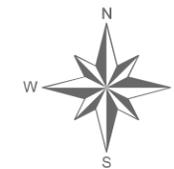


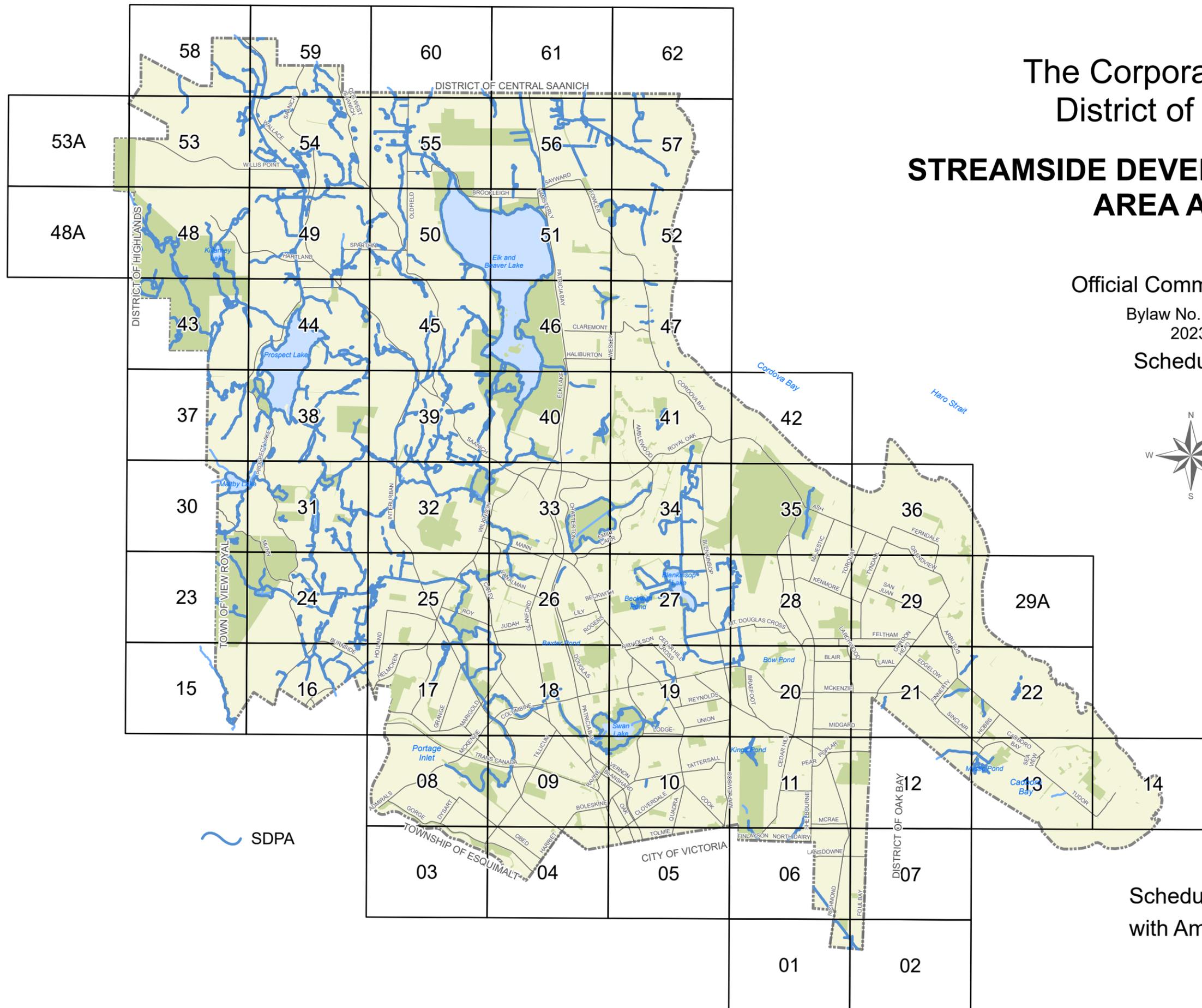
The Corporation of the  
District of Saanich  
**STREAMSIDE DEVELOPMENT PERMIT  
AREA ATLAS**

Official Community Plan  
Bylaw No. 10000  
2023  
Schedule 2

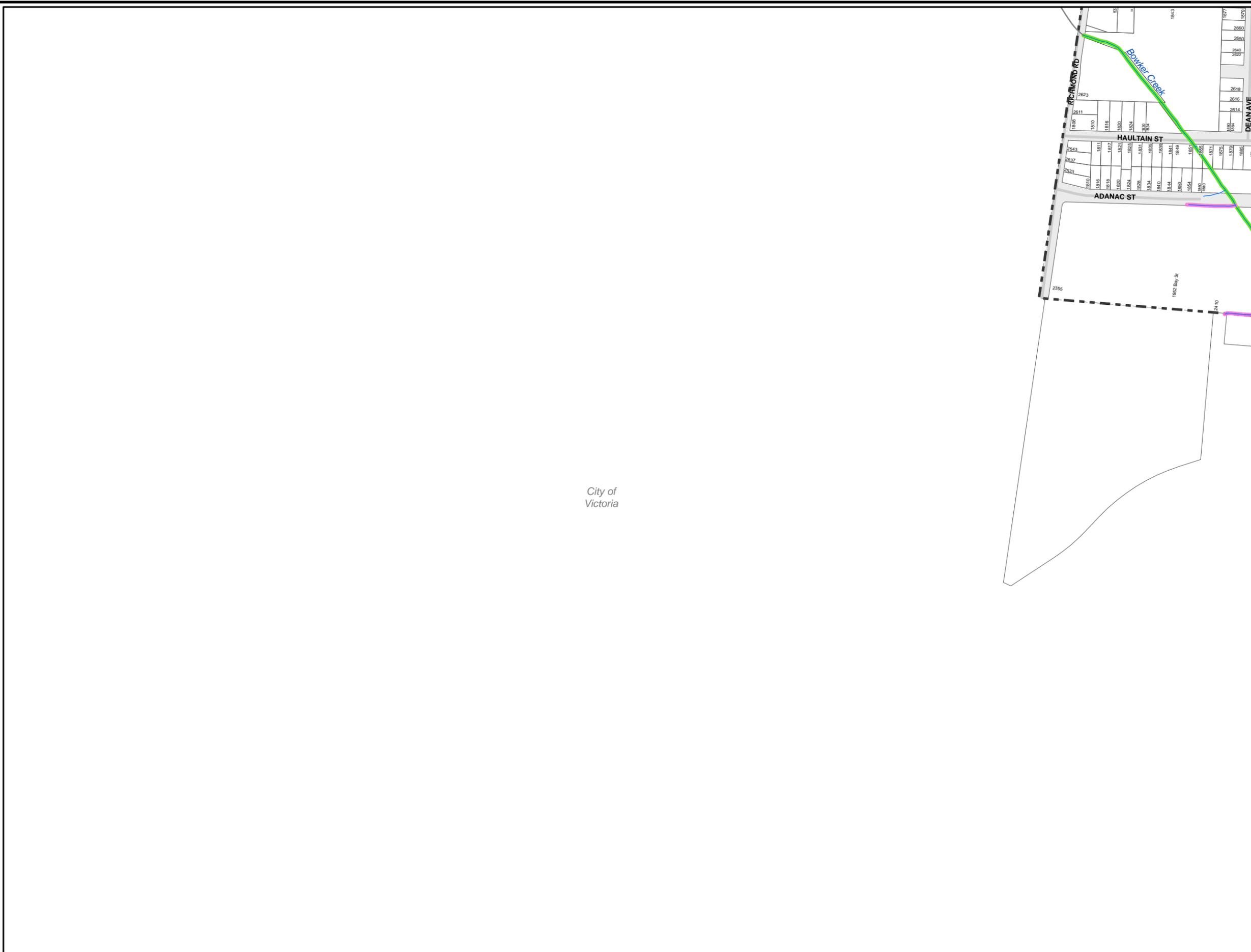


Schedule Adopted March 21, 2006  
with Amendments up to June 2024  
Map Index

Produced by IT Dept. GIS



 SDPA



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**Schedule 2 to the Official Community Plan Bylaw No. 10000, 2023**

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**Streamside Protection & Enhancement Area**



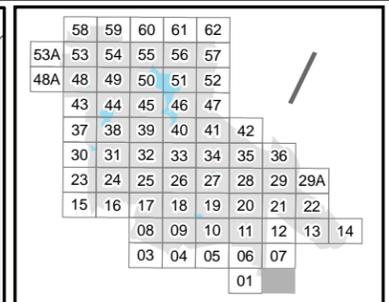
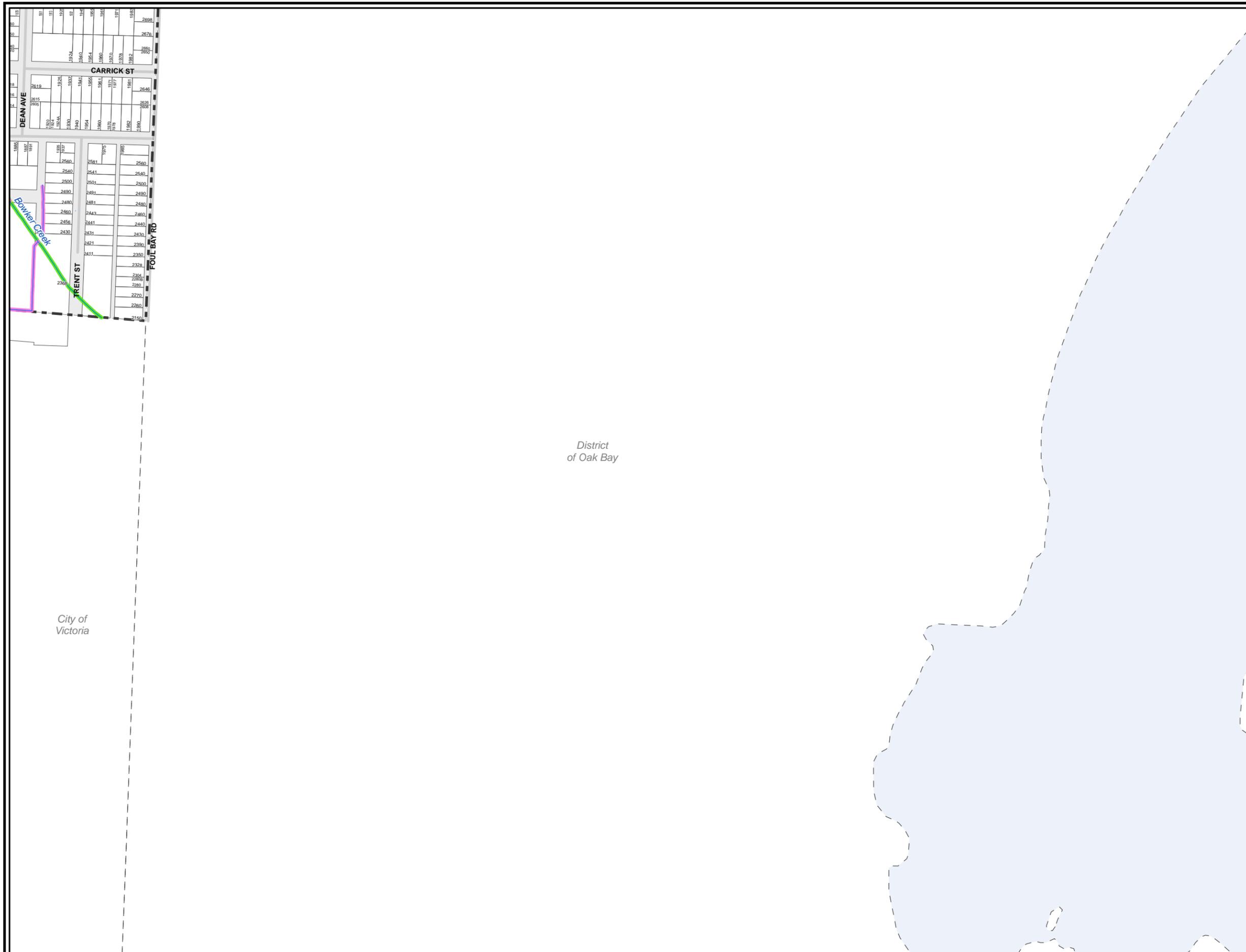
**Provincial Sensitive Ecosystem Inventory**

- 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 Parks if you have questions.



