

The Corporation of the  
District of Saanich

## STREAMSIDE DEVELOPMENT PERMIT AREA ATLAS

OFFICIAL COMMUNITY PLAN

BYLAW NO. 8940  
2008

APPENDIX N: SCHEDULE 2

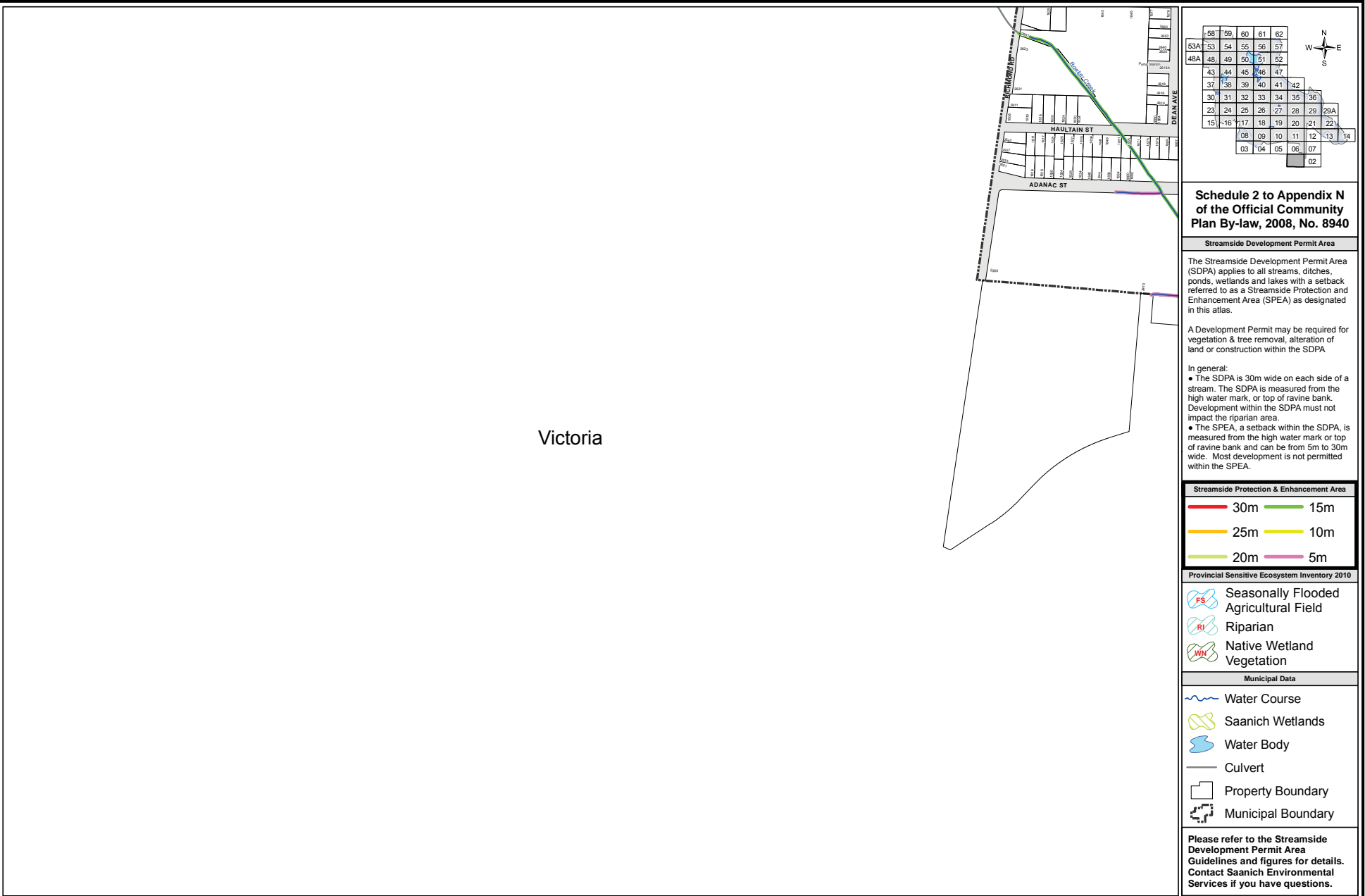


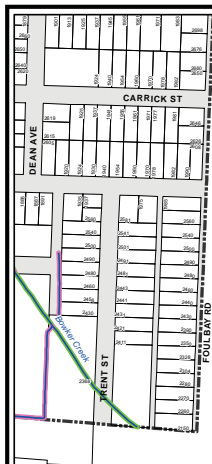
SCHEDULE ADOPTED MARCH 21, 2006  
with Amendments up to OCTOBER 19, 2015

Map Index

Produced by GIS Section for Environmental Services, Planning Dept.

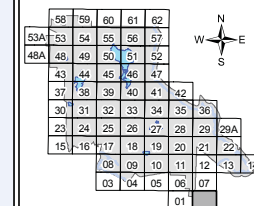
Printed on 100% recycled paper.





Oak Bay

Victoria



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

### Streamside Development Permit Area

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

A Development Permit may be required for vegetation & tree removal, alteration of land or construction within the SDPA.

In general:

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### Streamside Protection & Enhancement Area



### Provincial Sensitive Ecosystem Inventory 2010

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

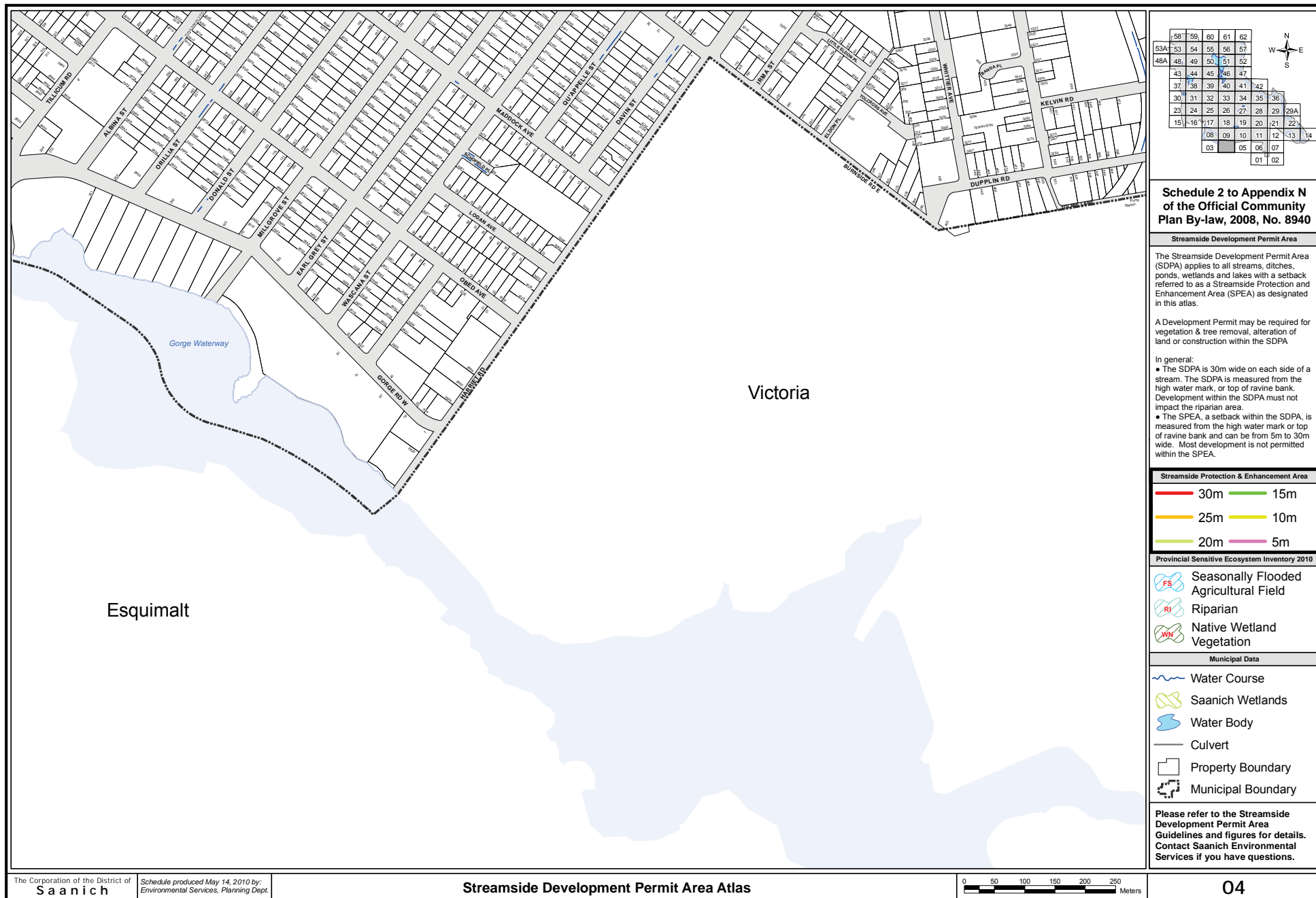
### Municipal Data

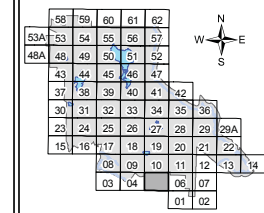
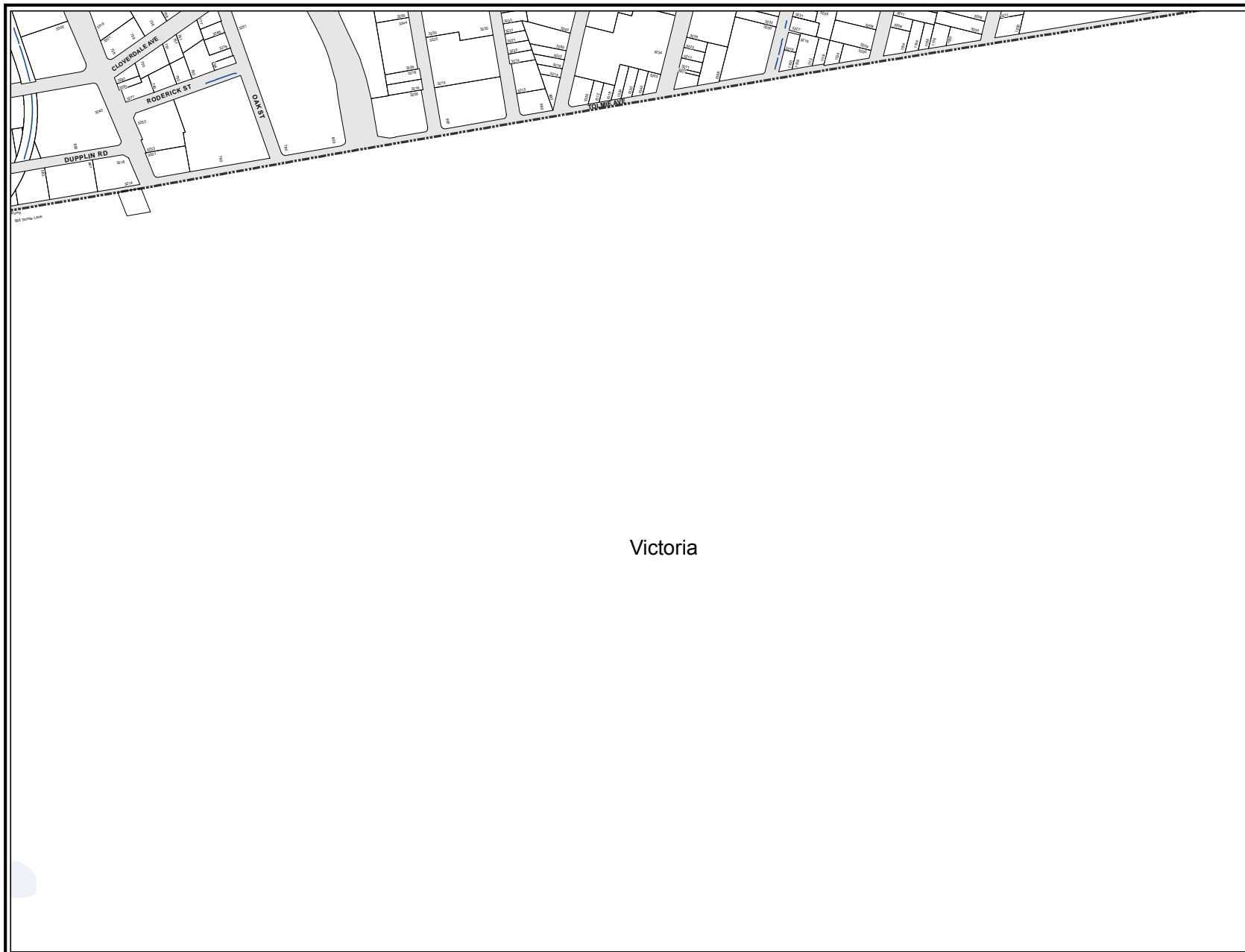
- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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









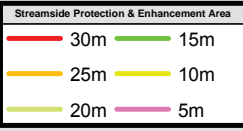
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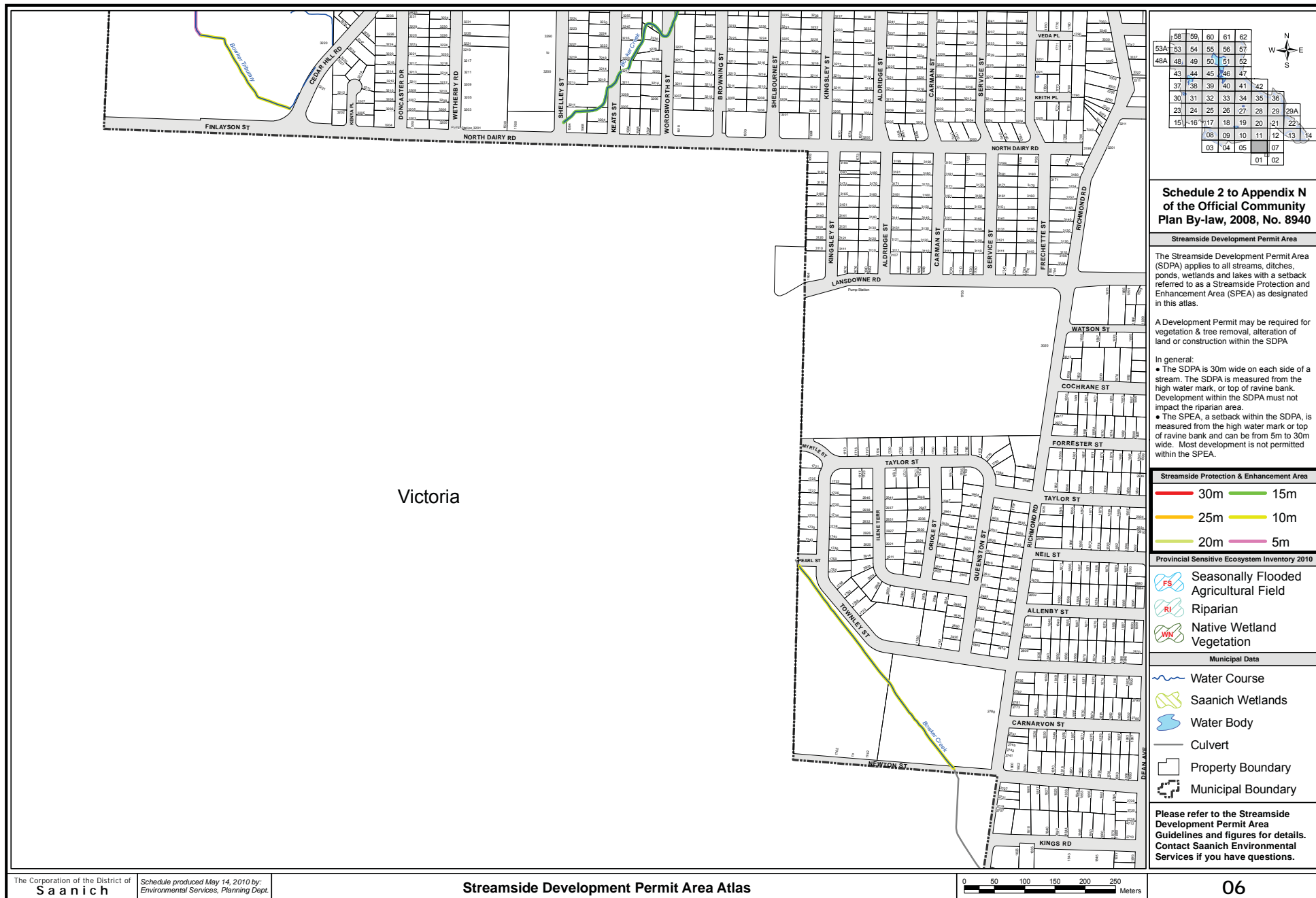
**Provincial Sensitive Ecosystem Inventory 2010**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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25m	10m
20m	5m

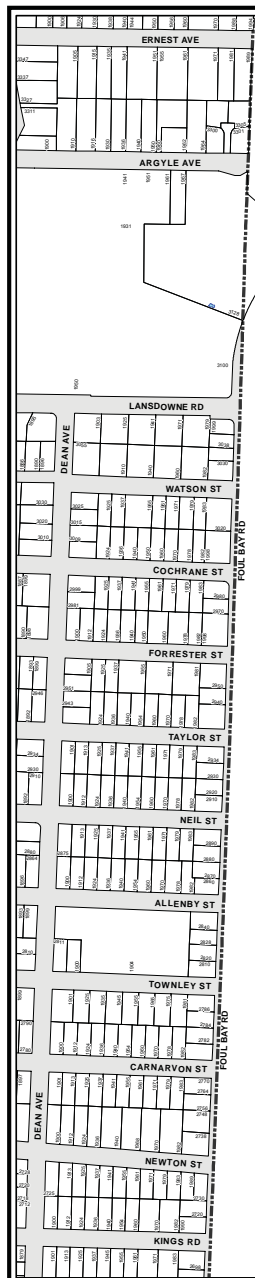
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- RI Riparian
- WN Native Wetland Vegetation

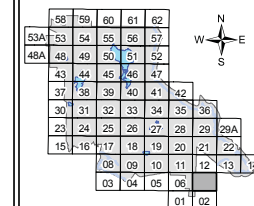
### Municipal Data

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Oak Bay



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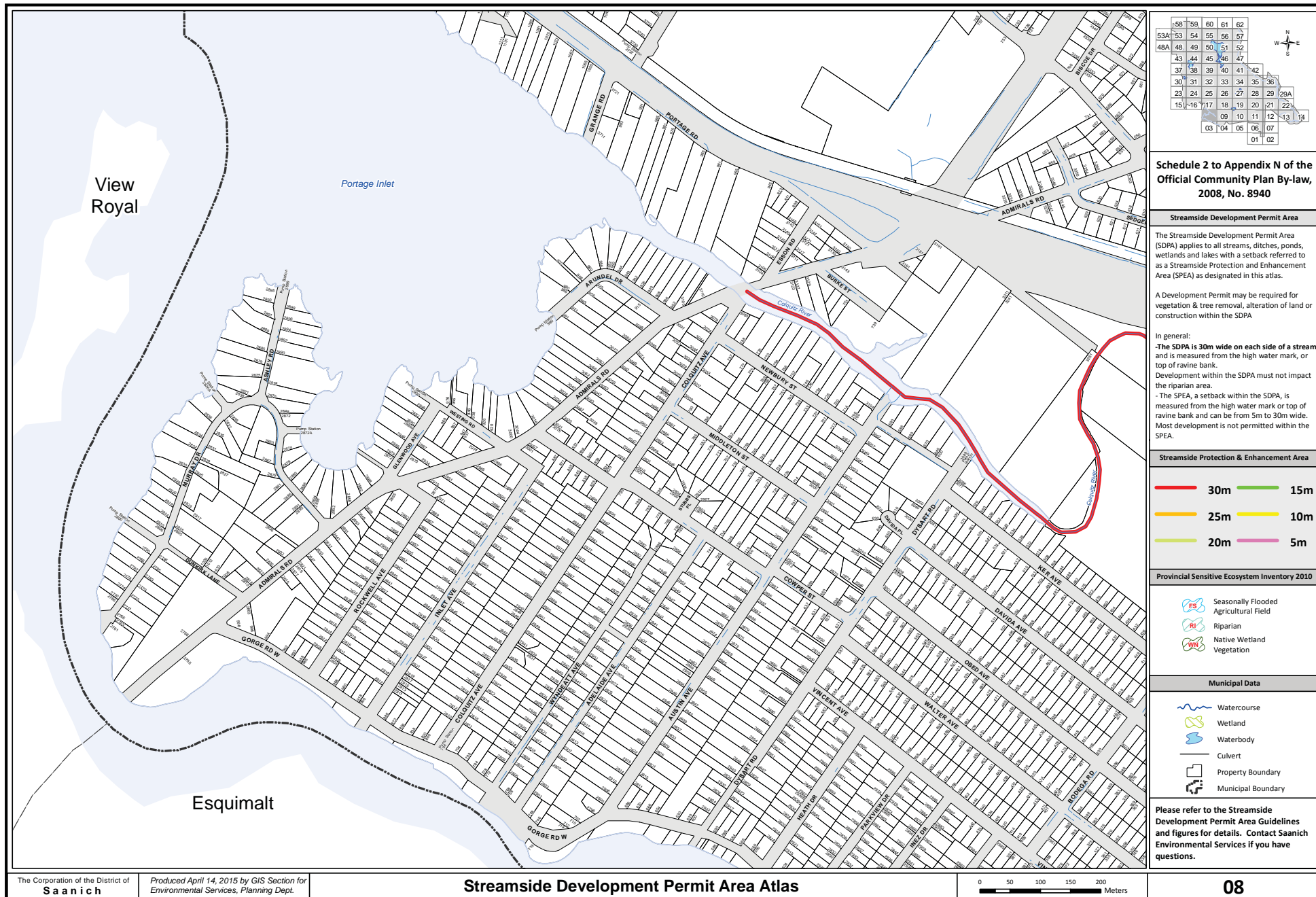
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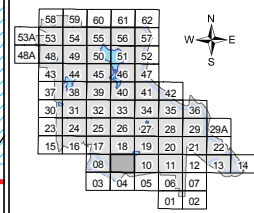
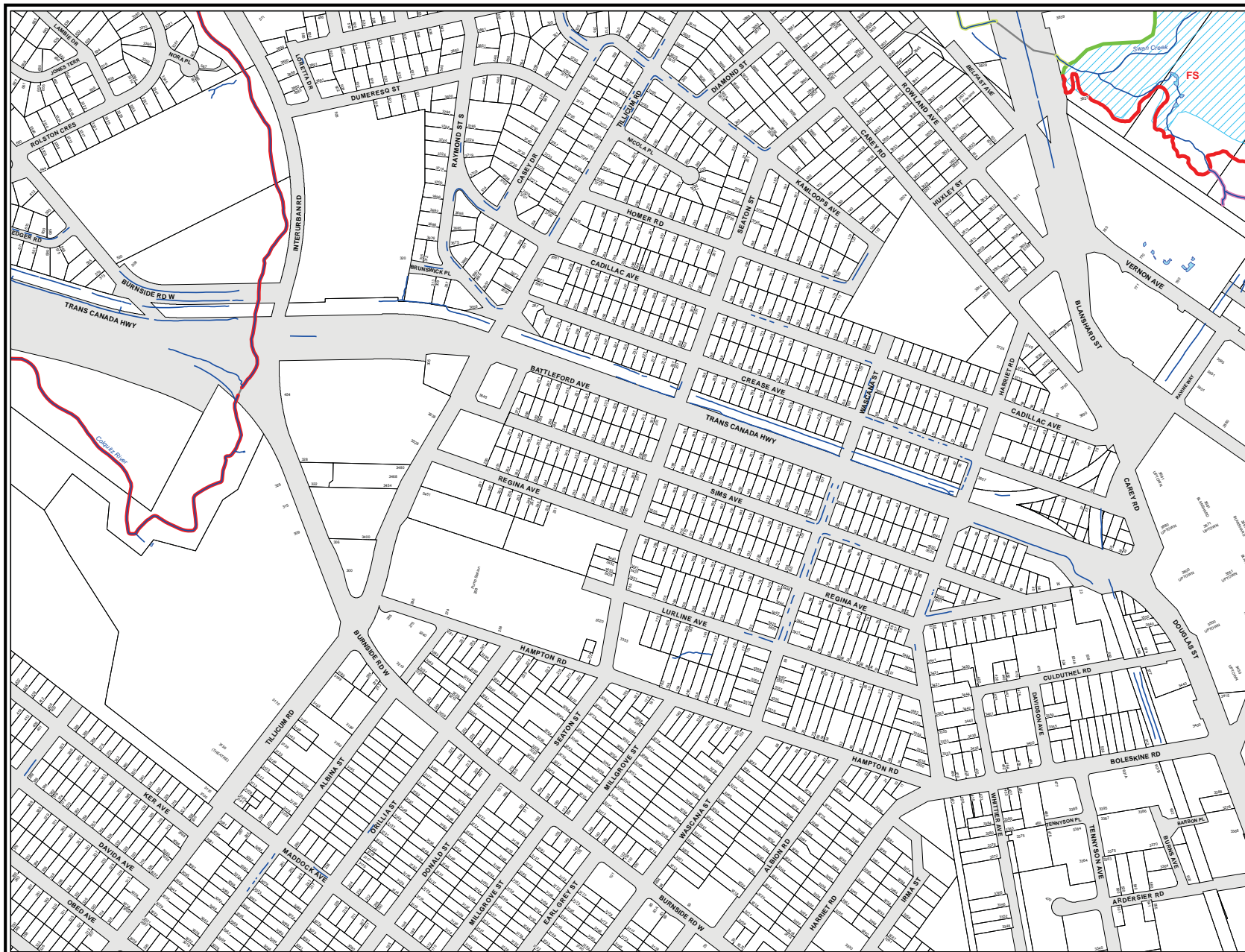
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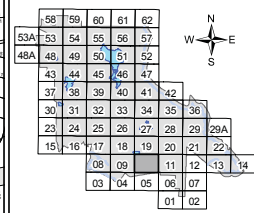
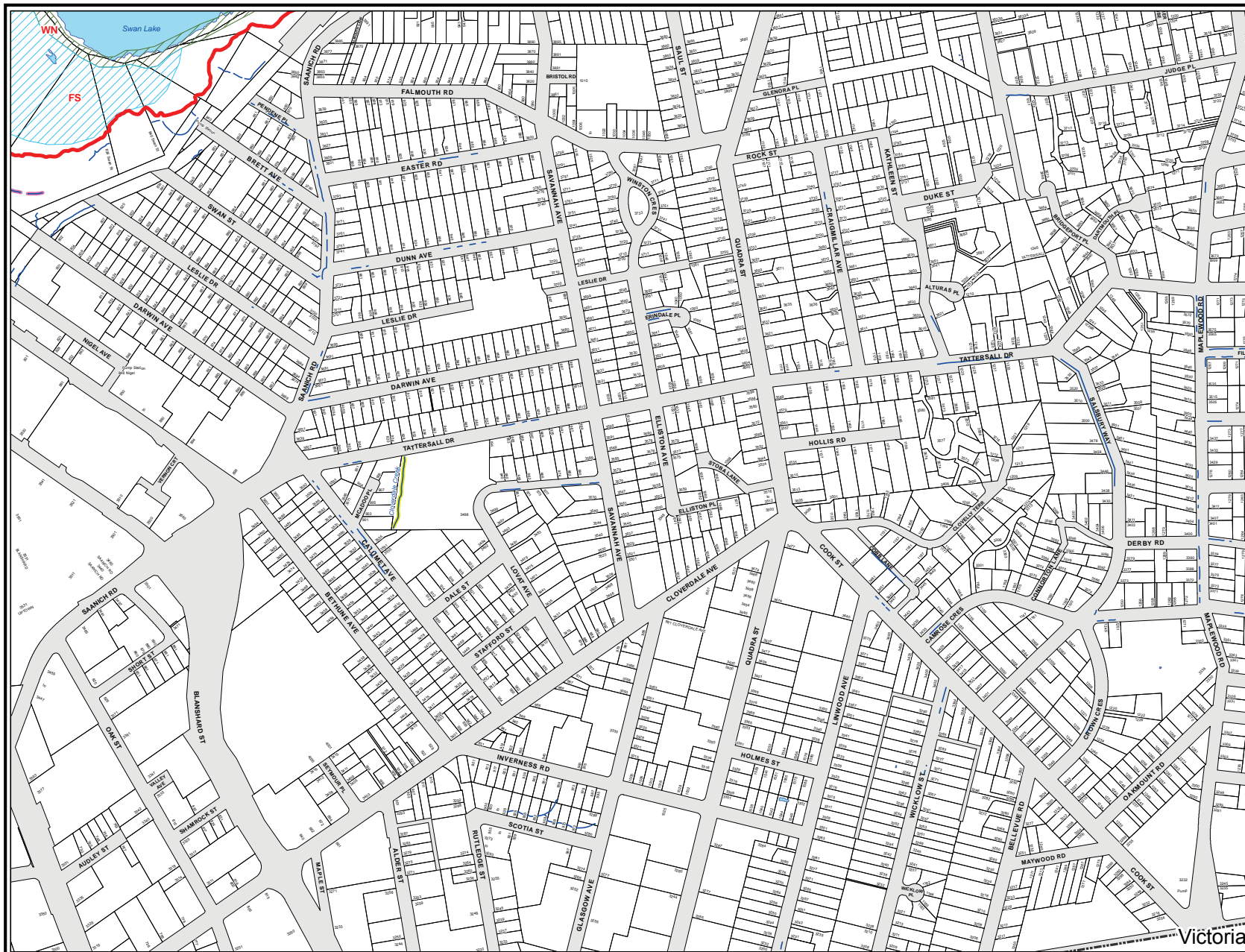
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- Native Wetland Vegetation

