater discharges to the Petersen Road ditch will be monitored at the point(s) of discharge to ensure compliance with the City's turbidity limits, specifically ≤ 25 NTU during dry weather and ≤ 100 NTU during wet weather, as required under *Works & Services Bylaw No. 3948 (2024)*[16] and the accompanying *Stormwater Management Supplementary Design Guidelines* (p. 25)[17]. Appropriate sediment and erosion control measures will be implemented to meet these standards throughout construction.

While construction discharges will comply with City of Campbell River turbidity thresholds (≤ 25 NTU dry, ≤ 100 NTU wet), additional monitoring will ensure that receiving ditch or downstream waters remain within provincial ambient turbidity limits—specifically, no more than an 8 NTU increase for aquatic life protection and no more than a 5 NTU increase (or 10% above background) for raw water sources, per BC Water Quality Guidelines WQG-18 (Table 1).

Table 1. Provincial Water Quality Guidelines for turbidity (BC MOE 2021).

Water Use	Turbidity
Aquatic Life (Fresh, Marine, Estuarine)	Change from background of 8 NTU at any one time for a duration of 24 hours in all waters during clear flows or in clear waters.
	Change from background of 2 NTU at any one time for a duration of 30 days in all waters during clear flows or in clear waters.
	Change from background of 5 NTU at any time when background is 8-50 NTU during high flows or in turbid waters.
	Change from background of 10% when background is >50 NTU at any time during high flows or in turbid waters.

**NTU = Nephelometric Turbidity Units*

Vegetation Clearing

Follow timing windows to avoid disturbance to vegetation that would impact wildlife (e.g., avoid vegetation removal during bird breeding season); do not clear open land and forest from mid-March to mid-August (timing window is therefore from mid-August to mid-March)[18] to comply with the *Wildlife Act* and *Migratory Birds Convention Act*, unless a breeding bird survey completed by a QEP, concludes there is a high probability that no nests are present in the immediate vicinity of the area to be cleared.

- Surveys will specifically target songbirds, Red and Blue-listed species, and raptors.
- A thorough preliminary survey must be conducted within two days of the commencement of works. Vegetation not removed within a reasonable time period (typically 48 hours), will require an additional refresher survey prior to works advancement to ensure nest have not been developed in downed shrubs and trees.

[16] City of Campbell River Works and Services Bylaw No. 3948, 2024
City of Campbell River. 2024. Bylaw No. 3948 – Works and Services Bylaw. Consolidated to April 2024.
Available at: https://www.campbellriver.ca

[17] **Stormwater Management Supplementary Design Guidelines (April 2024)**
City of Campbell River. 2024. Stormwater Management Supplementary Design Guidelines. Supporting Document to Works and Services Bylaw No. 3948.
(See **Section 6.2 – Discharge Water Quality Monitoring**, pg. 25 for turbidity thresholds).
Available at: https://www.campbellriver.ca

[18] Government of Canada, October 30th 2018, Nesting Periods: Table 1a. Regional nesting period table in Canada, technical information for planning purposes: Nesting Zone A. https://www.canada.ca/en/environment-climate-change/services/avoiding-harm-migratory-birds/general-nesting-periods/nesting-periods.html#_zoneA_calendar (Accessed July 18th, 2025)

- An additional survey will be required if work is halted for a period of more than 2 days.

Temporary Fencing

- Prior to construction temporary fencing must be erected around the setback areas of the identified watercourses. If silt fences are utilized, then it can provide the dual duty of tree protection measures and sediment control.
- The development of the subject property will consist of a high-density multi-family residential development.
- Permanent low fencing such as split cedar fencing or similar should be considered to demarcate the setback associated with the ERT Rd ditch to prevent encroachment during current or future uses.

Post-Development Monitoring

- Upon completion of the construction activities associated with development a post construction report detailing the environmental mitigation measures implemented and the effectiveness of these measures must be completed.

SITE INFORMATION

PROJECT DESCRIPTION	26 - SINGLE FAMILY LOTS (2 STORIES)		
TOTAL LOTS	26 LOTS		
TOTAL UNITS	26 UNITS		
CIVIC ADDRESS	775 PETERSEN RD		
MUNICIPALITY	CITY OF CAMPBELL RIVER		
ZONING	RM-1		
LEGAL DESCRIPTION	TO BE SUBDIVIDED FROM DISTRICT LOT 1409, SAYWARD DISTRICT EXCEPT PART IN PLAN EPP137148		
PROPOSED LOT AREA	10,528.69 m²	2.51 ACRES	1.02 HECTARES
MAXIMUM DENSITY	26 DU / HECTARES		
DENSITY	10.36 DU / ACRE /	25.49 DU / HECTARES	

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1 / UNIT	26	26	52
VISITORS	0 / UNIT	26	0	-
TOTAL PARKING STALLS			**26**	**52**
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 30%		MAX 8	0

BUILDING HEIGHT CALCULATIONS

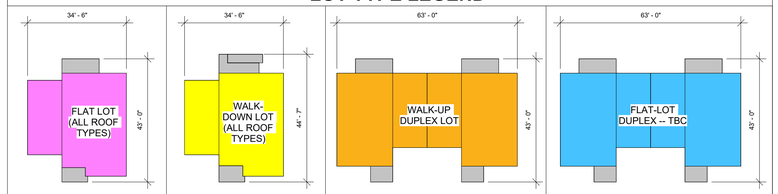
MAX. BUILDING HEIGHT: 10 m

LOT	AVG. FINISHED GRADE	MAIN FLOOR FFE	OVERALL BUILDING HEIGHT
1	34.37 m	35.40 m	4.54 m
2	33.10 m	34.75 m	5.16 m
3	32.25 m	33.45 m	4.71 m
4	31.33 m	32.75 m	4.93 m
5	30.47 m	31.25 m	4.30 m
6	29.95 m	30.65 m	6.92 m
7	28.49 m	30.10 m	5.12 m
8	28.78 m	30.10 m	7.54 m
9	28.86 m	29.55 m	6.91 m
10	29.25 m	29.50 m	6.47 m
11	29.13 m	29.70 m	6.79 m
12	29.13 m	29.70 m	6.79 m
13	29.02 m	29.60 m	6.81 m
14	29.87 m	30.10 m	5.95 m
15	30.62 m	31.05 m	6.50 m
16	31.59 m	32.05 m	5.98 m
17	32.90 m	33.05 m	6.68 m
18	33.30 m	34.05 m	6.29 m
19	34.20 m	34.20 m	5.26 m
20	34.20 m	34.20 m	5.26 m
21	34.45 m	34.70 m	5.26 m
22	34.45 m	34.70 m	5.26 m
23	33.25 m	34.05 m	6.44 m
24	32.75 m	33.05 m	6.44 m
25	31.25 m	32.05 m	5.94 m
26	31.25 m	31.05 m	5.94 m

BUILDING INFORMATION

LOT	LOT SIZE	FOOTPRINT	GROSS FLOOR AREA
1	450.07 m²	79.77 m²	171.50 m²
2	284.95 m²	79.77 m²	171.50 m²
3	284.95 m²	79.77 m²	171.50 m²
4	284.95 m²	79.77 m²	171.50 m²
5	284.95 m²	79.77 m²	171.50 m²
6	287.36 m²	111.96 m²	174.94 m²
7	295.16 m²	79.77 m²	171.50 m²
8	284.99 m²	111.96 m²	174.94 m²
9	284.95 m²	111.96 m²	174.94 m²
10	284.95 m²	111.96 m²	174.94 m²
11	246.32 m²	96.60 m²	178.16 m²
12	318.79 m²	96.60 m²	178.16 m²
13	428.40 m²	111.96 m²	174.94 m²
14	284.18 m²	111.96 m²	174.94 m²
15	281.17 m²	111.96 m²	174.94 m²
16	281.17 m²	111.96 m²	174.94 m²
17	281.17 m²	111.96 m²	174.94 m²
18	283.05 m²	111.96 m²	174.94 m²
19	411.99 m²	96.60 m²	178.16 m²
20	427.08 m²	96.60 m²	178.16 m²
21	226.80 m²	96.60 m²	178.16 m²
22	229.91 m²	96.60 m²	178.16 m²
23	310.63 m²	111.96 m²	174.94 m²
24	321.18 m²	111.96 m²	174.94 m²
25	321.07 m²	111.96 m²	174.94 m²
26	322.24 m²	111.96 m²	174.94 m²
AVG.	307.79 m²	101.58 m²	174.77 m²
TOTAL	**8,002.57 m²**	**2,641.03 m²**	**4,543.89 m²**

LOT TYPE LEGEND



REFER TO SHEETS A2.00 - A2.03	REFER TO SHEETS A3.00 - A3.03	REFER TO SHEETS A4.00 - A4.02	--

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN. FRONT YARD S.B.	1.5 m	1.5 m
MIN. REAR YARD S.B.	5.0 m	5.0 m
MIN. SIDE YARD S.B.	1.5 m	1.5 m
MIN. LOT AREA (AVG.)	300 m²	307.79 m²
PARCEL COVERAGE	MAX 50%	25.1%

SIDING LEGEND

SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (IRON GREY)	LOTS 2, 5, 9, 12, 15, 17, 22, AND 25.
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

NOTES

1) ALL BUILDING HEIGHTS CALCULATED FROM AVERAGE FINISHED GRADE TO MIDPOINT BETWEEN TOP OF HIGHEST WALL AND ROOF PEAK.

2) ALL WASTE COLLECTION TO BE HOUSEHOLD PICK-UP.

LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	WOODEN FENCE
	RETAINING WALL
	SPLIT-RAIL FENCE
	LANDSCAPE AREA

3 SITE PLAN
Scale:1 : 300

PROJECT NORTH

TRUE NORTH

Seymour Pacific HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca
CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

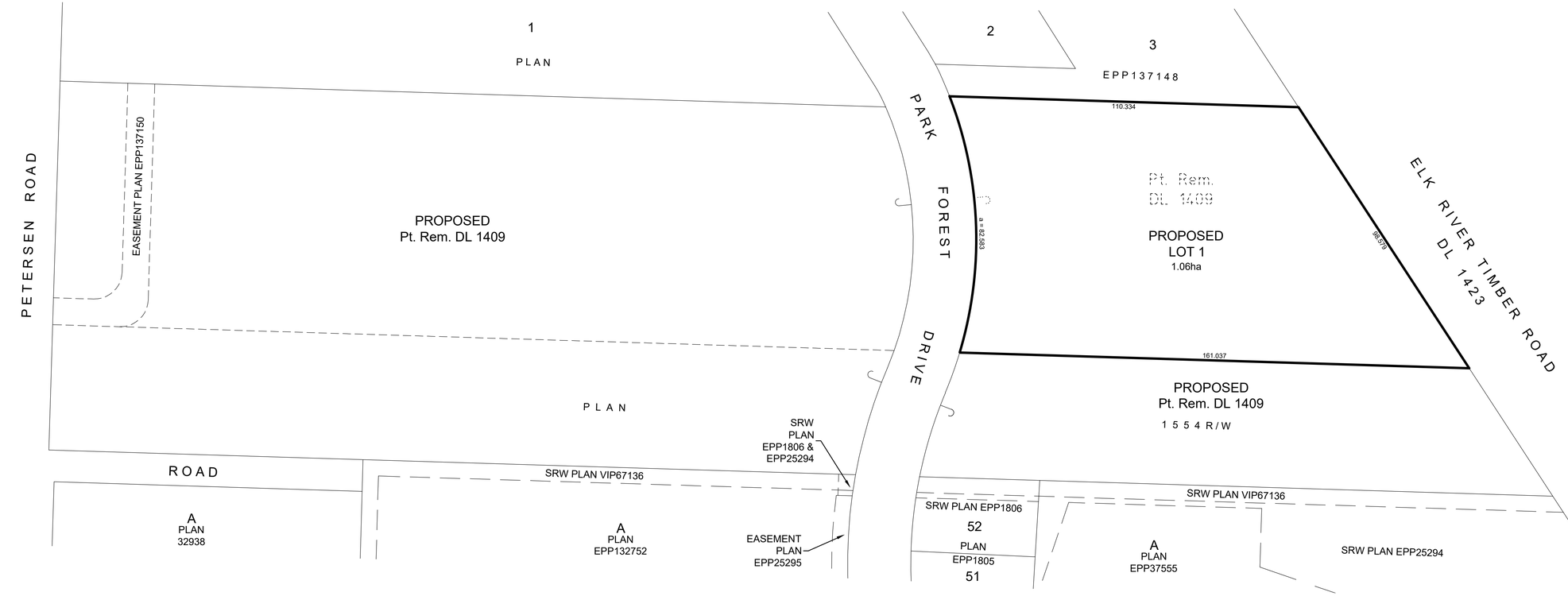
SITE PLAN

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated

DRAWING #: A1.00

REV #: B

12/15/2025 3:32:38 PM



PLAN SHOWING A PROPOSED SUBDIVISION OF
PART OF DISTRICT LOT 1409, SAYWARD DISTRICT, EXCEPT PART IN PLAN EPP137148.

PREPARED FOR: SEYMOUR PACIFIC DEVELOPMENT LTD.

CIVIC ADDRESS: 775 PETERSEN ROAD, CAMPBELL RIVER, B.C.

PLAN ID: 2222-02542-00 PSR - PHASE 4

NOTES:

PARCEL DIMENSIONS ARE DERIVED FROM EXISTING LAND TITLE OFFICE RECORDS AND FIELD SURVEY.

ALL MEASUREMENTS SHOWN ARE IN METRES.

PID NO.: 009-678-000

PROPERTY TITLE SUBJECT TO RIGHT OF WAY 332824G, STATUTORY RIGHT OF WAY CB384934, COVENANT CB1683669, CB1683672, CB1683702, EASEMENT CB1683701 AND MAY BE AFFECTED BY PERMITS UNDER PART 14 OF THE LOCAL GOVERNMENT ACT CA9795992 AND CB1072837.

CONFORMANCE WITH THESE CHARGES HAS NOT BEEN VERIFIED BY McELHANNEY.

15 7.5 0 m 15 30 45 60

SCALE 1:750
UNLESS OTHERWISE NOTED

Original Drawing Size: (560mm x 864mm - D Size)

McElhanney
McElhanney Associates Land Surveying Ltd.
1196 Dogwood Street,
Campbell River BC V9W 3A2
Tel. 250 287 7799

THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

Seymour Pacific
HOMES

Construction Site Fire Safety Plan

TIMBER RIDGE TOWNHOMES
Phase 4 & 5
850 Park Forest Drive
Campbell River, BC

Created By: Tera Masi & Rick Bates
Occupational Health & Safety Dept.

Seymour Pacific
HOMES

TABLE OF CONTENTS

Section 1: Appointment of Supervisory Staff

EMERGENCY AND CRITICAL NUMBERS

Fire/Police/Ambulance		911
BC Gas Leaks & Odours		1-800-663-9911
Power Outages & Emergencies		911
Campbell River Power for Non-Emergencies		1-888-769-3766
Poison Control		1-800-567-8911
Fire Extinguisher Service	Campbell River Fire Safety	250-923-7253
ADT Security	24 HRS	1-800-653-9111
RCMP - Non-Emergency		250-286-6221
Fire - Non-Emergency		250-286-6266
Ambulance - Non-Emergency		250-286-1155

24hr Emergency Contact Personnel:

Contact numbers will be **posted on fence and indicate site specifics** at all emergency stations also on and in site trailers.

Name	Office #	Cell #
Site Supervisor – Devon Smith	n/a	778-348-6409
Safety Officer – Mitch Moulson	n/a	250-206-2148
Director OHS – Rick Bates	250-850-3215	250-203-2593
General Manager-Dave Gosnell	250-850-3388	250-287-6937

Security

Fencing

1. Fencing shall be installed around the site perimeter.
2. Fencing shall be a minimum 6’ high.
3. Inspected daily by the site safety officer 30 minutes before leaving the site at the end of each day.
4. If the fence is taken down during the day it must be put back up before the end of the day.

Gates

1. All gates will be secured by the last SPD worker to leave the site. Gates will be locked with a combination lock the code will be set to the building address with a 1 in front of it. #1850

Training of Supervisory Staff

- Site orientation (familiarize on personnel visitors on emergency procedures.)
- Regular site safety meetings incorporated into regular safety meetings.
- Simulated fire drills as applicable and warranted.
- General Manager, Dave Gosnell, and OHS Director, Rick Bates are responsible for ensuring their supervisor staff know their responsibilities.

Section 2: Responsibility of Supervisory Staff

Description of Project

The proposed construction is 7 buildings with 33 townhome units total. They are wood frame construction with cement cladding and cedar panels. The roof is laminate shingles.

This project will be completed in phases. Site office, safety/first aid trailer, laydown yard, containers, and muster point will be moved accordingly.

Construction site regular hours will be approximately 7:00 am – 5:00 pm. There will be one shift of workers – mostly sub-contractors. First aid coverage during regular hours will be provided by Seymour Pacific Developments. Any after hours work will require each sub-contractor to provide their own first aid coverage based on WorkSafeBC regulations. The occupant load for workers will be approximately 80 workers – depending on the stage of construction.

Protection of Adjacent Buildings

1. Secured site with 6-foot fencing installed around entire perimeter.

2. There are residential houses on the north and south side of the project site.

Shipping Containers:

No storage of fuel powered equipment, or Flammable/Combustible liquids in any shipping containers without prior inspection and approval from the Fire Department, as shipping containers must be modified for these purposes. There is also no propane storage in any building, structure, or shipping container.

- No storage of propane cylinders allowed inside any shipping container of building under construction.
- Propane cylinders must be stored outside at least 6M away from any flammable/combustible liquids.

