

The Corporation of the
 District of Saanich
**STREAMSIDE DEVELOPMENT PERMIT
 AREA ATLAS**

OFFICIAL COMMUNITY PLAN

BYLAW NO. 8940
 2008

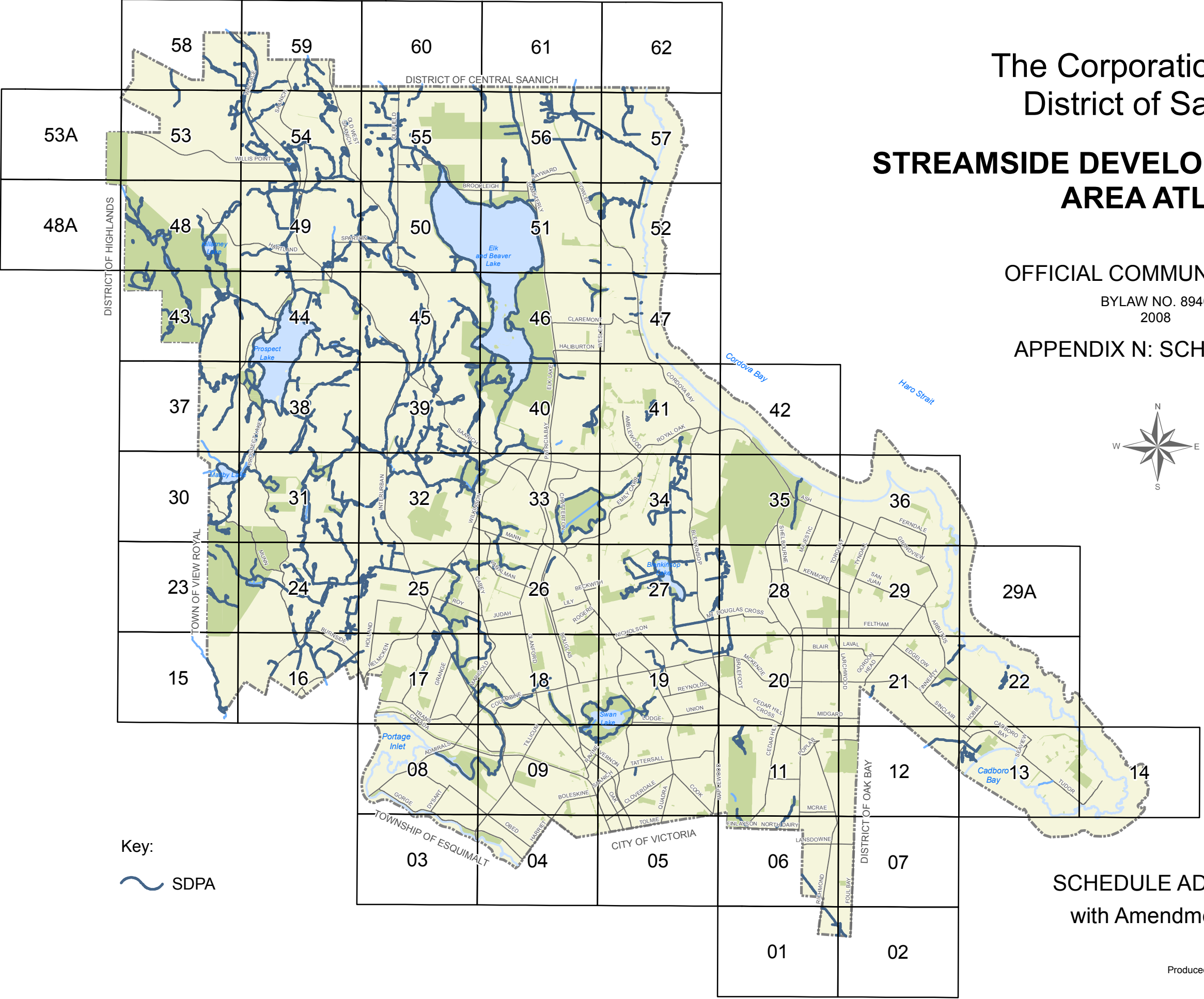
APPENDIX N: SCHEDULE 2



SCHEDULE ADOPTED MARCH 21, 2006
 with Amendments up to JANUARY 2020

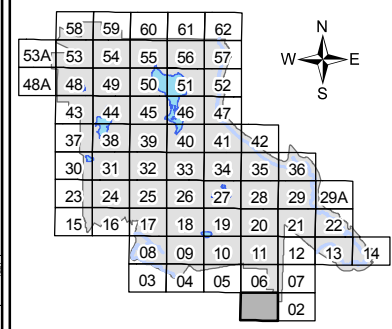
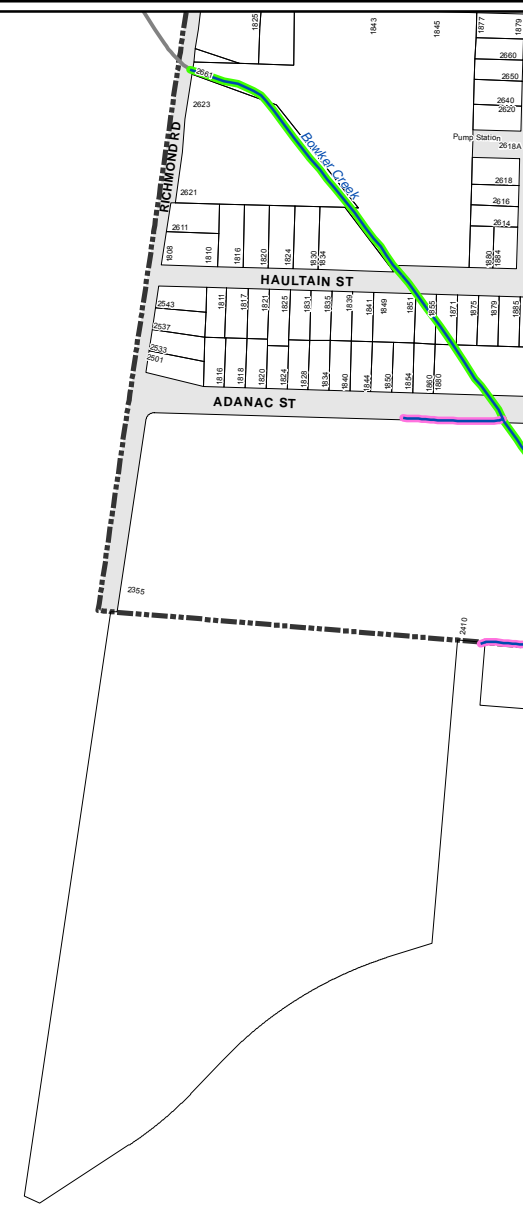
Map Index

Produced by GIS Section for Environmental Services, Planning Dept.
 Printed on 100% recycled paper.



Key:
 SDPA

Victoria



**Schedule 2 to Appendix N
of the Official Community
Plan By-law, 2008, No. 8940**

Streamsides Development Permit Area

The Streamsides Development Permit Area (SDPA) applies to all streams, ditches, ponds, wetlands and lakes with a setback referred to as a Streamsides Protection and Enhancement Area (SPEA) as designated in this atlas.

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Streamsides Protection & Enhancement Area



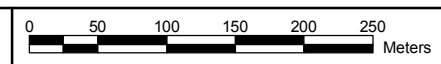
Provincial Sensitive Ecosystem Inventory 2010

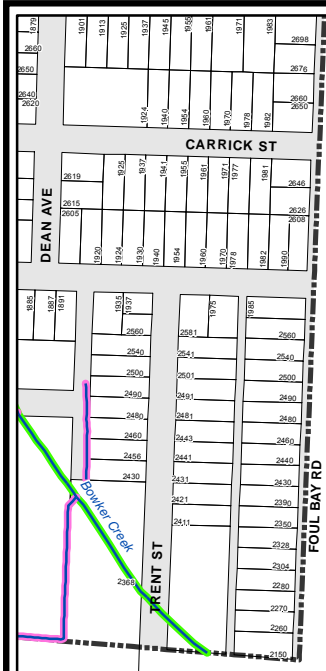
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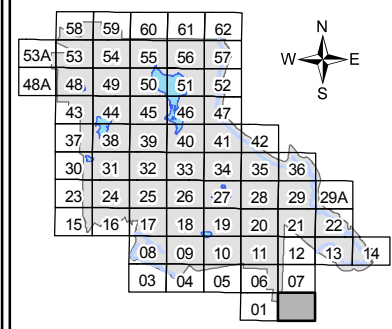
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Oak Bay

Victoria



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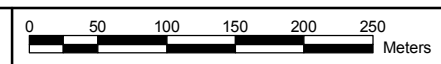
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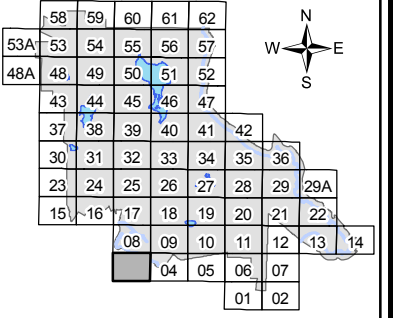
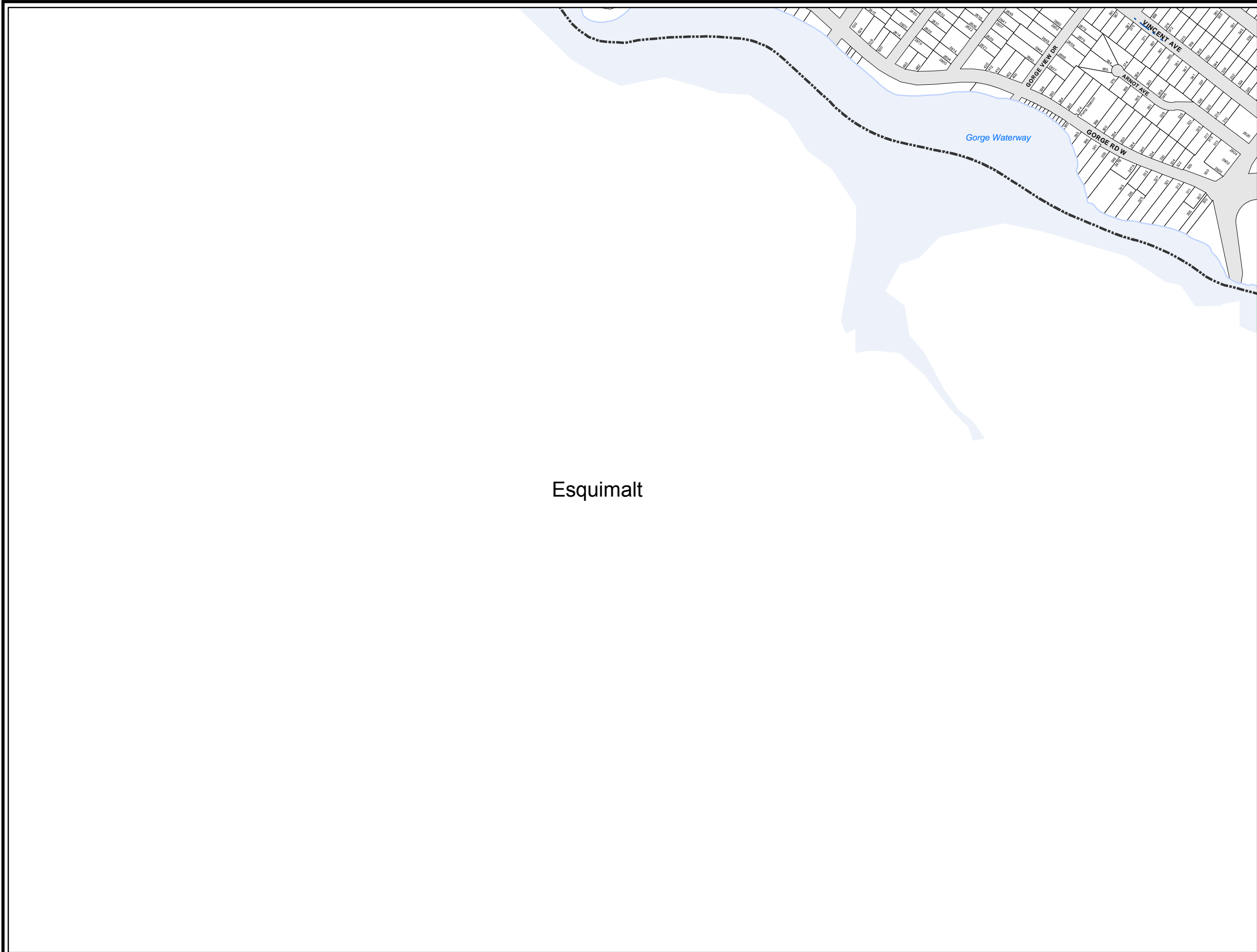
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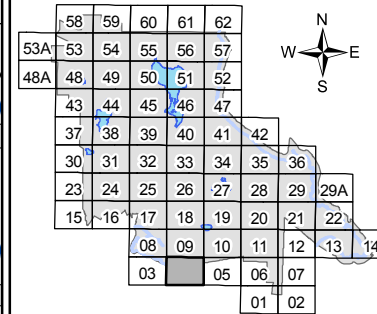
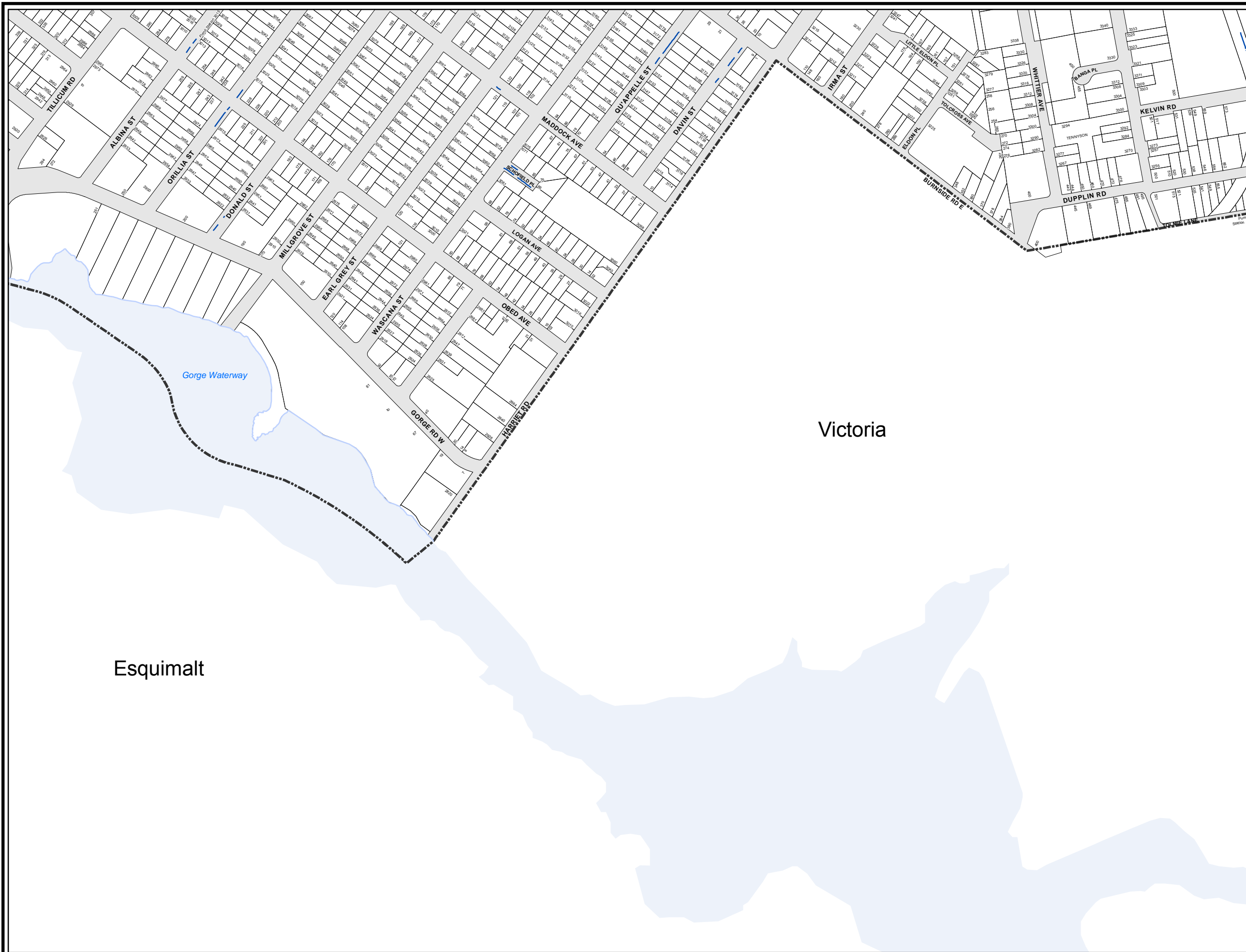
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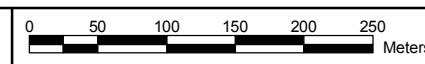
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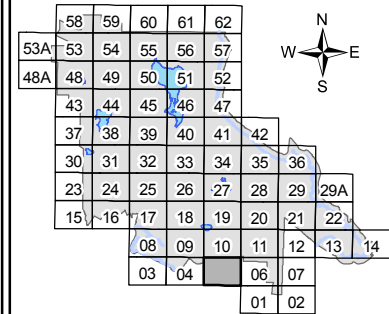
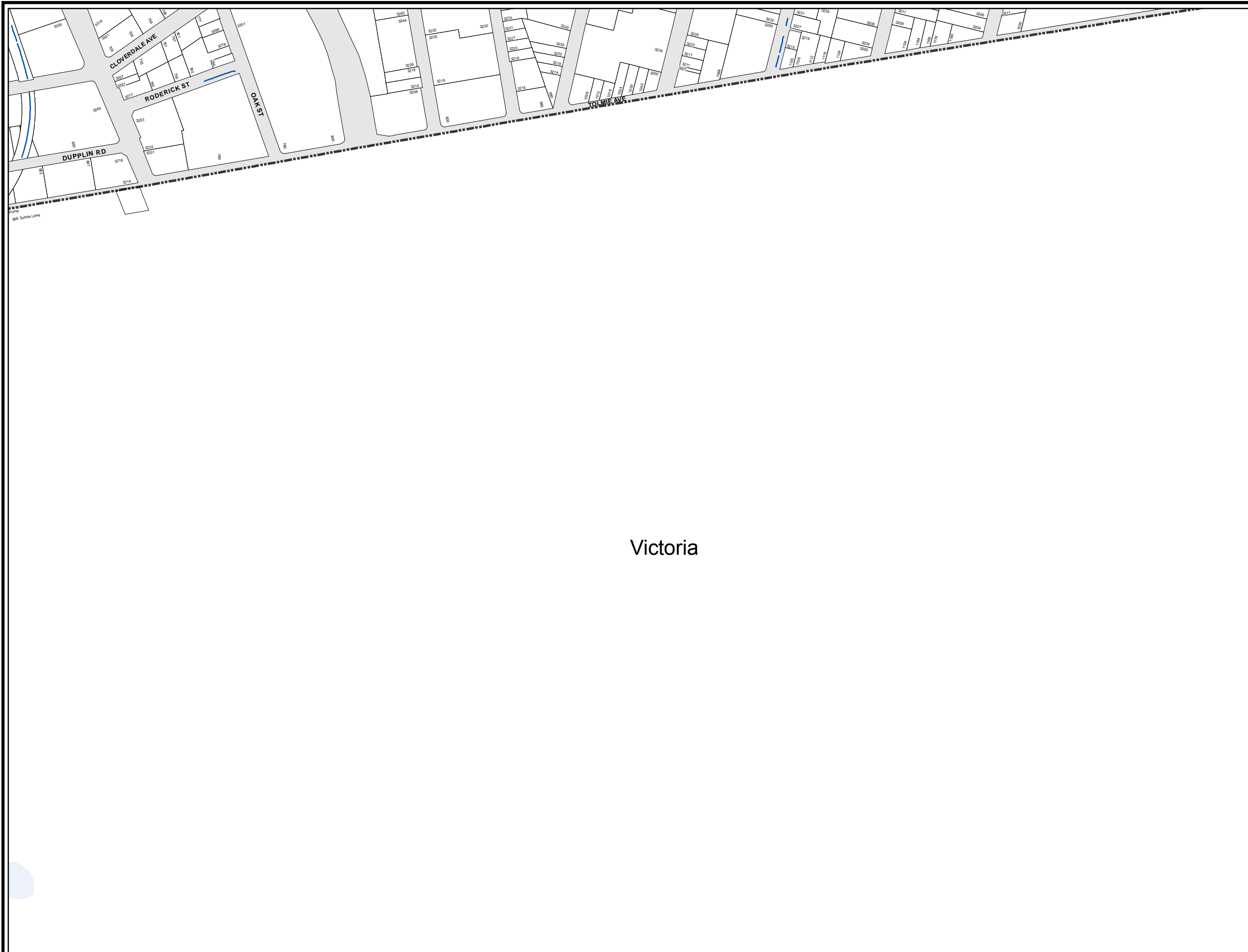
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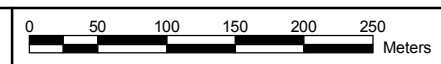
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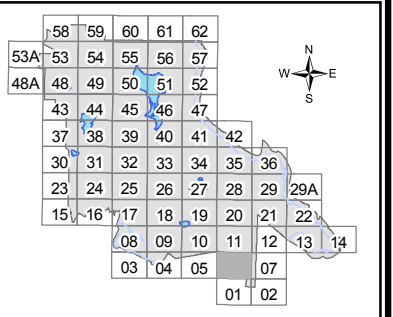
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Victoria





