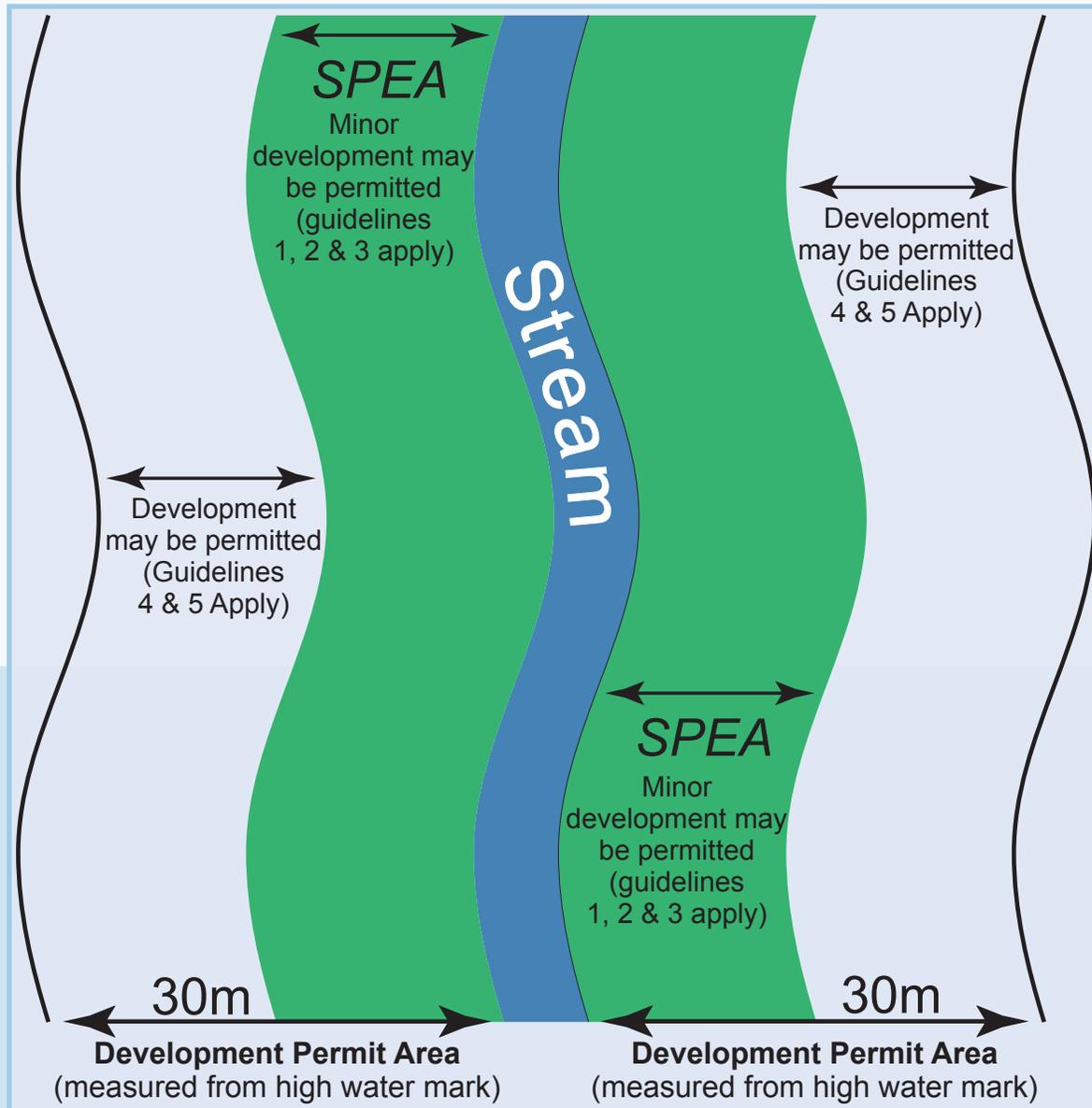
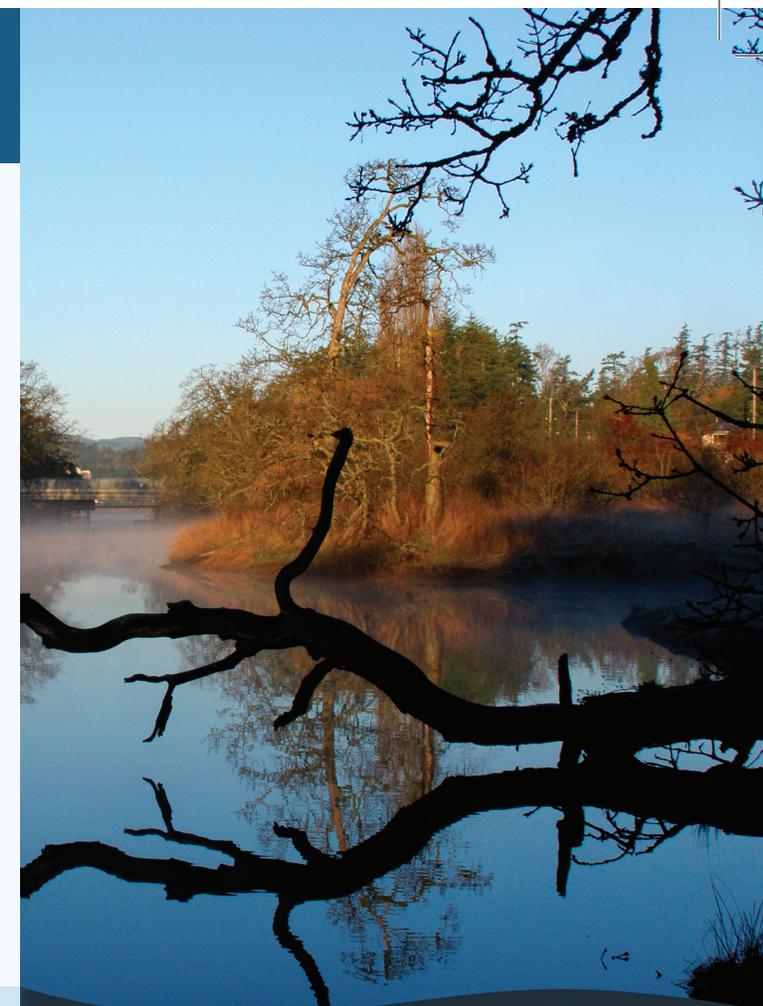