Control of Fire Hazards and Fire Safety Around the Site:

- Securing temporary enclosures (tarps) from being blown against ignition sources
- Fuel supply installations to comply with BCFC 5.6.1.10 and CAN/CSA B139-M and the BC Gas Safety Regulation

Flammable and Combustible Liquids

Storage Areas:

The following requirements shall apply to storage areas for flammable and combustible liquids:

a. Storage areas shall be kept free of weeds and extraneous combustible material.
b. Open flames and smoking are prohibited in storage areas.

Hazardous Materials:

- Gasoline and Diesel stored in tidy tanks that are less than 450 Liters and double walled.
- Tanks will have WHMIS labeling or appropriate product identification as required when storing hazardous products.
- Preventative spill control measures procedure will be followed for small containers maintained in storage areas.
- Spill kits and fire extinguishers will be place in the storage areas.

Combustible Material Storage:

Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction. Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

General Site Housekeeping:

Housekeeping is promoted through company policies and will be enforced by the site safety officer and site supervisor. Daily housekeeping checklists will be completed by the site safety officer.

Removing Garbage Material:

a) Wood, cardboard, packing material, form lumber, and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish, and waste material shall be removed from buildings daily.
b) Site will have a contract with a company to remove all garbage and material on regular basis or when bins are full.
c) Devices capable of producing ignition, internal combustion engines, temporary heating equipment and associated devices shall be kept at a safe distance from combustible material so as not to cause ignition.
d) Removing excess pallets, garbage/waste (also as per BCBC 8.2.5)

Protection of Gas Containers:

Gas containers/cylinders shall be protected as follows:

a. Combustible materials shall be kept a minimum of 10 feet from gas containers.
b. Cylinders shall be protected against physical damage.
c. Cylinders shall be stored upright and secured to prevent falling.
d. Cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.
e. Cylinders shall not be placed in areas where they may be damaged by falling objects.
f. When cylinders are not in use, valve protective caps shall be in place.
g. Ropes, chains, or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.
h. If using shipping container, it must have additional ventilation and signage.

Separation:

When stored, gas cylinders shall be separated from each other based on their hazard classes. Separation of combustibles from open flame devices and ignition sources in conformance with BCBC Part 6

Marking: Gas cylinders shall be marked with the name of the contents.

Ignition Sources

Temporary Heating Equipment: Temporary heaters, such as those that are LPG fueled, shall be listed, and shall be installed, used, and maintained in accordance with the manufacturer's instructions.

Open Flame forced air heaters in the interior of any building are strictly forbidden.

OPEN FLAME HEATING WARRANTY

It is warranted that during construction of the Insured Project where a propane gas heater or other open flame heating device is used; the device will be positioned on fire resistive dry wall board or concrete or other non-combustible surface, tied off to a wall or floor provided, however, the heater shall not have less than three (3) feet of clear space surrounding it.

Maintaining Fire Department Access and Firefighting Services

Premises Identification/Signage:

The address numbers of the property or project location shall be plainly visible and legible from the road fronting the property at the fire apparatus access point or as otherwise approved.

Fire Hydrant Access:

Public fire hydrant is located outside the gate access on Park Forest Drive.

There will be one (1) private fire hydrant installed and operational before construction begins in between phase 4 and phase 5 area. There is one (1) operational fire hydrant in phase 3, one (1) operational hydrant in phase 2, and two (2) operational fire hydrants in phase 1.

Fire Department Access:

The primary site access to fire department apparatus is by means of the roadway Petersen Road. The primary gate will be locked after hours and can be accessed by a combination lock #1850. The road through the site can withstand the live loads of fire apparatus. While we are completing the deep utilities and during the construction to keep our delivery trucks moving and maintain emergency access, we will be placing ¾" road base and track pack it with our 200 excavators. This will be checked on daily by the site safety officer and used daily as well by our own crews and daily deliveries of lumber and other materials.

Delivery Vehicle Parking:

Delivery trucks must not obstruct the fire department's access to the site and buildings.

Vehicle Parking:

All vehicles shall be parked a minimum of 20 feet from new buildings under construction. Workers will not park in front of or obstruct access to fire hydrants. Fire hydrants and site entrance will be kept clear at all times.

Posting Emergency Procedures:

Emergency procedures will be posted in the site trailer for reference.

Maintaining access to a minimum of one exit:

Daily housekeeping checks by the site safety officer will ensure one exit is kept clear at all times. Clear access to exit(s) will be maintained for access by first aid attendant(s) and for fire safety.

Combustible materials must not be stored in entrances, exits, and access routes:

The site supervisor will ensure that combustible materials are properly stored on site and that they are not kept near access routes. Combustible materials will be stored in a designated area. (See site plan for where combustibles and materials will be stored).

Temporary Power

There is currently a temporary power C-can set up on the south side of site, 775 Petersen Road, that will be used for this project.

Section 3: Procedures to be Used in Case of Emergency

Designated Backup Person Responsible for Sounding Alarm and Calling 9-1-1:
The site safety officer will be responsible for sounding the alarm and calling 9-1-1. In the event the safety officer is unavailable the site supervisor will be backup.

If you discover a fire proceed to the closest emergency station. There will be 2 located on each floor inside the building on the north and south sides of the mid-corridor, 2 located outside the building at each end and 1 at the site safety trailer. Activate the air horn.

Sound (air horn)

- 1 long blast is for fire.

Yell 'FIRE, FIRE, FIRE'

Instructions to Workers in Case of Fire Emergencies

Notify Emergency Services (9-1-1)

Call 9-1-1 and report the fire at 850 Park Forest Drive. Notify the Safety Officer, Site Supervisor or Site Administrator. They will all have cell phones and can call 9-1-1 if necessary.

Upon Discovery of Fire or Other Emergency OR if you hear an air horn or report of 'FIRE, FIRE, FIRE', all workers are to follow the directions below.

Evacuation:

- Leave fire area immediately
- Close doors behind you where practical
- Turn off equipment if safe to do so
- Notify occupants verbally or sound horn or activate fire alarm system
- Call the Fire Department **9-1-1** (from a safe location), report fire at 850 Park Forest Drive
- Go to mustering point, stay there until instructed to do otherwise
- A supervisor must await the arrival of the Fire Department at the main access point

Fighting a Fire

Attempting to extinguish a fire is a voluntary act.

- Only use a fire extinguisher if safe to do so and you know how to use it.
- Prior to fighting a fire, always notify persons in the immediate area. Be calm and use good judgment.
- Never attempt to fight a fire alone unless the fire is small, and you feel confident that you can extinguish or isolate the fire by using a portable fire extinguisher.
- When you have exhausted the extinguisher, back away if unable to totally extinguish the fire.
- Ensure you have an exit at your back. **Do not get trapped!**

Exit Requirements

Minimum Number of Exits:

All new buildings under construction shall have at least one unobstructed exit. All exits shall be identified in the Site Map Plan.

Exception: For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Muster Areas:

Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. This site's muster area is on the south side of site, by the site trailer. The assembly point is identified on the Site Map.

Accounting for Site Personnel:

The site safety officer will do an account of all personnel on site upon meeting at the muster point.

Meeting the Fire Department:

- Person assigned to meet the fire department and give information such as:
  - Where the fire or injury is located on site
  - Is everybody accounted for
  - Name of person responsible: Safety Officer Mitch Moulson

Section 4: Training of Site Personnel on Evacuation Practices

A) Site orientation (familiarize on personnel visitors on emergency procedures.)
b) Name of Person responsible: Site Safety Officer Mitch Moulson
c) Regular site safety meetings incorporated into regular safety meetings.
d) Simulated fire drills as applicable and warranted.

Maintaining a list of on-site personnel and their emergency training:

Training of site personnel for what to do in an emergency, muster location, use of fire extinguishers, site fire wardens/trade reps.

Fire Extinguishers:

Portable fire extinguishers shall be provided and shall be mounted on an Emergency Station located where the travel distance to any extinguisher does not exceed 75 feet. Seymour Pacific Developments shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers (every Seymour Pacific Development employee has been trained in the use of fire extinguishers).

Fire extinguishers shall have a minimum rating of:

a) 2-A:10-B:C on moveable equipment, and
b) 4-A:40-B:C in all other locations.

Up to date, services within the last year:

The site safety officer will have all fire extinguishers tested, and replaced, if necessary, before construction commences. All fire extinguishers will be inspected monthly, and inspections will be documented.

At or near gas or propane fuel operated equipment:

All fuel tanks on site will have a fire extinguisher mounted on them or located nearby.

Clearly marked and mounted:

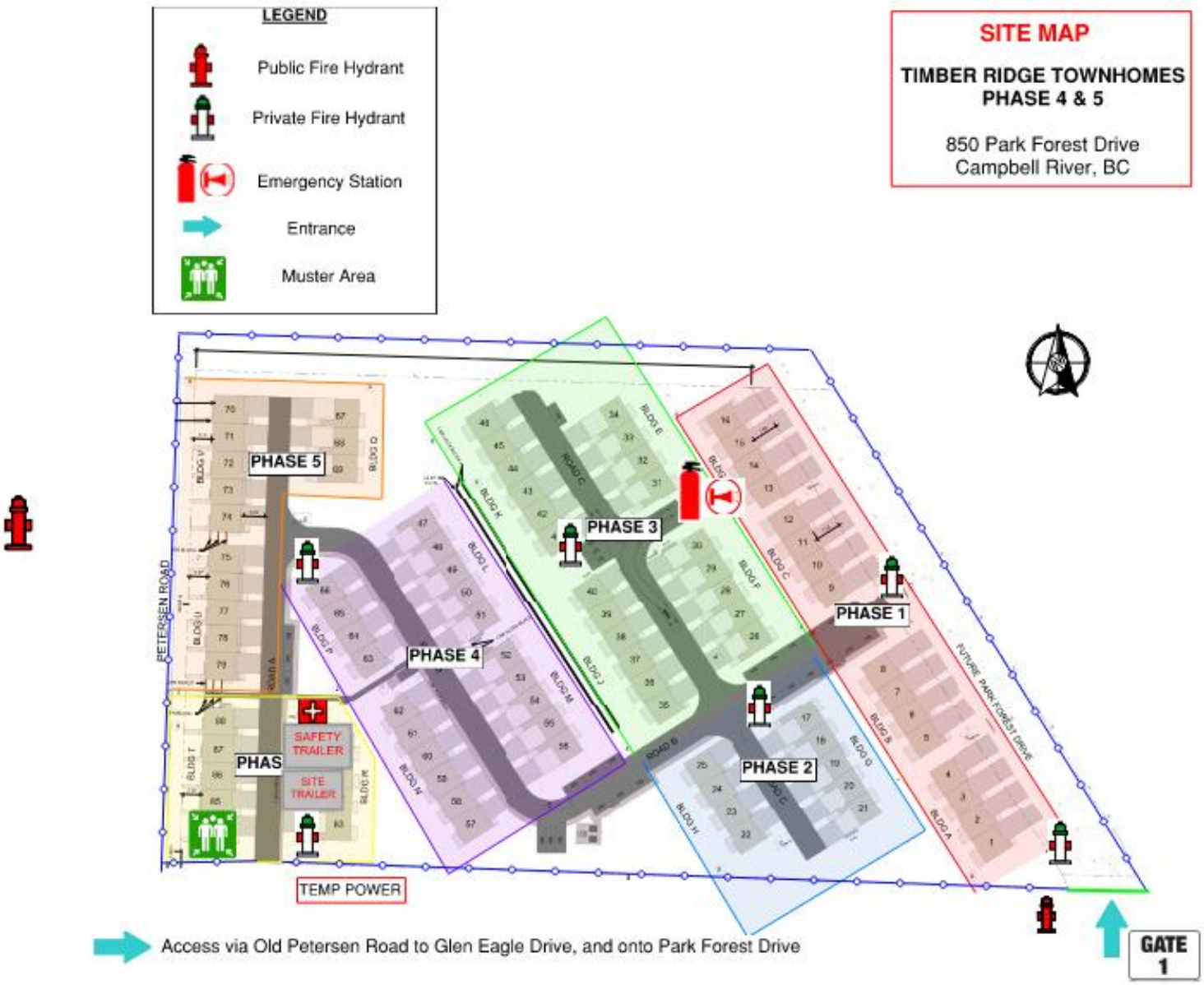
Enough fire extinguishers will be provided at emergency stations, near exits, and near fuel tanks. Emergency stations will be painted bright orange.

Smoking:

Smoking is prohibited anywhere inside or on the roof of new buildings under construction. A suitable number of 'No Smoking' signs shall be posted to ensure that smoking is controlled. Smoking is prohibited within 5 m from the building or part of the building that is under construction, or any combustible storage or combustible refuse. There will be two designated smoking areas on site, both equipped with extinguish receptacles.

Seymour Pacific
HOMES

Section 5: Site Diagrams



Google Map

Section 6: Hot Works

Hot Work Operations:

The hot work area must be clear of flammable and combustible materials.
This will be governed by the company's Hot Work Safe Work Practice and Hot Work Safe Work Procedure. The site safety officer will be responsible for monitoring all hot work and ensuring proper practices and procedures are being followed.

Fire watch person assigned during and after hot work operations.
The site safety officer or supervisor will ensure a designated SPD fire watch person is assigned to monitor the hot work area for a minimum of 4 hours after the hot work is completed.

Any hot work in the proximity of combustible or flammable materials. The company hot work procedure states that all combustible materials must be removed from the area before hot work begins. If this is not possible the area must be wetted down, and combustible and flammable materials must be covered with a non-combustible material.

Hot Works Permit:
See page 23 for "Hot Work Permit' form.

Work being performed by trained or certified personnel:
Hot work will be performed by properly trained, competent workers and will be overseen by company supervisors.

Fire extinguishers accessibility:
As per the company safety policy and in keeping with the hot work procedure, there will be a fire extinguisher present for all Hot Work. This will be enforced by the site safety officer and supervisor.

Proper ventilation, as required:
Hot Work will be done before walls are dry walled and windows have been installed.

Hazardous Materials:

- Gasoline and Diesel stored in tidy tanks that are less than 450 Liters and double walled.
- Tanks will have WHMIS labeling or appropriate Product Identification as required when storing hazardous products.
- Preventative spill control measures procedure will be followed for small containers maintained in storage areas.
- Spill kits and fire extinguishers will be place in the storage areas.

Hot work operations- cutting torch, welding, or torching:

The company policy and procedure dictates that anyone doing hot work will have a fire extinguisher readily available.

HOT WORK DEFINITION:

Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pip, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with following requirements, including a pre-site inspection, fire watch and post inspection procedures.

PRE-INSPECTION:

An inspection of the hot work site shall be conducted by the general contractor or his/her designee prior to hot work operation to ensure that:

- The hot work site is clear of combustibles or that combustibles are protected.
- Exposed construction is of non-combustible materials or that combustible materials are protected.
- Openings are protected.
- There are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.
- Fire extinguishers are available, fully charged, and operational.
- Fire watch personnel are assigned, equipped, and trained.

POST WORK INSPECTION:
A post work inspection will be conducted by the general contractor or his/her designee upon completion of hot work for a period of 60 minutes. A following post inspection will be completed again 4 hours later.

FIRE WATCH:
The sole duty of the fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to be fire watch duty shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by individual shall have additional personal assigned to fire watch to ensure that all exposed areas are monitored.

Hot Surface Applications
Roofing operations and other surface applications that involve heat sources and hot processes shall be considered hot works.

Section 7: Fire Watch

Fire Watch Log:
Tours at intervals not more than 1 hour. All tour start/end time are to be documented (see Section 9 for the 'Fire Watch Log' form)

Sounding Warning:
The designated Fire Watch person is responsible for sounding a warning to notify site personnel and call 9-1-1 to report the fire.

Section 8: Propane Storage and Flammable/Combustible Storage

- Propane must be separated from other flammable compressed gases by at least 1M and 6M from flammable/combustible liquids, Oxidizers, and Corrosives.
- Separation from combustibles by 3 metres.
- Storage area locked and vented.
- Storage area protected from vehicular/industrial motorized traffic.
- Portable pressurized (full or empty) cylinders secured when not in use.
- Area is to have proper signage or placards in place.
- A current list of dangerous goods must on site.
- A portable 4-A:40-B:C fire extinguisher near storage and work areas.
- Storage area is away from egress and access routes to the site.
- If using shipping container must have additional ventilation and signage.
- Portable extinguishers

Safety Data Sheets:

A copy of safety data sheets will be available in the site safety officer's trailer.

Portable Extinguishers:

Fire extinguishers shall have a minimum rating of:

- 2-A:10-B:C on moveable equipment.
- 4-A:40-B:C in all other locations.
- Serviced and tagged by a certified agency, within the last year.
- Mounted, with proper signage, where workers are present and at all exit locations on every level and meet the required travel distance between extinguishers (75 feet or 22.86 m).
- At or near gas or propane fuel operated equipment.
- At or near areas where combustibles are stored.
- Adjacent to any hot works operations.

Section 9: Additional Information & Forms

Appendix

Hot Work Permit

Seymour Pacific
HOMES

HOT WORK PERMIT

This hot work permit is required for any temporary operation involving open flames or producing heat and/or sparks. This includes but is not limited to: Brazing, Cutting, Grinding, Soldering, Thawing Pipe, Roofing, and Welding.

PART 1

Authorization: (Print Clearly)

This Permit will authorize _____of _____
(Name) (Company)

To _____
(Describe activity)

_____
(Starting date & time) (Expiry date & time)

Building or Area: _____

Type of Hot Work: _____

SAFETY PRECAUTIONS:

- ☐ Supervisor Notified
- ☐ Fire extinguisher present
- ☐ Additional Safety Check List (Page 2) completed & understood by person(s) doing the work.

