CASCADE ENVIRONMENTAL
RESOURCE GROUP LTD

Initial Environmental Review

9000 Block Highway 99, BC

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Whistler, BC
V0N 0H5

Prepared for:
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- A Phase 1 - Environmental Site Assessment
- A Stage 1 – Preliminary Site Investigation (as per the Contaminated Sites Regulations of the Waste Mgt. Act)
- An Environmental Impact Assessment

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1 Introduction

1.1 Scope

28165 Yukon Inc. (the Proponent) proposes to construct rental units and town homes on a property located at 9000 Block, Highway 99, in the Squamish Lillooet Regional District, north of Whistler, BC, and contracted Cascade Environmental Resource Group Ltd. (Cascade) to conduct an Initial Environmental Review (IER) of the property in 2019. This update to the 2019 IER reflects updated project plans and a re-assessment of the existing environmental conditions and constraints on the subject site. The updated IER will form part of a rezoning and development permit package to be submitted by to the Squamish-Lillooet Regional District (SLRD). The subject property currently consists of undeveloped, forested land adjacent to Highway 99. The Proponent wishes to construct residential development on the property.

This report reviews and assesses the biophysical conditions; ecosystem integrity, habitat potential, species present (plant and animal), and aquatic features on or adjacent to the subject site. It includes a discussion of the environmental regulatory framework that may affect development activities and provides alternatives for mitigation or resolution. Potential constraints and recommendations are provided to inform and facilitate the environmental review and approval process.

1.2 The Project Team

Vicki Legris, B.Sc., E.P., R.P. Bio., Margot Webster, B.Sc., B.I.T. and Oliver Chew, B.Sc., Adv. Dip. conducted the original site investigation for the study area. Reassessment of the study area for the purposes of this report was conducted on October 22, 2025 by Vicki Legris and Jess Sorenson, B.Sc., B.I.T. Mapping support was provided by Nicola Church, B.A., M.Sc., A.Sc.T. All project team members have extensive experience in conducting environmental inventories, reviews and assessments.

1.3 Location

The study area is comprised of a 1.6 ha portion of a 120 ha parcel of land located on Highway 99, west of the WedgeWoods residential development in the SLRD Area C. The legal description of the land parcel is District Lot 2247 Group 1 New Westminster District, except firstly part in Plan VAP23216 and secondly part in Plan BCP39086. The subject site is located approximately 2 km north of the boundary of the Resort Municipality of Whistler, and the site is currently undeveloped, forested land. An access road to the WedgeWoods water reservoir is located in the southern portion of the subject site, and the Kill Me Thrill Me mountain biking trail also traverses the southern portion of the site.

The study area is bordered to the east by Highway 99 and the WedgeWoods residential development, to the south by Highway 99 and a highway wayside pit, to the west by a BC Hydro right of way and undeveloped forested land on the lower slopes of Cougar Mountain, and to the north by undeveloped forested land and Highway 99. The location of the property can be found in Map 1, the existing environmental conditions are detailed in Map 2, and proposed development is delineated in Map 3.

1.4 SLRD Bylaw Zoning

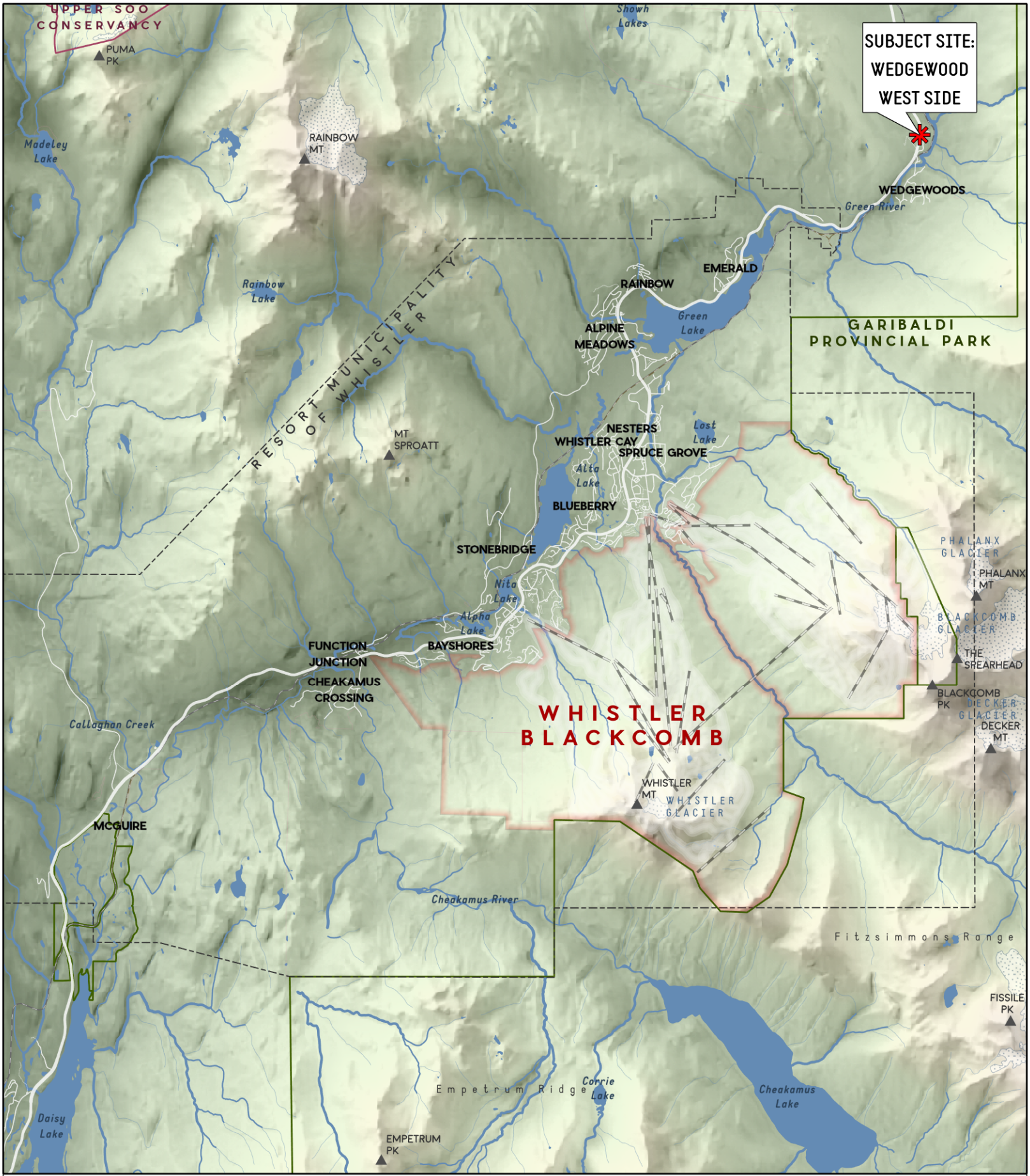
The property is currently zoned CD1 for Comprehensive Development Zone – WedgeWoods Estates. The following uses are permitted:

- private or public water, drainage, telecommunications, power and related utility infrastructure uses (including, without limiting the generality of the foregoing, wells, reservoirs, treatment systems, pumphouses, mains, lines, pipes, culverts, valves, poles, chutes, ducts, wires, roads and other appurtenances, attachments, fittings and equipment associated therewith
- interpretive centre
- nature conservation area uses

1.5 Methodology

On-site reconnaissance of the study area was conducted on July 18, 2019 and October 22, 2024. The ecosystem units present on the subject site were investigated in the field (ground-truthed) using ground inspection methods to confirm the site vegetation, soils, tree mensuration, and geomorphic features of the ecosystem units within the study area. Terrestrial Ecosystem Mapping (TEM) methods were employed to identify and delineate the ecosystem units and define their distribution within the study area.

Vegetation existing on the site was documented and wildlife presence was identified through visual observations, scat, bird songs and feeding signs where present. Potential wildlife for the area's habitats that were not observed during the site visit is described using the BC Conservation Data Centre (CDC), a centralized BC government database of information on species and ecological communities (BC MOE, 2019). Valued ecosystem components such as large woody debris and wildlife trees were also recorded during the site survey.



GIS Cartographer: Oliver Chew
Date: *2025-04-03*
CERG File #: 089-05-18
Projection: NAD 1983 UTM Zone 10N

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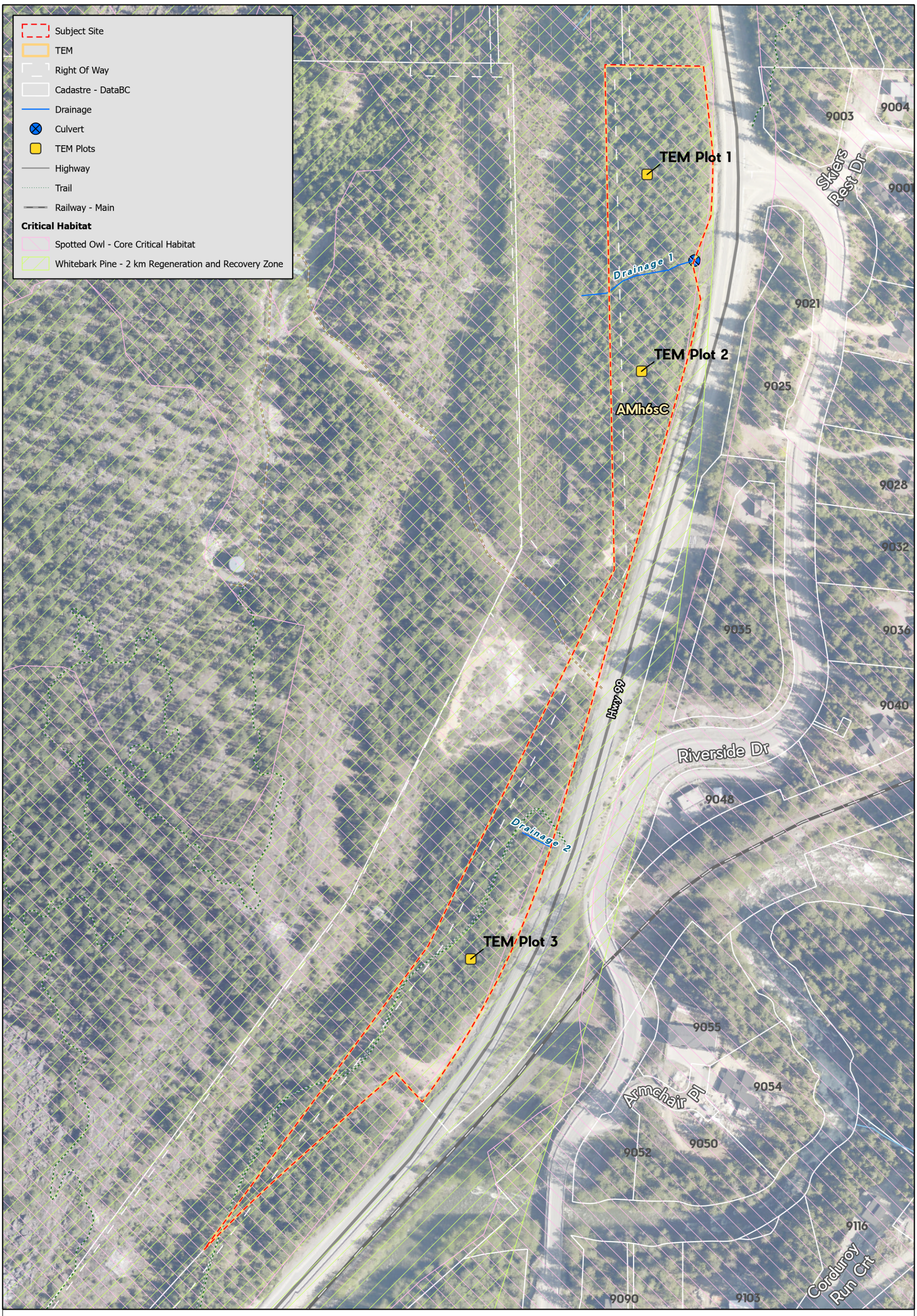
Map 1 - Location

