

Appendix D: Riparian Development Permit Guidelines

- A. Development or alteration of land will be planned to avoid intrusion into and minimize the impact on the Riparian DPA.
- B. Modification of channels, banks or shores must not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes within
- C. the Riparian DPA. Any proposed modification of channels, banks or shores first requires the submission of a Notification or Approval under the BC *Water Sustainability Act*.
- D. The removal of gravel and soil from streams is prohibited unless an approval under the BC *Water Sustainability Act* is obtained.
- E. Proposed plans of subdivision will avoid stream crossings where possible and demonstrate the presence of building areas outside of the SPEA.
- F. Stream crossings will be avoided, but where this is not possible, bridges are preferred rather than culverts, and any works will be sited to minimize disturbance to banks, channels, shores and vegetative cover, and submission of a Notification under the BC *Water Sustainability Act* is required.
- G. Culverts may be designed to encourage in-stream storage of water to allow the unrestricted passage of fish in both directions at all life stages.
- H. Construction at a certain time of year and using methods that minimize the impacts on rare and sensitive species may be required.
- I. To minimize encroachments into the Riparian DPA, variances for the height and location of buildings and structures may be considered.
- J. As a condition of the issuance of a development permit, compliance with any or all conditions recommended in a report by a QEP, prepared in accordance with the *RAR*, will be considered by the CRD and may be included in a development permit, including submission of a post-development report prepared by a QEP, as required by the *RAR*.
- K. Development permits may include requirements for environmental monitoring and when required, these monitoring reports must be prepared by a QEP.
- L. All of the measures specified by a QEP necessary to maintain the integrity of a SPEA will be considered by the CRD for inclusion as a condition in a development permit.
- M. Development permits will not be issued until the CRD has been notified by the Riparian Areas Regulation Notification System (RARNS) that the Province has received a riparian areas assessment report.
- N. Where a QEP has required the planting of native vegetation to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks, a landscaping plan of the re-vegetation may be required.
- O. In situations where a SPEA would reduce the density of development permitted by the zoning bylaw, a QEP is required to provide recommendations on how the permitted density of development could be accommodated with the least possible impact on fish habit.
- P. An applicant may be required to provide an explanatory plan of a SPEA.
- Q. For all or part of land within a SPEA that has been identified by a QEP, property owners may wish to consider dedicating the land back to the Crown, gifting the land to a nature conservation organization or registering a conservation covenant.
- R. All new developments or modifications to existing developments including site works, gardening, landscaping and other related residential activities should be designed and implemented to maintain the quantity and quality of water and to avoid the entry of pollutants or nutrient rich water flowing into streams and wetlands.
- S. Development will be designed to avoid any increase in the volume and peak flow of runoff and a drainage plan and temporary silt mitigation measures may be required in support of this guideline.
- T. Plantings of native vegetation may be required to reduce the risk of erosion, restore the natural state of the site, improve water quality, or stabilize slopes and banks.
- U. Where necessary or desirable, a buffer zone to remain free of development may be specified and protection measures for retention and management of vegetation in these areas may be established.
- V. The boundary of the SPEA shall be permanently marked or fenced to avoid encroachment prior to, during and after construction.