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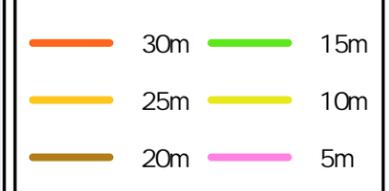
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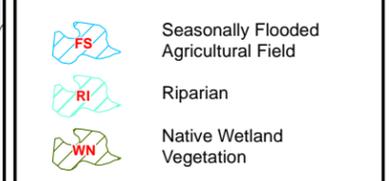
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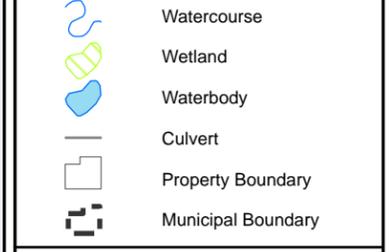
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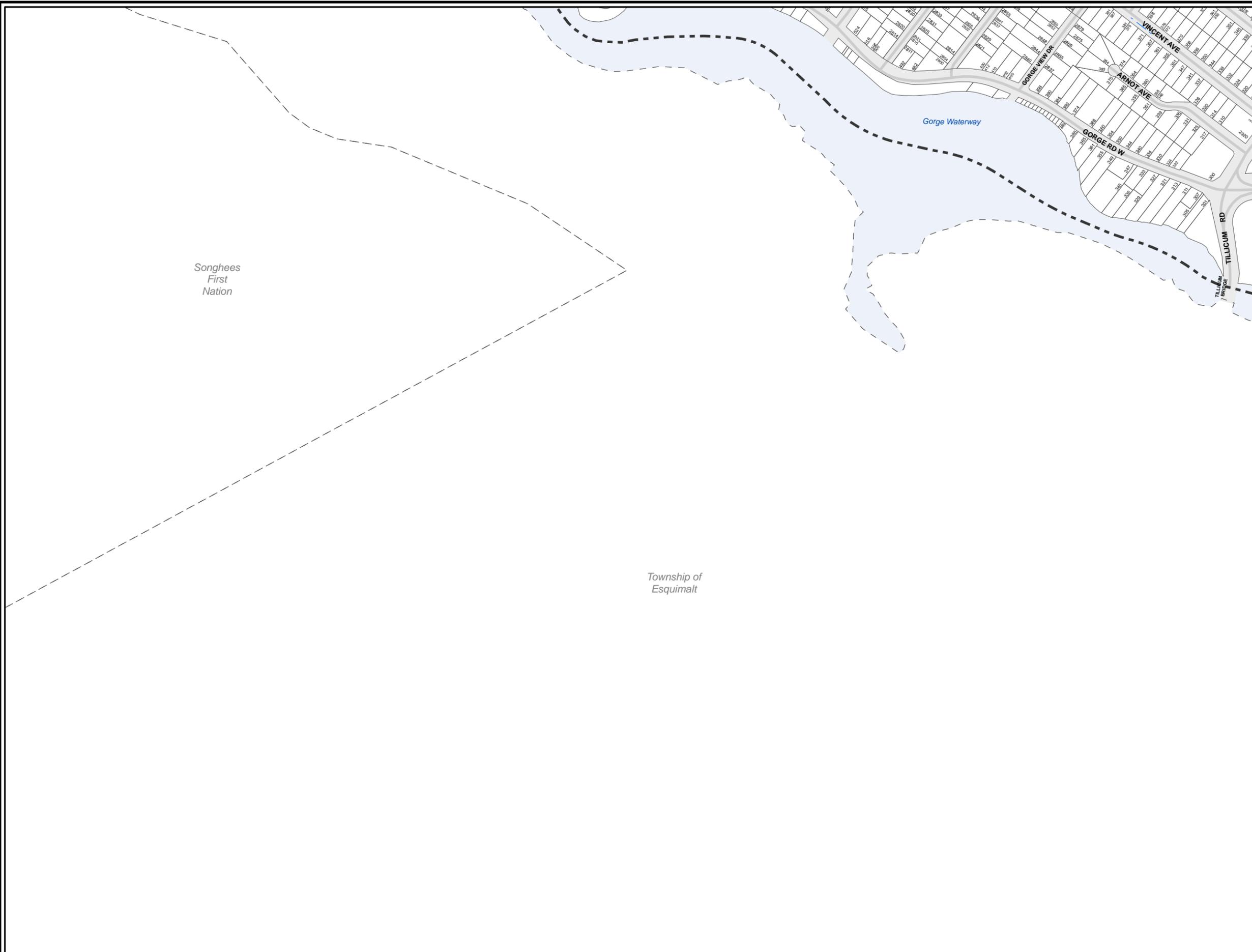
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**Streamside Protection & Enhancement Area**

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

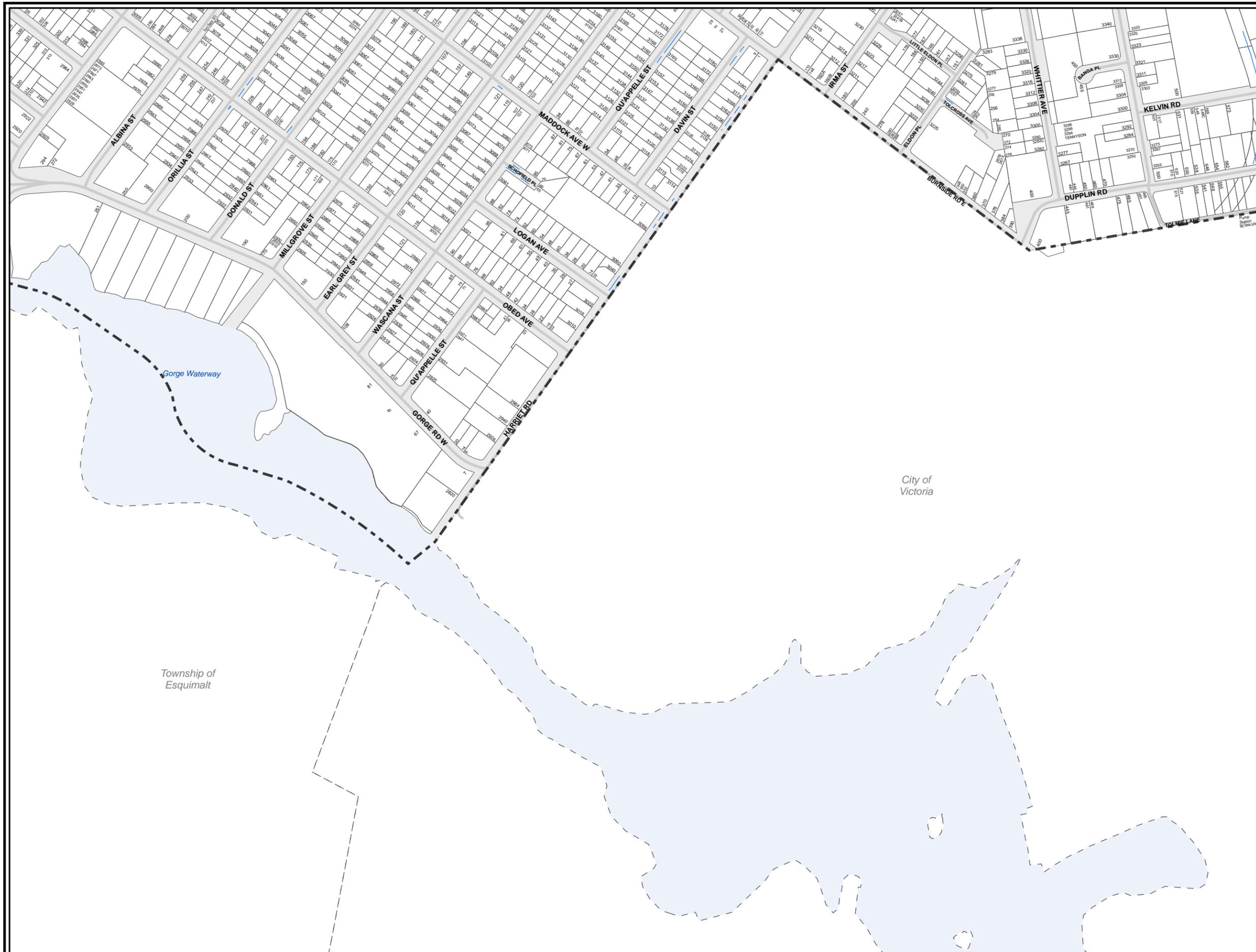
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- Riparian
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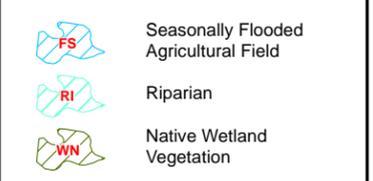
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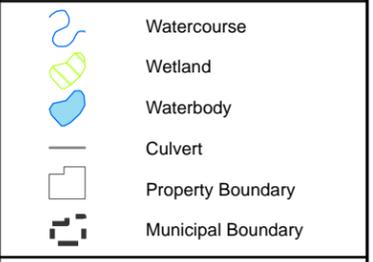
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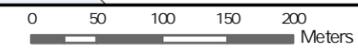
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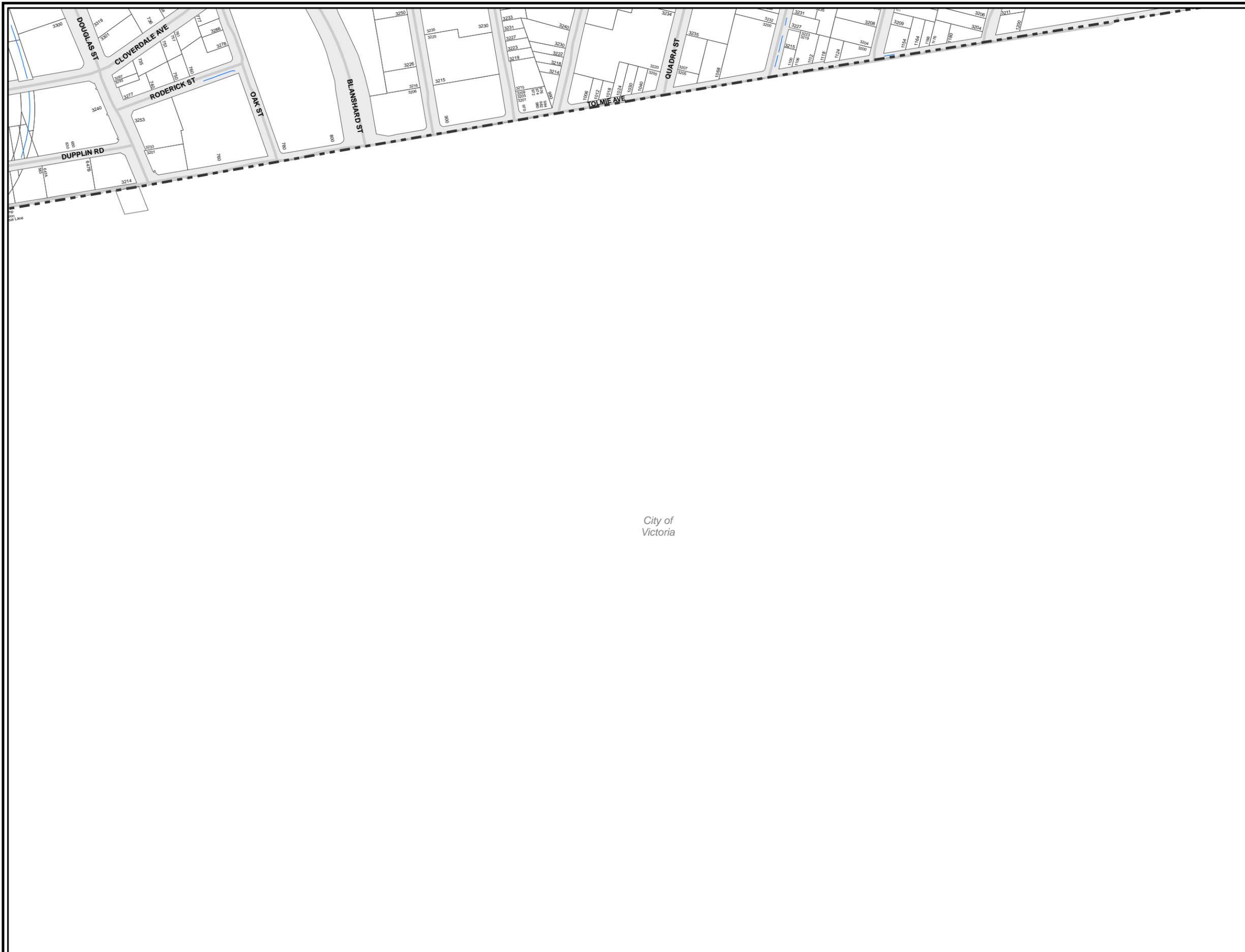


**Municipal Data**



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City of  
Victoria

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#### Streamside Protection & Enhancement Area

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

#### Provincial Sensitive Ecosystem Inventory

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

#### Municipal Data

- Watercourse
- Wetland
- Waterbody
- Culvert
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**Streamside Protection & Enhancement Area**