City of
Victoria



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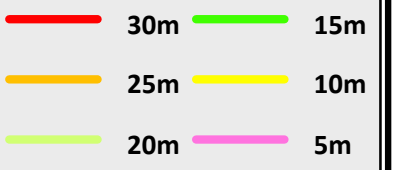
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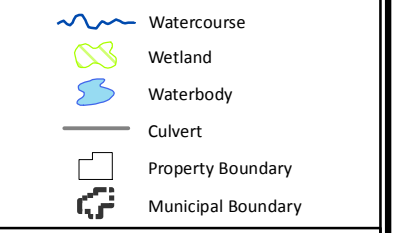
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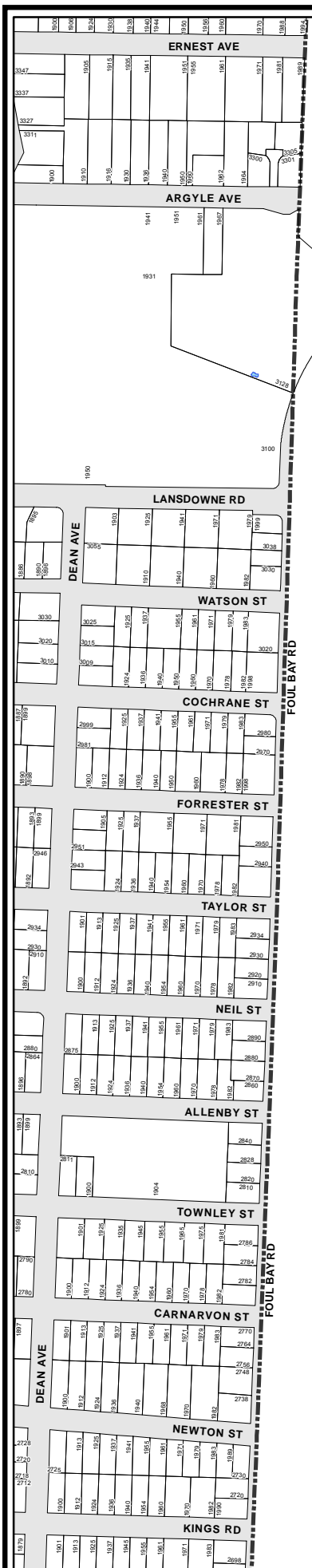
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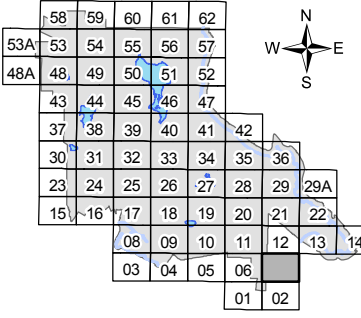
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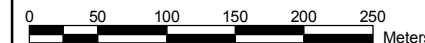
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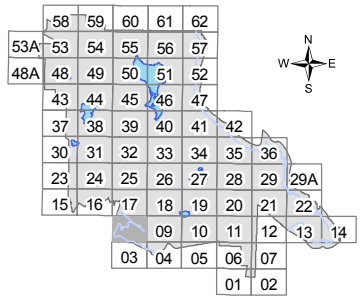
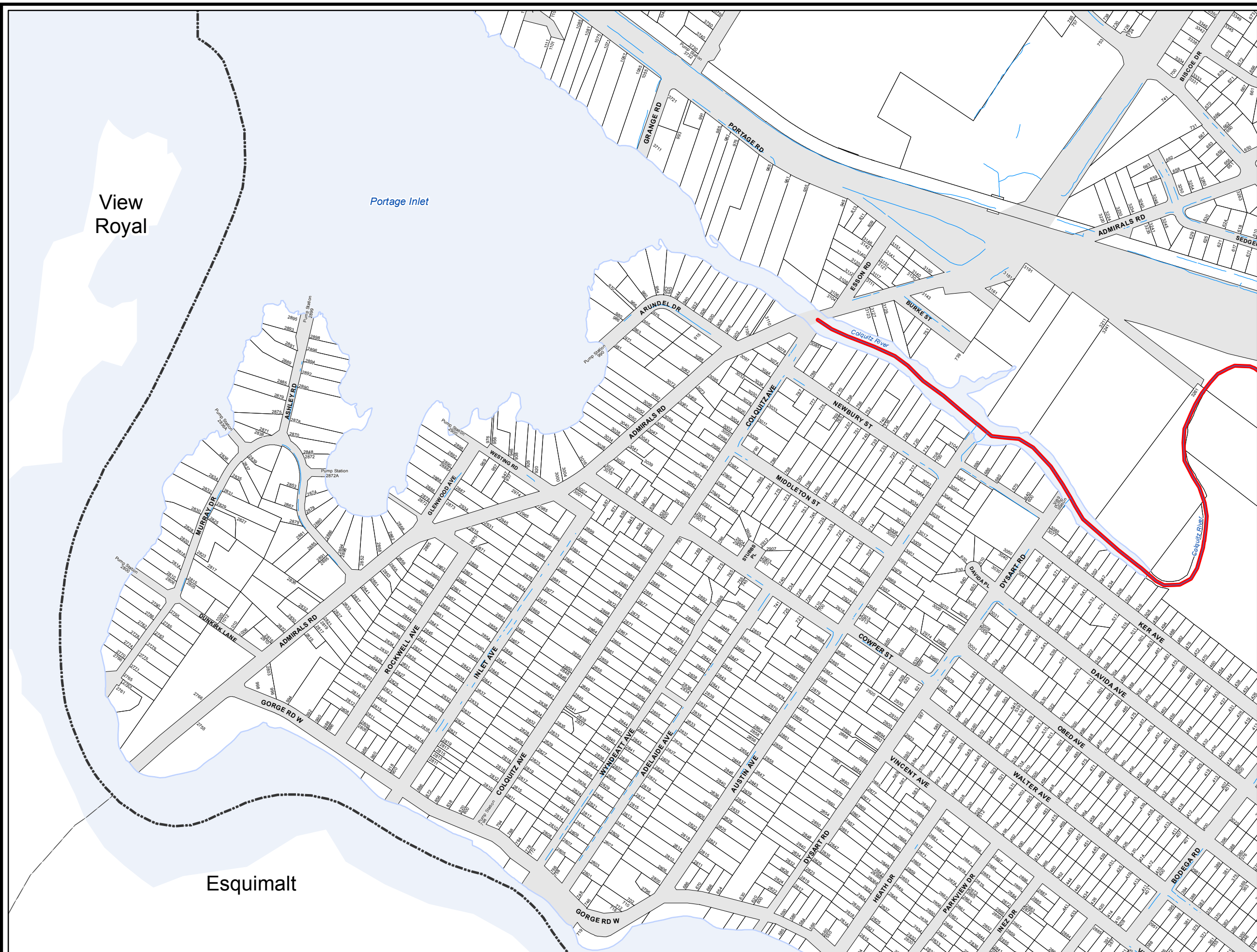
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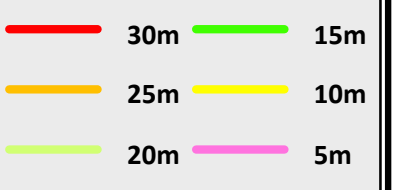
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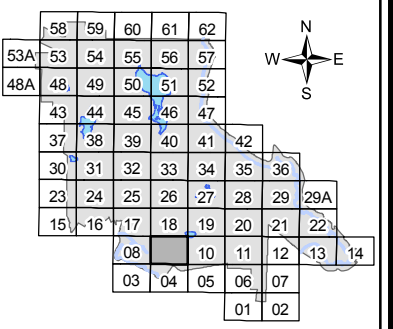
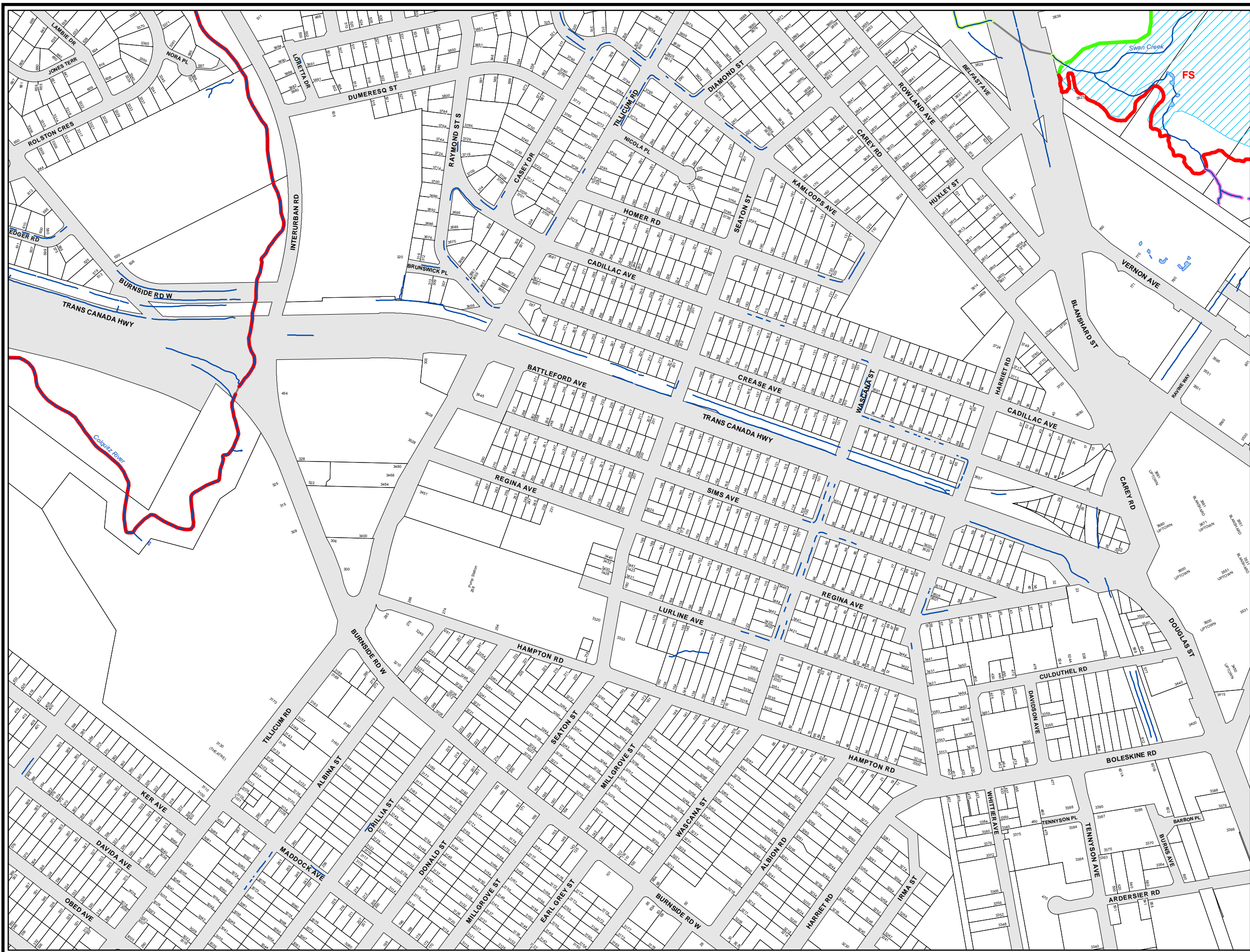
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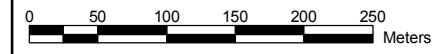
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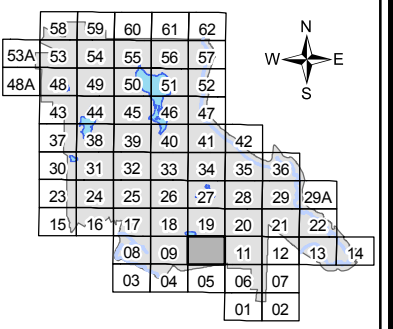
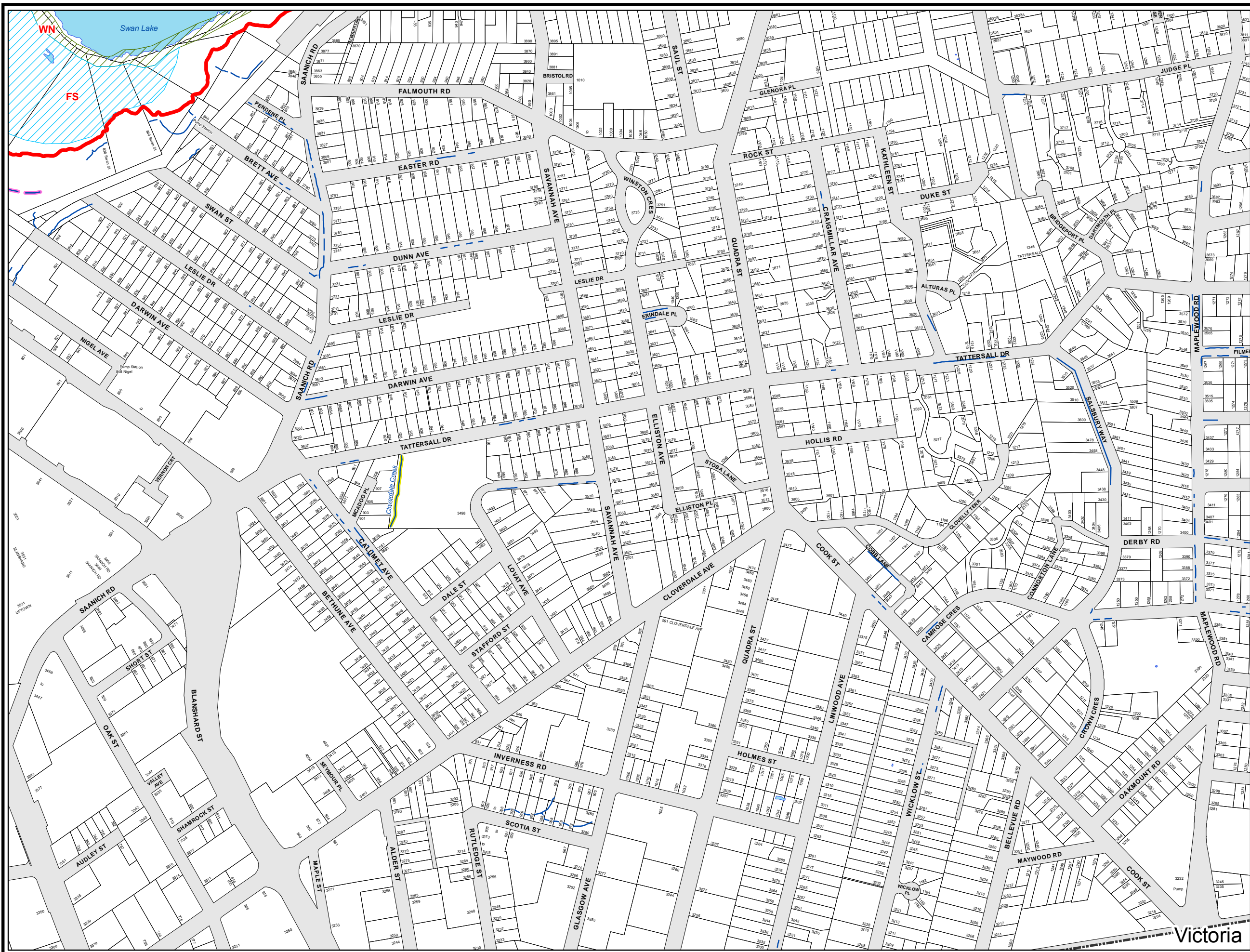
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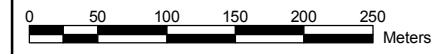
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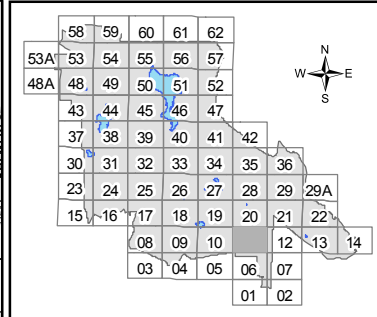
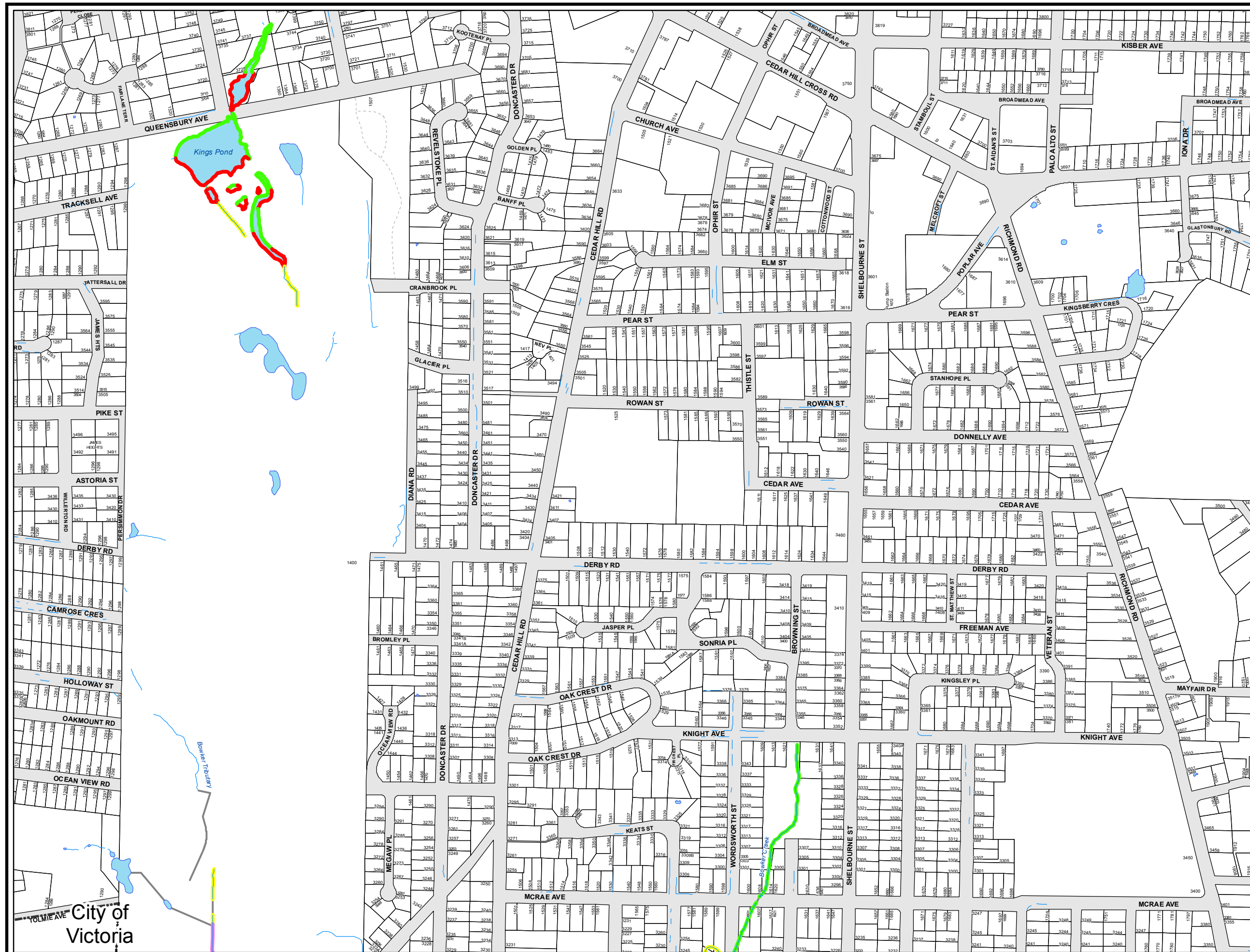
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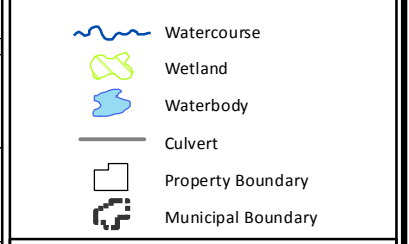
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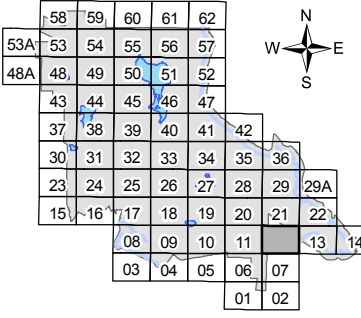
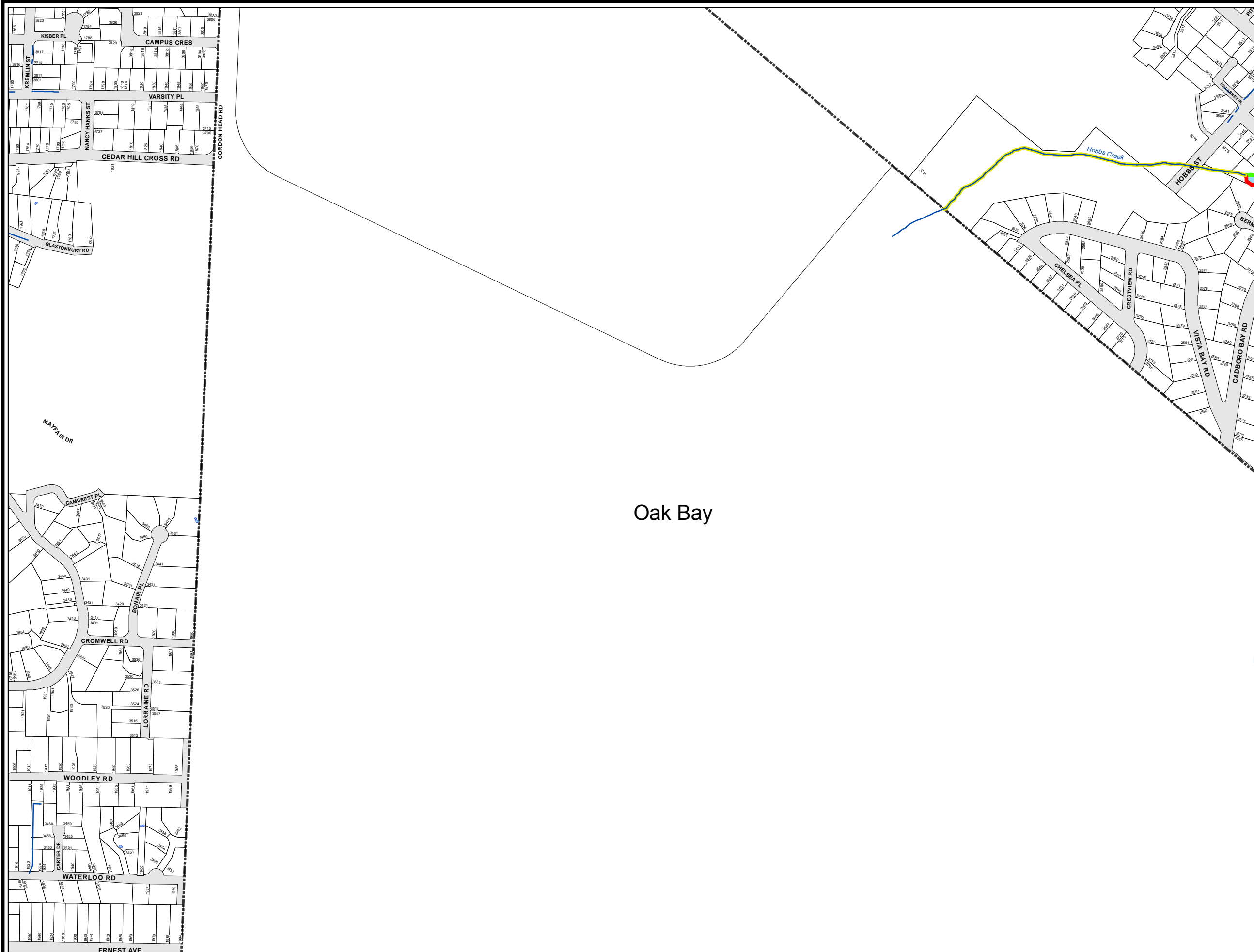
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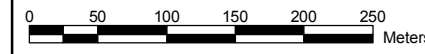
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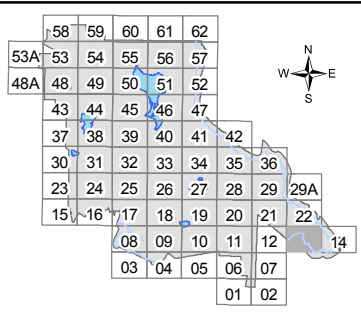
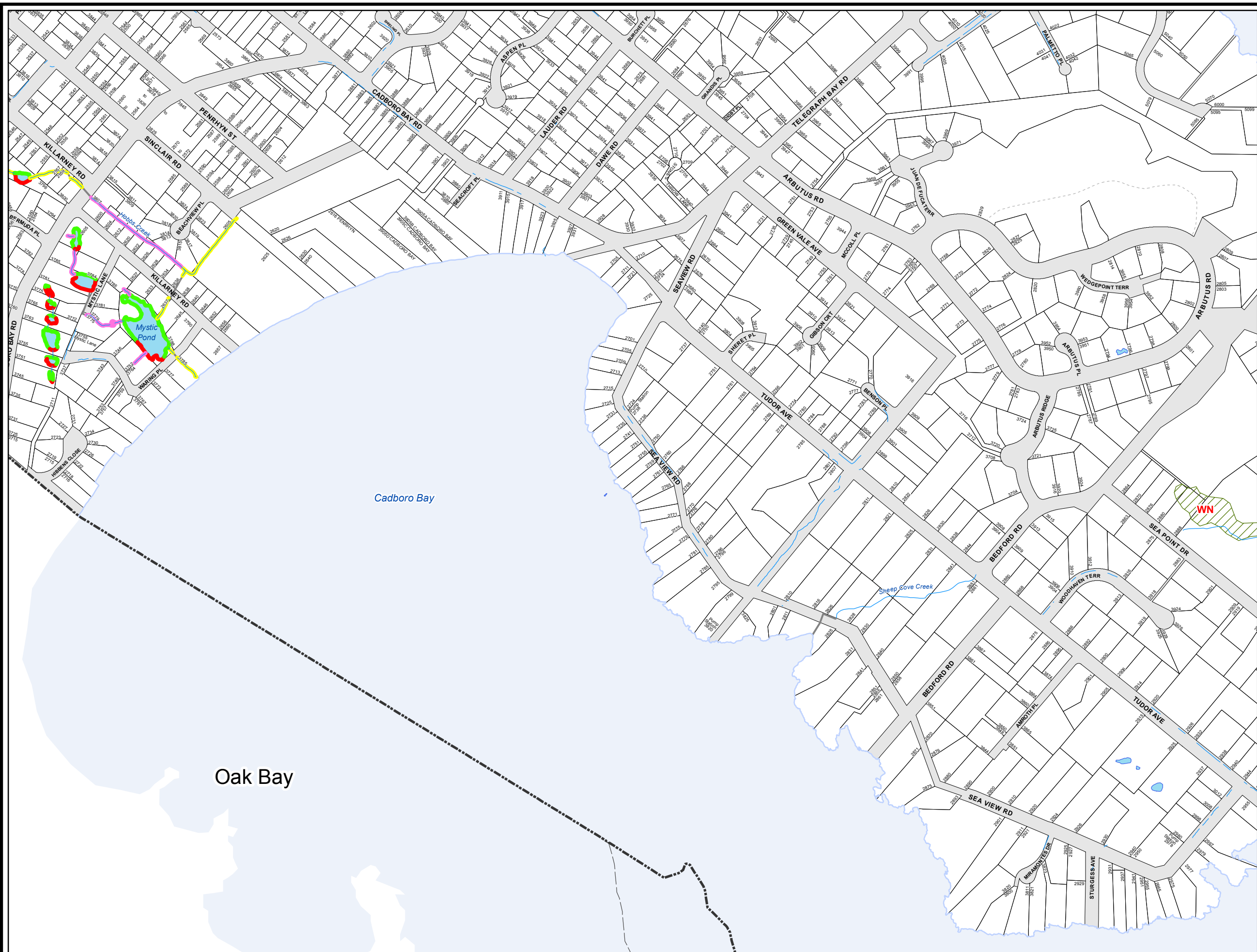
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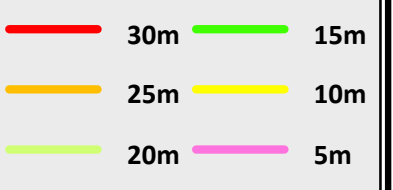
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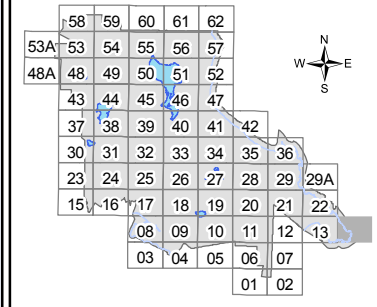
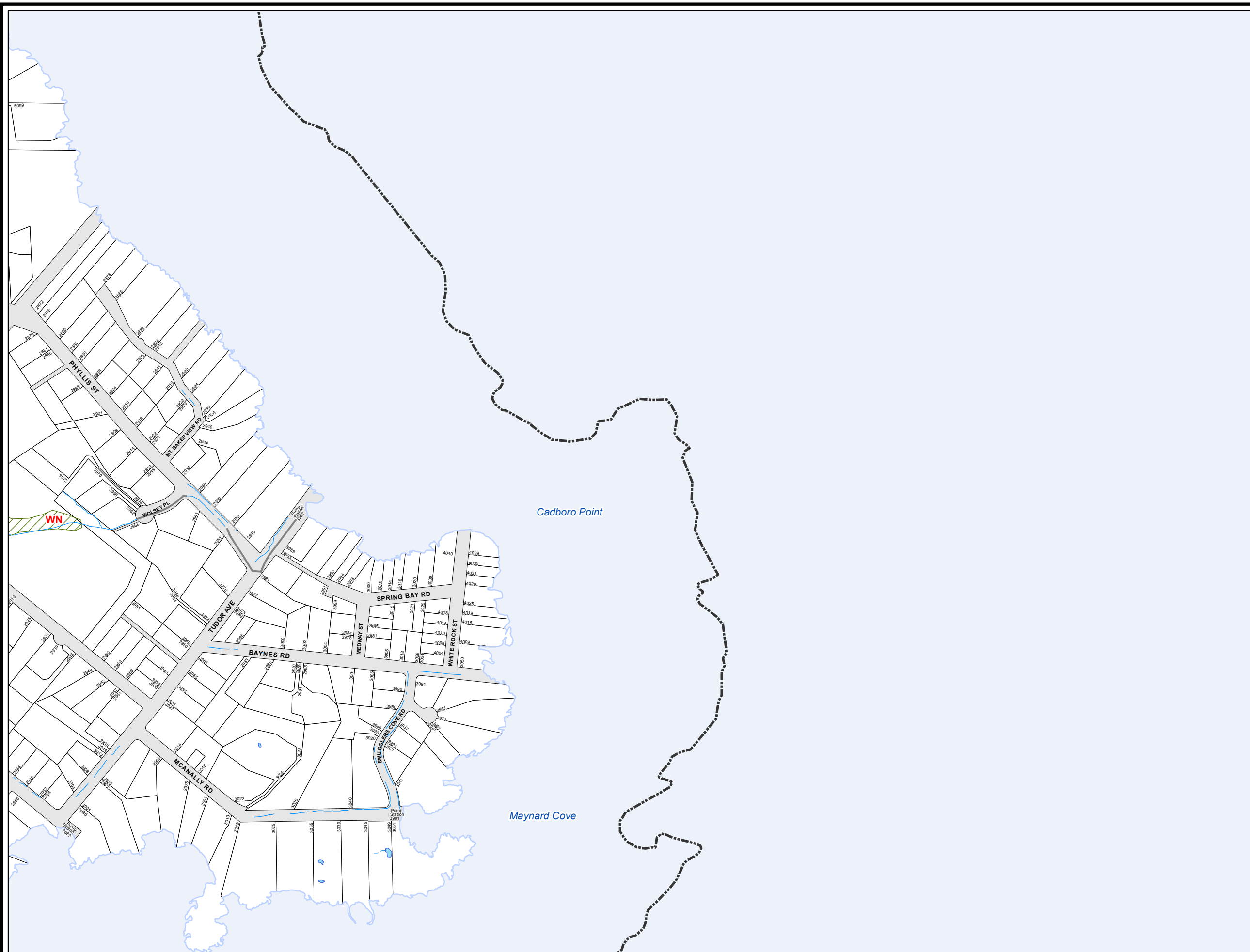
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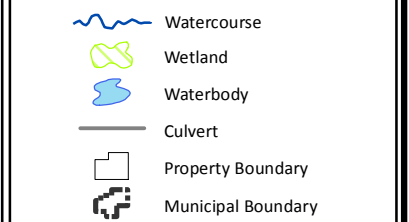
Streamside Protection & Enhancement Area



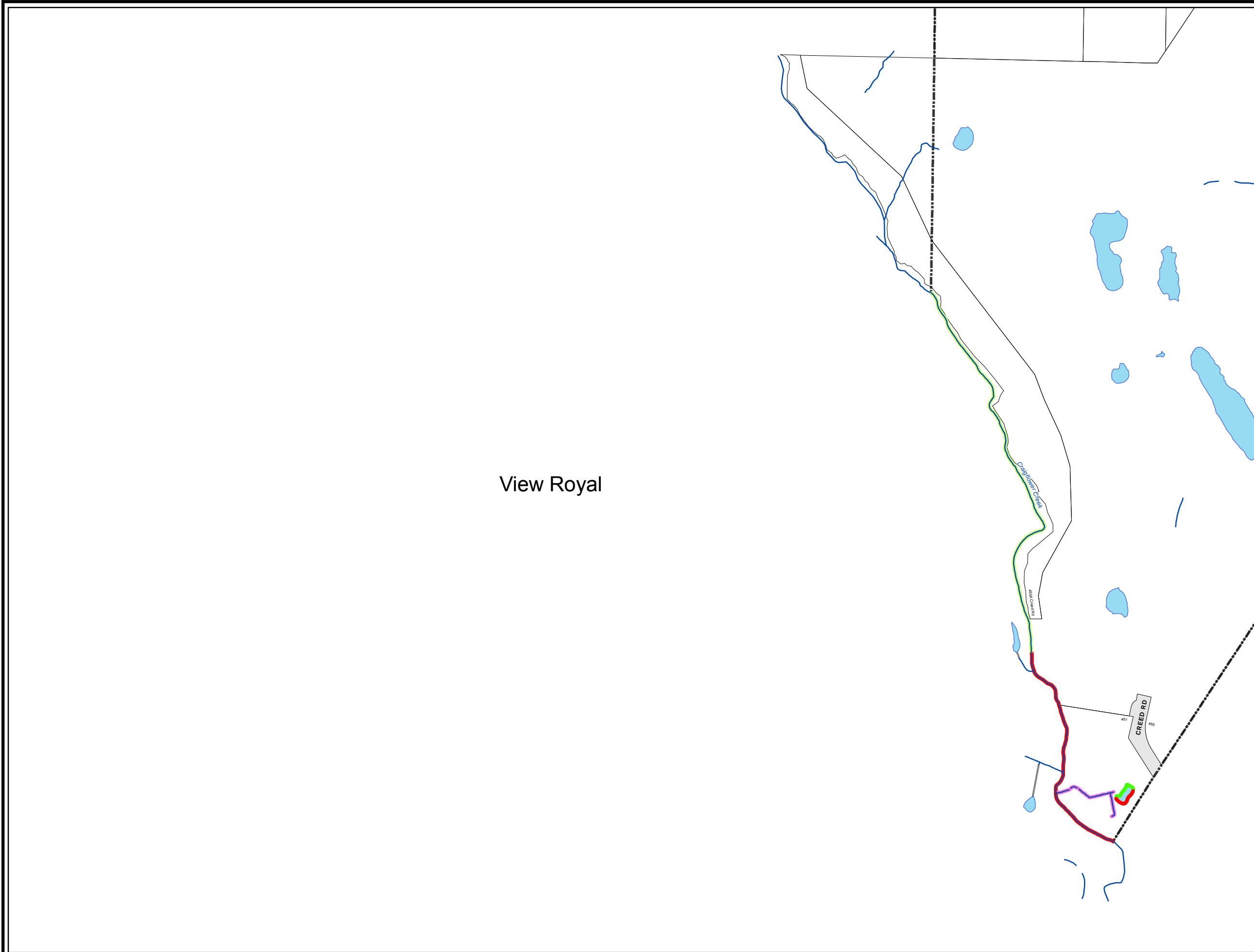
Provincial Sensitive Ecosystem Inventory 2010



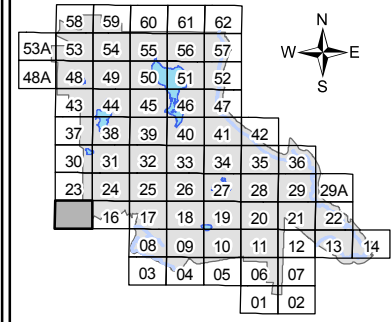
Municipal Data



Please refer to the Streamside Development Permit Area Guidelines and figures for details. Contact Saanich Environmental Services if you have questions.



View Royal



**Schedule 2 to Appendix N
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Streamside Development Permit Area

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Streamside Protection & Enhancement Area



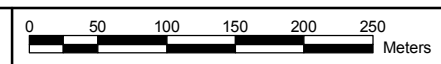
Provincial Sensitive Ecosystem Inventory 2010

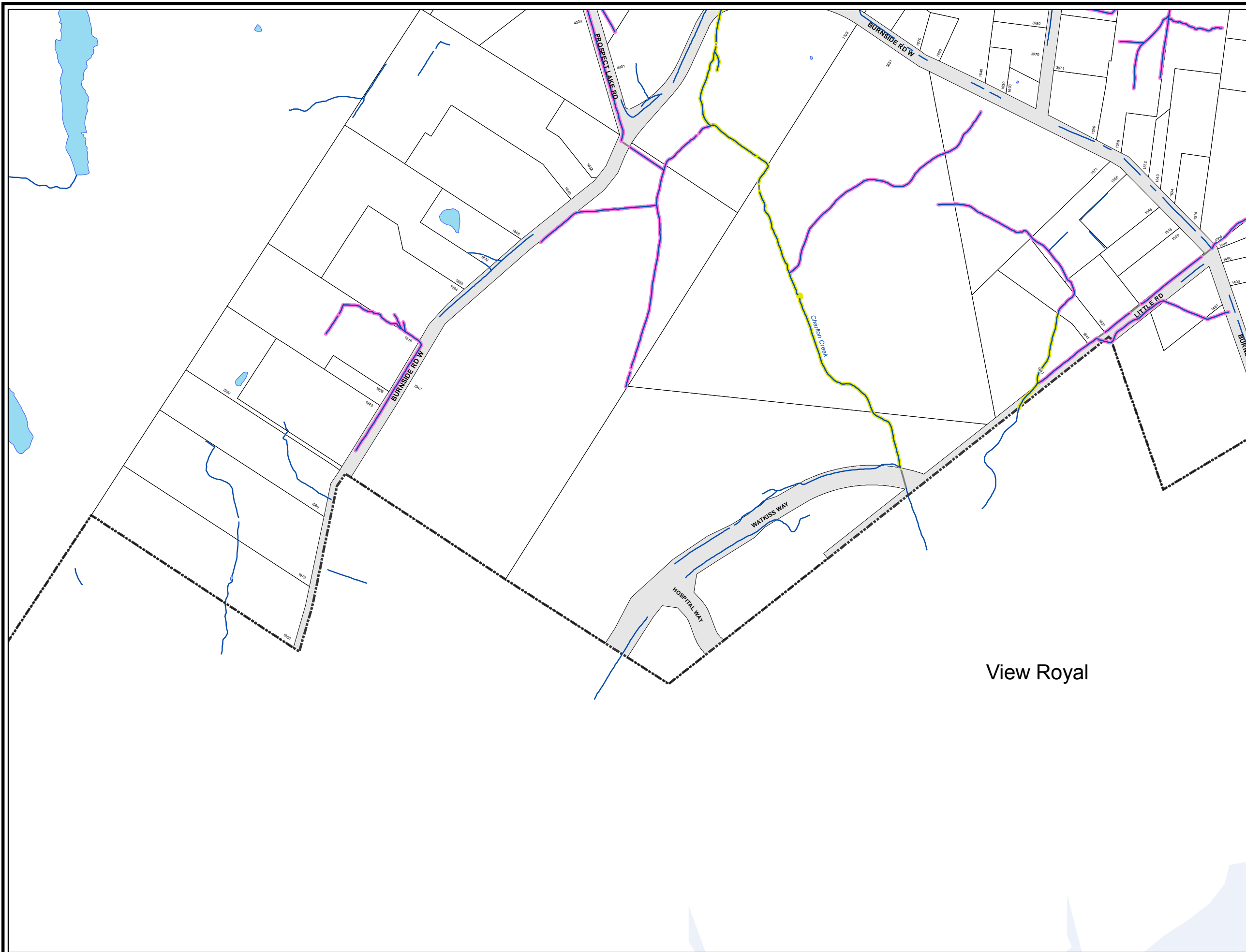
- FS** Seasonally Flooded Agricultural Field
- RI** Riparian
- WN** Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

Please refer to the Streamside Development Permit Area Guidelines and figures for details. Contact Saanich Environmental Services if you have questions.





