

DP Application

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

- ◆ completed application form, including the owner's authorization;
- ◆ preliminary plans of the development;
- ◆ may required professional evaluation and report (including an erosion and sediment control plan if applicable); and,
- ◆ the required application fee.

Guidelines

The Official Community Plan (OCP) contains detailed guidelines for development within the Development Permit Areas shown on the map. Specific shoreline guidelines apply to different types of development (e.g. new development, shore protection measures, docks, etc.) and different types of shore (rocky, beach, marsh). Sensitive terrestrial ecosystems guidelines identify best practices for development activities in these areas. For more information, please refer to the OCP sections 11.2 and 11.3.

Qualified Professional

A qualified professional may be required to provide a site evaluation complete with recommendations in conjunction with your proposed development. You could consult with a Qualified Environmental Professional (QEP is an applied scientist or technologist) or a Qualified Coastal Professional (QCP refers to an engineer, geoscientist or geotechnical engineer) with experience or training pertaining to shoreline protection measures and/or sensitive ecosystems. The owner will be required to implement all measures necessary to maintain the integrity of the protected areas and such measures may be included as conditions of the development permit.

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.

Fees

Minor (<i>without variances</i>)	\$800
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This pamphlet is intended for general guidance only. Applicants should consult the Local Government Act, the District of Central Saanich Official Community Plan, the Development Procedures Bylaw and other municipal bylaws for requirements and procedures

Revised — September 2021

Central Saanich



Shoreline and Sensitive Terrestrial Ecosystems

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 marine shoreline and the sensitive terrestrial ecosystem areas.

Rationale

The District's shoreline areas have high ecological values. Due to their physical and biological characteristics, these areas need to be carefully managed to avoid potential negative impacts of development.

In addition to shoreline areas, the natural environment is significant in the District of Central Saanich. The province identifies three rare and ecologically fragile terrestrial ecosystems in the District. These areas include Older Forest, Woodland, and Terrestrial Herbaceous Ecosystems.

Due to the sensitivity of these ecosystems and their gradual erosion by human activities, the District is taking measures to protect these areas from land clearing, construction of buildings or roads or other site alteration activities that have the potential to degrade the ecological value of these areas.

Guidelines for development in these areas can be found in the Official Community Plan.

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Designated Areas

A development permit is required for all development within 15 m of the natural boundary of the sea. A permit is also required for development in areas identified as sensitive terrestrial ecosystems. The OCP Schedule 'E' map identifies the shoreline and Sensitive Terrestrial Ecosystems Development Permit Areas.

Activities Requiring DP

A development permit is required for the following activities within the Development Permit Areas (except where such activities are specifically exempt):

- ◆ removal, alteration, or disruption of vegetation or soils;
- ◆ construction of buildings and structures (including accessory buildings, 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

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 a sensitive ecosystem within the area of the proposed work;
- ◆ the placement of non-permanent structures, like benches, tables and garden ornaments;
- ◆ repair, maintenance, alteration or reconstruction of existing legal or legal nonconforming 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;
- ◆ removal of trees* deemed hazardous by a qualified arborist that threaten the immediate safety of life and buildings;
- ◆ normal farm practices protected by the *Farm Practices Protection Act* or other applicable provincial legislation on properties assessed as a farm under the *BC Assessment Act*.
- ◆ 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.
- ◆ 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 minimum of 10 m from the natural boundary of the sea; and
 - the total area of small accessory buildings is less than 10m².

* Please also refer to the “Protected Tree” and the “Erosion District” guides for additional requirements relating to tree removal on private property.

OCP Schedule E: Environmental Development Permit Areas