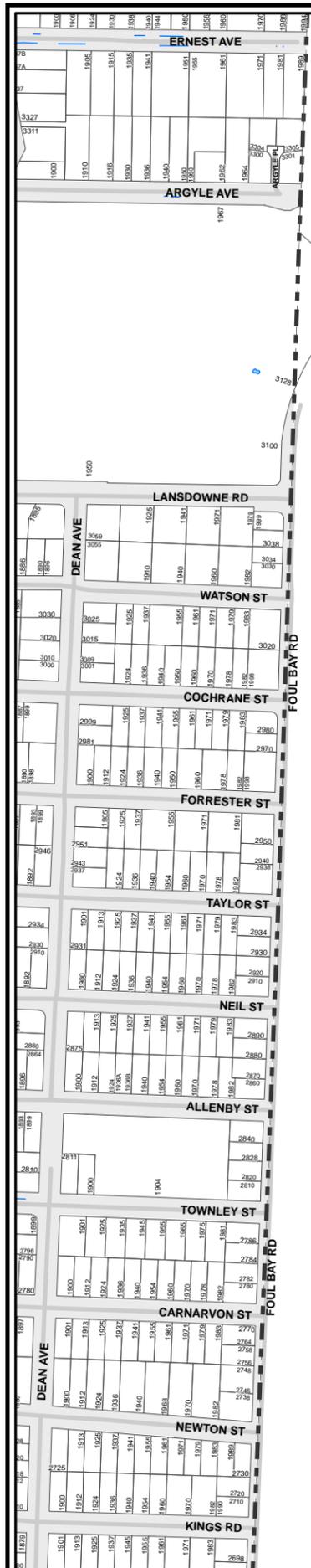
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- Riparian
- Native Wetland Vegetation

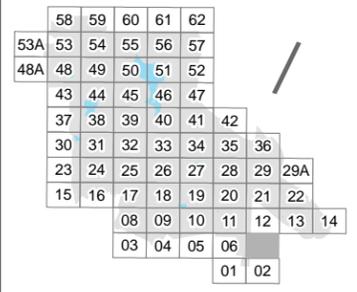
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- Watercourse
- Wetland
- Waterbody
- Culvert
- Property Boundary
- Municipal Boundary

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District of Oak Bay



### Schedule 2 to the Official Community Plan Bylaw No. 10000, 2023

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#### Streamside Protection & Enhancement Area



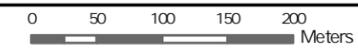
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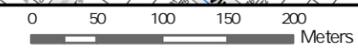
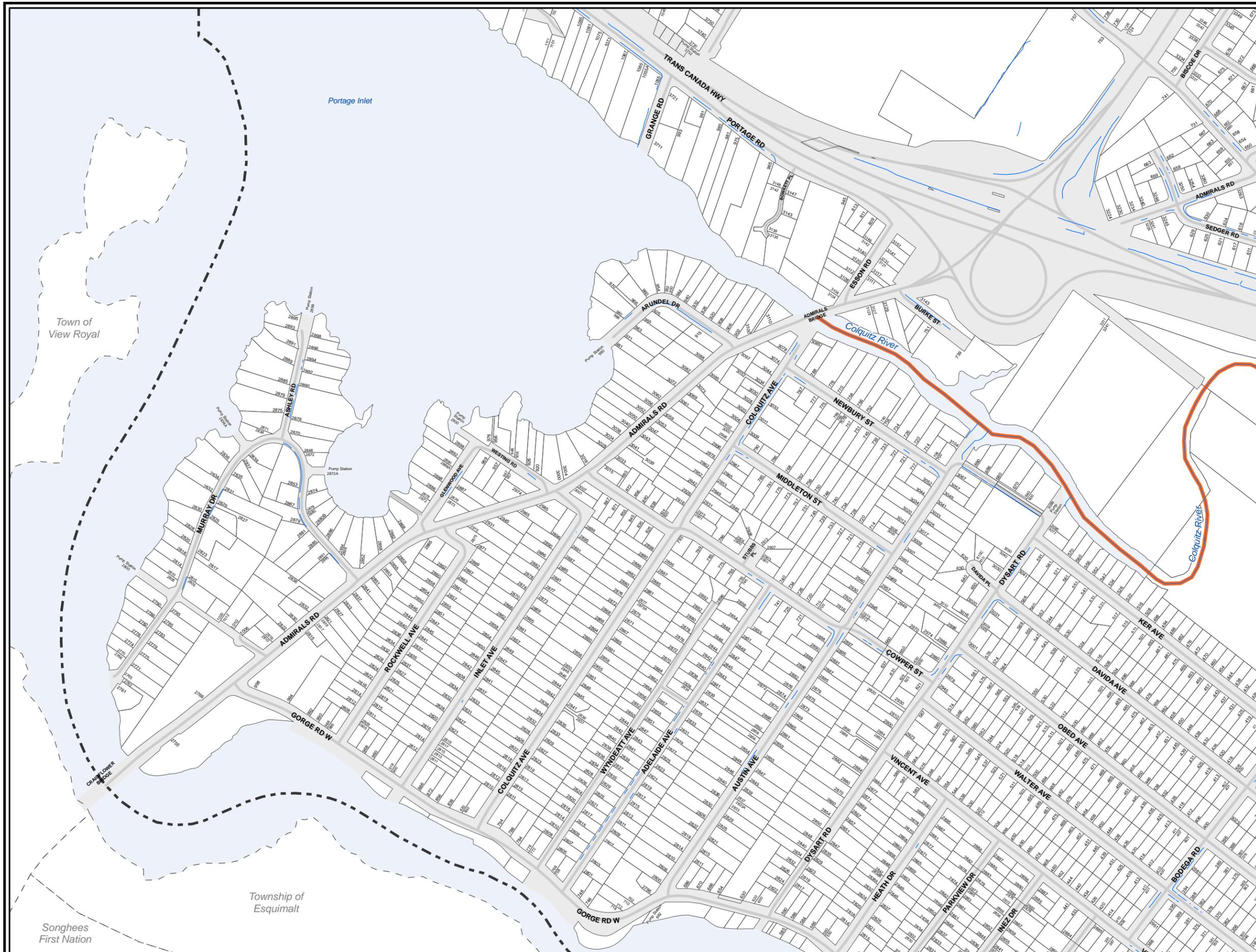
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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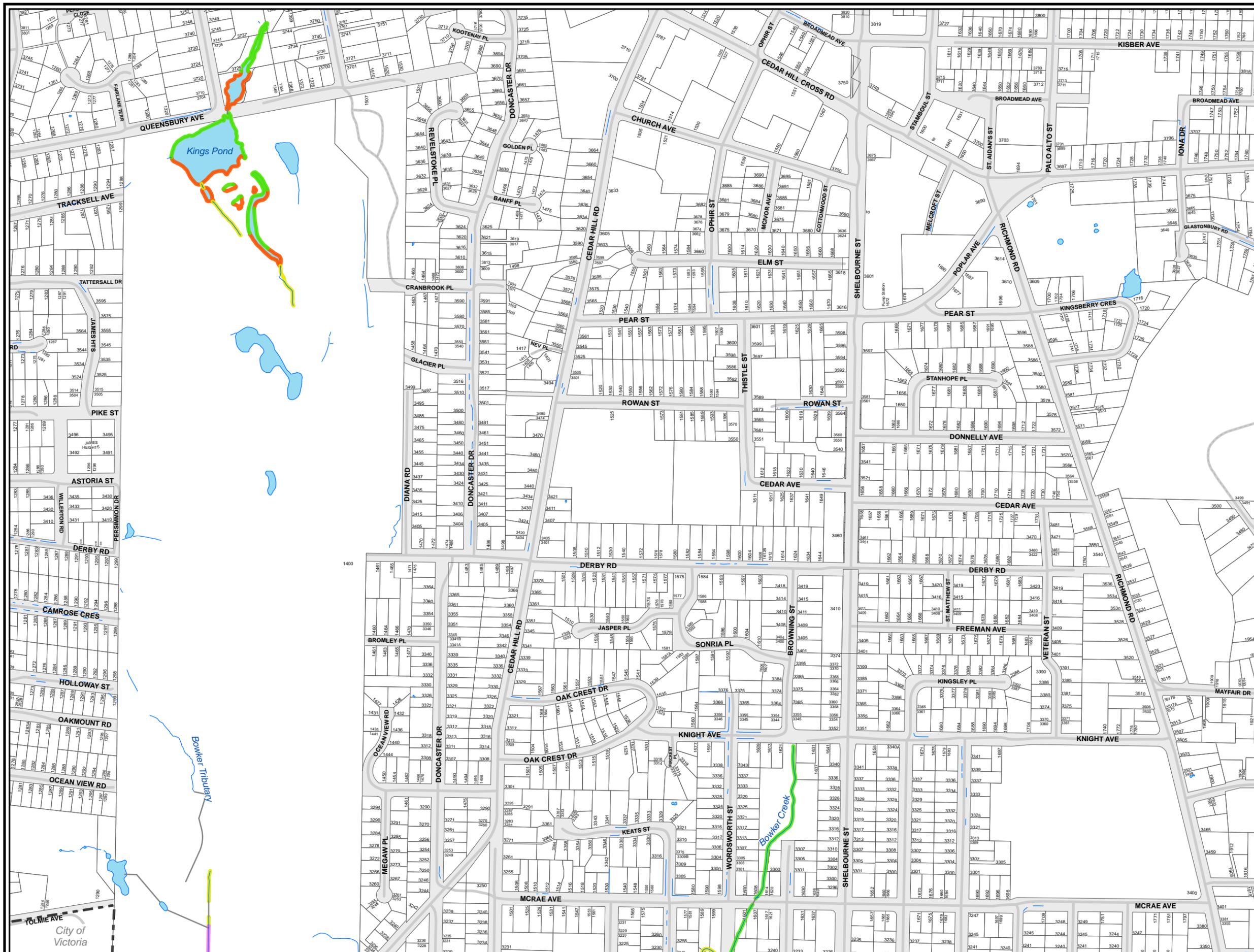
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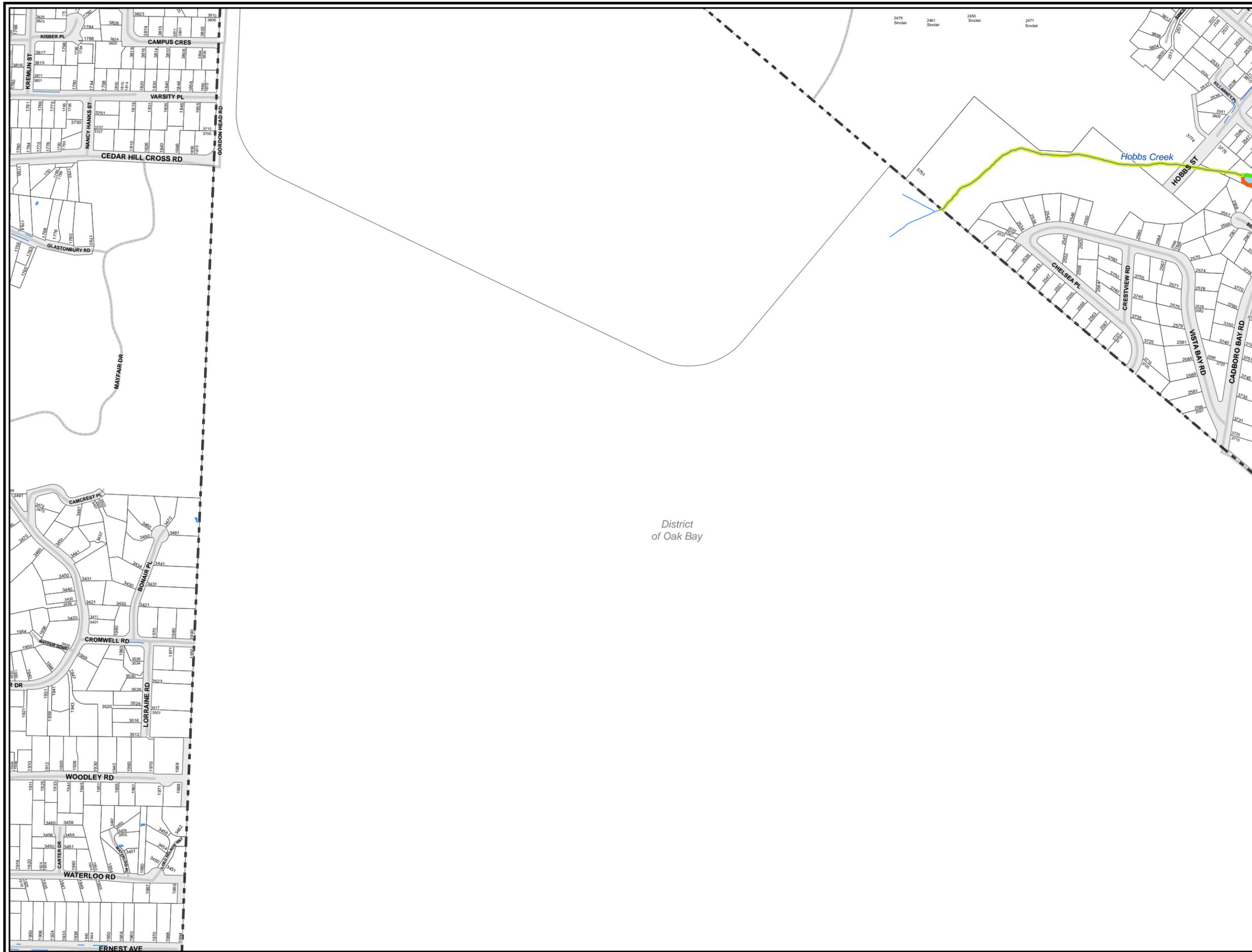
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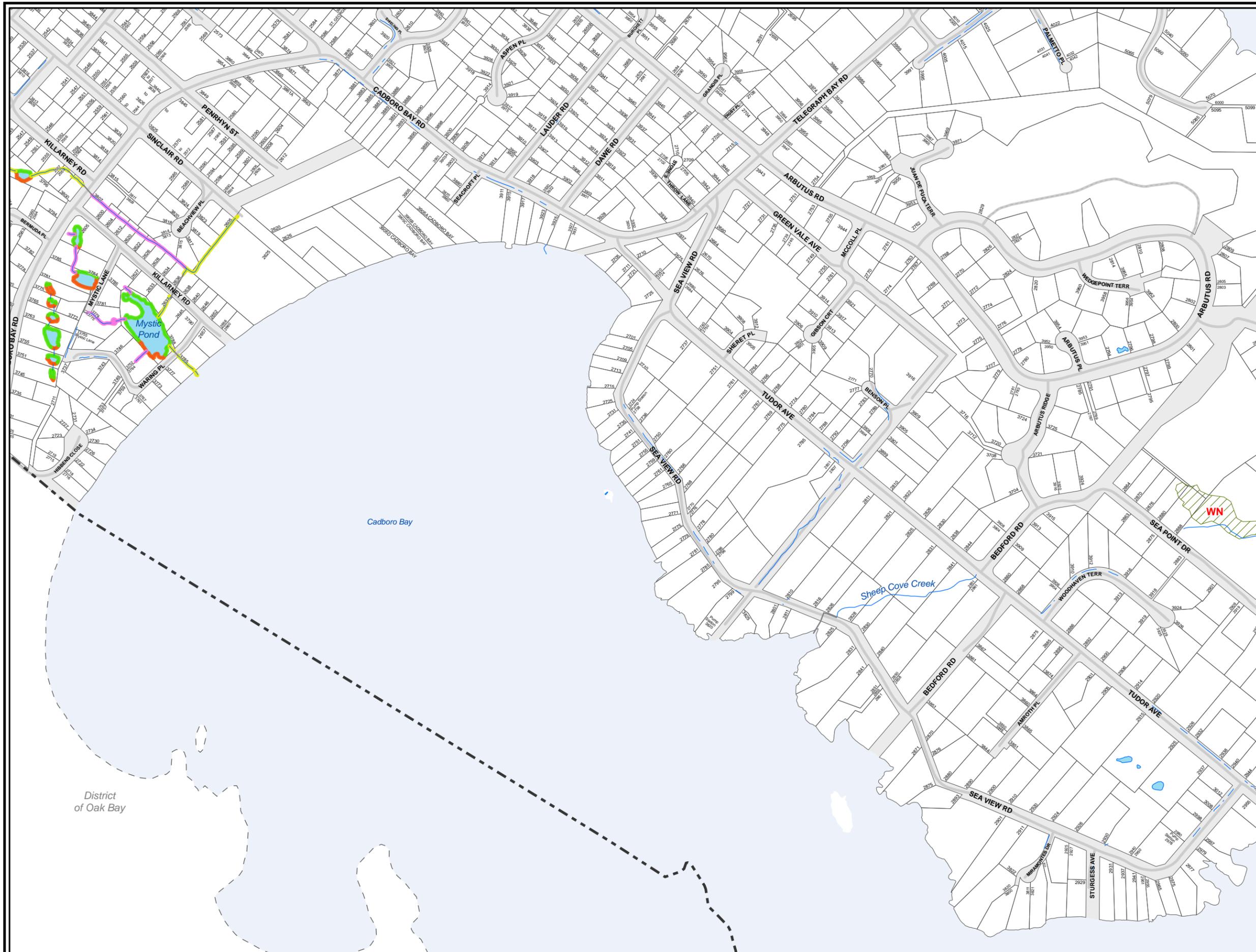
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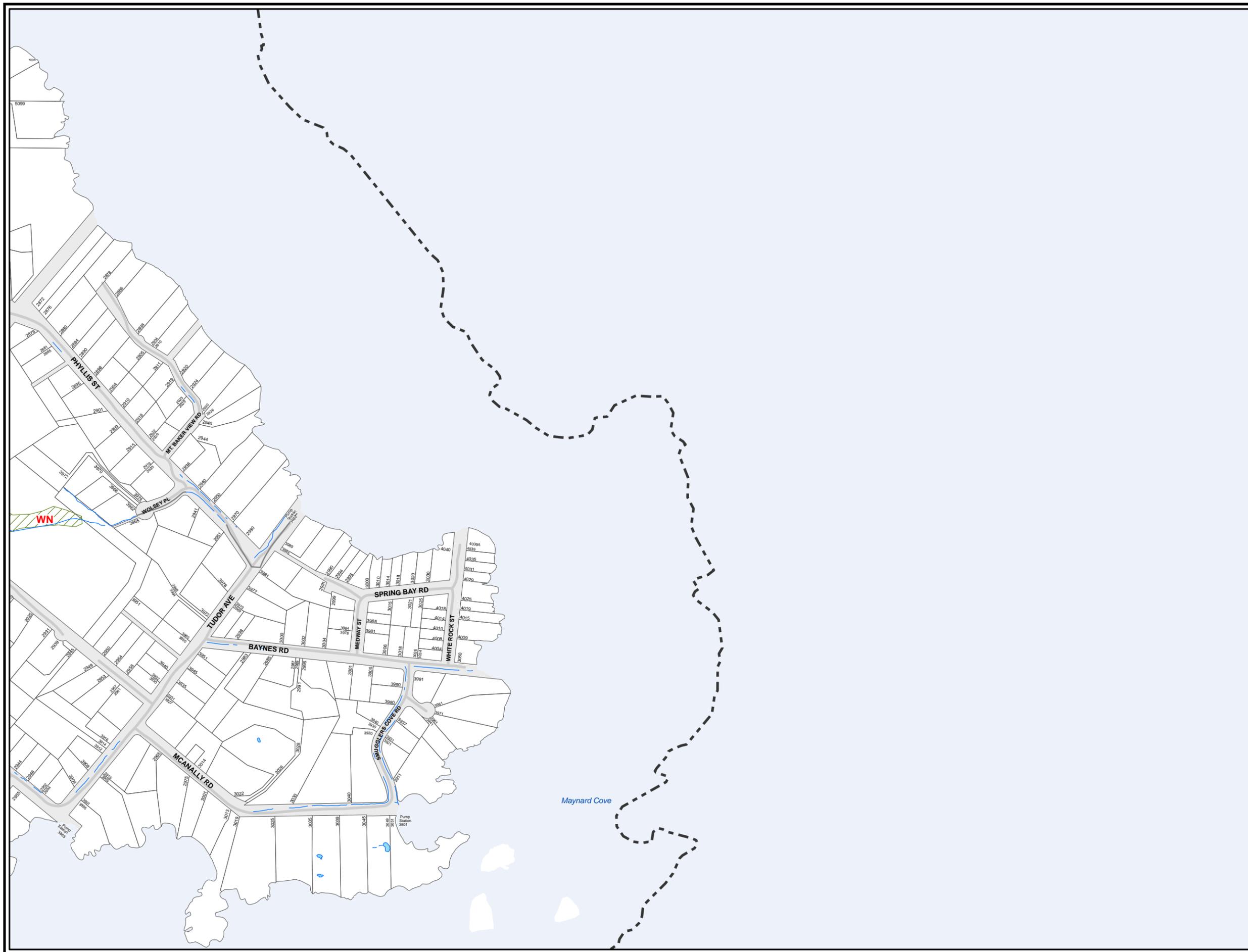
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16	17	18	19	20	21	22	
08	09	10	11	12	13	14	
03	04	05	06	07			
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**Schedule 2 to the Official  
Community Plan Bylaw No.  
10000, 2023**