## **Municipal Data**

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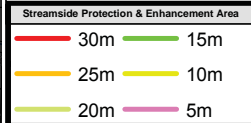
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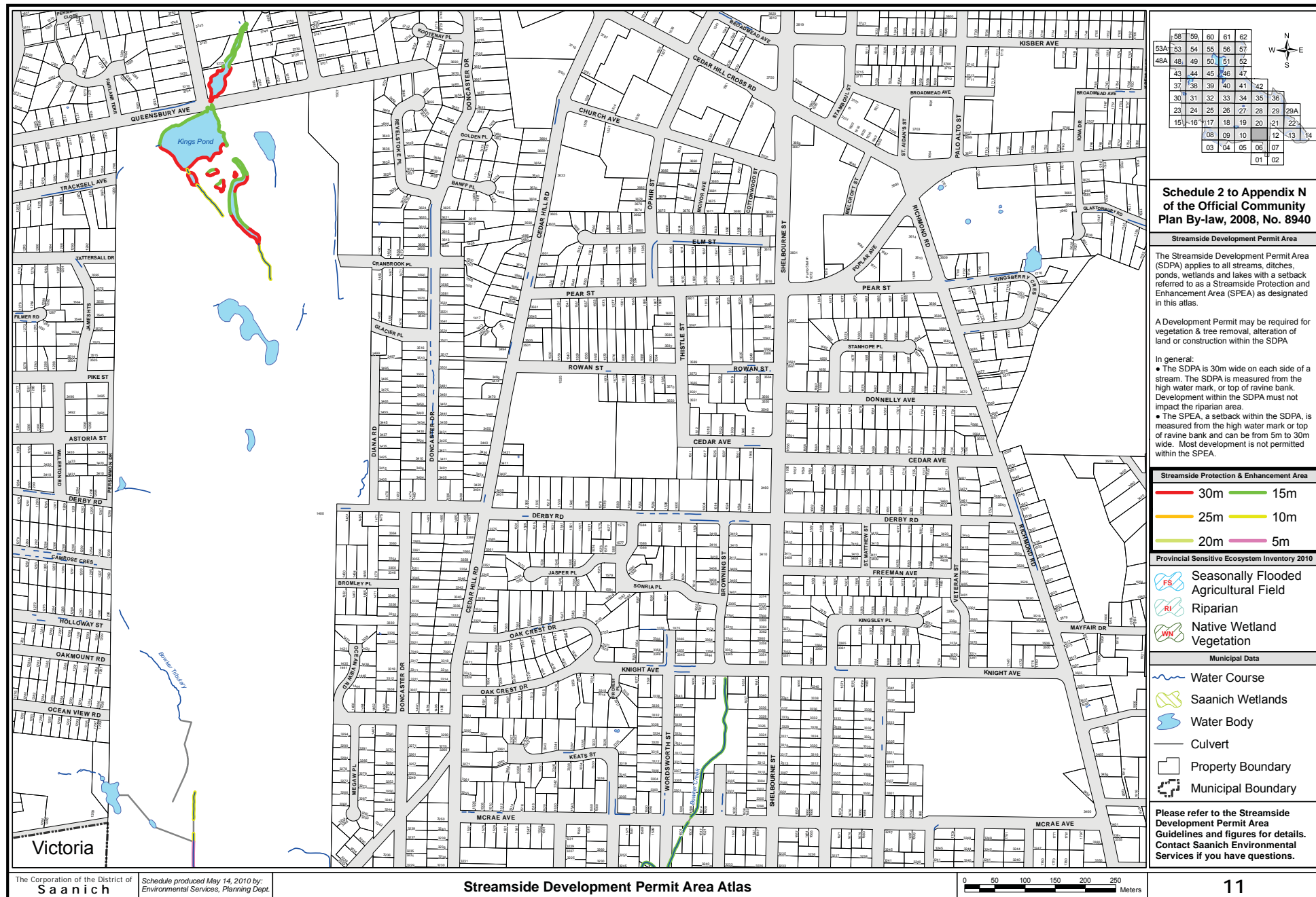
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- Riparian
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## **Municipal Data**

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Streamside Protection & Enhancement Area	
30m	15m
25m	10m
20m	5m

#### Provincial Sensitive Ecosystem Inventory 2010

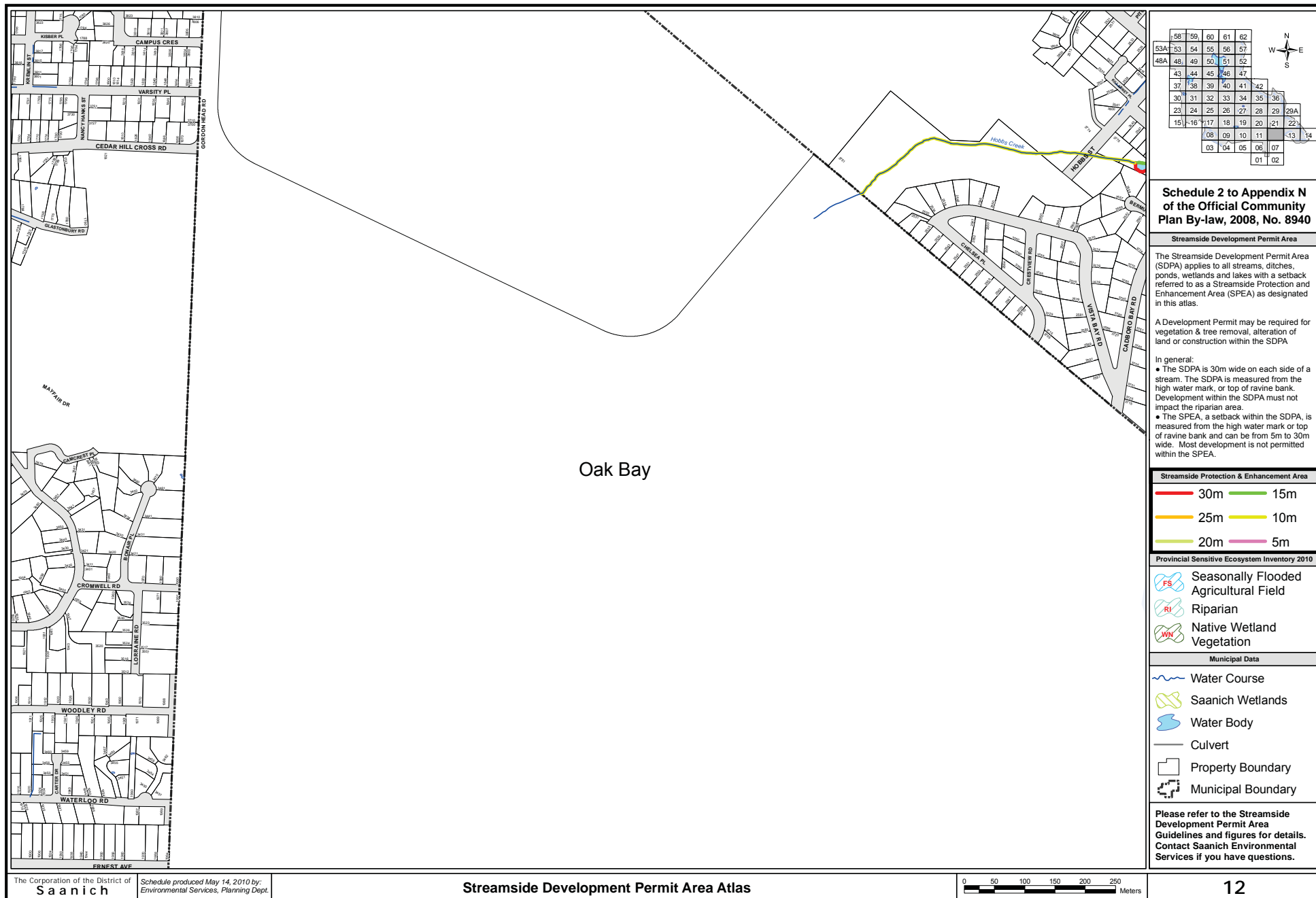
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- WN Native Wetland Vegetation

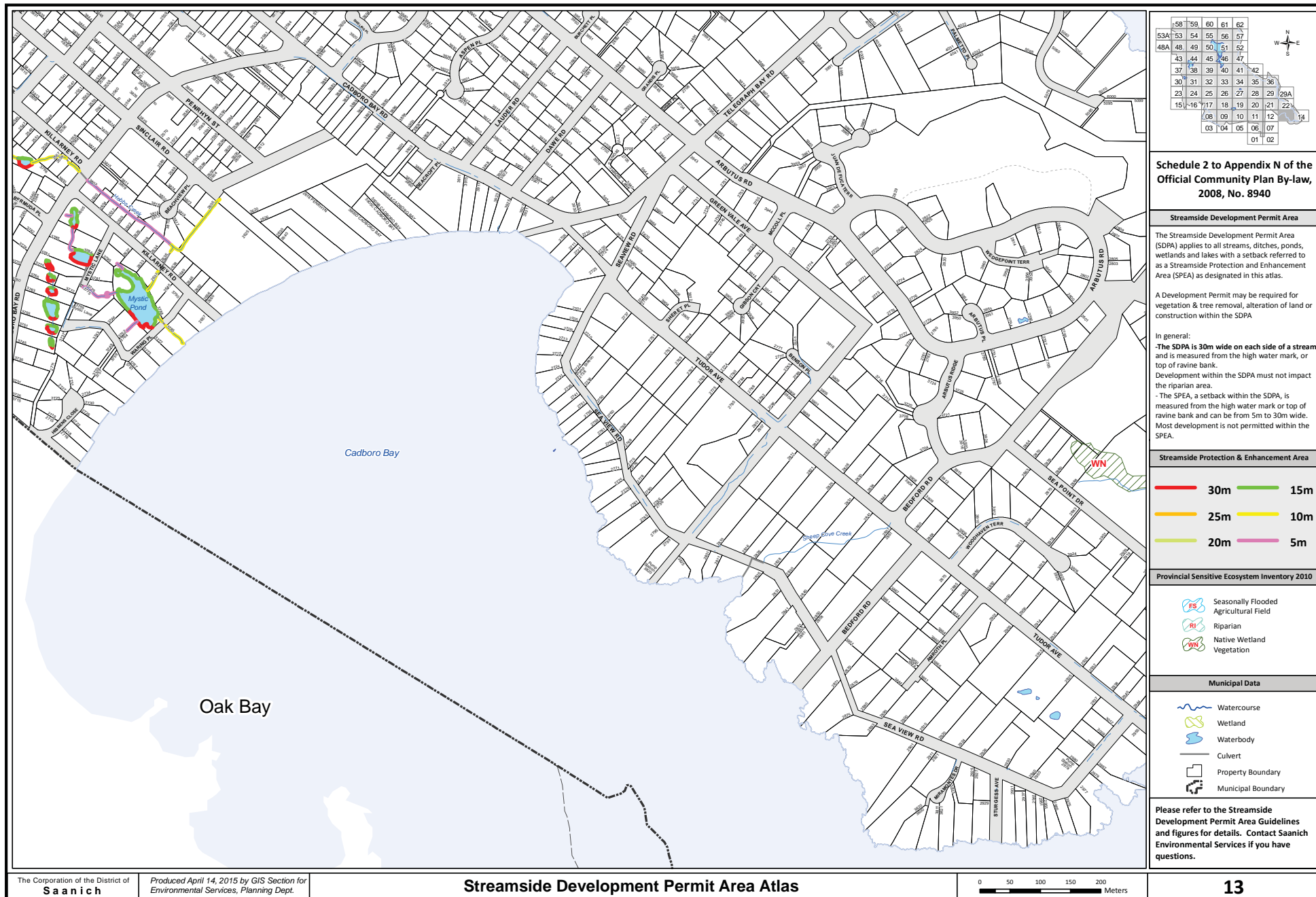
#### Municipal Data

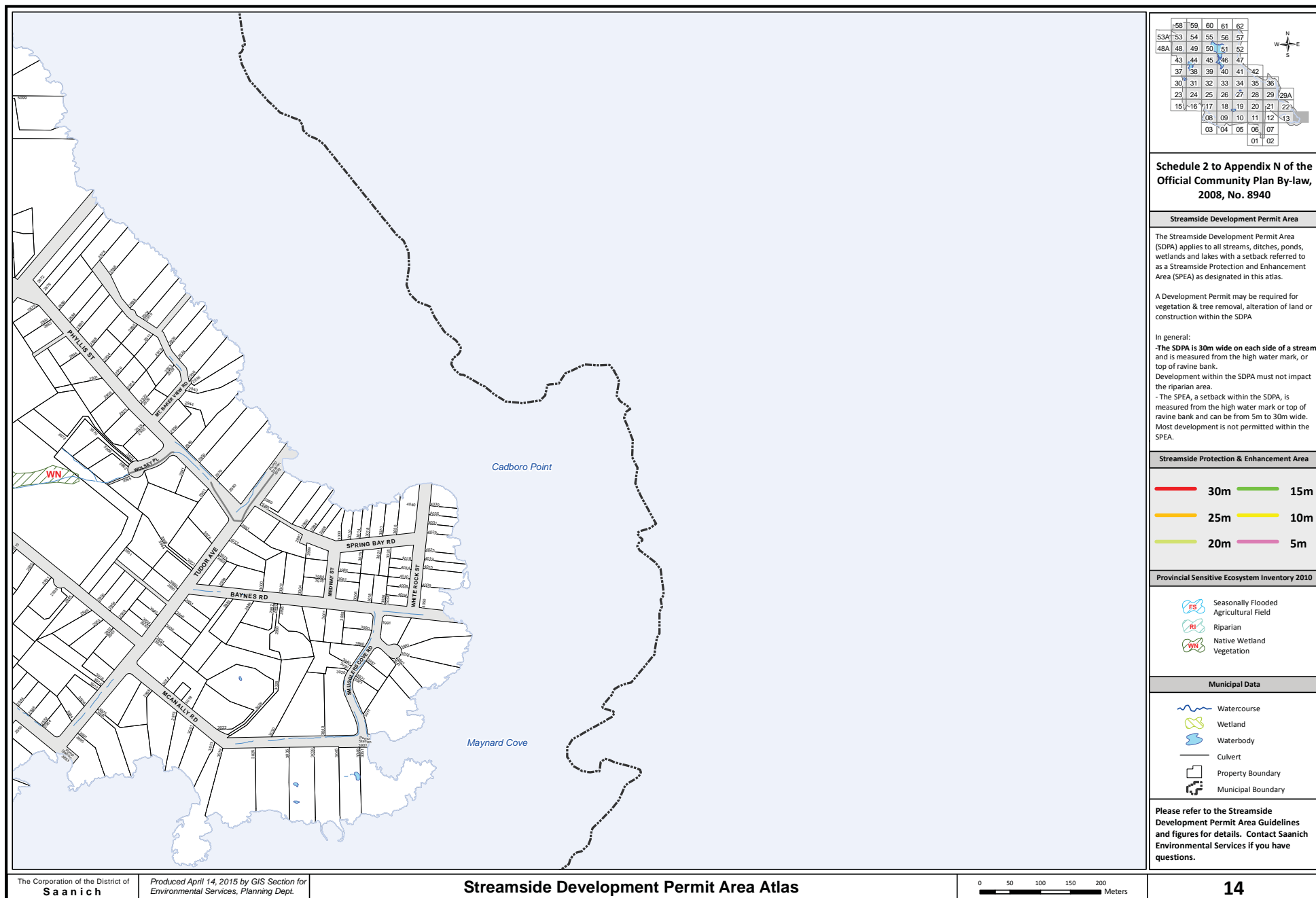
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					01	02		

A map showing a grid of numbered locations. The grid is roughly rectangular, with some cells missing or labeled with letters (A, B). The numbers range from 01 to 62. A compass rose is located in the top right corner, indicating North (N), South (S), East (E), and West (W). Blue arrows indicate a path starting from cell 58, moving right to 59, then down to 48, then right to 49, then down to 37, then right to 38, then down to 30, then right to 31, then down to 23, then right to 24, then down to 15, then right to 16, then down to 08, then right to 09, then down to 03, then right to 04, then down to 01, then right to 02, then up to 07, then left to 06, then up to 57, then left to 56, then up to 55, then left to 54, then up to 53, then left to 52, then up to 51, then left to 50, then up to 49, then left to 48, then up to 47, then left to 46, then up to 45, then left to 44, then up to 43, then left to 42, then up to 41, then left to 40, then up to 39, then left to 38, then up to 37, then left to 36, then up to 35, then left to 34, then up to 33, then left to 32, then up to 31, then left to 30, then up to 29, then left to 28, then up to 27, then left to 26, then up to 25, then left to 24, then up to 23, then left to 22, then up to 21, then left to 20, then up to 19, then left to 18, then up to 17, then left to 16, then up to 15, then left to 14, then up to 13, then left to 12, then up to 11, then left to 10, then up to 09, then left to 08, then up to 07, then left to 06, then up to 05, then left to 04, then up to 03, then left to 02, then up to 01, then left to 00, then up to 58.

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30m	15m
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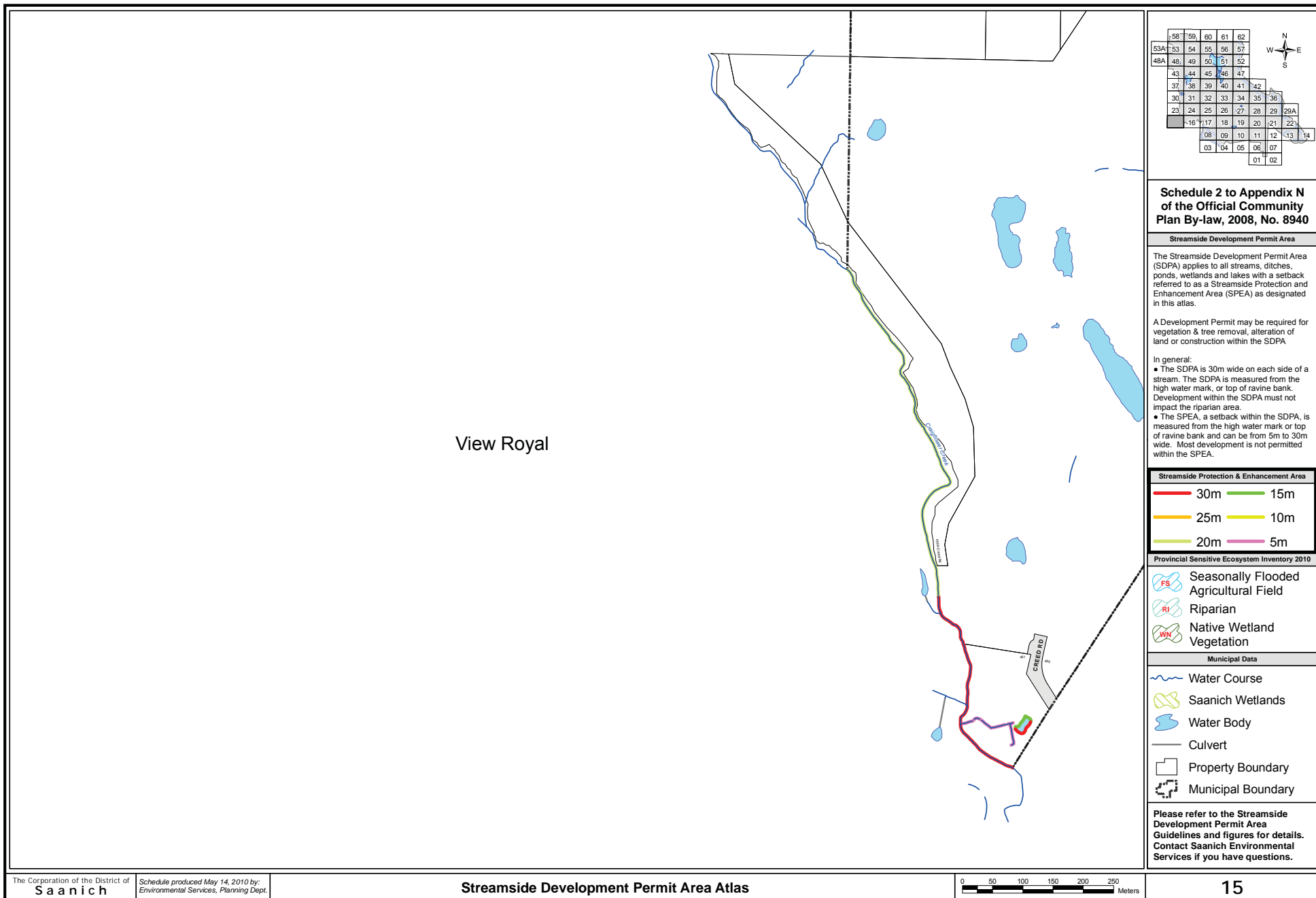
**Provincial Sensitive Ecosystem Inventory 2010**

