



Watershed Development Permit Area

Sustainable OCP Bylaw 3475, 2012

This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas.

As part of your Development Permit application you will need to consider the following:

- **General Environmental Development Permit Guidelines,**
- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For Area Designation, Justification and Exemption for this section please refer to Chapter 23, Sustainable OCP Bylaw 3475, 2012.**

Watershed Development Guidelines

In addition to the *General Environmental Development Permit Guidelines*, the following specific guidelines shall be addressed for the Watershed Development Permit Areas:

1. Environmental Impact Assessment (EIA) is required to define and evaluate the cumulative effects of a proposed development on the lakes and watercourses including the impact on:
 - water quality and quantity (*ground and surface water*);
 - flora (*tree and vegetation inventory*);
 - air quality;
 - aquatic biology
 - fauna (wildlife);
 - hydrology
 - soils; and
 - micro-climate.
2. Applicants are required to prepare a management plan to mitigate any potentially negative impacts determined by the EIA. Preparation of EIAs should be undertaken by qualified environmental professionals (QEP) and subject to appropriate City, Provincial and Federal agency review and comment.
3. Storm water shall be managed on-site and must ensure that annual off-site runoff is below 10% of annual rainfall. To achieve this, impervious surfaces are restricted to a maximum of 10% of the total site area.
4. Sediment drainage management plans for construction are required for all developments.



Water quality is sensitive to turbidity resulting from erosion, sediment and run-off. This plan can be included as part of the EIA and mitigation measures. If submitted separately, the plan is required prior to development permit issuance and is subject to City review and approval.

5. Proposed development within the Watershed Development Permit Area requires maintenance or enhancement of landscaping (or naturescaping) in watercourse setbacks. The objective of landscaping and planting should be to protect, enhance or restore water quality, aquatic and terrestrial habitat, and to minimize runoff and erosion impacts. Prior to planting in the identified setback, a vegetation management plan must be prepared to a professional standard satisfactory to the City. The Plan can be included as part of the EIA and mitigation measures. Vegetation should be selected from a City-approved listing of species or from native plants and ground cover (naturescape). Lake views are an important aesthetic value; vegetation management plans and native plant species lists will permit sufficient flexibility to retain views.
6. The use of chemical fertilizers or pesticides is prohibited within this area.
7. No removal of trees or clearing of vegetation within the watercourse landscaped setback of 50 metres from the high-water elevation will be permitted without the prior written approval of the City.
8. Where a net positive improvement for aquatic habitat can be demonstrated, vegetation may be removed for development projects, subject to appropriate City, Provincial and Federal agency regulations (particularly for fish habitat), review and comment. Development may also be approved where vegetation removal results in no net loss of aquatic habitat, also subject to appropriate City, Provincial and Federal agency regulations, review and comment. This regulation includes boat launches. Boat launches typically denude riparian areas and create conduit for sedimentation and run-off.
9. There will be only one float or dock per fee simple or bareland strata property. Where multi-unit strata (e.g. townhouses or apartments) are proposed or existing, there shall be one float or dock as common property per Development. Permit conditions for private floats, wharfs and docks includes the following:
 - a) Dock construction materials must be inert (e.g. natural untreated cedar, precast concrete or steel). Materials that can leach contaminants (for example, creosote treated or chromate copper arsenate (CCA preserved wood) are prohibited.



- b) No disruption to vegetation, slope or foreshore habitat from construction or the structure without demonstration of net positive improvement to the riparian areas. This includes the seasonal removal and storage of floating structures.
 - c) Structures should be maintained to appropriate safety standards to avoid disruption to vegetation, slope or foreshore habitat.
 - d) Construction plans must be submitted prior to permit approval and construction. Plans should include:
 - Name of legal owner and lot number/address where the dock will be installed.
 - sketch plan indicating lot and proposed location of dock.
 - Horizontal distance that dock will extend into lake from the shore and structure dimensions.
 - Type of installation (floating or fixed on pilings).
 - Construction materials to be used.
 - No storage of hydrocarbons (fuel, lubricating oils) on these structures or within 50 meters (suggested riparian setback).
10. Gravel extraction is prohibited where there is less than 50m between the associated disturbance and the closest surface water body (including ephemeral streams) or where run-off and ground water drain into the watershed. Pit water and runoff should be allowed to infiltrate rather than contributing to surface runoff, provided an adequate width of soils between the worked area and the surface water exists for adequate soil filtration (at least 30 metres).
 11. On-site oil/sediment/water separators are required for uses in all zones to remove point-source pollution from storm water runoff.
 12. Adequate financial security, as determined by the City, should be provided prior to beginning construction of any building or disturbance of a site located in the Watershed Development Permit Area. Prior to any development occurring, a cost estimate of the landscaping work within the vegetated riparian setbacks prepared by a qualified professional must be submitted to the City. Alternately, this cost should be determined as part of the EIA preparation. The value of the financial security shall be 125% of the amount required to pay for the costs of repair caused by construction or site disturbance such as sediment drainage maintenance or dock/wharf construction.



13. No sewage disposal system may be located so that the absorption field is within 100 metres of the surveyed high water elevation. If no suitable site exists, a setback of 30 metres may be considered providing that a professional geotechnical engineer and public health inspector certify that the site is suitable for the proposed sewage disposal system, that it presents no risks to the quality of water within the adjacent lake, and that the system complies with both the applicable Provincial regulations and the conditions specified in the "Permit to Construct".
14. Alteration of the natural drainage of the site should be minimized.
15. Fuel storage and refuelling facilities will only be permitted on land as outlined above, and shall have adequate provision for containment of spills.

Please contact Land Use Services Department staff for further discussion.