58	59	60	61	62			
53A	53	54	55	56	57		
48A	48	49	50	51	52		
43	44	45	46	47			
37	38	39	40	41	42		
30	31	32	33	34	35	36	
23	24	25	26	27	28	29	29A
15	17	18	19	20	21	22	
	08	09	10	11	12	13	14
	03	04	05	06	07		
				01	02		



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Streamside Protection & Enhancement Area

	30m		15m
	25m		10m
	20m		5m

Provincial Sensitive Ecosystem Inventory 2010

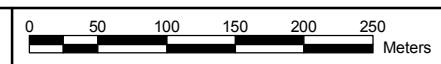
	Seasonally Flooded Agricultural Field
	Riparian
	Native Wetland Vegetation

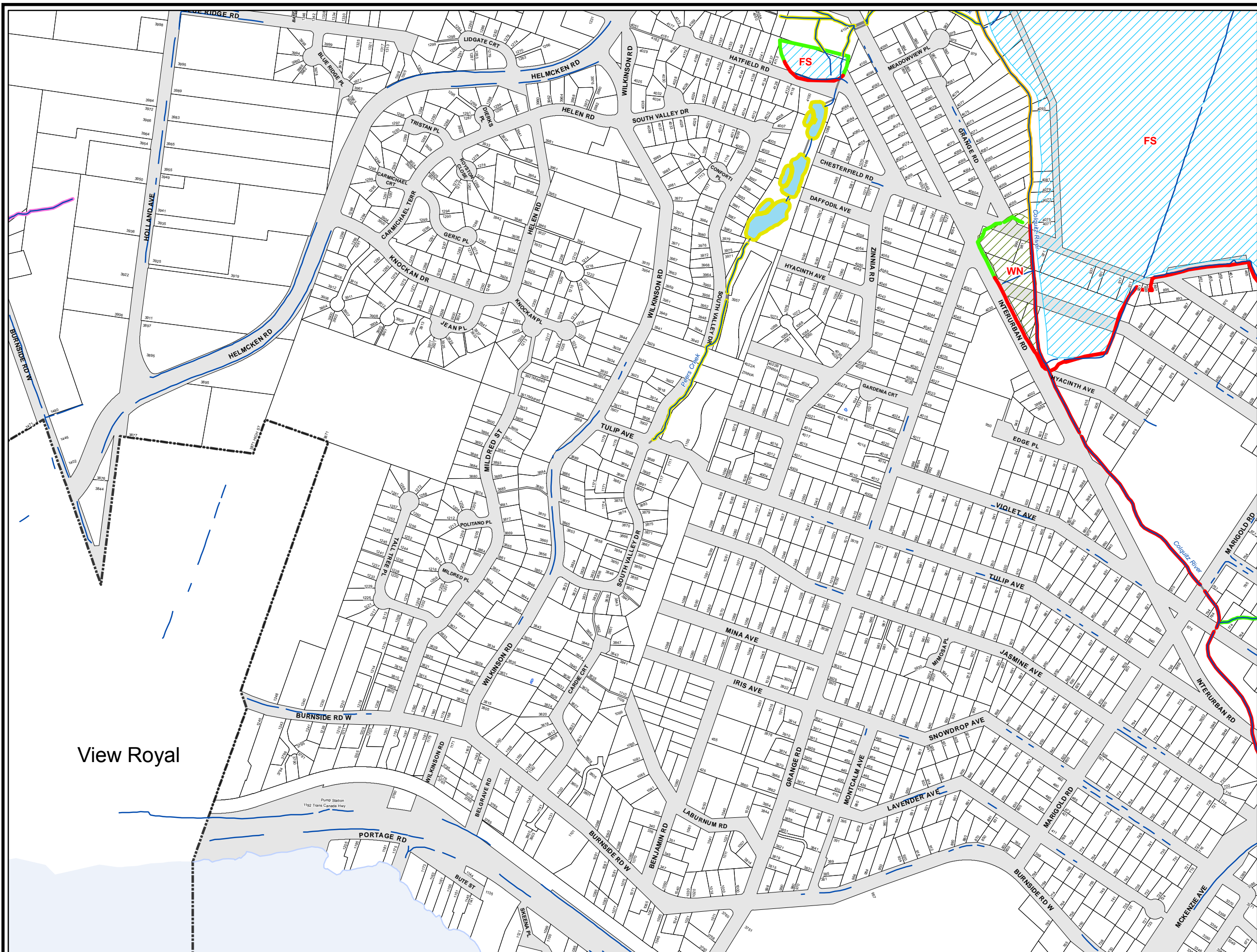
Municipal Data

	Water Course
	Saanich Wetlands
	Water Body
	Culvert
	Property Boundary
	Municipal Boundary

Please refer to the Streamside Development Permit Area Guidelines and figures for details. Contact Saanich Environmental Services if you have questions.

View Royal





View Royal

58	59	60	61	62					
53A	53	54	55	56	57				
48A	48	49	50	51	52				
43	44	45	46	47					
37	38	39	40	41	42				
30	31	32	33	34	35	36			
23	24	25	26	27	28	29	29A		
15	16		18	19	20	21	22		
			08	09	10	11	12	13	14
			03	04	05	06	07		
						01	02		

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Streamside Protection & Enhancement Area

	30m		15m
	25m		10m
	20m		5m

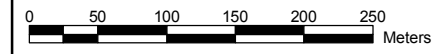
Provincial Sensitive Ecosystem Inventory 2010

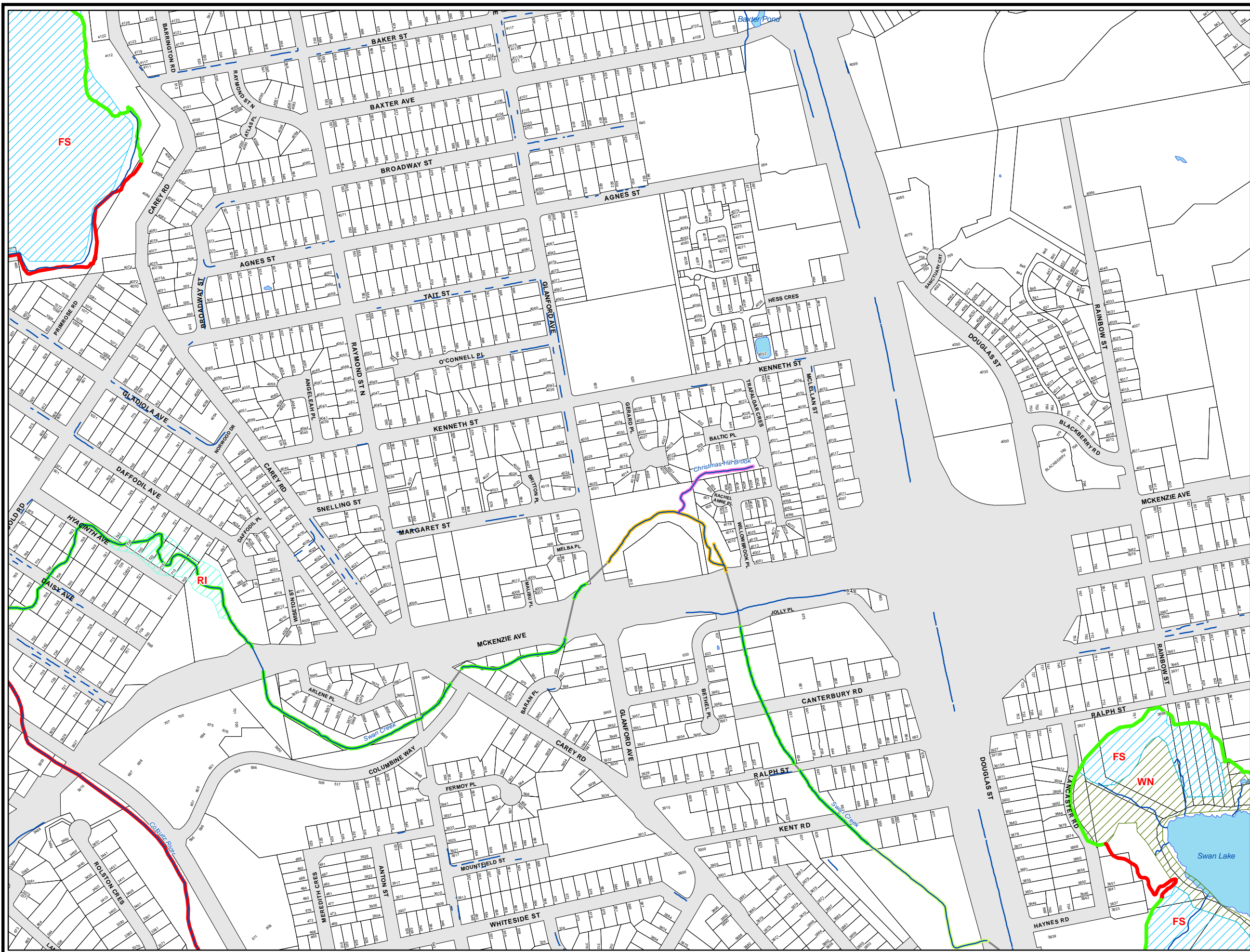
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Streamside Protection & Enhancement Area

- 30m
- 25m
- 20m
- 15m
- 10m
- 5m

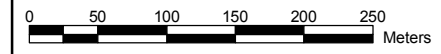
Provincial Sensitive Ecosystem Inventory 2010

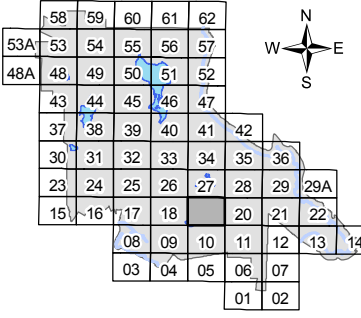
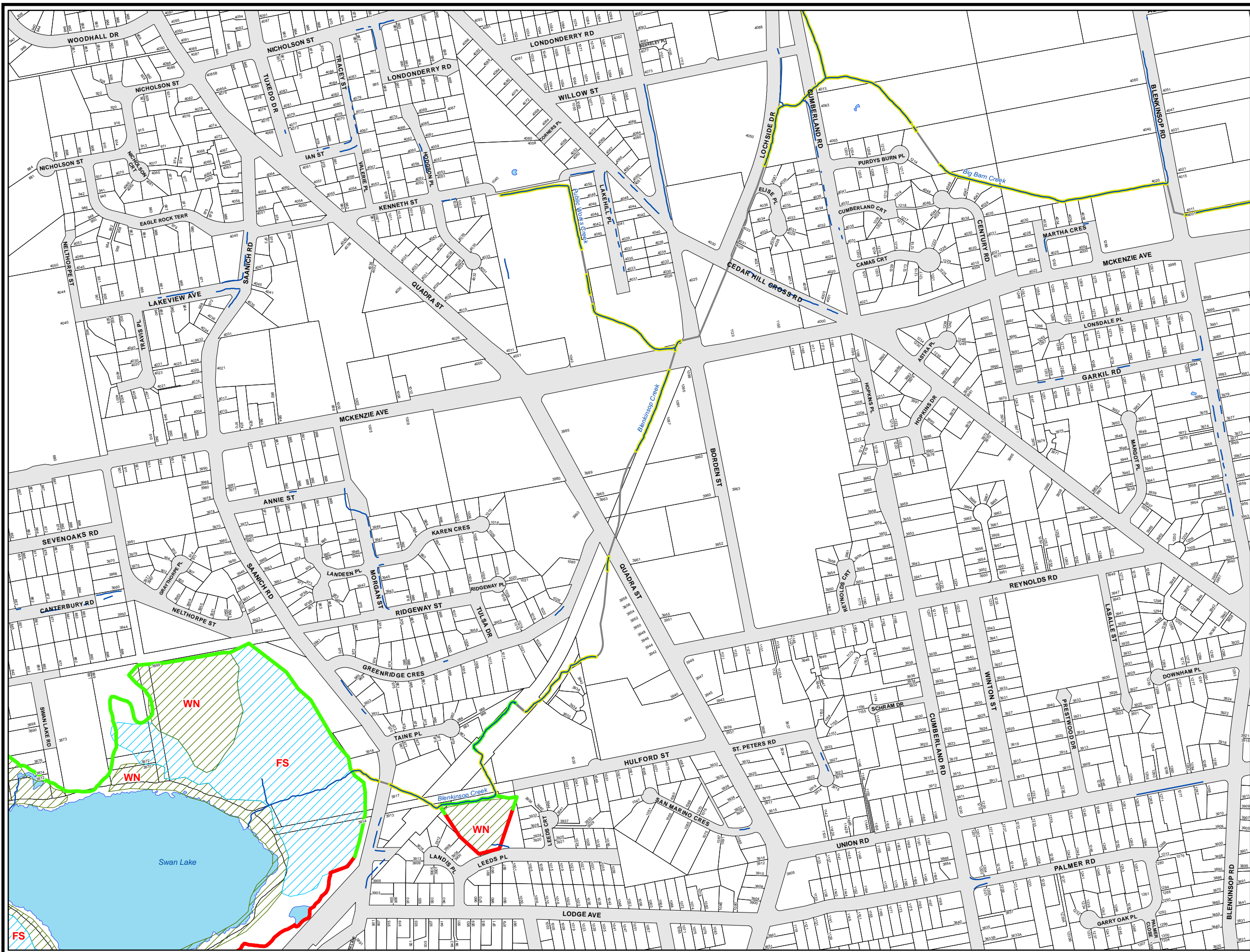
- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Streamside Protection & Enhancement Area

- 30m
- 25m
- 20m
- 15m
- 10m
- 5m

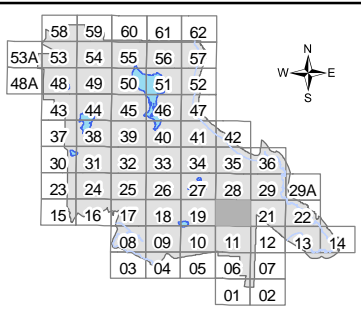
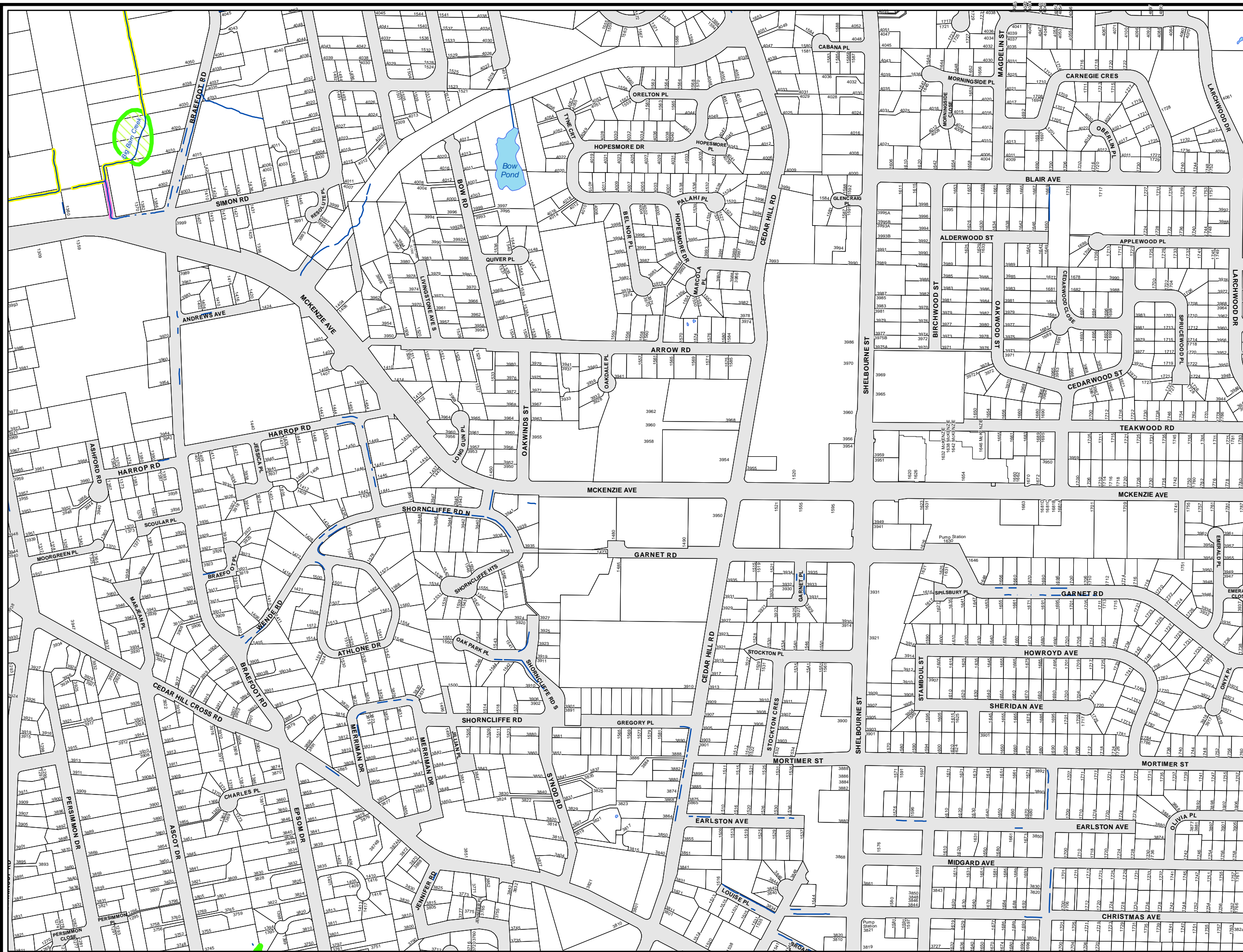
Provincial Sensitive Ecosystem Inventory 2010

- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Streamside Protection & Enhancement Area



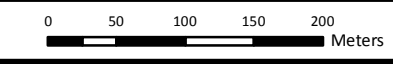
Provincial Sensitive Ecosystem Inventory 2010

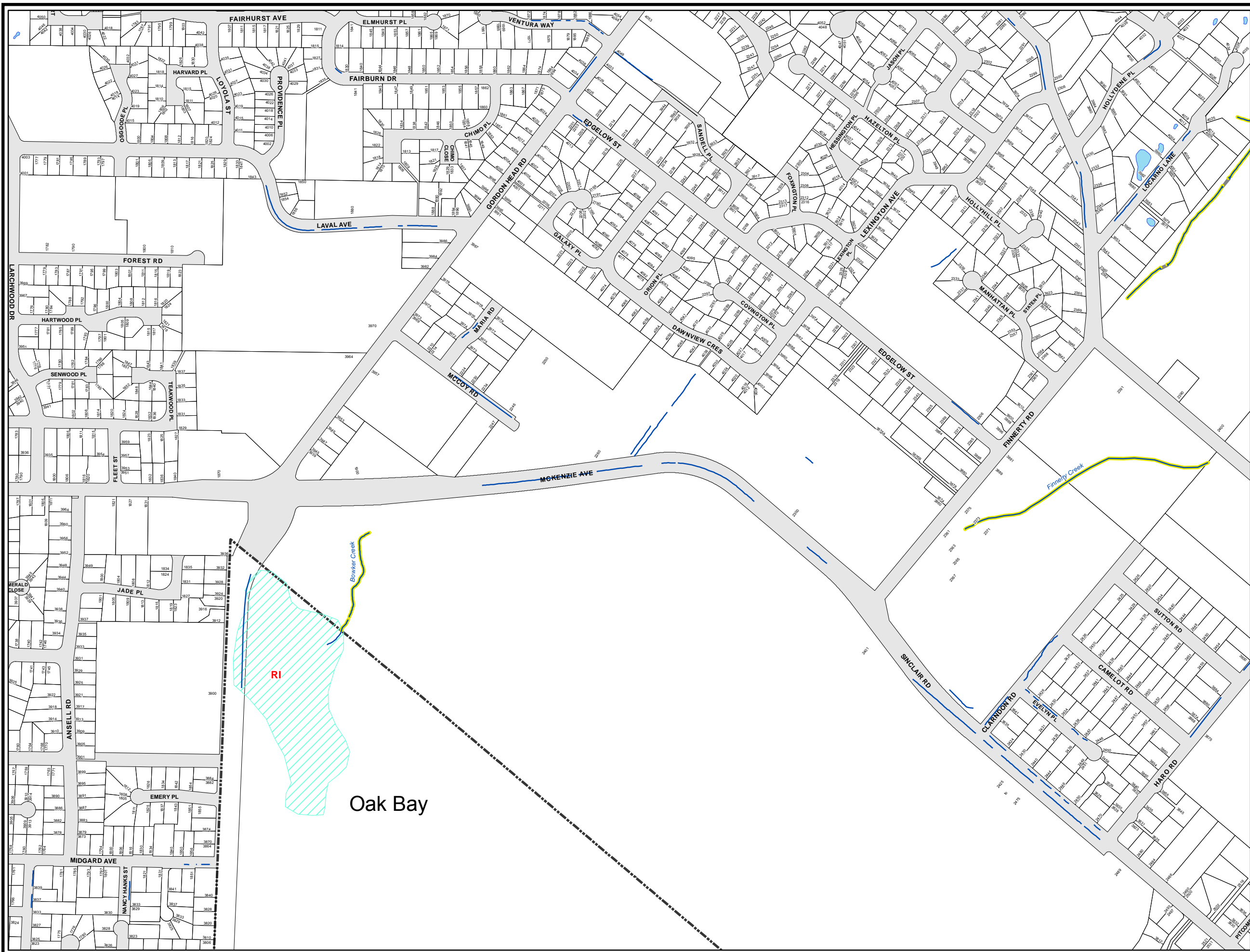
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Watercourse
- Wetland
- Waterbody
- Culvert
- Property Boundary
- Municipal Boundary

Please refer to the Streamside Development Permit Area Guidelines and figures for details. Contact Saanich Environmental Services if you have questions.





58	59	60	61	62			
53A	53	54	55	56	57		
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15	16	17	18	19	20	21	22
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	03	04	05	06	07		
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Streamside Protection & Enhancement Area

- 30m (Red line)
- 25m (Orange line)
- 20m (Green line)
- 15m (Light Green line)
- 10m (Yellow line)
- 5m (Pink line)

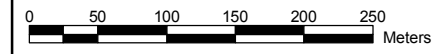
Provincial Sensitive Ecosystem Inventory 2010

- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course (Blue line)
- Saanich Wetlands (Green hatched area)
- Water Body (Blue area)
- Culvert (Grey line)
- Property Boundary (Thin grey line)
- Municipal Boundary (Dashed grey line)

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	43	44	45	46	47			
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	30	31	32	33	34	35	36	
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Streamside Protection & Enhancement Area

- 30m
- 15m
- 25m
- 10m
- 20m
- 5m

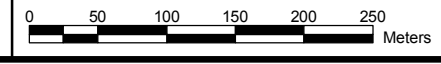
Provincial Sensitive Ecosystem Inventory 2010

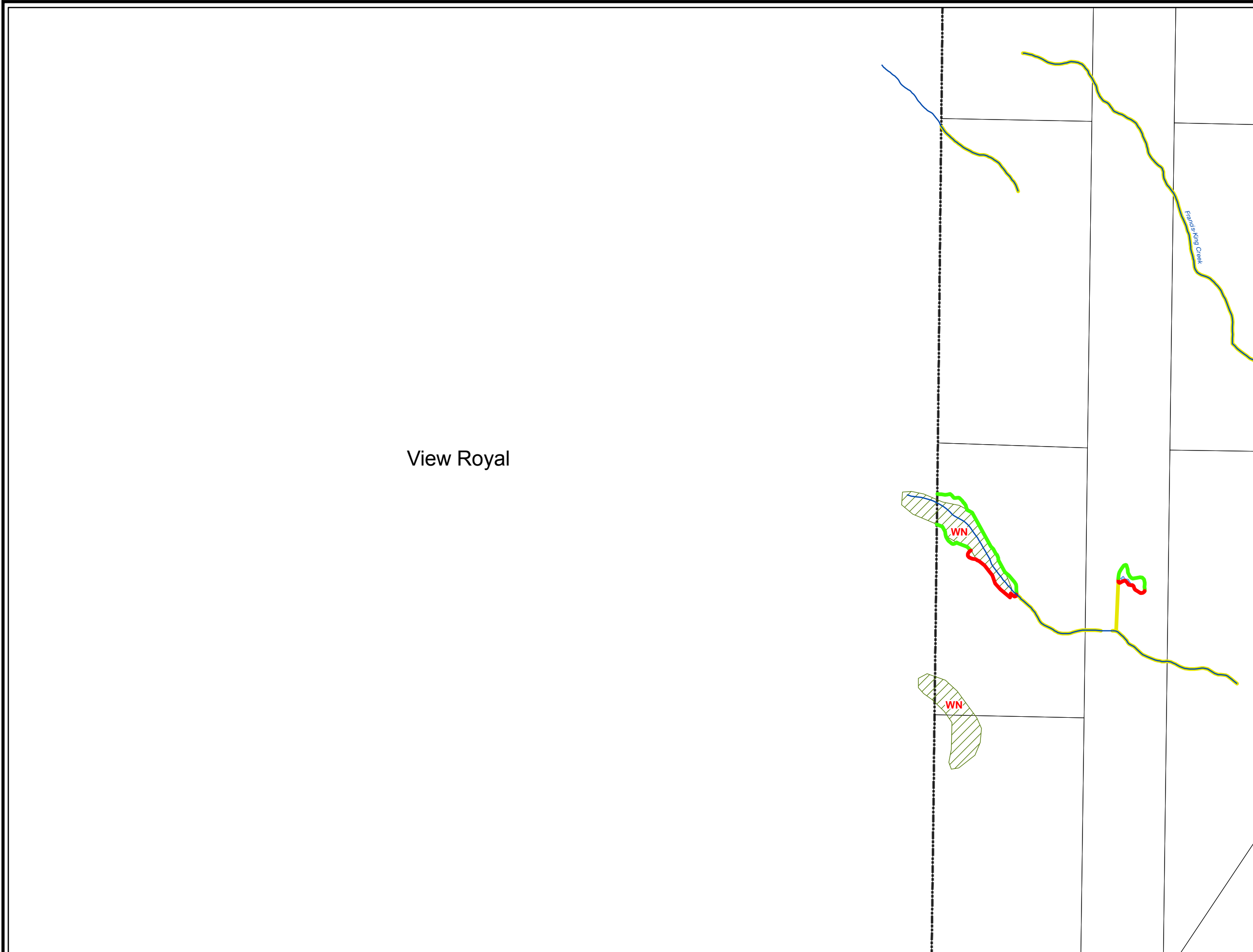
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- Riparian
- Native Wetland Vegetation

Municipal Data

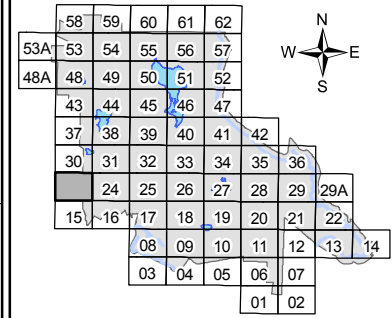
- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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View Royal



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Streamsides Protection & Enhancement Area

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- 15m (Bright Green line)
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- 5m (Pink line)

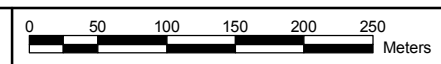
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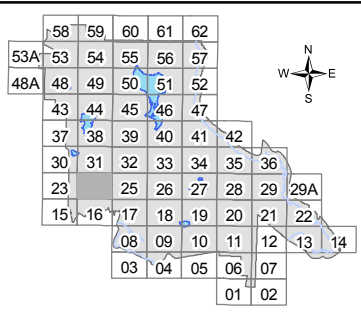
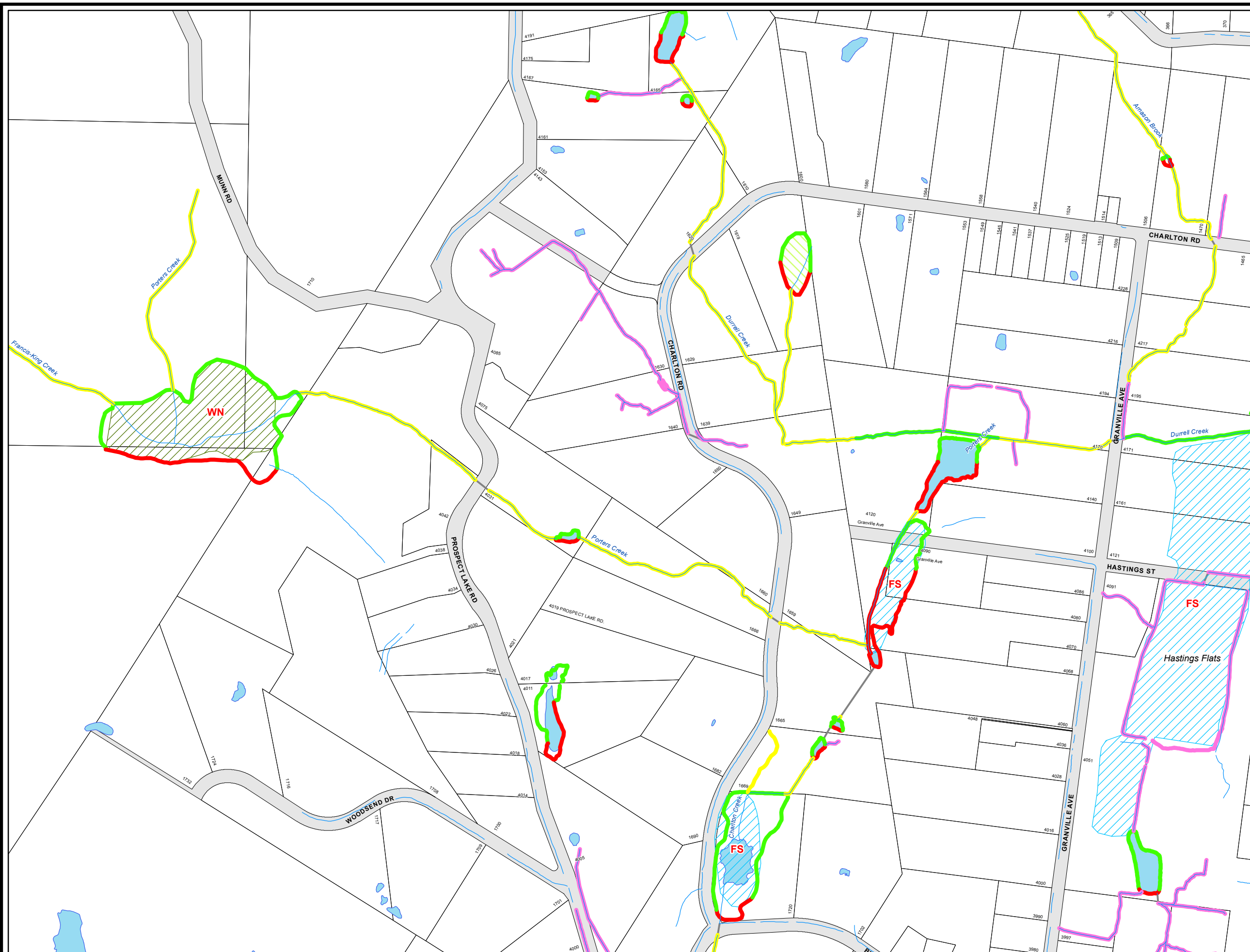
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- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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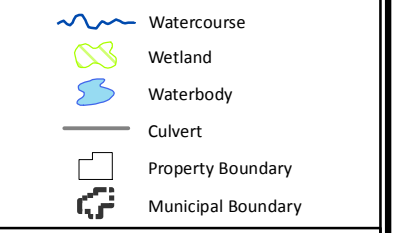
Streamside Protection & Enhancement Area