Wedgewoods Westside Lands
9000 Block, Highway 99
SLRD
British Columbia



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CERG File #: 089-05-18
Projection: NAD 1983 UTM Zone 10N

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Map 2 - Existing Environmental Conditions

Wedgewoods Westside Lands
9000 Block, Highway 99
SLRD
British Columbia

GIS Cartographer: Oliver Chew
Date: *2025-04-17*
CERG File #: 089-05-18
Projection: NAD 1983 UTM Zone 10N

CASCADE ENVIRONMENTAL
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Map 3 - Proposed Development

Wedgewoods Westside Lands
9000 Block, Highway 99
SLRD
British Columbia

2 Existing Environmental Conditions

2.1 Physical Environment

2.1.1 Climate

The study area lies within the Eastern Pacific Ranges Ecosection within the Coast Mountains Ecoprovince in southern British Columbia (Demarchi, 1996). This Ecosection is comprised of a rugged inland area that has a transitional climate, falling between the rain shadowed Southern Interior Ecoprovince to the east, and the high rainfall associated with the Southern Pacific Ranges Ecosection to the west (Demarchi, 1996). The climate is principally influenced by frontal systems moving in from the Pacific Ocean and over the Coast Mountains to the Interior (Green and Klinka 1994). This transitional climate is characteristically moist and cool in the winter. The climate is also associated with heavy snowfall at higher elevations (Campbell *et al*., 1990; Green and Klinka, 1994). Summers are relatively cool, although hot dry spells are frequent. The meteorological records from the Whistler weather station record an average annual total precipitation of 1228 mm. The heaviest precipitation occurs in the month of November (192.1 mm average), while July is the driest month (44.7 mm average). Precipitation as snow can occur from October until May. The mean annual temperature is 6.7°C, with the highest mean monthly temperature occurring in August (16.5°C mean daily average; 24.0 mean daily maximum) and the lowest mean monthly temperature occurring in December (-2.8°C mean daily average; -5.4 mean daily minimum) (Environment Canada, 2025).

2.1.2 Geology and Geomorphology

The area of the subject site is underlain by dioritic intrusive of the late Jurassic to early Cretaceous age of the Mesozoic Era (iMap BC, 2019). This group of rocks is named the Pemberton Diorite Complex, and in general consists of plagioclase (a group of hard crystalline minerals that consist of aluminium silicates of potassium, sodium, calcium or barium) and quartz.

The site is located on the lower slope of Cougar Mountain, at an elevation of 610 - 620 m. The site is on a level gradient at the toe of the slope, adjacent to Highway 99, and has an irregular, hummocky morphology with occasional boulders (Photo 1).

Photo 1: Boulder on the subject site. July 18, 2019.

2.1.3 Hydrology

Areas of higher elevation occur to the west of the subject site, and the inferred direction of groundwater flow is east, towards Highway 99 and Green River. No watercourses occur on the subject site; however, two drainage areas were noted on site, and are discussed in Section 2.6.

2.2 Terrestrial Environment

2.2.1 Soils

The general soil type for the Coast Mountain and Islands physiographic region is of the Podzolic Order, residing in the Humo-Ferric Great Group. These soils overlay igneous intrusive rock which is resistant to weathering, thus retarding soil development. Over time however, physical and chemical weathering has produced a coarse textured acidic soil (Luttmerding, 1971).

Two soil pits were dug by Cascade staff on the subject site. The soil was rapidly drained and characterized by a sandy clay texture (Photo 2).

Photo 2. View of the soil profile at Plot 1. July 18, 2019.

2.3 Vegetation

The subject site is characterised by a mature forest (Structural Stage 6), with occasional veteran trees. A description of structural stages is provided in Table 1. Vegetation identified in site surveys of the area is included below in Table 2.

Table 1: Vegetation Age Class Descriptions

Structural Stage Code	- Interpretation
1 Sparse/Bryoid	- Community is in initial stages of primary and secondary development - Bryophytes and lichens often dominant

Structural Stage Code	- Interpretation
	- Times since disturbance typically <20 years but may be 50-100 + years in areas with little or no soil - Shrub and herb cover <20 % of total area - Tree cover < 10 % of total area
2a/b/c/d Herb	- Early successional stage or edaphic herb community - 2a forb dominated - 2b graminoid dominated, including grasses, sedges, reeds and rushes - 2c aquatic plant dominated, but not 2b plants - 2d dwarf shrub dominated, low growing woody shrubs
3a/b Shrub	- Shrub dominated communities maintained by environmental conditions or disturbance - 3a low shrub < 2 metres tall - 3b tall shrub < 10 metres tall - Tree cover <10 %
4 Pole/Sapling	- Densely stocked trees - Self-thinning not yet evident - Time since disturbance usually < 40 years
5 Young Forest	- Stocking density persists - Self-thinning not yet evident - Time since disturbance usually 40-80 years
6 Mature Forest	- Trees established after the last disturbance have matured - The second cycle of shade-tolerant trees may have become established - Time since disturbance generally 80–250 years
7 Old Forest	- Structurally complex stands composed mainly of shade-tolerant and regenerating tree species - Snags and coarse woody debris in all stages of decomposition typical - Time since disturbance >250 years
Modifiers: B – Broadleaf C – Coniferous M – Mixed	- Broadleaf stands composed of > 75 % broadleaf tree cover - Coniferous stands composed of > 75 % coniferous tree cover - Mixed stands neither coniferous nor broadleaf compose > 75 % of the total tree cover

Table 2: Vegetation identified within the subject property

Common Name	Scientific Name
Trees	
Douglas-fir	*Pseudotsuga menziesii*
Western hemlock	*Tsuga heterophylla*
Amabilis fir	*Abies amabilis*
Western redcedar	*Thuja plicata*
Shrubs	
Red huckleberry	*Vaccinium parvifolium*
Falsebox	*Paxistima myrsinites*
Black huckleberry	*Vaccinium membranaceum*
Western teaberry	*Gaultheria ovatifolia*
Forbs	
Prince's pine	*Chimaphila umbellata*
Bunchberry	*Cornus canadensis*

Common Name	Scientific Name
Twinflower	*Linnaea borealis*
One-sided wintergreen	*Orthilia secunda*
Mosses	
Step moss	*Hylocomium splendens*
Pipecleaner moss	*Rhytidiopsis robusta*

2.3.1 Biogeoclimactic Zone Classification

A standard method of ecological land classification used in BC is the Biogeoclimatic Ecosystem Classification system (BEC). This system describes the variation in climate, vegetation, and site conditions occurring within ecosections. BEC is also hierarchal, with separate climate and site levels. There are six levels of organization with increasing specificity: zone, subzone, phase, variant, site association, and site series. At the highest level, biogeoclimatic zones are classed based on broad macroclimatic patterns; at the lowest level, site series describes the vegetation potential of the land area based on its ability to support the same climax plant association, and displaying the same soil moisture and nutrient regimes (MSRM, 1998). For the purposes of this document, descriptions are set at the biogeoclimatic subzone, variant, and site series levels of detail. The following biogeoclimatic zone and ecosystem unit descriptions are based on descriptions in Green and Klinka (1994), and Province of British Columbia (2003).

The proposed development area is classified within the Southern variant (1) of the moist submaritime subzone (ms) of the Coastal Western Hemlock Zone (CWH) (Green & Klinka, 1994). Occurring at elevations between 650 and 1200 m, this biogeoclimatic variant includes the eastern portion of the Coast Mountains and the upper Fraser River. Although the elevation of the subject site is 610-650 m, the vegetation on the site was determined to be closer to the CWHms1 subzone, than the CWHds1 subzone.

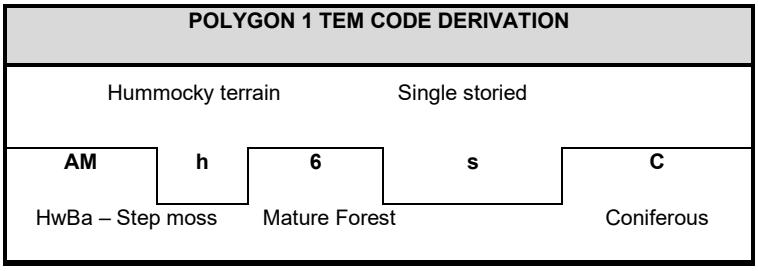
The CWHms1 has a climate transitional between the coast and interior. Climatic factors, in conjunction with existing soil conditions, result in a productive coastal forest. Typical tree species of this subzone include western hemlock (*Tsuga heterophylla*), Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), and amabilis fir (*Abies amabilis)*. Site series classification reflects subtle changes in microclimate and soil conditions, which reflect on the plant species composition within the unit. Generally, site series are further classified into Terrestrial Ecosystem (TE) units based on the structural stage of the vegetation and the geomorphology of the site.

2.3.2 Terrestrial Ecosystems

TE codes describe all land areas capable of producing the same late seral stage or climax plant community within a biogeoclimatic subzone or variant. Site series in this classification system describe a ‘typical’ set of environmental conditions focusing specifically on important site, soils, and terrain characteristics. Site modifiers are used to describe atypical conditions for an ecosystem. Site series can usually be related to a specified range of soil moistures and nutrient regimes within a subzone or variant, but other factors, such as aspect or disturbance history may influence site series as well.

