

## Development Permit Area 2: Sensitive Ecosystem 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.

**SE1** - Maintain a minimum 15 m natural buffer adjacent to sensitive ecosystem areas that recognize natural processes and changing natural boundaries;

- a. avoids disturbance of native vegetation, and removes and/or control invasive plant species on the priority plant list;
- b. avoid disturbance to large trees, snags, stumps and logs;
- c. deter grazing by livestock in sensitive ecosystem areas;
- d. deter predation and disturbance of wildlife by pets and domestic animals in sensitive and other important ecosystem areas; and
- e. maintain wildlife corridors between the ecosystem and nearby wildlife habitat patches.

1. Have you provided a minimum 15 m buffer adjacent to sensitive ecosystems on the property?  
           Yes        No

Staff Comments Only

**SE2** - Include in the environmental site plan measures to maintain connectivity and linkages with adjacent sensitive ecosystems and other habitat areas through the use of corridors and greenways to minimize fragmentation. These connectivity features should be as undisturbed/natural as possible (i.e. include a variety of structural attributes or layers such as trees, shrubs, stumps, logs, etc.)

1. Where possible, have measures been sited to maintain connectivity between sensitive ecosystems?  
           Yes        No

Staff Comments Only

**SE3 - Where the development site contains or is adjacent to a natural watercourse**

- a. prevent access to the watercourse by construction activities, except as approved by government agencies having jurisdiction;
- b. preserve and restore the watercourse to natural condition, including the planting and retaining of vegetation and trees to preserve and protect fish habitat and riparian areas, control drainage and erosion and protect banks; and
- c. ensure the environmental site plan complies with provisions of the [B.C. Water Sustainability Act](#), [Canada Fisheries Act](#) and [B.C. Riparian Areas Protection Regulation](#).

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|---|-----|----|
| 1. Is there a natural watercourse within or adjacent to the development site?             | Yes | No |
| 2. If yes, is crossing of the watercourse required?                                       | Yes | No |
| 3. Does your proposed development include the planting or retaining of native vegetation? | Yes | No |
| 4. Does your environmental site plan comply with the legislation identified above?        | Yes | No |

Staff Comments Only

**SE4 - Design and implement a sediment and erosion control plan to protect sensitive ecosystems from silt smothering of low-growing plants where land disturbance is planned or likely.**

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| 1. Has a sediment and erosion control plan to protect sensitive ecosystems from development been submitted? | Yes | No |
|---|-----|----|

Staff Comments Only

**SE5 - Where utilities, servicing and infrastructure are required near sensitive ecosystems**

- a. locate these works within sensitive ecosystem areas and associated buffers only where the installation is necessary, such as essential public roads, utilities, public works and pathways, and where there is no other physical alternative, by the determination of the local government;
- b. manage construction to avoid adverse effects on sensitive ecosystem functions and conditions;
- c. locate and design installations through the environmental site plan so that sensitive ecosystems can be maintained when adjacent lands are developed; and
- d. restore and enhance any disturbed sensitive ecosystems to maintain previously existing natural conditions and functions of the sensitive ecosystem.

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|--|-----|----|
| 1. Does your proposed development require the installation of utilities, servicing, and/or infrastructure near sensitive ecosystems?                                 | Yes | No |
| 2. If yes, are there any other alternatives to the proposed location of these utilities, servicing, and/or infrastructure?   | Yes | No |
| 3. Have measures been proposed to avoid adverse effects from construction on sensitive ecosystems?   | Yes | No |
| 4. Has the location of the proposed utilities, servicing, and/or infrastructure been identified on your environmental site plan?                                     | Yes | No |
| 5. Where utilities, servicing, and/or infrastructure are already in place, is there opportunity to restore and/or enhance previously disturbed sensitive ecosystems? | Yes | No |

Staff Comments Only

**SE6** - Use only native plant species where development occurs within or adjacent to a sensitive ecosystem, and do not use invasive plant species as identified by the Invasive Species Council of BC.

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|---|-----|-----|----|
| 1. Are there plantings proposed for the proposed development?                 | Yes | No  |    |
| 2. If yes, can you confirm that there are no invasive plant species proposed? |     | Yes | No |

Staff Comments Only

**SE7** - Create and implement a plan to control the introduction or spread of invasive plant species. This plan may include removal of invasive species by hand clearing, pruning, mowing, excavation or other appropriate method. Disturbed sites are to be planted with appropriate native species.

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|---|-----|----|
| 1. Does your proposed development include a plan to control the introduction and/or spread of invasive plant species? | Yes | No |
|---|-----|----|

Staff Comments Only

**SE8** - Avoid development activities in areas that would disturb wildlife during nesting and breeding seasons. Ensure that wildlife agencies and experts are consulted as necessary to determine the best times and practices for development.

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|--|-----|----|
| 1. Does your property have nesting sites?  | Yes | No |
| 2. If yes, have you consulted with a qualified professional to determine best practices? | Yes | No |

Staff Comments Only

**SE9** - Minimize activities that disturb wildlife, compact or expose soils, or damage native vegetation, such as intensive recreation and livestock grazing. Where such activities are unavoidable, use designs that avoid public and livestock access to sensitive and important ecosystems (e.g., via roads and trails).

1. Will there be activities on the property that disturb wildlife, compact, or expose soils, or damage native vegetation?      Yes      No
2. If yes, are there designs in place to minimize impact to the sensitive ecosystem?      Yes      No

Staff Comments Only

**SE10** - Minimize the presence of trails and other crossings within environmentally sensitive areas or sensitive ecosystems. Where they are required, they should be designed to

- a. be as narrow as possible;
- b. not impact natural hydrological processes (i.e. water flows and drainage pathways)
- c. provide the least intrusive and disruptive route to viewing areas;
- d. avoid areas with high erosion potential;
- e. ensure adequate drainage;
- f. avoid sensitive or rare vegetation; and
- g. prevent intrusion into wet areas including seepage sites and wetlands.

1. Are there trails or other crossings proposed within an environmentally sensitive area?  
Yes      No
2. If yes, do the proposed plans comply with A to G above?      Yes      No

Staff Comments Only