

Salmon River-Lakes Official Community Plan Bylaw No. 3422, 2026

Schedule E: Development Permit Areas

1.0 Introduction

Section 488 of the Local Government Act (LGA) allows the Regional District of Fraser-Fort George (Regional District) to establish Development Permit Areas (DPAs) within the OCP for Electoral Area A. The Regional District has established the following DPAs:

- Watercourse Protection DPA

A Development Permit Area (DPA) requires that a development permit be reviewed and approved prior to any development taking place. Applications for development permits are assessed in accordance with the applicable DPA guidelines outlined below.

A single development site may be subject to more than one Development Permit Area. Where this occurs, applicants must obtain a development permit for each applicable DPA, unless the proposed development is expressly exempt under the specified exemptions.

Compliance with the conditions of a DPA does not provide approval with any applicable provincial or federal legislation.

1.1. Approval Process

Completion and approval of a Development Permit application, in accordance with the Regional District's Development Applications Procedure Bylaw, is required before development may occur within any Development Permit Area (DPA). In addition to a completed application form, the applicant may be required to submit additional reports prepared and certified by a Qualified Professional, to the satisfaction of the Regional District. Such reports may include, but are not limited to:

- Site plan showing topography, vegetation cover, watercourses, location of existing and proposed development and existing building, structures, and utilities.
- Excavation plan that includes location, area and volume of proposed land clearing and excavation including methods of excavation and access points. The plan should address how development will be conducted to adequately protect the riparian zone, if the proposed development will impact the riparian zone, and required rehabilitation and compensation measures to address riparian zone disturbance.
- Development Plan that includes location, area and method for development of buildings or structures. A development plan may require drawings and diagrams to detail methodology for development. The plan should address how development will be conducted to adequately protect the riparian zone, if the proposed development will impact the riparian zone, and required rehabilitation and compensation measures to address riparian zone disturbance.

- Landscaping plan that includes location, area and volume of proposed land clearing, land alterations or vegetation removal and the location, area, volume and type of proposed planting materials, planting methodology, timing to ensure survival of planted materials and development management recommendations to manage any negative effects of the proposed development. The plan should address how development will be conducted to adequately protect the riparian zone, if the proposed development will impact the riparian zone, and required rehabilitation and compensation measures to address riparian zone disturbance.
- Environmentally Sensitive Area (ESA) report identifying any ESAs and any mitigation measures, including development management recommendations, to avoid impact to any ESA values. The plan should address how development will be conducted to adequately protect the riparian zone, if the proposed development will impact the riparian zone, and required rehabilitation and compensation measures to address riparian zone disturbance.
- Geotechnical assessment evaluating slope stability and any mitigation measures, including development management recommendations to avoid impact to slope stability. The assessment should address how development will be conducted to adequately protect the riparian zone, if the proposed development will impact the riparian zone, and required rehabilitation and compensation measures to address riparian zone disturbance.

Notice of an issued development permit will be registered to the legal title of the property.

2.0 Watercourse Protection Development Permit Area

2.1. Purpose of the Designation

In addition to the goals and policies of this Plan, pursuant to Section 488 of the Local Government Act, certain lands are designated as Watercourse Protection Development Permit Area (DPA) for the purpose of protection of the natural environment, its ecosystems and biological diversity.

2.2. Objectives

The objectives of designating the Watercourse Protection Development Permit Area are:

- (1) Support the protection of the natural environment, which is essential for providing and maintaining wildlife and riparian habitat and water quality;
- (2) Prevent development in areas that may impact watercourse ecosystems;
- (3) Preserve and protect riparian habitat and watercourse ecosystems; and
- (4) Rehabilitate areas where riparian habitat has been removed.

2.3. Designated Area

The Watercourse Protection DPA guidelines must be followed for all development on properties within the Watercourse Protection DPA as on *Schedule B: Land Use Maps*.

2.4. Permit Requirements

The following development is not permitted unless a development permit is issued, or an exemption applies:

- (1) Land within the area must not be subdivided;
- (2) Construction of, addition to, or alteration of a building or other structure; and
- (3) Land and vegetation must not be altered.