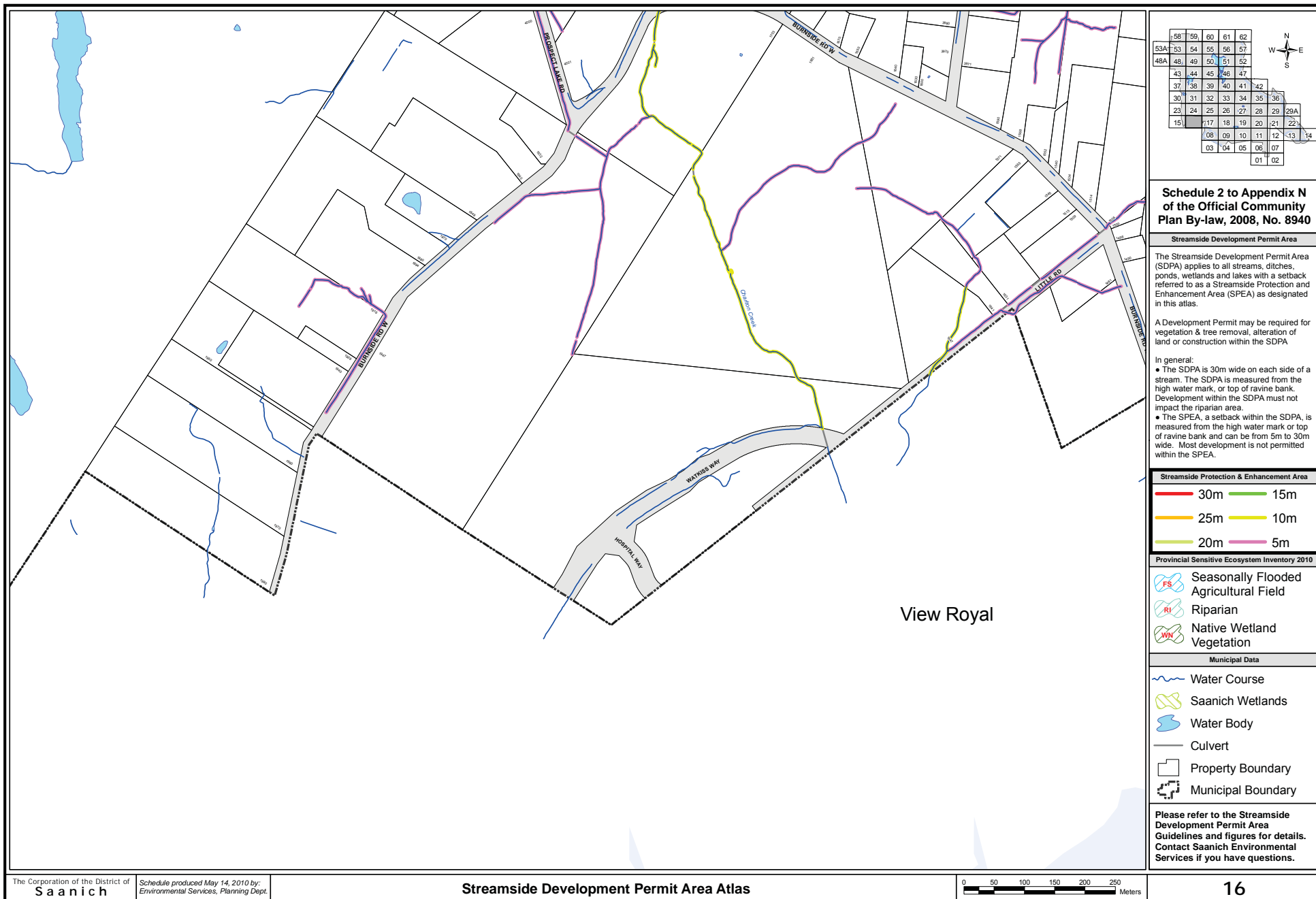
	Seasonally Flooded Agricultural Field
	Riparian
	Native Wetland Vegetation

**Municipal Data**

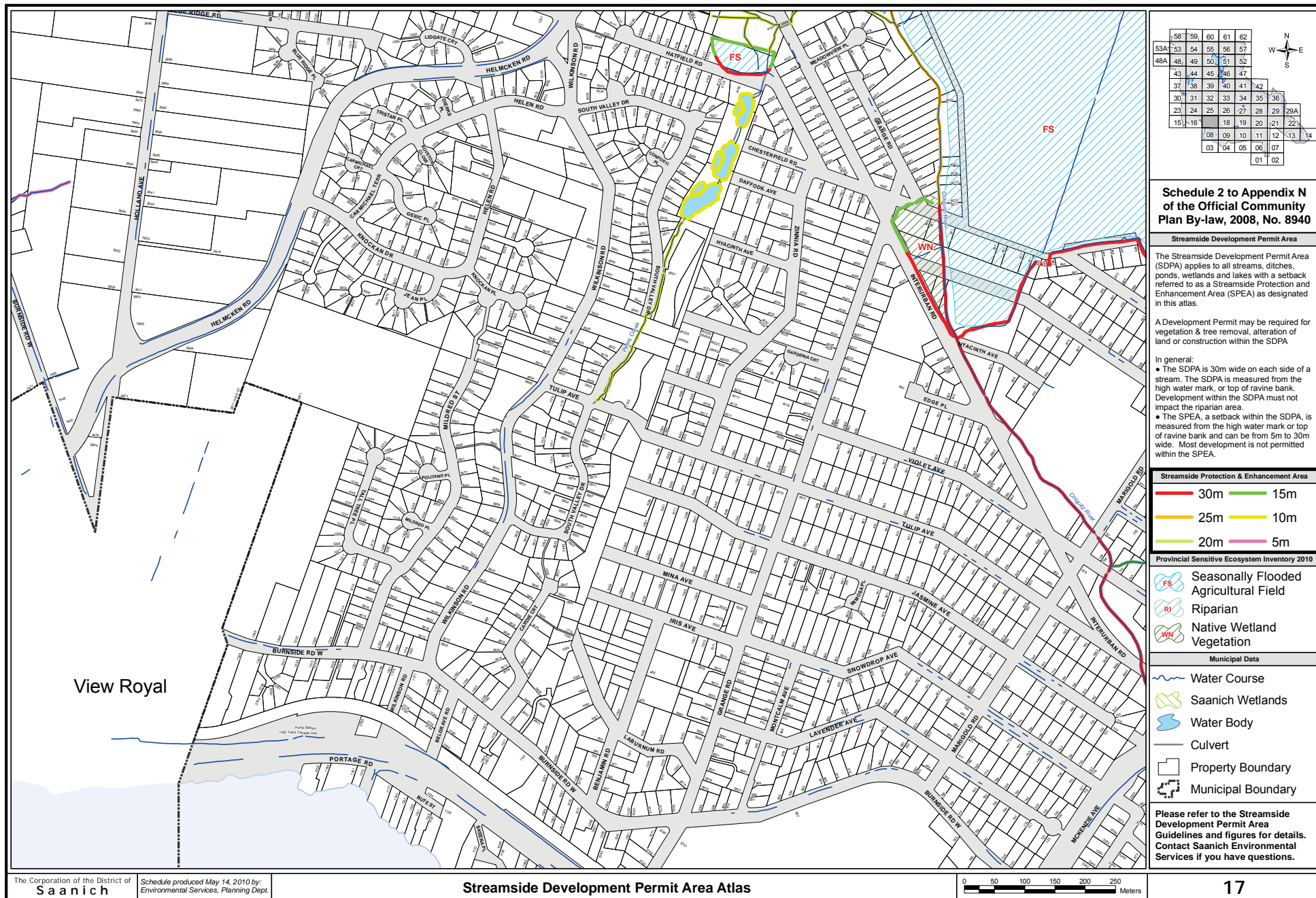
	Watercourse
	Wetland
	Waterbody
	Culvert
	Property Boundary
	Municipal Boundary

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	15	16	17	18	19	20	21	22
		08	09	10	11	12	13	14
		03	04	05	06	07		
					01	02		

N  
W —+— E  
S



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

## **Provincial Sensitive Ecosystem Inventory 2010**

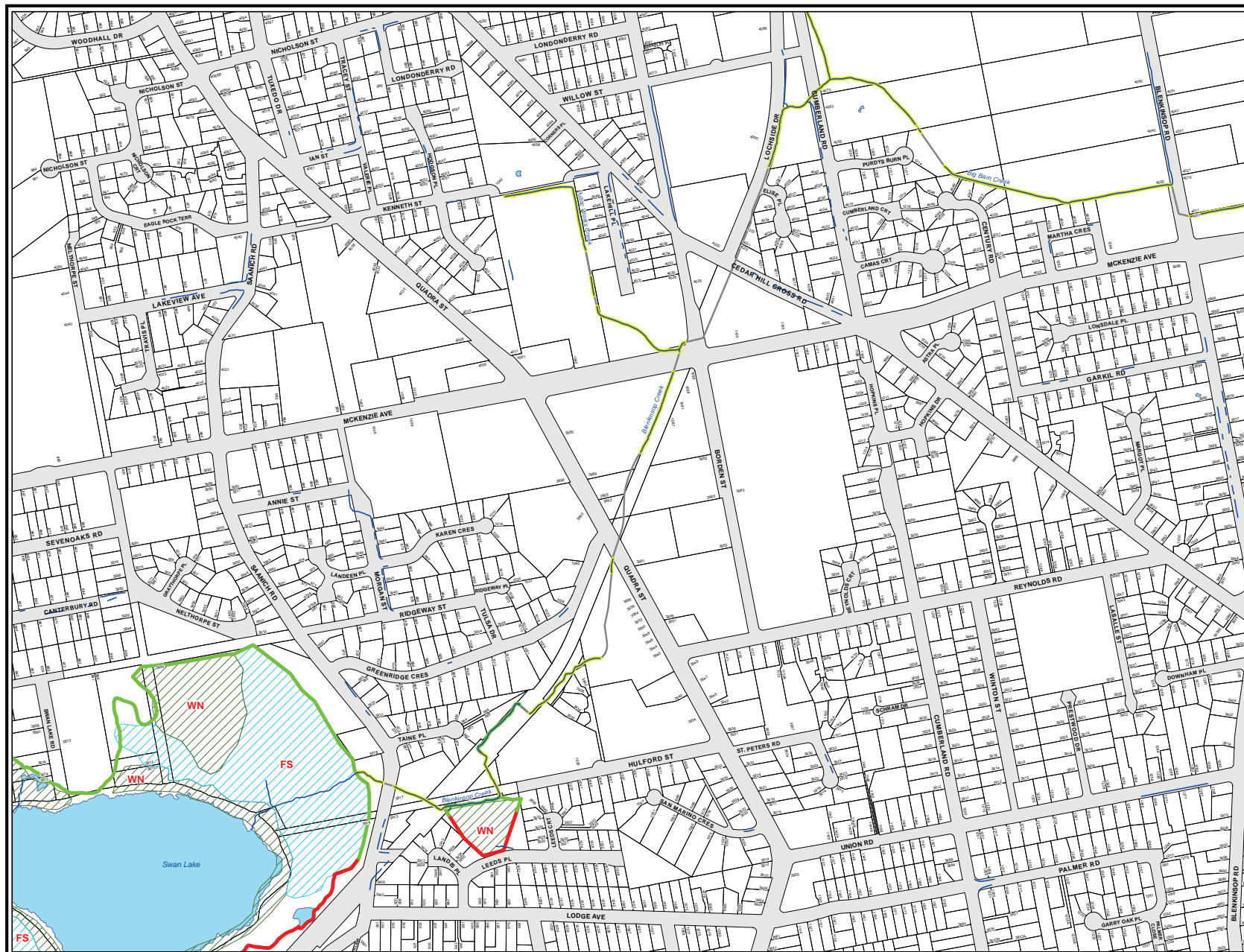
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- Saanich Wetlands
- Water Body
- Culvert
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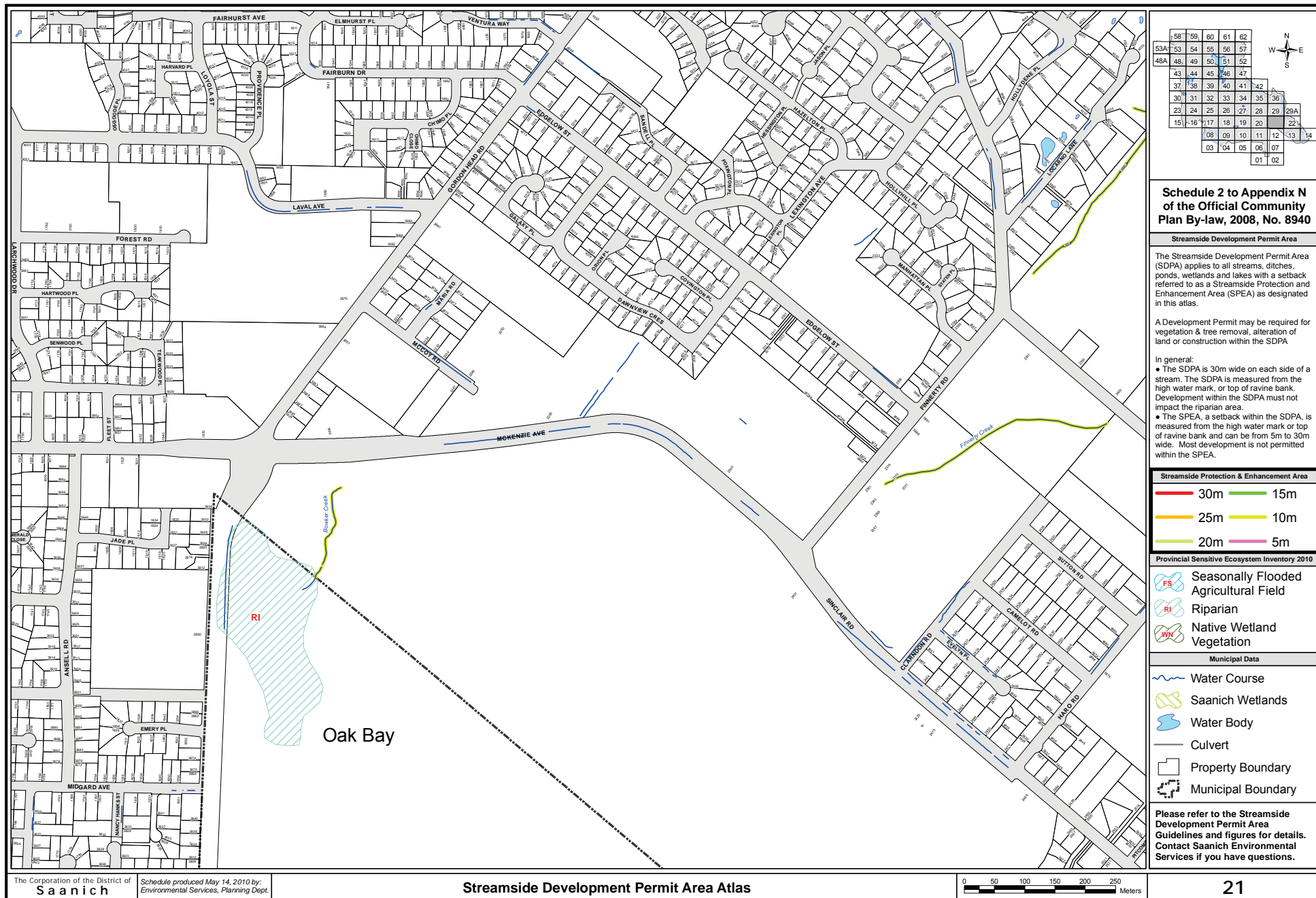
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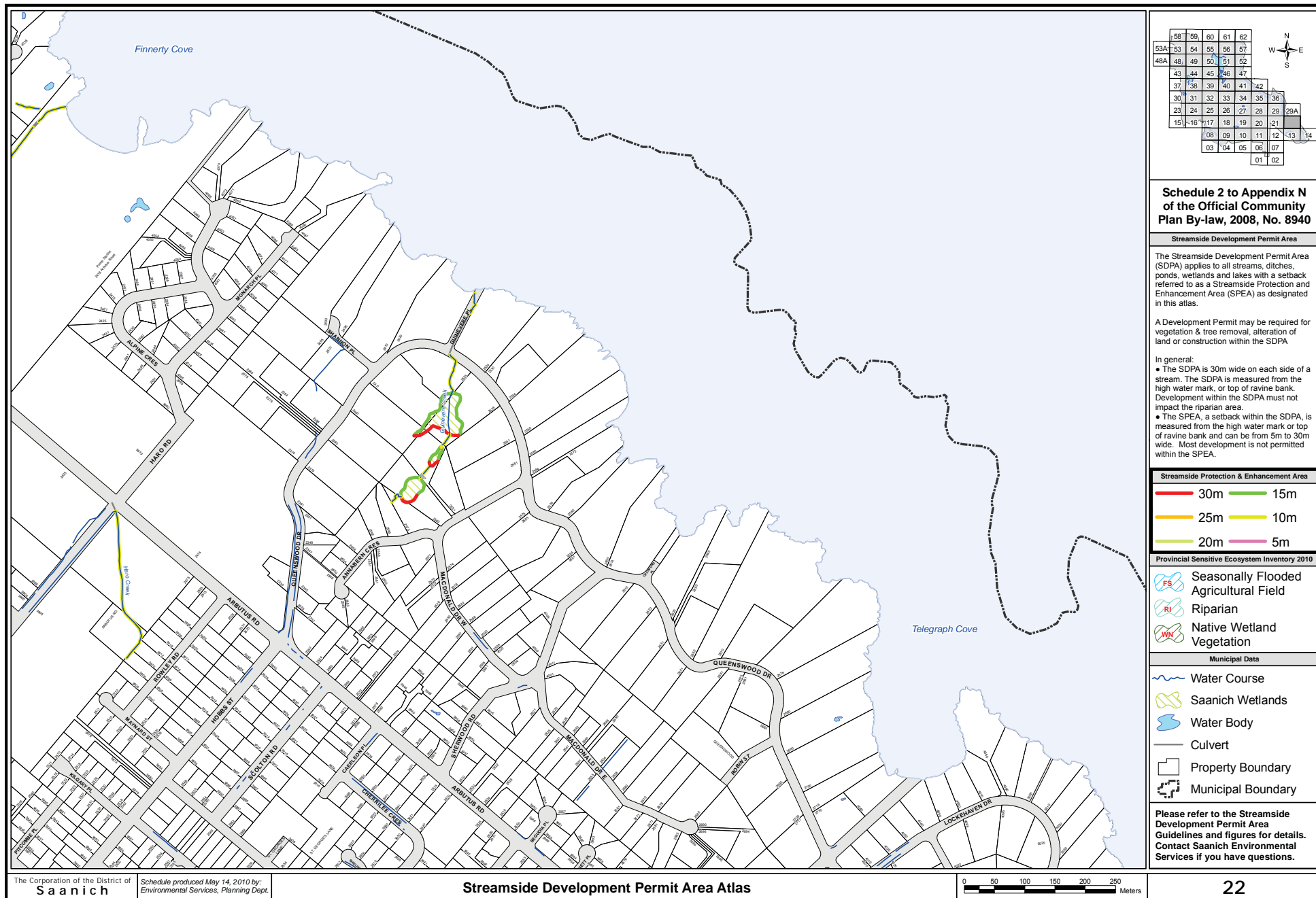
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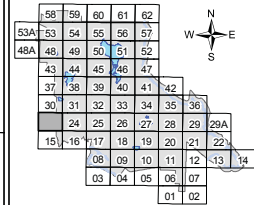








View Royal



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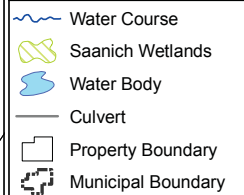
## **Streamside Protection & Enhancement Area**



## **Provincial Sensitive Ecosystem Inventory 2010**

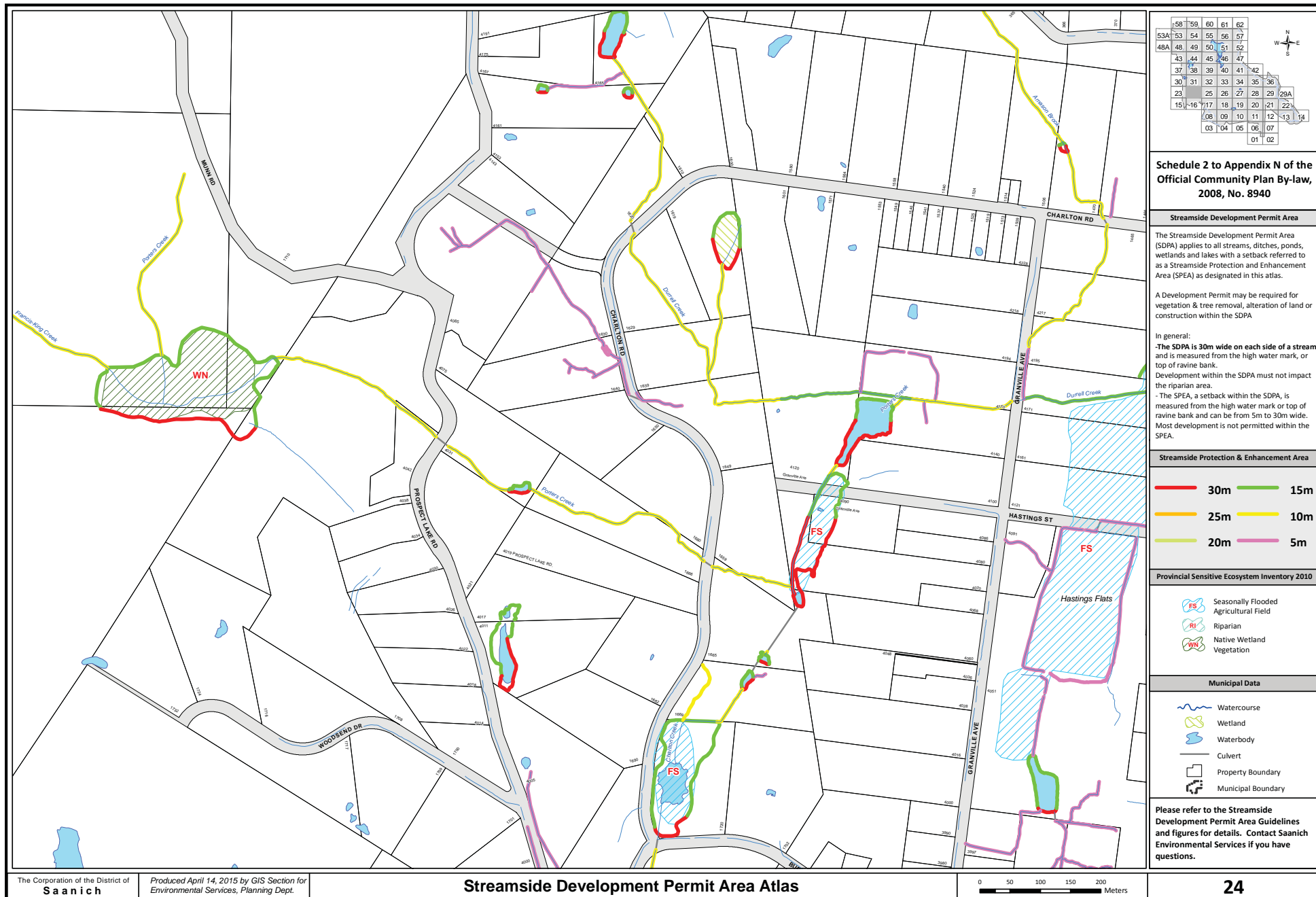


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W  
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### Streamside Protection & Enhancement Area

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

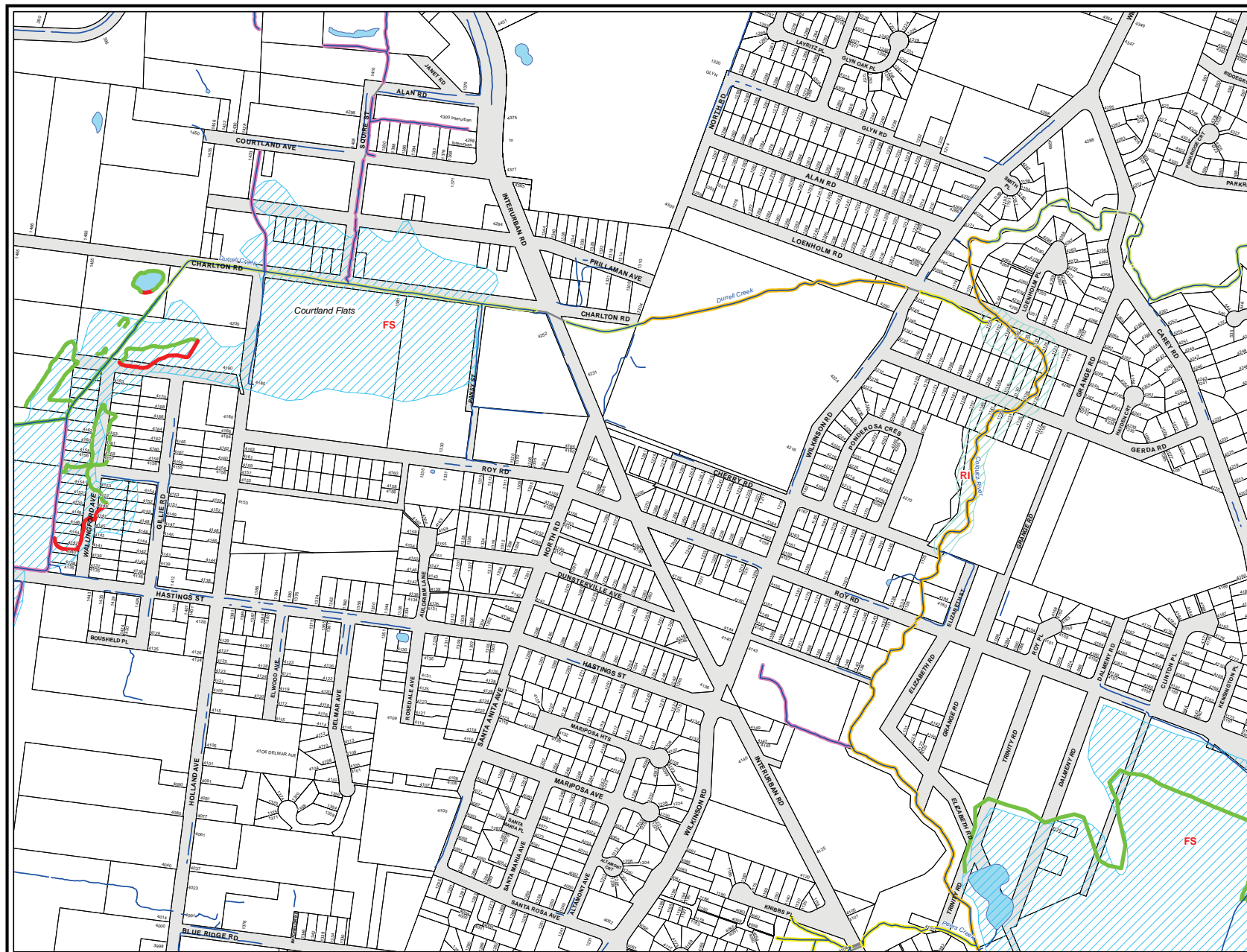
### Provincial Sensitive Ecosystem Inventory 2010

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

### Municipal Data

- Watercourse (Blue line)
- Wetland (Green area)
- Waterbody (Blue area)
- Culvert (Grey line)
- Property Boundary (Thin grey line)
- Municipal Boundary (Thick grey line)

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15	16	17	18	19
08	09	10	11	12
03	04	05	06	07
			01	02

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

### Streamside Development Permit Area

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

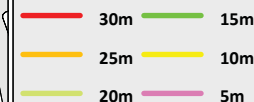
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### Streamside Protection & Enhancement Area



### 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
48A	48	49	50	51
43	44	45	46	47
37	38	39	40	41
30	31	32	33	34
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### Streamside Protection & Enhancement Area