The subject site consists of undeveloped, second-growth forest. An access road to the WedgeWoods water reservoir is located in the southern portion of the subject site, and the Kill Me Thrill Me mountain biking trail also traverses the southern portion of the site. One vegetated TE units was identified on the subject property: **AM.** The site series derived from field investigations for this IER are explained below.

Polygon 1 - TEM Code AM –Site Series 01 (HwBa – Step moss)



Structural stages in **Table 3** describe the existing dominant stand appearance or physiognomy for the ecosystem unit. Tree ages are sampled from representative trees with an increment borer.

Table 3: Vegetation structural stage found on subject site

Structural Stage Code	Interpretation
6 Mature Forest	Trees established after the last stand-replacing disturbance have matured; a second cycle of shade-tolerant trees may have become established; shrub and herb understories become well developed as the canopy opens up; time since disturbance is generally 80-250 years.

Site series have assumed situations with respect to landscape position, soils, and moisture regimes. If a site series is atypical for any of the possible conditions, site modifiers are assigned. **Table 4** describes the atypical conditions that exist on the site.

Table 4: TEM site modifiers for subject site

Abbreviation	Criteria
h	Hummocky terrain – the site series occurs on hummocky terrain, suggesting a certain amount of variability.

Structural stage modifiers are used to further described the structural stages. These modifiers described the strand structure types base on the relative development of the overstory, intermediate and suppressed crown classes. Table 5 describe the canopy structure on the site.

Table 5: TEM structural stage modifiers

Abbreviation	Interpretation
s	Single storied – closed forest stand dominated by the overstorey crown class (dominant and co-dominant trees); intermediate and suppressed trees account for <20% of all crown classes combined; advance understorey regeneration is generally sparse.

Polygon 1 **AMh6sC** consists of a 1.6 ha forested area west of Highway 99 (Map 2). The topography features a hummocky terrain at the foot of the lower slopes of Cougar Mountain, with occasional small rock outcroppings. The soils are rapidly drained with a sandy clay texture. The forest canopy layer is dominated by western hemlock, with lesser amounts of western cedar, Douglas-fir and amabilis fir. Tree coverage is approximately 50%. The shrub layer constitutes approximately 25% of the ground cover and consists of red huckleberry, black huckleberry, falsebox and western teaberry. The herb layer was approximately 15% of the ground cover and consisted of twinflower, bunchberry and prince's pine. The moss layer was abundant, covering 90% of the ground and consisting of pipecleaner moss, red-stemmed feather moss and broom moss (Photos 3 and 4). The forest was estimated to be approximately 128

years old with an average canopy height 20 - 25 m. Some older veteran and wildlife trees were observed in the subject area, along with fallen large woody debris.

Photo 3: Typical vegetation association within the site series AM on the subject site. July 18, 2019.

Photo 4. Typical vegetation association within the site series AM on the subject site. July 18, 2019.

2.3.3 Rare and Endangered Plant Species

In BC, there are two governing bodies involved with the ranking of species and/or ecological communities at risk. At the national level, the Committee on the Status of Endangered Wildlife in Canada (COSEWIC) provides advice in regards to the *Species at Risk Act* (SARA), and at the provincial level, the Conservation Data Centre (CDC) manages the BC Status List.

The Canadian government created SARA in 2002 to complement the Accord for the Protection of Species at Risk (a national effort to identify and protect threatened and endangered wildlife and their associated habitats across the country). COSEWIC is the scientific body responsible for assigning the status of species at risk under SARA. This system uses the following terminology:

- Extinct (XX)
- Extirpated (XT)
- Endangered (E)
- Threatened (T)
- Special concern (SC)
- Not at risk (NAR)
- Data deficient (DD)

A species that is listed as Endangered, Extirpated or Threatened is included on the legal list under Schedule 1 of the *Act* and is legally protected under the *Act* with federal measures to protect and recover these species in effect.

The BC CDC designates provincial red or blue list status to animal and plant species, and ecological communities of concern (BC Gov, 2025a). The red list includes indigenous species or subspecies considered to be endangered or threatened. Endangered species are facing imminent extirpation /

extinction, whereas threatened groups or species are likely to become endangered if limiting factors are not reversed. The blue list includes taxa considered to be vulnerable because of characteristics that make them particularly sensitive to human activities or natural events. Although blue listed species are at risk, they are not considered endangered or threatened. Yellow listed species are all others not included on the red or blue lists and may include species which are declining, increasing, common, or uncommon.

The CDC iMap (BC Gov, 2025b) does not list any known occurrences of rare and endangered plant species on or around the subject site. Table 6 below includes the CDC listed (i.e. rare and threatened) plant species that have the potential to occur on the subject site; species designated as SARA Schedule 1 are also noted. Potentially occurring species are based on broad habitat preferences delineated by location and biogeoclimatic zone, and refined by habitat type available in the subject site. Forest, anthropogenic and rocky terrain were selected as habitat types to identify potential listed species for the purposes of this report.

Potential occurrences are then designated as unlikely or possible based upon species specific habitat requirements and an on-site assessment of those habitats. None of the species listed in Table 6 below has the potential to occur on the subject site. Note that a comprehensive evaluation of the study area for each species was not possible due to time constraints and seasonal emergence patterns.

Table 6 Potential Rare and Endangered Plant Species

Common Name *Scientific name*	**Status**		**Habitat Requirements**	**Potential Occurrence**
	BC List	**SARA Status**		
Tall bugbane *Actaea elata var. elata*	Red	Endangered	Moist forests in the lower montane zone; rare in extreme SW BC, known only from the Cultus Lake-Chilliwack River area.	**Unlikely-** closest record in the lower mainland.
Vancouver Island beggarticks *Bidens amplissima*	Blue	Special Concern	moist edges of marshes, in bogs, along stream and river banks, in pond edges and in ditches.	**Unlikely** – no watercourses on site.
Roell's brotherella *Brotherella roellii*	Red	Endangered	Occurs only on hardwoods and rotten logs in remnant second-growth stands within urban areas near Fraser River and Howe Sound.	**Unlikely** – not found in the area of the subject site.
Slender spike-rush *Eleocharis nitida*	Blue		Peaty or sandy places; wet soil and shallow water.	**Unlikely** - no suitable habitat on site.
Banded cord-moss *Entosthodon fascicularis*	Blue	Special Concern	Extremely local on periodically humid or damp earth of terraces of exposed outcrop knobs in open stand of Arbutus *menziesii* and *Quercus garryana* on southern and eastern Vancouver Island. On soil to 700m.	**Unlikely** - no suitable habitat on site.

Common Name *Scientific name*	Status		Habitat Requirements	Potential Occurrence
	BC List	**SARA Status**		
Poor pocket moss *Fissidens pauperculus*	Red	Endangered	Bare, moist soil banks, often growing with *Fissidens bryoides*.	**Unlikely-** closest record in the lower mainland.
Leafy miterwort *Mitellastra caulescens*	Blue		Wet to moist meadows and woodlands in the lowland and montane zones; rare on S Vancouver Island and the lower Fraser Valley.	**Unlikely** - no suitable habitat on site.
Whitebark pine *Pinus albicaulis*	Blue	Endangered	Montane forests and on thin, rocky, cold soils at or near timberline at an elevation of 1300-3700 m in the sub-alpine to alpine zones.	**Unlikely** - subject site at elevation of 610-650 m.
Lance-leaved figwort *Scrophularia lanceolata*	Blue		Moist to mesic roadsides, clearings, thickets and forest edges in the lowland and montane zones.	**Unlikely -** Closest record in the lower mainland.

Source: BC Ecosystems Explorer, Ministry of Environment.

2.3.4 Ecological Communities

The term "ecological" is a direct reference to the integration of biological components with non-biological features such as soil, landforms, climate and disturbance factors. The term "community" reflects the interactions of living organisms (plants, animals, fungi, bacteria, etc.), and the relationships that exists between the living and non-living components of the community. Currently, the most common ecological communities that are known in BC are based on the Vegetation Classification component of the Ministry of Forests and Range Biogeoclimatic Ecosystem Classification, which focuses on the terrestrial plant associations of BC's native plants.

Large tracts of undisturbed plant communities are considered ecologically more important than disturbed/fragmented or second growth communities. Vegetation on the subject lands consists of forest in a mature structural stage. The subject lands are fragmented by the surrounding BC Hydro right of way and Highway 99. One blue listed, second growth forest ecological community exists within the subject lands and is described in **Table 7**.

Table 7 Potential Rare and Endangered Ecological Communities

Scientific Name	English Name	BC List	BGC	TEM Code	Structural Stage
Tsuga heterophylla - Abies amabilis / Hylocomium splendens	western hemlock - amabilis fir / step moss	Blue	CWHms1/01	AM	6

Source: BC Ecosystems Explorer, Ministry of Environment.

2.4 Wildlife and Wildlife Habitats

Observation of wildlife and wildlife signs were recorded as part of the ecological site survey conducted on July 18, 2019 and October 22, 2024. The subject site contains potential wildlife habitat due to the presence of:

- Mature coniferous forest
- Occasional veteran and wildlife trees
- Available forage (e.g. berries, conifer cones)

Amphibians and Reptiles

A comprehensive survey for amphibians and reptiles (herpetiles) was not conducted as part of this report. No amphibians or reptiles were observed during site visits. Amphibians typically found in the CWH biogeoclimatic zone include the Northern Pacific treefrog (*Hyla regilla*), northwestern salamander (*Ambystoma gracile*), rough-skinned newt (*Taricha granulose*), and the long-toed salamander (*Ambystoma macrodactylum*). Garter snakes (*Thamnophis* spp.) and alligator lizards (*Elgaria coerulea*) are reptiles commonly found in the region and may use the subject lands for foraging. Amphibian are unlikely to be present on the subject property to due the lack of aquatic habitat.

Birds

The coastal western hemlock ecosystem surrounding the study area is considered to have the greatest diversity and abundance of habitat elements in British Columbia. This habitat diversity results in a broad diversity of bird species. No nesting birds were observed during the site visits; however, an empty songbird nest was observed during the July 18, 2019 site visit (Photo 5).

Mammals

Large mammal species that are known to visit the general area are limited to black bear (*Ursus americanus*). Mid-size mammal species that may utilize the general area include the snowshoe hare (*Lepus americanus*), coyote (*Canis latrans*), and raccoon (*Procyon lotor*). Smaller species include Douglas squirrels (*Tamiasciurus douglasii*) and the yellow-pine chipmunk (*Tamias amoenus*). Signs of Douglas squirrel foraging were observed on site (Photo 6).