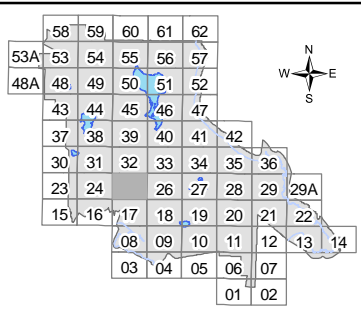
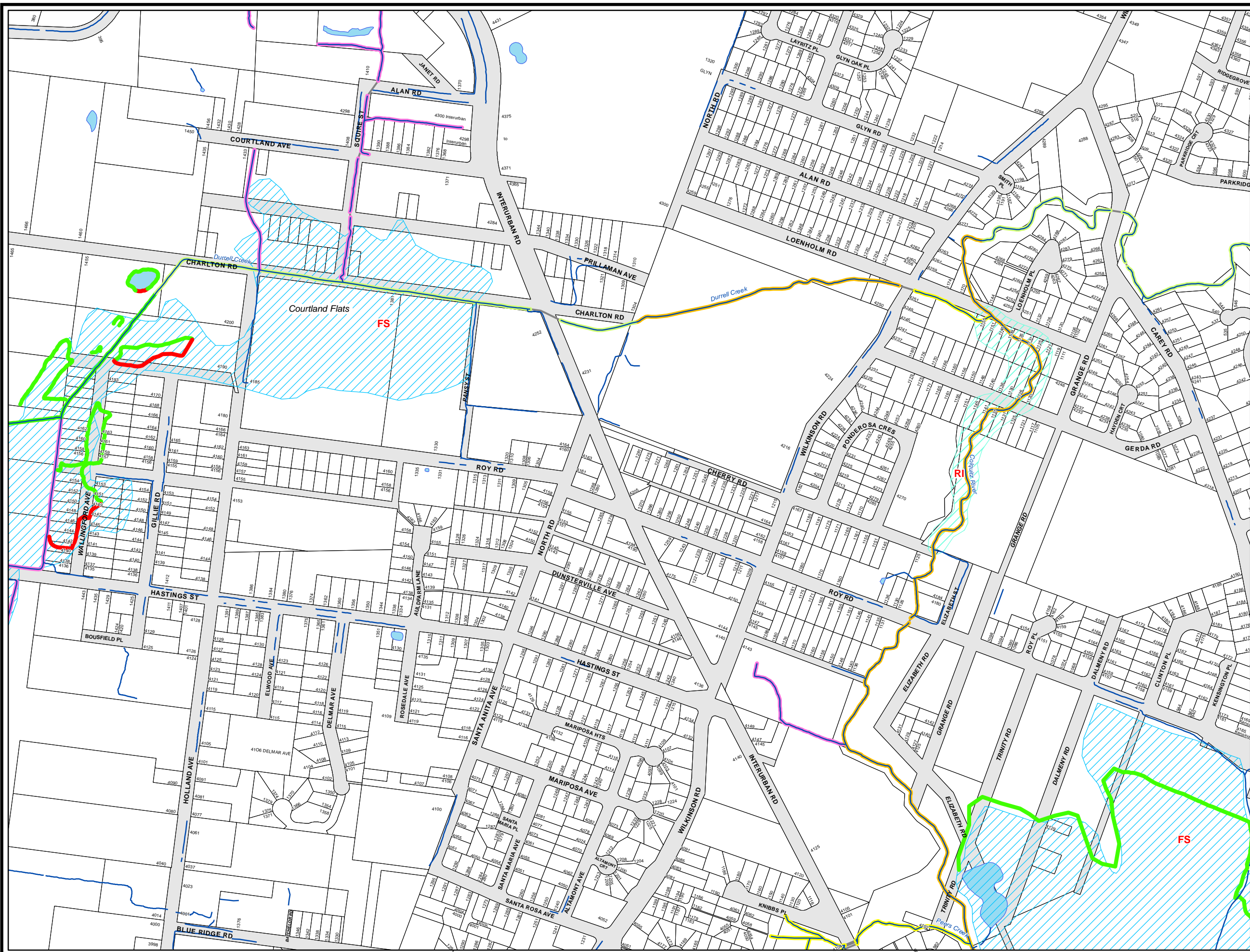
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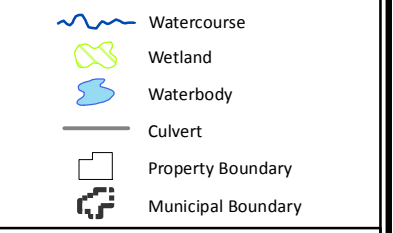
Streamside Protection & Enhancement Area



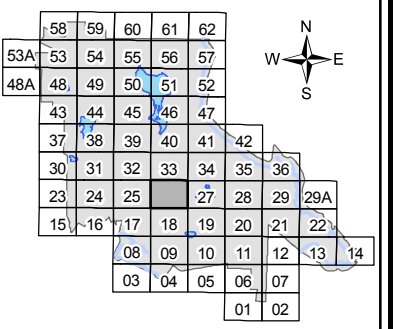
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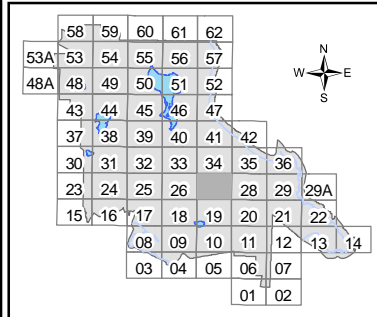
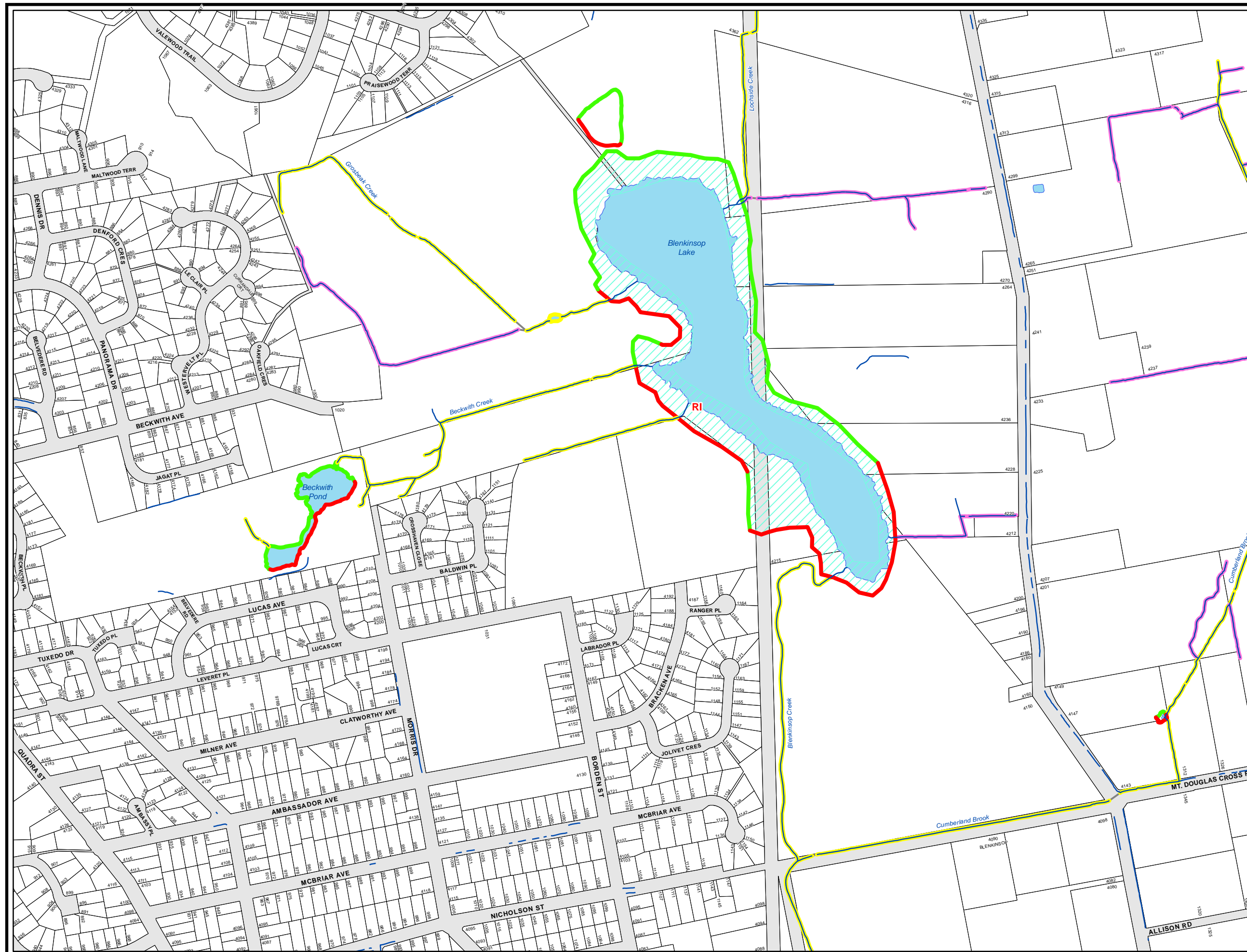
Provincial Sensitive Ecosystem Inventory 2010

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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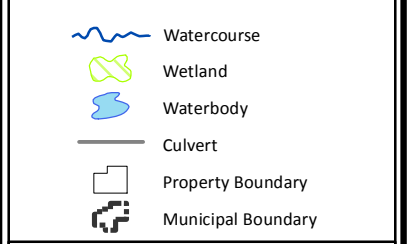
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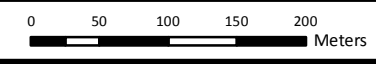
Provincial Sensitive Ecosystem Inventory 2010

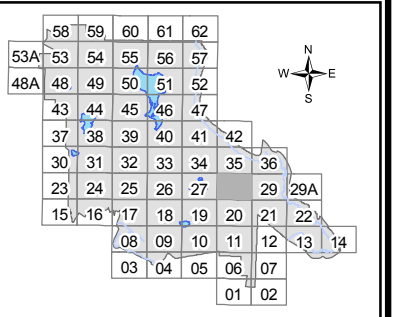
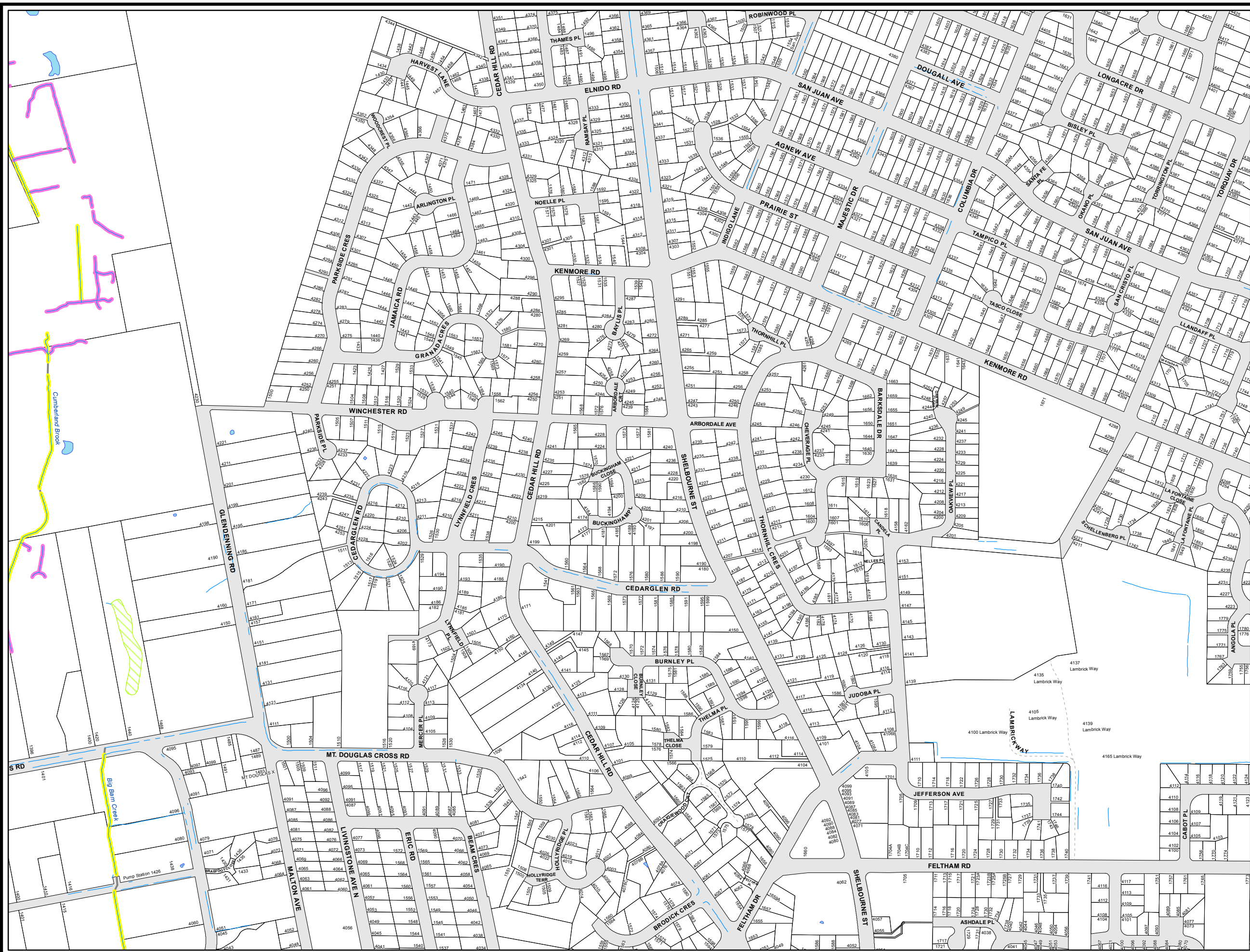


Municipal Data



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Schedule 2 to Appendix N of the Official Community Plan By-law, 2008, No. 8940

Streamside Development Permit Area

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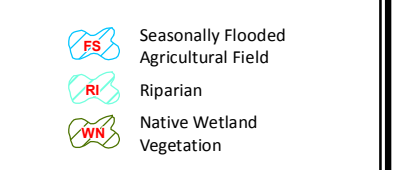
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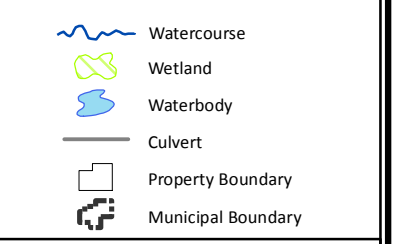
Streamside Protection & Enhancement Area



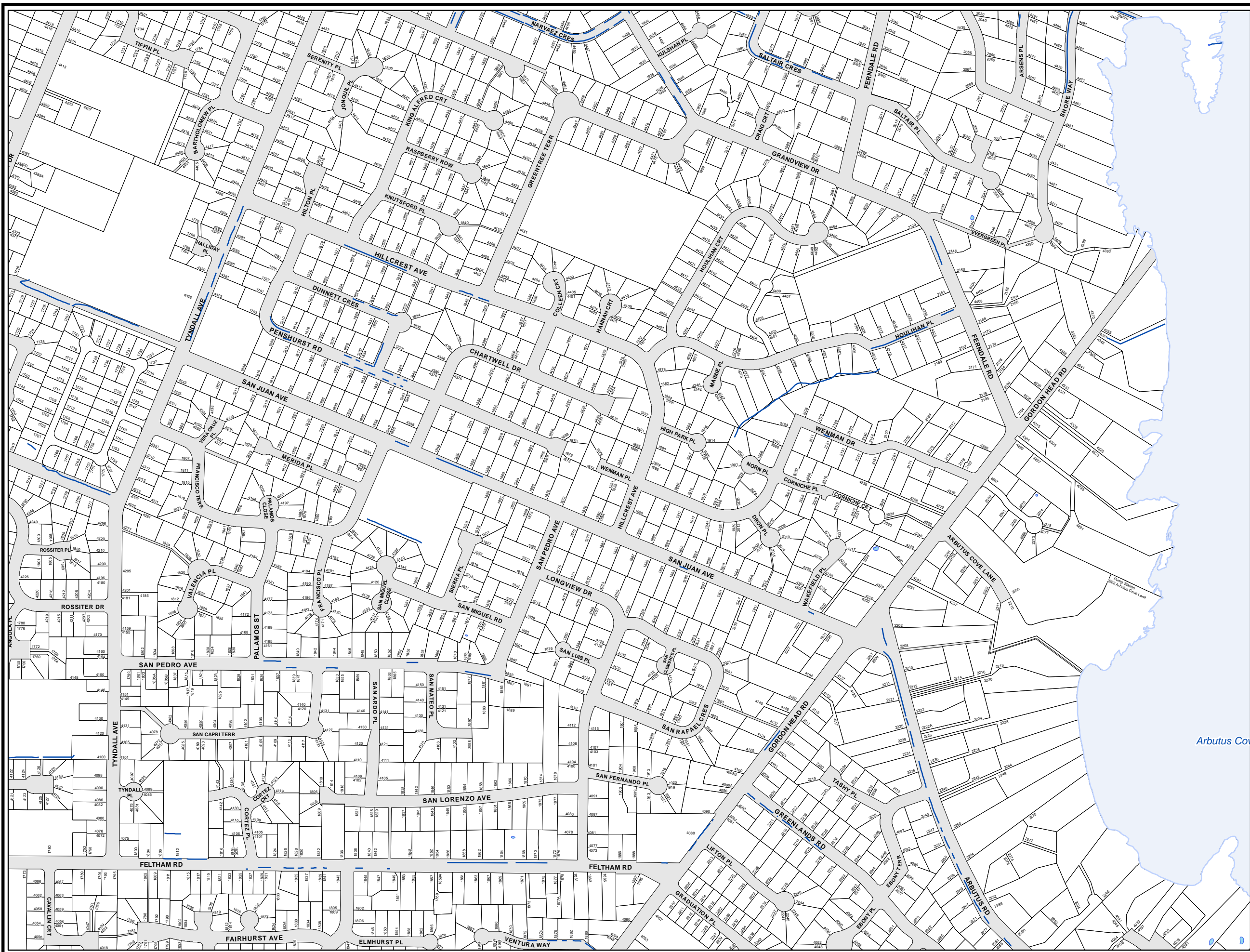
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Municipal Data



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58	59	60	61	62				
53A	53	54	55	56	57			
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37	38	39	40	41	42			
30	31	32	33	34	35	36		
23	24	25	26	27	28	29A		
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Streamside Protection & Enhancement Area



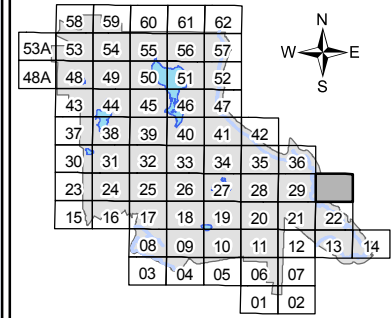
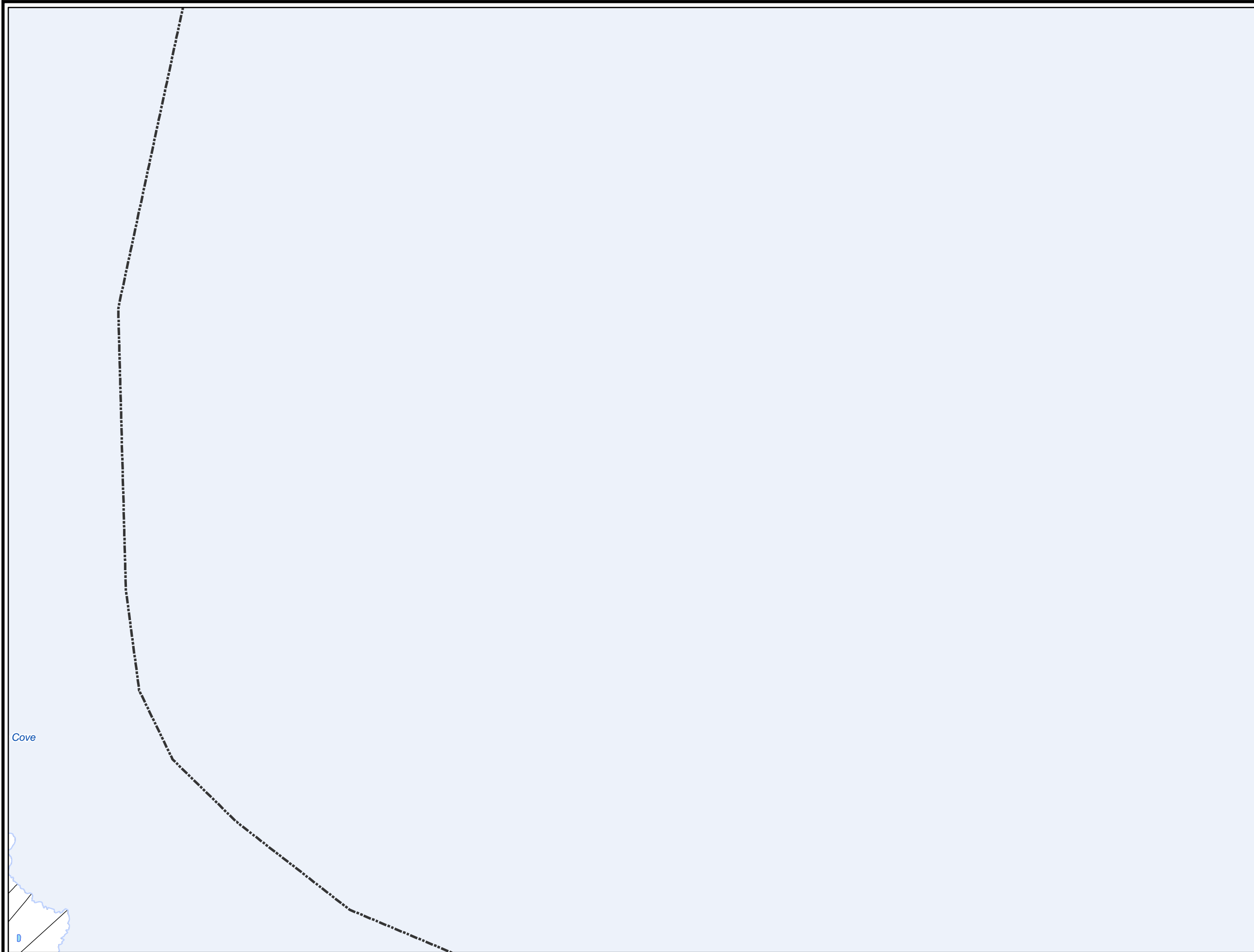
Provincial Sensitive Ecosystem Inventory 2010

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Streamside Protection & Enhancement Area



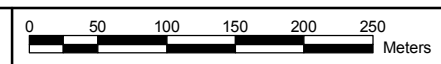
Provincial Sensitive Ecosystem Inventory 2010

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

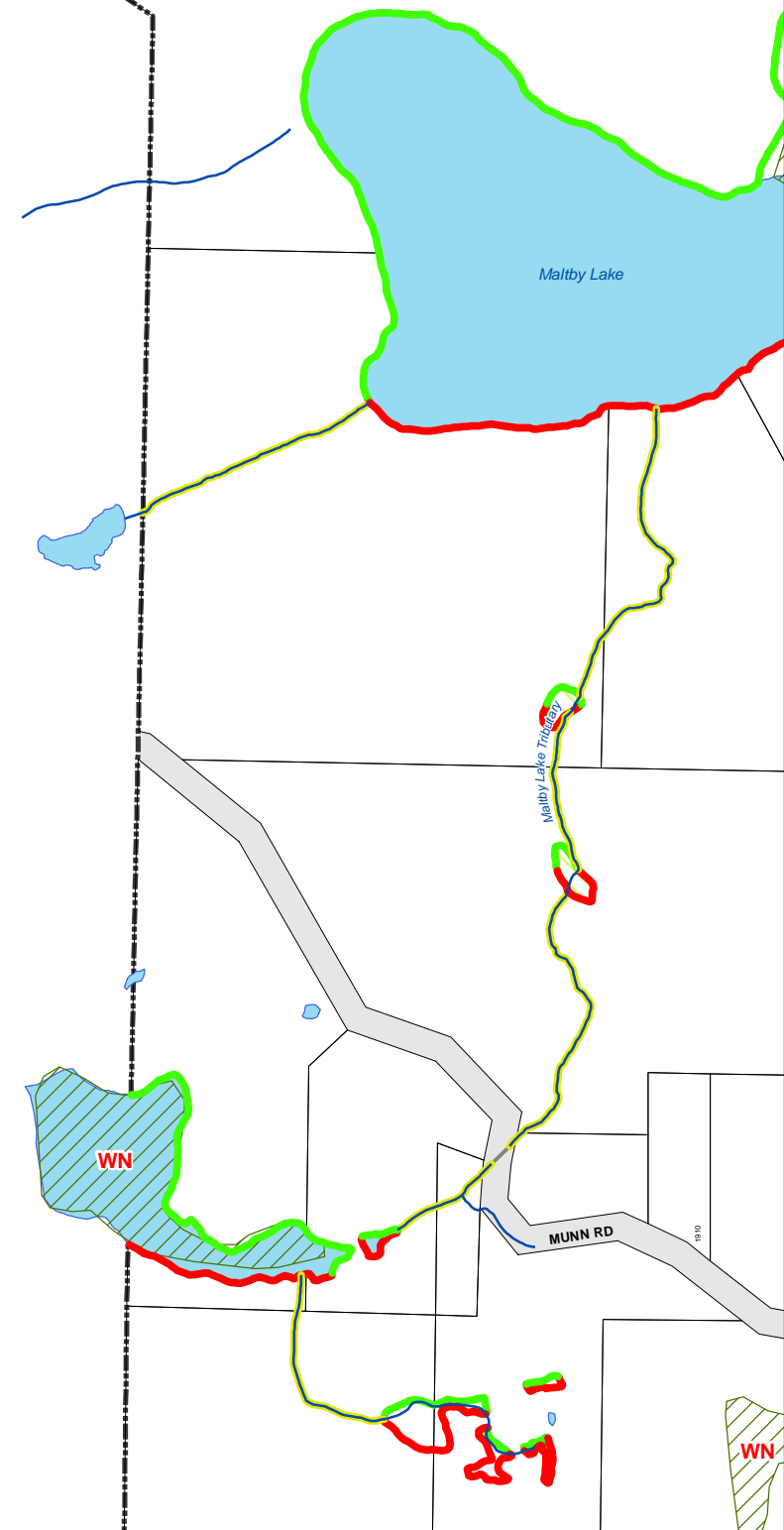
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- Saanich Wetlands
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- Culvert
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Highlands

View Royal



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Streamside Protection & Enhancement Area

	30m		15m
	25m		10m
	20m		5m

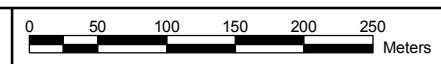
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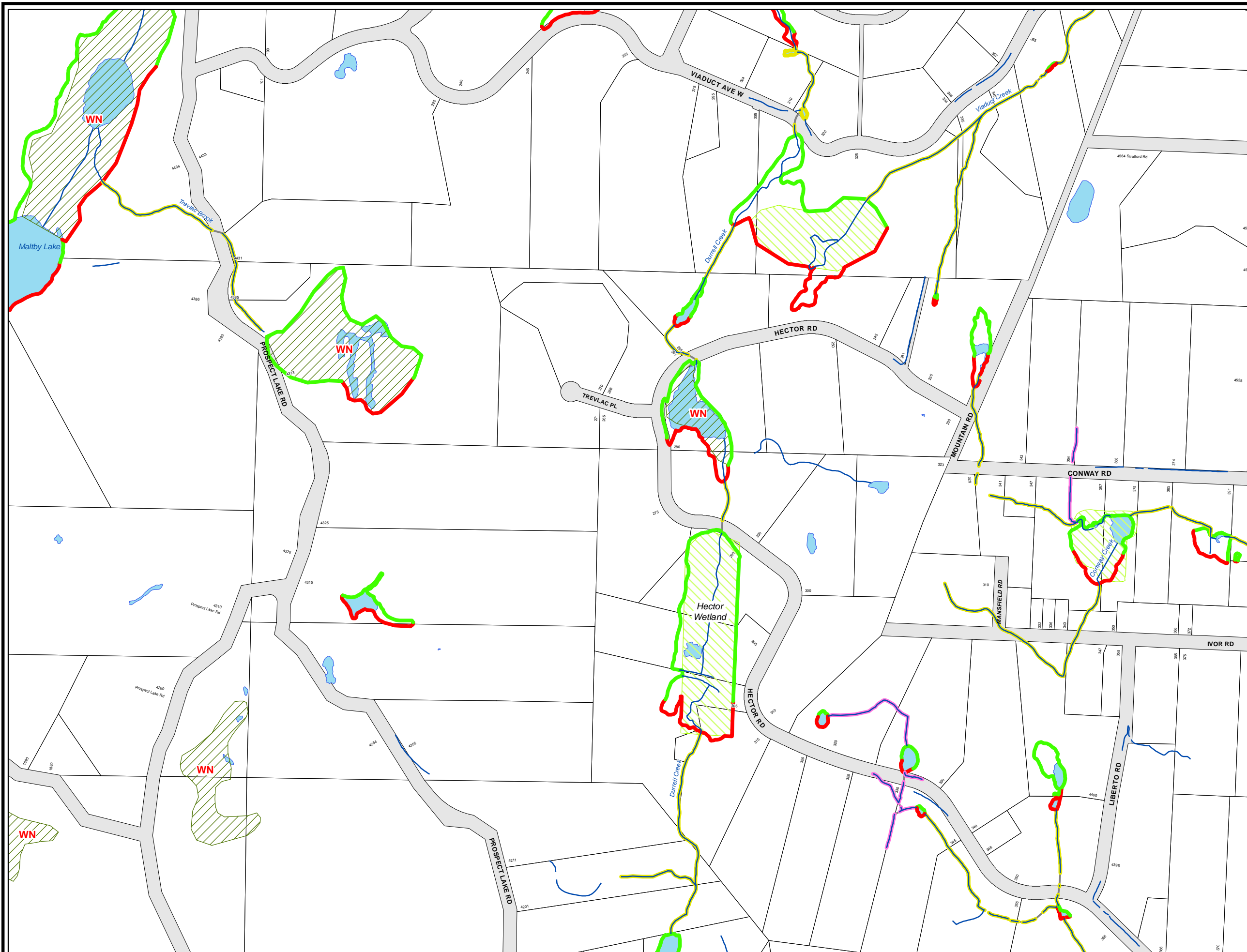
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	Riparian
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Municipal Data