**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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In general:  
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**Streamside Protection & Enhancement Area**

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

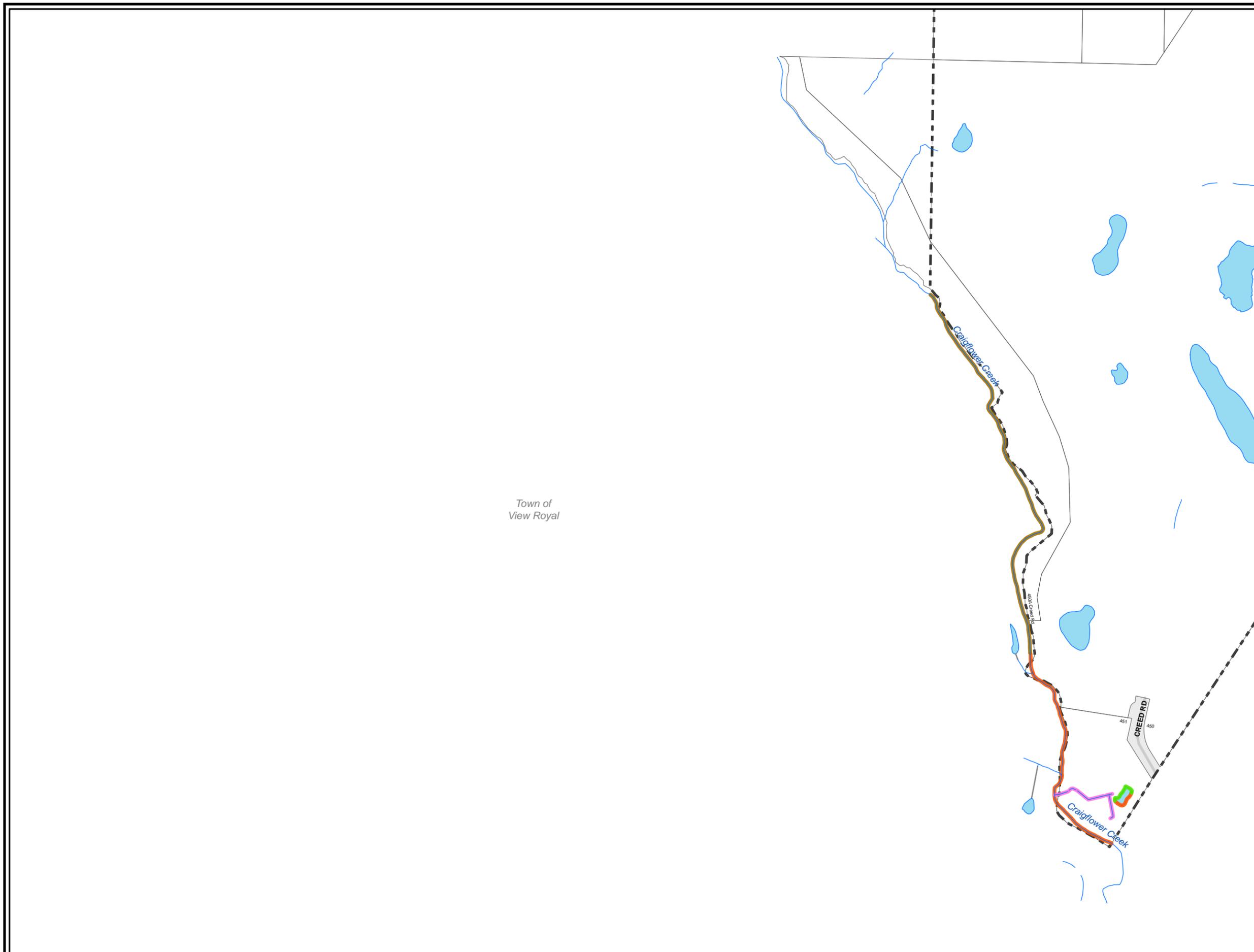
**Provincial Sensitive Ecosystem Inventory**

- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN 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 Parks if you have questions.