Photo 5. Empty songbird nest observed on site. July 18, 2019.

Photo 6. Douglas squirrel foraging debris. July 18, 2019.

2.4.1 Wildlife Species at Risk

A search was conducted for potentially occurring wildlife species at-risk through the BC Conservation Data Centre based on the site's biogeoclimatic zone and the habitat available on and around the subject site. Potentially occurring wildlife species are provided in Table 8, along with their potential to occur within the subject area based on habitat availability, habitat requirements and known distribution.

Table 8 Potential Rare and Endangered Wildlife Species

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
American goshawk *Accipiter gentilis laingi*	Red	Threatened	Coastal forests of BC, especially central and northern coastal islands. Habitat consists of extensive forests with large stands of mature trees and dense canopies, large trees are important in providing nesting and perching platforms.	**Possible** – mature trees on site, aerial sightings are known in the Whistler area*.
White-throated swift *Aeronautes saxatalis*	Blue	-	Primarily mountainous country, especially near cliffs and canyons where breeding occurs; forages over forest and open situations in a variety of habitats (Subtropical and Temperate zones).	**Unlikely** – no cliffs and canyons on site.
Oregon forestsnail *Allogona towsendiana*	Red	Endangered	Habitat requirements of *A. townsendiana* are poorly known. It occupies mixedwood and deciduous forests, typically dominated by Bigleaf Maple (*Acer macrophyllum*).	**Unlikely –** no bigleaf maple on site.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Western toad *Anaxyrus boreas*	Yellow	Special Concern	Various upland habitats around ponds, lakes, reservoirs, and slow-moving rivers and streams.	**Unlikely** – no suitable habitat on site.
Mountain beaver *Aplodontia rufa*	Yellow	Special Concern	This subspecies is associated with coniferous, mixed and Red Alder forests on moist slopes or hillsides near small streams or seeps. Humid sites with a dense understory are ideal. An important requirement is deep soils suitable for excavating burrow systems and tunnels.	**Unlikely** – habitat range is Fraser Valley area.
Great blue heron *Aredea herodias fannini*	Blue	Special Concern	Aquatic areas <0.5 m deep, fish bearing streams and rivers, undisturbed nesting in tall trees.	**Unlikley** – no aquatic areas on site.
Short-eared owl *Asio flammeus*	Blue	Special Concern	In general, any area that is large enough, has low vegetation with some dry upland for nesting, and that supports suitable prey may be considered potential breeding habitat, although many will not have breeding short-eared owls. Nearby water is a requirement for nesting habitat.	**Unlikely – n**ot found in the Whistler area*.
Upland sandpiper *Bartramia longicauda*	Red	-	Preferred habitat includes large areas of short grass for feeding and courtship with interspersed or adjacent taller grasses for nesting and brood cover.	**Unlikely** – not known in the Whistler area*.
Marbled murrelet *Brachyramphus marmoratus*	Blue	Threatened	Coastal areas within 2 km of shore, occasionally on rivers and lakes within 20 km of the ocean in old growth forest. Closest known occurrence is Toba River.	**Unlikely –** Not known in the Whistler area*.
Rough-legged hawk *Buteo lagopus*	Blue	-	Grasslands, field, marshes, sagebrush flats, and open cultivated areas; sometimes rat-infested garbage dumps. Nests on cliffs (typically) or in trees in arctic and subarctic, in tundra, mountain sides, forests with plenty of open ground.	**Unlikely** – not observed in theWhistler area*.
Green heron *Butorides virescens*	Blue	-	Aquatic areas, especially slow moving, shallow waters with good riparian cover. Known to occur in the Whistler area*.	**Unlikely –** no suitable habitat on site.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Johnson's hairstreak *Callophrys johnsoni*	Red	-	Primary habitat consists of older coniferous forests, especially those with Western Hemlock (*Tsuga heterophylla*) that are infected by dwarf mistletoe (*Arceuthobium tsugense*). However, it is also found in other forest types, most notably in Ponderosa Pine (*Pinus ponderosa*) or Gray Pine (*P. sabiniana*) forests infected with Western Dwarf Mistletoe (*A. campylopodum*).	**Unlikely** – not known to occur in the Whistler area*.
Canada warbler *Cardellina canadensis*	Blue	Threatened	In migration, this warbler uses various forest, woodland, scrub, and thicket habitats, mostly in humid areas. In winter, it occurs in forested areas of foothills and mountains.	**Unlikely** – not known to occur in the Whistler area*.
Western thorn *Carychium occidentale*	Blue	-	In low elevation forests in rich, relatively undisturbed leaf litter; usually dominated by Bigleaf maple.	**Unlikely** – no suitable habitat on site.
Common wood-nymph *Cercyonis pegala incana*	Red	-	Common Woodnymphs occur across southern BC in grassy forest openings, clearcuts, roadsides, meadows, and stream banks.	**Unlikely** – not known in the Whistler area*.
Roosevelt elk *Cervus elaphus roosevelti*	Blue	-	Roosevelt Elk, inhabiting the southern coastal rainforests, are usually found in valley bottoms in most seasons, even in summer in some areas. Herbs and stands of shrub seedlings, along with riparian areas, provide the main foraging areas for Roosevelt Elk, while older forests supply security cover against predators.	**Unlikely** – no old growth forest on site, and site is in close proximity to Highway 99.
Northern rubber boa *Charina bottae*	Yellow	Special Concern	Rubber Boas are most often associated with low elevation mountainsides. Here they can take advantage of warm aspect slopes.	**Unlikely** – closest known location is Pemberton.
Hoffman's checkerspot *Chlosyne hoffmanni*	Red	-	Openings and meadows in valleys in Canadian Zone forest.	**Unlikely** – not known to occur in the Whistler area*.
Common nighthawk *Chordeiles minor*	Yellow	Threatened	Mountains and plains in open coniferous forest, savanna, grassland and towns. Nesting occurs on the ground on a bare site in an open area.	**Possible –** known to occur in the Whistler region.
Painted turtle *Chrysemys picta* pop. 1	Red	Endangered	Painted turtles live in slow-moving, shallow waters with soft bottoms, basking sites, and aquatic vegetation.	**Unlikely –** not known in the Whistler area*.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Evening grosbeak *Coccothraustes vespertinus*	Yellow	Special Concern	Coniferous (primarily spruce and fir) and mixed coniferous- decidouous woodland, second growth, and occasionally parks; in migration and winter in a variety of forest and woodland habitats, and around human habitation.	**Possible -** foraging and nesting habitat on site.
Yellow-billed cuckoo *Coccyzus americanus*	Red	-	Open woodland (especially where undergrowth is thick), parks, deciduous riparian woodland; in the West, nests in tall cottonwood and willow riparian woodland. Nests in deciduous woodlands, moist thickets, orchards, overgrown pastures; in tree, shrub, or vine, an average of 1-3 meters above ground.	**Unlikely** – not known in the Whistler area*.
Sharp-tailed snake *Contia tenuis*	Red	Endangered	In British Columbia, the Sharp-tailed Snake occurs in low-elevation woodland habitats dominated by Douglas-fir, arbutus and/or Garry oak. The snakes are often found in small openings on talus rocky outcrops and on warm hillsides	**Unlikely –** outside of distribution range.
Olive-sided flycatcher *Contopus cooperi*	Blue	Threatened	Mixed coniferous-deciduous forest with old growth snags along forest edges. Known to occur in the Whistler area, most commonly in undisturbed forest near water*.	**Unlikely –** no suitable habitat.
Townsend's big-eared bat *Corynorhinus townsendiii*	Blue	-	On the West Coast, Townsend's big-eared bats are found regularly in forested regions and buildings, and in areas with a mosaic of woodland, grassland, and/or shrubland. In California and Washington, they are known from limestone caves, lava tubes, and human-made structures in coastal lowlands, cultivated valleys, and nearby hills covered with mixed vegetation.	**Unlikely –** not known in Whistler*.
Puget oregonian *Cryptomastix devia*	Red	Extirpated	In the US, it is a mature forest specialist; inhabits moist old-growth and late successional forests and riparian areas at low and mid elevation; in course woody debris and leaf litter.	**Unlikely** – not known to occur in Whistler*.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Black swift *Cypseloides niger*	Blue	Endangered	Nests behind or next to waterfalls and wet cliffs, on sea cliffs and in sea caves.	**Unlikely-** not near ocean or suitable wet cliff nesting habitat.
Monarch *Danaus plexippus*	Red	Special Concern	In general, breeding areas are virtually all patches of milkweed in North America and some other regions. The critical conservation feature for North American populations is the overwintering habitats, which are certain high altitude Mexican conifer forests or coastal California conifer or Eucalyptus groves as identified in literature.	**Unlikely -** no suitable habitat.
Coastal giant salamander *Dicamptodon tenebrosus*	Blue	Threatened	Larvae and paedomorphic adults usually inhabit clear, cool or cold, well-oxygenated streams and often take cover under stones.	**Unlikely** – not known in the Whistler area*.
Horned Lark *Eremophila alpestris strigata*	Red	Endangered	Habitat consists of large expanses of bare or thinly vegetated land, including fields, prairies, dunes, upper beaches, airports, and similar areas with low/sparse grassy vegetation.	**Unlikely** – not known in the Whistler area*.
Propertius Duskywing *Erynnis propertius*	Red	-	Butterfly; Open oak or mixed woodlands with the foodplant oaks.	**Unlikely –** no oak on site.
Rusty Blackbird *Euphagus carolinus*	Blue	Special Concern	Breeds in habitats that are dominated by coniferous forest with wetlands nearby including bogs, marshes and beaver ponds. During the winter, it is found in wet woodlands, swamps, and pond edges and often forages in agricultural lands.	**Unlikely** – unlikely to be resident in the Whistler area*.
