Cascadia Biological Services

Cascadia Biological Services
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October 23rd 2026

Attn: Planning & Development Services Department
Town of Gibsons
474 South Fletcher Road
Gibsons, BC
V0N 1V0

Environmental Assessment Overview MEMO
1118 & 1150 Sunshine Coast Highway – Town of Gibsons

To whom it may concern,

This letter report is confirmation that I, Thomas Roy, R.P. Bio. of Cascadia Biological Services, have completed an overview assessment of two properties located at 1118-1150 Sunshine Coast Highway in the Town of Gibsons. The properties are owned by [redacted] An overview map of the site is presented in Attachment I. This overview assessment forms part of an OCP Amendment and Rezoning application package being submitted to the Town. Please refer to Attachment II for an overview map of the proposed development. Within this area, it is anticipated most vegetation will be removed. The development footprint will be brought down to bearing and the organics will be stockpiled on-site for future use outside of any riparian setback areas.

This overview assessment was completed over several years, including assessments completed in the summer of 2026. Previous watercourse assessments for the properties included the submission of an approved Riparian Areas Protection Regulations (RAPR) legislation report (dated July 2nd 2020) to the Province of British Columbia. This report set baseline conditions and shows the presence of one primary, second-order watercourse that met the definitions of a stream under RAPR. This report was originally submitted in order to determine RAPR waterbodies on-site as well as the submission of an invasive species management program within the designated 30m Riparian Assessment Area (RAA). This was completed in 2024.

From our environmental assessment of the proposed development, Cascadia Biological Services has determined the following:

- The site has historically been logged and disturbed over the majority of the study area.

- The site consists primarily of invasive species coupled with remnants of a historic orchard and associated fruit trees. A large portion of the study area is currently paved and/or has commercial buildings/activities in place (~1.51 hectares, representing 27% of the study area).

- The site consists of fragmented natural state ecosystems which do not meet minimum size requirements for consideration in retention.

- The fragmented natural-state ecosystems do not meet any rare or sensitive ecosystems as defined under Provincial legislation, including, for certainty, Red/Blue List ecosystems as defined by the BC Conservation Data Centre. This has been groundtruthed on-site, confirming that the fragmented natural state ecosystems do not match and are incongruent with Map C-2 of the OCP.

- There are no bird nests on-site, including heron, eagle, owl, or any other nest protected under the BC Wildlife Act. No nests were documented during our assessment.

- No environmental sensitivities, including rare plants, ecosystems, and/or animals, were documented within the proposed development area.

- The proposed development footprint does not overlap with any areas identified under the Riparian Areas Protection Regulations (RAPR) Streamside Protection and Enhancement Areas (SPEA). The SPEA here has been determined to be 10m, measured horizontally from the high-water mark (HWM)/natural boundary.

- A stream, known as Chaster Creek tributary, is present on the eastern lot, the exact location and high-water mark boundary of which has been flagged by Cascadia Biological Services. The flagging was then picked up in a topographic survey prepared by Bennett Land Surveying Ltd. The SPEA for the Chaster Creek tributary has been determined to be 10m, measured horizontally from the HWM.

- The proposed stream crossing (shown in Attachment II) is subject to the Water Sustainability Act (WSA) Section 11 Notification application process.

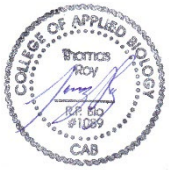
- Additional waterbodies, other than the Chaster Creek tributary, identified on Maps C-1 and C-2 of the OCP are not observed on-site and are deemed to not exist.

In summary above, the only natural feature on the properties which warrants protection from the development under Provincial legislation and/or the Town's DPA guidelines is the Chaster Creek tributary and its applicable 10m SPEA.

Please feel free to contact me via this email if you have any questions regarding this report.

Cascadia Biological Services

Thank you for your time.



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Attachment I – Overview Map of the Subject Property



Note: Subject properties identified above as 1118-1150 Sunshine Coast Highway (red outline polygon)

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Attachment II – Overview Map of the Proposed Development Layout