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

### Provincial Sensitive Ecosystem Inventory 2010

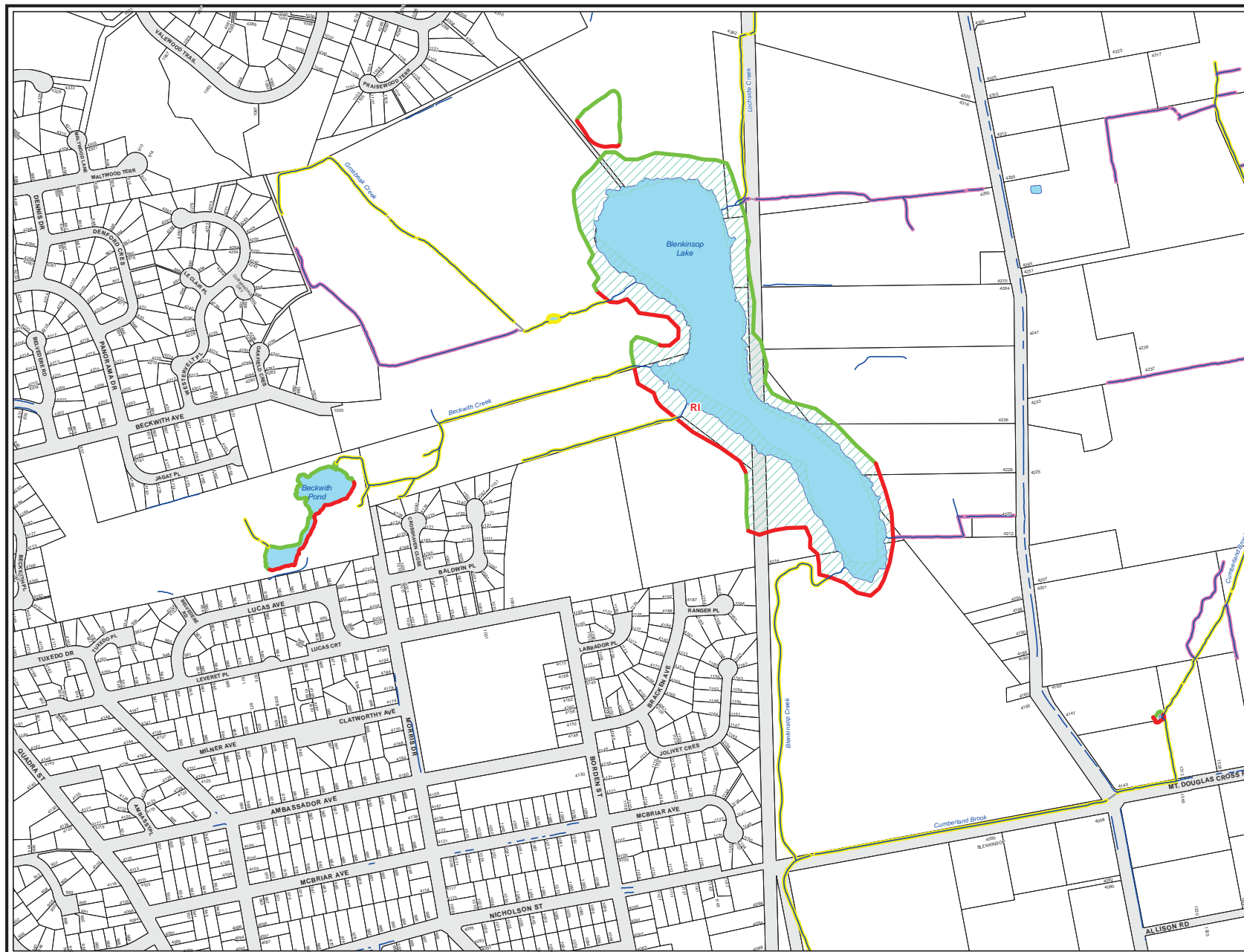
- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN Native Wetland Vegetation

### Municipal Data


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

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	15	16	17	18	19	20
	08	09	10	11	12	13
	03	04	05	06	07	14
				01	02	





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### Streamside Protection & Enhancement Area

<span style="color: red;">—</span>	30m	<span style="color: green;">—</span>	15m
<span style="color: orange;">—</span>	25m	<span style="color: yellow;">—</span>	10m
<span style="color: lightgreen;">—</span>	20m	<span style="color: pink;">—</span>	5m

### Provincial Sensitive Ecosystem Inventory 2010

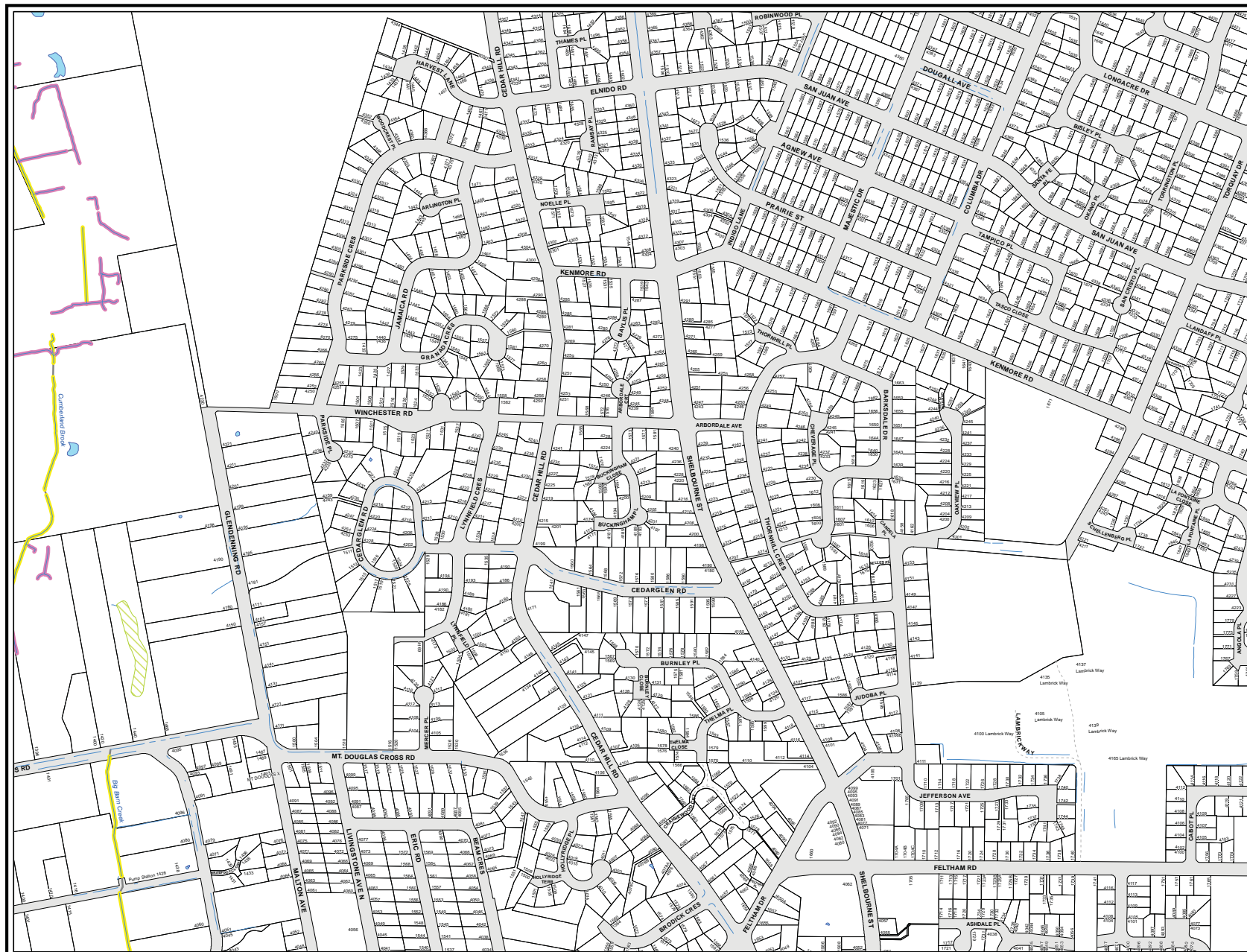
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

### Municipal Data

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- Wetland
- Waterbody
- Culvert
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### Streamside Protection & Enhancement Area



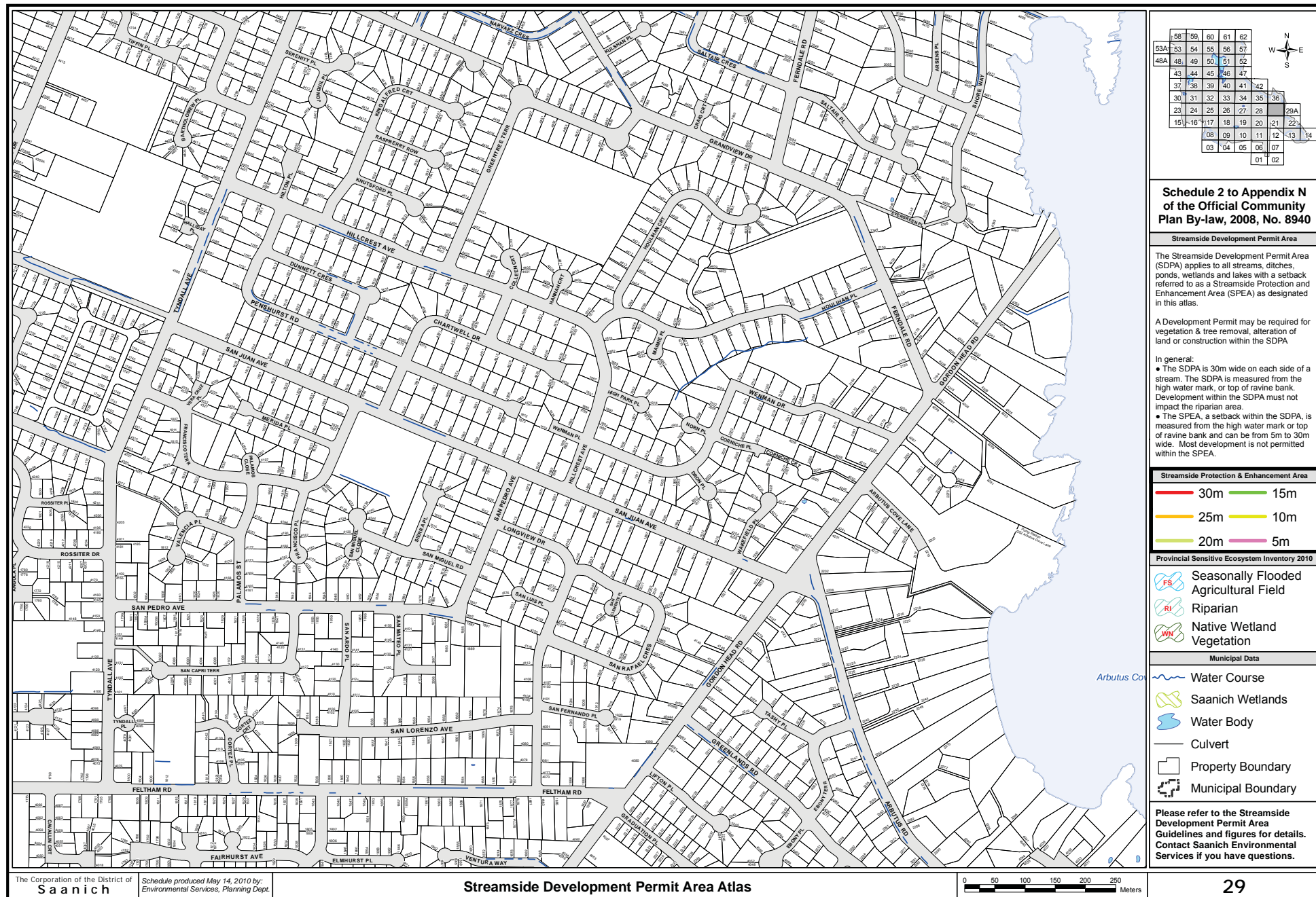
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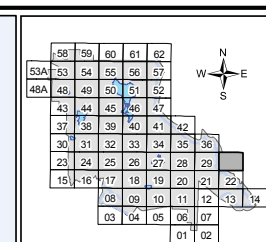
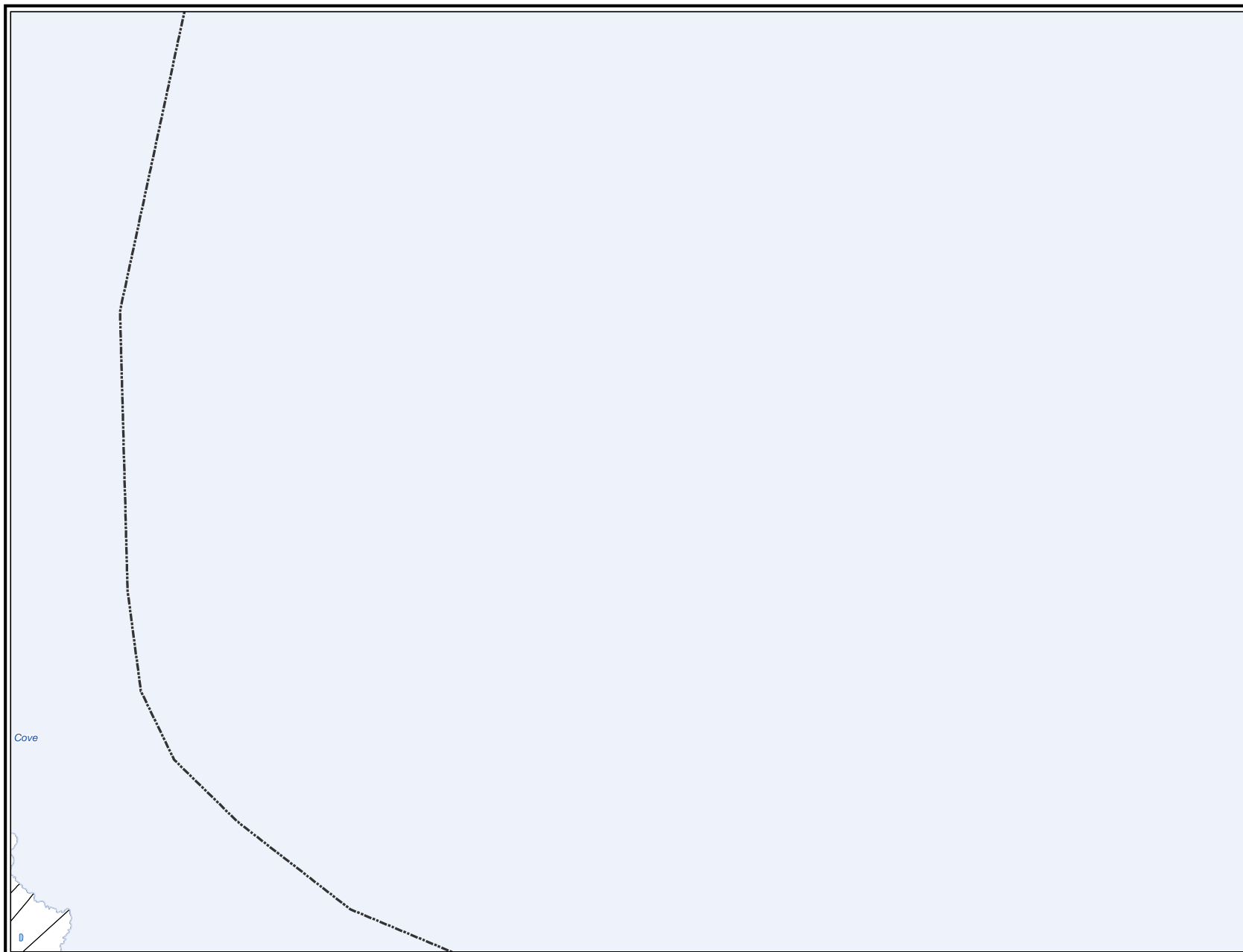
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

### Municipal Data

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

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

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**Streamside Protection & Enhancement Area**



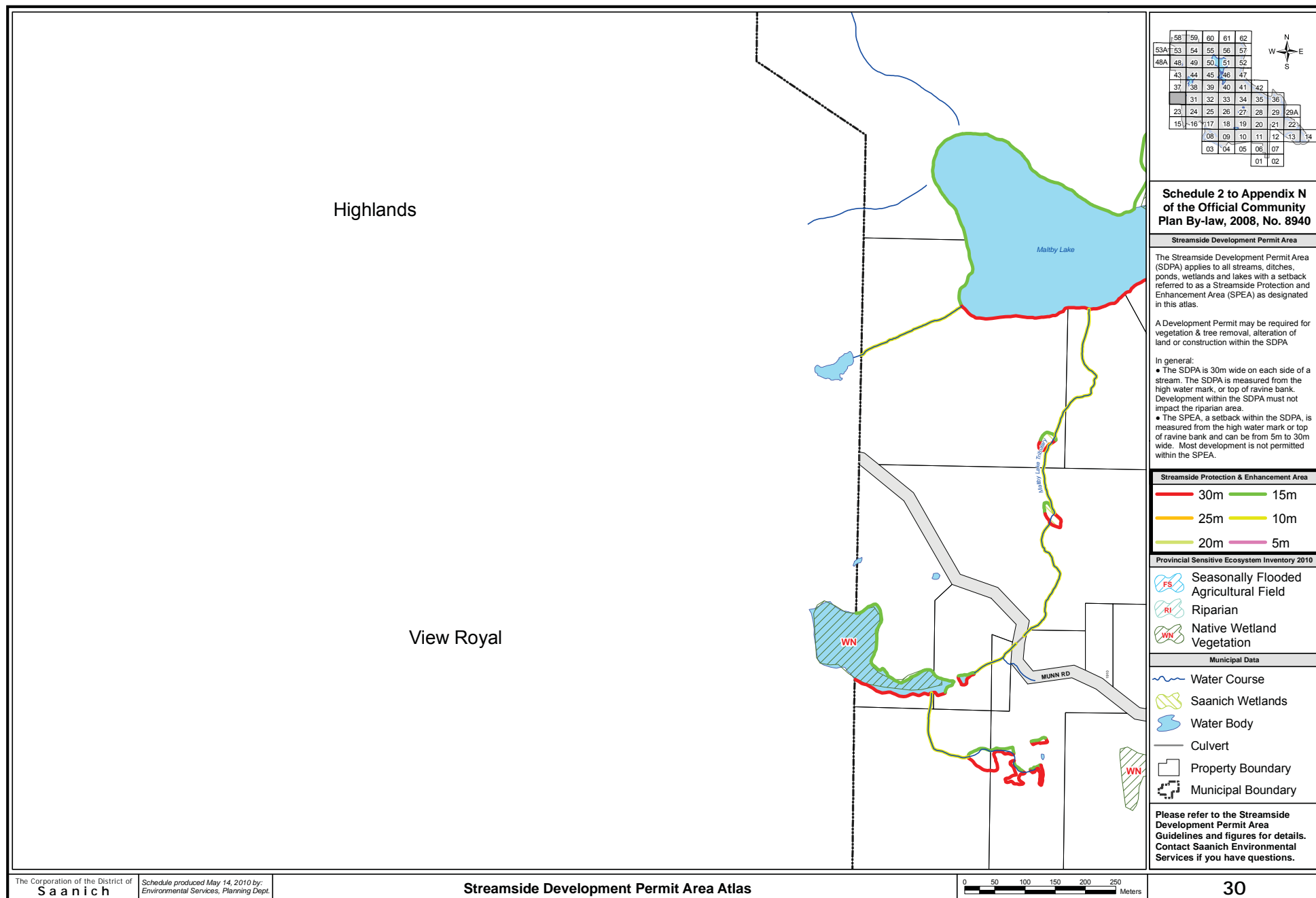
**Provincial Sensitive Ecosystem Inventory 2010**

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- Riparian
- Native Wetland Vegetation

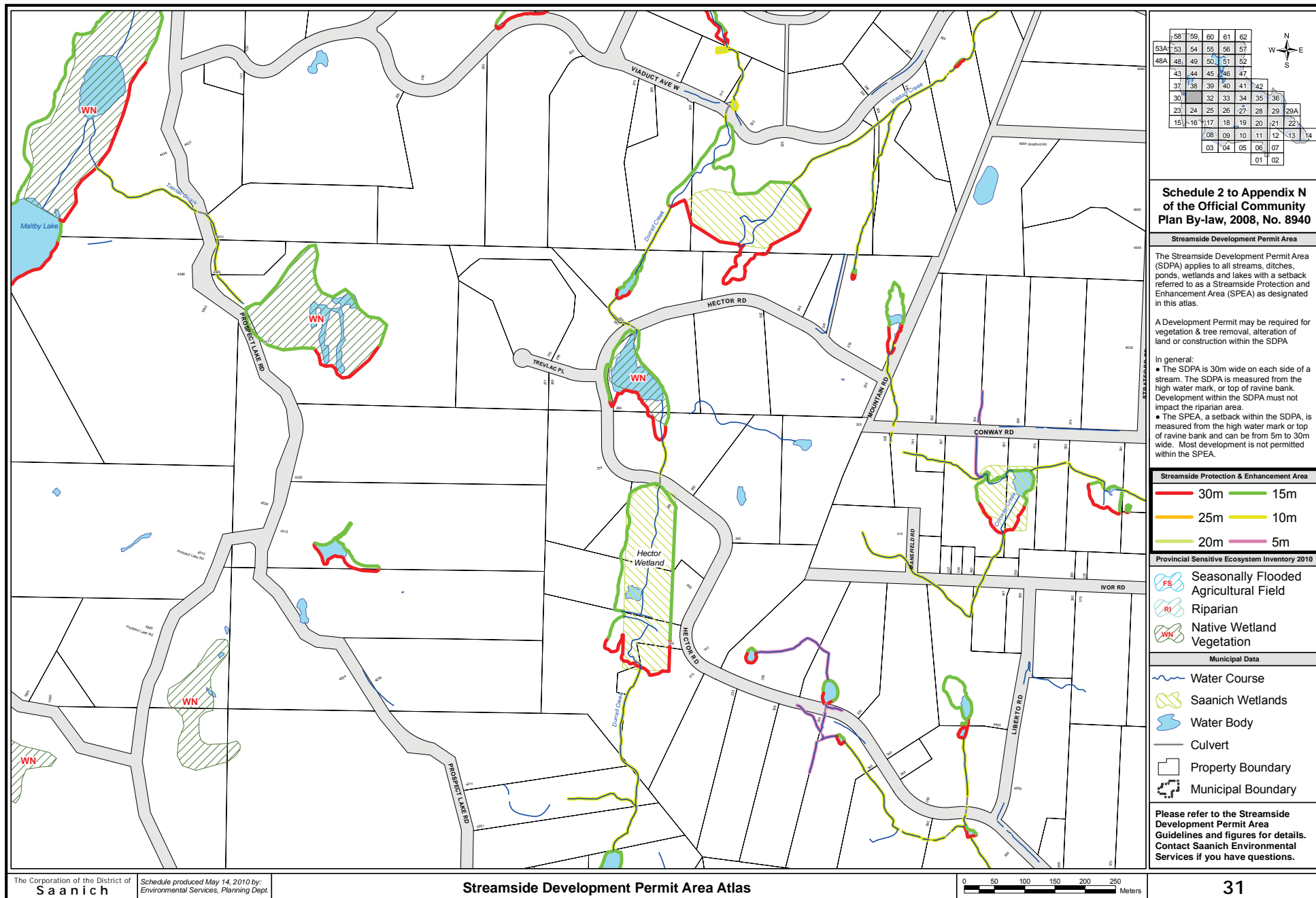
**Municipal Data**

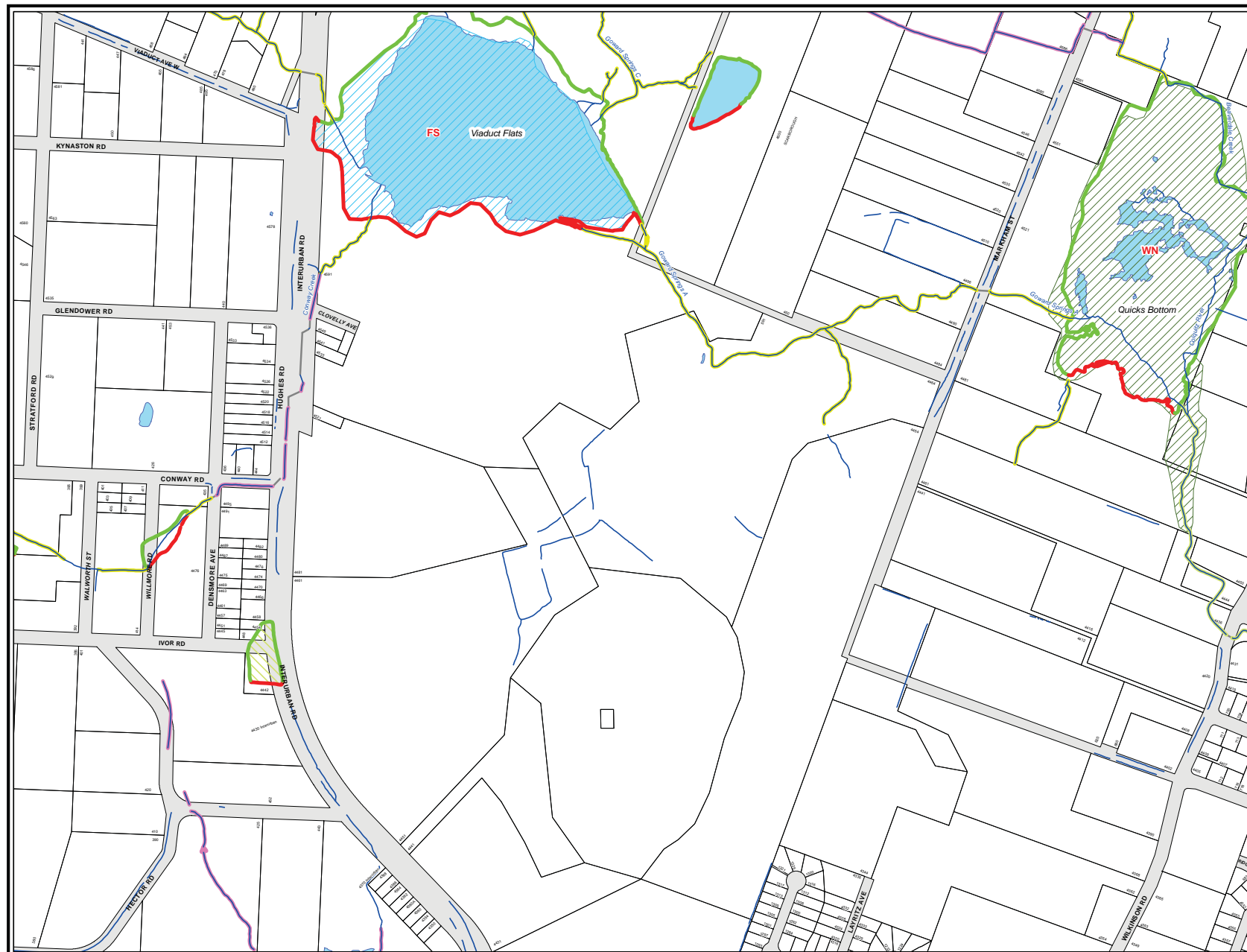
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- Saanich Wetlands
- Water Body
- Culvert
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				01	02

