

Guideline Check Sheet

Development Permit Area 2 – WATER AND RIPARIAN AREAS



Date: _____

Application/Permit No: _____

Applicant: _____

Location: _____

Purpose of Project: _____

General Information: Development Permit Area #2

Area Affected

All water and riparian areas, including lakes, watercourses, wetlands and areas within 30 metres (100 feet) of those features are designated as Development Permit Areas and are generally shown on Map 9.1, attached below.

Purpose

To regulate development adjacent to water features and riparian areas to protect against loss of property and protect the ecological value of these areas.

Justification

The areas generally identified on Map 9.1 are important to the ecological integrity of the Highlands, and serve as stormwater storage and transmission areas and are critical to natural environmental values in the municipality. Some of these areas are in floodplains. Building of structures or roads, or substantial land clearing or disturbance in these areas could harm the functions of these water and riparian areas, and could constitute a risk to lives and property.

Guidelines

Development permits issued in these areas shall be in accordance with the following:

Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
1. No unnecessary site disturbances shall be permitted within at least 30 metres (100 feet) of the top of bank of watercourses, or the natural boundary of lakes, wetlands, and other water features. Existing vegetation shall be maintained in order to control erosion, protect banks, protect habitat, and retain the natural character of water features. Outside agencies, such as Department of Fisheries and Oceans and BC Ministry of Environment, will be consulted where necessary.				
2. No habitable buildings or other structures requiring foundations will be constructed and no septic tanks or fields will be installed within at least 30 metres (100 feet) horizontal distance from the top of a bank of a watercourse or high water mark of water features, and within 15 metres (50 feet) horizontal distance of the natural boundary of an area subject to flooding.				
3. Provision will be made and works undertaken to maintain the quality of stormwater flowing toward or in the identified water features, and to ensure that the volume and peak flow of runoff from a property is not increased by any development or land altering activity.				