Town of  
View Royal

CREED RD  
451 450

Craigflower Creek

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		
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**Streamside Protection & Enhancement Area**

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

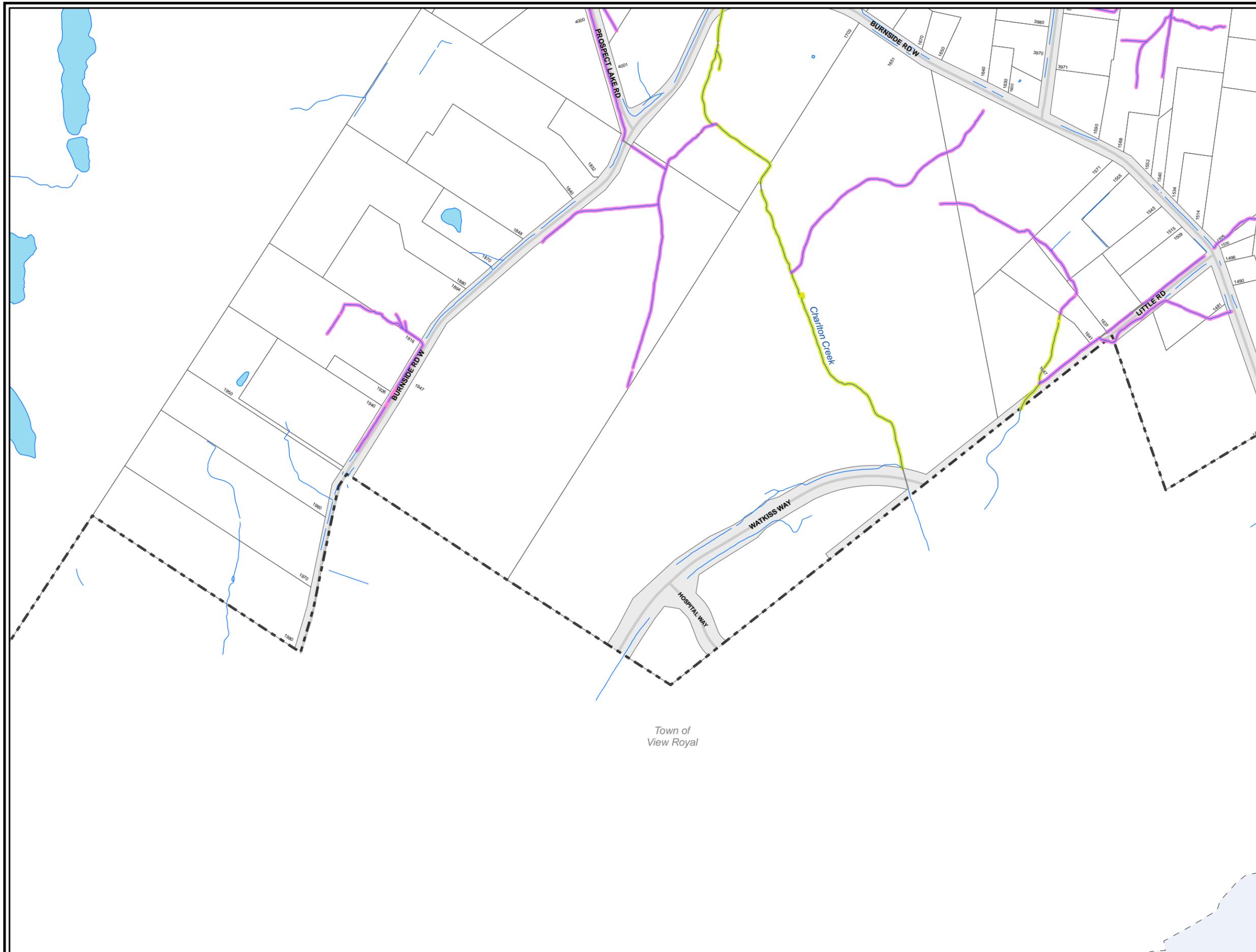
**Provincial Sensitive Ecosystem Inventory**

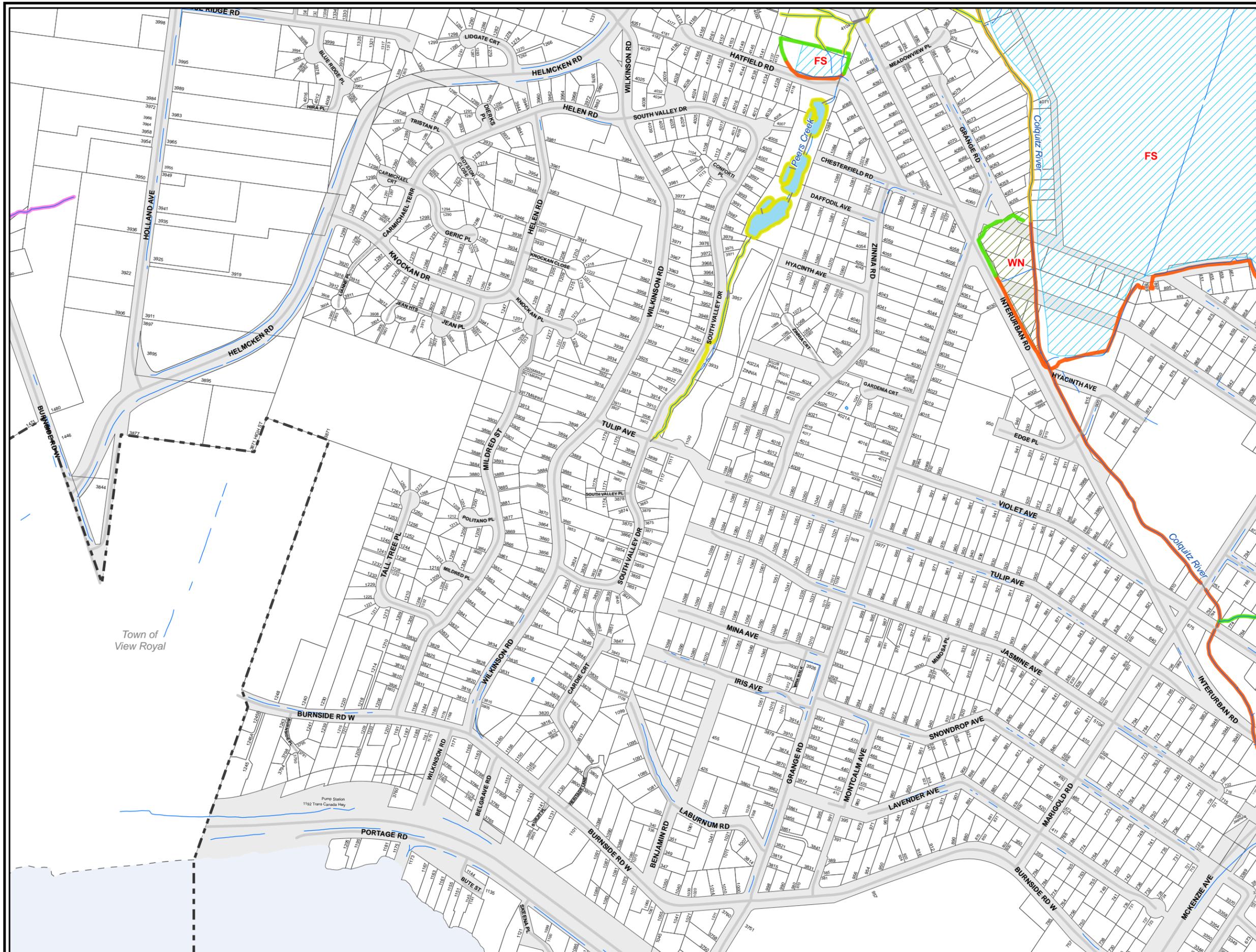
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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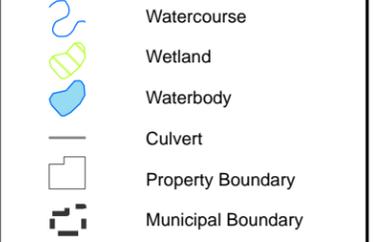
**Streamside Protection & Enhancement Area**



**Provincial Sensitive Ecosystem Inventory**



**Municipal Data**



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**Streamside Protection & Enhancement Area**

- 30m
- 25m
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- 10m
- 5m

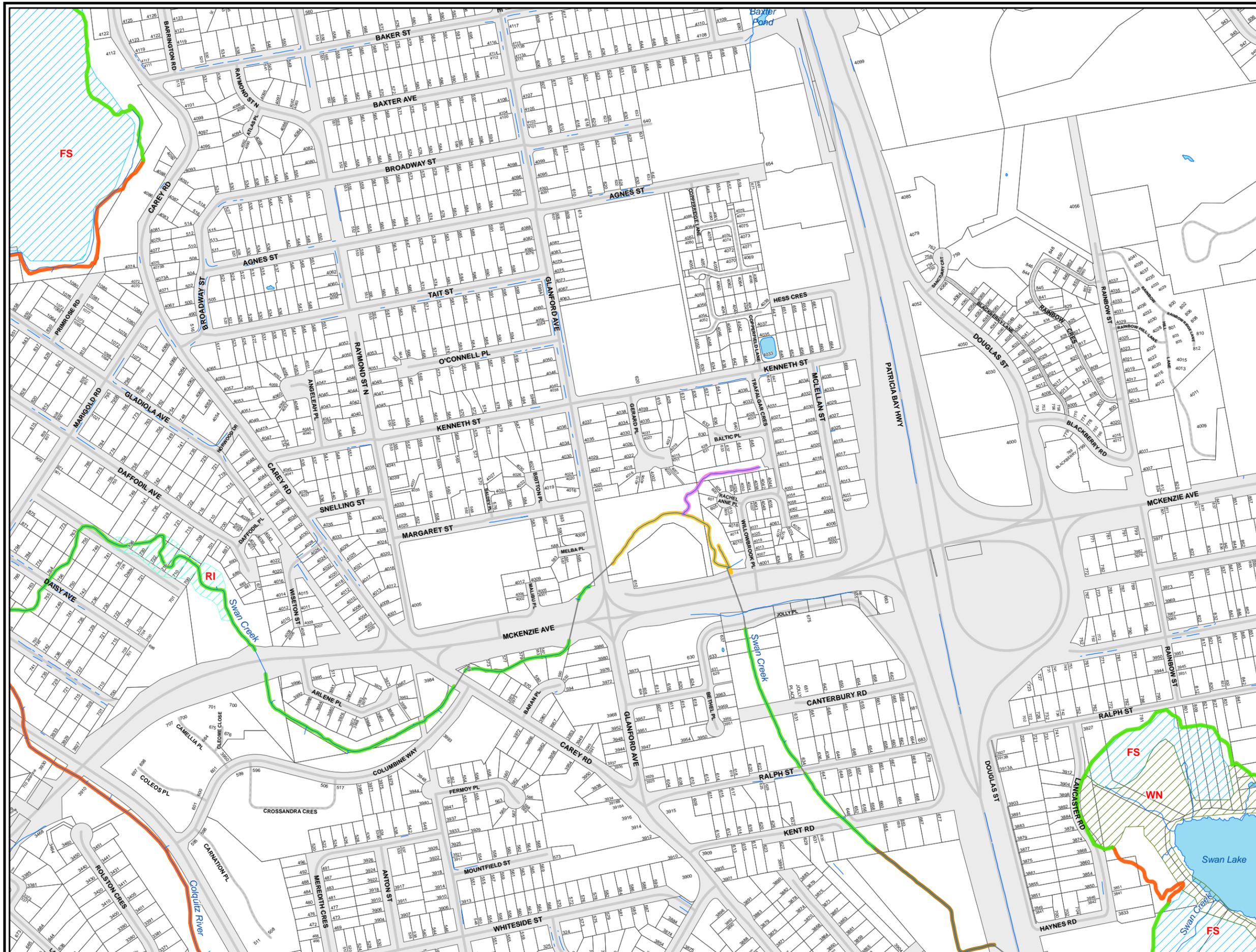
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
- Culvert
- Property Boundary
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- 15m
- 10m
- 5m