	Water Course
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	Culvert
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Streamside Protection & Enhancement Area

- 30m
- 25m
- 20m
- 15m
- 10m
- 5m

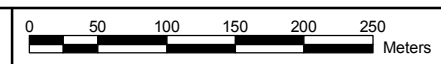
Provincial Sensitive Ecosystem Inventory 2010

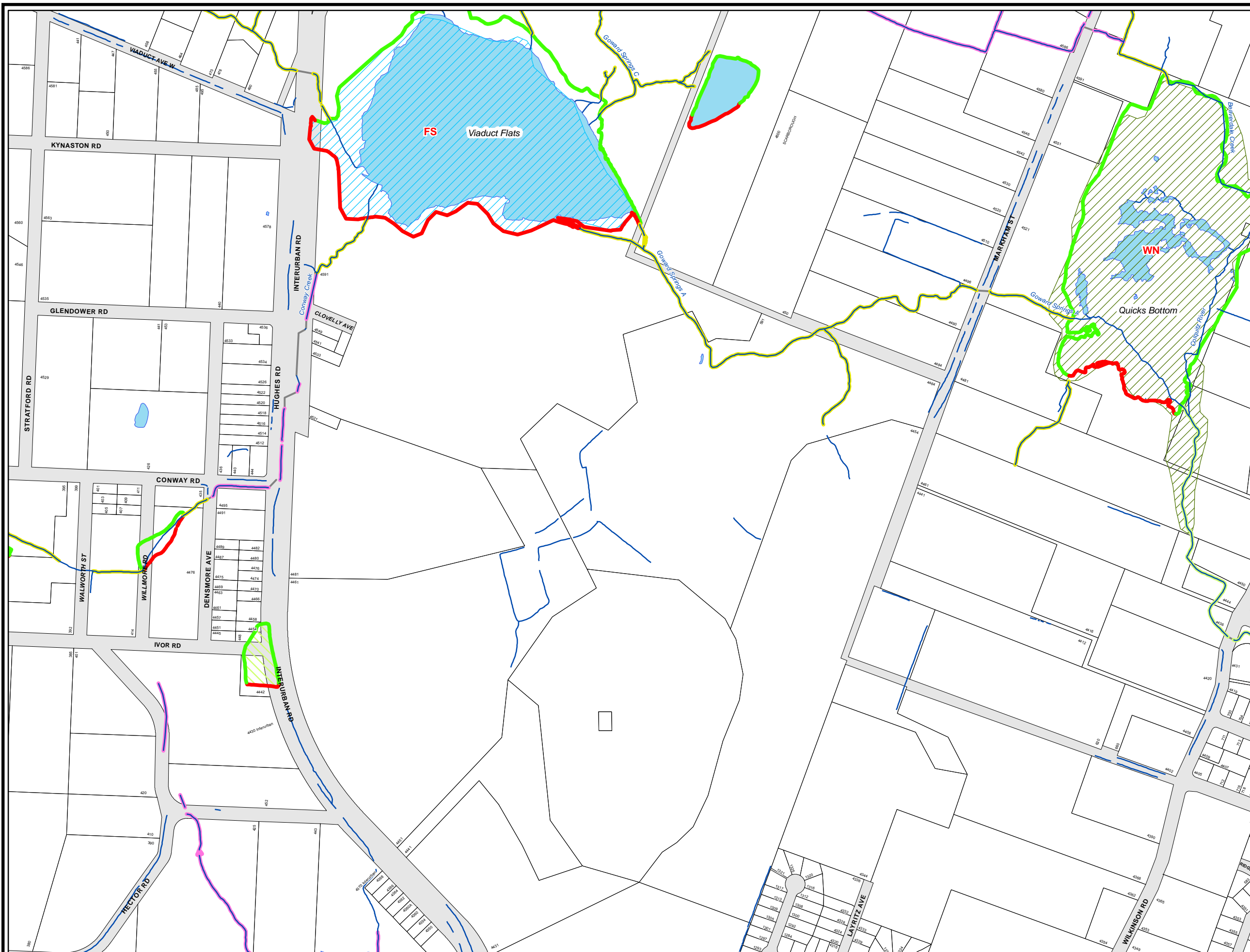
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- RI Riparian
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Municipal Data

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- ▨ Saanich Wetlands
- Water Body
- Culvert
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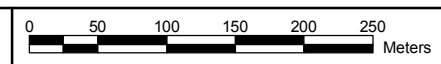
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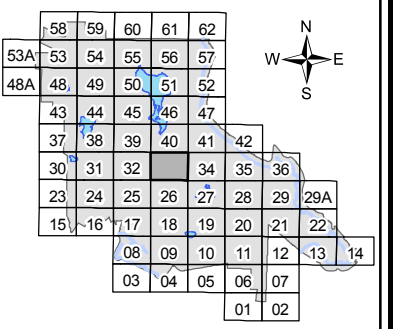
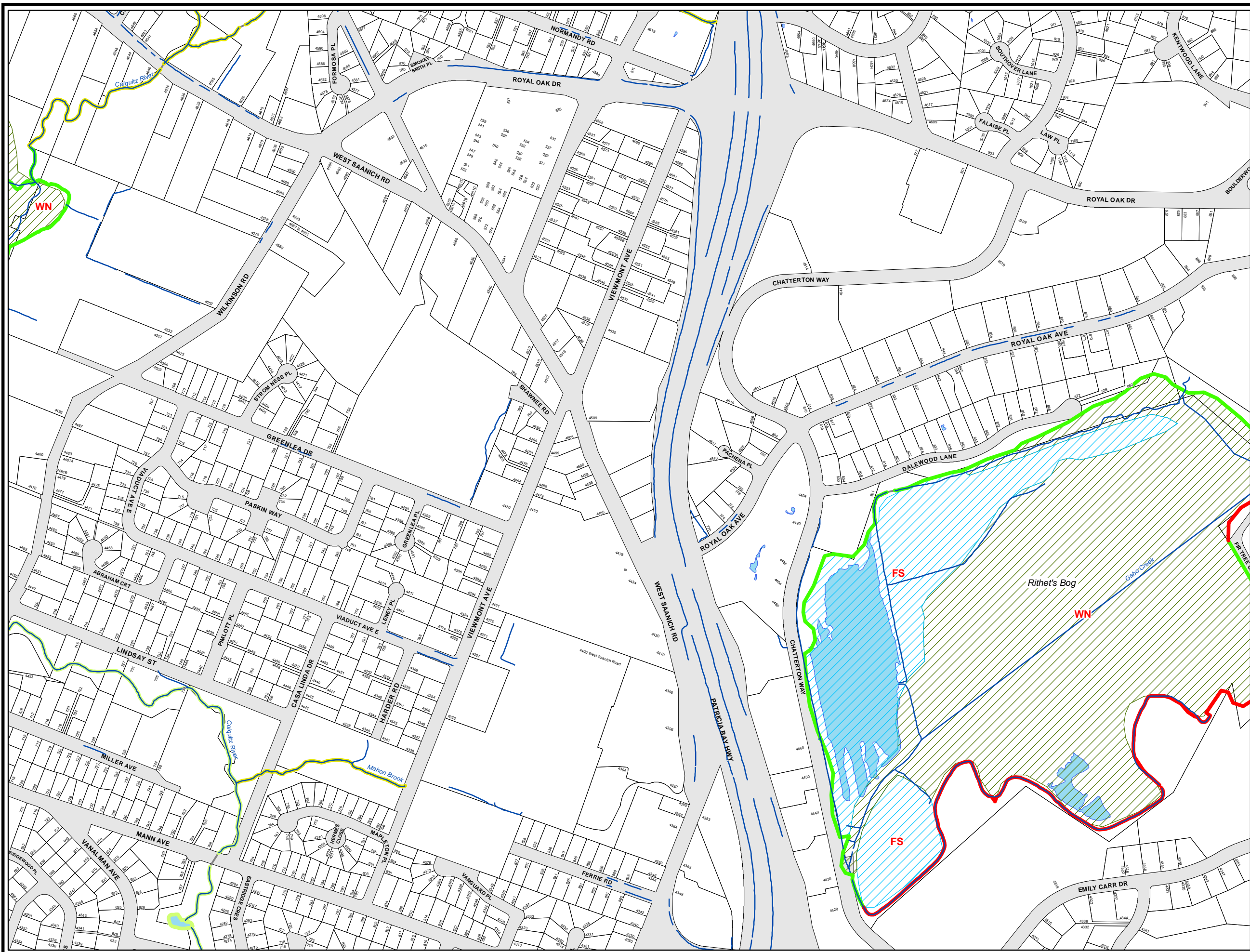
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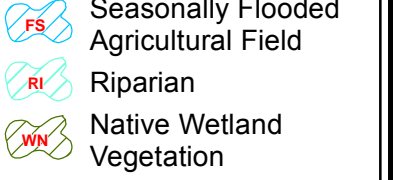
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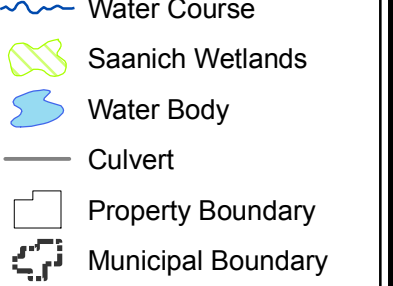
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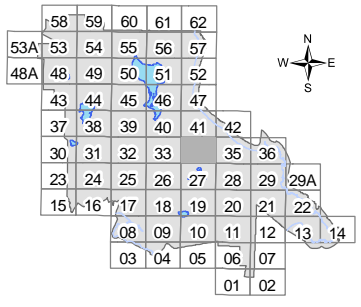
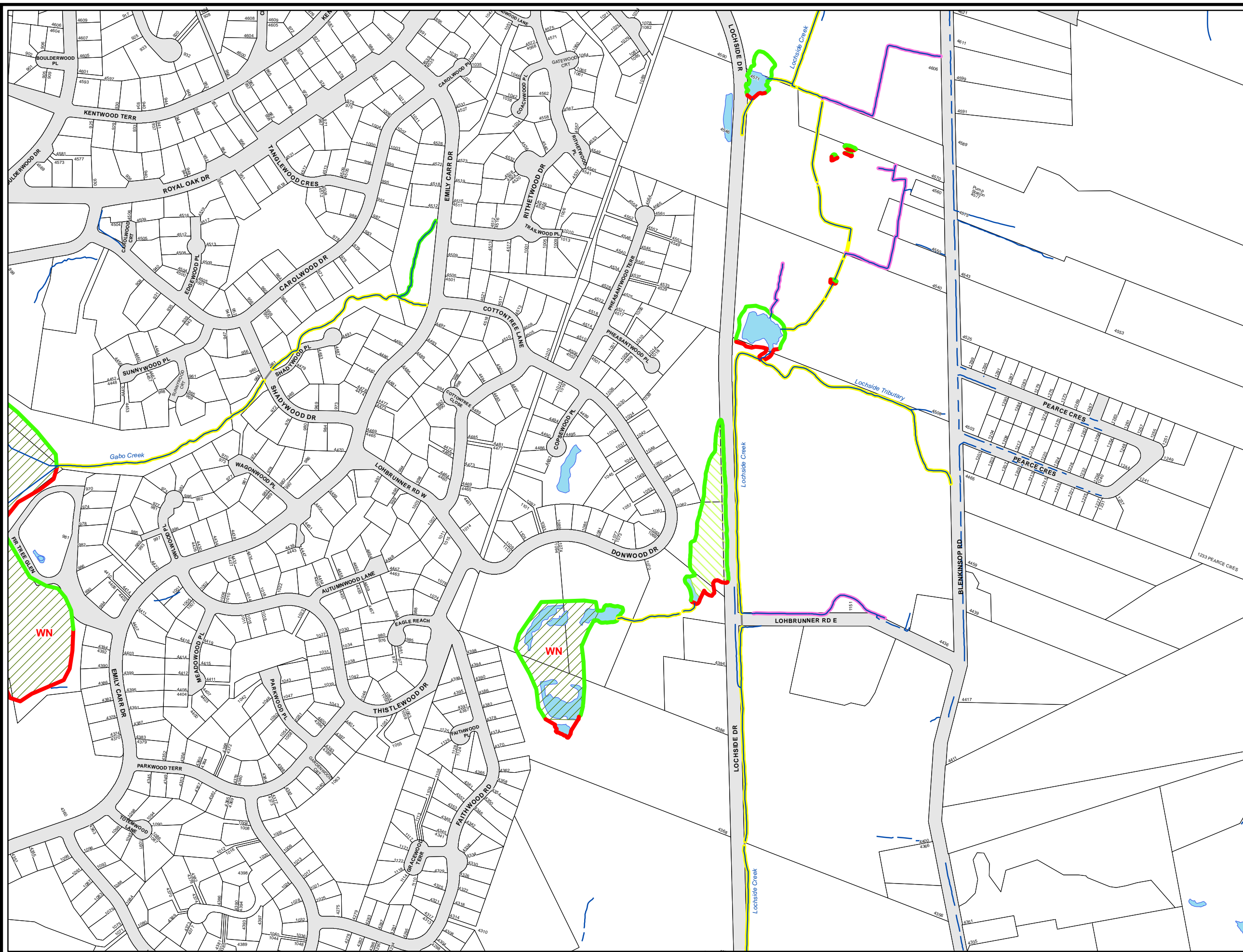
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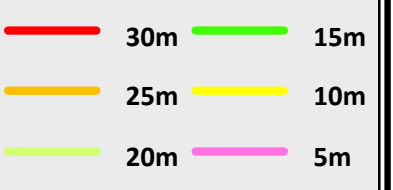
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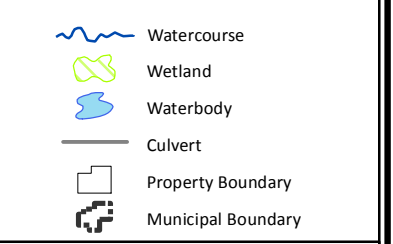
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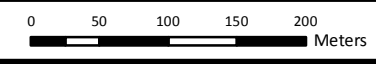
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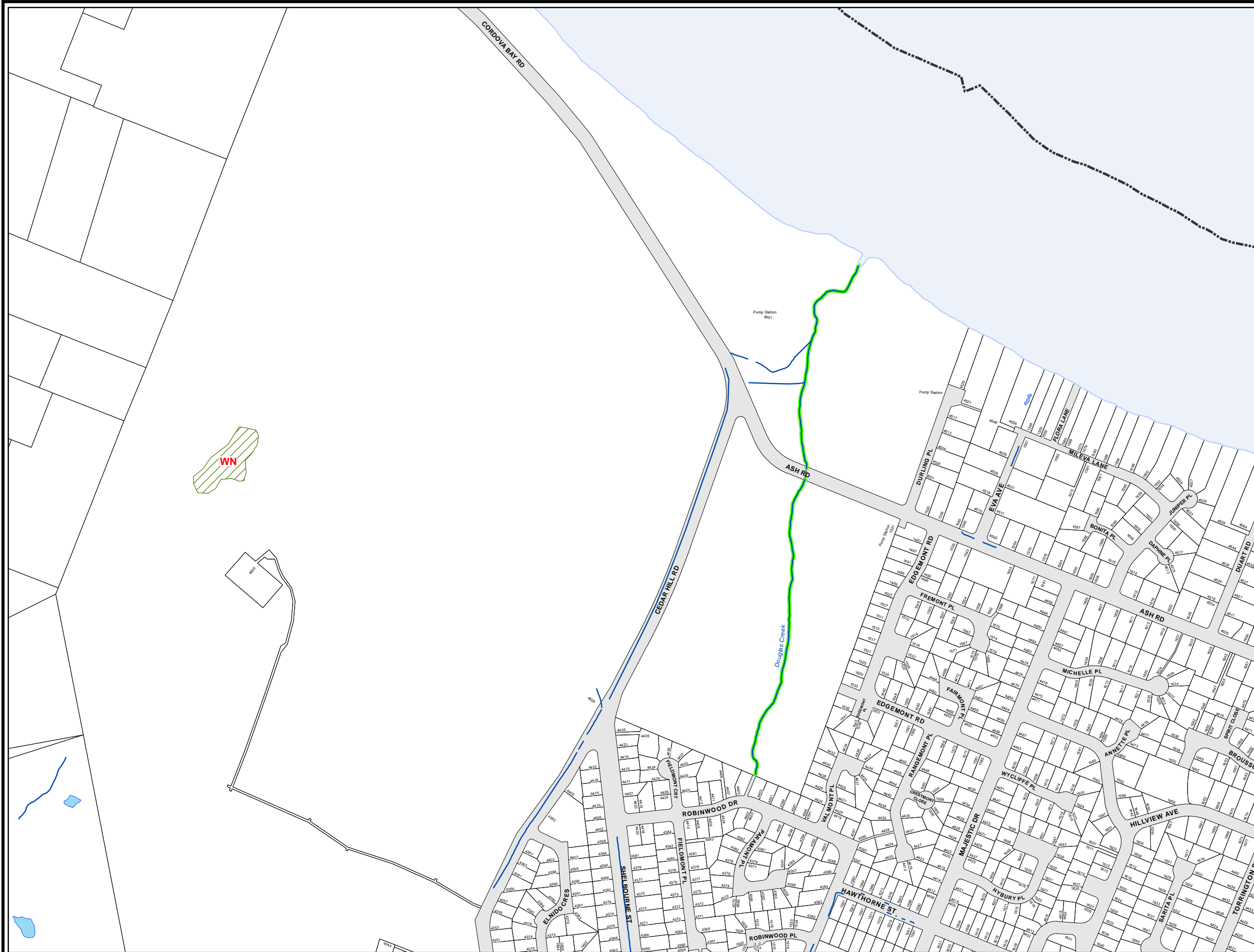


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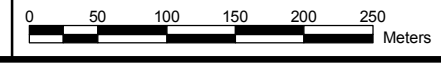
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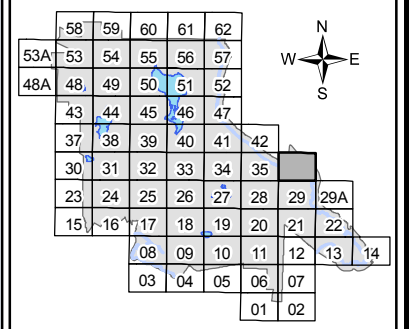
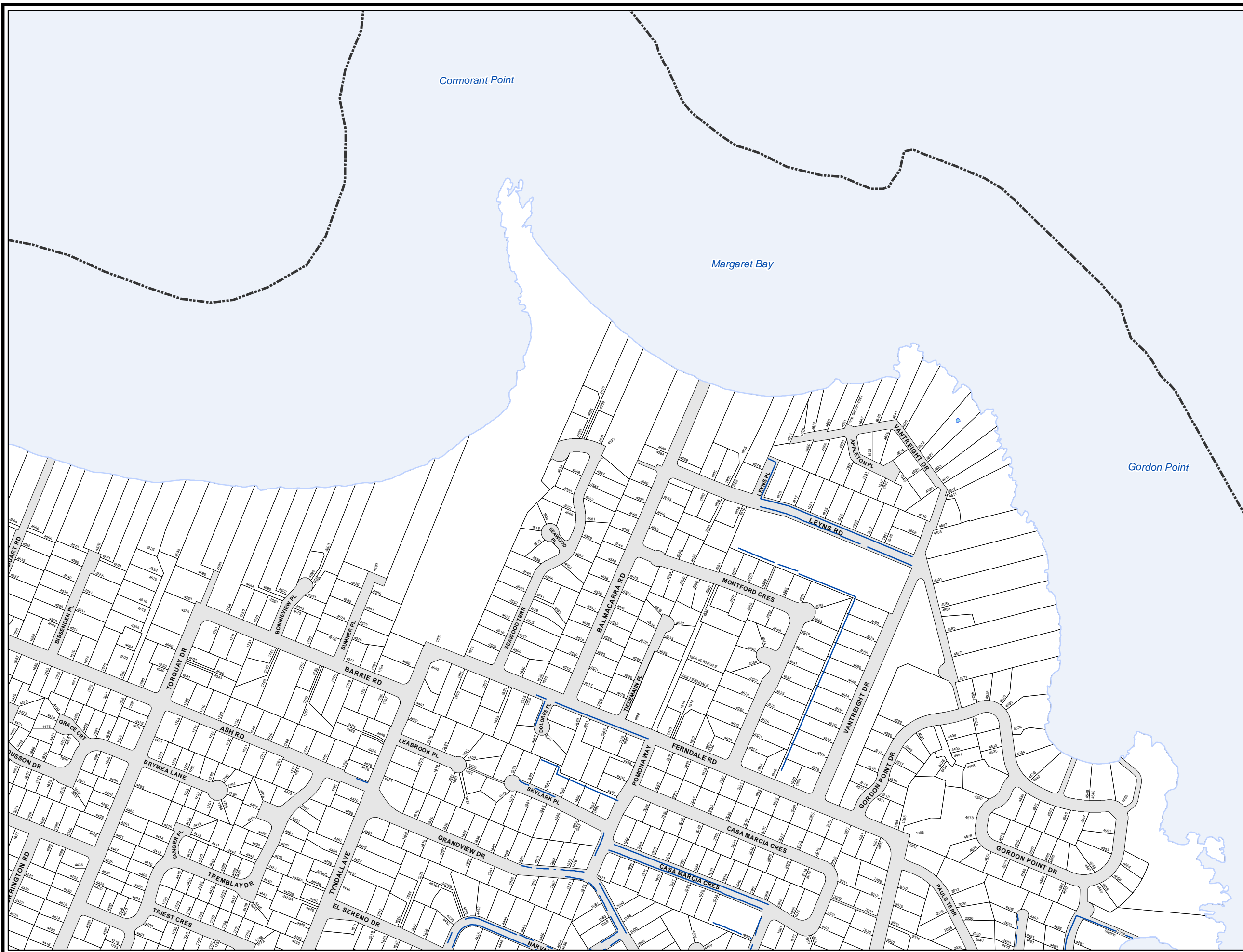
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- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

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- Saanich Wetlands
- Water Body
- Culvert
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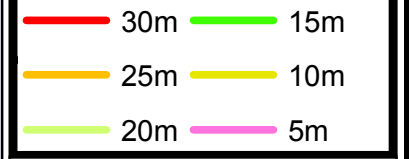
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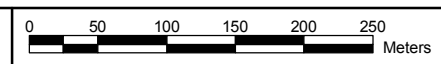
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Municipal Data

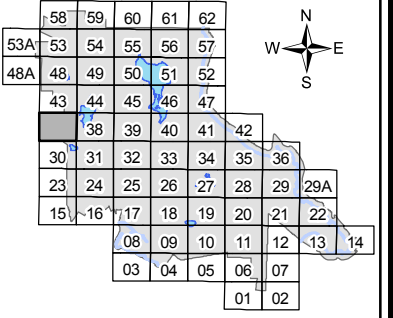
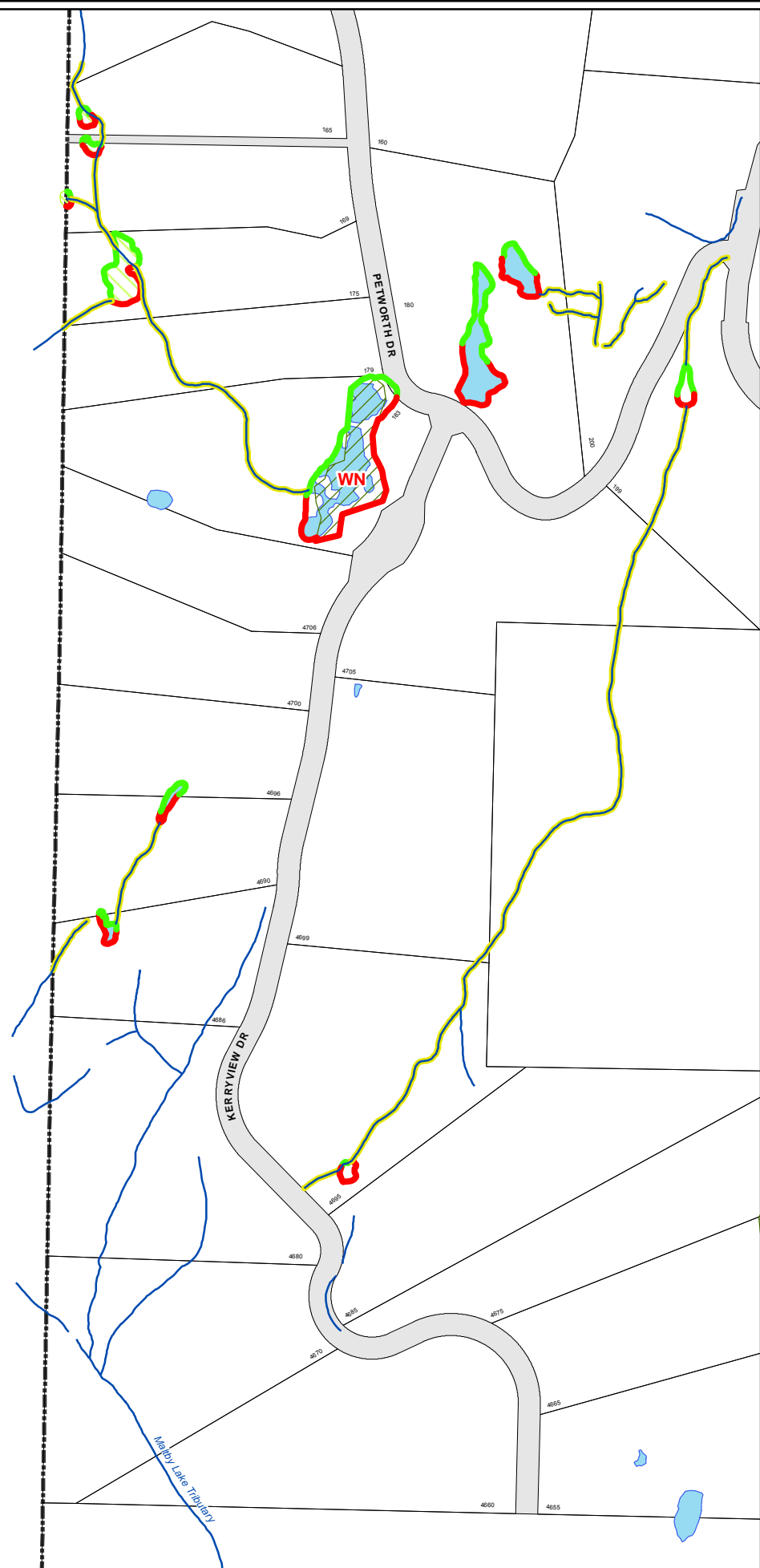
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RI

Highlands



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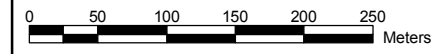
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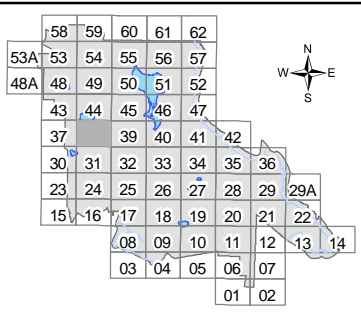
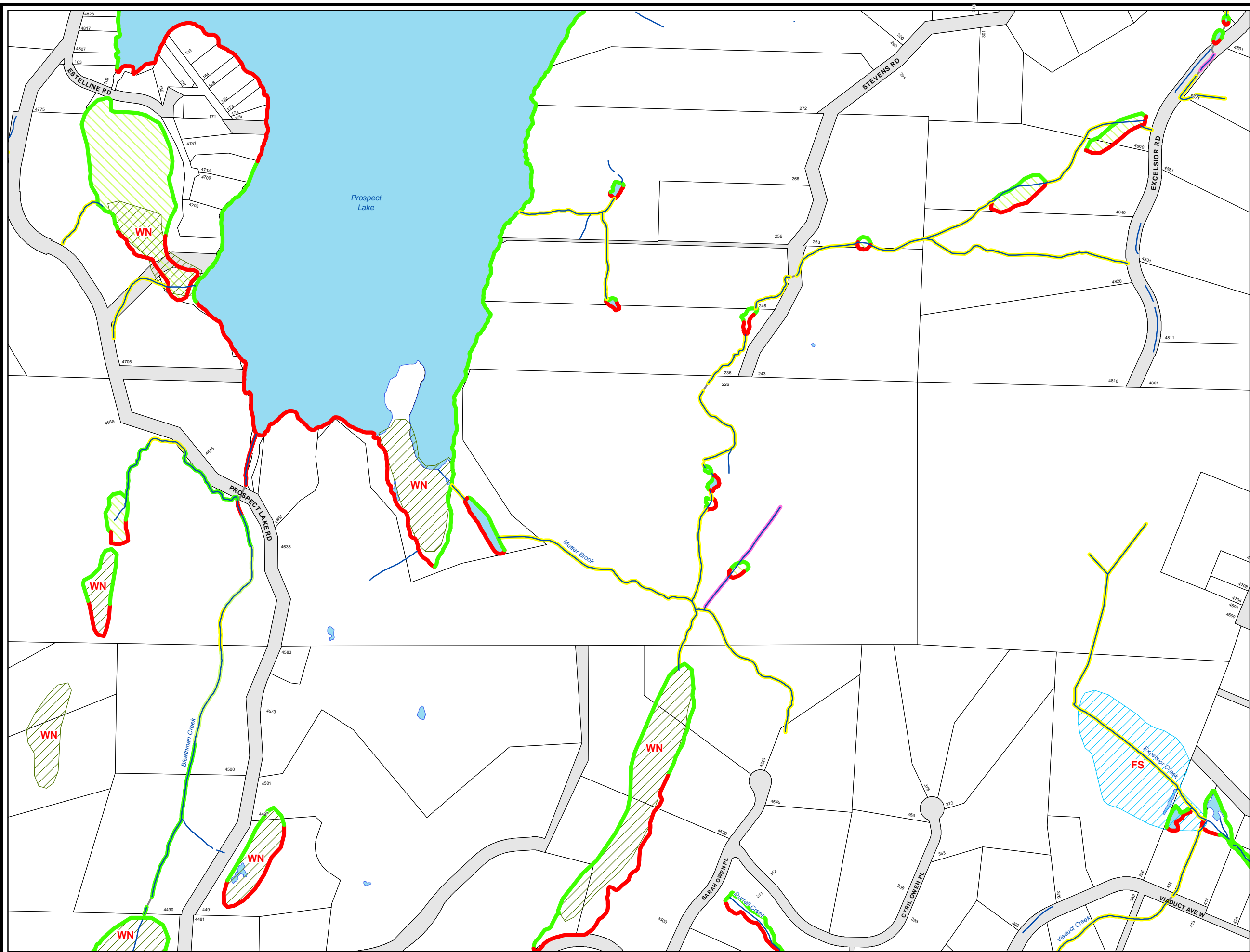
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Municipal Data