Dun Skipper *Euphyes vestris*	Blue	Threatened	The Dun Skipper is known from southern Vancouver Island, the Lower Mainland, and the Fraser River canyon upstream to Lillooet.	**Unlikely** – not known in the Whistler area*.
Prairie Falcon *Falco mexicanus*	Red	-	Primarily open situations, especially in mountainous areas, steppe, plains or prairies. Typically nests in pot hole or well-sheltered ledge on rocky cliff or steep earth embankment.	**Unlikely** – not known to inhabit the Whistler area*.
Peregrine Falcon *Falco peregrinus anatum*	Red	Special Concern	Cliff edges near water, interior rivers and wetlands.*	**Unlikely –** not known to inhabit the Whistler area*.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Gyrfalcon *Falco rusticolus*	Blue	-	Usually nests on cliff ledges, ideally beneath sheltering overhang; sometimes nests in trees or on man-made structures.	**Unlikely** – not known in the Whistler area*.
Tufted Puffin *Fratercula cirrhata*	Blue	-	Nests on offshore islands or along the coast.	**Unlikely –** no suitable habitat.
Northern Fulmar *Fulmarus glacialis*	Red	-	Pelagic. Nests in colonies primarily on sea cliffs, less frequently on low flat rocky islands.	**Unlikely –** no suitable habitat.
Wolverine *Gulo gulo luscus*	Blue	Special Concern	A range of habitat types from valley bottoms to alpine meadows, strongly associated with the presence of large ungulate prey.	**Unlikely –** close to a residential area and Highway 99.
Pale Jumping-Slug *Haliotis kamtschatkana*	Blue	-	In dry to moist coniferous forests, on and around mossy stumps, rocks and logs; also in leaf litter.	**Unlikely** – habitat range is southeast BC.
Western Branded Skipper *Hesperia Colorado oregonia*	Red	-	A butterfly of open arid land habitats, this skipper is especially common on hillsides and in valleys.	**Unlikely** – no known occurrences in the Whistler area*.
Barn Swallow *Hirundo rustica*	Blue	Threatened	Open areas, fields, ponds with vertical nesting habitat, especially buildings. Known to occur in the Whistler area*.	**Unlikely** – no suitable habitat.
Caspian Tern *Hydroprogne caspia*	Blue	-	Seacoasts, bays, estuaries, lakes, marshes, and rivers.	**Unlikely** – no suitable habitat.
Yellow-breasted chat *Icteria virens*	Red	Endangered	Associated with shrubby and riparian habitats with open canopies and dense subcanopy layers.	**Unlikely** – no suitable habitat.
California gull *Larus californicus*	Blue	-	Seacoasts, bays, estuaries, mudflats, marshes, irrigated fields, lakes, ponds, dumps, cities, and agricultural lands.	**Unlikely** – no suitable habitat.
Silver-haired Bat *Lasionycteris noctivagans*	Yellow	Endangered	Habitat is primarily forested (frequently coniferous) areas adjacent to lakes, ponds, or streams, including areas that have been altered by humans.	**Unlikely –** no lakes, ponds or streams on site.
Hoary bat *Lasiurus cinereus*	Blue	-	Habitat includes primarily deciduous and coniferious forests and woodlands, including areas altered by humans. Foraging habitat includes various open areas, including spaces over water and along riparian corridors.	**Unlikely –** no known occurences in the Whistler area*.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Snowshoe hare, washingtonii subspecies *Lepus americanus washingtonii*	Red	-	Dense cover of coniferous or mixed forests, with abundant understory vegetation. Non-fragmented, adequately sized patches of forests, deciduous woodlands, orchards, tree plantations, and riparian woodlands provide the preferred range of foraging and breeding habitats.	**Unlikely –** no known occurances in the Whistler area*.
Short-billed Dowitcher *Limnodromus griseus*	Blue	-	mudflats, estuaries, shallow marshes, pools, ponds, flooded fields and sandy beaches. Prefers shallow salt water with soft muddy bottom, but visits various wetlands during migration.	**Unlikely** - no suitable habitat and outside of usual range*.
Western Screech-Owl *Megascops kennicottii kennicotti*	Blue	Threatened	Associated with riparian zones with Broadleaf Maple or Black Cottonwood.	**Unlikely** – no riparian zones on site.
Lewis's Woodpecker *Melanerpes lewis*	Blue	Threatened	Three distinct habitats are used in British Columbia: open areas with scattered trees, riparian forests adjacent to open areas; and burns	**Unlikely** - no suitable habitat and outside of usual range*.
Little brown myotis *Myotis lucifugus*	Yellow	Endangered	Summer roosts are in buildings and other man-made structures, tree cavities, rock crevices, caves and under the bark of trees. Uses underground habitat such as caves for hibernacula. Confirmed in the Whistler area*.	**Possible** – in tree cavities, rock crevices and forests on site, but no hibernating habitat present on site.
Double-crested Cormorant *Nannopterum auritum*	Blue	-	Lakes, ponds, rivers, lagoons, swamps, coastal bays, marine islands, and seacoasts; usually within sight of land. Nests on the ground or in trees in freshwater situations, and on coastal cliffs.	**Unlikely –** no suitable habitat on site.
Long-tailed weasel *Mustela frenata altifrontalis*	Red	-	Cultivated field, alpine, tundra, conifer forest, grassland, rocky habitat and wetlands.	**Unlikely -** only known to occur in the lower mainland.
Black-crowned Night-heron *Nycticorax nycticorax*	Red	-	Marshes, swamps, wooded streams, mangroves, shores of lakes, ponds, lagoons; salt water, brackish, and freshwater situations. Roosts by day in mangroves or swampy woodland.	**Unlikely** – no suitable habitat.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Mountain goat *Oreamnos americanus*	Blue	-	Alpine and subalpine habitat; steep grassy talus slopes, grassy ledges of cliffs, or alpine meadows. Usually at timberline or above. May seek shelter and food in stands of spruce or hemlock in winter.	**Unlikely -** site is not above timberline.
Indra Swallowtail *Papilio indra*	Red	-	Caterpillar Hosts: Aromatic herbs of the parsley family (Apiaceae) growing among rocks. Adult Food: Flower nectar	**Unlikely** – no suitable habitat.
Band-tailed pigeon *Patagioenas fasciata*	Blue	Special Concern	Coniferous and mixed deciduous lowland forests. Known to occur in the Whistler area.*	**Possible -** coniferous lowland forest on site.
Gopher snake, catenifer subspecies *Pituophis catenifer catenifer*	Red	Extirpated	Known habitats include agriculture, cultivated field, rock, talus.	**Unlikely –** not known to occur in the Whistler area**.
American Golden-Plover *Pluvialis dominica*	Blue	-	Short grasslands, pastures, golf courses, mudflats, sandy beaches, and flooded fields.	**Unlikely** – no suitable habitat.
Purple Martin *Progne subis*	Blue	-	A wide variety of open and partly open situations, frequently near water or around towns.	**Unlikely** – outside of typical range*.
Cassin's Auklet *Ptychoramphus aleuticus*	Red	Special Concern	Mostly pelagic, less frequently along rocky seacoasts.	**Unlikely** – no suitable habitat.
Northern red-legged frog *Rana aurora*	Blue	Special Concern	Wetlands, pools, and riparian areas of upland forests.	**Unlikely** – no known occurances north of Callaghan Valley*.
Townsend's Mole *Scapanus townsendii*	Red	Endangered	Pastures, prairies, and shrub habitats in lowlands and flood plains, and occasionally in true fir (ABIES) forests.	**Unlikely –** only known to occur in the lower mainland.
Black-throated Green Warbler *Setophaga virens*	Blue	-	Breeds in coniferous, mixed coniferous-deciduous, and entirely deciduous forests, including forest edge, second growth, hemlock forest, cedar-grown pastures, larch bogs, and swamps. In migration and winter, occurs in various open forest, woodland, scrub, second growth, and thicket habitats ; prefers forest canopy and edges, pasture trees, and semi-open, sometimes in low scrubby second growth.	**Unlikely -** nearest record in Fort Saint John.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Pacific water shrew *Sorex bendirii*	Red	Endangered	Inhabits the coastal lowlands of northern California, Oregon, Washington and British Columbia, where it is restricted to the lower Fraser River valley.	**Unlikely** – restricted to southern and lower elevation habitat.
Olympic shrew *Sorex rohweri*	Red	-	Mixed deciduous forest of red alder, birch, Sitka spruce, western hemlock; Sitka spruce-western hemlock forest; lodgepole pine forest; and in canary grass bordering a ditch ~15 m from a mixed forest.	**Unlikely – o**nly known to occur in the lower mainland.
Trowbridge's shrew *Sorex trowbridgii*	Blue	-	Mature forest (dry or moist) with abundant ground litter; forested canyons and ravines, and swampy woods; deep rank grass near salmonberry thickets (Destructioin Island off Washington); riparian fringe areas (but not streamside); under chaparral (at southern edge of range); cut forest if sufficient ground cover present.	**Unlikely –** only known to occur in the lower mainland.
Zerene Fritillary *Speyeria zerene bremnerii*	Red	-	Deciduous forest, grassland and meadow.	**Unlikely –** no suitable habitat.
Herrington Fingernailclam *Sphaerium occidentale*	Blue	-	vernal pools and ditches, among grass and leaves.	**Unlikely –** no know occurrence in the Whistler area*.
Spotted owl *Strix occidentalis*	Red	Endangered	Dense forest and deep wooded canyons; generally in mature stands or old growth ; requires cool summer roosts. Nests on broken tree top, cliff ledge, in natural tree cavity, or in tree on stick platform, often the abandoned nest of hawk or mammal; sometimes in cave.	**Unlikely** – unlikely to occur in the area; however, site is within provincially identified Core Critical Habitat for spotted owl.
Autumn Meadowhawk *Sympetrum vicinum*	Blue	-	In ponds, slow streams and lakes with dense, emergent vegetation	**Unlikely –** no suitable habitat.
Ancient Murrelet *Synthliboramphus antiquus*	Blue	Special Concern	Mostly offshore or pelagic, mainly over the continental shelf and slope; also close to shore in some areas. In winter, commonly within sight of land, especially around Vancouver Island.	**Unlikely –** no suitable habitat.
Black Petaltail *Tanypteryx hageni*	Blue	-	Found in seepage areas and bogs, flat or on hillsides, often associated with streams and usually not under forest canopy in wet mountain ranges.	**Unlikely –** no suitable habitat.