**Provincial Sensitive Ecosystem Inventory**

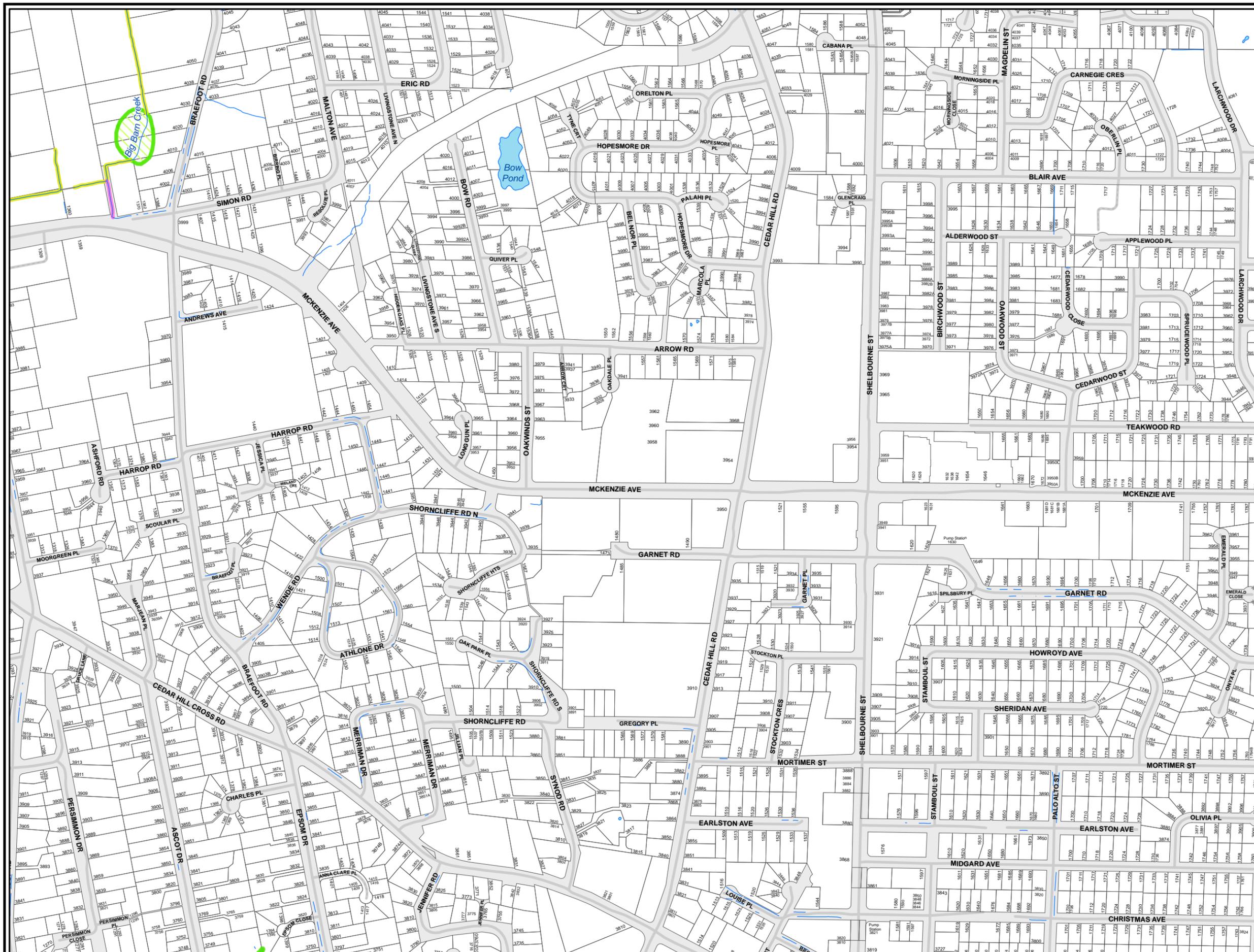
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- Riparian
- Native Wetland Vegetation

**Municipal Data**

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**Streamside Protection & Enhancement Area**



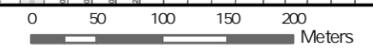
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- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
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**Streamside Protection & Enhancement Area**

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

**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
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**Streamside Protection & Enhancement Area**

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

**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

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**Streamside Protection & Enhancement Area**

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

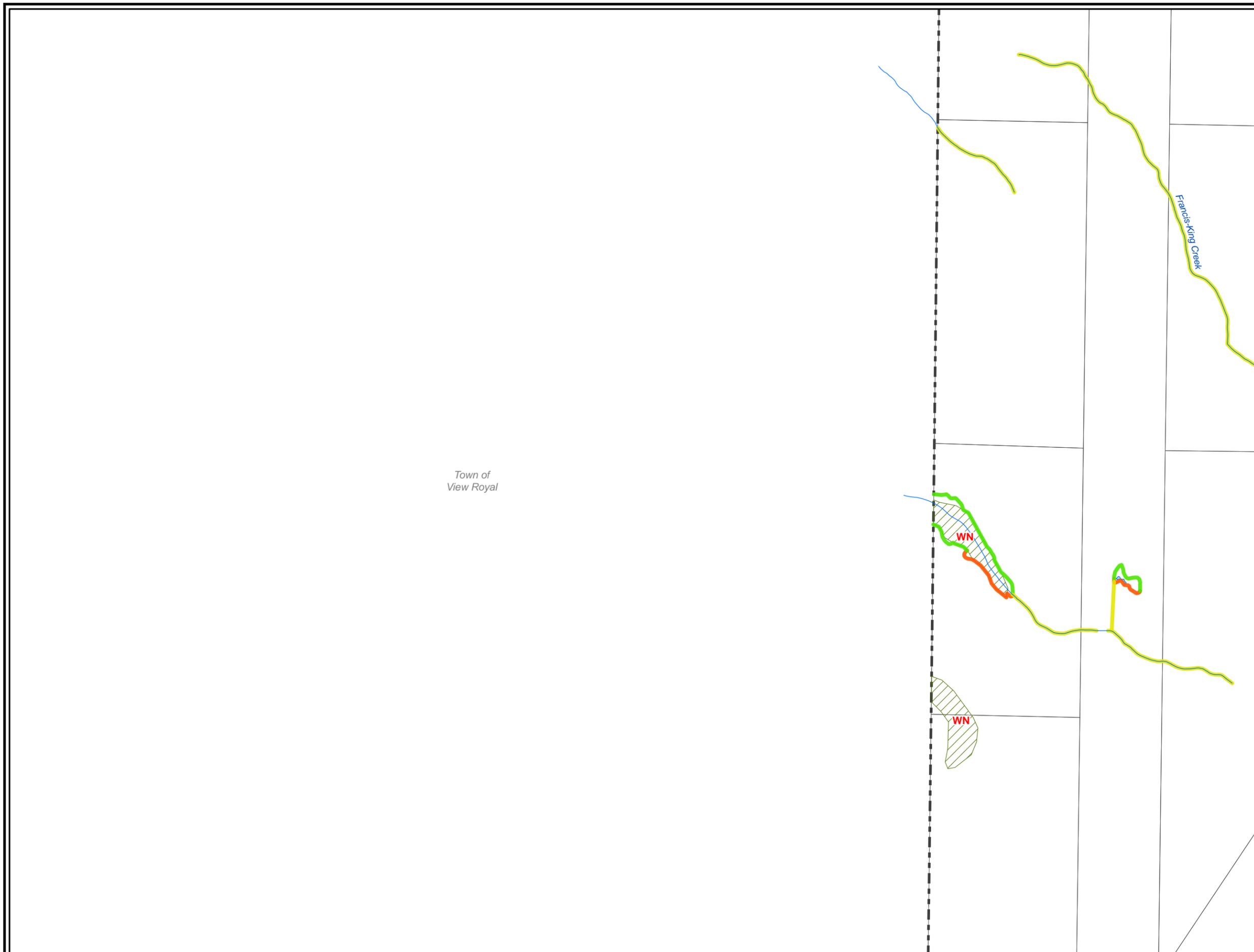
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- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

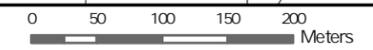
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- Watercourse
- Wetland
- Waterbody
- Culvert
- Property Boundary
- Municipal Boundary

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Town of  
View Royal



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53A	53	54	55	56	57			
48A	48	49	50	51	52			
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**Streamside Protection & Enhancement Area**

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

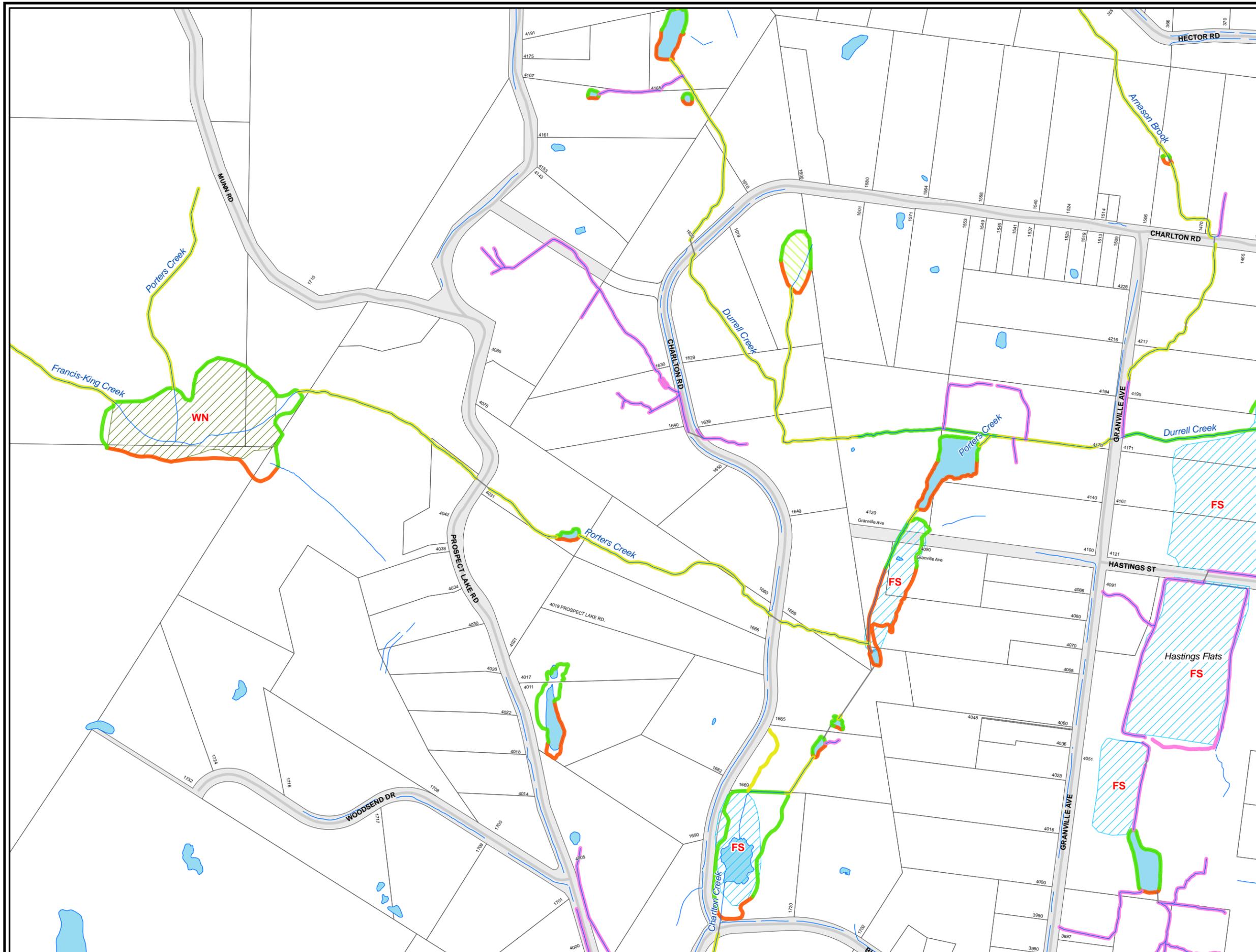
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

