

To Whom it May Concern:

This letter is to address the issues brought forward in regards to Ratcliff Creek during our public hearing for our re-zoning application in October, 2021.

#### CREEK REMEDIATION & FLOOD HAZARD MANAGEMENT

In late 2019 we had completed our own flood mitigation work on our property, which later was brought to our attention by the Ministry of Forests that we were required to apply for a permit beforehand with more formal planning.

We have fully co-operated with the Ministry of Forest and completed additional remediation work to Ratcliff Creek as of May 2022. The creek was analyzed by Mike Walsh, Senior Engineer at Skmana Creek Consulting, and the remediation work was carried out under his supervision. A report was submitted from Skmana Consulting to Brian Epps, Senior Regional Specialist, Flood and Dyke Safety for the Ministry of Forests. Brian has reviewed the report and written a letter to state the work has been complete and the ministry has no objections to our rezoning.

Attached are both the engineer's report on Ratcliff Creek and the letter from Brian Epps.

Hazard assessment was also brought forward during the public hearing and is addressed in the report. Brian Epps, as the Senior Regional Specialist, Flood and Dyke Safety for the Ministry of Forests has reviewed and stated:

*"In view of the above and from a flood hazard management perspective, the MOF has no objection to the Firvale Wilderness Lodge's application for rezoning and supports their request subject to the applicant meeting any flood development requirements imposed by the Central Coast Regional District (CCRD) or the Ministry of Transportation and Infrastructure."*

With regard to meeting the flood development requirements set by the CCRD, Firvale Wilderness Camp's buildings all adhere to Section 4.1:

Section 1 - all buildings are constructed further than 15m from "natural boundary" of a water course and 30m from any designated "water course" in a alluvial fan. As defined in BYLAW 71 SECTION 2.0

Section 2 - all new buildings have been constructed 0.6 meters above the "flood construction level" as defined in BYLAW 71 SECTION 2.0.

The Official Community Plan states: "it may not be possible to completely avoid development on hazard land. In such cases, development will be accommodated but only when specific measures are undertaken to reduce the risk of hazard, be it flood-proofing of buildings or construction of protective works."

We have undertaken all the necessary steps to reduce hazards on this property and feel we are suitable to re-zone.

Thank you for time and consideration,

Jennifer and Robert Sherlock  
Firvale Wilderness Camp  
4330 Mackenzie Hwy 20

RECEIVED AT FRONT DESK

MAY 16 2022

Central Coast Regional District