Common Name Scientific name	Status		Habitat Requirements	Potential Occurrence
	BC List	SARA		
Wandering Tattler *Tringa incana*	Blue	-	Mostly restricted to the alpine zone, usually breeds along rocky or scrubby vegetated edges of mountain streams and lakes; frequents rapidly-flowing streams and tundra habitats, wet meadows, moraine deposits, scree slopes, braided rivers, sometimes found in forest clearings away from water.	**Unlikely –** no suitable habitat.
Barn Owl *Tyto alba*	Red	Threatened	Fields of dense grass. Open and partly open country (grassland, marsh, lightly grazed pasture, hayfields) in a wide variety of situations, often around human habitation.	**Unlikely –** no suitable habitat.
Common Murre *Uria aalge*	Red	-	Pelagic and along rocky seacoasts. Nests in the open or in crevices on broad and narrow cliff ledges, on stack (cliff) tops, and on flat, rocky, low-lying islands.	**Unlikely –** no suitable habitat.
Grizzly bear *Ursus arctos*	Blue	Special Concern	Non-forested or partially forested sites with a wide range of foraging opportunities and choice of habitats.	**Unlikely –** no suiteable habitat.

All references from CDC explorer (BC MOE, 2022) except *references from Brett (2020) from the Whistler Biodiversity Project, and ** references from E-fauna BC (2024).

2.5 Valued Ecosystem Components

2.5.1 Wildlife Trees and Coarse Woody Debris

Wildlife trees include significant standing snags, veteran trees, and trees with broken tops. These trees are important as perching areas for raptors such as red-tailed hawk and bald eagle, and foraging / nesting sites for woodpeckers, squirrels, small owls and other cavity nesters such as bats. Trees within the subject property are of structural stage 6 – mature forest; multiple wildlife trees were observed on the subject site during the site visits.

Coarse woody debris on the forest floor is an indicator of potential species richness for forested areas. Micro habitats, decay, and nutrient cycling provide a range of life-cycle opportunities for wildlife and vegetation. The natural forest cover of the subject site contains numerous deadfall and fallen branches, and the occasional stump.

2.5.2 Wildlife Movement Corridors

Wildlife tends to use routes with particular features when moving across the landscape to forage for food, disperse, find mates, or locate breeding sites. These features can include such things as cover, shade, vegetation or surface characteristics. The subject site contains forested area and provides potential movement corridor habitat from the valley floor to the forested foothills of Cougar Mountain.

2.5.3 Rocky Outcrops and Talus Slopes

Rock slopes provide specialized habitat for many species. No rock slopes occur on the subject site, although occasional boulders were noted on the site.

2.6 Aquatic Environment

Stream and wetland habitats are utilized as drinking and preening areas for wildlife, and breeding areas for frogs, salamanders, and fish (when present). Riparian areas also serve as important buffering systems, protecting waterways adjacent to development from impacts such as sediment and stormwater introduction, particularly when adjacent development increases the impervious area of the region.

Provincially, the Riparian Areas Protection Regulation (RAPR) of the *Riparian Areas Protection Act* is the governing legislation to determine setbacks on watercourses that that ensure no Harmful Alteration Disruption or Destruction of natural features, functions and conditions that support fish life processes occurs in the riparian area (BC Gov, 2019). The RAPR applies to all residential, commercial and industrial development activities proposed within 30m of a watercourse that is fish-bearing or connected by surface flow to a fish-bearing watercourse.

Watercourses are also protected provincially under the *Water Sustainability Act* (WSA), which applies to all natural watercourses from top of bank to top of bank. The federal *Fisheries Act* protects fish and fish habitat by providing a framework for management of fisheries and conservation and protection of fish and fish habitat, including by preventing pollution.

No watercourses occur on the subject site. However, during the site visit, two drainage areas were noted within the boundaries of the subject site. Drainage 1 was observed initiating from the BC Hydro right of way west of the site, transecting the site to a screened culvert beneath Highway 99 (Map 2). It is likely that this drainage area conveys subsurface flow that may surface at lower elevation highway culvert area during large rain events. The drainage area was observed to by dry during the site visit and no evidence of scouring or mineral alluvium was observed (Photo 7 and 8).

Photo 7. View of Drainage 1, looking uphill (west). October 22, 2024.

Photo 8. View of Highway 99 culvert at the eastern extent of Drainage 1. July 18, 2019.

Drainage 2 is located south of Drainage 1 (Map 2). This drainage originates from a sub-surface seepage that emerges from a rock pile uphill of the Kill Me Thrill Me trail. No water was observed in the drainage area at the time of the site visit. Evidence of erosion was observed from the trail to a natural depression area in the forest west of Highway 99 (Photos 9 and 10). No evidence of a watercourse (scouring, erosion, mineral alluvium, etc.) was observed from the depression area to Highway 99.

Photo 9. Evidence of erosion observed within the Drainage 2 alignment on the trail. October 22, 2024.

Photo 10. View of Drianage 2, looking east at area of erosion and the depression area where the drainage terminates surface flow. October 22, 2024.

2.7 Socio-Economic Conditions

2.7.1 Cultural and Heritage Resources

The subject site is within the traditional territories of the Squamish and Lil'wat Nations, as mapped within their respective Land Use Plans. They have historical ties to the land that include utilization of the natural resources of the Green River valley area (Squamish Nation, 2001) (St'át'imc First Nation, 2004).

An archeological investigation was not conducted as part of this study. However an archaeological data request was made to the Archaeology Branch of the Ministry of Forests, Lands and Natural Resource Operations on July 10, 2019. According to Provincial records, there are no known archaeological sites recorded on the subject site; however, a previously recorded archaeological site (EbRr-4) is located within the 2247 District Lot parcel that encompasses the subject site (Appendix 1). EbRr-4, approximately 1 km south of the subject site, is a lithic site containing stone tools and/or the flakes of stone produced when making or modifying tools.

2.7.2 Other Undertakings in the Area

Mining

An active Conditional Registration Reserve polygon encompasses the subject lands and a large area consisting of the Kelly Lake – Cheekye Transmission Line (Site Number ID 329424) (BC Gov, 2025). A reserve may be established for a number of reasons as listed in section 22(2) of the *Mineral Tenure Act* and section 21(2) of the *Coal Act*, but the most common are to either to prohibit registration of a claim or to restrict the rights acquired. A "conditional" reserve stipulates the specific conditions or restrictions which apply to a claim registered within the reserve (BC Gov, 2019).

No current or historical coal, mineral and placer claims exist on the subject property (BC Gov, 2025).

Recreation and Tourism

No recreation or tourism uses of the subject property were observed during the site visit; however, the Kill Me Thrill Me mountain bike trail and the WedgeWoods reservoir access road occur in the southern portion of the property.

Anthropogenic Features

The subject site lies between a BC Hydro right of way and Highway 99. A bike trail and an access road to the WedgeWoods water reservoir occur in the southern portion of the property. No other anthropogenic features were observed on the subject site.

Adjacent Land Use

The subject property is located at 9000 Block Highway 99, BC. The property is bounded by:

- Undeveloped forested land and Highway 99 to the north
- Highway 99 and the WedgeWoods residential development to the east
- Highway 99 and a highway wayside pit to the south
- A BC Hydro right of way and undeveloped forested land on the lower slopes of Cougar Mountain to the west

3 Environmental Constraints

3.1 Physical Environment

3.1.1 Climate

The climate in the study area presents no obvious constraints or concerns with respect to rezoning or development. However, snowfall is considerable in the area and infrastructure will have to be able to withstand considerable snow loads and a snow removal plan for roads will be required.

3.1.2 Geology and Geomophology

The geology and geomorphology of the area present no obvious constraints or concerns with respect to the proposed rezoning and development.

3.1.3 Hydrology

Hydrology of the site does not pose a constraint to rezoning or development of the site. Sub-surface drainages and groundwater on the property may be exposed during excavation and grading work on the property, and should be managed in compliance with the BC *Water Susrainability Act* . No watercourses occur on the subject site; however, two drainage areas were noted on site, and are discussed in Section 3.6.

3.2 Terrestrial Environment

3.2.1 Soils

An assessment of the soils of the site is outside the scope of this IER; soils on the subject site should be addressed under a separate geotechnical report, if required.

3.3 Vegetation

The mature coniferous forest of the subject property has ecological value and vegetation removal should be limited to the minimum necessary for development. In particular, remnant large and old trees on the property should be retained where possible; however, no legal protections are afforded to large or old trees.

All trees on the subject property provide potential nesting sites for a range of bird species. The BC *Wildlife Act* states:

A person commits an offence if the person, except as provided by regulation, possesses, takes, injures, molests or destroys

(a) A bird or its egg,

(b) The nest of an eagle, peregrine falcon, gyrfalcon, osprey, heron or burrowing owl or,

(c) The nest of a bird not referred to in paragraph (b) when the nest is occupied by a bird or its egg.

Development on the subject property may be constrained by the *Wildlife Act* if tree removal occurs during the nesting bird season of April 1 to September 1, or if any raptor nests are found on the site. Additionally, the Migratory Bird Regulations of the federal *Migratory Birds Convention Act* protects pileated woodpecker nesting cavities for a period of 3 years after reported unoccupied. A survey should be conducted by a Qualified Environmental Professional (QEP) prior to land clearing activities to determine the locations of any protected nests or habitat.

3.3.1 Rare and Endangered Plant Species

A list of plant species at risk that are known to occur within the geographical region of the site's forest district and biogeoclimatic zone is provided in Table 6 (Section 2.3.3). However, none of these species has the potential to occur on site due to specific habitat requirements. Additionally, the BC Conservation Data Centre does not identify any instances of rare of endangered plant species within or around the subject site (BC Gov, 2025b). A whitebark pine – 2 km regeneration and recovery zone area encompasses the subject site; however, whitebark pine occur at elevations of 1,300 to 3,700m, and the subject site occurs at an elevation of 610 to 650m (BC Gov, 2025a).

3.3.2 Rare and Endangered Ecological Communities

The subject site contains one blue listed ecological community. However, with regards to ecological communities, large tracts of undisturbed plant communities are considered ecologically more important than disturbed / fragmented second growth communities. The value of the ecological community on the subject property is reduced by habitat fragmentation from Highway 99 and the BC Hydro right of way.

The ecological community on the subject site does not pose a constraint to rezoning or development; however, it is recommended that vegetation removal should be limited to the minimum necessary for development.

3.4 Wildlife and Wildlife Habitat

Wildlife are protected under the BC *Wildlife Act*; however, the only protections for wildlife habitat that may apply to the subject site are for nesting birds, as outlined in Section 3.3 above. A survey should be conducted by a QEP prior to land clearing activities to determine the locations of any protected nests or habitat.

3.4.1 Rare and Endangered Wildlife Species

There are no known occurrences of any wildlife species at risk in the subject property, nor were any observed during the site investigations. The following listed species are identified as potentially occurring on the subject property:

- Evening grosbeak
- Common nighthawk
- Band-tailed pigeon
- Little brown myotis

Evening grosbeak

This large finch usually nests in dense foliage of deciduous trees or conifers, 2-21 m above the ground. Evening grosbeak is associated with various conifer forests, deciduous broadleaf forests, mixed forests and riparian forests, even around human habitation; diet consists of buds and seeds as well as insects.

The forest on the subject site offers potential foraging and nesting habitat for evening grosbeak. Should forest clearing occur within the breeding and nesting season, April to September, a bird nest survey should be conducted by a QEP.

