

Rationale

Central Saanich has a limited ground water supply and the quality of surface water and aquifers, both below ground and in surface recharge areas, is important. Healthy aquatic ecosystems have a capacity to retain storm-water runoff, maintain water quality by reducing the levels of sediment, nutrients and toxic chemicals in outflow water, slow water flow and prevent erosion.

In addition, the province of British Columbia's Riparian Areas Regulations (RAR) requires all residential, commercial or industrial development in a Riparian Assessment Area to be subject to review by a Qualified Environmental Professional (QEP).

DP Application

Application Submission

The registered owner of the property or an authorized agent may apply for a Development Permit (DP). You should submit the following to the Planning Department:

- ◆ completed application form, including the owner's authorization;
- ◆ preliminary plans of the development;
- ◆ professional environmental report from a Qualified Environmental Professional; and,
- ◆ the required application fee.

Qualified Environment Professional (QEP)

A QEP must be retained at the expense of the applicant for the purpose of preparing a report on the Streamside Protection and Enhancement Area (SPEA) (electronically submitted to provincial authorities and hard copy to the District). The owner will be required to implement all measures necessary to maintain the integrity of the SPEA, and such measures may be included as conditions of the development permit. The QEP must refer to the District's OCP as well as the RAR and the RAR Assessment Methodology Guidebook for details on preparing the report.

Application Process

The application is circulated to staff for review. The District may also request input from the Provincial Ministry of Environment and the Department of Fisheries and Oceans Canada.

Council will consider staff comments, recommendations and the professional report (if applicable) and then either authorizes the issuance of the D.P., requests further information, or rejects the application.

Work required under the SPEA may be included as conditions of the DP.

Fees

Minor DP	\$ 300
Major DP	\$1000

Minor is defined as any improvements costing \$30,000 or less in value. Major is defined as any improvements costing more than \$30,000. Refer to the guide on Development Variance Permits if the application includes any variances to the Land Use Bylaw.



This pamphlet is intended for general guidance only. Applicants should consult the Local Government Act, the Riparian Areas Regulations, the Federal Fisheries Act, District of Central Saanich Official Community Plan, the Development Procedures Bylaw and other municipal bylaws for requirements and procedures.

Revised — January 2009

Central Saanich



Riparian and Sensitive Aquatic Ecosystem Areas

Development Permits (DP)

Certain lands are designated as Development Permit Areas in the District of Central Saanich Official Community Plan (Bylaw no. 1600, 2008 - Please refer to Section 11, and Schedules D,E, and F in the OCP for details). This guide focuses on the riparian and sensitive aquatic ecosystem areas.

Aquatic ecosystems are wet ecosystems including and surrounding watercourses, lakes, streams, ponds, wetlands and in many cases, ditches. Some of these ecosystems may only be wet during the winter months, drying up in the summer. The geography and vegetation that surrounds, protects and interacts with the aquatic environment is called the riparian area. Together, the water and the riparian area form an aquatic ecosystem.

Designated Areas

The Development Permit (DP) Area applies to a 30 metre strip around all sides of streams, lakes, wetlands, watercourses and ponds. This "Assessment Area" is measured from the natural boundary or from the high water mark (or for ravines, measured from the top of bank).

Please refer to the map located on the next page to determine if your property is located in the mapped area. For a detailed analysis, maps (Schedule F) are available online or at the District office.

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Activities Requiring a DP

If your property is located in this Development Permit Area, the next step is to determine if you are proposing work that would require a development permit.

A development permit is required for the following activities taking place in the assessment area (except where such activities are specifically exempt):

- ◆ removal, alteration, or disruption of vegetation or soils;
- ◆ construction of buildings and structures (including accessory building, decks and retaining walls);
- ◆ creation of impervious or semi-impervious surfaces (such as driveways and paths);
- ◆ flood protection works;
- ◆ construction of roads, trails, docks, wharves and bridges; or,
- ◆ construction, maintenance or development of sewer, water services, drainage systems or utility corridors.

Exemptions from DP Requirements

The following are **some** of the activities exempt from the requirement for a development permit:

- ◆ a written submission from a Qualified Environmental Professional confirming the absence of riparian habitat or an aquatic ecosystem within the proposed work area;
- ◆ repair or maintenance of existing legal buildings, structures or utilities provided there is no alteration of land or vegetation;
- ◆ repair and maintenance of existing roads, driveways, paths and trails, provided there is no expansion and no creation of additional impervious surfacing;
- ◆ normal farm practices protected by the *Farm Practices Protection (Right to Farm) Act* on properties assessed as a farm under the *BC Assessment Act*. While the Development Permit Guidelines do not apply to normal farming practices, they do apply to non-farming activities. For example the construction of a non-farm building, a residence or the development of a parking lot on land within the Agricultural Land Reserve would be subject to a DP;
- ◆ construction of a fence, in compliance with the Land Use Bylaw, so long as no native trees are removed and the disturbance of native vegetation is restricted to 0.5metres on either side of the fence;
- ◆ yard maintenance activities within an existing landscaped area, such as lawn mowing, tree and shrub pruning, vegetation planting and minor soil disturbance that does not alter the general contours of the land; and,
- ◆ the construction of a small accessory building such as a pump house, gazebo, garden shed or play house if all the following apply:
 - the building is located within an existing landscaped area;
 - no native trees are removed;
 - the building is located a min. of 10 m from the stream high water mark; and,
 - the total area of small accessory buildings is less than 10m².

OCP Schedule F: Riparian Development Permit Areas