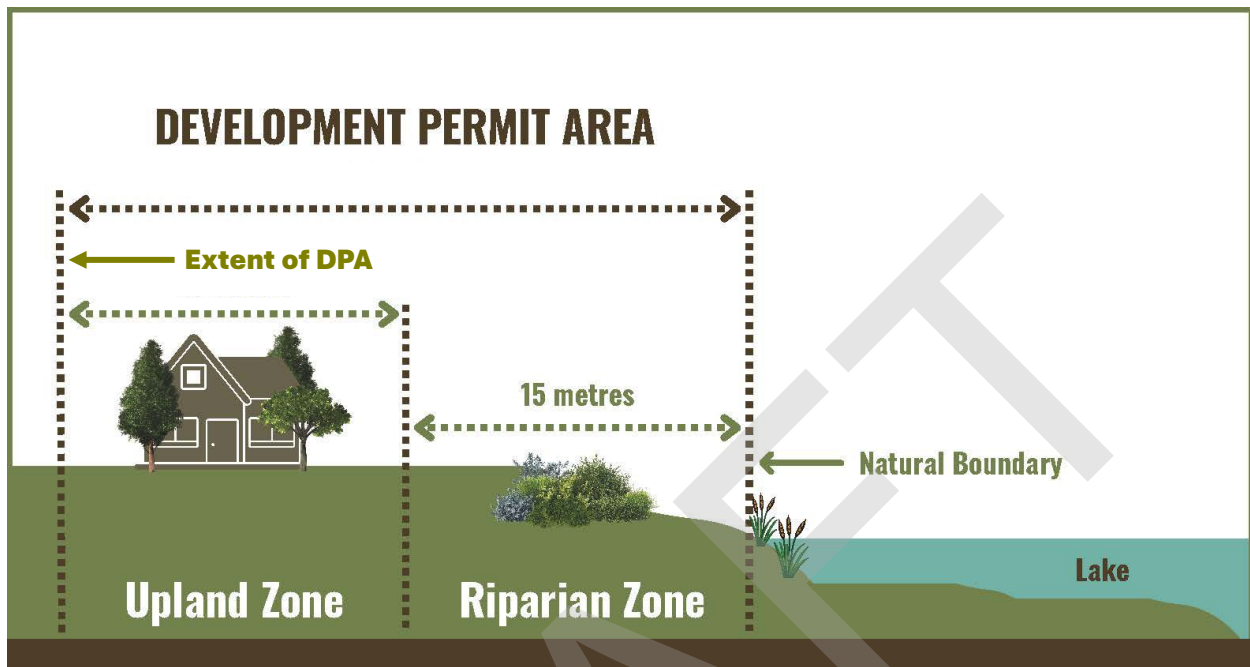
2.5. Specific Authority

A development permit issued by the Regional District may do one or more of the following to achieve Watercourse Protection Development Permit objectives:

- (1) Specify areas of land that must remain free of development, except in accordance with conditions listed in a development permit.
- (2) Require specified natural features or areas to be preserved, protected or rehabilitated in accordance with a development permit.
- (3) Require works to be constructed to preserve, protect or rehabilitate natural water courses or other specific natural features of the environment.
- (4) Require protective measures, including that vegetation or trees be planted or retained in order to:
 - (a) Preserve, protect, or rehabilitate fish habitat or riparian areas;
 - (b) Control drainage;
 - (c) Control erosion and sediment movement; or
 - (d) Protect the banks of the watercourse.

2.6. Guidelines

The DPA is separated into two zones: Riparian Zone and Upland Zone.



To achieve the objectives of the Watercourse Protection Development Permit Area, all development must meet the following guidelines:

2.6.1. Riparian Zone Guidelines

- (1) Land within the first 15.0 m of the shoreline of a watercourse (horizontal distance, measured from the natural boundary of the watercourse) is identified as the riparian zone. This riparian zone should remain in its natural state, undisturbed by development impacts, including construction of buildings and structures, land alterations, clearing of vegetation or landscaping, or development impacts from construction of buildings and structures, land alterations, clearing of vegetation or landscaping occurring elsewhere on the site.
- (2) Disturbance of up to 20% of the riparian zone may be allowed for development of viewscape, and/or creating waterfront access points including, stairways, pathways and non-motorized access, provided the development does not require land alteration and in the opinion of the Regional District does not have the potential to impact riparian habitat, watercourse ecosystem and water quality by way of erosion, drainage, habitat loss, land and vegetation removal. Proposed disturbance may require rehabilitation and compensation measures to address riparian zone disturbance.
- (3) Where disturbance of up to 20% of the riparian zone includes land alteration or in the opinion of the Regional District has potential to impact riparian habitat, watercourse ecosystem and water quality by way of erosion, drainage, habitat loss, land and vegetation removal, report(s) prepared and certified by a QP will be required. Required

reports may include site plan, legal survey, excavation plan, development plan, ESA plan, landscaping plan and geotechnical assessment. Proposed disturbance may require rehabilitation and compensation measures to address riparian zone disturbance.