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### Streamside Protection & Enhancement Area

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

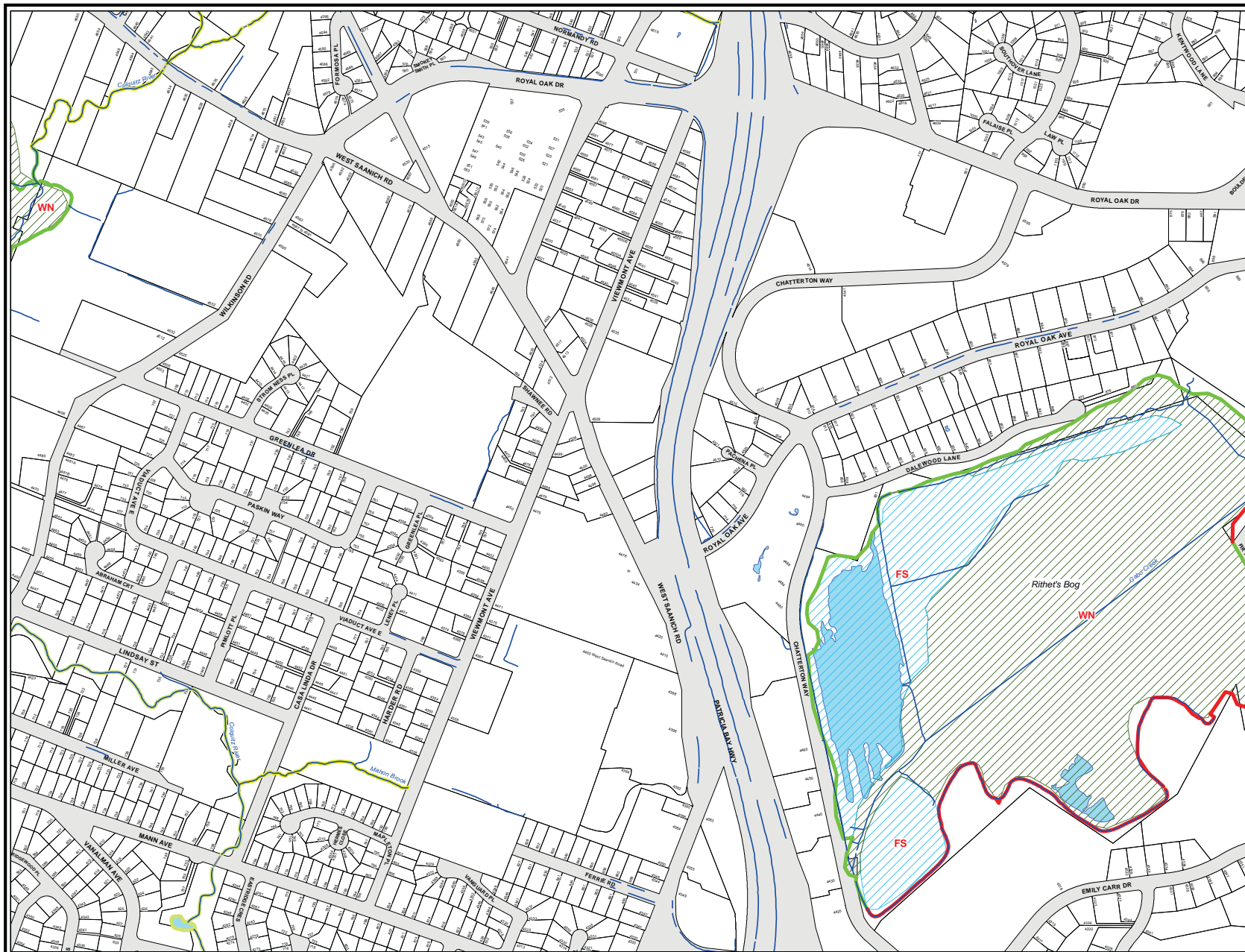
### Provincial Sensitive Ecosystem Inventory 2010

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

### Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
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### Streamside Protection & Enhancement Area

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

### Provincial Sensitive Ecosystem Inventory 2010

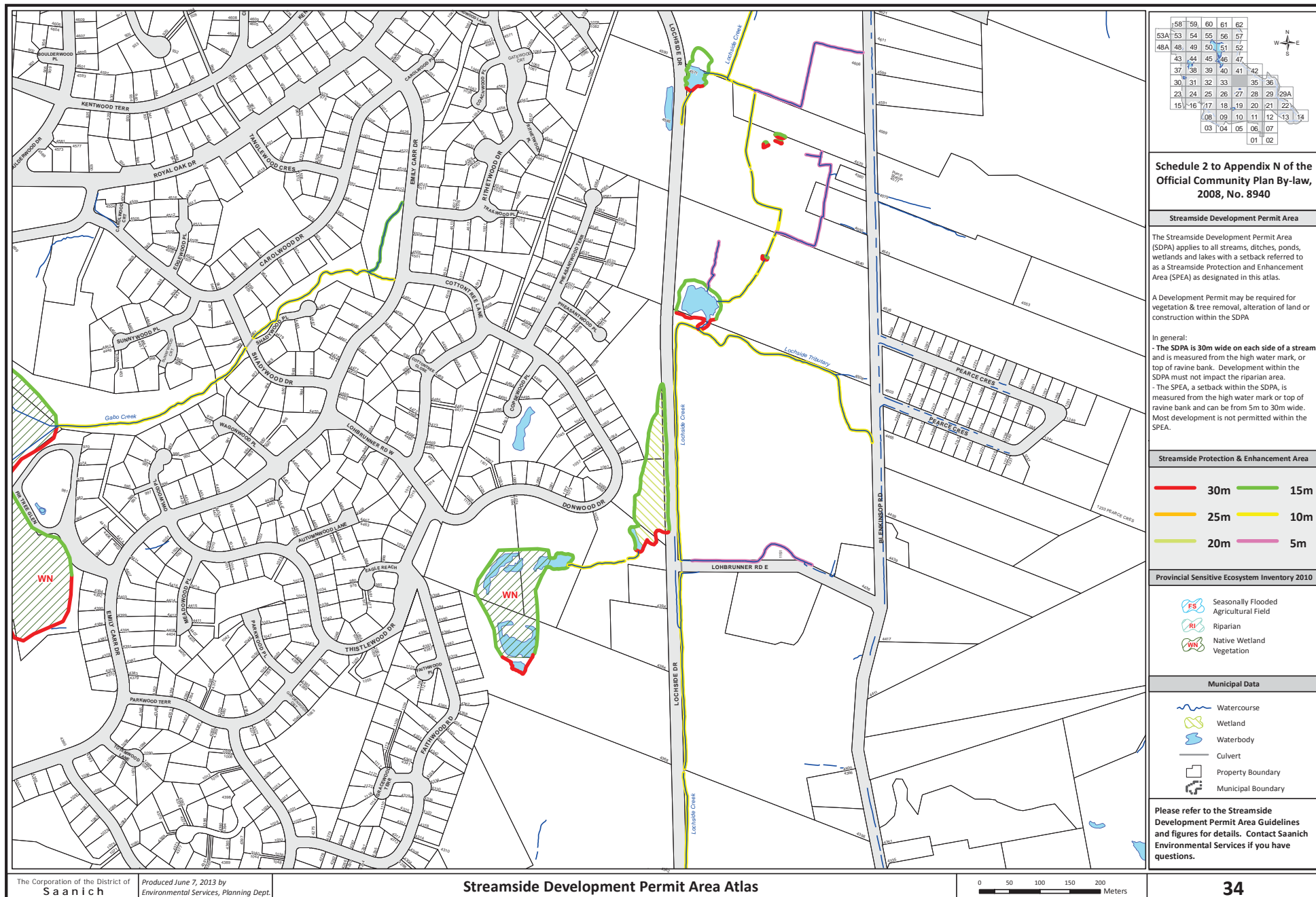
FS	Seasonally Flooded Agricultural Field
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WN	Native Wetland Vegetation

### Municipal Data

Water Course
Saanich Wetlands
Water Body
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Property Boundary
Municipal Boundary

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	30	31	32	33	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			

N

W

E

S

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

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**Streamside Protection & Enhancement Area**

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

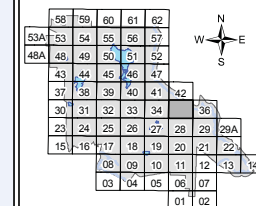
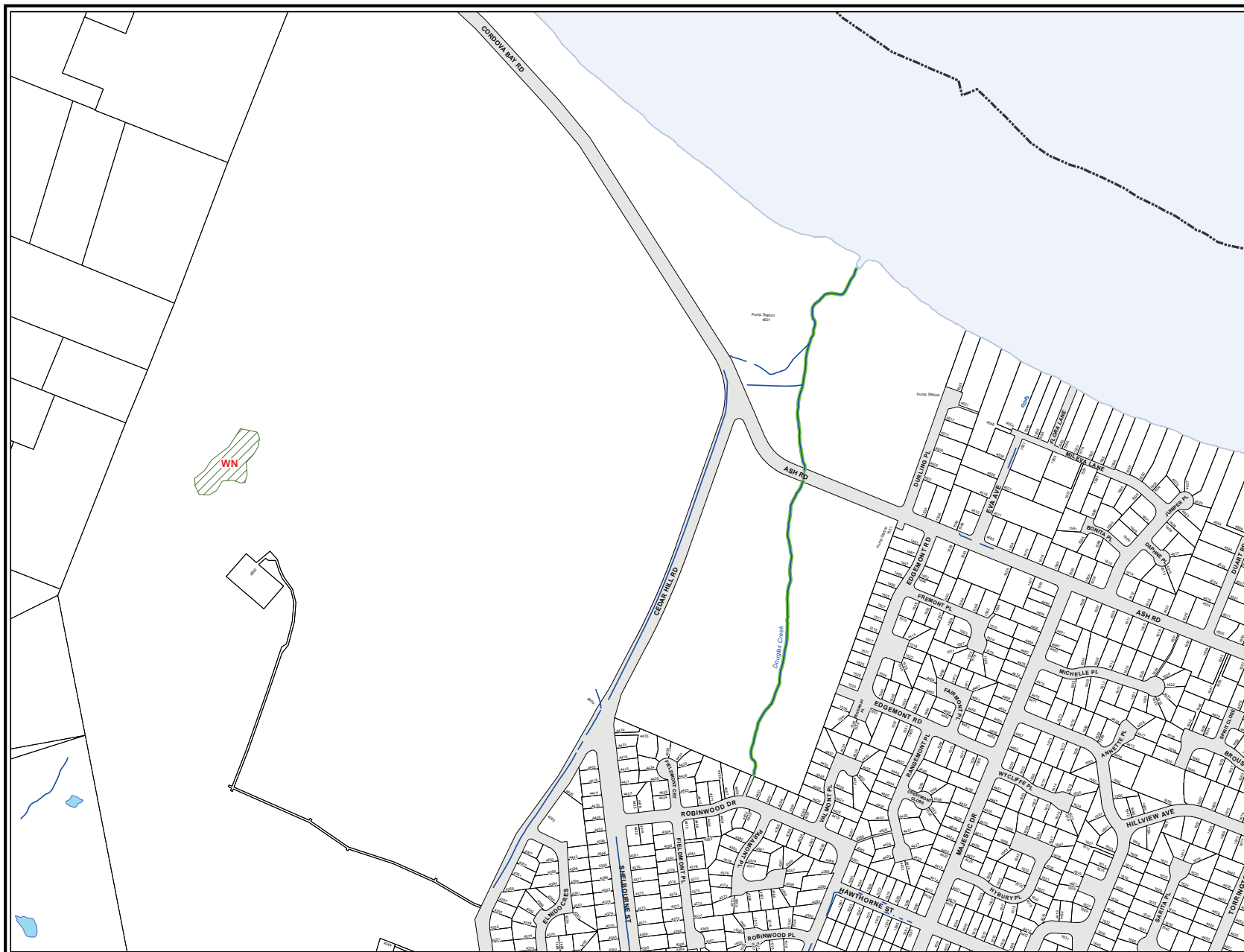
**Provincial Sensitive Ecosystem Inventory 2010**

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

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
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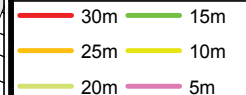
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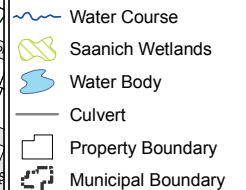
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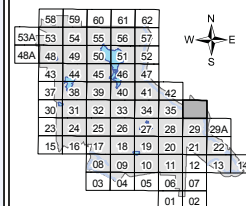
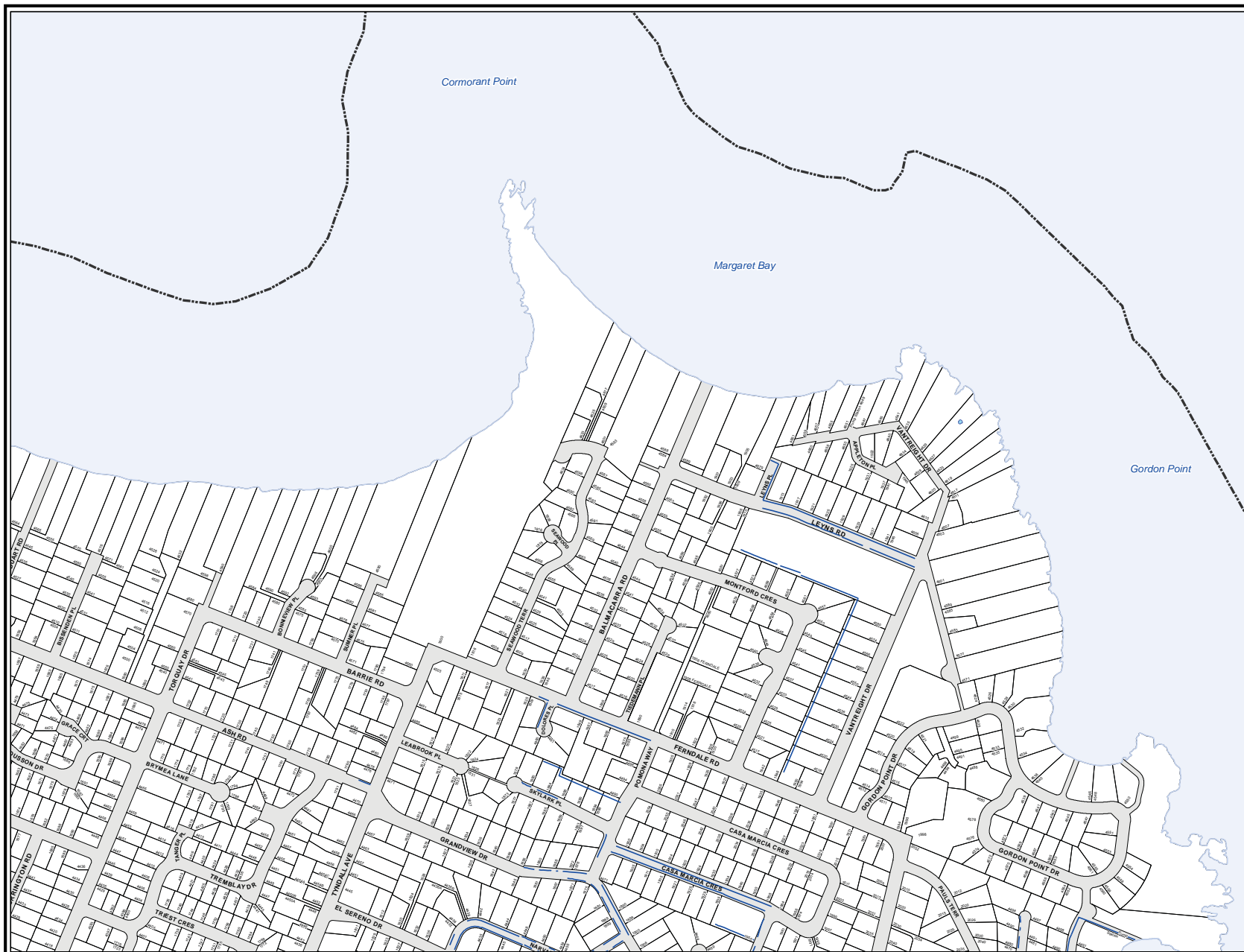
## **Provincial Sensitive Ecosystem Inventory 2010**



## **Municipal Data**



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## **Streamside Protection & Enhancement Area**



## **Provincial Sensitive Ecosystem Inventory 2010**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

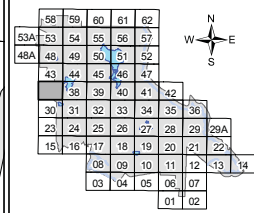
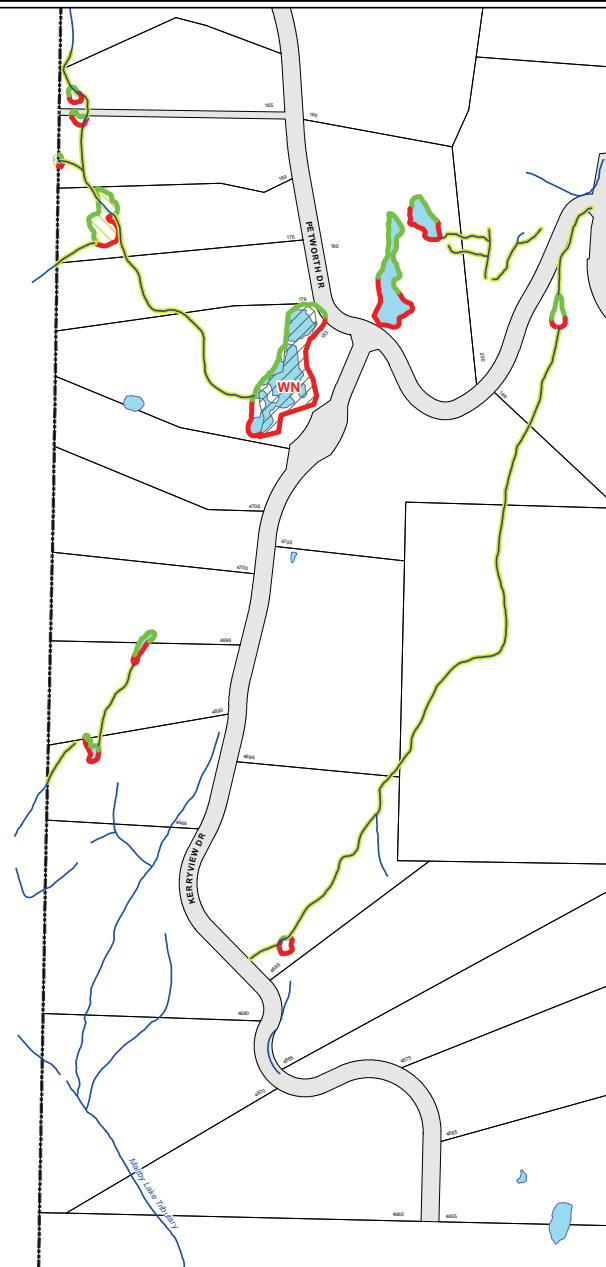
## **Municipal Data**

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

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RI

Highlands



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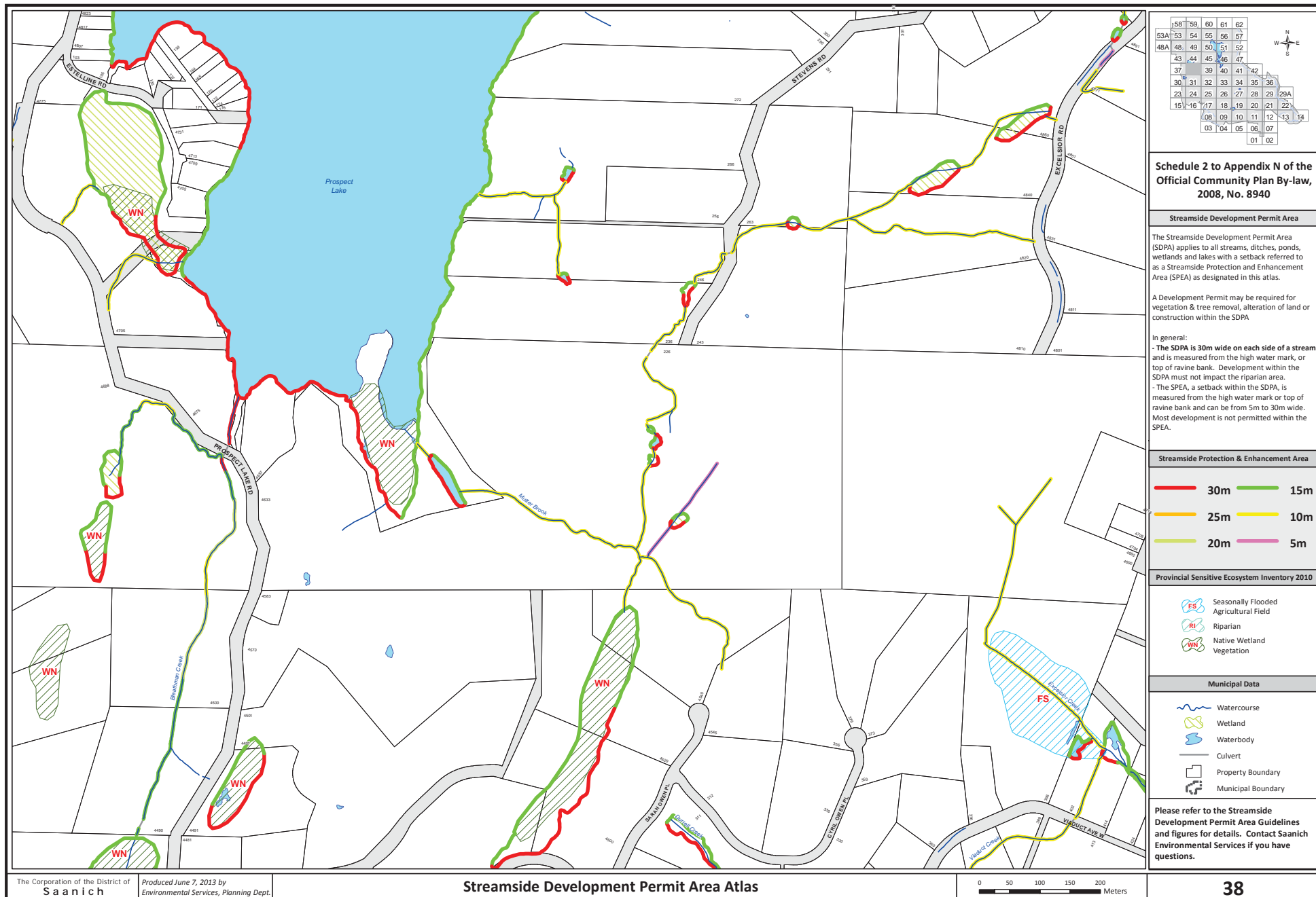
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- Riparian
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## **Streamside Protection & Enhancement Area**