Permit Issued By: _____

Safety Precautions Verified By: _____

Person Performing Work: _____ (signature) _____

Fire Watch Sign Off: _____ (signature) _____

Site Supervisor: _____ (signature) _____

THIS PERMIT MUST BE DISPLAYED PROMINENTLY AT THE WORK SITE.
IN CASE OF FIRE, CALL 911 and Site Safety Officer or Site Supervisor.

Copy of Part 1 of this permit must be delivered or emailed to Company – Site Supervisor Office, at least 24 hours prior to start time.

Seymour Pacific
HOMES

FIRE SAFETY – PART 2

Safety Check List

- ☐ Check with Site Supervisor or Safety Officer, for possible detectors that could be activated
- ☐ Fire Extinguisher available and in working order or hand hose (Supplied by working crew Y/N)
- ☐ Number of Fire Extinguishers issued _____
- ☐ Equipment inspected and in good repair

Requirements within 35 ft. (11 m.) radius of work site

- ☐ Flammable liquids, oily deposits, dust, and lint removed ☐ N/A
- ☐ Explosive atmosphere in area eliminated ☐ N/A
- ☐ Floor swept & kept clean
- ☐ Combustible floors covered with fire resistant material
- ☐ Remove other combustibles where possible. Combustibles moved away from opposite side of wall/ceiling. Otherwise protect with fire resistive tarpaulins or metal shields
- ☐ All wall and floor openings covered
- ☐ If working at elevated heights warn people below and suspend fire resistive tarpaulins beneath work
- ☐ Pre-Operation Precautions – When feasible, wet down work area

Spark Control – must be used to prevent hot metal and sparks from falling on combustible material which cannot be moved

- ☐ Sheet metal guard used ☐ N/A
- ☐ Asbestos blanket used ☐ N/A
- ☐ Similar protection used _____ ☐ N/A

Fire Protection

- ☐ Is there Operative Sprinkler Protection N/A – if yes it must be operative during welding and cutting
- ☐ **Post-Operation Precautions** – After work, a thorough check must be made for smoldering fire in out-of-the-way places

Fire Watch/Hot Work area monitoring

- ☐ Extra Person whose sole responsibility is Fire watch during Extra Person whose sole responsibility is Fire Watch during the Hot Work and must remain in the immediate area after completion of such work for a minimum of 2 hours, including coffee and lunch breaks **(mandatory)**
- ☐ After the initial 2-hour Fire Watch, inspection of the Hot Work must be conducted every hour, and a final inspection of the Hot Work area shall be conducted 4 hours after completion of such work. A thorough check must be made to ensure no fire is moldering in out-of-the-way places or in its incipient stages. Including during coffee and lunch breaks. **(mandatory)**
- ☐ Fire watch must be trained in Fire Hazard Awareness, buildings emergency procedures, and in fire extinguisher selection and use. **(mandatory)**
- ☐ Is the Fire Watch area well ventilated or are fans required to disperse smoke, so smoke detectors are not activated ☐ N/A
- ☐ Fire watch may be required for adjoining areas, above and below ☐ N/A
- ☐ **Other precautions taken**

Call Site Supervisor or Safety Officer after Hot Work is complete.

☐ Contractor accepts responsibility for equipment on loan.

Seymour Pacific
HOMES

FIRE WATCH LOG

ASSIGNED AREA: _____ **DATE:** _____

FIRE-WATCHER: _____ **INITIALS:** _____

FIRE WATCH TIMES: STARTED _____ **ENDED** _____

I certify, by my initials below, that I completed a tour of my entire assigned area at the following times:

Time Tour Completed	Initials		Time Tour Completed	Initials		Time Tour Completed	Initials

Problems noted during fire watch:

FIRE-WATCHER
SIGNATURE: DATE:

SEYMOUR PACIFIC HOMES

TIMBER RIDGE PHASE 4

775 PETERSEN ROAD, CAMPBELL RIVER

NOT FOR CONSTRUCTION

LANDSCAPE WORKS - DEVELOPMENT PERMIT

DECEMBER 10, 2025

LIST OF DRAWINGS

ctq
ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

KEY PLAN
SCALE 1:1000

LANDSCAPE LEGEND

- PROPOSED TREES
- SHRUBS, PERENNIALS & ORNAMENTAL GRASS PLANTINGS
- ASPHALT PAVING
- PEA GRAVEL
- CONCRETE PAVING

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
	Trees Deciduous				
1	Acer palmatum 'Bloodgood'	Japanese Maple 'Bloodgood'	5cal	B & B	
1	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	5cal	B & B	
2	Gymnocladus dioicus	Kentucky Coffee Tree	5cal	B & B	
	Shrubs				
15	*Cornus stolonifera 'Arctic Fire'*	Arctic Fire Red Osier Dogwood	#02	Potted	1.5m O.C
2	*Hydrangea arborescens 'Annabelle'*	Annabelle Hydrangea	#02	Potted	1.8m O.C
4	*Sambucus racemosa 'Lemony Lace'*	Lemony Lace Elderberry	#02	Potted	1.2m O.C
7	*Spiraea japonica 'SMSJMLA'*	Lil' Flirt Spirea	#02	Potted	0.9m O.C
	Ornamental Grasses				
24	*Calamagrostis x acutiflora 'Karl Foerster'*	Karl Forester Feather Reed Grass	#01	Potted	0.75m O.C
	Perennials				
4	*Achillea filipendulina 'Gold Plate'*	Gold Plate Yarrow	#01	Potted	0.9m O.C
8	*Hemerocallis 'Stella d'Oro'*	Stella d'Oro Daylily	#01	Potted	0.6m O.C
8	*Perovskia atriplicifolia 'Little Spire'*	Little Spire Russian Sage	#01	Potted	0.6m O.C
8	*Rudbeckia fulgida 'Goldstrum'*	Goldstrum Black Eyed Susan	#01	Potted	0.6m O.C

0 5 10 15 m N

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER OF THE LANDSCAPE DESIGN FOR DEVELOPMENT PERMIT PURPOSES AND SHALL NOT TO BE USED FOR CONSTRUCTION.
2. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
5. SHRUB BEDS TO RECEIVE A MINIMUM 450mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 0.9m DEPTH GROWING MEDIUM PLACEMENT.
6. TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — NATALIE MARTIN — 731

NOT FOR CONSTRUCTION

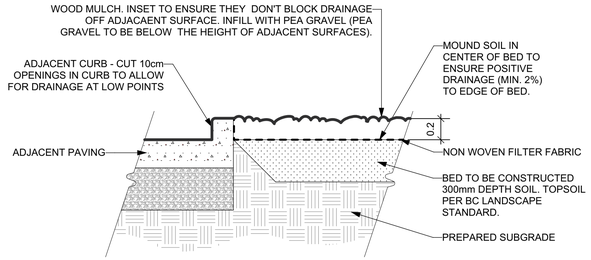
ISSUE	DESCRIPTION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-12-10
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-08-22
2	ISSUED FOR DEVELOPMENT PERMIT	2025-08-12
1	ISSUED FOR REVIEW	2025-08-06

CLIENT NAME:
SEYMOUR PACIFIC HOMES

PROJECT NAME:
TIMBER RIDGE PHASE 4
775 PETERSEN ROAD

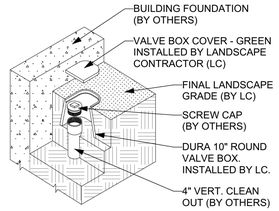
DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN - AMENITY SPACE & TRAIL ACCESS

DRAWN: MC	DRAWING NO.: LDP1
CHECKED: NM	
PROJECT NO.: 25133-100	
SCALE: 1:100	

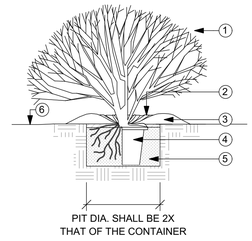


WOOD MULCH AT CURB OR SIDEWALK

1 Planting Area with Wood Mulch - Section
Scale: 1:20

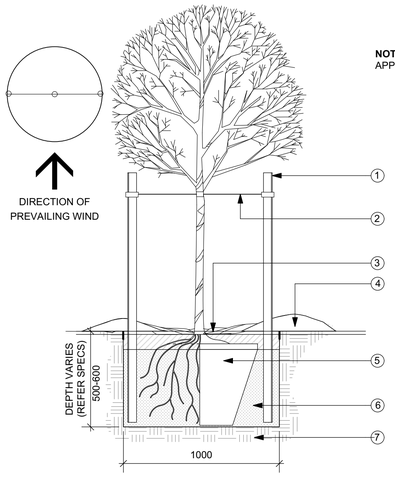


2 Clean Out - Section
Scale: 1:25



1. PRUNE DEAD & BROKEN BRANCHES - MAINTAIN NATURAL PLANT FORM
2. FIRMLY COMPACTED EARTH SAUCER
3. 75mm MIN. DEPTH WOOD MULCH (REFER SPECS)
4. REMOVE CONTAINER
5. FIRMLY PACKED GROWING MEDIUM (REFER SPECS)
6. FINISHED GRADE

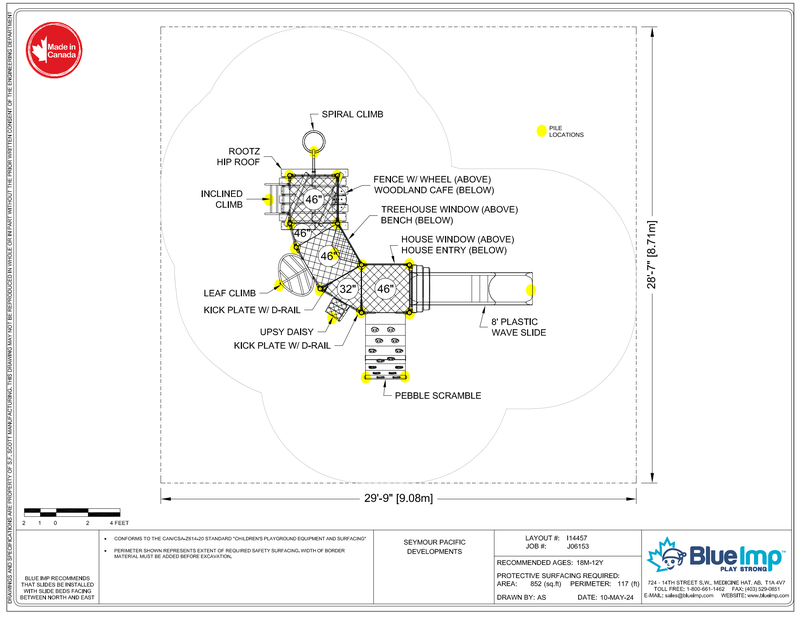
3 Shrub Planting in Wood Mulch - Section
Scale: N.T.S



NOTE: IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN

1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20" WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH, ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)
7. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS

4 Tree Planting in Wood Mulch - Section
Scale: N.T.S



5 Playstructure - Manufacturer Specification
Scale: N.T.S

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

NOTES:

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
NATALIE MARTIN
731

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-12-10
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2025-08-22
2	ISSUED FOR DEVELOPMENT PERMIT	2025-08-12
1	ISSUED FOR REVIEW	2025-08-06

CLIENT NAME:
SEYMOUR PACIFIC HOMES

PROJECT NAME:
TIMBER RIDGE PHASE 4
775 PETERSEN ROAD

DRAWING TITLE:
LANDSCAPE DETAILS - AMENITY SPACE & TRAIL ACCESS

DRAWN: MC	DRAWING NO.: LDP2
CHECKED: NM	
PROJECT NO.: 25133-100	
SCALE: 1:100	

EROSION & SEDIMENT CONTROL NOTES:

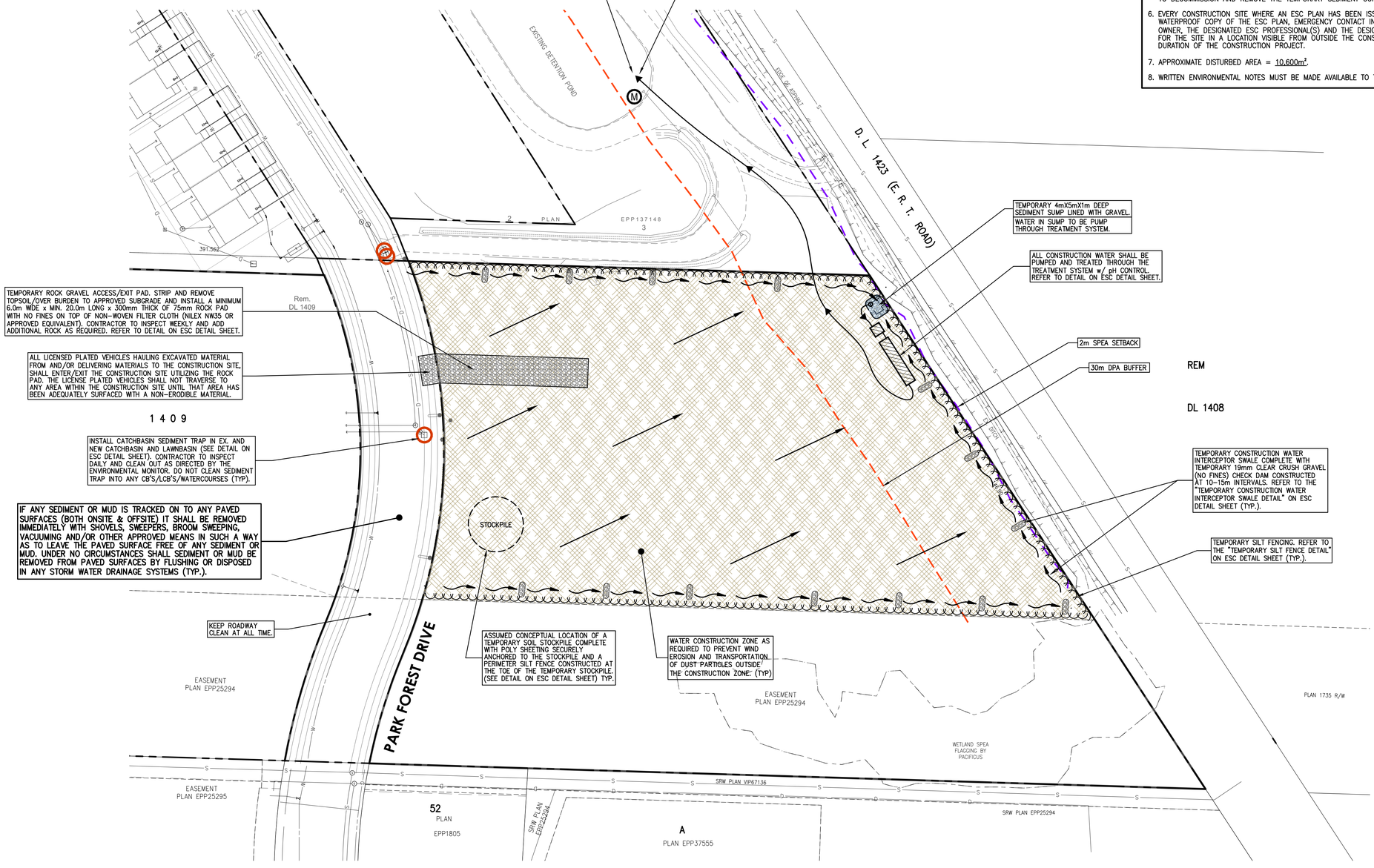
1. ALL SEDIMENT & EROSION CONTROL WORKS SHALL BE UNDERTAKEN IN FULL COMPLIANCE WITH THE EROSION & SEDIMENT CONTROL DETAILS, THE "EROSION & SEDIMENT CONTROL NOTES" SHEET AND THE CURRENT CITY OF CAMPBELL RIVER SDS BY-LAW.
2. REFER TO THE SEWER PLANS FOR UNDERGROUND SERVICES AND REFER TO THE "LOT GRADING PLAN" FOR FINISHED GROUND SURFACE ELEVATIONS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL WORK UNDER THIS PROJECT IS UNDERTAKEN AND COMPLETED IN SUCH MANNER AS TO PREVENT THE RELEASE INTO ANY WATER COURSE, STORM SEWER, OR DRAINAGE SYSTEM OF ANY SEDIMENT LADEN WATER EXCEEDING THE TURBIDITY LEVELS OF 25 NEPHELOMETRIC TURBIDITY UNITS (NTU) DURING DRY CONDITIONS AND 100 NTU DURING WET WEATHER CONDITIONS. WHERE SPAWNING AREAS ARE SITUATED IN THE RECEIVING WATERS, THE STORMWATER RUNOFF SHALL NOT, AT ANY TIME, INCREASE TURBIDITY LEVELS ABOVE BACKGROUND LEVELS OF THE RECEIVING WATERS.
4. RAIN GAUGE STATION – REFER TO CAMPBELLRIVER.WEATHERSTATS.CA FOR THE RAINFALL MONITORING VALUES FOR ALL STORM EVENTS. A SIGNIFICANT RAINFALL EVENT IS CONSIDERATED TO BE 25mm OR GREATER OF TOTAL RAINFALL DEPTH IN A 24 HOUR PERIOD.
5. ALL SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM AREAS ARE APPROPRIATELY TREATED TO ALLOW FOR THE BMP TO BE REMOVED WITHOUT RISK TO THE RECEIVING ENVIRONMENT AND WHEN ENVIRONMENTAL MONITOR PROVIDES WRITTEN PERMISSION TO DECOMMISSION AND REMOVE THE TEMPORARY SEDIMENT CONTROL WORKS.
6. EVERY CONSTRUCTION SITE WHERE AN ESC PLAN HAS BEEN ISSUED MUST HAVE A WATERPROOF COPY OF THE ESC PLAN, EMERGENCY CONTACT INFORMATION FOR THE SITE OWNER, THE DESIGNATED ESC PROFESSIONAL(S) AND THE DESIGNATED ENVIRONMENTAL MONITOR FOR THE SITE IN A LOCATION VISIBLE FROM OUTSIDE THE CONSTRUCTION SITE, FOR THE DURATION OF THE CONSTRUCTION PROJECT.
7. APPROXIMATE DISTURBED AREA = 10,600m².
8. WRITTEN ENVIRONMENTAL NOTES MUST BE MADE AVAILABLE TO THE CITY ON REQUEST.