- Water Course
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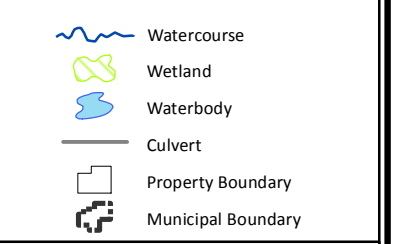
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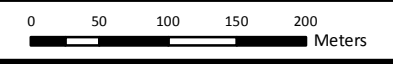
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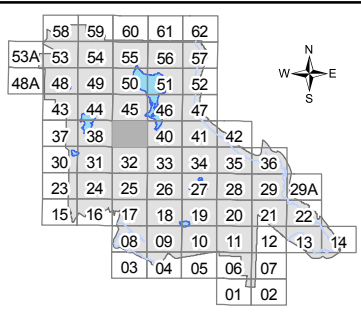
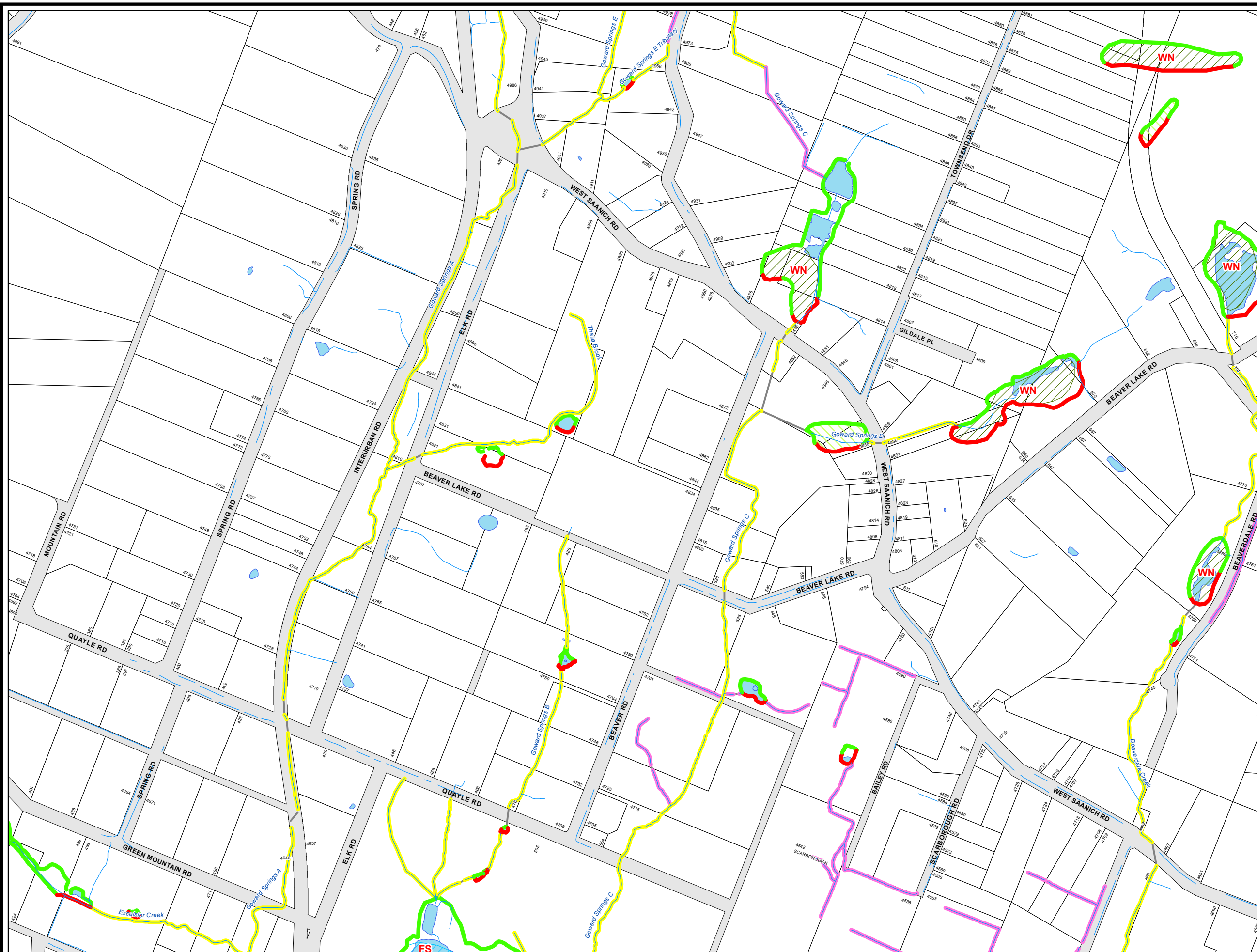


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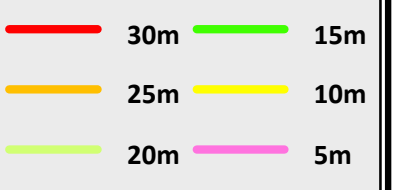
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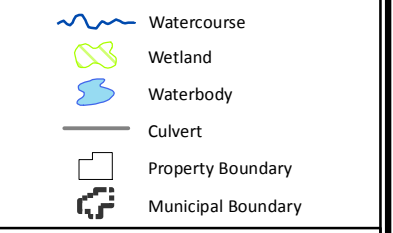
Streamside Protection & Enhancement Area



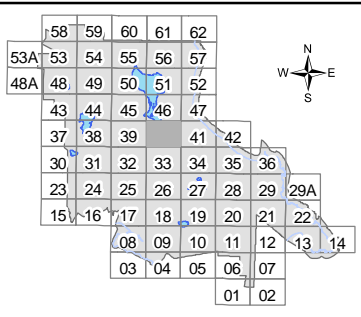
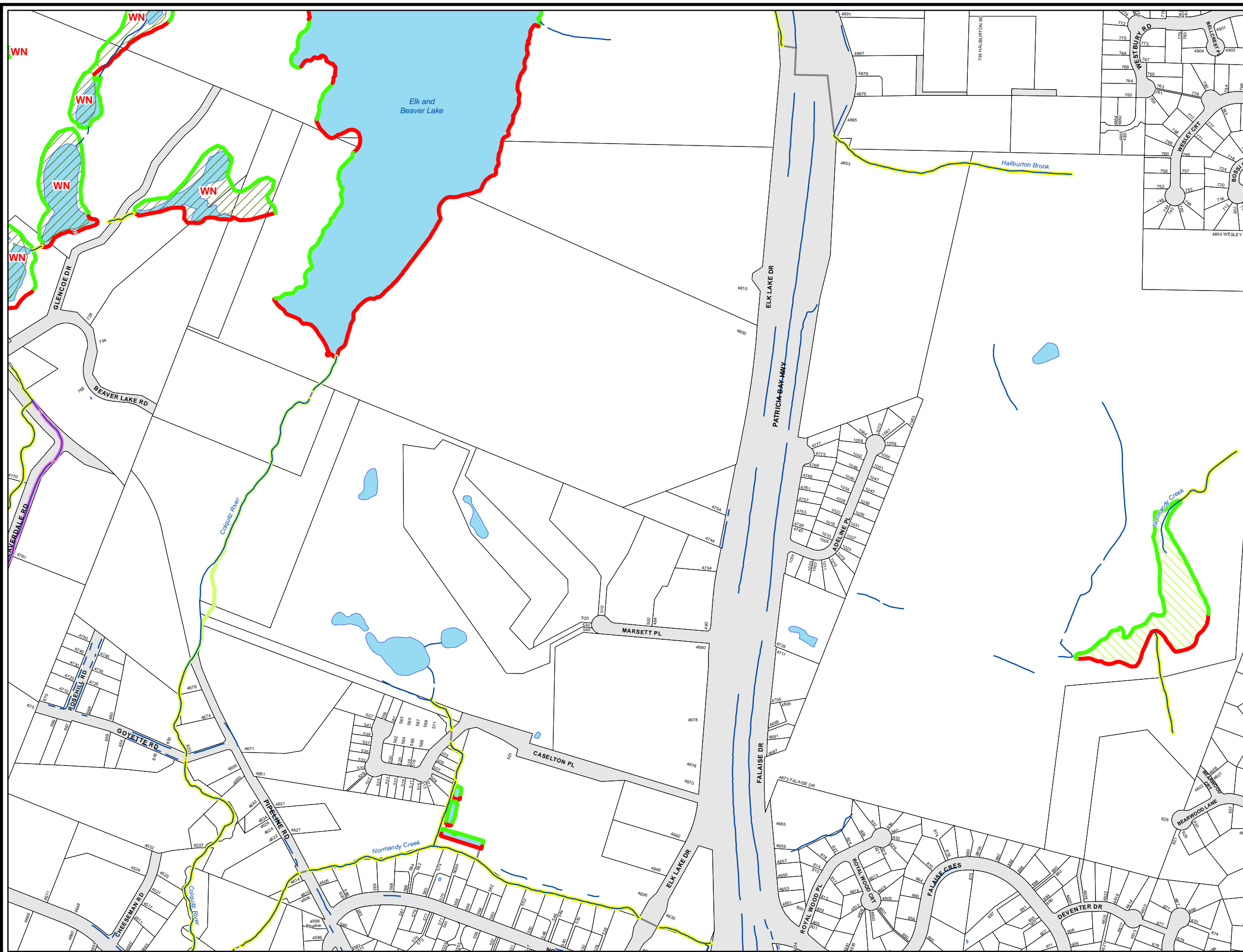
Provincial Sensitive Ecosystem Inventory 2010



Municipal Data



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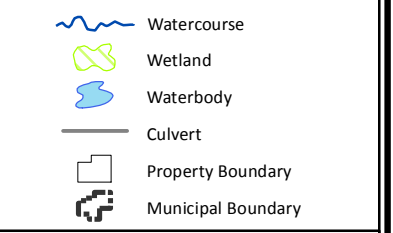
Streams Protection & Enhancement Area



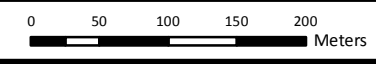
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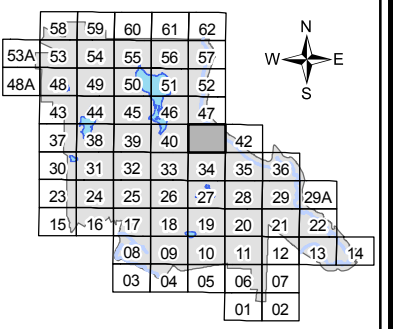
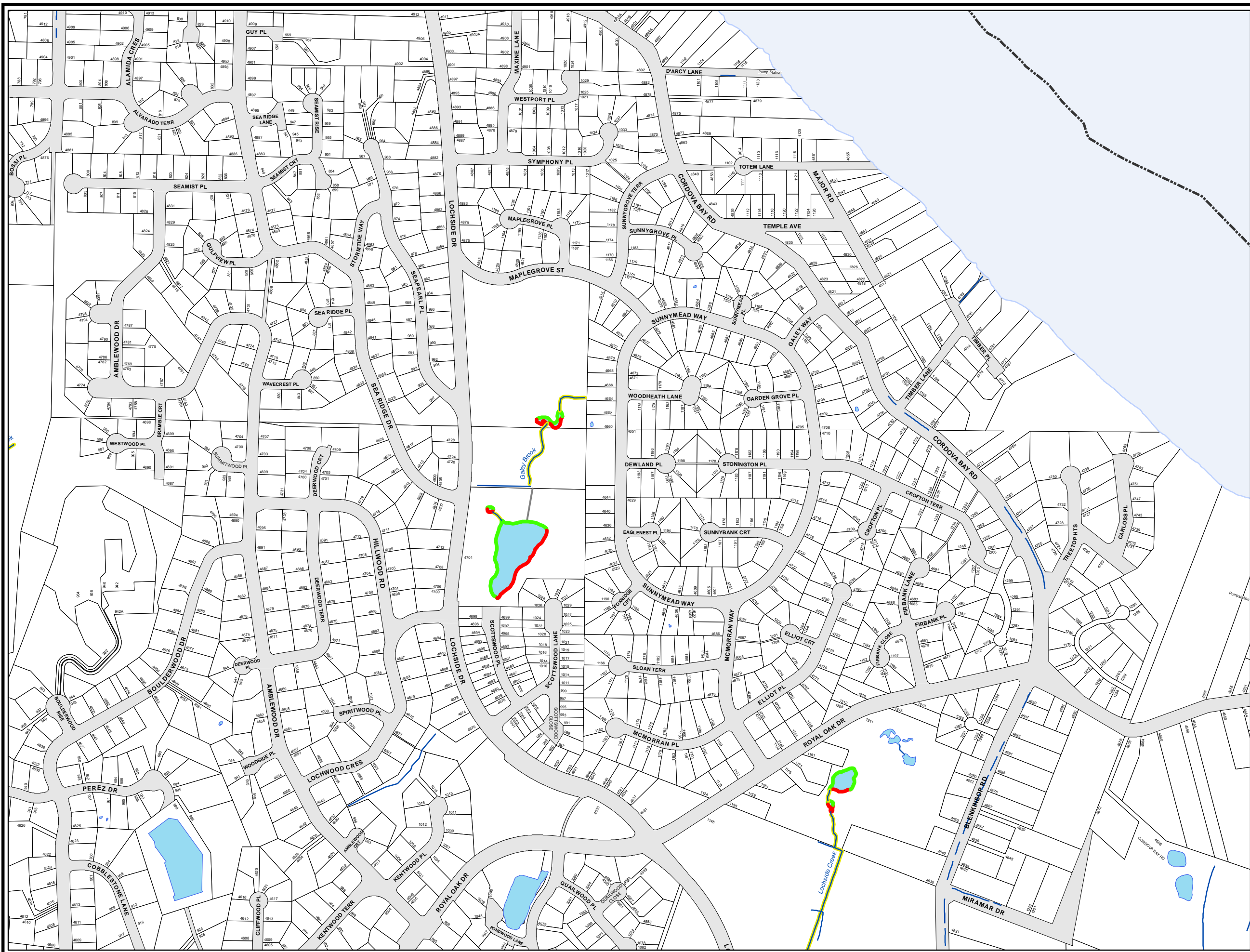


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Streamside Protection & Enhancement Area



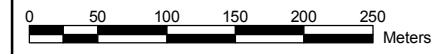
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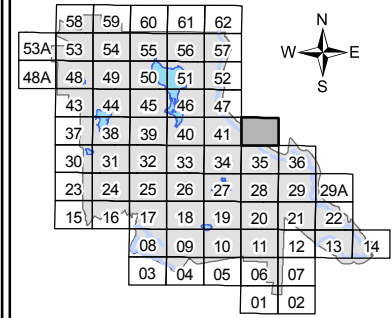
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Streamside Protection & Enhancement Area



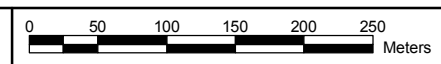
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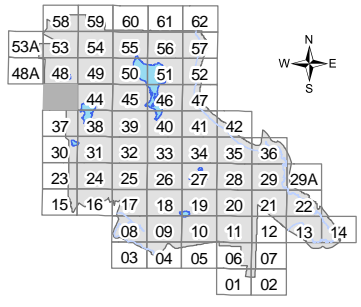
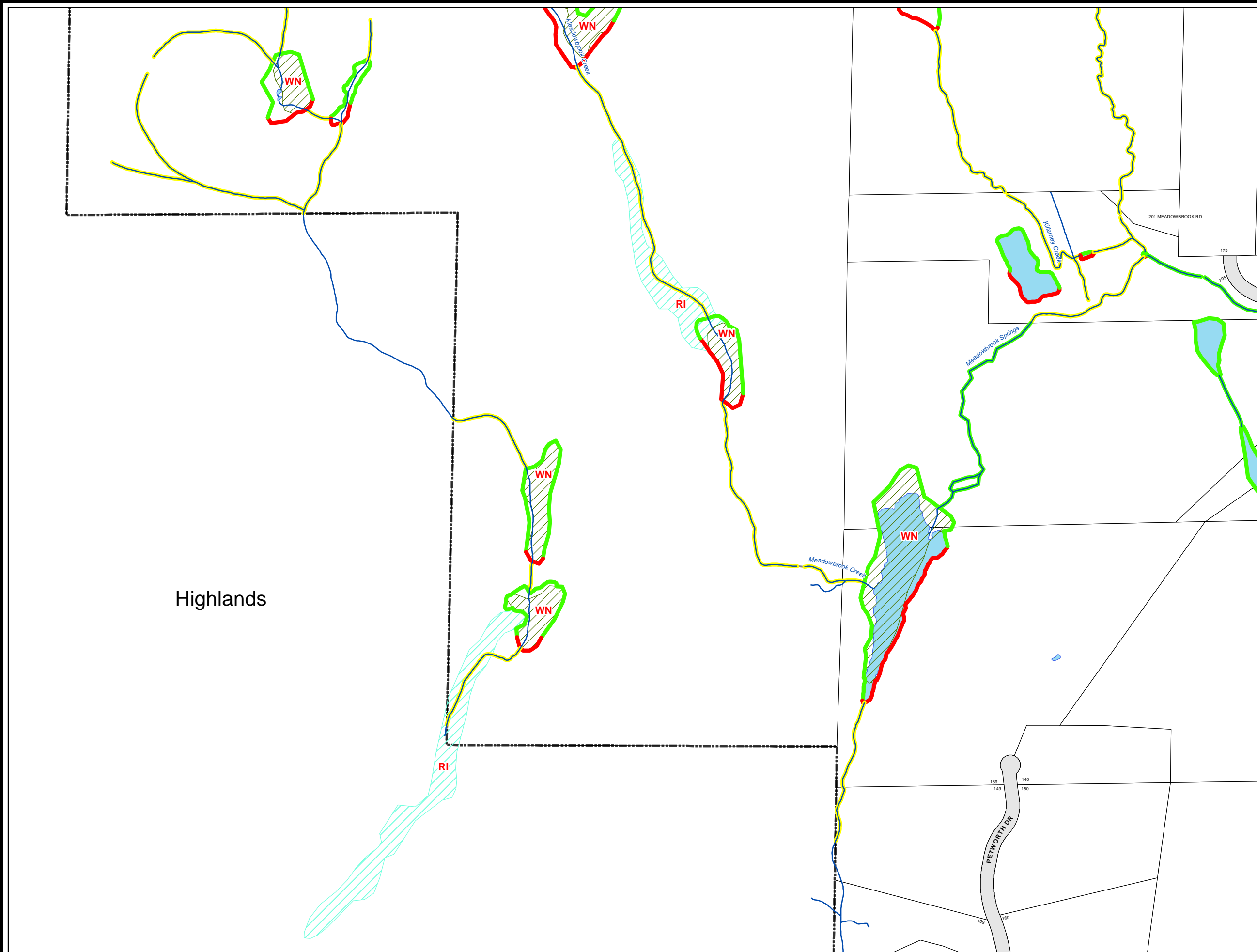
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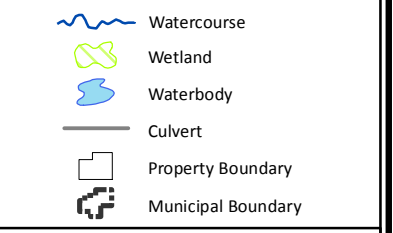
Streamside Protection & Enhancement Area



Provincial Sensitive Ecosystem Inventory 2010

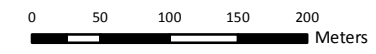


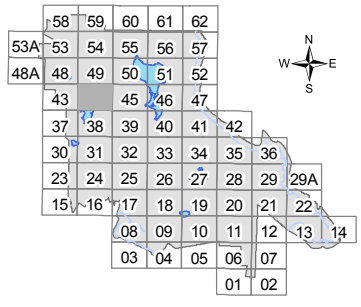
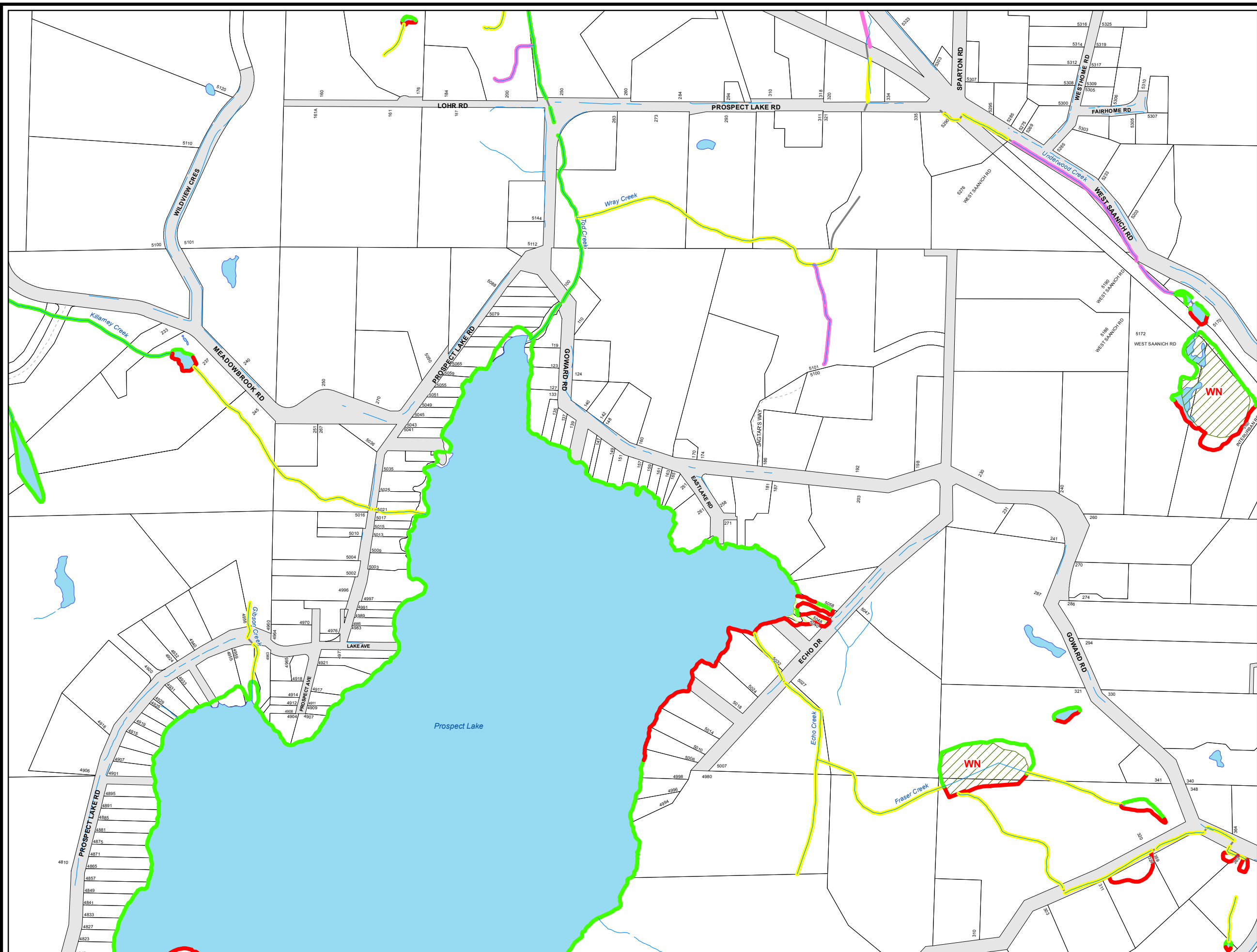
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Highlands





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Streamside Protection & Enhancement Area



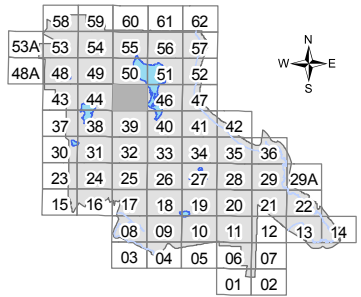
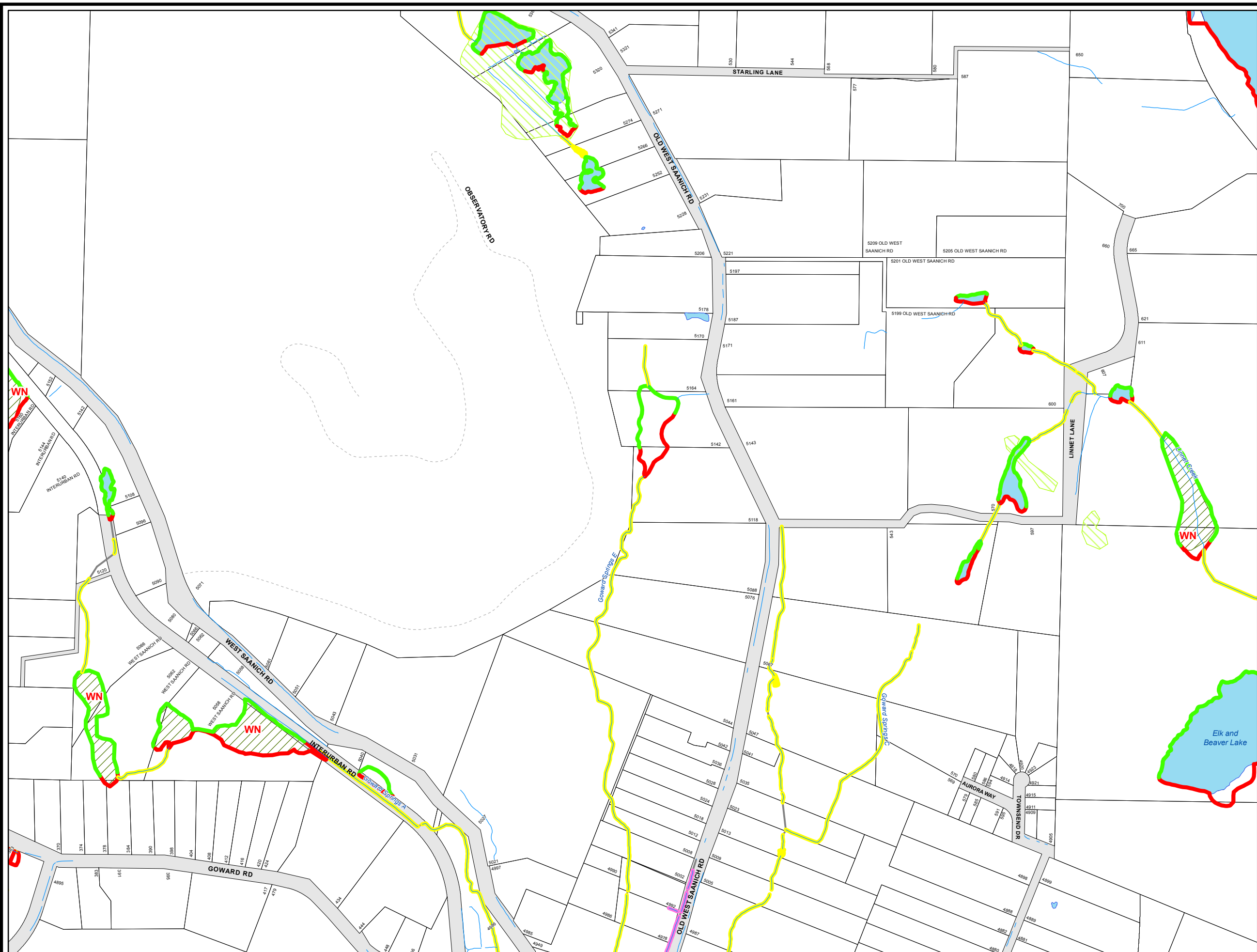
Provincial Sensitive Ecosystem Inventory 2010