Common nighthawk

Common Nighthawk require open ground or clearings for nesting. The species breeds in a wide range of open habitats including sandy areas (e.g., dunes, eskers, and beaches), open forests (e.g., mixedwood and coniferous stands, burns, and clearcuts), grasslands (e.g., short-grass prairies, pastures, and grassy plains), sagebrush, wetlands (e.g., bogs, marshes, lakeshores, and riverbanks), gravelly or rocky areas (e.g., outcrops, barrens, gravel roads, gravel rooftops, railway beds, mines, quarries, and bare mountain tops and ridges), and some cultivated or landscaped areas (e.g., parks, military bases, airports, blueberry fields, orchards, cultivated fields). The female lays the eggs directly on the soil or bare rock in sites with more open ground cover with low or no vegetation, adequate camouflage from predators, and nearby shade (Environment Canada, 2016). The subject site does not offer ground nesting habitat in the areas proposed for development; however, the site does offer potential foraging habitat.

Band-tailed pigeon

Foraging and nesting habitat exists for the band-tailed pigeon on the subject site with the presence of lowland forest. Should forest clearing occur for development within the breeding and nesting season, April to September, a bird nest survey should be conducted by a QEP.

Little brown myotis

The little brown myotis overwinters in cold and humid hibernacula typically in caves and mines. During the summer, females establish maternity colonies, often in buildings or large-diameter trees. Foraging occurs over water, along waterways, forest edges, and in gaps in the forest. A survey for potential bat roosts or colonies should be conducted by a QEP prior to development on the subject site.

Spotted owl

The Northern Spotted Owl is a medium sized owl with chocolate brown body feathers, and a regular pattern of elliptical creamy white spots. It has a large round facial disk with dark brown eyes and lacks ear tufts. Females are slightly larger in size and have higher pitched calls than those of males (BC MOE, 2025b).

Northern spotted owls require large tracts of contiguous old-growth forest for foraging and nesting. Prime spotted owl habitat is mature conifer stands older than 140 years. While spotted

owls require large tracts of contiguous old-growth forest, they can potentially occur on the periphery of rural environments if unlogged forest is nearby.

Mature forest occurs on the subject site, with larger tracts of mature and old growth forest west of the subject site. However, the subject site is bordered by Highway 99 to the east and a BC Hydro right of way to the west. The subject site is located within provincially-designated core critical habitat for spotted owl. There is no order specified for the spotted owl critical habitat on the subject site and the critical habitat is not legally protected by SARA and does not legally constrain development on subject property. However, the species itself is legally protected by the *Wildlife Act* and SARA, and the following non-legal objectives should be implemented during development:

- The Proponent should practice due diligence in ensuring that there are no spotted owls in the work area for all stages of proposed development.
- Maintain a minimum of 50% suitable habitat within the project area.
- Works should avoid the spotted owl breeding season of Feb 1 to Sept 30 where possible.
- If performing the works during the breeding window is required, the following visual and noise disturbance recommendations should be implemented:
    - Turn off equipment and vehicles when not in use, idling only if it will be used within a reasonable amount of time. This will minimize the amount of noise and vibration disturbance resulting from equipment during construction.
    - Complete the work in the shortest time frame possible to minimize the overall disturbance period to wildlife values in the area (including demobilization and clean-up).
    - Ensure machinery is not excessively noisy (lubed, work parts repaired).

3.5 Valued Ecosystem Components

3.5.1 Wildlife Trees and Coarse Woody Debris

Multiple wildlife trees were observed on the subject property (Map 2) and should be retained where possible during development. However, unless wildlife trees on the property contain nesting birds, pileated woodpecker nesting cavities or nests of raptors, as described under the *Wildlife Act*, they are not a constraint to development.

CWD on the subject site was limited. The CWD present should be retained where possible within the subject site during development.

3.5.2 Wildlife Movement Corridors

Rezoning and development of the subject site poses no concerns to wildlife movement corridors as it is fragmented by the surrounding BC Hydro and Highway 99 right of ways. Vegetation retention should be considered to maintain small scale wildlife corridors and cover in and around adjacent developments.

3.5.3 Rocky Outcrops and Talus Slopes

No rocky outcrops or talus slopes occur on the subject site.

3.6 Aquatic Environment

No watercourses occur on the subject site. The two drainage areas noted within on site do not constitute watercourses as defined by the WSA or the RAPR; as such, there is no aquatic environmental on the subject site to constrain development.

3.7 Socio-Economic Conditions

3.7.1 Cultural and Heritage Resources

The archaeological data request revealed that there is a known archaeological site 1 km south of the subject site, which has the potential to extend to other parts of the property (Dianna Cooper, Provincial Archaeology Branch, pers.comm.). Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit. If archaeological material is encountered during development, all activities must stop immediately, and the Archaeological Branch must be contacted at 250-953-3334. The Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities on site (Appendix 1).

3.7.2 Other Undertakings in the Area

Mining

Mining presents no obvious constraints or concerns for rezoning or development of the subject property.

Recreation and Tourism

The recreational trail occurring within the southern portion of the subject site is proposed to be relocated as part of the proposed development. Once relocated, the trail would not pose any constraints or concerns for rezoning or development of the subject property.

Anthropogenic Features

The recreational trail on the property will be relocated to accommodate the proposed development, and the WedgeWoods water reservoir will not be impacted during development. No other known anthropogenic features pose constraints to rezoning or development of the subject property.

Adjacent Land Users

Adjacent land use does not restrict development or rezoning within the subject property. Any setbacks from Highway 99 that the SLRD imposes may be constraining to development.

4 Conclusions and Recommendations

This report details the baseline conditions and identifies potential environmental constraints for the rezoning and development for the subject site at 9000 Block, Highway 99 in the Squamish-Lillooet Regional District, BC. Based on the conditions observed on the site and the information reviewed the site appears to be suitable for the proposed rezoning and development subject to the following recommendations:

1. Land clearing activity conducted during the nesting bird season of April 1 to September 1, must comply with Section 34 of the *Wildlife Act*, which forbids the destruction of nests occupied by a bird, its eggs, or its young. If vegetation clearing is to occur between April 1 and September 1, a raptor, pileated woodpecker and song bird nesting survey of the trees to be cleared should be conducted by a Qualified Environmental Professional (QEP).

2. Land clearing activities conducted at any time of year should be preceded by a survey for raptor nests and pileated woodpecker nesting cavities conducted by a QEP. The survey will identify the location of any raptor or active bird nests including that of bird species at risk that may occur on the subject site. Raptor nests and any active birds' nests found during clearing must be adequately protected by a forested buffer as per Section 34 of the *Wildlife Act*.

3. A survey for little brown myotis roosting sites should be conducted in conjunction with the bird nest survey described above.
4. Mitigations for protection of spotted owl habitat outlined in Section 3.4.1 should be implemented for the duration of development works.
5. Vegetation removal should be limited to the minimum necessary for development to retain the mature forest stand while also considering FireSmart initiatives. Retention of vegetated areas will facilitate wildlife movement through the site and retain breeding and foraging areas.
6. Although not afforded legal protections, large and old trees and wildlife trees should be retained where possible.
7. Retain as many pieces of coarse woody debris (CWD) as possible while considering FireSmart initiatives.
8. Avoid impacts to local wildlife populations by following recommendations outlined in the SLRD Area C Wildlife Attractant Bylaw (SLRD, 2018).
9. Development and construction on the property should follow guidelines and recommendations outlined in: Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia (MOE, 2014) and Land Development Guidelines for the Protection of Aquatic Habitat (DFO, 1993). This includes best management recommendations for stormwater, pollution prevention and wildlife and ecosystem management.
10. If archaeological material is encountered during development, all activities must stop immediately, and the Archaeological Branch must be contacted at 250-953-3334. The Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities.

5 References

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Vicki Legris

From: Cooper, Diana FLNR:EX <Diana.Cooper@gov.bc.ca>
Sent: Wednesday, July 24, 2019 3:30 PM
To: Vicki Legris
Subject: RE: Data Request: Vicki Legris - Cascade Environmental Resource Group Ltd.
Attachments: EbRr-4 site record.pdf; EbRr4_site_location_24Jul19.cpg; EbRr4_site_location_24Jul19.dbf; EbRr4_site_location_24Jul19.prj; EbRr4_site_location_24Jul19.sbn; EbRr4_site_location_24Jul19.sbx; EbRr4_site_location_24Jul19.shp; EbRr4_site_location_24Jul19.shp.xml; EbRr4_site_location_24Jul19.shx

Hello Vicki,

Thank you for your archaeological information request regarding the property described as the 9000 Block, Hwy 99, DISTRICT LOT 2247 GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN PLAN VAP23216 AND SECONDLY; PART IN PLAN BCP39086. Please review the screenshot of the property below (outlined in yellow) and notify me immediately if it does not represent the property listed in your information request.

Results of Provincial Archaeological Inventory Search

According to Provincial records, previously recorded archaeological site **EbRr-4** is located within the south east portion of the property, close to where it borders Hwy 99. **EbRr-4** is a lithic site, meaning it contains stone tools and/or the flakes of stone produced when making or modifying tools. I have attached a shapefile set of the site location and a PDF copy of the site record for your reference.

Given the subsurface nature of most archaeological deposits, boundaries of archaeological sites are difficult to determine without subsurface testing. Therefore, any mapped boundaries are approximate, and it is possible that the site is more or less extensive than currently mapped on the property.

Archaeology Branch Advice

EbRr-4 is protected under the *Heritage Conservation Act* (HCA) and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch.

If land-altering activities (e.g., home renovations, property redevelopment, landscaping, service installation) are planned within the protected archaeological site (red area shown in the screenshot below), a Provincial heritage permit is required. Permit applications are available on the Archaeology Branch website. Completing a permit application usually requires archaeological expertise, and an archaeological impact assessment (AIA) may be required before a permit can be issued. Most applicants will therefore engage an eligible consulting archaeologist to review proposed activities, verify archaeological records, and work with the Archaeology Branch on the applicant's behalf to identify permit requirements, prepare permit application(s), and conduct any required archaeological study.

If land-altering activities are planned outside of the archaeological site (red area shown in the screenshot below), a Provincial heritage permit may not be required prior to commencement of those activities. However, there is high potential for the archaeological site to extend beyond the limits indicated on the screenshot below, and a Provincial heritage permit will be required if archaeological deposits are exposed and/or impacted during land-altering activities. Unpermitted damage or alteration of a protected archaeological site is a contravention of the HCA and requires that land-altering activities be halted until the contravention has been investigated and permit requirements have been established. This can result in significant project delays. Therefore, the Archaeology Branch strongly recommends engaging an eligible consulting archaeologist prior to any land-altering activities. The archaeologist will review the proposed activities, verify archaeological records, and possibly conduct a walk-over and/or an archaeological impact

assessment (AIA) of the project area to determine whether the proposed activities are likely to damage or alter any unrecorded portions of the protected archaeological site.