EROSION & SEDIMENT CONTROL LEGEND

- EXISTING GROUND SURFACE ELEVATION.
- EXISTING GROUND SURFACE CONTOUR ELEVATION.
- NEW STORM SEWER.
- NEW SANITARY SEWER.
- NEW WATERMAIN.
- NEW MANHOLE.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN EXISTING CATCHBASIN.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN NEW CATCHBASIN.
- TEMPORARY SILT FENCE.
- TEMPORARY CONSTRUCTION SWALE.
- TEMPORARY LONGITUDINAL GRAVEL CHECK DAM
- DIRECTION OF SURFACE RUNOFF FLOW.
- TEMPORARY CONSTRUCTION CULVERT/DRAIN PIPE
- TEMPORARY GRAVEL ACCESS PAD.
- APPROXIMATE DISTURBED AREAS
- AREA OF VEGETATION TO BE RETAINED
- MONITORING POINT LOCATION.

SITE CONTACT

EMERGENCY CONTACT: TERRY DEAN, 778-560-3234
ESC PROFESSIONAL: ALL TERRAIN CONSULTING, 778-230-4174
ENVIRONMENTAL MONITOR: PACIFICUS BIOLOGICAL SERVICES LTD, 250-286-0005



ALL TEMPORARY SOIL STOCK PILE(S) SHALL HAVE THEIR ENTIRE SURFACE COVERED WITH POLYETHYLENE SHEETING. INDIVIDUAL SHEETS OF POLYETHYLENE SHEETING SHALL OVERLAP EACH OTHER BY AT LEAST 1.0m AND SHALL BE ADEQUATELY SECURED TO PREVENT MOVEMENT AND TO ENSURE THAT THE TEMPORARY STOCK PILE(S) CANNOT BE ERODED OR GENERATE SEDIMENT AND SHALL ONLY BE TEMPORARILY REMOVED AS AND WHEN REQUIRED TO ALLOW CONSTRUCTION, AND THEN ONLY DURING DRY WEATHER (TYP).

CONTRACTOR SHALL CLEAN OUT ALL CATCHBASINS, LAWN CATCHBASINS, MANHOLES, STORM SEWERS, ETC., (ON-SITE AND OFF-SITE) WHERE SEDIMENT BUILD-UP HAS OCCURRED DUE TO CONSTRUCTION WORKS. DO NOT DISPOSE ANY SEDIMENT INTO THE CATCHBASINS, LAWN CATCHBASINS, MANHOLES OR STORM SYSTEM. CONTRACTOR SHALL INSPECT STORM SEWERS (ON-SITE AND OFF-SITE) DAILY FOR SEDIMENT BUILD-UP AND SHALL REMOVE ANY SEDIMENT BUILD-UP IMMEDIATELY (WITHIN 24 HOURS).

THE DEVELOPER AND/OR CONTRACTOR SHALL NOTIFY BOTH THE ENGINEER OF RECORD AND ENVIRONMENTAL MONITOR PRIOR TO COMMENCEMENT OF THE GRUBBING STAGE. THE DEVELOPER SHALL PROVIDE THE GRUBBING CONTRACTOR WITH A COPY OF THE ESC PERMIT AND APPROVED ESC DRAWINGS PRIOR TO COMMENCEMENT OF GRUBBING STAGE. THE GRUBBING CONTRACTOR TO CONFIRM THE ESC PERMIT HAS BEEN ISSUED. NO GRUBBING IS TO PROCEED ON-SITE UNTIL ALL SEDIMENT CONTROL WORKS SHOWN ON THIS GRUBBING STAGE HAVE BEEN INSTALLED AND HAVE BEEN APPROVED BY MUNICIPALITY.

CONTRACTOR TO REMOVE CONSTRUCTION MACHINERY AND DEBRIS ACCUMULATION FROM THE WORK AREA AT THE END OF EACH WORK DAY.

ALL TRUCK TIRES SHALL BE CLEANED BEFORE EXITING SITE. TRUCK OPERATORS WILL BE INSTRUCTED TO COMPLY BY SITE SUPERVISOR.

UNDER NO CIRCUMSTANCES SHALL SOIL, SAND OR OTHER MATERIAL WITH HIGH SEDIMENT CONTENT BE DEPOSITED OR STOCKED PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON PAVED ROAD SURFACES (TYP).

ALL TRADES VEHICLES SHALL PARK ON GRAVEL SURFACES.

SCALE: 1:500 (0m 10m 20m 30m 40m 50m)

NOTE:
CONTRACTOR TO CONTACT TELUS; BC HYDRO AND FORTIS BC PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

I CLAUDE CARTELIER, CPESC, IN GOOD STANDING HEREBY CERTIFY THAT THE ATTACHED ESC DRAWINGS HAVE BEEN DESIGNED TO GOOD PRACTICE AND IN COMPLIANCE WITH THE CITY OF CAMPBELL RIVER DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS

City of Campbell River

DEVELOPER
SEYMOUR PACIFIC HOMES
100 ST. ANN'S ROAD,
CAMPBELL RIVER, BC

PROJECT
PROPOSED DEVELOPMENT (PHASE 4)
775 PETERSEN RD,
CAMPBELL RIVER, BC

LEGAL
DISTRICT LOT 1409, SAYWARD LAND DISTRICT
EXCEPT PLAN EPP137148

SEAL
CLAUDE CARTELIER
CPESC No. 8024
EROSION AND SEDIMENT CONTROL
Nov 14, 2025

DESIGN BY:	CC
DRAWN BY:	CL
APPROVED BY:	CC
DATE:	NOV 2025
SCALE:	HORIZ. 1:500 VERT.

TITLE
EROSION & SEDIMENT CONTROL PLAN
STAGE 1 - GRUBBING & PRECONSTRUCTION

CITY PROJECT No. -
PROJECT No. 23-014 | SHEET No. 1 OF 4 | REV. -

ALL-TERRAIN CONSULTING LTD. ENVIRONMENTAL SPECIALISTS
#201 - 1959-152 Street - Surrey, B.C. V4A 4N2
778.230.4174 info@stcconsulting.ca

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

EROSION & SEDIMENT CONTROL NOTES:

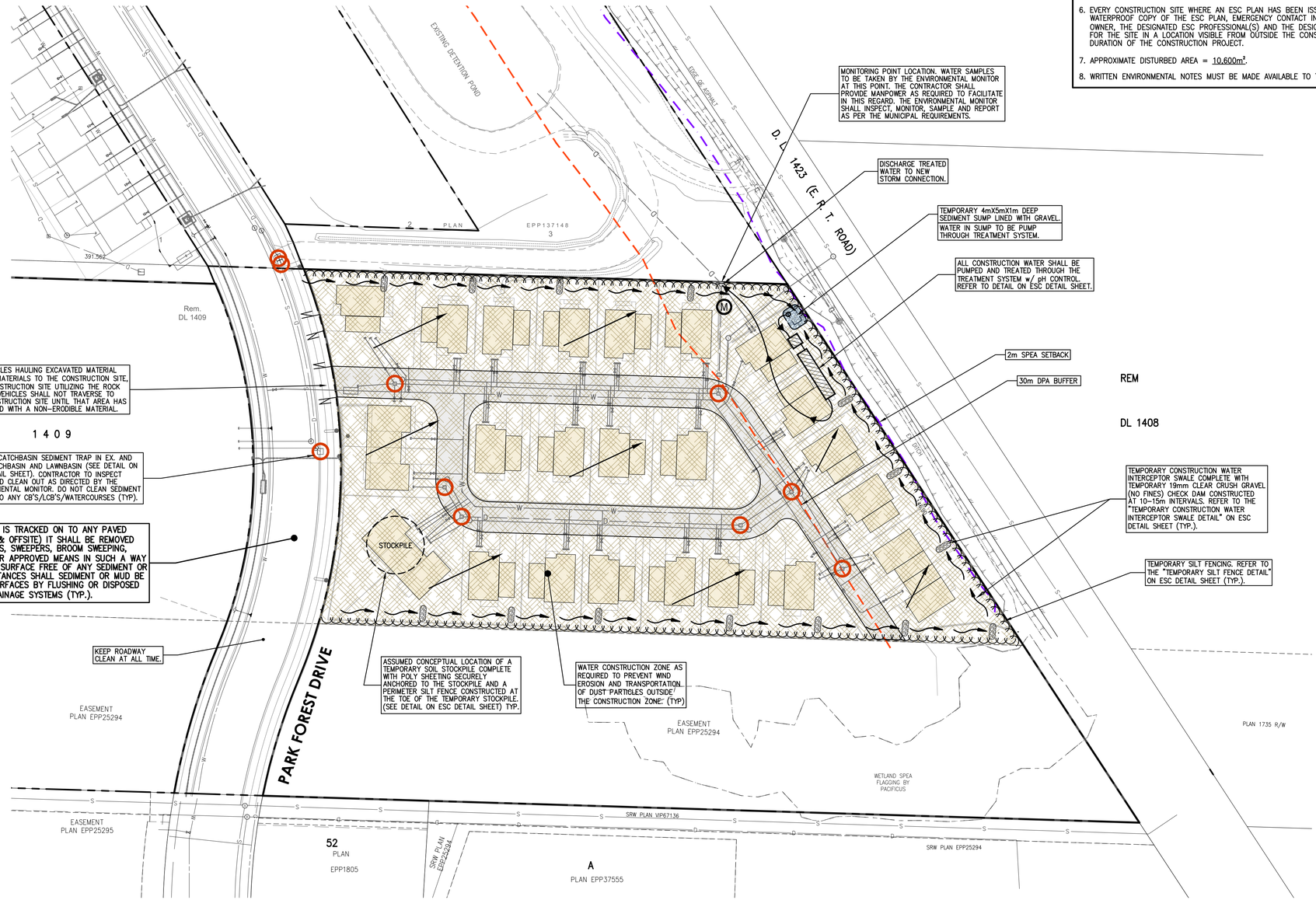
1. ALL SEDIMENT & EROSION CONTROL WORKS SHALL BE UNDERTAKEN IN FULL COMPLIANCE WITH THE EROSION & SEDIMENT CONTROL DETAILS, THE "EROSION & SEDIMENT CONTROL NOTES" SHEET AND THE CURRENT CITY OF CAMPBELL RIVER SDS BY-LAW.
2. REFER TO THE SEWER PLANS FOR UNDERGROUND SERVICES AND REFER TO THE "LOT GRADING PLAN" FOR FINISHED GROUND SURFACE ELEVATIONS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL WORK UNDER THIS PROJECT IS UNDERTAKEN AND COMPLETED IN SUCH MANNER AS TO PREVENT THE RELEASE INTO ANY WATER COURSE, STORM SEWER, OR DRAINAGE SYSTEM OF ANY SEDIMENT LADEN WATER EXCEEDING THE TURBIDITY LEVELS OF 25 NEPHELOMETRIC TURBIDITY UNITS (NTU) DURING DRY CONDITIONS AND 100 NTU DURING WET WEATHER CONDITIONS. WHERE SPAWNING AREAS ARE SITUATED IN THE RECEIVING WATERS, THE STORMWATER RUNOFF SHALL NOT, AT ANY TIME, INCREASE TURBIDITY LEVELS ABOVE BACKGROUND LEVELS OF THE RECEIVING WATERS.
4. RAIN GAUGE STATION – REFER TO CAMPBELLRIVER.WEATHERSTATS.CA FOR THE RAINFALL MONITORING VALUES FOR ALL STORM EVENTS. A SIGNIFICANT RAINFALL EVENT IS CONSIDERATED TO BE 25mm OR GREATER OF TOTAL RAINFALL DEPTH IN A 24 HOUR PERIOD.
5. ALL SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM AREAS ARE APPROPRIATELY TREATED TO ALLOW FOR THE BMP TO BE REMOVED WITHOUT RISK TO THE RECEIVING ENVIRONMENT AND WHEN ENVIRONMENTAL MONITOR PROVIDES WRITTEN PERMISSION TO DECOMMISSION AND REMOVE THE TEMPORARY SEDIMENT CONTROL WORKS.
6. EVERY CONSTRUCTION SITE WHERE AN ESC PLAN HAS BEEN ISSUED MUST HAVE A WATERPROOF COPY OF THE ESC PLAN, EMERGENCY CONTACT INFORMATION FOR THE SITE OWNER, THE DESIGNATED ESC PROFESSIONAL(S) AND THE DESIGNATED ENVIRONMENTAL MONITOR FOR THE SITE IN A LOCATION VISIBLE FROM OUTSIDE THE CONSTRUCTION SITE, FOR THE DURATION OF THE CONSTRUCTION PROJECT.
7. APPROXIMATE DISTURBED AREA = 10,600m².
8. WRITTEN ENVIRONMENTAL NOTES MUST BE MADE AVAILABLE TO THE CITY ON REQUEST.

EROSION & SEDIMENT CONTROL LEGEND

- EXISTING GROUND SURFACE ELEVATION.
- EXISTING GROUND SURFACE CONTOUR ELEVATION.
- NEW STORM SEWER.
- NEW SANITARY SEWER.
- NEW WATERMAIN.
- NEW MANHOLE.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN EXISTING CATCHBASIN.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN NEW CATCHBASIN.
- TEMPORARY SILT FENCE.
- TEMPORARY CONSTRUCTION SWALE.
- TEMPORARY LONGITUDINAL GRAVEL CHECK DAM
- DIRECTION OF SURFACE RUNOFF FLOW.
- TEMPORARY CONSTRUCTION CULVERT/DRAIN PIPE
- TEMPORARY GRAVEL ACCESS PAD.
- APPROXIMATE DISTURBED AREAS
- AREA OF VEGETATION TO BE RETAINED
- MONITORING POINT LOCATION.

SITE CONTACT

EMERGENCY CONTACT: TERRY DEAN, 778-560-3234
ESC PROFESSIONAL: ALL TERRAIN CONSULTING, 778-230-4174
ENVIRONMENTAL MONITOR: PACIFICUS BIOLOGICAL SERVICES LTD, 250-286-0005



ALL TEMPORARY SOIL STOCK PILE(S) SHALL HAVE THEIR ENTIRE SURFACE COVERED WITH POLYETHYLENE SHEETING. INDIVIDUAL SHEETS OF POLYETHYLENE SHEETING SHALL OVERLAP EACH OTHER BY AT LEAST 1.0m AND SHALL BE ADEQUATELY SECURED TO PREVENT MOVEMENT AND TO ENSURE THAT THE TEMPORARY STOCK PILE(S) CANNOT BE ERODED OR GENERATE SEDIMENT AND SHALL ONLY BE TEMPORARILY REMOVED AS AND WHEN REQUIRED TO ALLOW CONSTRUCTION, AND THEN ONLY DURING DRY WEATHER (TYP).

CONTRACTOR SHALL CLEAN OUT ALL CATCHBASINS, LAWN CATCHBASINS, MANHOLES, STORM SEWERS, ETC., (ON-SITE AND OFF-SITE) WHERE SEDIMENT BUILD-UP HAS OCCURRED DUE TO CONSTRUCTION WORKS. DO NOT DISPOSE ANY SEDIMENT INTO THE CATCHBASINS, LAWN CATCHBASINS, MANHOLES OR STORM SYSTEM. CONTRACTOR SHALL INSPECT STORM SEWERS (ON-SITE AND OFF-SITE) DAILY FOR SEDIMENT BUILD-UP AND SHALL REMOVE ANY SEDIMENT BUILD-UP IMMEDIATELY (WITHIN 24 HOURS).

CONTRACTOR TO REMOVE CONSTRUCTION MACHINERY AND DEBRIS ACCUMULATION FROM THE WORK AREA AT THE END OF EACH WORK DAY.

ALL TRUCK TIRES SHALL BE CLEANED BEFORE EXITING SITE. TRUCK OPERATORS WILL BE INSTRUCTED TO COMPLY BY SITE SUPERVISOR.

UNDER NO CIRCUMSTANCES SHALL SOIL, SAND OR OTHER MATERIAL WITH HIGH SEDIMENT CONTENT BE DEPOSITED OR STOCKED PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON PAVED ROAD SURFACES (TYP).

ALL TRADES VEHICLES SHALL PARK ON GRAVEL SURFACES.

SCALE: 1:500 (0m 10m 20m 30m 40m 50m)

NOTE:
CONTRACTOR TO CONTACT TELUS; BC HYDRO AND FORTIS BC PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

I CLAUDE CARTELIER, CPESC, IN GOOD STANDING HEREBY CERTIFY THAT THE ATTACHED ESC DRAWINGS HAVE BEEN DESIGNED TO GOOD PRACTICE AND IN COMPLIANCE WITH THE CITY OF CAMPBELL RIVER DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS

City of Campbell River

DEVELOPER
SEYMOUR PACIFIC HOMES
100 ST. ANN'S ROAD,
CAMPBELL RIVER, BC

PROJECT
PROPOSED DEVELOPMENT (PHASE 4)
775 PETERSEN RD,
CAMPBELL RIVER, BC

LEGAL
DISTRICT LOT 1409, SAYWARD LAND DISTRICT
EXCEPT PLAN EPP137148

SEAL
CERTIFIED PROFESSIONAL EROSION AND SEDIMENT CONTROL
Claude Cartelier
No. 6024
CPESC
Nov 14, 2025

DESIGN BY:	CC
DRAWN BY:	CL
APPROVED BY:	CC
DATE:	NOV 2025
SCALE:	HORIZ. 1:500 VERT.