- (4) Any disturbance of over 20% of the riparian zone may be allowed subject to the following conditions:
 - (a) Report(s) prepared and certified by a QP to identify appropriate methods of development, clearing, landscaping, vegetation retention or removal. Required reports may include site plan, legal survey, excavation plan, development plan, ESA plan, landscaping plan and geotechnical assessment. Proposed disturbance will require rehabilitation and compensation measures to address riparian zone disturbance.
- (5) Retaining walls or use of riprap (rocks, concrete, or other types of fill) is not supported within the riparian zone, except where the erosion process is happening too quickly for vegetation to become established and the use of retaining walls or riprap is required to protect private property from erosion, subject to the following conditions:
 - (a) Report(s) prepared and certified by a QP to identify appropriate methods of development, clearing, landscaping, vegetation retention or removals. Required reports may include site plan, legal survey, excavation plan, development plan, ESA plan, landscaping plan and geotechnical assessment. Proposed disturbance will require rehabilitation and compensation measures to address riparian zone disturbance.
- (6) The following guidelines outline rehabilitation and compensation measures to address riparian zone disturbance:
 - (a) Where riparian zone disturbance occurs and natural habitat is lost, rehabilitation and replacement of lost habitat must be provided on a one (1) for one (1) basis,
 - (b) Rehabilitation and replacement must occur along an area adjacent and contiguous to the shoreline and not isolated elsewhere on the site.
 - (c) Plants used for rehabilitation shall be suited to the site, be a diverse mix, and consist of 100% native vegetation.
 - (d) A landscape plan may be required by Regional District staff, as determined on a site-by-site basis considering the extent of disturbance, type of development, and other site constraints and considerations.

2.6.2. Upland Zone Guidelines

- (1) Land greater than 15.0 m from the shoreline of a watercourse (horizontal distance, measured from the natural boundary of the watercourse), and to the extent of the DPA area, is identified as the Upland Zone. Development within the upland zone will be evaluated based on the following conditions:

- (a) Proposed development, including construction of buildings and structures, land alterations, clearing of vegetation or landscaping will not impact the riparian zone.
- (b) Where proposed development has potential to impact the riparian zone, including riparian habitat, watercourse ecosystem and water quality by way of erosion, drainage, habitat loss, land and vegetation removal, report(s) prepared and certified by a QP will be required. Required reports may include site plan, legal survey, excavation plan, development plan, ESA plan, landscaping plan and geotechnical assessment. Proposed disturbance may require rehabilitation and compensation measures to address riparian zone disturbance.

2.6.3. Riparian Zone and Upland Zone Guidelines

- (1) Principal and accessory buildings and structures must be located a minimum 15.0 meters horizontal setback from the natural boundary of a watercourse.
- (2) Development of driveways, trails and accesses should be done in a way that minimizes land alteration and vegetation removal and should be built in a way that does not increase risk of erosion, sediment movement or offsite drainage.
- (3) Onsite wastewater systems must be operated and maintained in accordance with provincial regulations. Wastewater systems will comply with the following horizontal setback measured from the natural boundary of a watercourse:

Type of System	Min. Horizontal Setback Distance (metres)
<i>Dispersal/discharge/septic field</i>	30
<i>Lagoons</i>	30
<i>Septic Tanks and Holding Tanks</i>	30
<i>Vaulted Pit Privies (outhouse)</i>	30
<i>Non-vaulted Pit Privies (outhouse)</i>	60

- (4) Development must conform to the Development Permit terms and conditions and any recommendations of the report prepared by the QP.

2.7. Exemptions

The following types of development are exempt from obtaining a Watercourse Protection Development Permit:

- (1) Routine maintenance of existing landscaping areas, such as mowing lawns, pruning trees and shrubs and planting vegetation where there is no additional disturbance to or alteration of the land or vegetation.
- (2) Renovation and repairs to existing roads, paths or driveways, if there is no additional disturbance to the land or vegetation.
- (3) Renovation or repair to an existing permanent building or structure if there is no expansion of the building or structure, no disturbance to or alteration of the land or

vegetation surrounding the building or structure, as well as no grading or disturbance of soils.

- (4) Farm Operation, as defined in the Farm Practices Protection (Right to Farm) Act or designated as farm use that may not be prohibited by local government in accordance with the Agricultural Land Commission Act and Regulations.
- (5) Emergency works to remove any immediate danger to property, livelihood, or the natural environment are to be reported to the Regional District prior to any disturbance or alteration of land. A Development Permit will be required following the emergency works being performed for rehabilitation and compensation measures to address riparian zone disturbance.

2.8. Enforcement

Unauthorized riparian zone and upland zone development or disturbance within the DPA, including impacts to riparian habitat, watercourse ecosystem and water quality by way of erosion, drainage, habitat loss, land and vegetation removal, land clearing or construction is prohibited. The Regional District may issue written warnings, bylaw notices (tickets), or other enforcement options available through the Local Government Act, and may commence proceedings in the Supreme Court of British Columbia to enjoin any unauthorized development. Where a violation occurs, the Regional District may require rehabilitation and compensation measures to address riparian zone disturbance at the landowner's expense, consistent with rehabilitation and compensation policies above. The completion of required rehabilitation and compensation to the satisfaction of the Regional District will be a condition of future development permit approvals or rezoning applications on the property.

2.9. Limitations

The Regional District does not represent to the owner or any other person that any development carried out in accordance with the Watercourse Development Permit conditions will not be damaged by flooding, erosion, drainage, or sediment movement.