Please notify all individuals involved in land-altering activities (e.g., owners, developers, equipment operators) that if archaeological material is encountered during development, they **must stop all activities immediately** and contact the Archaeology Branch for direction at 250-953-3334.

Rationale and Supplemental Information

- A protected archaeological site is located on the subject property, and there is high potential for previously unidentified portions of the site to extend to other parts of the property.
- Archaeological sites are protected under the *Heritage Conservation Act* and must not be damaged or altered without a Provincial heritage permit issued by the Archaeology Branch. This protection applies even when archaeological sites are previously unidentified or disturbed.
- If a permit is required, be advised that the permit application and issuance process takes approximately 8-12 weeks.
- The Archaeology Branch has the authority to require a person to obtain an archaeological impact assessment, at the person's expense, in certain circumstances, as set out in the *Heritage Conservation Act*.
- Occupying an existing dwelling or building without any land alteration does not require a Provincial heritage permit.

How to Find an Eligible Consulting Archaeologist

An eligible consulting archaeologist is one who can hold a Provincial heritage permit to conduct archaeological studies. To verify an archaeologist's eligibility, ask an archaeologist if he or she can hold a permit in your area, or contact the Archaeology Branch (250-953-3334) to verify an archaeologist's eligibility. Consulting archaeologists are listed on the BC Association of Professional Archaeologists website (www.bcapa.ca) and in local directories.

Questions?

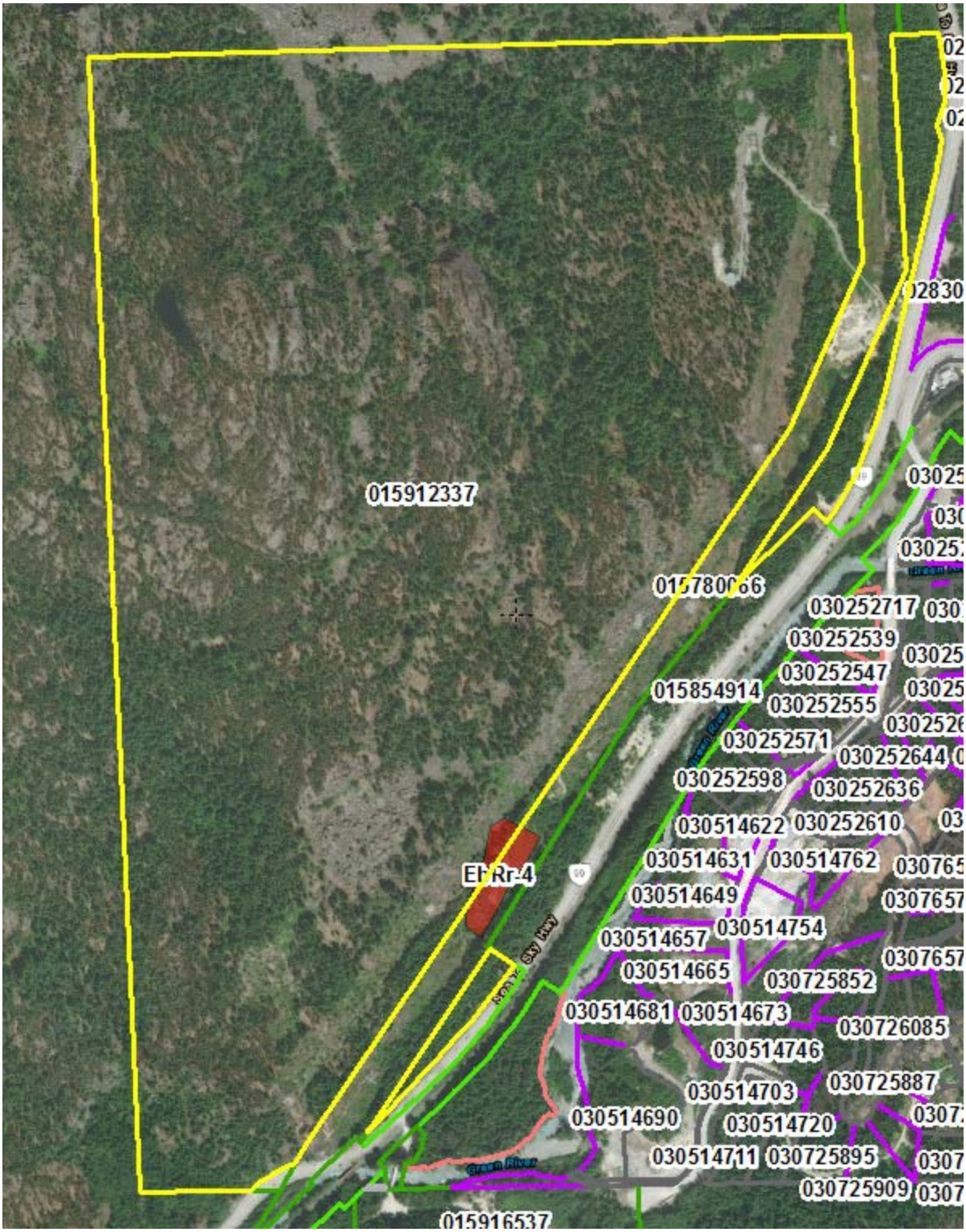
For questions about the archaeological permitting and assessment process, please contact the Archaeology Branch at 250-953-3334 or archaeology@gov.bc.ca.

For more general information, visit the Archaeology Branch website at www.gov.bc.ca/archaeology.

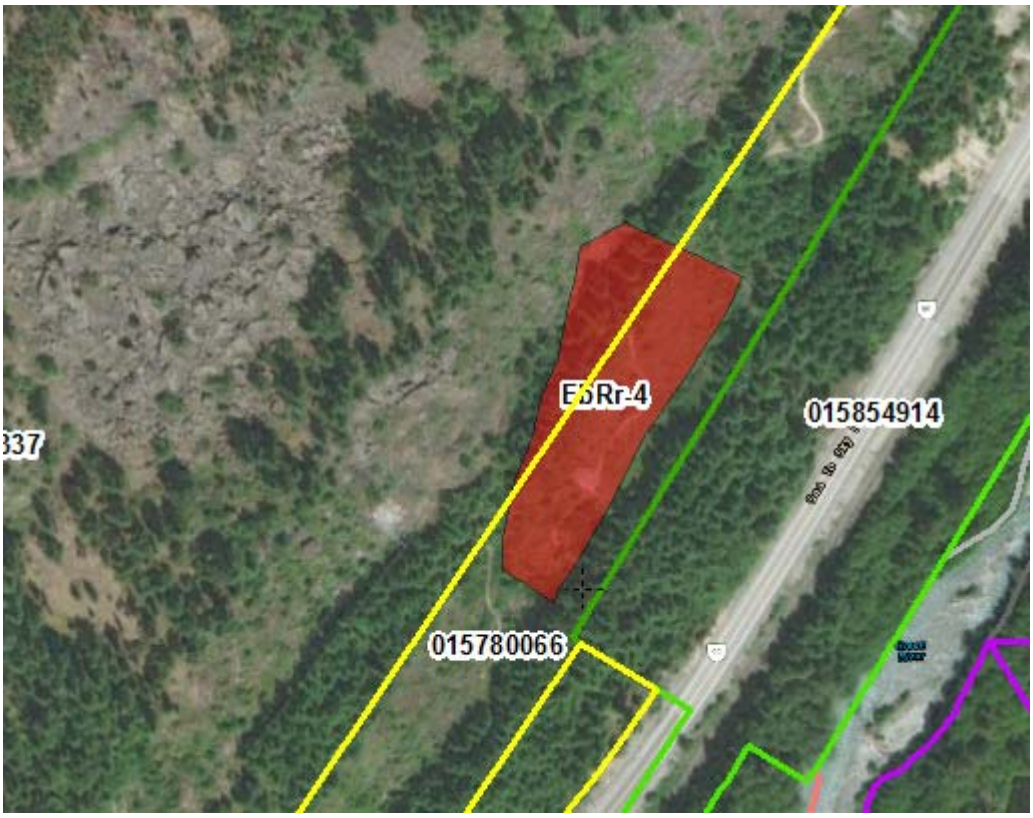
Please let me know if you have any questions regarding this information.

Kind regards,

Diana



Close-up of where archaeological site EbRr-4 overlaps the property



Please note that subject lot boundaries (yellow) and archaeological site boundaries (red) indicated on the enclosed screenshot are based on information obtained by the Archaeology Branch on the date of this communication and may be subject to error or change. Archaeological site boundaries may not be identical to actual site extent.

Diana Cooper | Archaeologist/Archaeological Site Inventory Information and Data Administrator

Archaeology Branch|Ministry of Forests, Lands, Natural Resource Operations and Rural Development
Unit 3 – 1250 Quadra Street, Victoria, BC V8W2K7| PO Box 9816 Stn Prov Govt, Victoria BC V8W9W3
Phone: 250-953-3343 | Fax: 250-953-3340 |
Website: www.gov.bc.ca/archaeology

From: vlegris@cerg.ca <vlegris@cerg.ca> **On Behalf Of** ArchDataRequest@gov.bc.ca
Sent: July 10, 2019 4:26 PM
To: Arch Data Request FLNR:EX <ArchDataRequest@gov.bc.ca>
Subject: Data Request: Vicki Legris - Cascade Environmental Resource Group Ltd.

Terms and Conditions Accepted	Yes
Name	Vicki Legris
Email	vlegris@cerg.ca
I am a	Biologist
Affiliation	Cascade Environmental Resource Group Ltd.
Address	3-1005 Alpha Lake Road
City	Whistler
Province	British Columbia
Postal Code	V8E 0H5
Phone Number	604-938-1949

Information Requested	I request information and advice about archaeological sites on the parcel(s) described below (include civic address, PID, legal description; attach maps below if available): CIVIC: 9000 Block Highway 99 PID: 015-912-337 LEGAL: DL 2247 GP 1 NWD EXC FIRSTLY PT IN PL VAP23216 & SECONDLY PT IN PL BCP39086
Why Site Information is Required	Other (describe below): I am conducting an Initial Environmental Review for the owner of the property to support development of the site. The report will include notification of any potential constraints posed by know archaeological sites on the property.
Third Party Access	The following person(s) may have access to this information: The property owner (David Ehrhardt, 20165 Yukon Inc.) will have a copy of my report.
Format Required	PDF, Shapefile (ESRI, NAD 83, BC Albers Projection)
Who Prompted	I am a regular business user of this information request service

File Attachment#1
File Attachment#2
File Attachment#3
File Attachment#4
File Attachment#5