TITLE
EROSION & SEDIMENT CONTROL PLAN
STAGE 2 - BUILDING & ROAD CONSTRUCTION

CITY PROJECT No. -
PROJECT No. 23-014
SHEET No. 2 OF 4
REV. -

ALL-TERRAIN CONSULTING LTD
EROSION & SEDIMENT CONTROL SPECIALISTS
301 - 1950 - 152 Street, Surrey, B.C. Canada V4A 4N7
778-230-4174 info@atconsulting.ca

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

EROSION & SEDIMENT CONTROL NOTES:

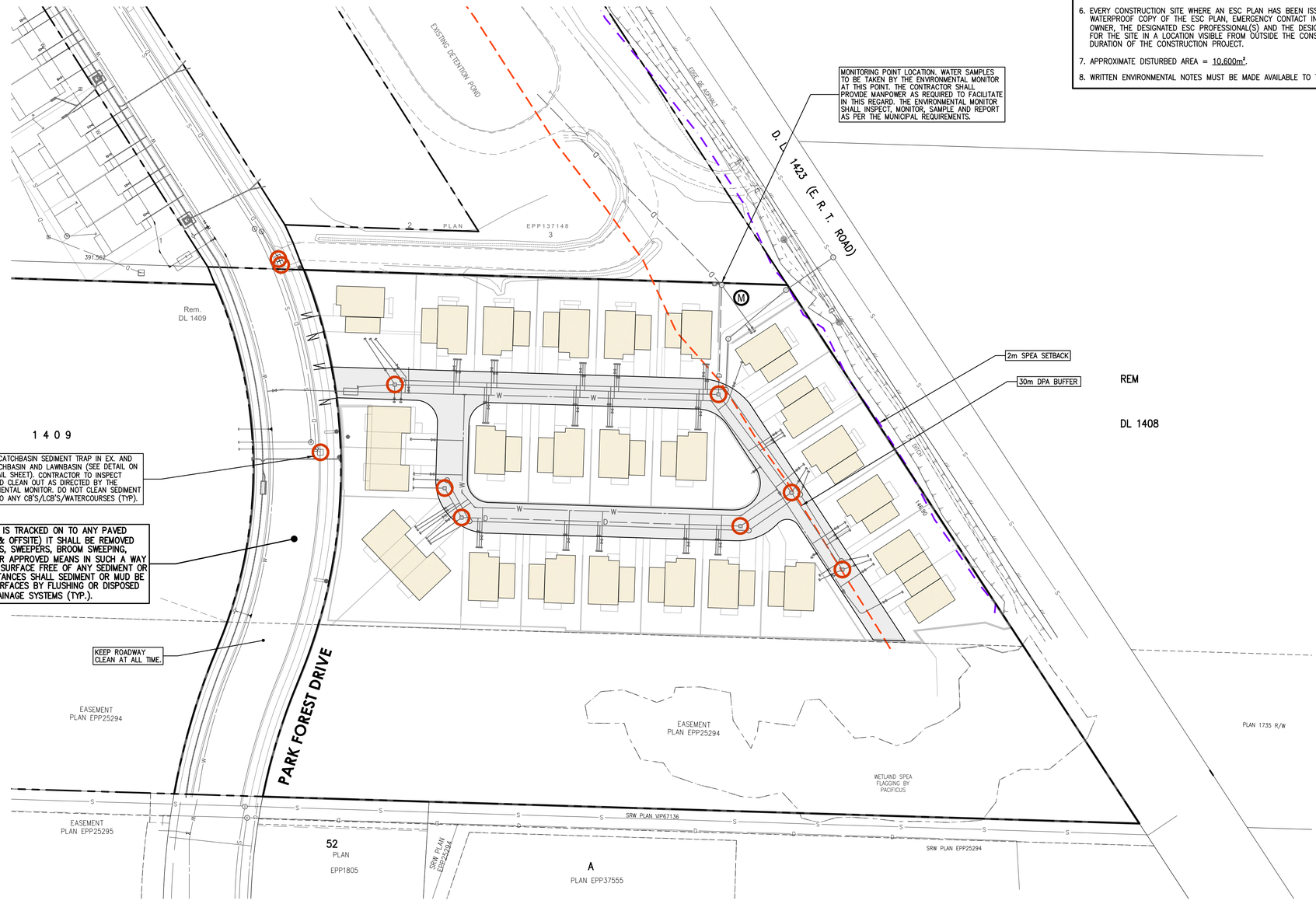
1. ALL SEDIMENT & EROSION CONTROL WORKS SHALL BE UNDERTAKEN IN FULL COMPLIANCE WITH THE EROSION & SEDIMENT CONTROL DETAILS, THE "EROSION & SEDIMENT CONTROL NOTES" SHEET AND THE CURRENT CITY OF CAMPBELL RIVER SDS BY-LAW.
2. REFER TO THE SEWER PLANS FOR UNDERGROUND SERVICES AND REFER TO THE "LOT GRADING PLAN" FOR FINISHED GROUND SURFACE ELEVATIONS.
3. THE CONTRACTOR SHALL ENSURE THAT ALL WORK UNDER THIS PROJECT IS UNDERTAKEN AND COMPLETED IN SUCH MANNER AS TO PREVENT THE RELEASE INTO ANY WATER COURSE, STORM SEWER, OR DRAINAGE SYSTEM OF ANY SEDIMENT LADEN WATER EXCEEDING THE TURBIDITY LEVELS OF 25 NEPHELOMETRIC TURBIDITY UNITS (NTU) DURING DRY CONDITIONS AND 100 NTU DURING WET WEATHER CONDITIONS. WHERE SPAWNING AREAS ARE SITUATED IN THE RECEIVING WATERS, THE STORMWATER RUNOFF SHALL NOT, AT ANY TIME, INCREASE TURBIDITY LEVELS ABOVE BACKGROUND LEVELS OF THE RECEIVING WATERS.
4. RAIN GAUGE STATION – REFER TO CAMPBELLRIVER.WEATHERSTATS.CA FOR THE RAINFALL MONITORING VALUES FOR ALL STORM EVENTS. A SIGNIFICANT RAINFALL EVENT IS CONSIDERATED TO BE 25mm OR GREATER OF TOTAL RAINFALL DEPTH IN A 24 HOUR PERIOD.
5. ALL SEDIMENT CONTROL WORKS SHALL REMAIN IN PLACE UNTIL THE UPSTREAM AREAS ARE APPROPRIATELY TREATED TO ALLOW FOR THE BMP TO BE REMOVED WITHOUT RISK TO THE RECEIVING ENVIRONMENT AND WHEN ENVIRONMENTAL MONITOR PROVIDES WRITTEN PERMISSION TO DECOMMISSION AND REMOVE THE TEMPORARY SEDIMENT CONTROL WORKS.
6. EVERY CONSTRUCTION SITE WHERE AN ESC PLAN HAS BEEN ISSUED MUST HAVE A WATERPROOF COPY OF THE ESC PLAN, EMERGENCY CONTACT INFORMATION FOR THE SITE OWNER, THE DESIGNATED ESC PROFESSIONAL(S) AND THE DESIGNATED ENVIRONMENTAL MONITOR FOR THE SITE IN A LOCATION VISIBLE FROM OUTSIDE THE CONSTRUCTION SITE, FOR THE DURATION OF THE CONSTRUCTION PROJECT.
7. APPROXIMATE DISTURBED AREA = 10,600m².
8. WRITTEN ENVIRONMENTAL NOTES MUST BE MADE AVAILABLE TO THE CITY ON REQUEST.

EROSION & SEDIMENT CONTROL LEGEND

- EXISTING GROUND SURFACE ELEVATION.
- EXISTING GROUND SURFACE CONTOUR ELEVATION.
- NEW STORM SEWER.
- NEW SANITARY SEWER.
- NEW WATERMAIN.
- NEW MANHOLE.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN EXISTING CATCHBASIN.
- TEMPORARY CATCHBASIN SEDIMENT TRAP IN NEW CATCHBASIN.
- TEMPORARY SILT FENCE.
- TEMPORARY CONSTRUCTION SWALE.
- TEMPORARY LONGITUDINAL GRAVEL CHECK DAM
- DIRECTION OF SURFACE RUNOFF FLOW.
- TEMPORARY CONSTRUCTION CULVERT/DRAIN PIPE
- TEMPORARY GRAVEL ACCESS PAD.
- APPROXIMATE DISTURBED AREAS
- AREA OF VEGETATION TO BE RETAINED
- MONITORING POINT LOCATION.

SITE CONTACT

EMERGENCY CONTACT: TERRY DEAN, 778-560-3234
ESC PROFESSIONAL: ALL TERRAIN CONSULTING, 778-230-4174
ENVIRONMENTAL MONITOR: PACIFICUS BIOLOGICAL SERVICES LTD, 250-286-0005



ALL TEMPORARY SOIL STOCK PILE(S) SHALL HAVE THEIR ENTIRE SURFACE COVERED WITH POLYETHYLENE SHEETING. INDIVIDUAL SHEETS OF POLYETHYLENE SHEETING SHALL OVERLAP EACH OTHER BY AT LEAST 1.0m AND SHALL BE ADEQUATELY SECURED TO PREVENT MOVEMENT AND TO ENSURE THAT THE TEMPORARY STOCK PILE(S) CANNOT BE ERODED OR GENERATE SEDIMENT AND SHALL ONLY BE TEMPORARILY REMOVED AS AND WHEN REQUIRED TO ALLOW CONSTRUCTION, AND THEN ONLY DURING DRY WEATHER (TYP).

CONTRACTOR SHALL CLEAN OUT ALL CATCHBASINS, LAWN CATCHBASINS, MANHOLES, STORM SEWERS, ETC., (ON-SITE AND OFF-SITE) WHERE SEDIMENT BUILD-UP HAS OCCURRED DUE TO CONSTRUCTION WORKS. DO NOT DISPOSE ANY SEDIMENT INTO THE CATCHBASINS, LAWN CATCHBASINS, MANHOLES OR STORM SYSTEM. CONTRACTOR SHALL INSPECT STORM SEWERS (ON-SITE AND OFF-SITE) DAILY FOR SEDIMENT BUILD-UP AND SHALL REMOVE ANY SEDIMENT BUILD-UP IMMEDIATELY (WITHIN 24 HOURS).

CONTRACTOR TO REMOVE CONSTRUCTION MACHINERY AND DEBRIS ACCUMULATION FROM THE WORK AREA AT THE END OF EACH WORK DAY.

ALL TRUCK TIRES SHALL BE CLEANED BEFORE EXITING SITE. TRUCK OPERATORS WILL BE INSTRUCTED TO COMPLY BY SITE SUPERVISOR.

UNDER NO CIRCUMSTANCES SHALL SOIL, SAND OR OTHER MATERIAL WITH HIGH SEDIMENT CONTENT BE DEPOSITED OR STOCKED PILED OUTSIDE OF THE PROPERTY BOUNDARIES, PARTICULARLY ON PAVED ROAD SURFACES (TYP).

SCALE: 1:500 (0m 10m 20m 30m 40m 50m)

NOTE:
CONTRACTOR TO CONTACT TELUS; BC HYDRO AND FORTIS BC PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

I CLAUDE CARTELIER, CPESC, IN GOOD STANDING HEREBY CERTIFY THAT THE ATTACHED ESC DRAWINGS HAVE BEEN DESIGNED TO GOOD PRACTICE AND IN COMPLIANCE WITH THE CITY OF CAMPBELL RIVER DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS

City of Campbell River

DEVELOPER
SEYMOUR PACIFIC HOMES
100 ST. ANN'S ROAD,
CAMPBELL RIVER, BC

PROJECT
PROPOSED DEVELOPMENT (PHASE 4)
775 PETERSEN RD,
CAMPBELL RIVER, BC

LEGAL
DISTRICT LOT 1409, SAYWARD LAND DISTRICT
EXCEPT PLAN EPP137148

CERTIFIED PROFESSIONAL in Erosion and Sediment Control — CPESC — No. 8024
Nov 14, 2025

DESIGN BY:	CC
DRAWN BY:	CL
APPROVED BY:	CC
DATE:	NOV 2025
SCALE:	HORIZ. 1:500 VERT.

TITLE
EROSION & SEDIMENT CONTROL PLAN
STAGE 3 - SITE MAINTENAINCE

CITY PROJECT No. -
PROJECT No. 23-014 | SHEET No. 3 OF 4 | REV. -

ALL-TERRAIN CONSULTING LTD. — ENVIRONMENTAL SPECIALISTS — 1959-152 Street – Suite 580 – Surrey, B.C. V4A 0C6 – 778-230-4174 – info@atconsulting.ca

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

1. SEDIMENT CONTROL

1.1 The Contractor shall ensure that all work under this project is undertaken and completed in such a manner as to prevent the release into any water course, storm sewer, or drainage system of any sediment laden water. The Contractor shall install all of the sediment control works, and perform all of his operations under this project in strict accordance with, and shall ensure that the total suspended solids (TSS), N.T.U's and any other applicable criteria for contaminants contained in the water being discharged from the site meet the latest criteria stipulated by the "Land Development Guidelines for the Protection of Aquatic Habitat," issued by the Habitat Management Division of the Department of Fisheries & Oceans Canada (DFO) and the BC Ministry of Environment (MOE), and the latest criteria in the City of Campbell River Works and Services Bylaw 3948.

1.2 Prior to commencing any other construction on the site and prior to uncapping any storm connection or allowing any water to discharge from any part of the site, the Contractor shall construct the complete sediment control works as shown on these drawings.

1.3 The complete sediment control works shall remain in place and shall be maintained by the Contractor until approval for their removal has been granted by the Environmental Monitor and all the government agencies having jurisdiction.

1.4 No sediment–laden water should be discharged in a manner that impacts downstream watercourses or storm systems.

1.5 Existing ground cover shall be left in place for as long as possible and shall only be removed immediately prior to and then only to the extent necessary to allow construction which has to be performed in the particular area covered by the ground cover in question. Each part of the subgrade shall be exposed for as short a time as possible and over as small an area as possible. Exposed subgrade shall, as soon as possible, be covered with at least the first layer of the finished surface with which it is ultimately to be covered (e.g., concrete, or the first 150mm of sub–base gravel or sand, or topsoil and seed in grassed areas). Any erodible surface that is to be exposed for longer than 7 days shall be covered with the ultimate surface or with polyethylene sheeting as per detailed notes, if the surface is a temporary stockpile.

1.6 Haul roads shall be constructed as per drawings and where necessary to provide adequate access and circulation for heavy equipment and/or vehicles to any point which they may be required to reach on the site. Such haul roads shall have a sufficient structure to ensure that when they are traversed by heavy equipment and/or vehicles, that sediment is not generated at the the interface between the road structure and the subgrade by the passage of such heavy vehicles and/or equipment over such haul roads. Where passage of heavy vehicles and/or equipment under prevailing soil conditions and/or weather conditions on any part of the site could generate sediment such heavy equipment and/or vehicles shall not traverse any such part of the site except by adequate haul roads as defined above. Haul road structure shall be as specified by Geotechnical consultant and have no fines. All vehicles with a license plate can only traverse on–site by means of gravel surfaces.

1.7 Whenever possible work should be undertaken in dry weather. Work undertaken during wet weather shall be carried out in such a manner so as to minimize any disturbance to the ground surface which could result in silt generation.

1.8 All soil stockpiles and exposed soils which could potentially generate sediment shall be protected with seeding (coastal re–vegetation mix–supplied by western see and erosion, application rate 100lbs/acre or equal), sprayed mulch (4500 kg/ha with tackifier applied at 140 kg/ha), polyethylene sheets and/or other approved material so as to prevent silt generation. Where polyethylene sheeting is used it shall be tied down or otherwise anchored so as to prevent movement and shall only be temporarily removed as and when required to allow construction, and then only during dry weather.

1.9 Where heavy equipment or vehicles need to cross temporary swales, a minimum 300mm diameter pipe shall be placed along the swale bottom and granular back fill shall be placed over the pipe with a sufficient depth of cover to protect the pipe from damage by such heavy equipment or vehicles.

1.10 If any sediment is tracked on to any paved surfaces, it shall be removed immediately with shovels, sweeping and/or other approved means in such a way as to leave the paved surface free of sediment; under no circumstances shall sediment be removed from paved surfaces by flushing with water.

1.11 Unless otherwise specified, all dimensions, sizes and elevations shown on the drawings hereto are metric.

1.12 All works required to be performed by the Contractor in respect to constructing, maintaining, inspecting, monitoring, sampling, decommissioning and final clean–up of the sediment control works shall be performed by the Contractor at his own expense.

2. INSPECTION AND MONITORING

2.1 The Contractor shall retain and pay for a qualified independent Environmental Consultant who shall be acceptable to the ESC Designer, Municipal Environmental Protection Branch, D.F.O and MOE to inspect and monitor the sediment control works and to take water samples as required for the duration of this project.

2.2 Once the sediment control works have been completed, and before the start of any other on–site construction, the Contractor shall notify the ESC supervisor and the ESC supervisor will inspect the sediment control works and the downstream drainage system to ensure that they are installed and constructed in accordance with the approved drawings. The ESC supervisor will notify the Contractor of any deficiencies in the sediment control works, and the Contractor shall, before proceeding with any other on–site construction and to the satisfaction of the Engineer, first rectify all such deficiencies in the sediment control works which are identified by the ESC supervisor.

2.3 The Environmental Consultant shall throughout the duration of this project perform on–going periodic inspections of all component parts of the sediment control works to verify that all component parts of the sediment control works are functioning properly. The Qualified ESC Professional shall submit weekly inspection reports to the City documenting compliance with ESC measures and all turbidity water quality readings.