- |  |                    |
|--|--------------------|
|  | Watercourse        |
|  | Wetland            |
|  | Waterbody          |
|  | Culvert            |
|  | Property Boundary  |
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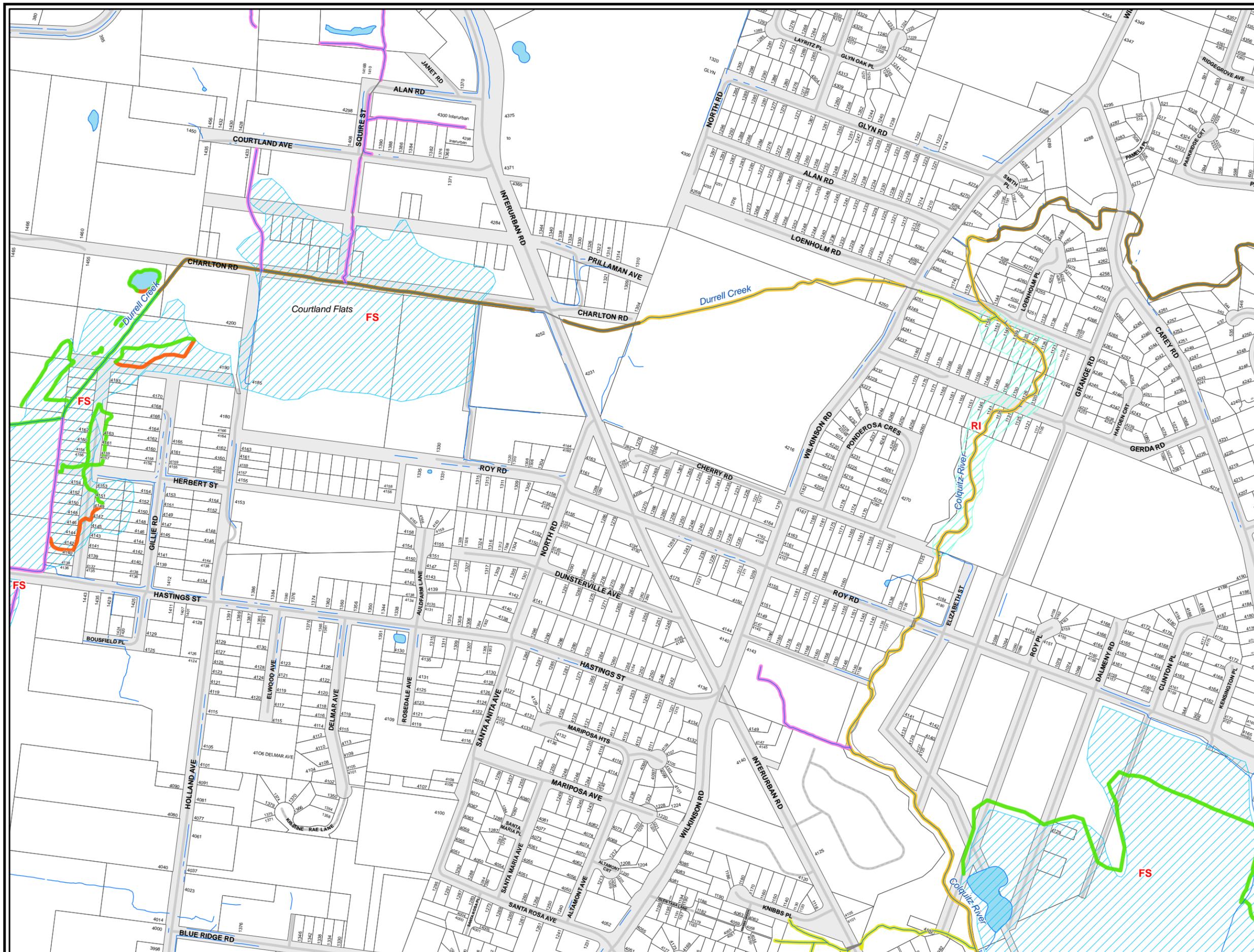
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- 30m
- 25m
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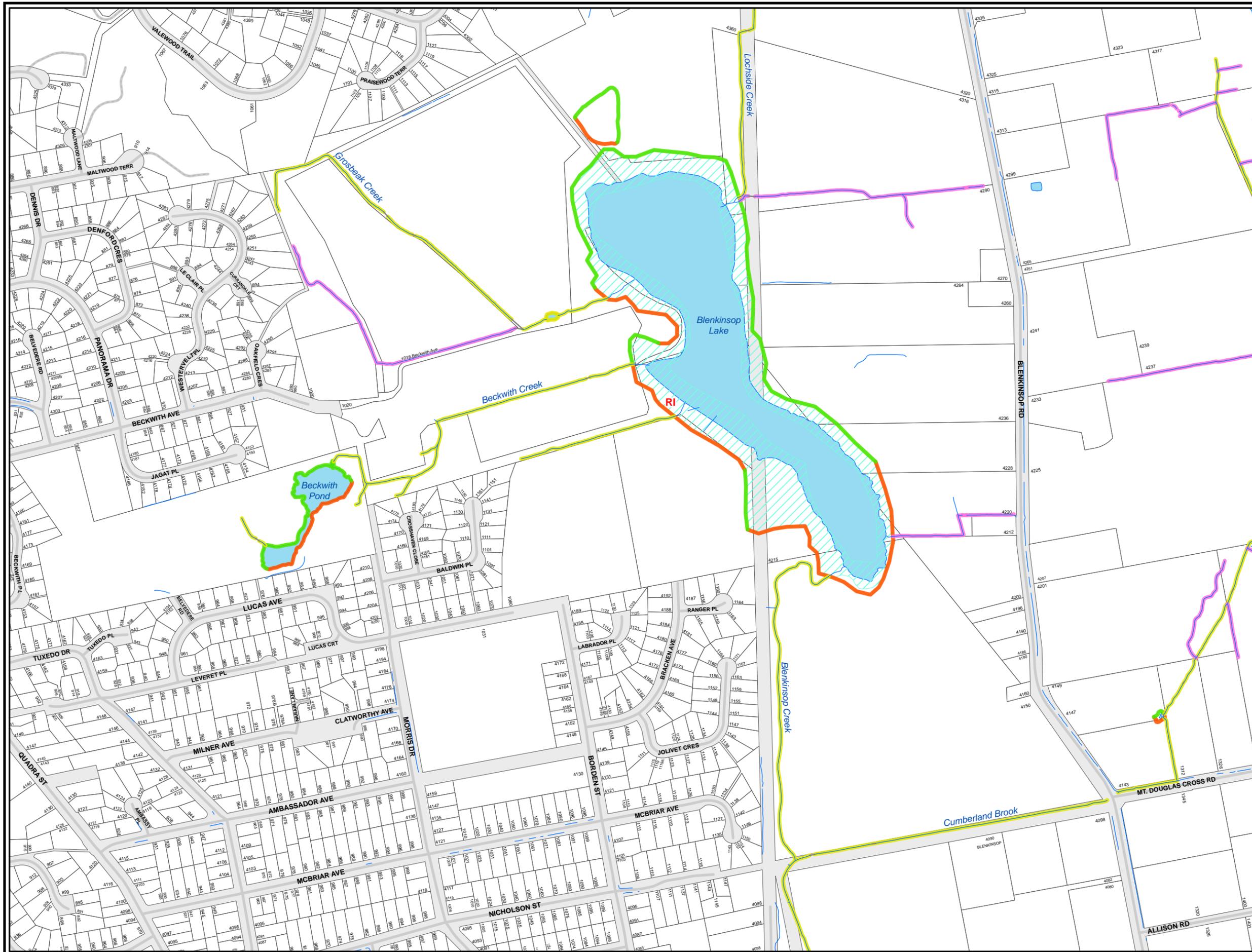
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- 10m
- 5m

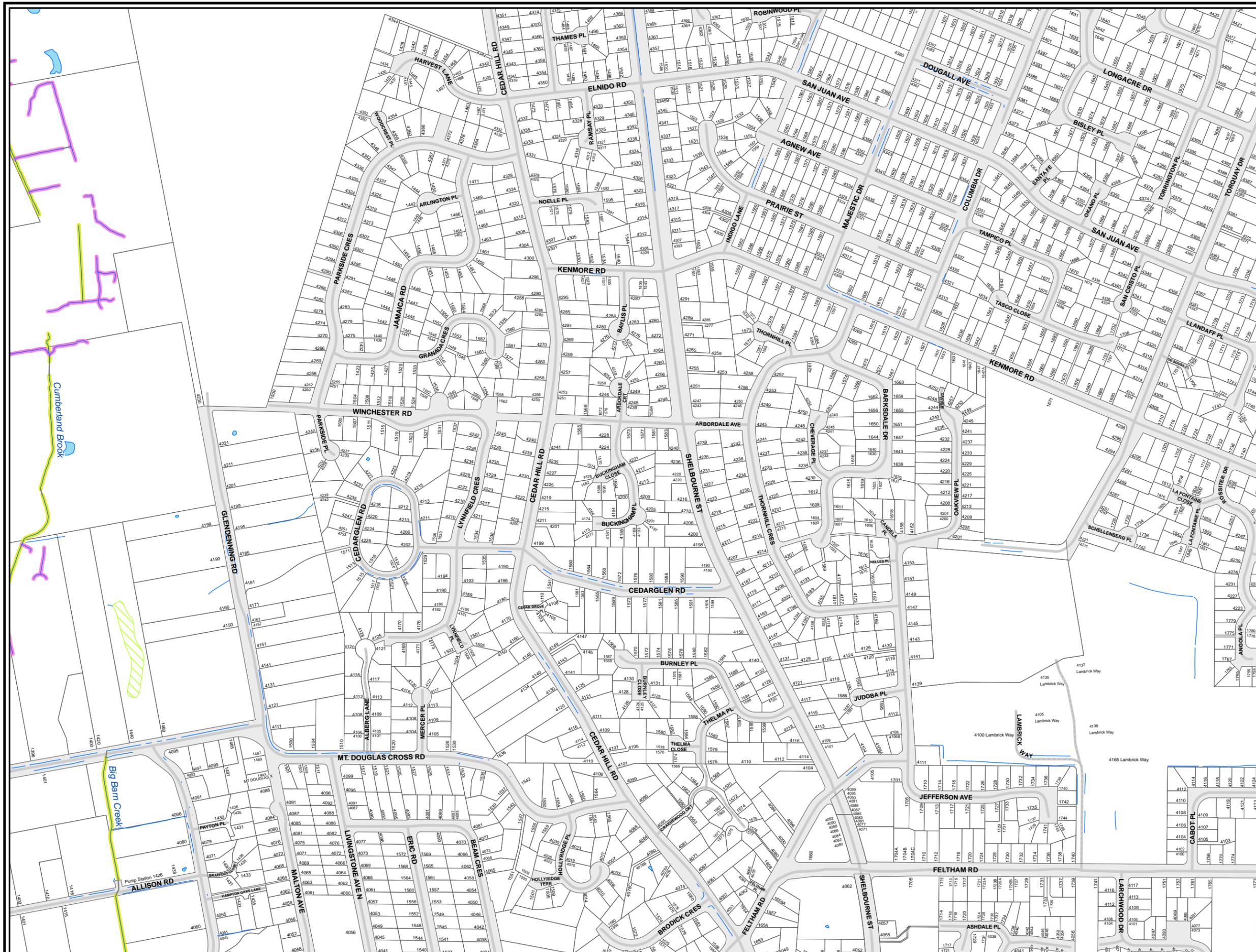
**Provincial Sensitive Ecosystem Inventory**

- FS Seasonally Flooded Agricultural Field
- RI Riparian
- WN 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 Parks 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	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 the Official Community Plan Bylaw No. 10000, 2023

#### 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

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

#### Provincial Sensitive Ecosystem Inventory

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

#### Municipal Data

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

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	03	04	05	06	07		
		01	02				

**Schedule 2 to the Official  
Community Plan Bylaw No.  
10000, 2023**

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**Streamside Protection & Enhancement Area**

- 30m    15m
- 25m    10m
- 20m    5m

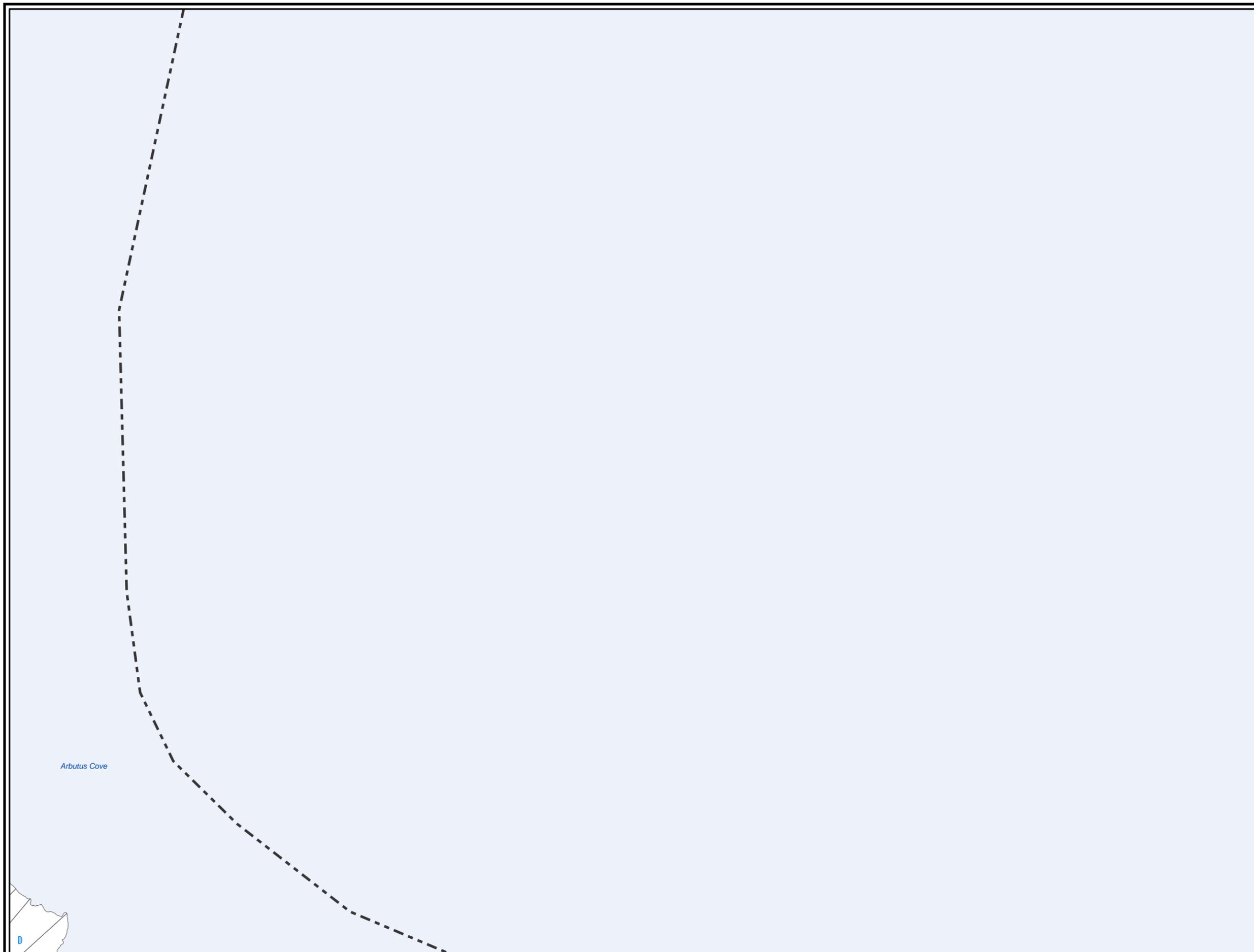
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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				01	02		