The Streamside Protection and Enhancement Area (SPEA) is a setback within the Streamside Development Permit Area (SDPA)



What is the SPEA?

The Streamside Protection and Enhancement Area (SPEA) is a **setback** within the 30m SDPA. The SPEA can be 5m to 30m wide and is measured from the high water mark of the stream or top of ravine bank. Very little development is permitted within the SPEA. Guidelines 1, 2, & 3 apply to the SPEA.



Streamside Development Permit Area



District of Saanich
Environmental Services
770 Vernon Avenue
Victoria, BC V8X 2W7

Background

The Streamside Development Permit Area (SDPA) was adopted by Saanich Council on March 21, 2006 to comply with Provincial legislation. The SDPA protects the land adjacent to streams, which is referred to as the riparian area.

Purpose

1. To protect the land adjacent to streams from development. This includes the riparian zone on the stream edge and the adjacent upland area that exerts an influence on the stream.
2. To direct the restoration of streamside areas so they can support fish life cycle processes and provide biologically diverse wildlife habitat and corridors for wildlife movement.

A stream is defined as a creek, river, lake, pond, wetland or ditch that provides fish habitat or is connected to fish habitat by surface flow.

When is a Streamside Development Permit Required?

If you are undertaking any of the following activities adjacent to a stream, **contact us** about obtaining a Streamside Development Permit:

- Removal, alteration, disruption or destruction of vegetation;
- Removal, deposit or disturbance of soils;
- Construction or demolition of buildings and structures;
- Creation of non-structural surfaces such as patios and driveways;
- Construction of roads, trails, docks, wharves and bridges;
- Provision and maintenance of sewer and water services;
- Subdivision.

Exemptions where a Streamside Development Permit is not required

Contact us to see if your project is exempt:

- Maintenance of existing yards and gardens;
- Small (less than 10 m²) accessory buildings within an existing landscaped area;
- Fences;
- Trails;
- Removal of hazardous trees;
- Agricultural use within the Agricultural Land Reserve;
- Ecological restoration and enhancement projects authorized by the District of Saanich.

What land is affected?

All land located within 30m of a designated stream falls within the Streamside Development Permit Area. The 30m can be measured from the high water mark of both banks. Designated streams are mapped in the Streamside Development Permit Area Atlas which is available for viewing at the Planning Department counter or on our website (www.environment.saanich.ca). The Atlas also identifies the Streamside Protection and Enhancement Area (SPEA) or setback.

What are the guidelines?

The SDPA has guidelines to protect the environment. All development activities must meet the guidelines. The guidelines specifically address: measuring the SPEA, minor intrusions into the SPEA, measures to reduce impacts, and additional information that may be required. The complete guidelines can be found on our website or at the Planning Department counter.



Please contact Environmental Services
250-475-5471
www.environment.saanich.ca