2.4 Throughout the duration of this project the Contractor and the Designated Monitor shall inspect all parts of the sediment control works to verify the sediment control system are functioning properly at least once a day in the wet season (October 15 – May 15), at least once a day during or within 48 hours after a significant rainfall event (>25mm rainfall per day or 10mm rainfall per hour), and once a week during the dry season (May 16 – October 14) and to carry out alterations if necessary. In order to adequately fulfill this provision this may require that such inspections be performed during the night or on weekends. Provide a copy of all Environmental Monitoring Reporting to the City.

3. SAMPLING

Whenever storm water sampling is required to be performed:–

3.1 Samples of storm water runoff shall be taken at the locations as directed by the Environmental Monitor which might include any or all of the outlet from the sediment basin, the discharge point for drainage from the site into the receiving drainage facility, and within the receiving drainage facility both upstream and downstream of the point where it receives flows from the site.

3.2 When the first significant rainfall event following construction of the sediment control system commences, the Contractor shall immediately notify the Environmental Monitor, and the Environmental Monitor shall take water samples during or immediately after this rainfall event.

3.3 The Environmental Monitor shall take water samples whenever any discharge is noted leaving the site during any of his inspections, and in addition during or immediately after each and every significant rainfall event.

3.4 Notwithstanding the weather conditions and sampling frequencies noted above, the sampling frequency and analysis shall be at the discretion of, and to the satisfaction of all of the City/Municipality, MOE and/or the DFO.

3.5 At the point(s) of discharge from the development site stormwater runoff shall not exceed turbidity levels of 25 Nephelometric Turbidity Units (NTU) during dry conditions and 100 NTU during wet weather conditions.

3.6 If the measured NTU levels exceed the limits set forth above, the Contractor shall either reduce or if necessary completely discontinue any construction activity which might generate sediment so as to bring the NTU levels to within the above limits. The Contractor shall not resume his full level of construction activity until appropriate remedial measures have been undertaken and the NTU levels have been brought down to and remain within the above limits.

3.7 If the allowable NTU levels are exceeded, the Contractor shall immediately consult with the Environmental Monitor and the Environmental Monitor will formulate appropriate corrective measures which shall be implemented immediately by the Contractor in strict accordance with the directions of the Environmental Monitor. The Environmental Monitor shall report to the Municipality.

3.8 If sampling for other specified criteria for contamination is required, the laboratory shall provide testing for the specified contamination. If any contamination exceeds permitted levels, the Contractor shall immediately consult with the Environmental Monitor, and the Environmental Monitor shall formulate appropriate corrective measures which shall be implemented immediately by the Contractor in strict accordance with the directions of the Environmental Monitor.

4. MAINTENANCE

4.1 The Contractor shall at all times while construction is proceeding on–site ensure that the sediment control works are properly maintained and working adequately so as to control the levels of sediment in water discharging from the site of the work to within the limits set forth herein.

4.2 The Contractor shall be responsible for the maintenance of the sediment control facility(ies) from commencement of the work up to the acceptance of the works by the Consultant. If sediment removal is required during maintenance, it shall be performed and disposed off site in such a manner so it does not damage the sediment control facility(ies) and/or impacts the downstream watercourse or storm system.

4.3 Should any part of the sediment control works become damaged or blocked, or in any other way not function properly, then the Contractor shall take all steps necessary to repair and/or remove such damage, or blockage, or other cause of malfunction, and shall perform any other necessary remedial measures as follows:–

a) Where the deficiency has been identified by the Contractor, and where the Contractor reasonably considers that it is the appropriate course of action, the Contractor shall restore to its original condition or better, that part of the sediment control works which is not functioning properly.

b) Where the Contractor does not consider restoring the deficient part of the sediment control works to its original condition or better to be the appropriate course of action, or where remedial works performed under the above clause do not result in the deficient part of the sediment control works functioning properly, the Contractor shall refer the matter to the Environmental Monitor for direction.

c) Where the Environmental Monitor directs that remedial measures be undertaken further to the above clause, or as a result of any other deficiency in any part of the sediment control works identified or noted during his periodic inspections, or otherwise brought to his attention, the Contractor shall undertake such remedial measures in strict accordance with the directions of the Environmental Monitor.

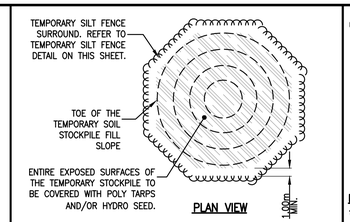
4.4 The Contractor shall stabilized all undeveloped area/exposed earthworks not subject to immediate building construction with straw mulch and hydroseed and shall maintain these area are non–sediment generating.

5. DECOMMISSIONING

5.1 Sediment control works can only be decommissioned with approval by the Designated Monitor once the site has stabilized sufficiently to prevent erosion and sediment runoff, or as shown on staged plans.

5.2 Once approval is granted to decommission the sediment control works, the Contractor shall remove all sediment control works which are required to be removed to complete the project, and, unless otherwise directed, shall dispose of any excess materials off–site in an approved manner at an approved offsite location, and shall reinstate or complete the construction of any works necessary to complete the project all to the complete satisfaction of the Environmental Monitor and of any authority which has jurisdiction. These works shall only be completed during dry weather.

5.3 Following decommissioning of the sediment control works, the Contractor shall notify the Environmental Monitor to verify that there are no unacceptable residual sediment levels in the downstream drainage system. The Contractor shall take any and all steps necessary to remove any such residual sediment levels in the downstream drainage system.



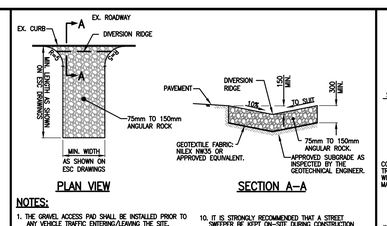
PLAN VIEW

NOTES:

1. TEMPORARY SOIL STOCKPILES SHALL HAVE THEIR ENTIRE EXPOSED SURFACES ADEQUATELY COVERED AND ANCHORED WITH POLYETHYLENE TARPS AND/OR HYDRO SEED. DO NOT LEAVE TEMPORARY SOIL STOCKPILES UNCOVERED FOR PERIODS LONGER THAN 48 HOURS.
2. SITUATE THE TEMPORARY SOIL STOCKPILES ON THE HIGH END OF THE CONSTRUCTION SITE IF AND WHERE POSSIBLE AND AWAY FROM DRAINAGE DITCHES AND STREAMS.
3. INSTALL A TEMPORARY SILT FENCE A MINIMUM 1.0m AWAY FROM THE TOE OF THE FILL SLOPE AROUND THE ENTIRE PERIMETER OF THE TEMPORARY SOIL STOCKPILE. REFER TO THE TEMPORARY SILT FENCE DETAIL ON THIS SHEET.
4. POLYETHYLENE TARPS SHALL BE SECURELY ANCHORED TO THE SOIL STOCKPILE TO PREVENT THE STOCKPILE FROM BEING UNCOVERED. POLY TARP EDGES SHALL OVERLAP EACH OTHER BY 1.5m MINIMUM.
5. TEMPORARY SOIL STOCKPILES SHALL ONLY BE EXPOSED AND MOVED DURING DRY WEATHER CONDITIONS.

TEMPORARY SOIL STOCKPILE COVER DETAIL

N.T.S.



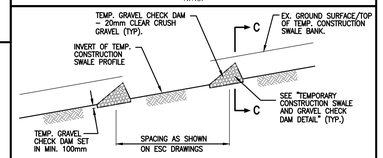
PLAN VIEW SECTION A–A

NOTES:

1. THE GRAVEL ACCESS PAD SHALL BE INSTALLED PRIOR TO ANY VEHICLE TRAFFIC ENTERING/LEAVING THE SITE.
2. REMOVE TOPSOIL COVER AND OVER BURDEN UNDER GRAVEL ACCESS PAD AND DISPOSE OFFSITE.
3. INSTALL GEOTEXTILE FABRIC (NILEX NW30 OR APPROVED EQUIVALENT) UNDER GRAVEL ACCESS PAD.
4. INSTALL MINIMUM 300mm THICK OF 25mm TO 150mm ANGULAR ROCK OVER TOP OF THE GEOTEXTILE FABRIC.
5. SURFACE FLOW WATER MUST BE PREVENTED FROM PASSING THROUGH THE GRAVEL ACCESS PAD. SURFACE FLOWS SHALL BE DIVERTED AWAY FROM GRAVEL ACCESS PAD AND/OR SURFACE FLOWS SHALL BE CONVEYED UNDER AND/OR AROUND GRAVEL ACCESS PAD BY MEANS OF SWALES AND/OR A TEMPORARY CULVERT.
6. ROCKS LODGE BETWEEN VEHICLE TIRES (ESPECIALLY OF DUAL WHEEL VEHICLES) SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
7. VEHICLES TRAVELING ACROSS THE GRAVEL ACCESS PAD SHALL MAINTAIN A SLOW CONSTANT SPEED.
8. THE BEST APPROACH TO PREVENTING OFFSITE TRACKING IS TO RESTRICT VEHICLES TO ONLY STABILIZED AREAS ON–SITE.
9. ALL LICENSED VEHICLES ARE REQUIRED TO STAY ON GRAVEL SURFACES AT ALL TIMES AND SHALL NOT TRAVERSE OFF THEM.
10. IT IS STRONGLY RECOMMENDED THAT A STREET SWEEPER BE KEPT ON–SITE DURING CONSTRUCTION OPERATIONS. THE STREETS FRONTING THE CONSTRUCTION SITE SHALL BE SWEPT CLEAN OF SEDIMENT AS REQUIRED DURING THE DAY AND AT A MINIMUM THE STREETS SHALL BE SWEPT AT THE END OF THE DAY IN SUCH A WAY AS TO LEAVE THE PAVED SURFACES FREE OF SEDIMENT OR MUD.
11. UNDER NO CIRCUMSTANCES SHALL SILT OR MUD BE REMOVED FROM PAVED SURFACES BY FLUSHING OR DISPOSED INTO ANY DRAINAGE SYSTEM.
12. THE GRAVEL ACCESS PAD SHALL BE VISUALLY INSPECTED AT MINIMUM ONCE A DAY AND PERIODICALLY THROUGHOUT THE DAY WHEN CONSTRUCTION CONDITIONS ARE MUDDY.
13. WHENEVER THE GRAVEL ACCESS PAD BECOMES RUTTED AND/OR SATURATED WITH SEDIMENT, THE CONTRACTOR SHALL TOP–DRESS WITH ADDITIONAL ROCK AS REQUIRED AND/OR REMOVE AND RE–INSTALL ROCK.
14. A MINIMUM OF 300mm THICK GRAVEL PAD, CONSISTING OF CLEAN 75mm TO 150mm ANGULAR ROCK SHALL BE MAINTAINED AT ALL TIMES.
15. CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER IN UTILIZING THE TEMPORARY GRAVEL ACCESS/EXIT PAD GRAVEL AS SUITABLE SUB–BASE.

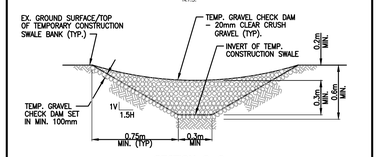
TEMPORARY GRAVEL ACCESS/EXIT PAD DETAILS

N.T.S.



TEMP. LONGITUDINAL GRAVEL CHECK DAM DETAIL

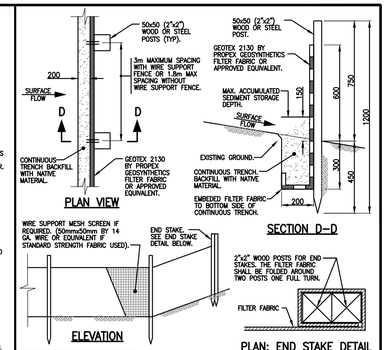
N.T.S.



SECTION C–C

N.T.S.

TEMPORARY CONSTRUCTION SWALE AND GRAVEL CHECK DAM DETAIL



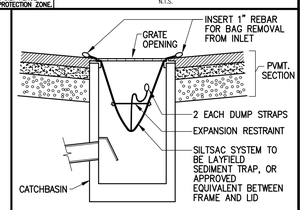
PLAN VIEW SECTION D–D

ELEVATION PLAN: END STAKE DETAIL

NOTE: INSTALL SILT FENCE AT ANY LOCATIONS WHERE WATER MAY LEAVE SITE AS DIRECTED BY THE ESC SUPERVISOR. INSTALL SILT FENCE AROUND TREE ROOT PROTECTION ZONE.

TEMPORARY SILT FENCE DETAILS

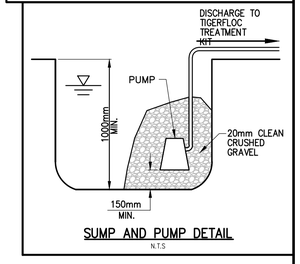
N.T.S.



CATCHBASIN SEDIMENT TRAP DETAIL

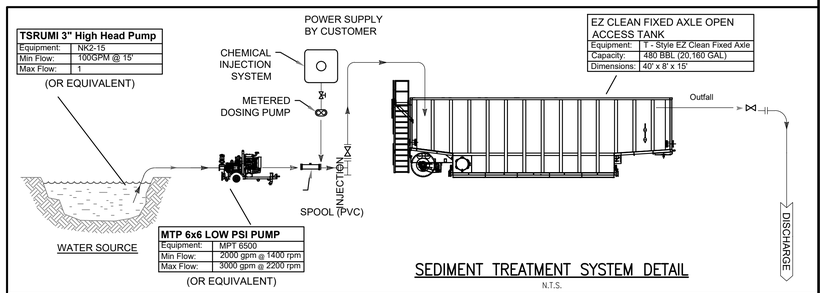
N.T.S

NOTE:
CONTRACTOR SHALL CLEAN OUT ALL CATCHBASINS, LAWN CATCHBASINS, MANHOLES, STORM SEWERS, ETC., (ON–SITE AND OFF–SITE) WHERE SEDIMENT BUILD–UP HAS OCCURRED DUE TO CONSTRUCTION WORKS. CONTRACTOR SHALL INSPECT STORM SEWERS (ON–SITE AND OFF–SITE) DAILY FOR SEDIMENT BUILD–UP AND SHALL REMOVE ANY SEDIMENT BUILD–UP IMMEDIATELY (WITHIN 24 HOURS). SEDIMENT SHALL NOT BE DISCHARGED INTO STORM SEWER. ESC SUPERVISOR TO CARRY OUT THE INSPECTIONS AND GIVE DIRECTION TO THE CONTRACTOR ALL THROUGH THE MAINTENANCE PERIOD. SEDIMENT TRAP SHALL ONLY BE REMOVED UPON WRITTEN AUTHORIZATION OF THE ESC SUPERVISOR



SUMP AND PUMP DETAIL

N.T.S



SEDIMENT TREATMENT SYSTEM DETAIL

N.T.S.

NOTE:
CONTRACTOR TO CONTACT TELUS; BC HYDRO AND FORTIS BC PRIOR TO CONSTRUCTION TO CONFIRM LOCATIONS OF UTILITIES AND APPURTENANCES REQUIRING ADJUSTMENT.

I, CLAUDE CARTELIER, CPESC, IN GOOD STANDING HEREBY CERTIFY THAT THE ATTACHED ESC DRAWINGS HAVE BEEN DESIGNED TO GOOD PRACTICE AND IN COMPLIANCE WITH THE CITY OF CAMPBELL RIVER DEVELOPMENT CONTROL BYLAW, EXCEPT AS NOTED BELOW.

EXCEPTIONS:

No	Date	REVISIONS

City of Campbell River

DEVELOPER
SEYMOUR PACIFIC HOMES
100 ST. ANN'S ROAD,
CAMPBELL RIVER, BC

PROJECT
PROPOSED DEVELOPMENT (PHASE 4)
775 PETERSEN RD,
CAMPBELL RIVER, BC

LEGAL
DISTRICT LOT 1409, SAYWARD LAND DISTRICT EXCEPT PLAN EPP137148

SEAL
CERTIFIED PROFESSIONAL – EROSION AND SEDIMENT CONTROL – CPESC – Claude Cartelier – No. 8024
Nov 14, 2025

DESIGN BY:	CC
DRAWN BY:	CL
APPROVED BY:	CC
DATE:	NOV 2025
SCALE:	HORIZ.
	VERT.