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

## **Provincial Sensitive Ecosystem Inventory 2010**

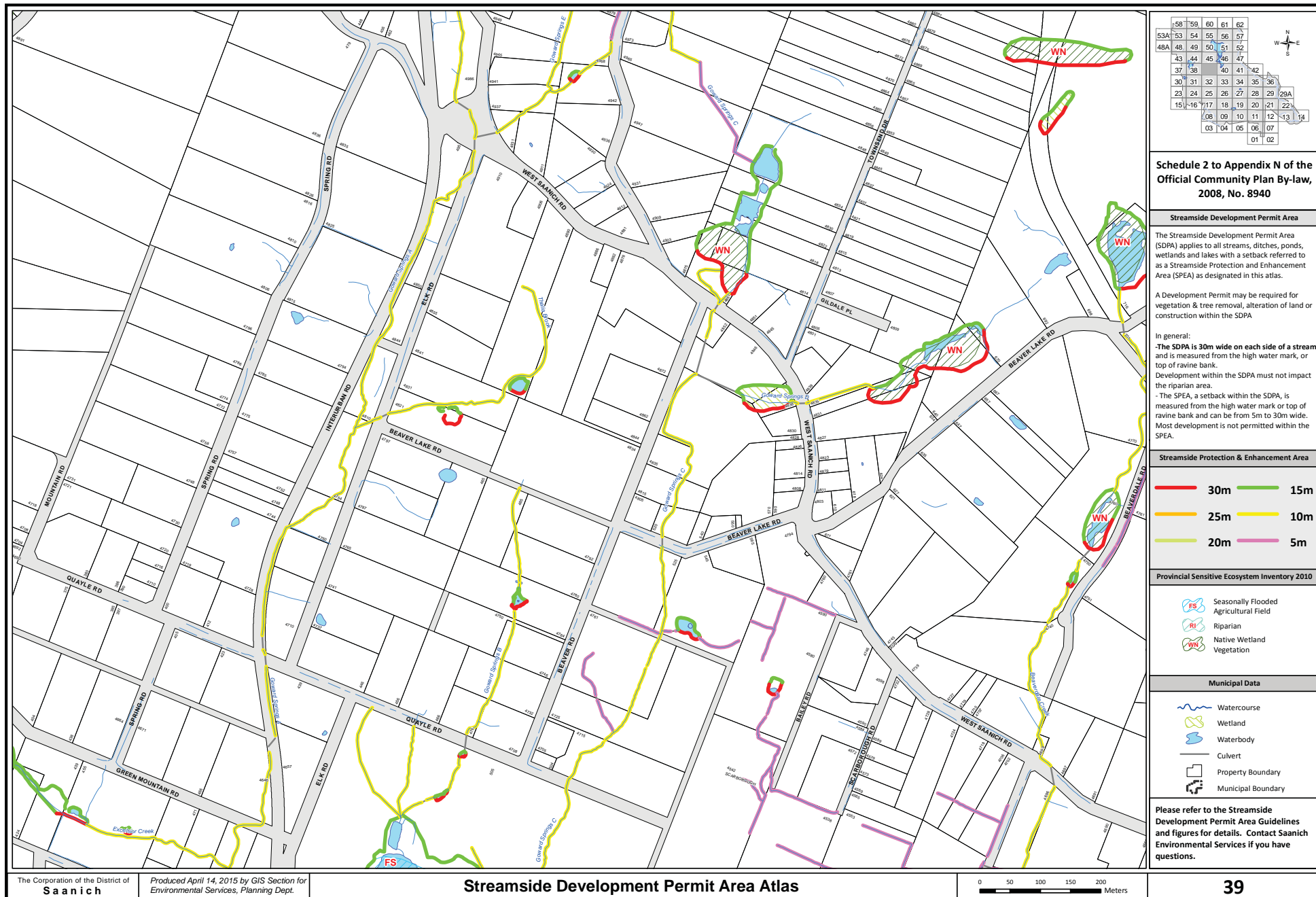
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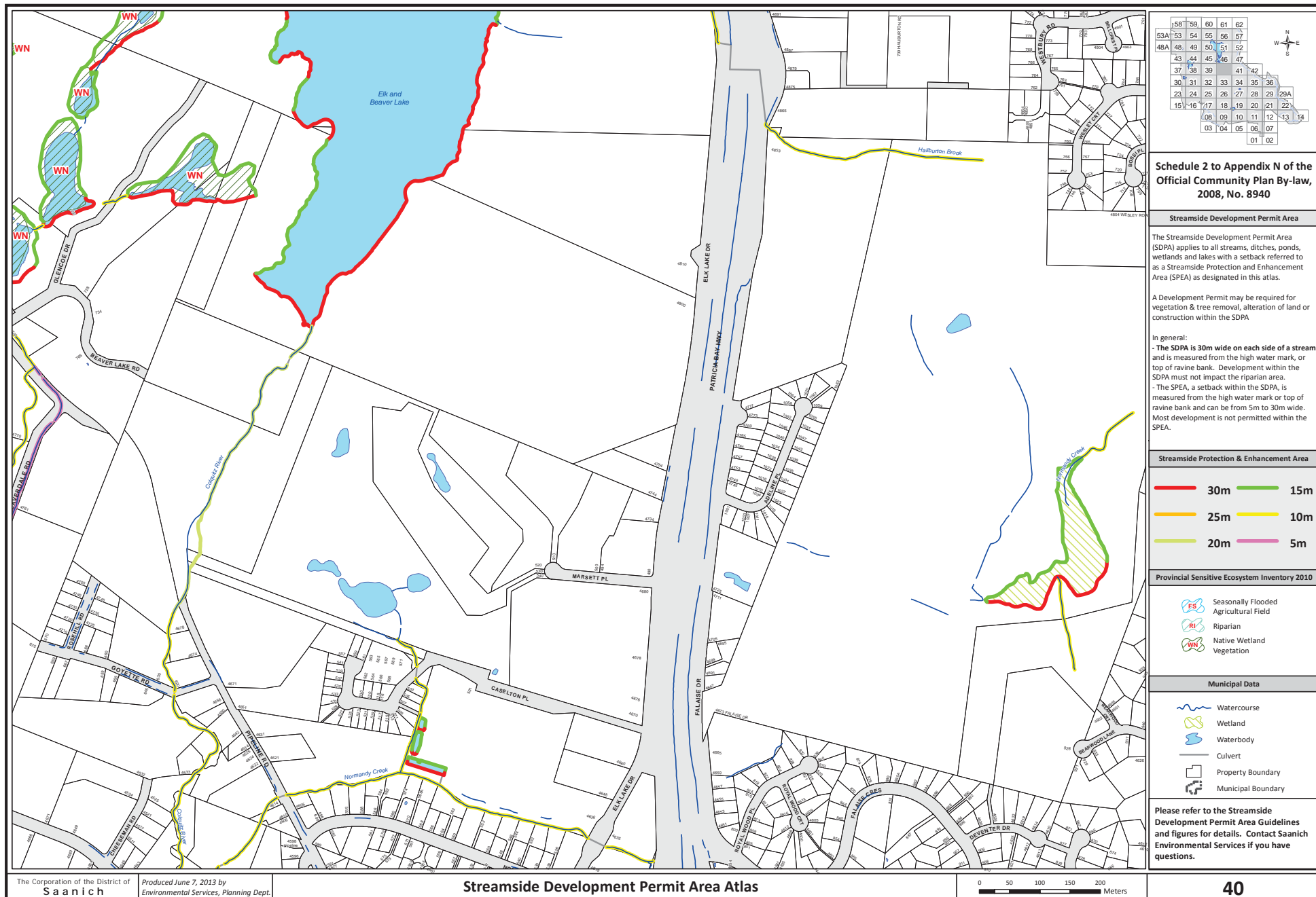
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- Watercourse
- Wetland
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- Property Boundary
- Municipal Boundary

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## **Streamside Protection & Enhancement Area**

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

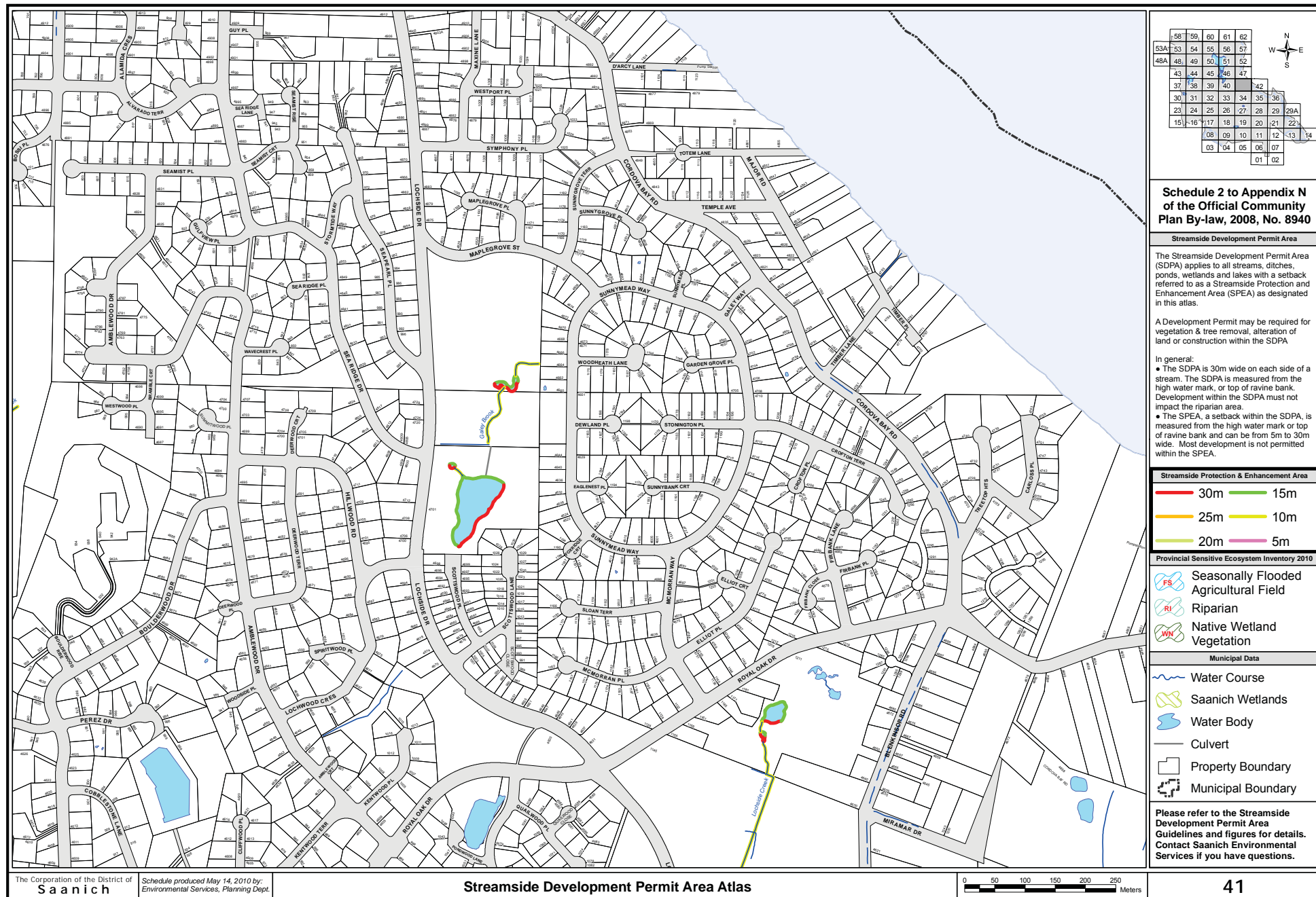
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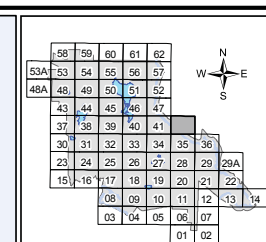
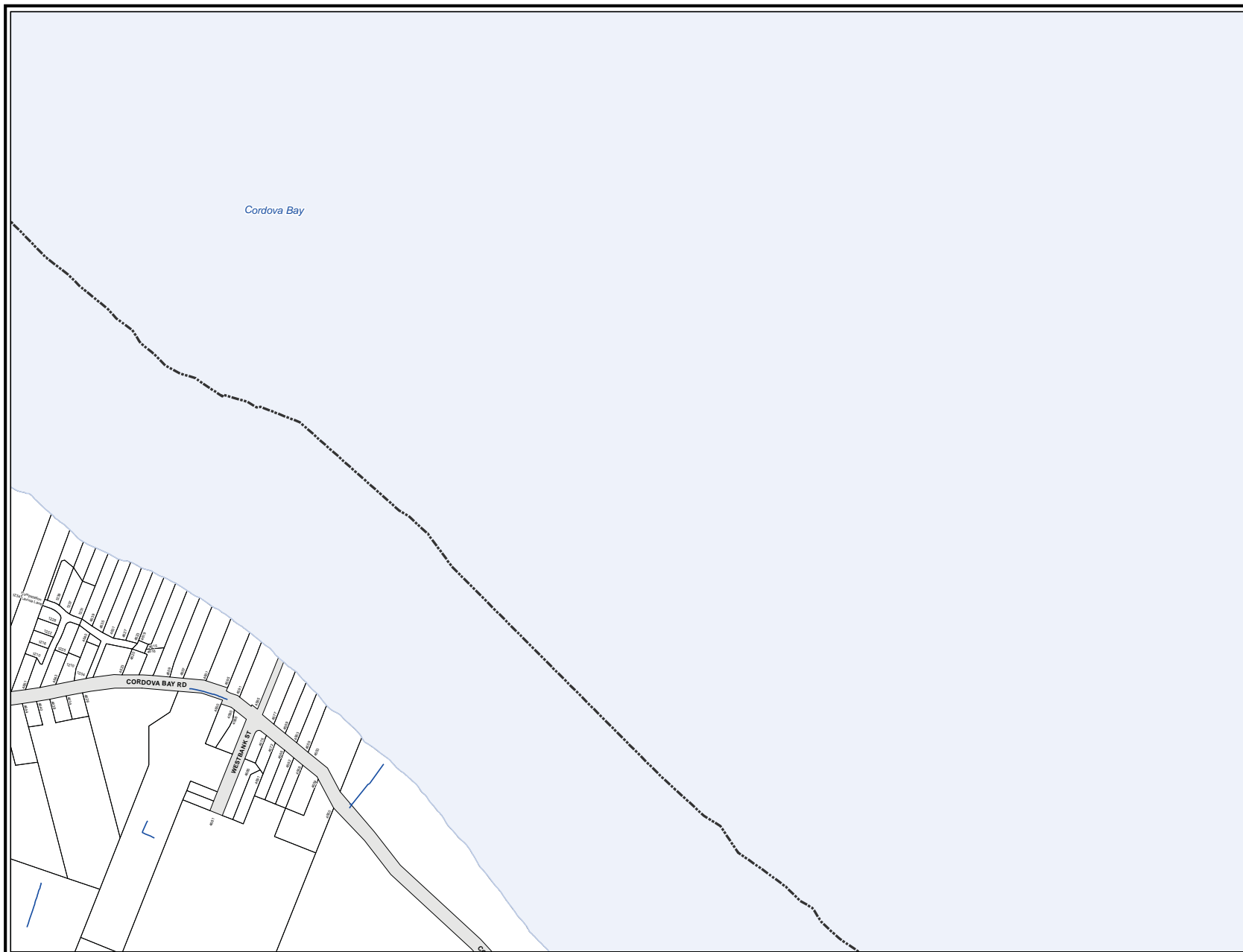
Seasonally Flooded Agricultural Field  
Riparian  
Native Wetland Vegetation

## **Municipal Data**

Watercourse  
Wetland  
Waterbody  
Culvert  
Property Boundary  
Municipal Boundary

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## **Streamside Development Permit Area**

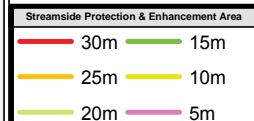
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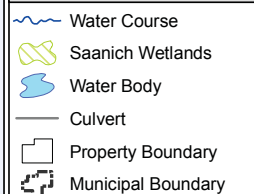
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## **Provincial Sensitive Ecosystem Inventory 2010**

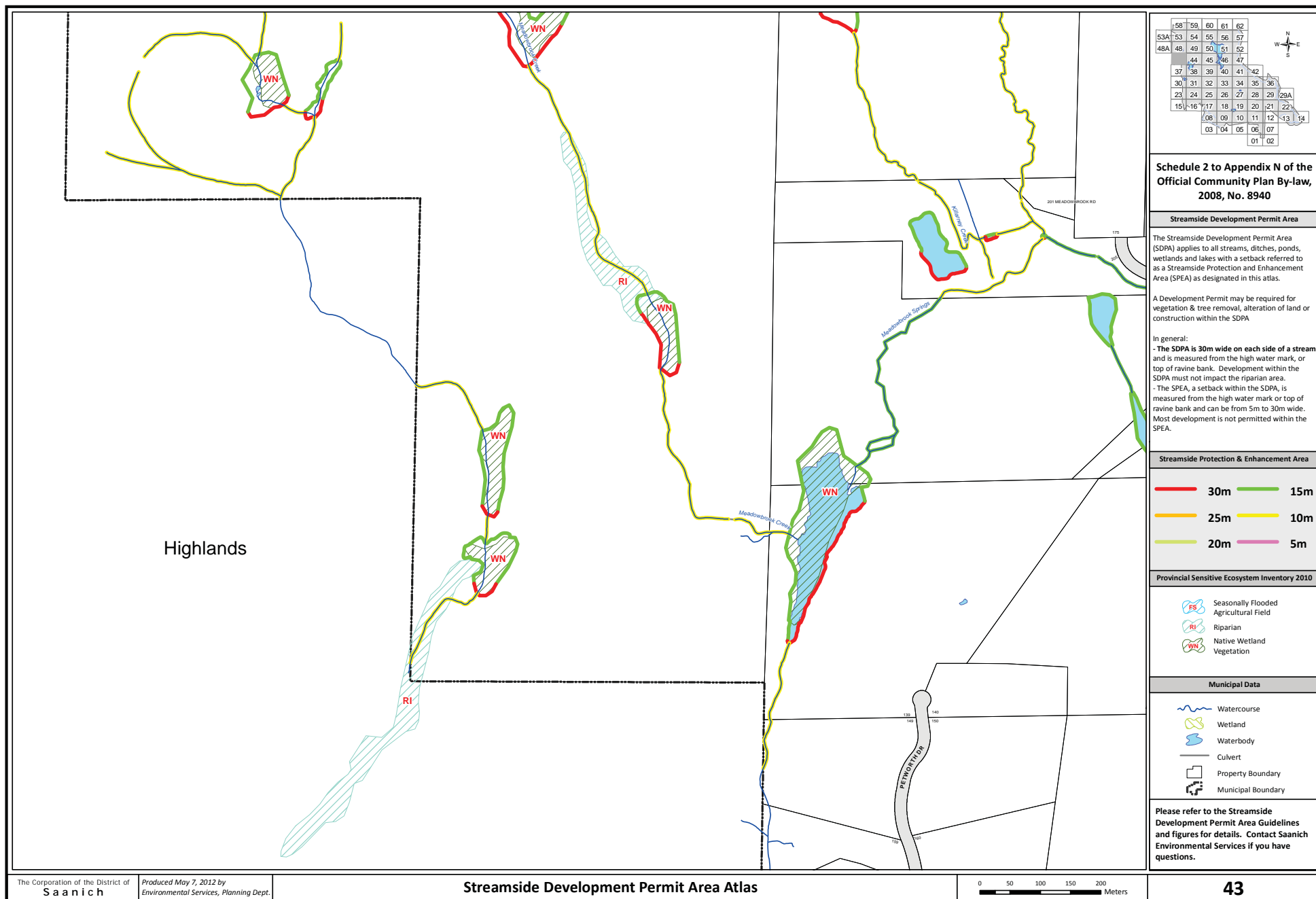


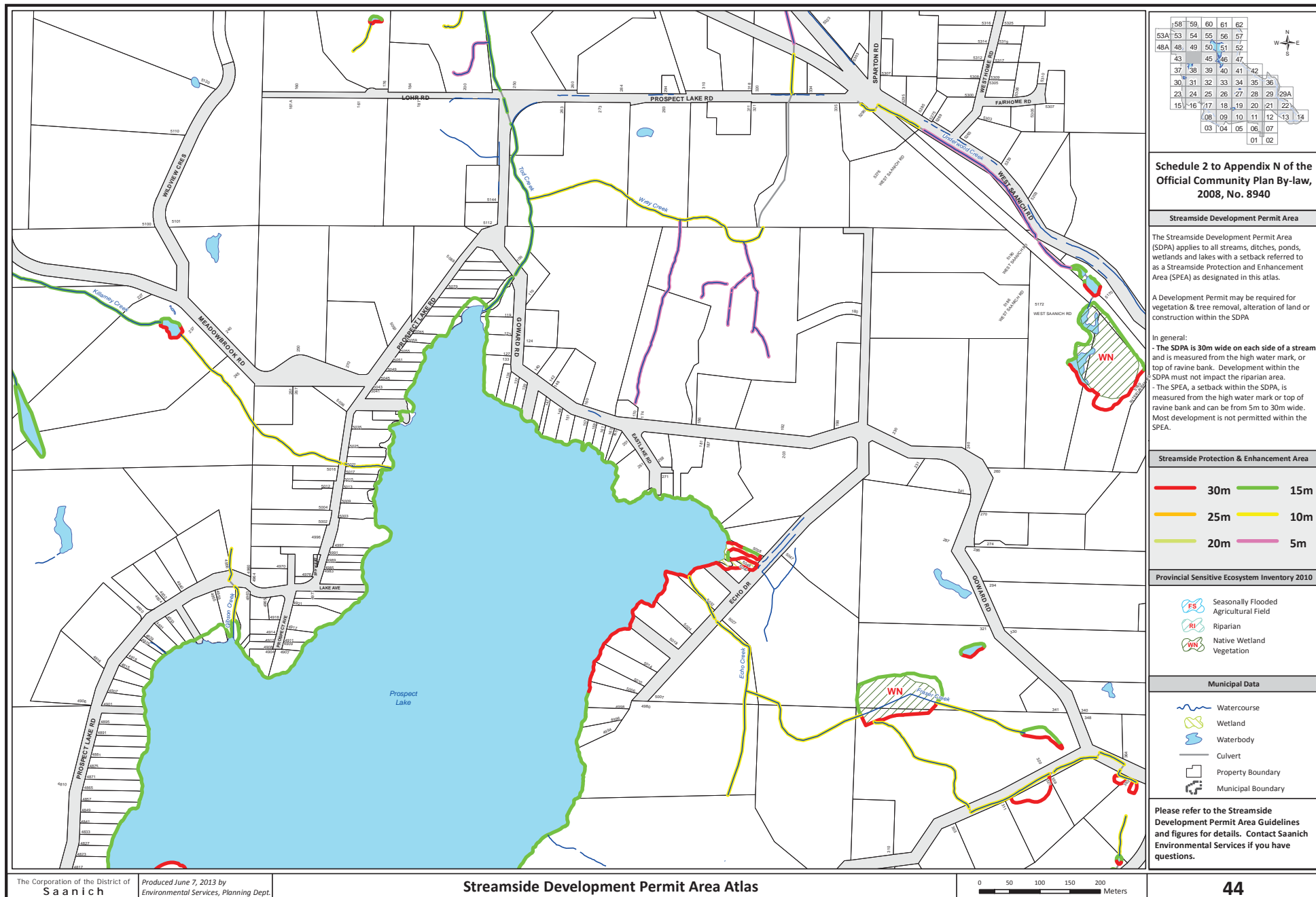
## **Municipal Data**

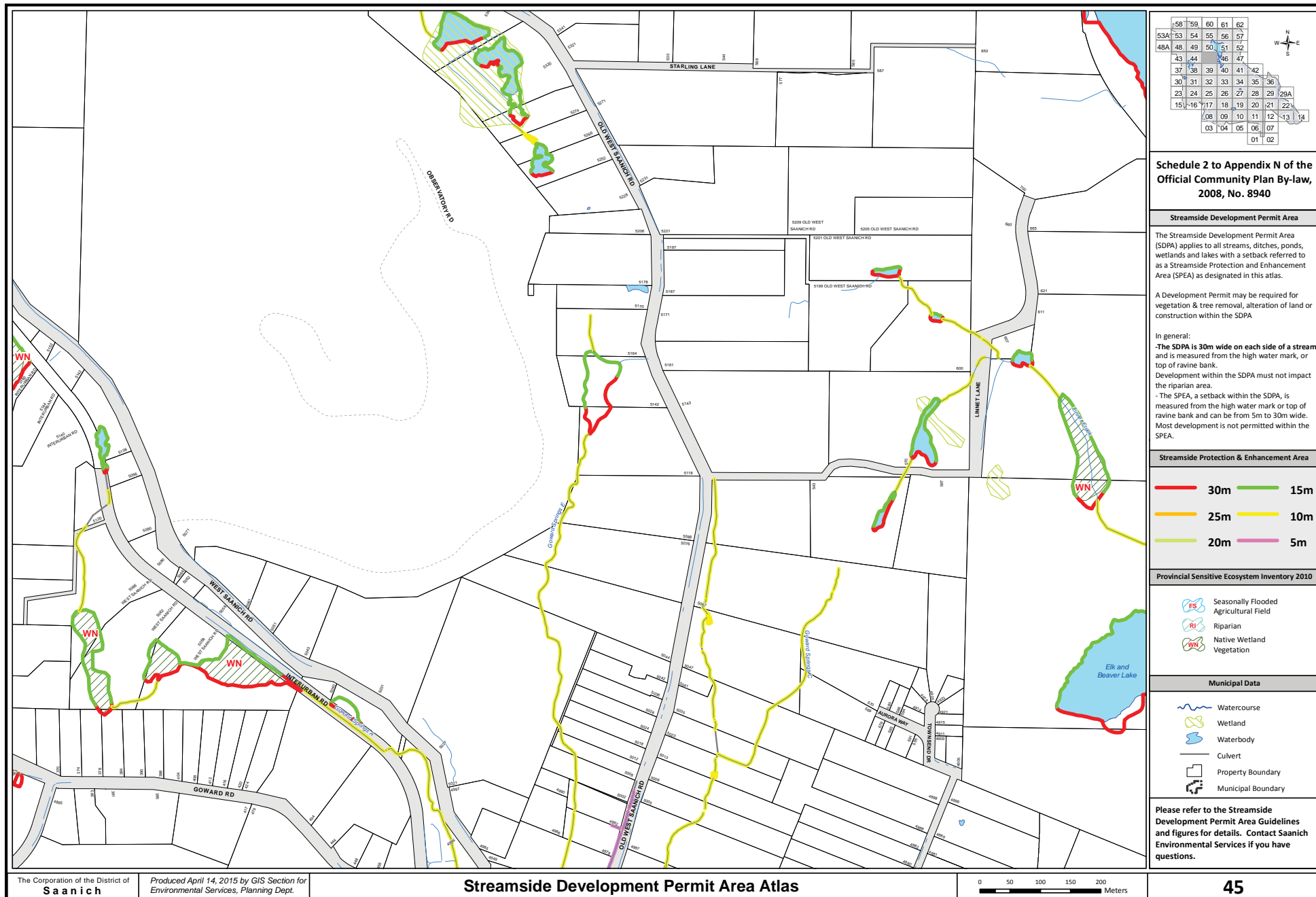


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	58	59	60	61	62			
53A	53	54	55	56	57			
48A	48	49	50	51	52			
	43	44	45	46	47			
	37	38	39	40	41	42		
	30	31	32	33	34	35	36	
	23	24	25	26	27	28	29	29A
	15	16	17	18	19	20	21	22
		08	09	10	11	12	13	14
		03	04	05	06	07		
				01	02			

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

### Streamside Development Permit Area

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### Streamside Protection & Enhancement Area

