Development Permit Area (DPA) 1: Riparian Protection Guideline Assessment

Application Information	
Owner(s)/Applicant(s):	
Subject Property Address:	

Directions:

1. The following DPA guidelines come from **Schedule C of the Official Community Plan** and are identified in teal below. Please read carefully.
2. The questions that follow are meant to prompt an answer to the guideline. Respond to all that apply to your development, and where they don't, tell us why not. Please be specific and detailed.
3. Once submitted, staff will use this form to confirm compliance with the goals of the DPA guidelines.

RP1 - No development should occur within a Streamside Protection and Enhancement Area (SPEA) except for:
   a. Works authorized by the Minister of Fisheries and Oceans or a regulation under the Fisheries Act (Canada);
   b. Works and activities that comply with the laws and regulations of the Water Sustainability Act, such as bank repairs, stormwater outfalls, road crossings, footbridges and pipeline crossings; and
   c. When a local government has received an approved, non-expired assessment report from a qualified environmental professional (QEP) in which the report indicates how permitted use/ density can be authorized on the parcel while causing minimum damage to the SPEA and, in some circumstances, how the SPEA encroachment can be compensated for by enhancement of contiguous land outside the SPEA.

1. What is the SPEA on your lot? _____
2. Is development occurring in the SPEA?   Yes   No
3. Does your development fall under one of the exemptions identified above?   Yes   No

Staff Comments Only

RP2 - Notwithstanding RP1, where a minor intrusion into a SPEA determined in accordance with that guideline is required and the SPEA is greater than 15 m setback, the SPEA Boundary may be adjusted to accommodate the intrusion where all the following apply:
   a. The SPEA intrusion is situated within a previously landscaped area;
   b. Adjustment of the SPEA boundary does not result in any portion of the boundary being less than 10 m from the high-water mark;
   c. Terrain stability is not compromised;

d. Land is added to the SPEA equal in area to that removed, so that there is no reduction in the overall SPEA area within the property;

e. New areas added to the SPEA to replace those removed are contiguous with the original SPEA and located as close to the stream as possible;

f. There is, in the opinion of the QEP who performed the riparian area assessment, no reduction in the overall quality of the fish and wildlife habitat provided by the SPEA;

g. A B.C. land surveyor survey plan is provided that identifies the high-water mark of the stream, top of the ravine bank if applicable and adjusted SPEA boundary in relation to the parcel boundaries and existing and proposed development; and

h. Identify the SPEA in the development permit as an area that must remain free of development as a condition of development.

1. Is your development proposing intrusion into the SPEA?   Yes   No
2. If yes, does the proposed development comply with A to H above?   Yes   No

Staff Comments Only

RP3 - Address terrain stability as identified in a geotechnical assessment by a qualified engineer or geologist that may have an impact on the SPEA.

1. Where applicable, has terrain stability been identified in a geotechnical assessment?
   Yes   No

Staff Comments Only

RP4 - Retain lands within the riparian assessment area (including wetland, seasonal watercourse, lake or pond) in their natural state, preserving native vegetation and trees.

1. Does the proposed development preserve native vegetation and trees in the riparian assessment area?   Yes   No

Staff Comments Only

RP5 - During construction, protect the root zones of trees located within the SPEA and those identified for retention outside the SPEA as identified by an arborist.

1. Have measures been prepared to protect root zones of trees during construction?   Yes   No

Staff Comments Only

Staff Comments Only

RP6 - Remove and/or control invasive plant species on the priority plant list established by the Coastal Invasive Species Committee as identified by the QEP.

1. Have invasive species been identified on the property?   Yes   No
2. If yes, is there a plan to remove or control them?   Yes   No

Staff Comments Only

RP7 - Restore previously disturbed riparian areas to a natural condition based on a local reference ecosystem identified by the qualified environmental professional (QEP).

1. Has the riparian area on the property been previously disturbed?   Yes   No
2. If yes, is there a restoration plan?   Yes   No

Staff Comments Only

RP8 - Enhance and, where feasible, restore watercourses in already developed areas to improve watercourse quality from uplands to inlets.

1. Have measures been made to restore or enhance watercourses on the property?   Yes   No

Staff Comments Only

FOR SUBDIVISION ONLY - Skip to RP14 if subdivision is not applicable

RP9 - At the time of subdivision, allocate an area at least 30 m in width from the high-water mark of the watercourse or top of ravine bank to be designated in the development permit to remain free of buildings, structures and alterations of land; designate the riparian assessment area in the development permit as an area that must remain free of development; and lay out subdivision parcels accordingly.

1. Has an area of at least 30 m in width been designated to remain free of buildings, structures, and alterations of land?   Yes   No

Staff Comments Only

RP10 - Design subdivisions so that all parcels allow for a suitable building envelope and driveways that is set back from the riparian assessment area at least 7.5 m.

1. Do all proposed parcels allow for a suitable building envelope that is set back at least 7.5 m from the riparian assessment area?   Yes   No

Staff Comments Only

RP11 - Design subdivisions to avoid crossings of riparian areas and to maximize the distance between roads and riparian areas.

1. Have all measures been taken to maximize the distance between roads and riparians areas?
   Yes   No

Staff Comments Only

RP12 - Where a crossing of a riparian area is unavoidable, locate and design crossings to minimize the environmental impact.

1. Where applicable, have recommendations been made by your QEP to minimize the environmental impact over riparian area crossings?   Yes   No

Staff Comments Only

RP13 - Design subdivisions to avoid disruption of wildlife corridors in riparian areas.

1. Have wildlife corridors been considered in the design of the subdivision?   Yes   No

Staff Comments Only

RP14 - Develop and implement a soil erosion and sediment control plan as part of site design and construction to prevent the discharge of sediment-laden water into a stream.

1. Have sediment and erosion control measures been provided in your QEP report or otherwise?
   Yes   No

Staff Comments Only

RP15 - Install temporary fencing and signage to prevent encroachment into the streamside protection and enhancement area during land preparation and construction.

1. Does your QEP report provide provisions for the installation of temporary fencing to prevent encroachment into the SPEA?   Yes   No

Staff Comments Only

RP16 - Minimize alteration of the contours of the land outside the areas approved for buildings, structures, and site accesses by minimizing the deposit of fill and the removal of soil.

1. Does your application propose the deposit or removal of soil?   Yes   No
2. If yes, have measures been proposed to minimize the alteration of land?   Yes   No

Staff Comments Only

RP17 - Locate buildings, structures, and driveways to maximize separation from riparian areas.

1. Has the distance between riparian areas and buildings, structures, and driveways been maximized?
   Yes   No

Staff Comments Only