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

- Watercourse
- Wetland
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- Culvert
- Property Boundary
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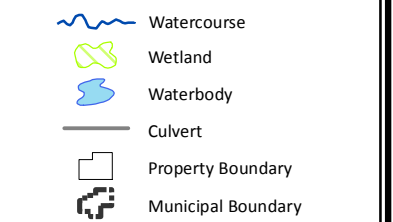
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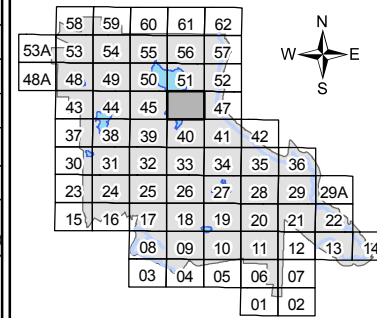
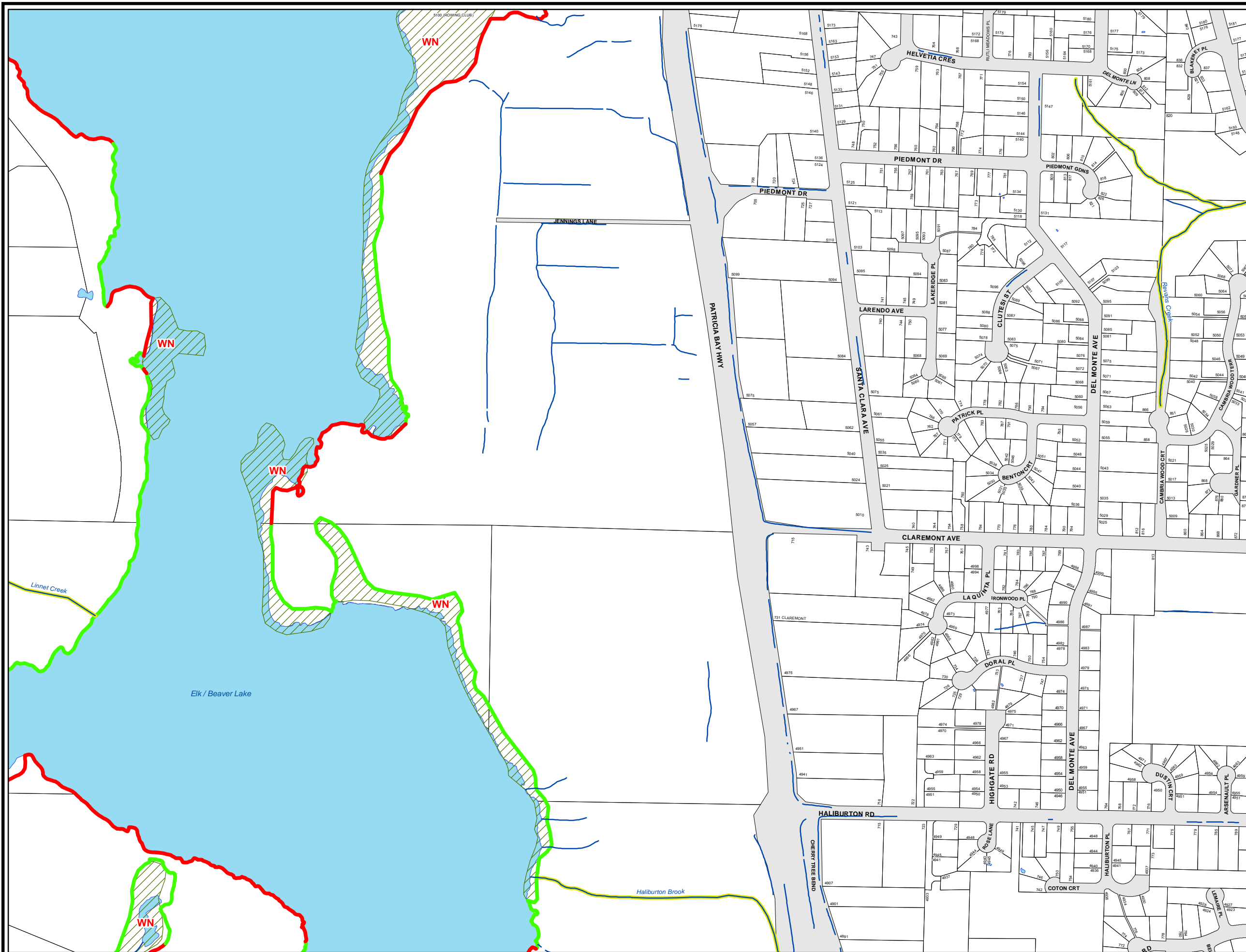
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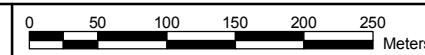
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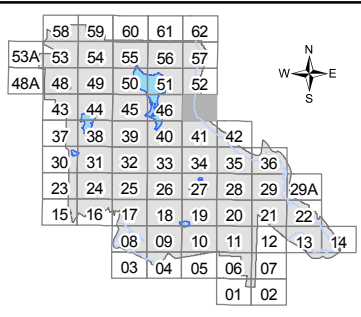
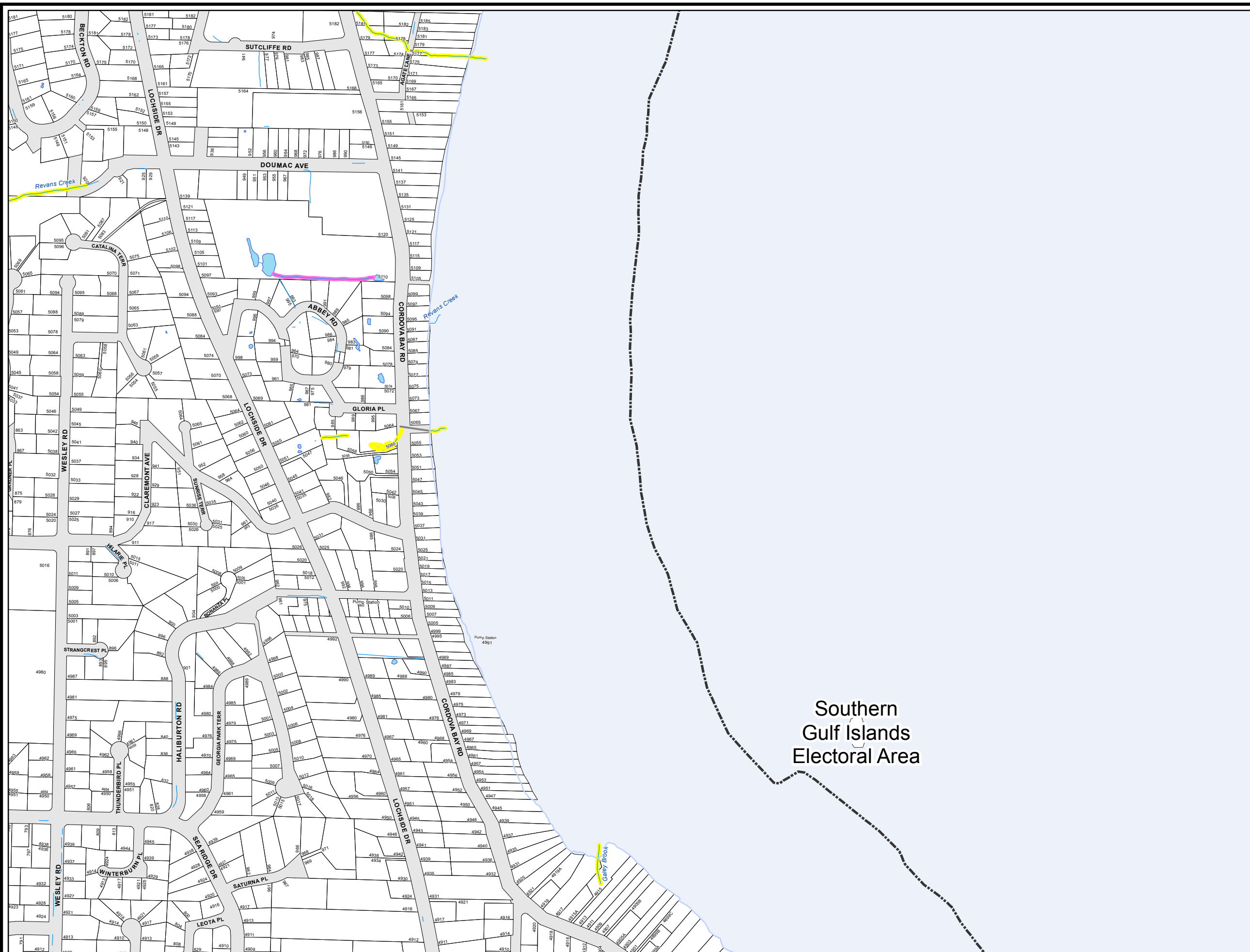
- Seasonally Flooded Agricultural Field
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- Native Wetland Vegetation

Municipal Data

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- Water Body
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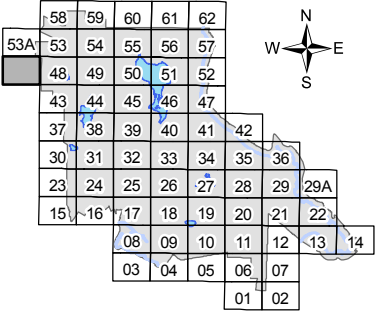
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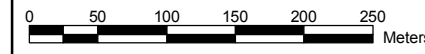
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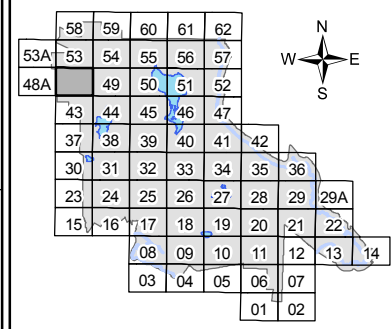
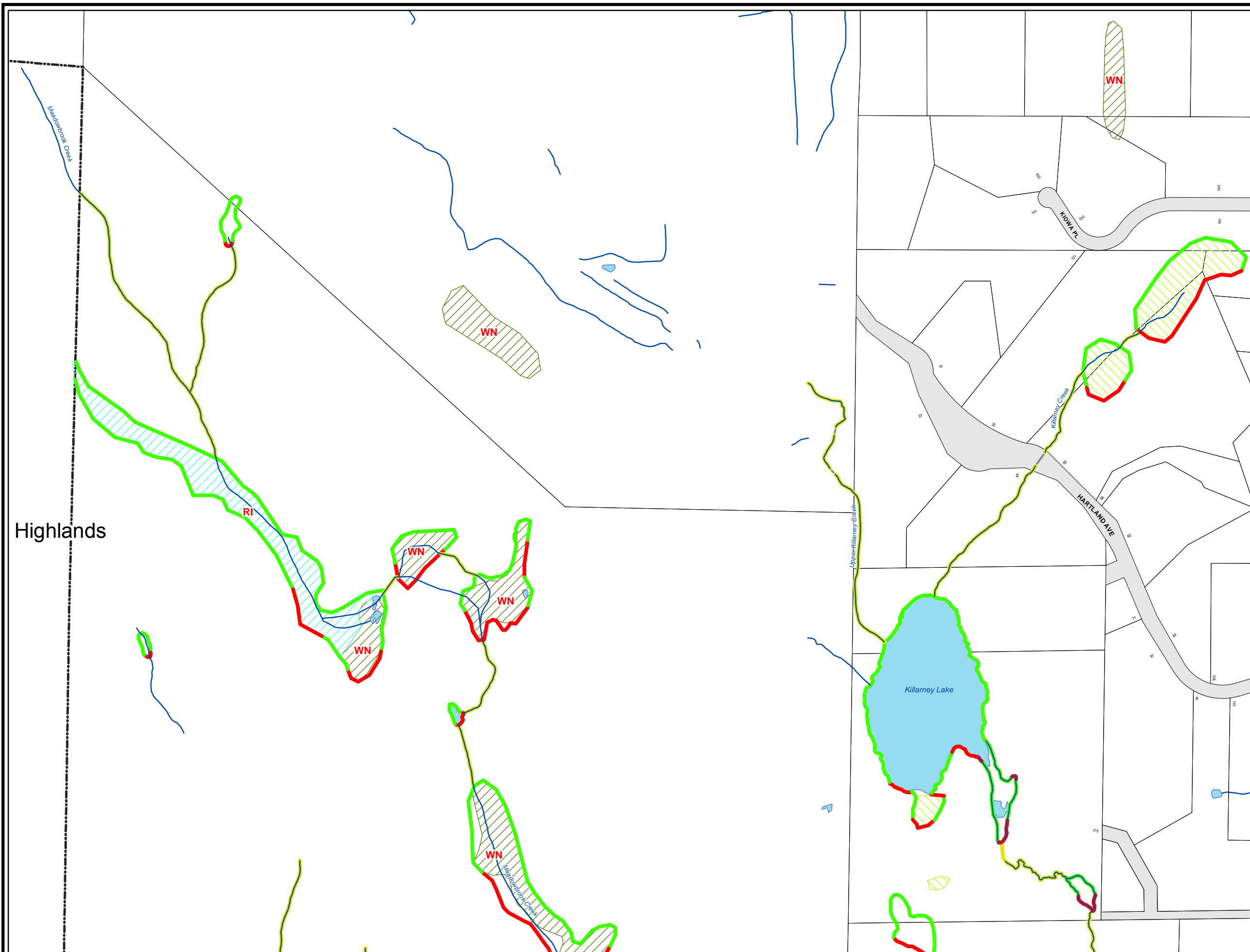
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Streamside Protection & Enhancement Area

- 30m (Red line)
- 25m (Orange line)
- 20m (Light Green line)
- 15m (Bright Green line)
- 10m (Yellow line)
- 5m (Pink line)

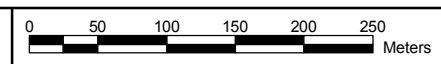
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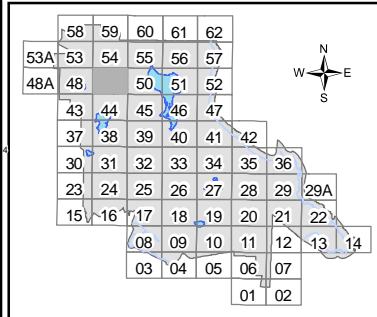
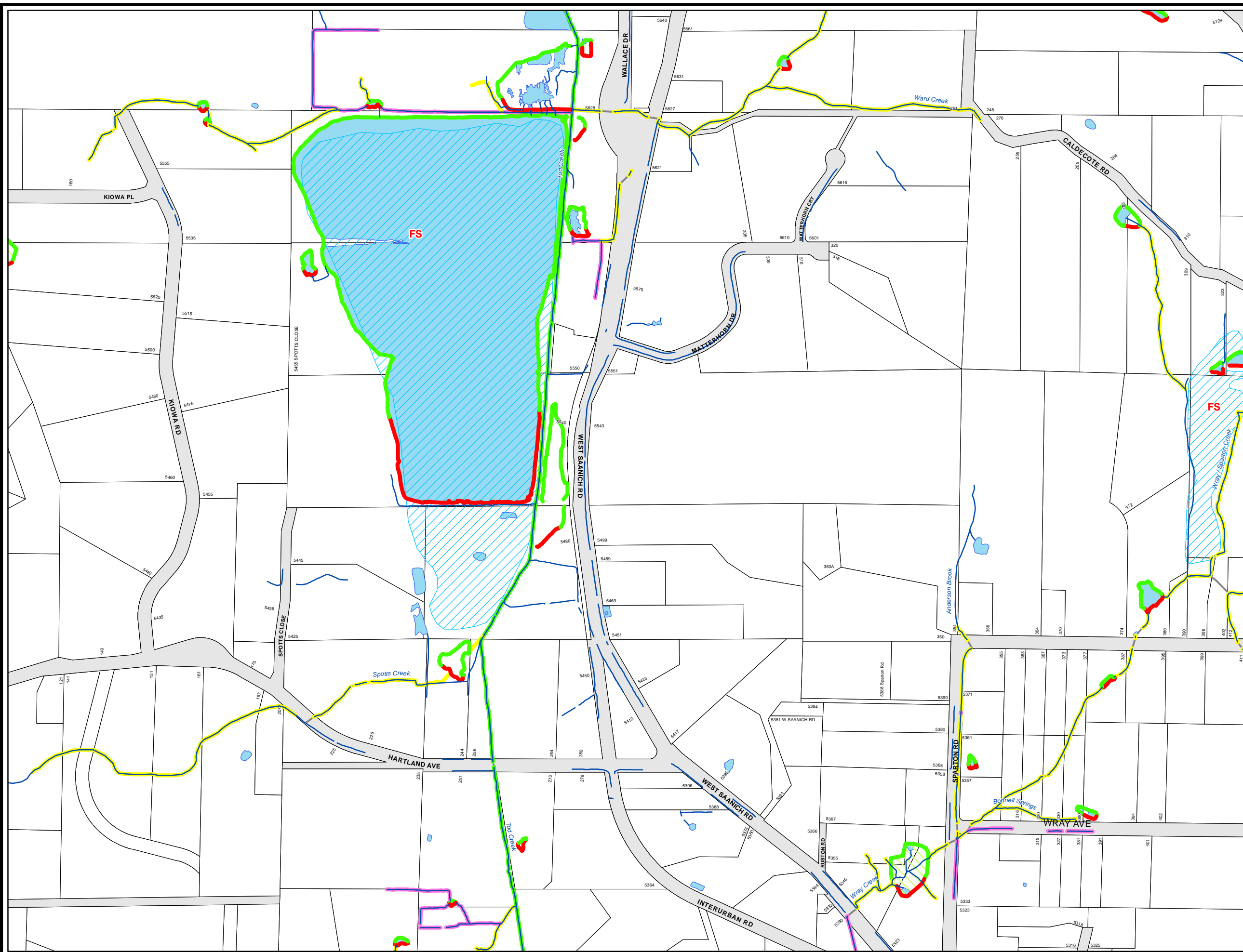
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- RI Riparian
- WN Native Wetland Vegetation

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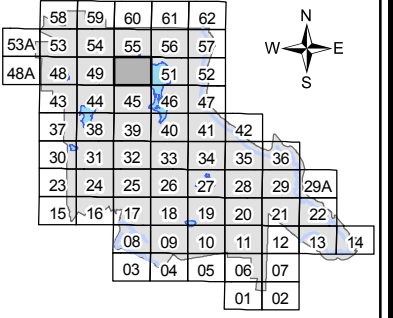
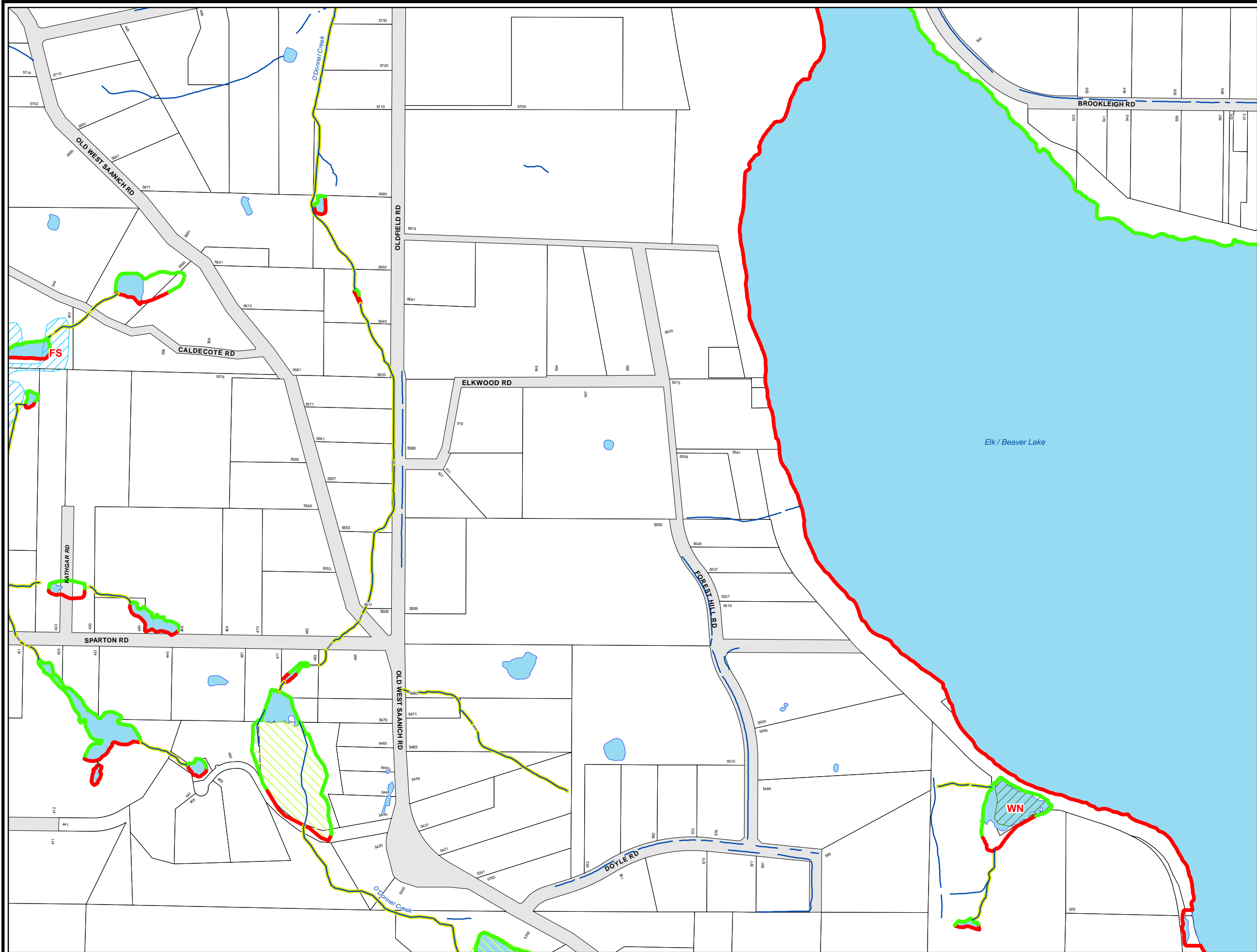
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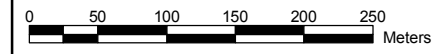
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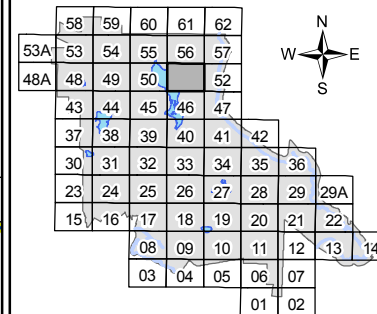
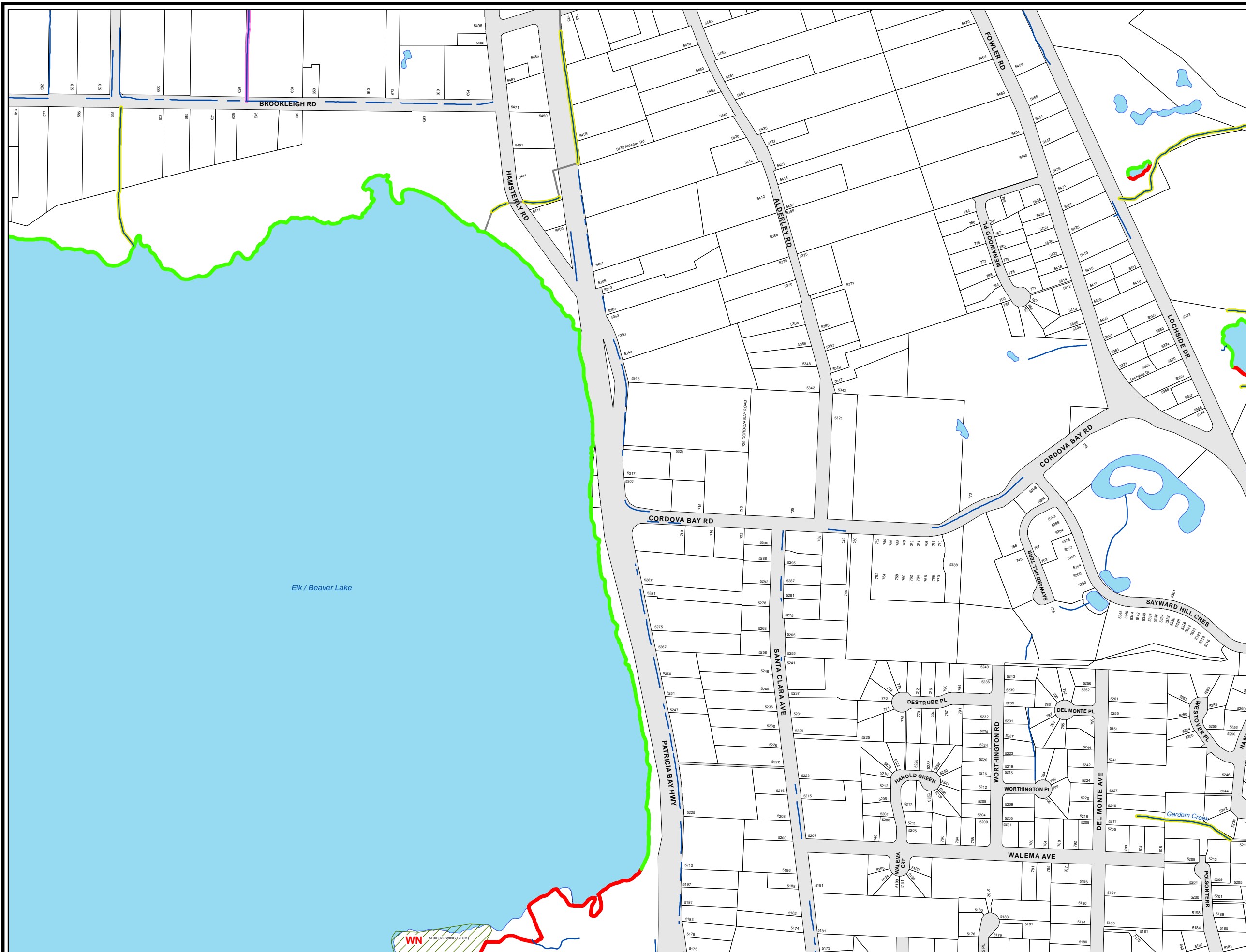
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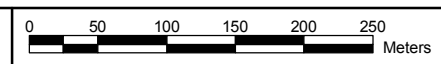
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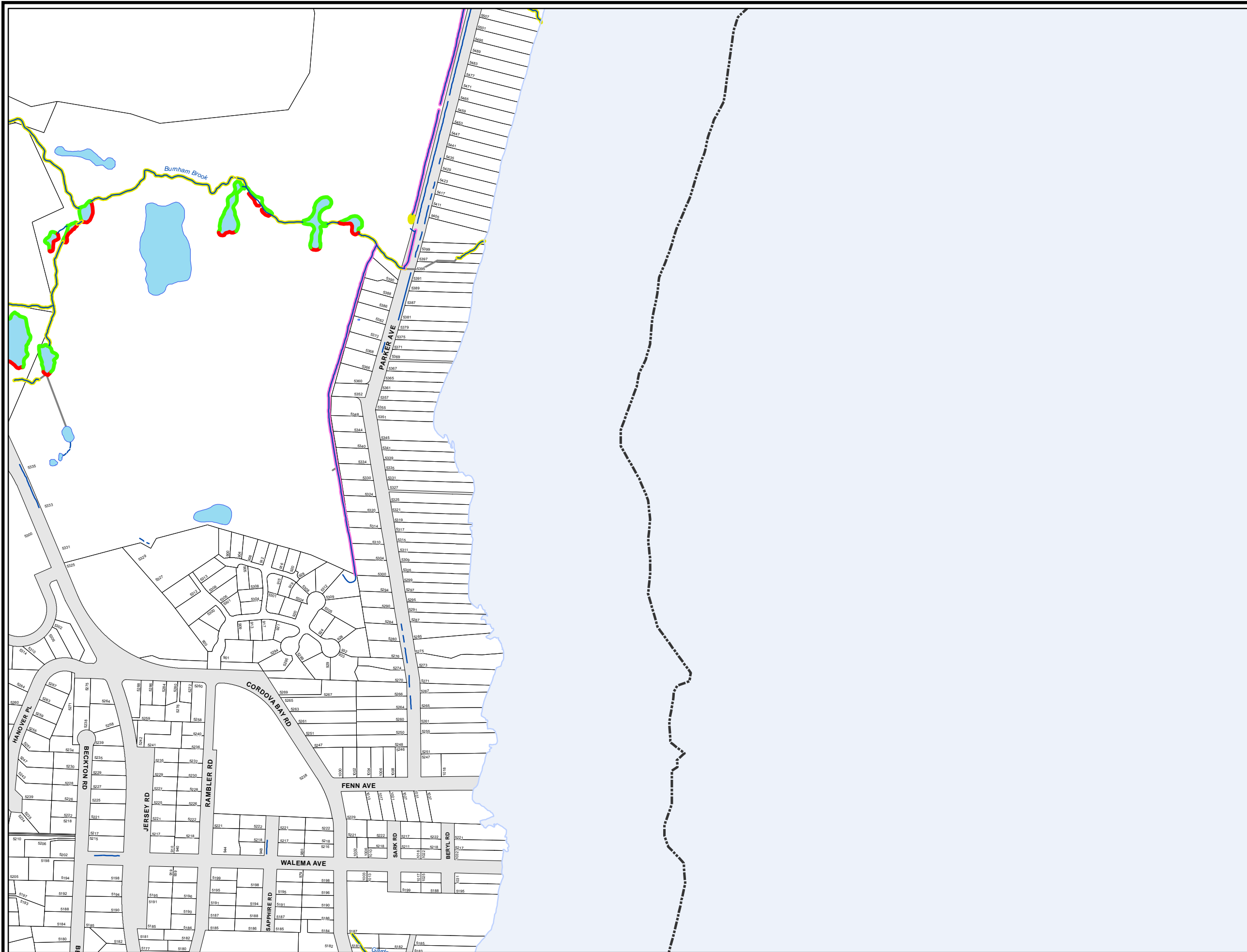
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	58	59	60	61	62			
53A	53	54	55	56	57			
48A	48	49	50	51	52			
	43	44	45	46	47			
	37	38	39	40	41	42		
	30	31	32	33	34	35	36	
	23	24	25	26	27	28	29	29A
	15	16	17	18	19	20	21	22
		08	09	10	11	12	13	14
		03	04	05	06	07		
					01	02		



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Streamside Protection & Enhancement Area

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- 25m (Orange line)
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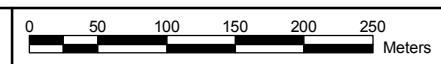
Provincial Sensitive Ecosystem Inventory 2010

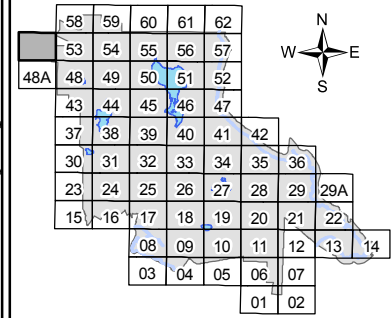
- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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Juan de Fuca EA

Highlands

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Streamside Protection & Enhancement Area