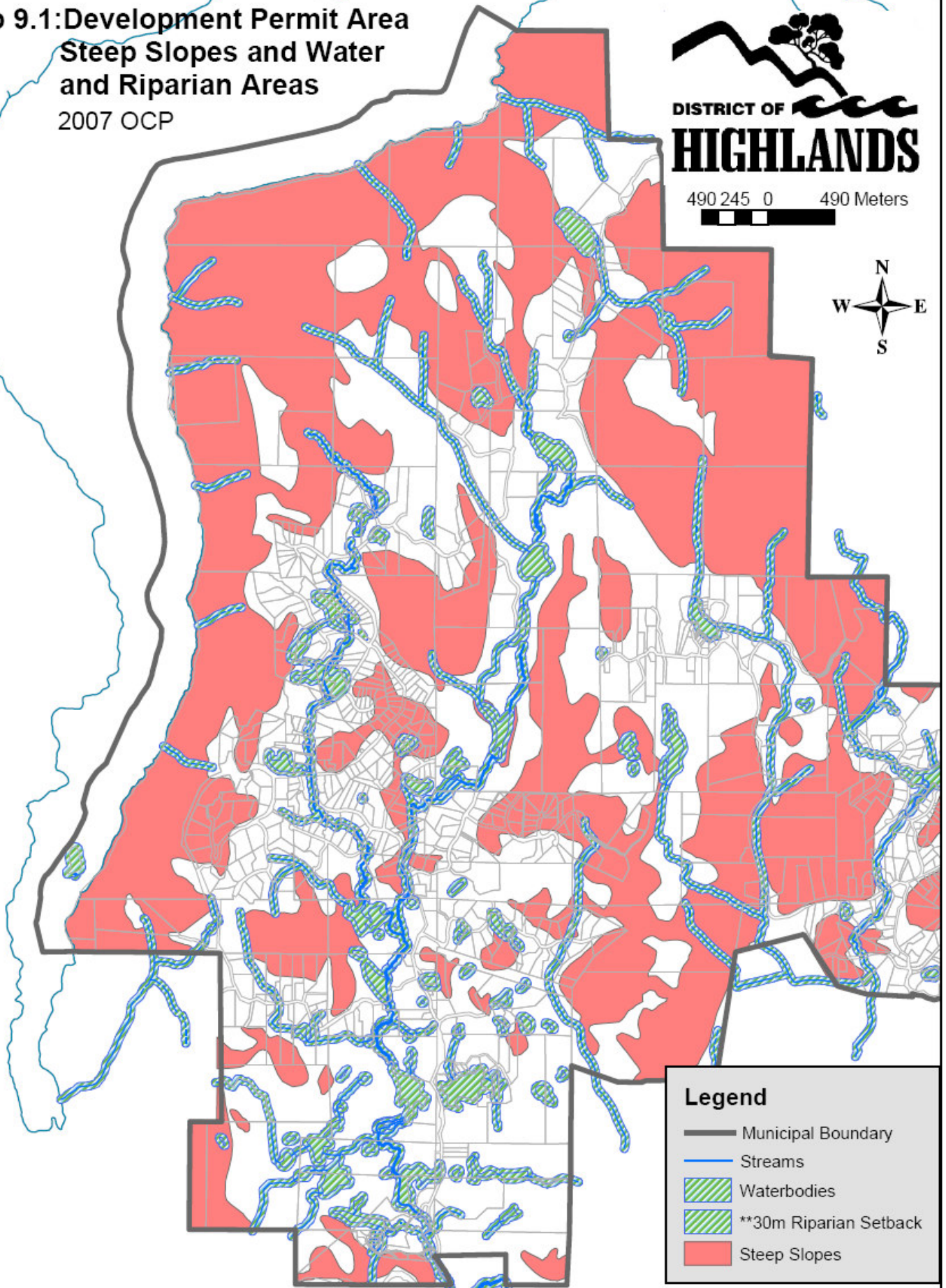
Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
4. Vegetation appropriate, preferably indigenous to the site, may be required to be planted on the site to reduce erosion risk, restore and enhance the natural character of the site, improve water quality, or to stabilize slopes and banks. A landscaping security deposit will be required to encourage compliance. Outside agencies, such as Department of Fisheries and Oceans and BC Ministry of Environment, will be consulted where necessary.				
5. Removal of gravel, sand, soil or peat from streambeds, lakes, or wetlands and the draining, dredging, infilling, piping or dumping of materials will be strictly limited. Outside agencies, such as Department of Fisheries and Oceans and BC Ministry of Environment, will be consulted where necessary.				
6. Modification of channels, banks, or shores that could cause environmental harm or significantly alter local hydrological conditions will not be permitted.				
7. Pollutants, including pesticides and fertilizers, will be prevented from entering water features or wetlands by requiring the control of surface water drainage.				
8. All new developments or modifications of existing developments will be required to prove to the satisfaction of the District of Highlands that the development will cause no increase in runoff compared to existing conditions of the site.				
9. Non-point source pollution will be prevented from entering water features from residential or commercial developments or agricultural activities.				
10. Facilities to allow the use of gasoline powered boats and floatplanes will not be allowed.				
11. The development permit may designate and specify where necessary, a buffer zone within which land alteration or structures will be limited to those compatible with the characteristics of the water feature.				

	Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
12.	<p>Development permits issued with regard to road and driveway construction in this area will ensure that:</p> <ul style="list-style-type: none"> a. watercourse crossings are so located as to minimize disturbance of water feature banks, channels, shores, and vegetation cover; b. bridges are used instead of culverts for crossings of fish-bearing watercourses, wherever possible; and c. where culverts are used, their size will be large enough to accommodate 100-year flood conditions. Culverts should be placed to allow unrestricted movement of fish in both directions. Where desirable, culverts may be designed to retard low flows and encourage in-stream storage of water. <p>In-stream work requires notification or approval under section 9 of the <i>Water Act</i>.</p>				
13.	Watercourses should be left natural to protect habitat.				
14.	<p>Should any application for changes to land within Highlands fall within the parameters of the BC Riparian Areas Regulation (RAR), an applicant will be required to furnish, at their expense, an Assessment Report certified by a Qualified Professional as defined by and meeting the intent of the RAR. All applications falling under the RAR will still be subject to Council review.</p>				

**Map 9.1: Development Permit Area
Steep Slopes and Water
and Riparian Areas**
2007 OCP



490 245 0 490 Meters



** Note: 30m setback may increase if slope exceeds 33.3% from water edge