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

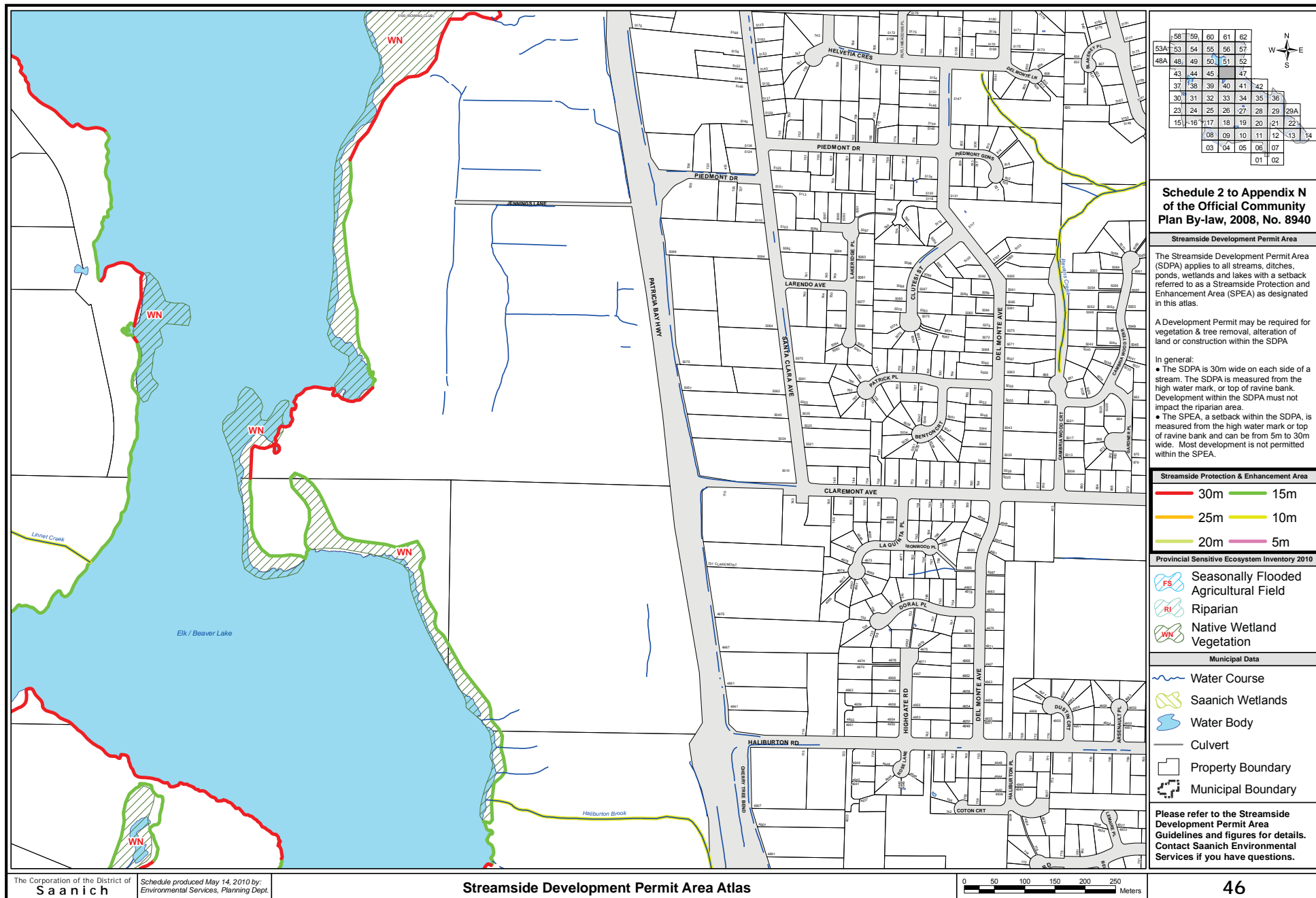
### Provincial Sensitive Ecosystem Inventory 2010

ES	Seasonally Flooded Agricultural Field
R	Riparian
WN	Native Wetland Vegetation

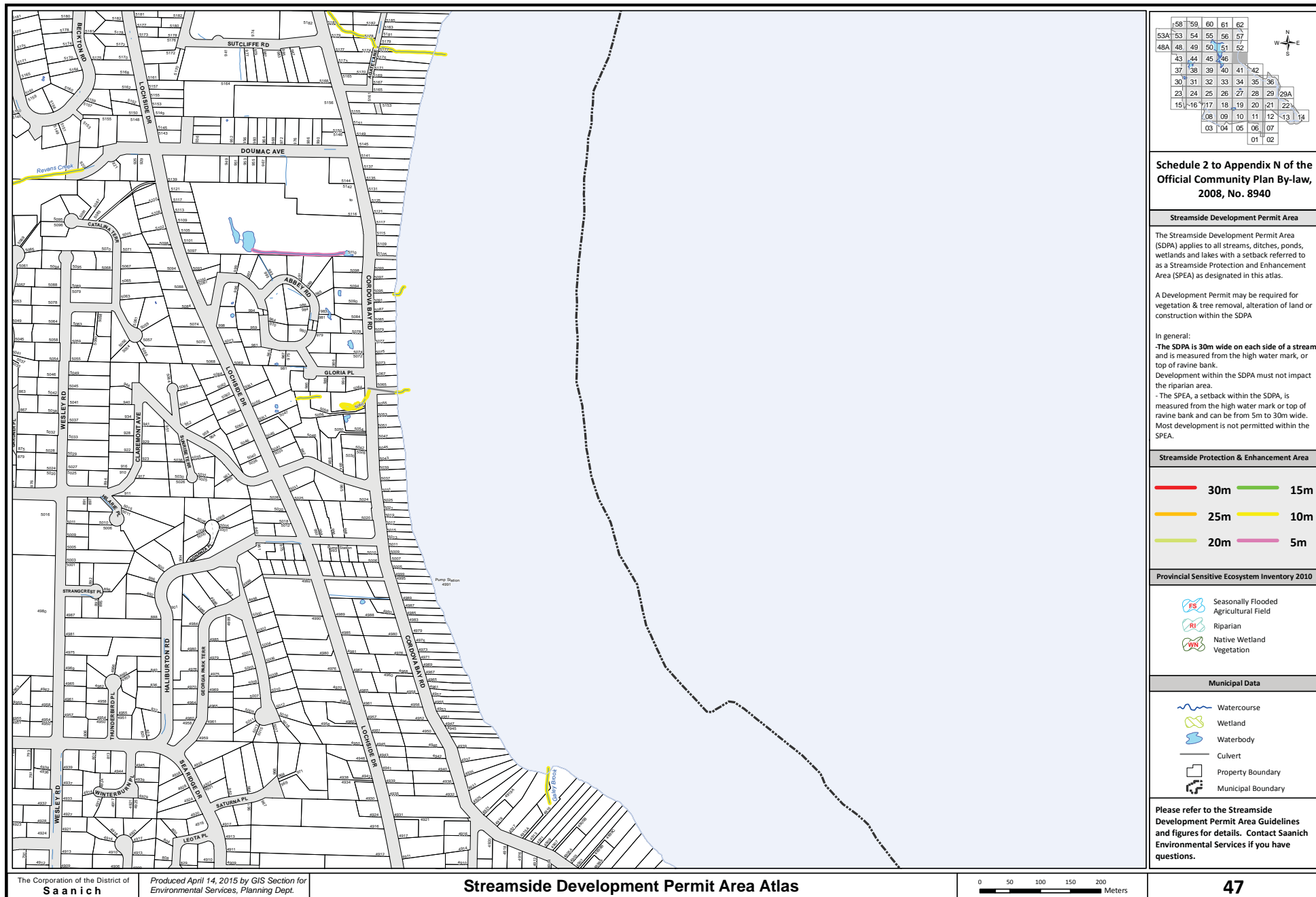
### Municipal Data

Watercourse	Waterbody
Culvert	Property Boundary
Municipal Boundary	

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N

W

E

S

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

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Streamside Protection & Enhancement Area

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

Provincial Sensitive Ecosystem Inventory 2010

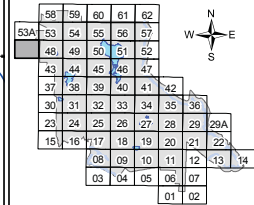
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

Municipal Data

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

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Highlands



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

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**Streamside Protection & Enhancement Area**



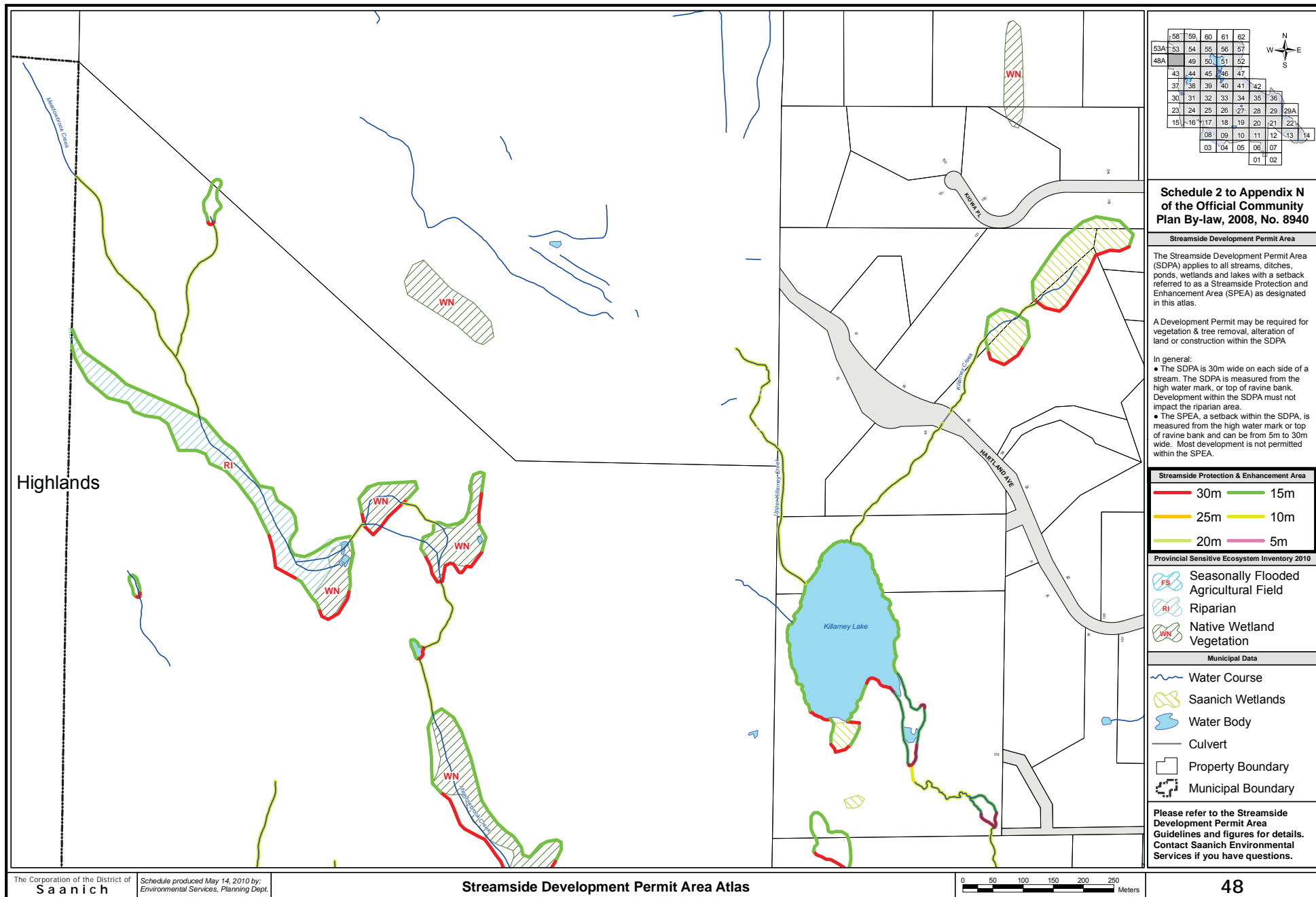
**Provincial Sensitive Ecosystem Inventory 2010**

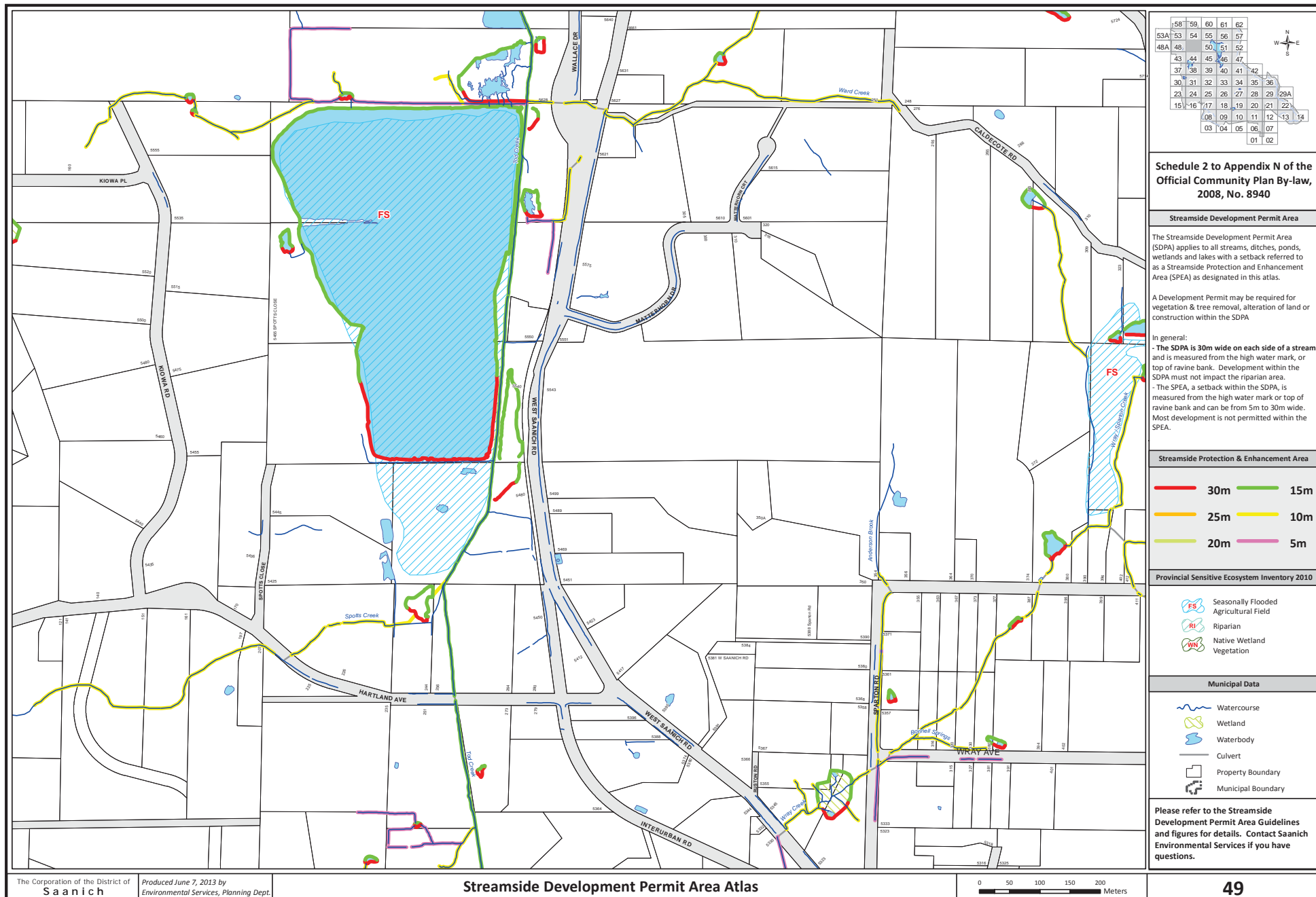
- Seasonally Flooded
- Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

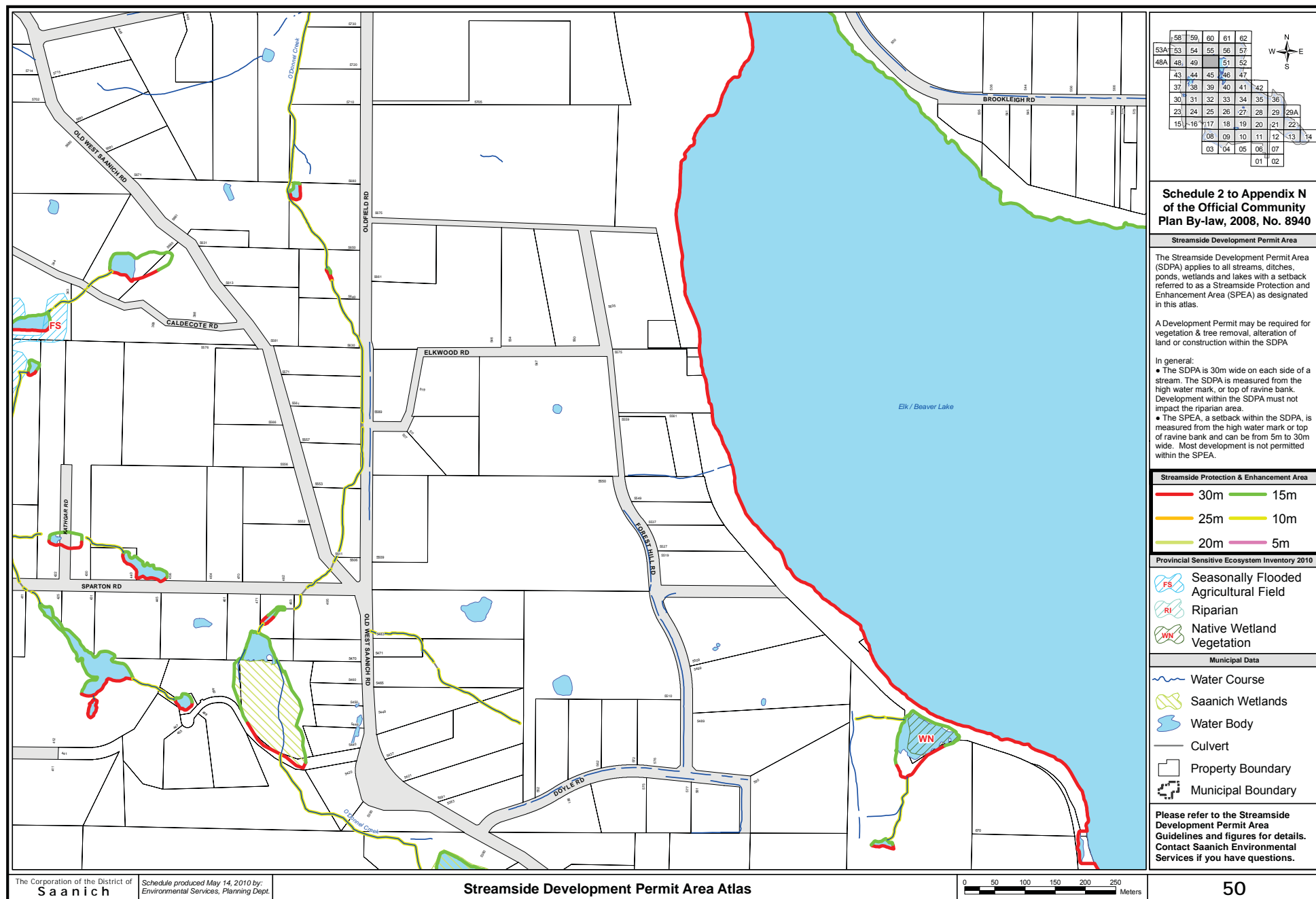
- Water Course
- Saanich Wetlands
- Water Body
- Culvert
- Property Boundary
- Municipal Boundary

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58	59	60	61	62
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			01	02



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#### Streamside Protection & Enhancement Area

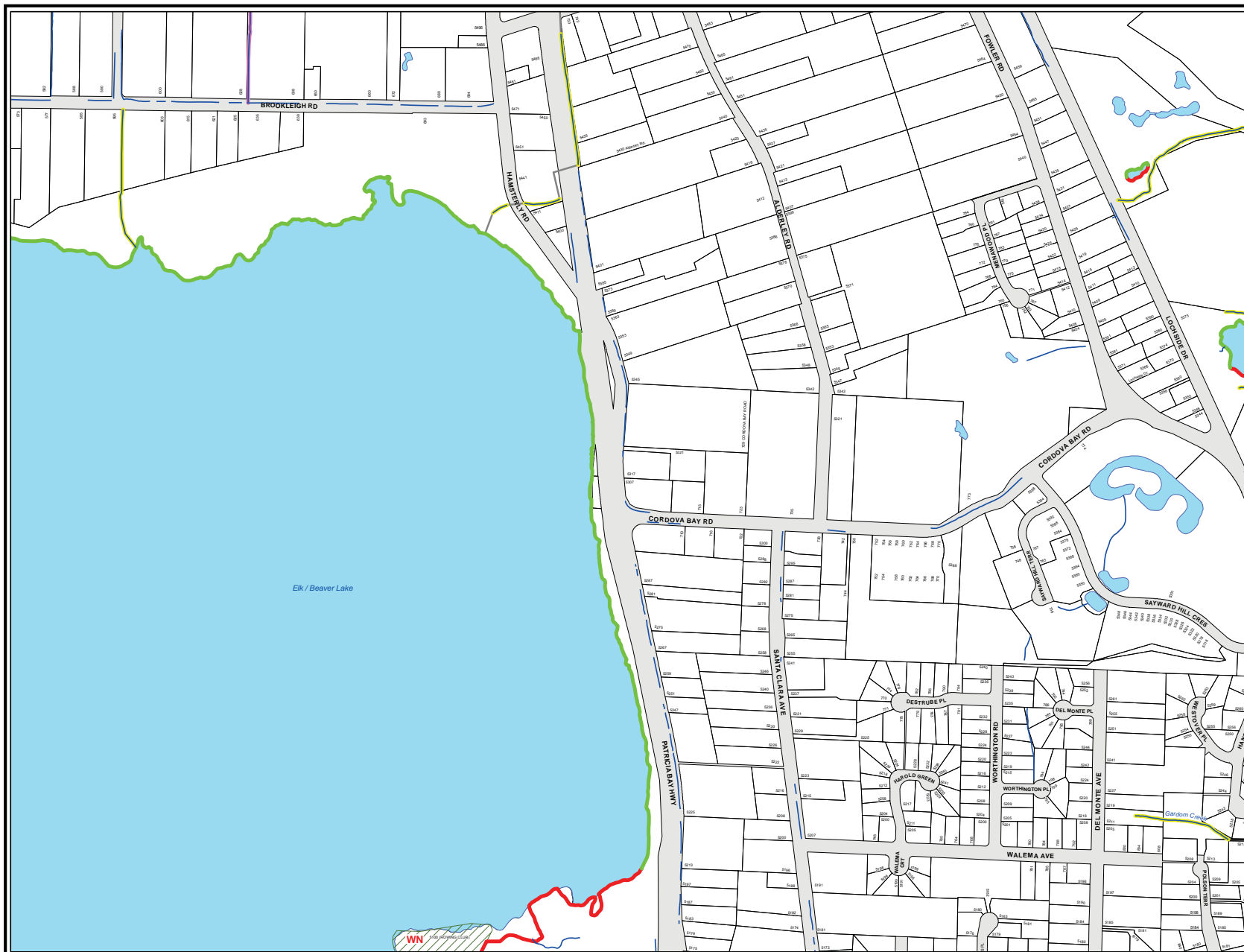
- |     |     |
|-----|-----|
| 30m | 15m |
| 25m | 10m |
| 20m | 5m  |

#### 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
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- 20m
- 15m
- 10m
- 5m

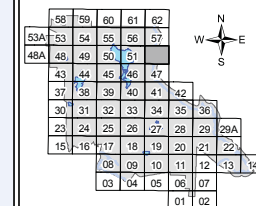
### Provincial Sensitive Ecosystem Inventory 2010

- 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.