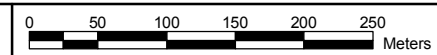
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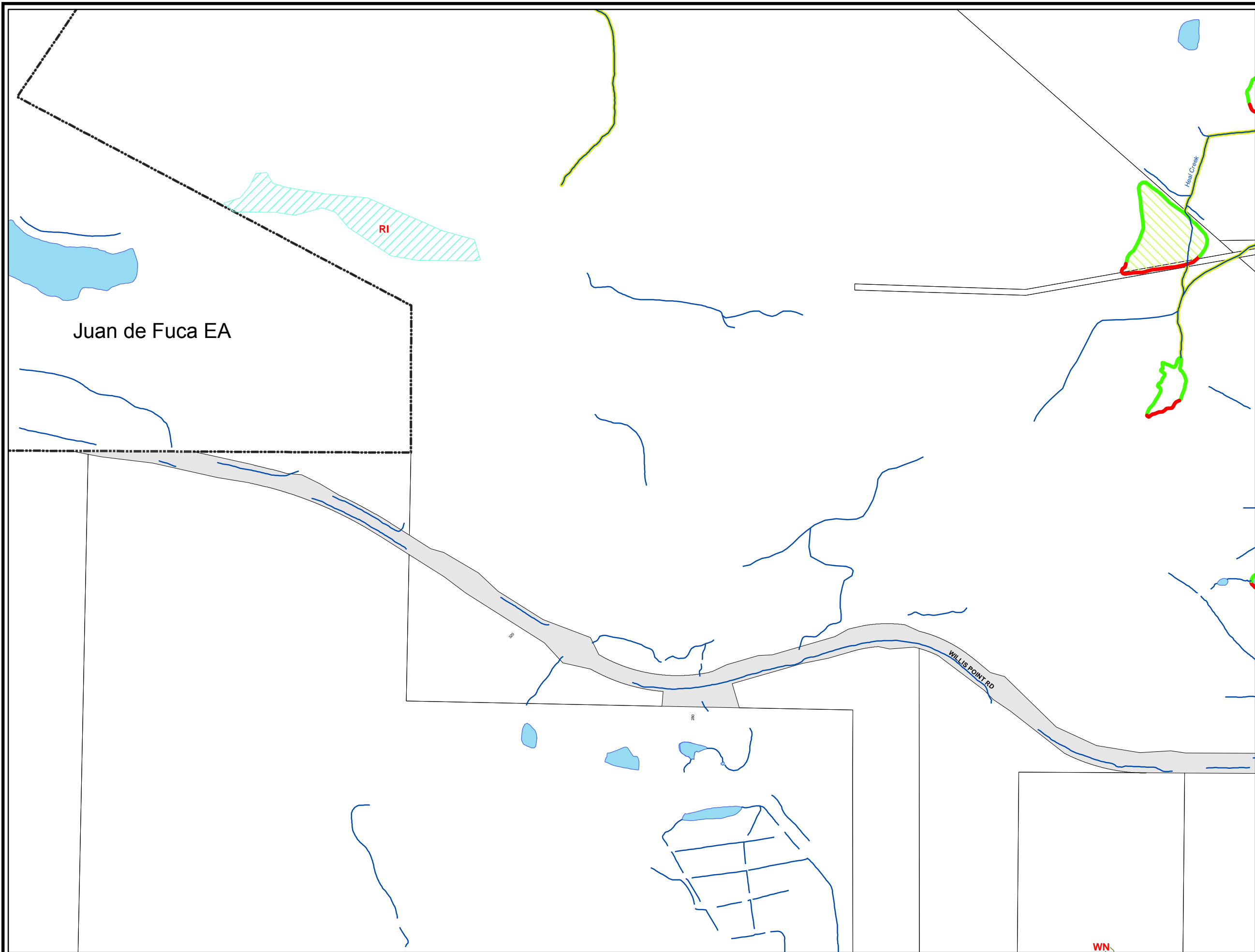
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- Riparian
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Municipal Data

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- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
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58	59	60	61	62			
53A	54	55	56	57			
48A	48	49	50	51	52		
43	44	45	46	47			
37	38	39	40	41	42		
30	31	32	33	34	35	36	
23	24	25	26	27	28	29	29A
15	16	17	18	19	20	21	22
	08	09	10	11	12	13	14
	03	04	05	06	07		
				01	02		



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Streamside Protection & Enhancement Area

	30m		15m
	25m		10m
	20m		5m

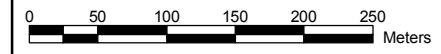
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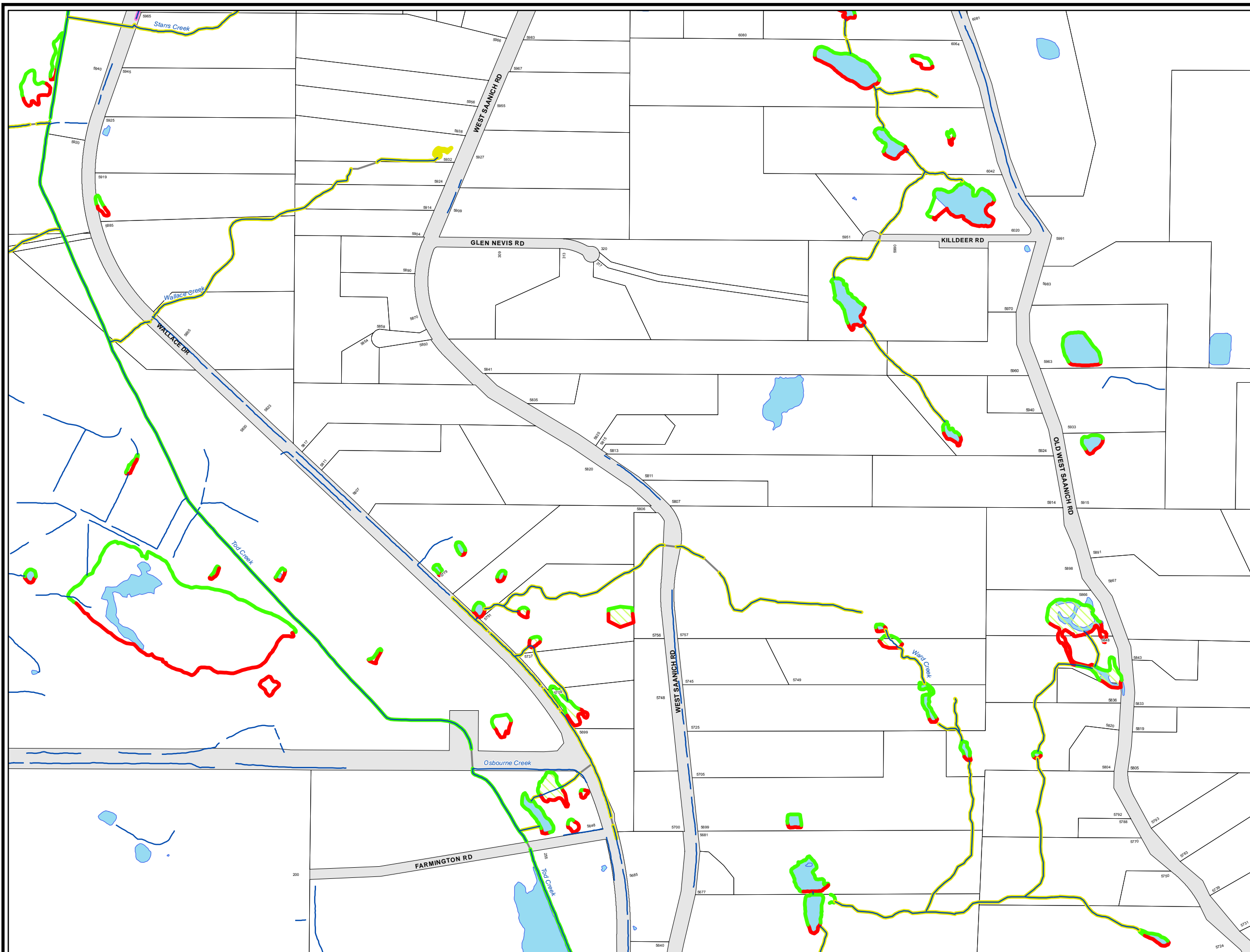
	Seasonally Flooded Agricultural Field
	Riparian
	Native Wetland Vegetation

Municipal Data

	Water Course
	Saanich Wetlands
	Water Body
	Culvert
	Property Boundary
	Municipal Boundary

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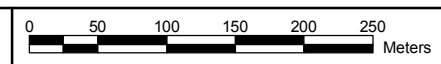
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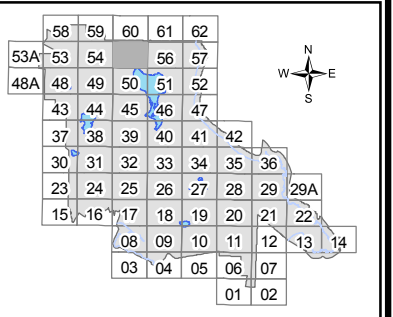
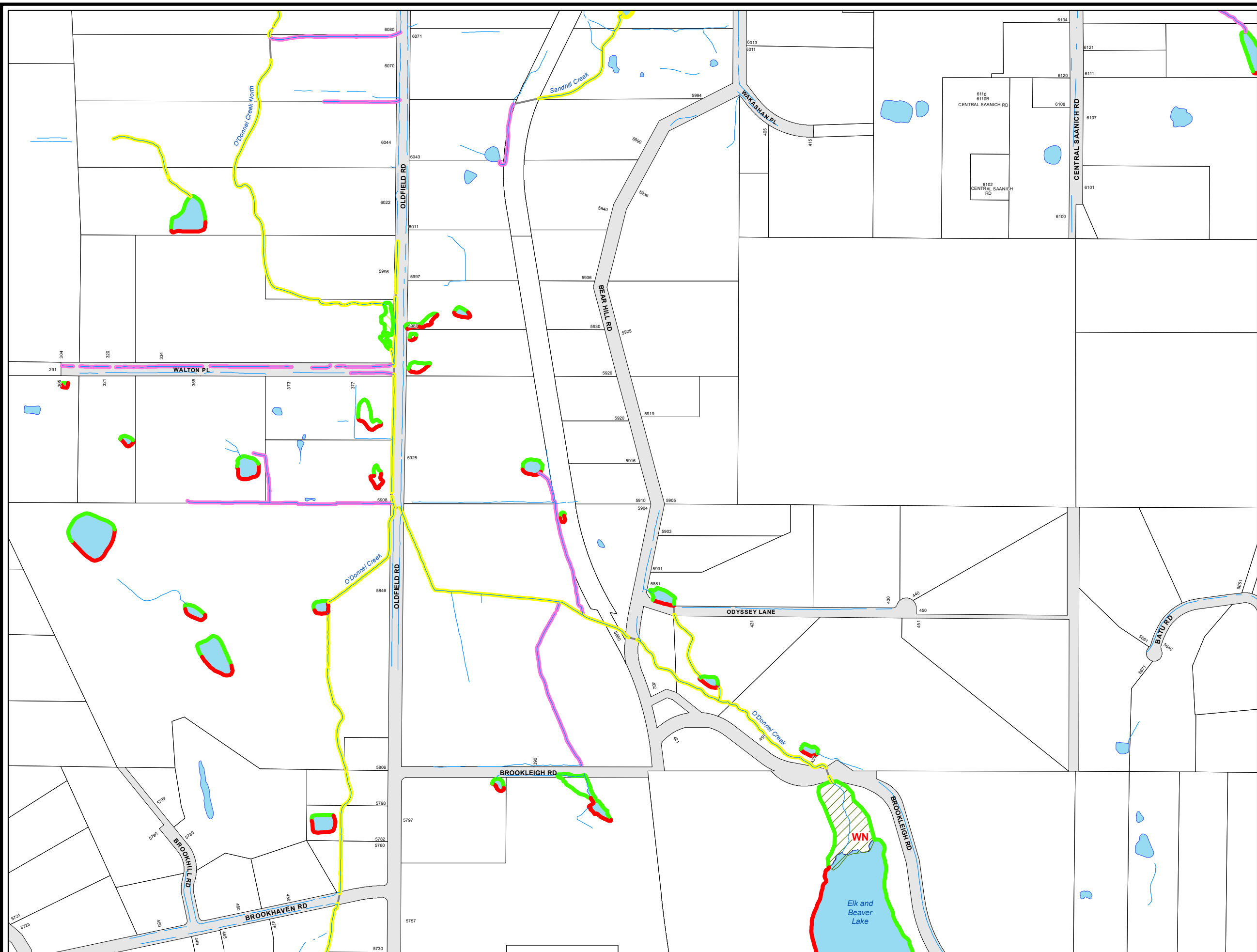
- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
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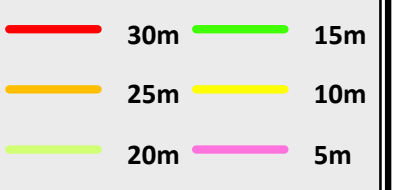
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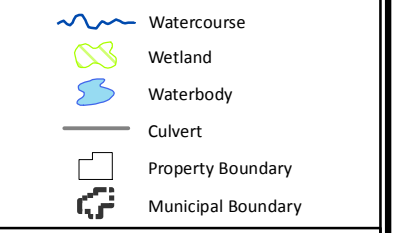
Streamside Protection & Enhancement Area



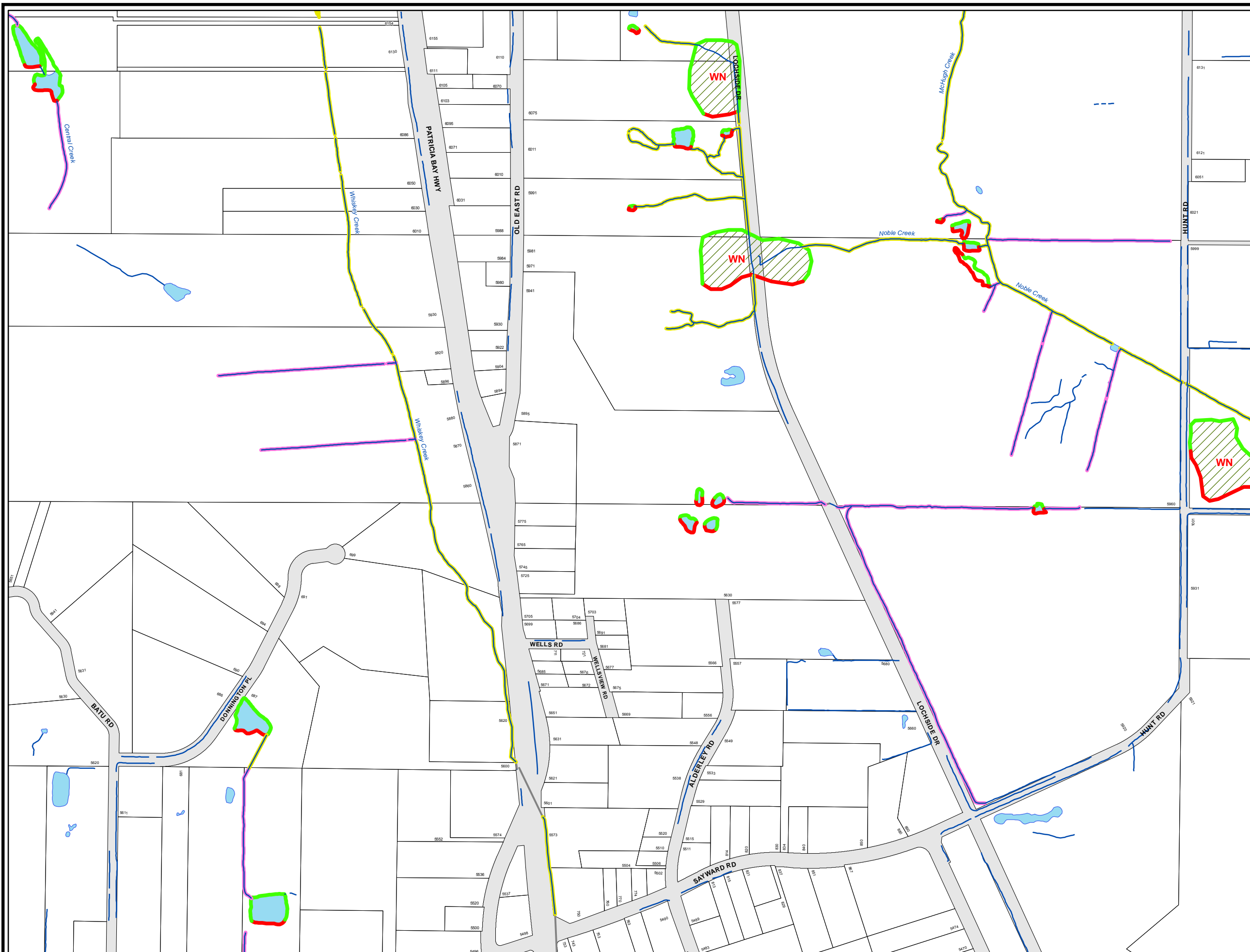
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Municipal Data



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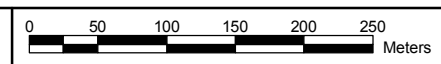
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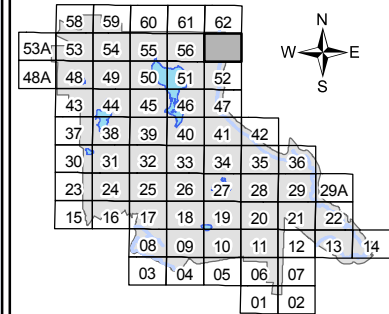
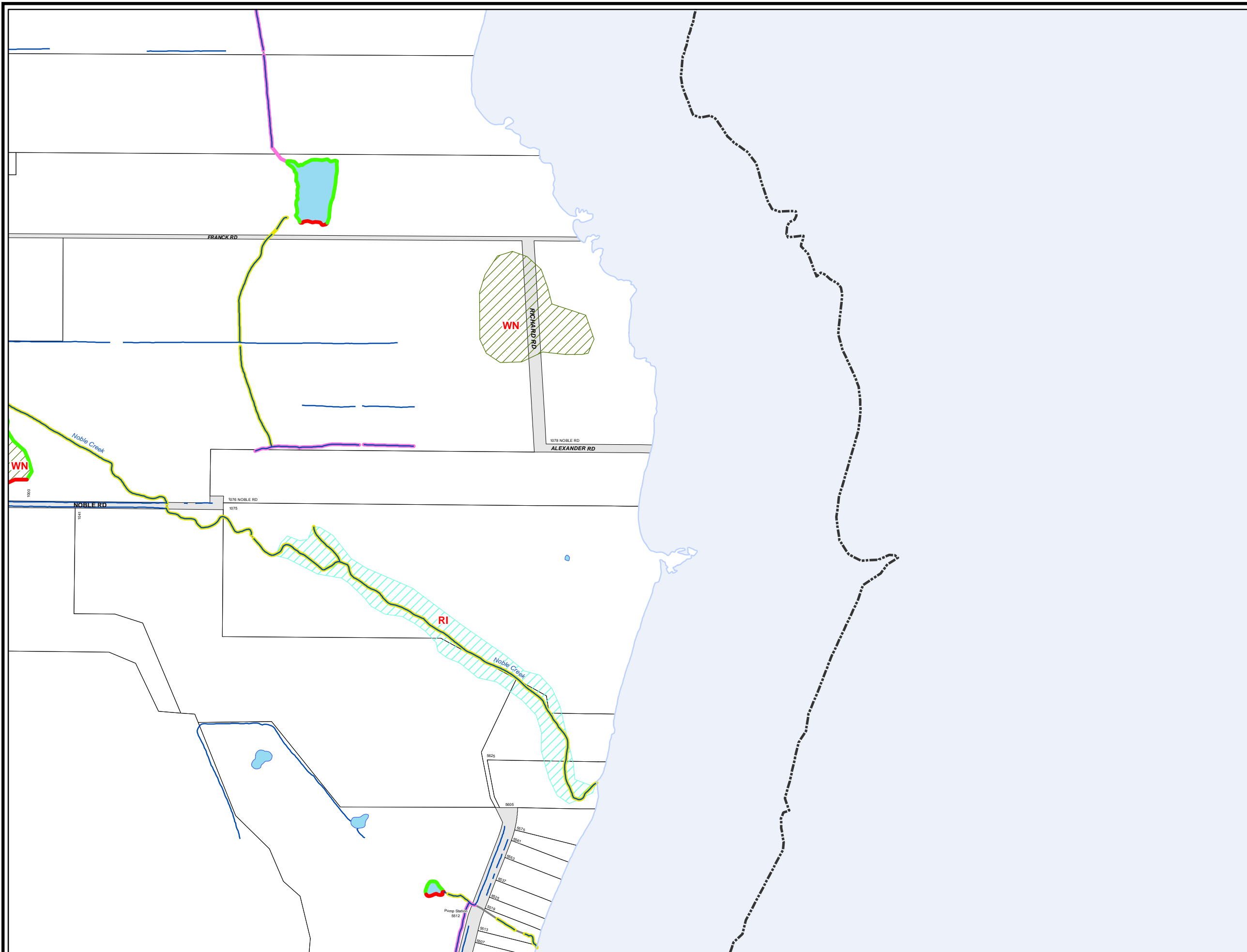
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Municipal Data

- Water Course
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Streamside Protection & Enhancement Area



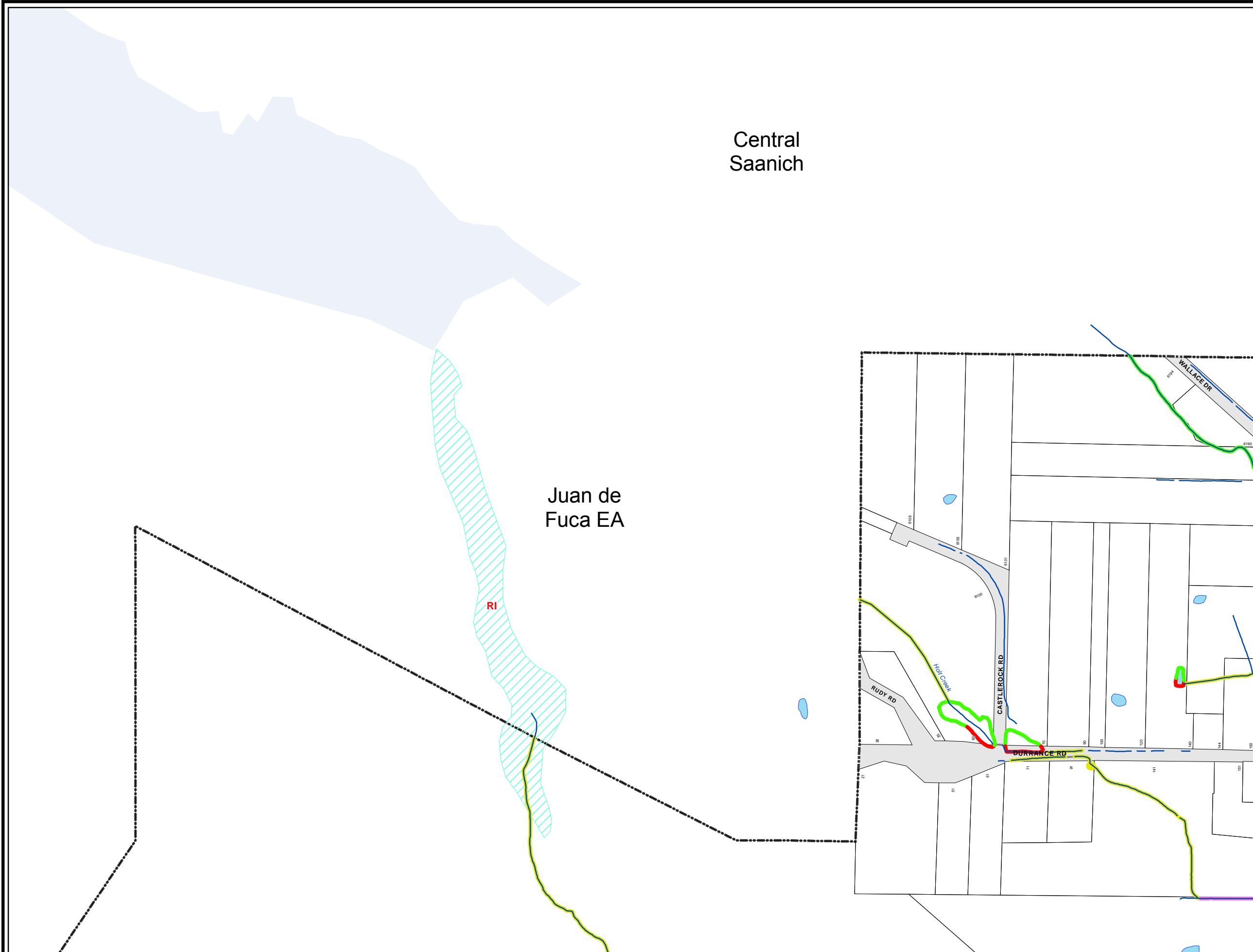
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Municipal Data

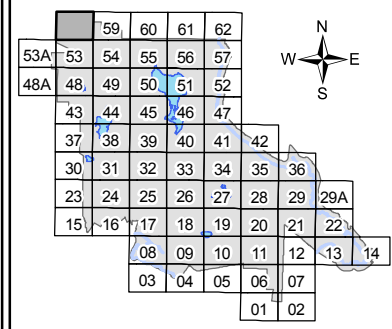
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Central Saanich

Juan de Fuca EA



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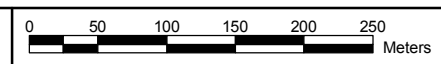
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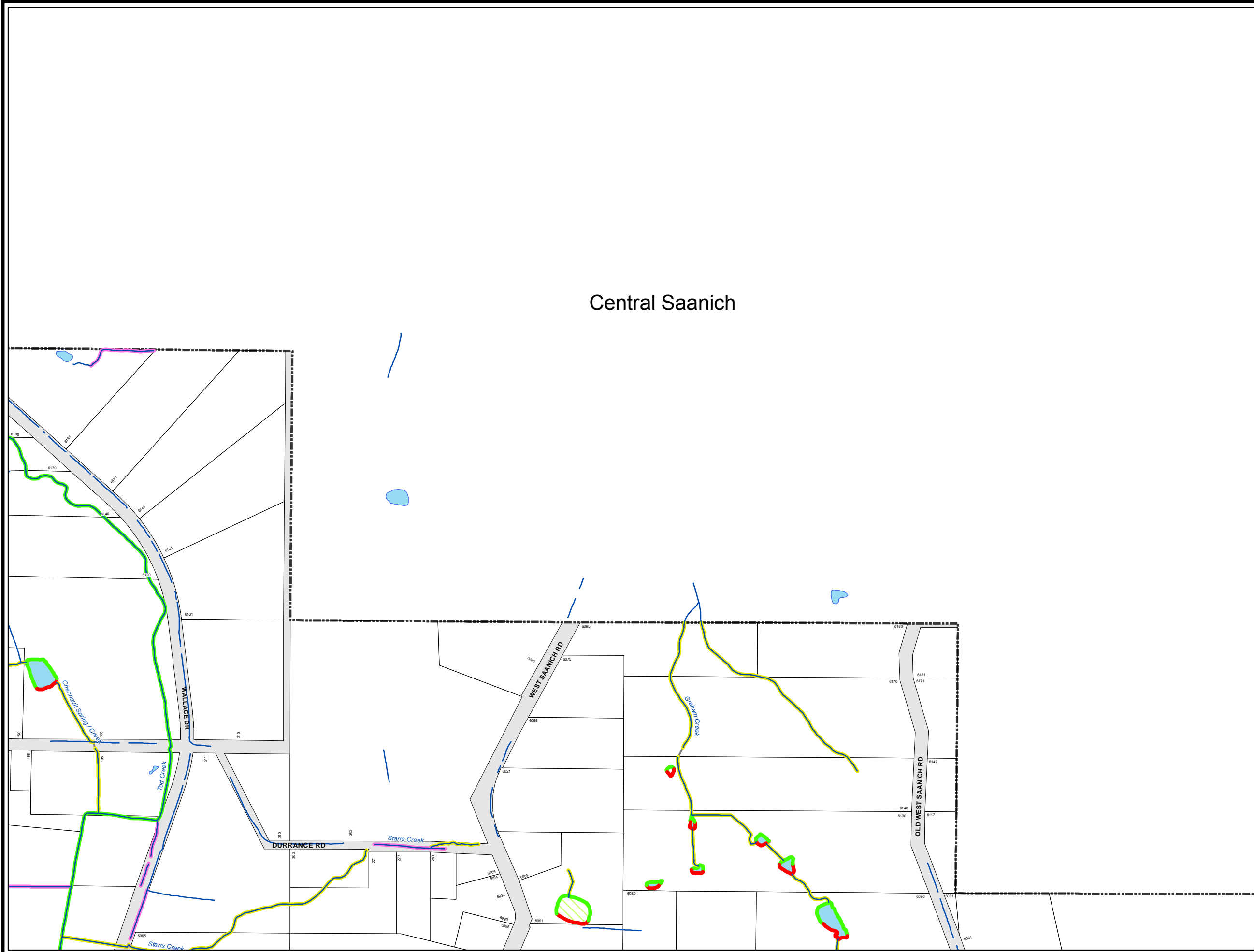
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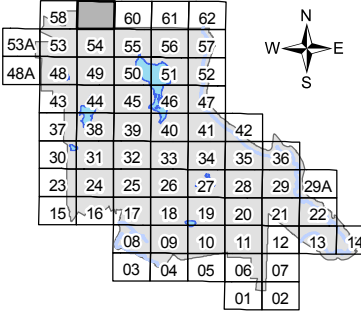
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Streamside Protection & Enhancement Area



Provincial Sensitive Ecosystem Inventory 2010

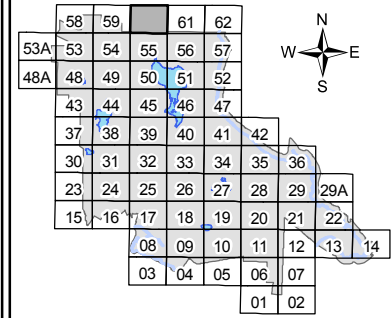
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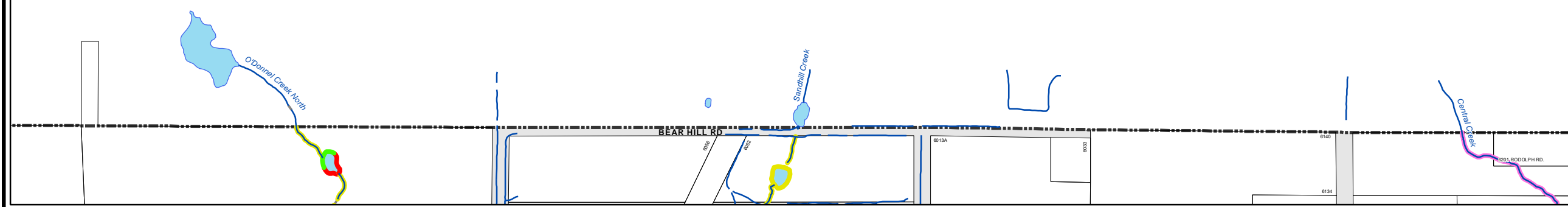
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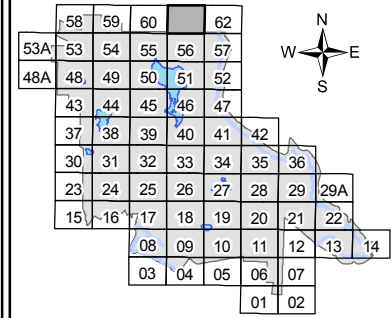
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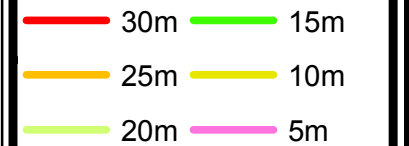
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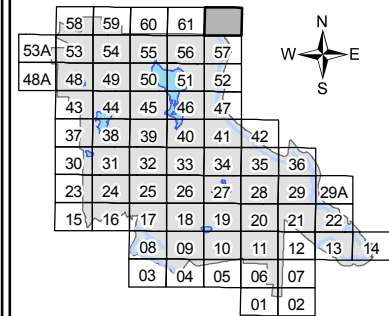
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Central
Saanich



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