

Development Permit Guidelines

The following guidelines apply within the Streamside Development Permit Area:

- The distance that development must be set back from a stream is specified in the Streamside Development Permit Area Atlas. This setback is called Streamside Protection and Enhancement Area (SPEA).
- No Development is permitted within a SPEA except for:
 - ❑ Works authorized by Fisheries and Oceans Canada;
 - ❑ Works and activities that comply with the provincial *Water Act*, for example; bank repairs, storm water outfalls, road crossing and foot bridges.
- A property owner has the option of hiring a Qualified Environmental Professional to determine the SPEA width using the methodology of the Riparian Areas Regulation if it is felt that the SPEA width specified in the Streamside Development Permit Area Atlas does not reflect site specific conditions on the property.
- To avoid negative impacts on the SPEA and stream, development outside the SPEA should:
 - ❑ Minimize impervious surfaces;
 - ❑ Return storm water runoff to natural hydrologic pathways in the ground to the extent reasonably permitted by site conditions and treat, store and slowly release the remainder;
 - ❑ Minimize alteration of land contours through the deposit of fill and removal of soil;
 - ❑ Minimize the removal of native trees outside the areas approved for buildings, structures and site accesses;
 - ❑ Follow a soil erosion and sediment control plan during construction;

- ❑ Install construction fencing and signage to prevent encroachment into the SPEA;
- ❑ Protect the root zones of trees to be retained;
- ❑ Address terrain stability concerns that may have an impact on the SPEA.

Additional measures may also be required depending on the degree of potential impacts on the development on the SPEA and the condition of the SPEA, such as:

- ❑ Environmental monitoring during the construction phase;
- ❑ Planting of native vegetation and removal of invasive non-native vegetation within the SPEA;
- ❑ Installation of a permanent fence and signage to demarcate the SPEA;
- ❑ Registration of a natural state covenant over the SPEA.

*Please see the full list of Streamside Development Permit Area exemptions and guidelines in **Development Permit Areas: Justification and Guidelines***

A Streamside Development Permit application package and **Development Permit Areas Justifications and Guidelines** are available at the Planning Department or at:

<http://www.saanich.ca/business/development/laps/lapmap.html>

For more information, please contact:

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Planning Department
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Victoria BC V8X 2W7

Tel: (250) 475-5471 or 475-5473
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PLANNING
Environmental Services

Streamside Development Permit Area

Bylaw No. 8753

Background

The Streamside Development Permit Area was adopted on March 21, 2006 to comply with the Riparian Areas Regulation (RAR) of the provincial *Fish Protection Act*. The RAR directs local governments to protect the land adjacent to streams.

A stream is defined as a creek, river, lake, pond, wetland or ditch that directly or indirectly supports fish.

Properties Affected

Properties in Saanich located within 30 m of a designated stream fall within the Streamside Development Permit Area. Designated streams are shown on Map 27 of the “**Development Permit Areas: Justification and Guidelines**” document.

More detailed stream mapping is available in the Streamside Development Permit Area Atlas. The Atlas is available for viewing at the Planning Department counter.

Purpose

There are two main purposes of the Streamside Development Permit Area:

1. To protect the land adjacent to streams from new development. This includes the moist 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 that they support fish life processes and provide biologically diverse wildlife habitat and corridors for wildlife movement.

What Activities Require a Development Permit?

If you are planning to undertake any of the following activities adjacent to a stream, you may need to apply for a Streamside Development Permit:

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

Please contact the District of Saanich Planning Department to discuss site specific circumstances and to determine if a Streamside Development Permit is required.



Exemptions Where No Development Permit is Required

A Development Permit is not required for:

- Gardening and yard maintenance activities within existing landscaped areas, such as mowing lawns, pruning, planting vegetation and soil disturbance that does not alter the general contours of the land;
- The construction of a small (less than 10 m²) accessory building such as a gazebo, garden shed or playhouse within an existing landscaped area;*
- The construction of a fence;*
- The construction of a private trail;*
- The removal of hazardous trees;*
- Agricultural use within the Agricultural Land Reserve;
- Ecological restoration and enhancement projects authorized by the District of Saanich;

***Subject to conditions**

Please contact the District of Saanich Planning Department for details.