TITLE
EROSION & SEDIMENT CONTROL DETAILS AND NOTES

CITY PROJECT No. -

PROJECT No. 23-014 | SHEET No. 4 OF 4 | REV. -

ALL–TERRAIN CONSULTING LTD. – ENVIRONMENTAL SPECIALISTS – 1959–152 Street – Suite 580 – Surrey, B.C. V4A 0C6 – 778.230.4174 – info@atconsulting.ca

DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER

2 AERIAL VIEW FROM PARK FOREST DRIVE

1 AERIAL VIEW FROM SOUTH

LIST OF DRAWINGS	
A0.00	COVER SHEET
A1.00	SITE PLAN
A1.01	FIRE & EMERGENCY ACCESS PLAN
A1.02	SITE LIGHTING PLAN
A1.03	SITE RENDERS
A2.00	FLAT LOT TYP. FLOOR PLANS - ALL ROOF TYPES
A2.01	FLAT LOT GABLE ROOF ELEVATIONS
A2.02	FLAT LOT HIP ROOF ELEVATIONS
A2.03	FLAT LOT DUTCH HIP ROOF ELEVATIONS
A3.00	WALK-DOWN LOT TYP. FLOOR PLANS - ALL ROOF TYPES
A3.01	WALK-DOWN LOT GABLE ROOF ELEVATIONS
A3.02	WALK-DOWN LOT HIP ROOF ELEVATIONS
A3.03	WALK-DOWN LOT DUTCH HIP ROOF ELEVATIONS
A4.00	WALK-UP LOT DUPLEX TYP. PLANS
A4.01	WALK-UP LOT DUPLEX 1 ELEVATIONS
A4.02	WALK-UP LOT DUPLEX 2 ELEVATIONS

VICINITY MAP

VICINITY MAP IS ONLY AN APPROXIMATION OF PROJECT LOCATION

TIMBER RIDGE PHASE 4

VP 2413

Seymour Pacific
HOMES
100 St. Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

SITE INFORMATION

PROJECT DESCRIPTION	26 - SINGLE FAMILY LOTS (2 STORIES)		
TOTAL LOTS	26 LOTS		
TOTAL UNITS	26 UNITS		
CIVIC ADDRESS	775 PETERSEN RD		
MUNICIPALITY	CITY OF CAMPBELL RIVER		
ZONING	RM-1		
LEGAL DESCRIPTION	TO BE SUBDIVIDED FROM DISTRICT LOT 1409, SAYWARD DISTRICT EXCEPT PART IN PLAN EPP137148		
PROPOSED LOT AREA	10,528.69 m²	2.51 ACRES	1.02 HECTARES
MAXIMUM DENSITY	26 DU / HECTARES		
DENSITY	10.36 DU / ACRE /	25.49 DU / HECTARES	

VEHICULAR PARKING

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
TOWNHOUSE - REGULAR	1 / UNIT	26	26	52
VISITORS	0 / UNIT	26	0	-
TOTAL PARKING STALLS			**26**	**52**
OTHER PARKING PROVISIONS				
SMALL CAR	MAX 30%		MAX 8	0

BUILDING HEIGHT CALCULATIONS

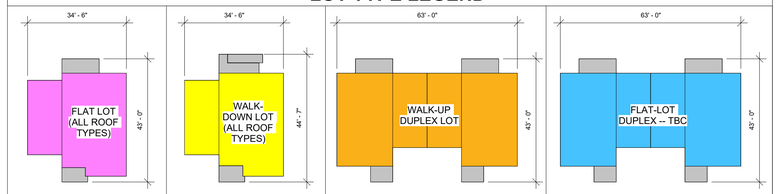
MAX. BUILDING HEIGHT: 10 m

LOT	AVG. FINISHED GRADE	MAIN FLOOR FFE	OVERALL BUILDING HEIGHT
1	34.37 m	35.40 m	4.54 m
2	33.10 m	34.75 m	5.16 m
3	32.25 m	33.45 m	4.71 m
4	31.33 m	32.75 m	4.93 m
5	30.47 m	31.25 m	4.30 m
6	29.95 m	30.65 m	6.92 m
7	28.49 m	30.10 m	5.12 m
8	28.78 m	30.10 m	7.54 m
9	28.86 m	29.55 m	6.91 m
10	29.25 m	29.50 m	6.47 m
11	29.13 m	29.70 m	6.79 m
12	29.13 m	29.70 m	6.79 m
13	29.02 m	29.60 m	6.81 m
14	29.87 m	30.10 m	5.95 m
15	30.62 m	31.05 m	6.50 m
16	31.59 m	32.05 m	5.98 m
17	32.90 m	33.05 m	6.68 m
18	33.30 m	34.05 m	6.29 m
19	34.20 m	34.20 m	5.26 m
20	34.20 m	34.20 m	5.26 m
21	34.45 m	34.70 m	5.26 m
22	34.45 m	34.70 m	5.26 m
23	33.25 m	34.05 m	6.44 m
24	32.75 m	33.05 m	6.44 m
25	31.25 m	32.05 m	5.94 m
26	31.25 m	31.05 m	5.94 m

BUILDING INFORMATION

LOT	LOT SIZE	FOOTPRINT	GROSS FLOOR AREA
1	450.07 m²	79.77 m²	171.50 m²
2	284.95 m²	79.77 m²	171.50 m²
3	284.95 m²	79.77 m²	171.50 m²
4	284.95 m²	79.77 m²	171.50 m²
5	284.95 m²	79.77 m²	171.50 m²
6	287.36 m²	111.96 m²	174.94 m²
7	295.16 m²	79.77 m²	171.50 m²
8	284.99 m²	111.96 m²	174.94 m²
9	284.95 m²	111.96 m²	174.94 m²
10	284.95 m²	111.96 m²	174.94 m²
11	246.32 m²	96.60 m²	178.16 m²
12	318.79 m²	96.60 m²	178.16 m²
13	428.40 m²	111.96 m²	174.94 m²
14	284.18 m²	111.96 m²	174.94 m²
15	281.17 m²	111.96 m²	174.94 m²
16	281.17 m²	111.96 m²	174.94 m²
17	281.17 m²	111.96 m²	174.94 m²
18	283.05 m²	111.96 m²	174.94 m²
19	411.99 m²	96.60 m²	178.16 m²
20	427.08 m²	96.60 m²	178.16 m²
21	226.80 m²	96.60 m²	178.16 m²
22	229.91 m²	96.60 m²	178.16 m²
23	310.63 m²	111.96 m²	174.94 m²
24	321.18 m²	111.96 m²	174.94 m²
25	321.07 m²	111.96 m²	174.94 m²
26	322.24 m²	111.96 m²	174.94 m²
AVG.	307.79 m²	101.58 m²	174.77 m²
TOTAL	**8,002.57 m²**	**2,641.03 m²**	**4,543.89 m²**

LOT TYPE LEGEND



REFER TO SHEETS A2.00 - A2.03	REFER TO SHEETS A3.00 - A3.03	REFER TO SHEETS A4.00 - A4.02	--

ZONING SUMMARY

	REQUIRED	PROPOSED
MIN. FRONT YARD S.B.	1.5 m	1.5 m
MIN. REAR YARD S.B.	5.0 m	5.0 m
MIN. SIDE YARD S.B.	1.5 m	1.5 m
MIN. LOT AREA (AVG.)	300 m²	307.79 m²
PARCEL COVERAGE	MAX 50%	25.1%

SIDING LEGEND

SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (IRON GREY)	LOTS 2, 5, 9, 12, 15, 17, 22, AND 25.
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

NOTES

1) ALL BUILDING HEIGHTS CALCULATED FROM AVERAGE FINISHED GRADE TO MIDPOINT BETWEEN TOP OF HIGHEST WALL AND ROOF PEAK.

2) ALL WASTE COLLECTION TO BE HOUSEHOLD PICK-UP.

LEGEND

	PROPERTY LINE
	SETBACK LINE
	BUILDING OUTLINE
	WOODEN FENCE
	RETAINING WALL
	SPLIT-RAIL FENCE
	LANDSCAPE AREA

3 SITE PLAN
Scale:1 : 300

PROJECT NORTH

TRUE NORTH

12/15/2025 3:32:38 PM

Seymour Pacific HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca
CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

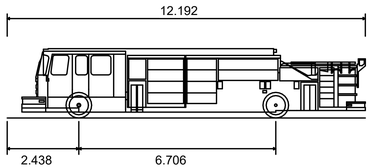
SITE PLAN

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A1.00
REV #:	B

LEGEND

— — — —	PROPERTY LINE
—·—·—·—	SETBACK LINE
- - - - -	PATH OF TRAVEL
▬▬▬	BUILDING OUTLINE
⊕	FIRE HYDRANT
▽	PRINCIPAL ENTRANCE

DESIGN VEHICLE - PUMPER FIRE TRUCK



OVERALL LENGTH	12.192m
OVERALL WIDTH	2.489m
OVERALL BODY HEIGHT	2.361m
MIN. BODY GROUND CLEARANCE	0.200m
TRACK WIDTH	2.489m
LOCK-TO-LOCK TIME	5.00s
MAX WHEEL ANGLE	45.00°

1 FIRE & EMERGENCY ACCESS PLAN
1 : 300

PROJECT NORTH

TRUE NORTH

12/10/2025 8:34:46 AM

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

FIRE & EMERGENCY ACCESS PLAN

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A1.01
REV #:	B

LIGHTING SUMMARY TABLE

SYMBOL	TYPE	NUMBER	EXAMPLE
	PORCH LIGHT	26	
	LIGHT STANDARD	5	

1 SITE LIGHTING PLAN
1 : 300

PROJECT NORTH

TRUE NORTH

12/10/2025 8:34:47 AM

Seymour Pacific
HOMES

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

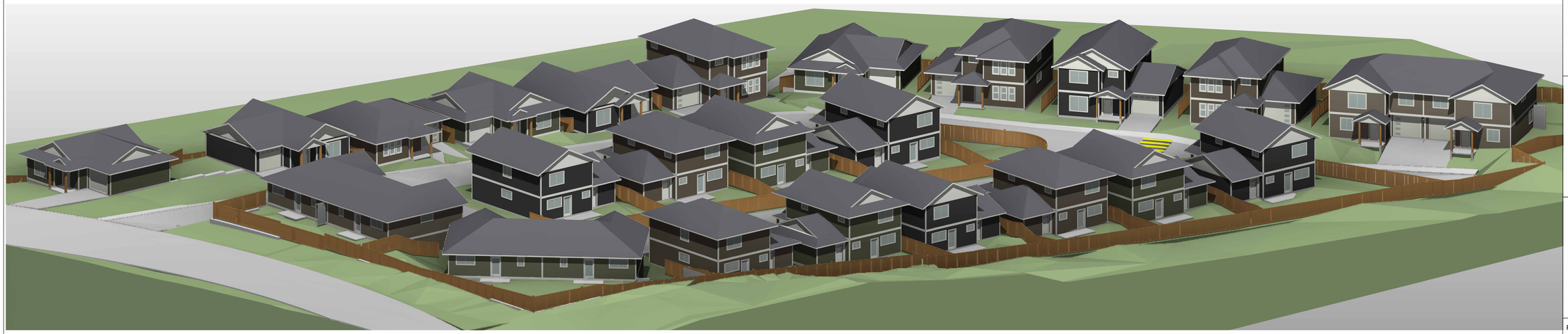
ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

SITE LIGHTING PLAN

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A1.02
REV #:	B



1 AERIAL VIEW FROM SOUTHWEST

2 NORTH STREETSCAPE
1 : 115

3 SOUTH STREETSCAPE
1 : 110

Seymour Pacific
HOMES

100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

SITE RENDERS

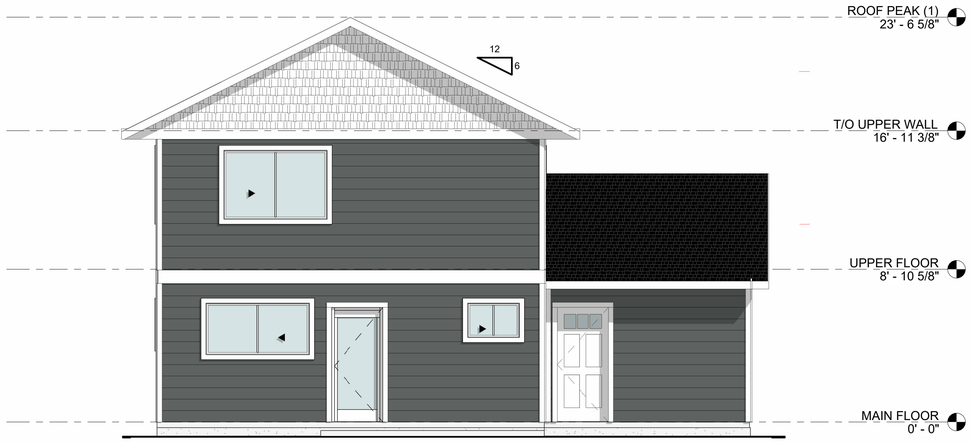
DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	REV #:

A1.03

B

12/10/2025 8:35:02 AM

SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (IRON GREY)	LOTS 2, 5, 9, 12, 15, 17, 22, AND 25.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS



1 NORTH / BACK ELEVATION
1 : 50

2 SOUTH / FRONT ELEVATION
1 : 50

3 WEST / LEFT ELEVATION
1 : 50

4 EAST / RIGHT ELEVATION
1 : 50

12/10/2025 8:35:08 AM

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL: GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

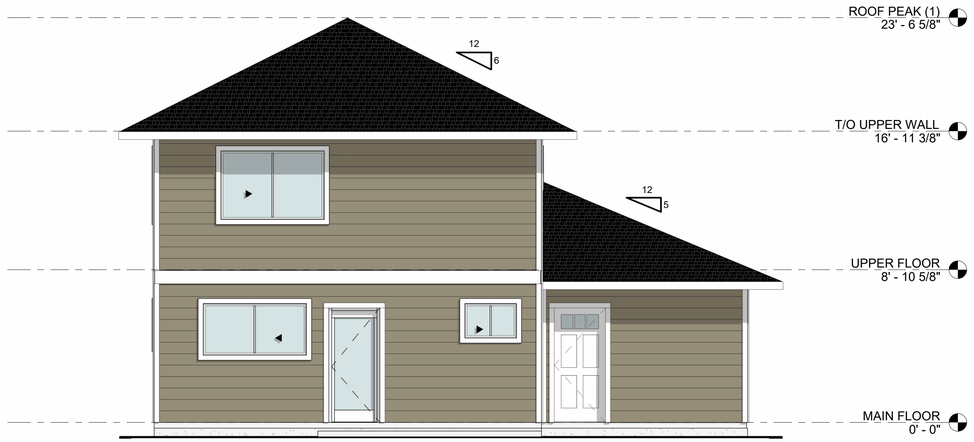
775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

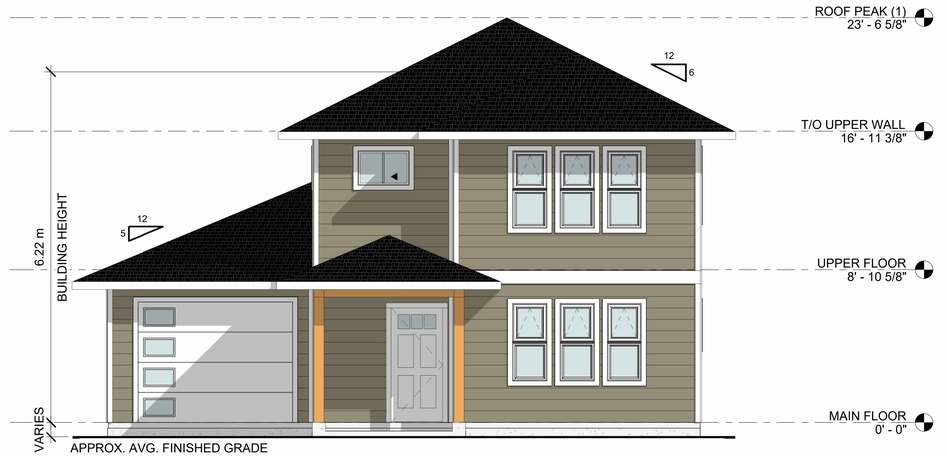
FLAT LOT GABLE ROOF ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A2.01
REV #:	B

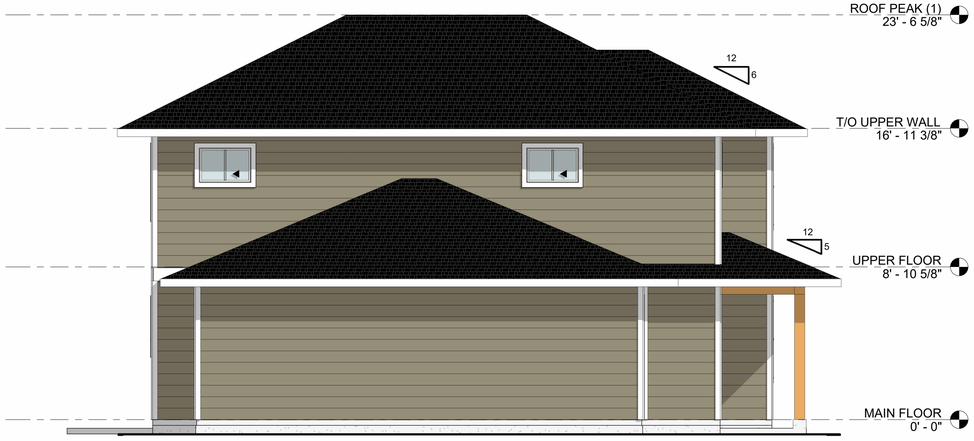
SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS



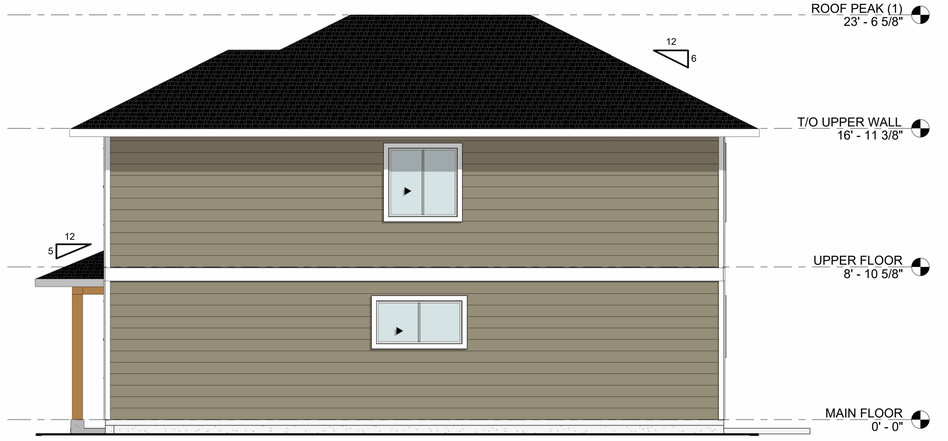
1 NORTH / BACK ELEVATION
1 : 50



2 SOUTH / FRONT ELEVATION
1 : 50



3 WEST / LEFT ELEVATION
1 : 50



4 EAST / RIGHT ELEVATION
1 : 50

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

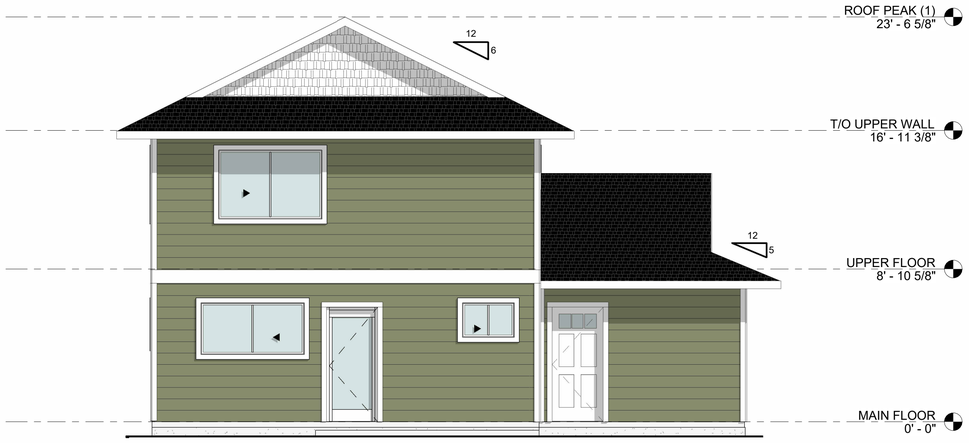
DRAWING TITLE:

FLAT LOT HIP ROOF ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	REV #:
A2.02	B

12/10/2025 8:35:13 AM

SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS



1 NORTH / BACK ELEVATION
1 : 50

2 SOUTH / FRONT ELEVATION
1 : 50

3 WEST / LEFT ELEVATION
1 : 50

4 EAST / RIGHT ELEVATION
1 : 50

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

FLAT LOT DUTCH HIP ROOF ELEVATIONS

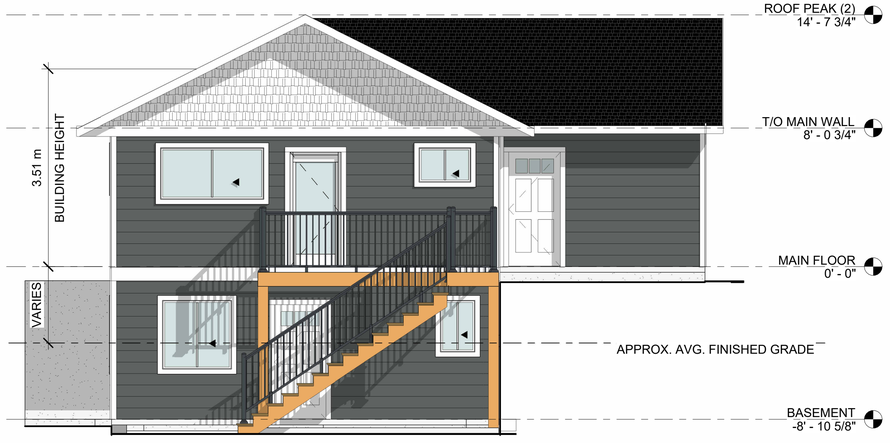
DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A2.03
REV #:	B

12/10/2025 8:35:18 AM

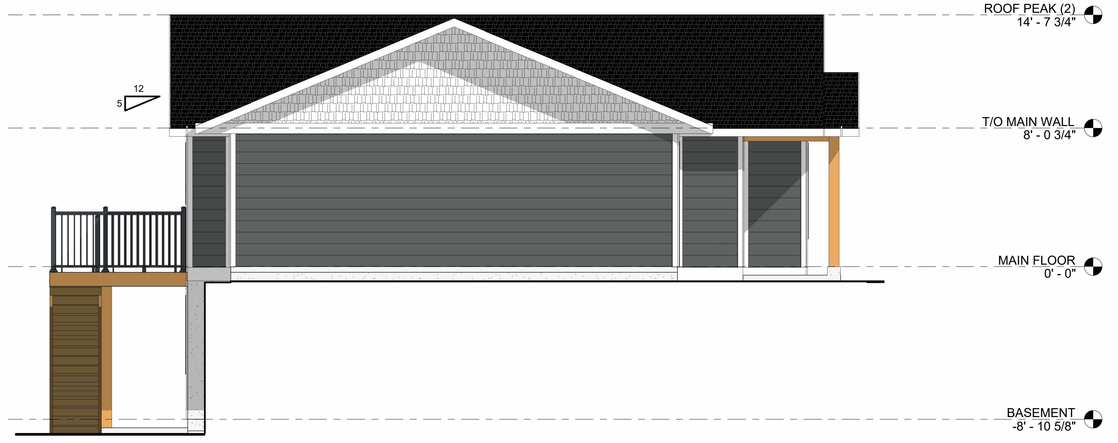
SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (IRON GREY)	LOTS 2, 5, 9, 12, 15, 17, 22, AND 25.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

1 SOUTH / FRONT ELEVATION
1 : 50

2 EAST / RIGHT ELEVATION
1 : 50



3 NORTH / BACK ELEVATION
1 : 50



4 WEST / LEFT ELEVATION
1 : 50

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL: GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

WALK-DOWN LOT GABLE ROOF ELEVATIONS

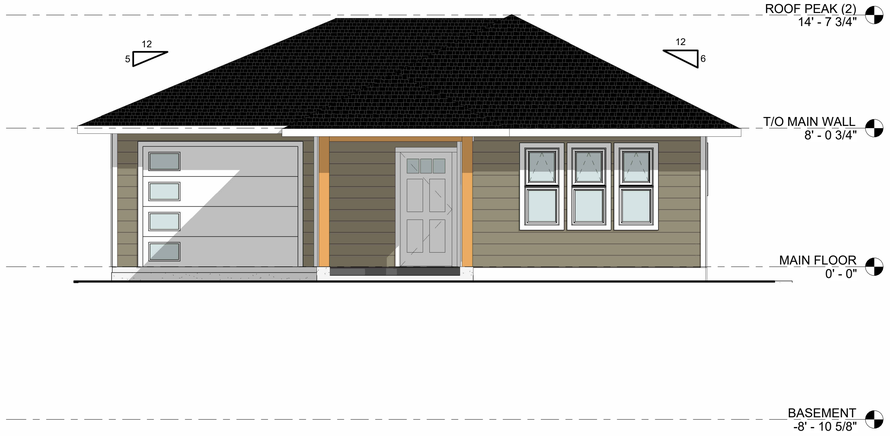
DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	REV #:

A3.01

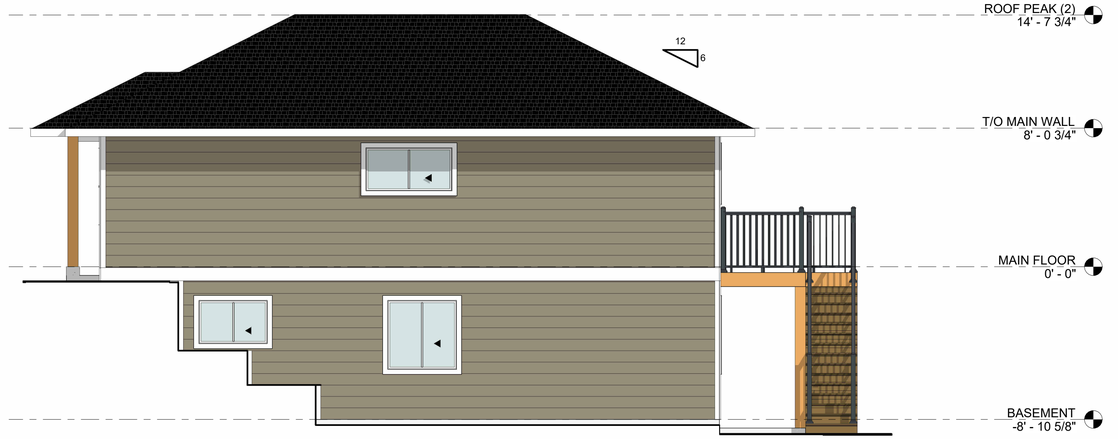
B

12/10/2025 8:35:25 AM

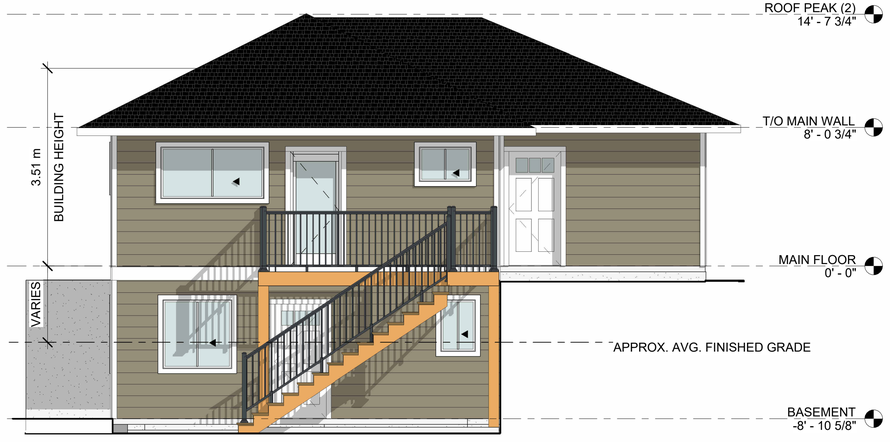
SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS



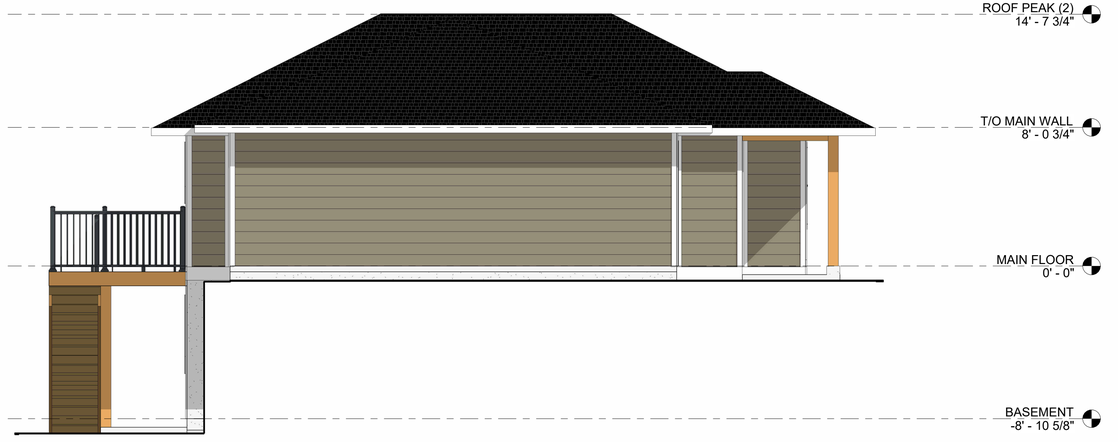
1 SOUTH / FRONT ELEVATION
1 : 50



2 EAST / RIGHT ELEVATION
1 : 50



3 NORTH / BACK ELEVATION
1 : 50



4 WEST / LEFT ELEVATION
1 : 50

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

WALK-DOWN LOT HIP ROOF ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A3.02
REV #:	B

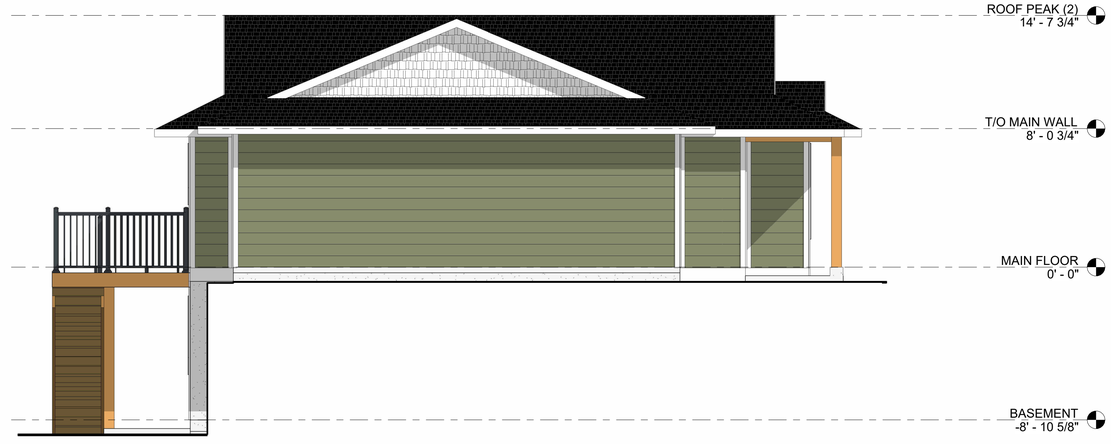
12/10/2025 8:35:31 AM

SIDING LEGEND	
SIDING TYPE	**LOT NUMBER**
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

1 SOUTH / FRONT ELEVATION
1 : 50

2 EAST / RIGHT ELEVATION
1 : 50

3 NORTH / BACK ELEVATION
1 : 50



4 WEST / LEFT ELEVATION
1 : 50

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL, GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

WALK-DOWN LOT DUTCH HIP ROOF ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A3.03
REV #:	B

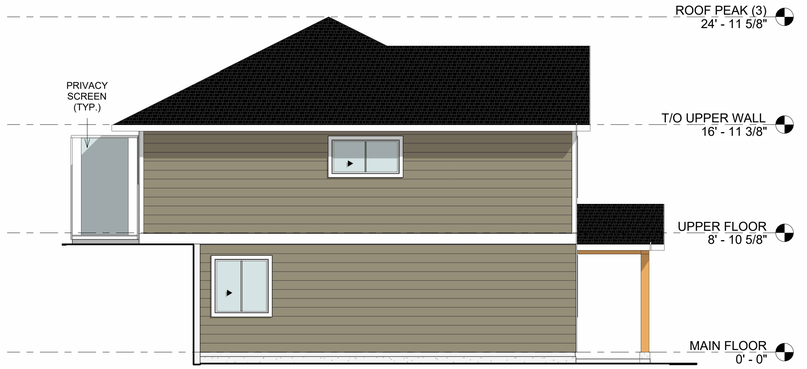
12/10/2025 8:35:36 AM

SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (TIMBER BARK)	LOTS 3, 6, 8, 10, 14, 20, 21, AND 23.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

1 SOUTH / FRONT ELEVATION
3/16" = 1'-0"

2 EAST / RIGHT ELEVATION
3/16" = 1'-0"

3 NORTH / BACK ELEVATION
3/16" = 1'-0"



4 WEST / LEFT ELEVATION
3/16" = 1'-0"

12/10/2025 8:35:43 AM

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL: GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

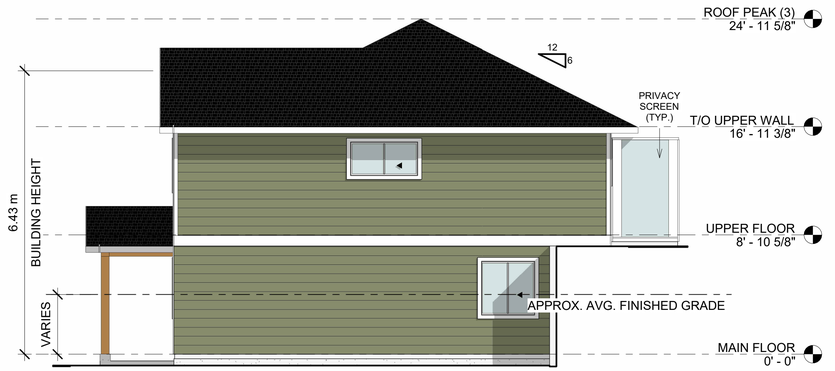
DRAWING TITLE:

WALK-UP LOT DUPLEX 1 ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A4.01
REV #:	B

SIDING LEGEND	
SIDING TYPE	LOT NUMBER
PLANK - CEDARMILL (MOUNTAIN SAGE)	LOTS 1, 4, 7, 11, 13, 16, 18, 19, AND 24.
SHINGLE - CEDARMILL (ARCTIC WHITE)	ALL LOTS - GABLE WALLS

1 SOUTH / FRONT ELEVATION
3/16" = 1'-0"



2 EAST / RIGHT ELEVATION
3/16" = 1'-0"

3 NORTH / BACK ELEVATION
3/16" = 1'-0"

4 WEST / LEFT ELEVATION
3/16" = 1'-0"

Seymour Pacific
HOMES
100 St Anns Street, Campbell River, B.C.
(T)250.286.8045 (F)250.286.8046
www.seymourpacific.ca

CONTACT: DAVE GOSNELL: GENERAL MANAGER
T. 250.850.3388 | C. 250.287.6937
Dave.Gosnell@seymourhomes.ca

SITE MAP:

PROJECT STATUS:

DEVELOPMENT PERMIT

Revision Schedule

No.	Description	Revision Date
A	ISSUED FOR INTERNAL REVIEW	AUG 19, 2025
B	ISSUED FOR DP	DEC 10, 2025

PROJECT NAME:

TIMBER RIDGE PHASE 4

PROJECT NUMBER:

VP 2413

ADDRESS:

775 PETERSEN RD
CAMPBELL RIVER, BC

DRAWING TITLE:

WALK-UP LOT DUPLEX 2 ELEVATIONS

DRAWN BY:	JR
CHECKED BY:	TH
DATE:	12/10/2025
SCALE:	As indicated
DRAWING #:	A4.02
REV #:	B

12/10/2025 8:35:49 AM