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

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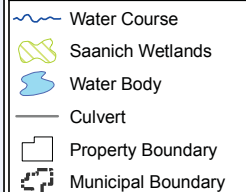
## **Streamside Protection & Enhancement Area**



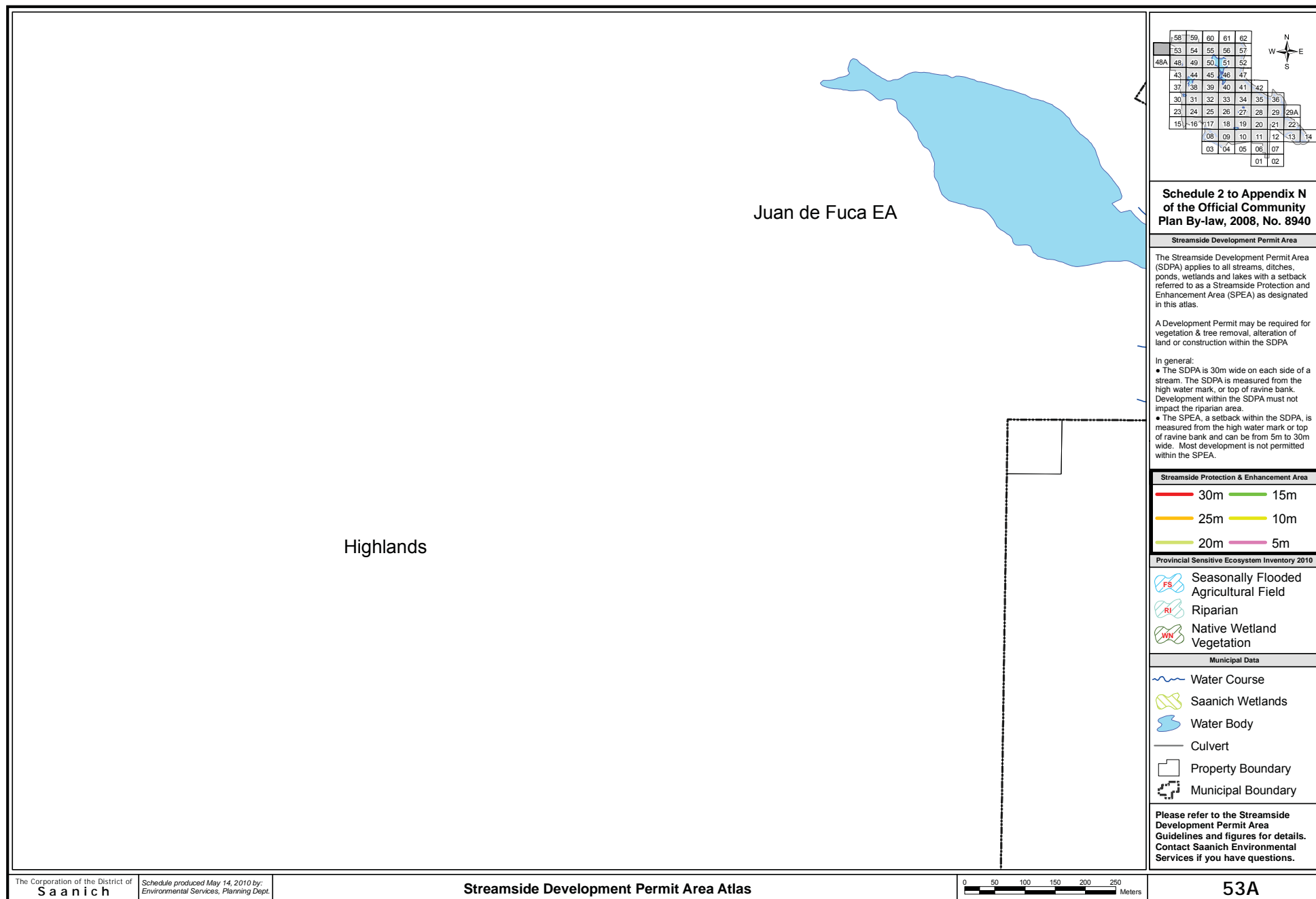
## **Provincial Sensitive Ecosystem Inventory 2010**



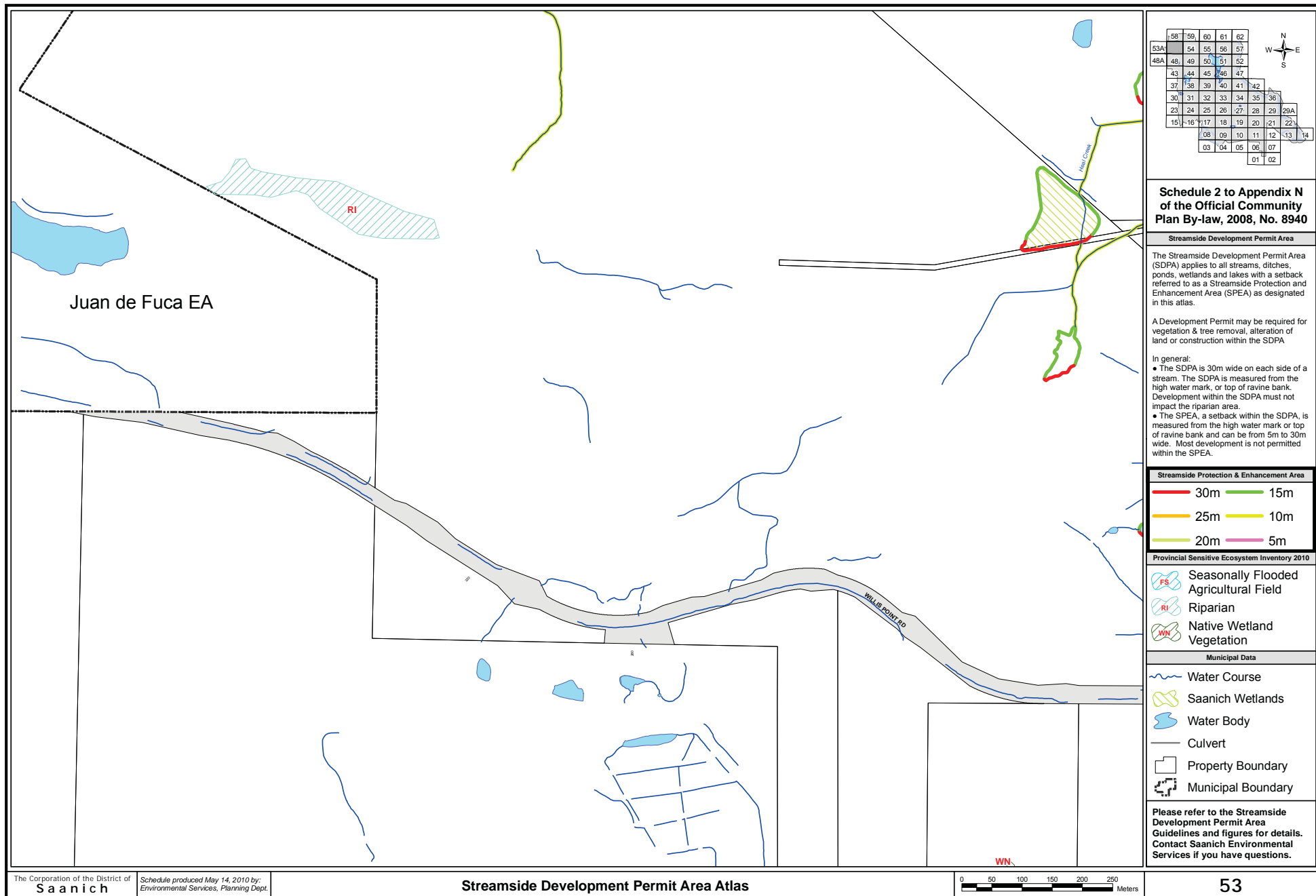
## **Municipal Data**

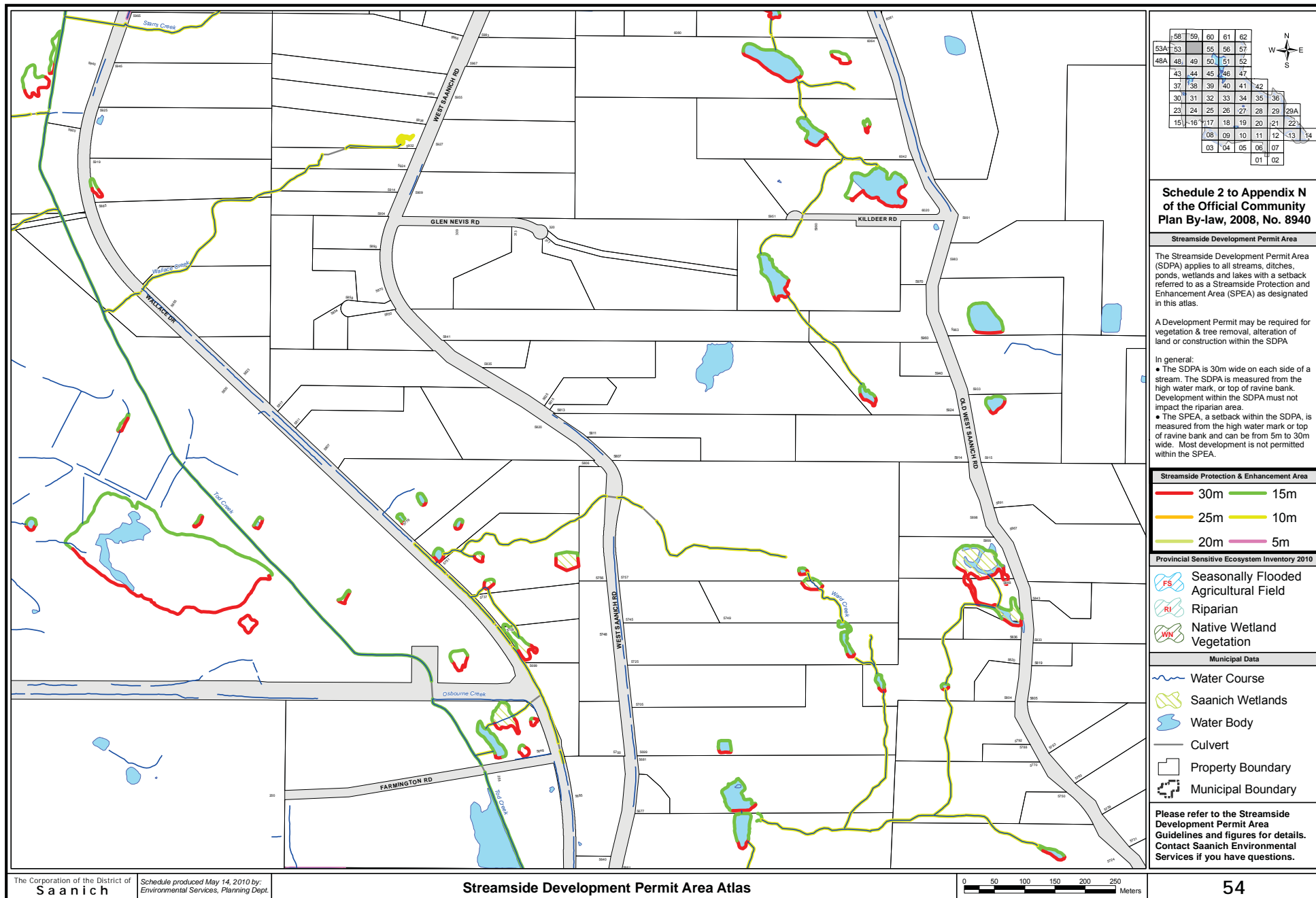


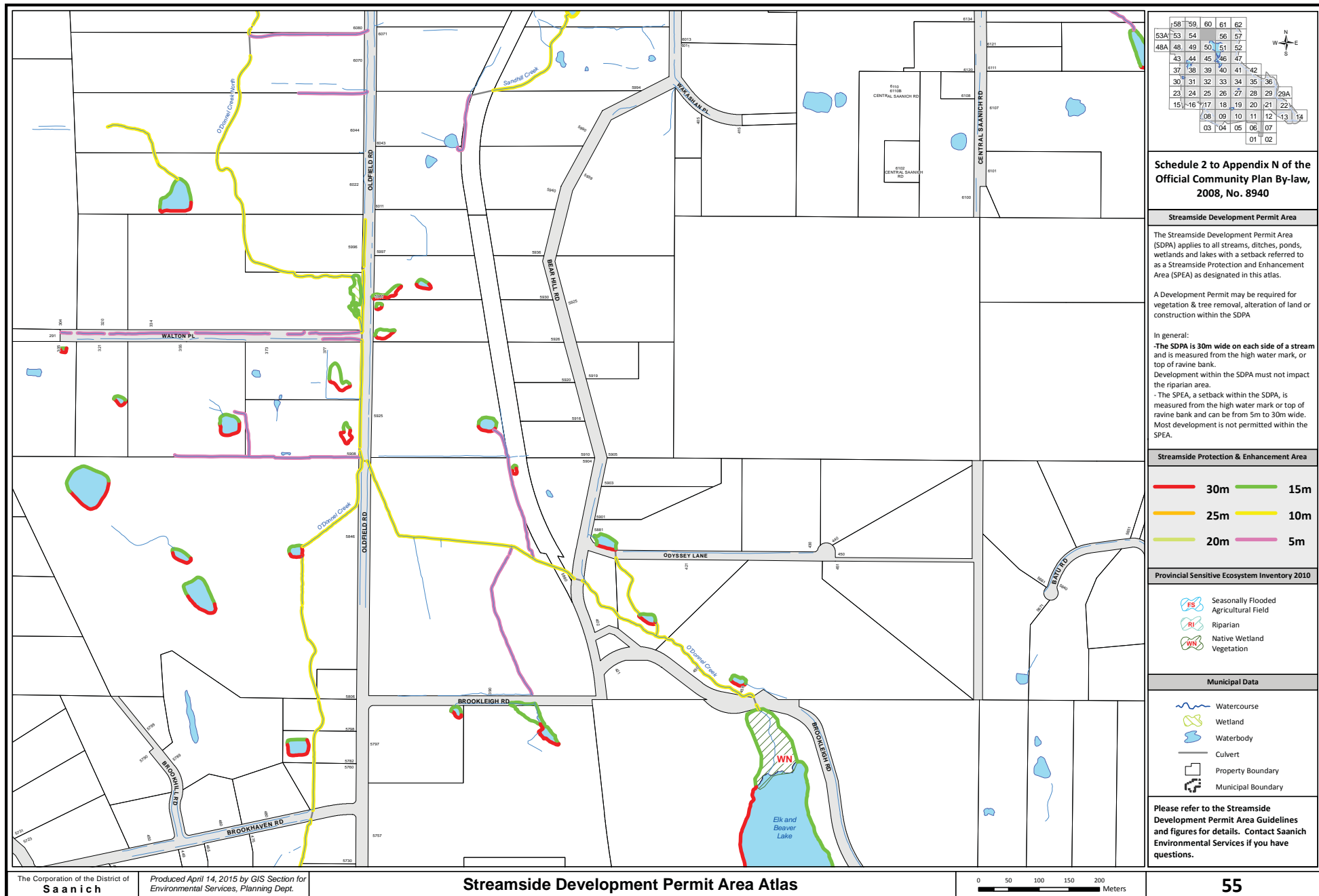
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**Streamside Protection & Enhancement Area**

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

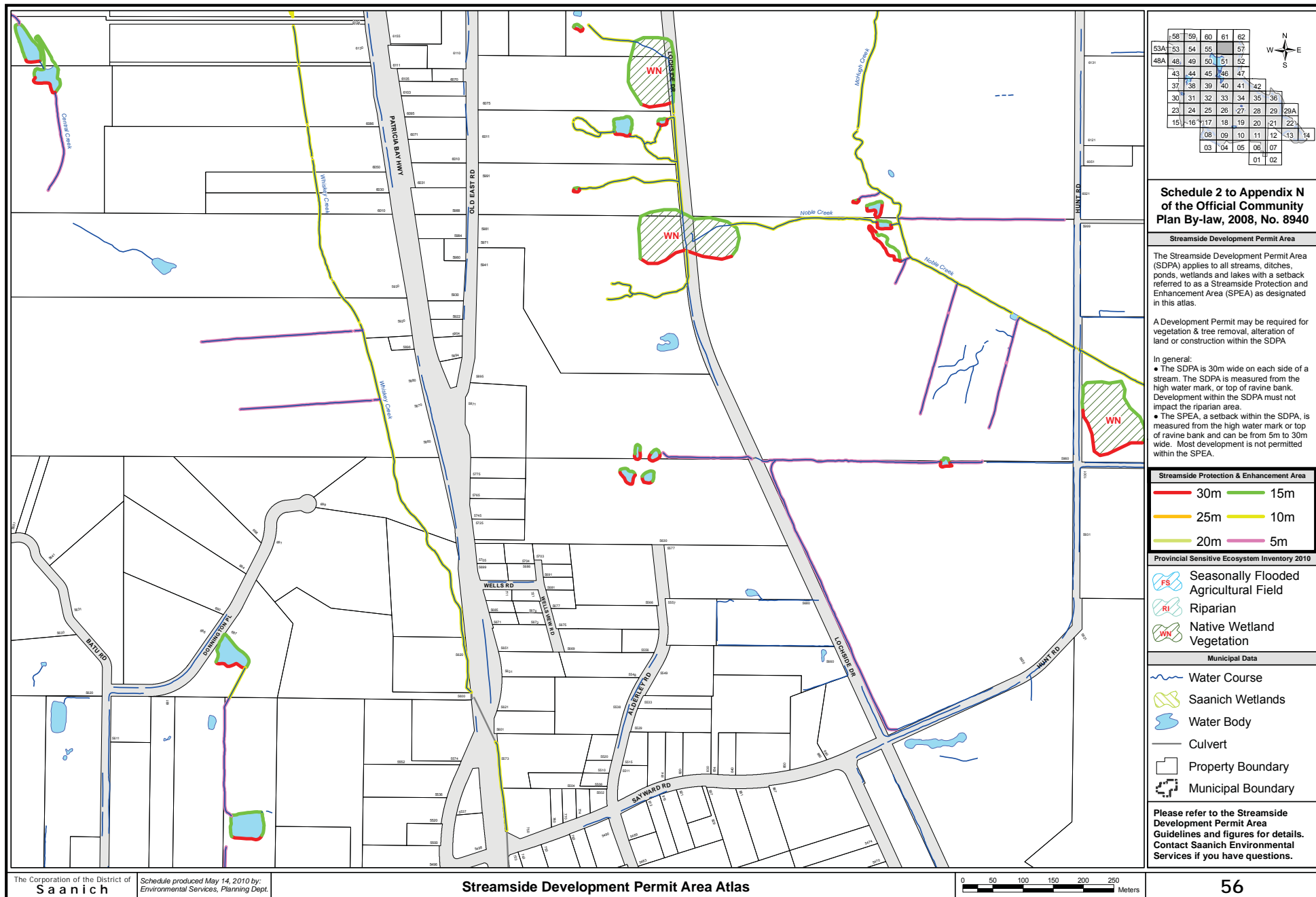
**Provincial Sensitive Ecosystem Inventory 2010**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
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	15	16	17	18	19
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- |     |     |
|-----|-----|
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#### Provincial Sensitive Ecosystem Inventory 2010

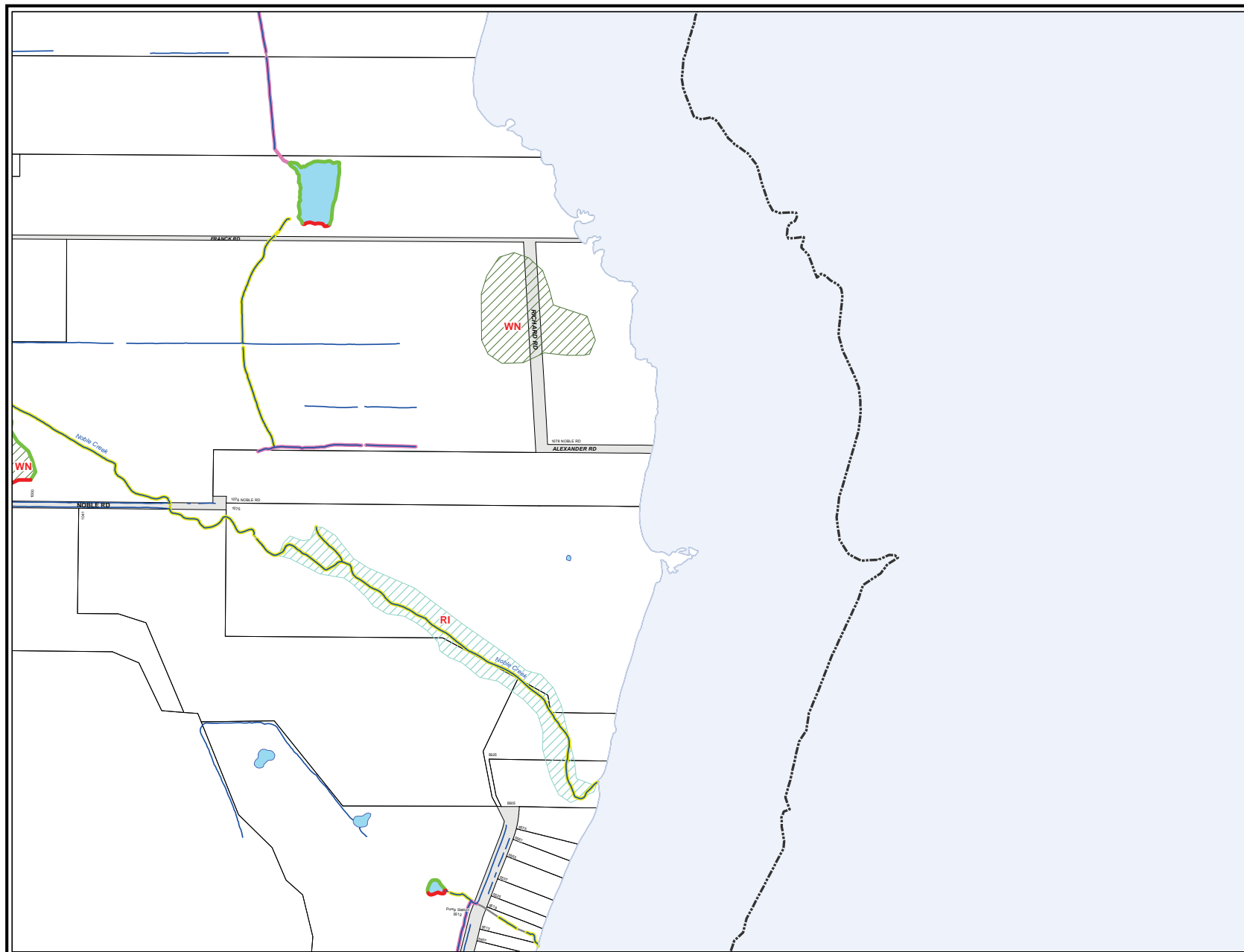
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- Riparian
- Native Wetland Vegetation

#### Municipal Data

- Water Course
- Saanich Wetlands
- Water Body
- Culvert
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30m	15m
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- Riparian
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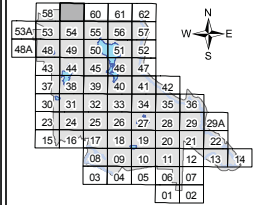
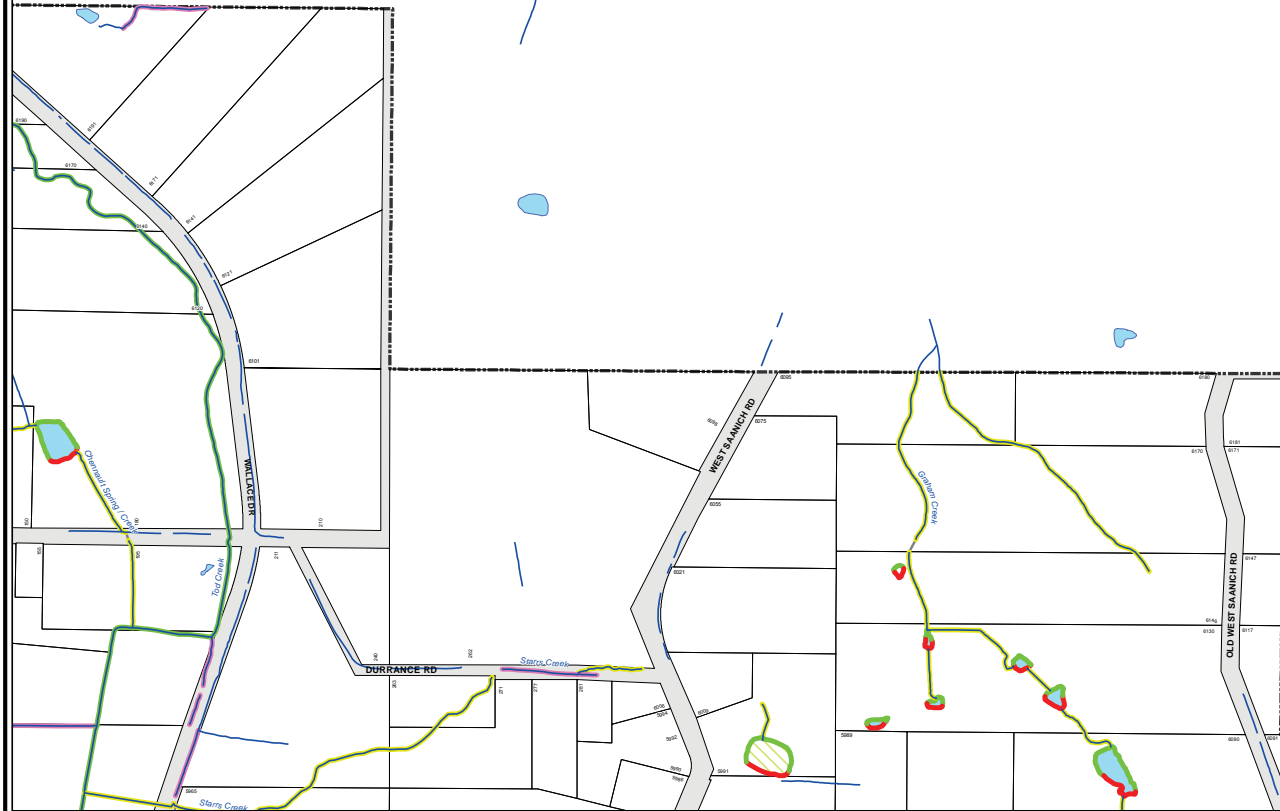
## **Municipal Data**

- Water Course
- Saanich Wetlands
- Water Body
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# Central Saanich



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30m	15m		
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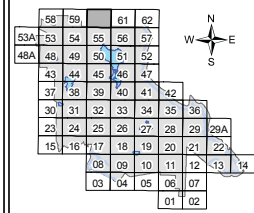
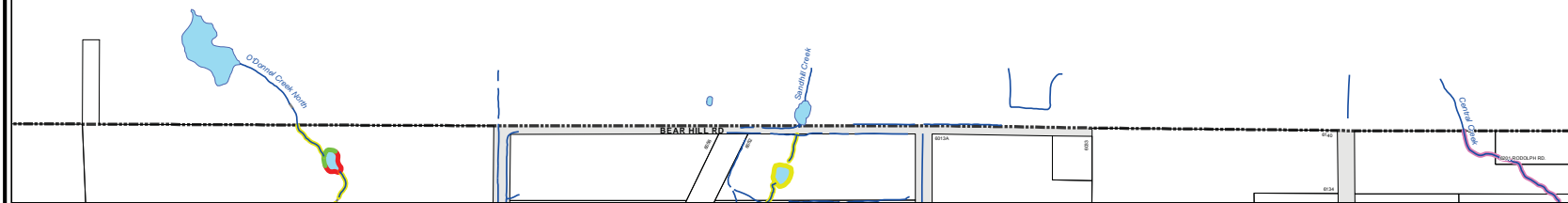
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### Municipal Data

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# Central Saanich



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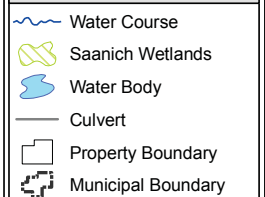
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### Provincial Sensitive Ecosystem Inventory 2010



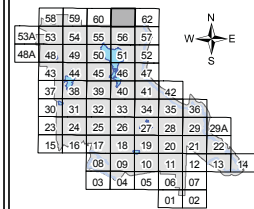
### Municipal Data



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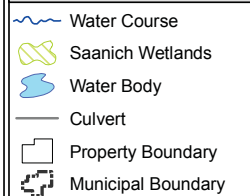
### Streamside Protection & Enhancement Area



### Provincial Sensitive Ecosystem Inventory 2010



### Municipal Data



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