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**Streamside Protection & Enhancement Area**

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

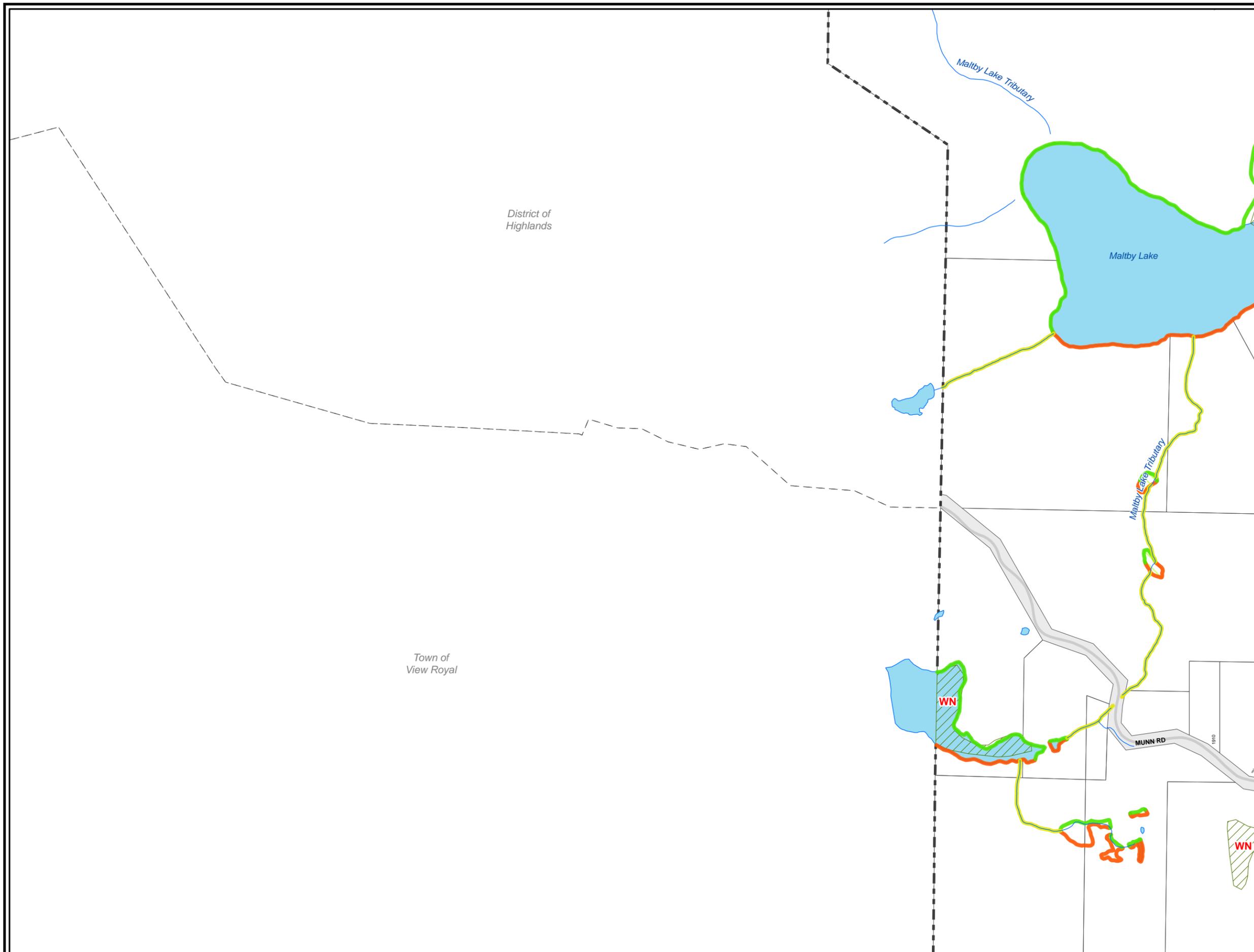
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

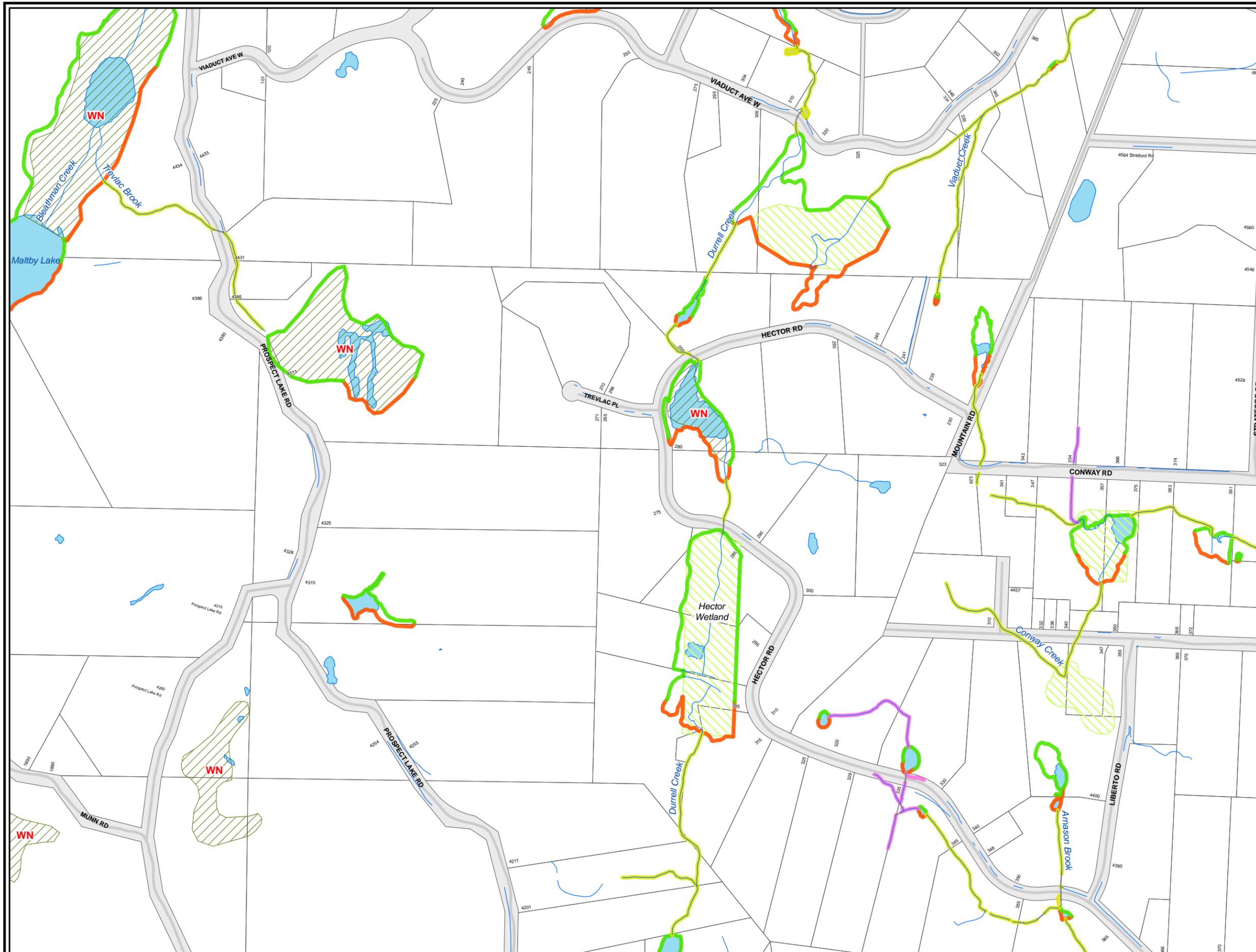
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

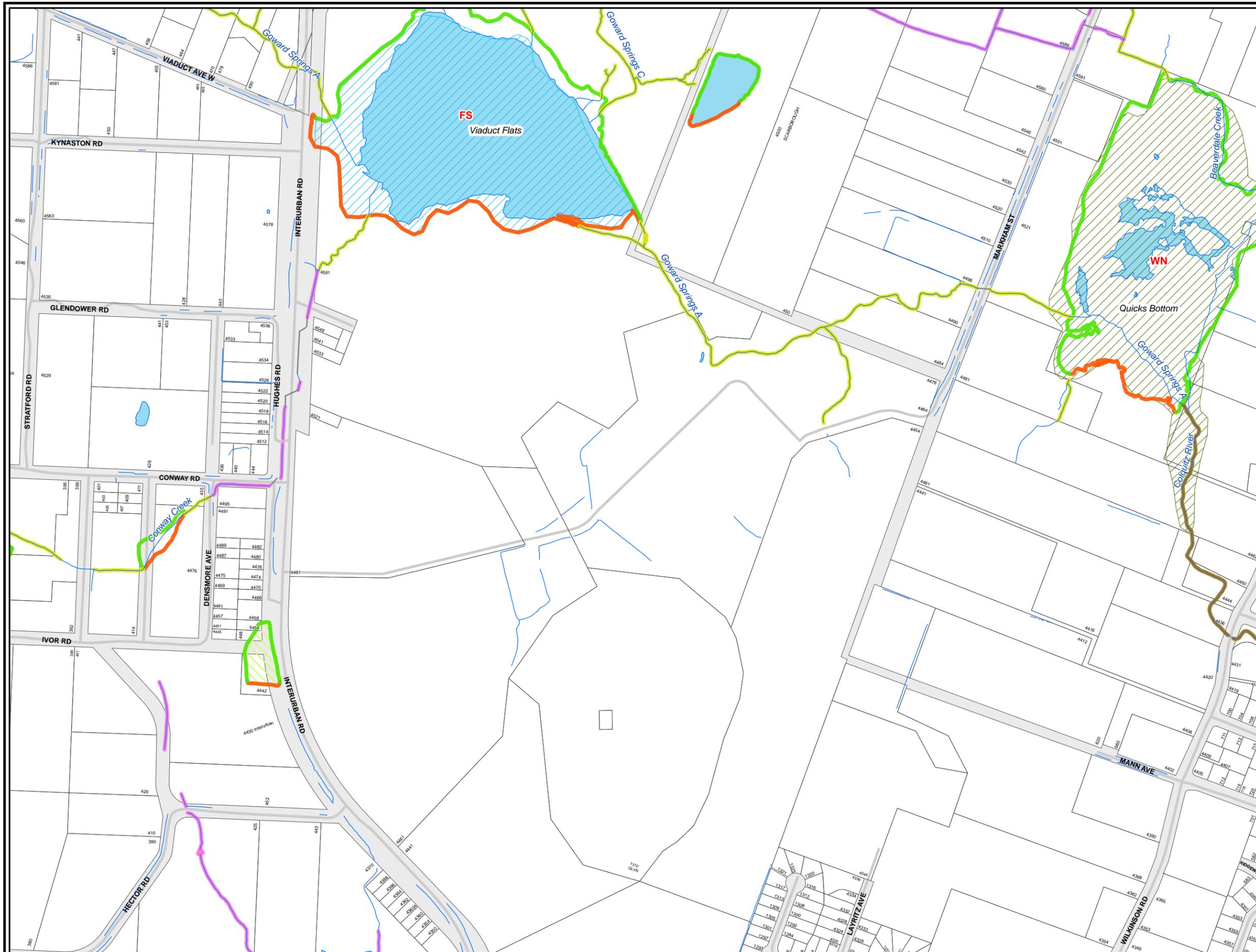
**Provincial Sensitive Ecosystem Inventory**

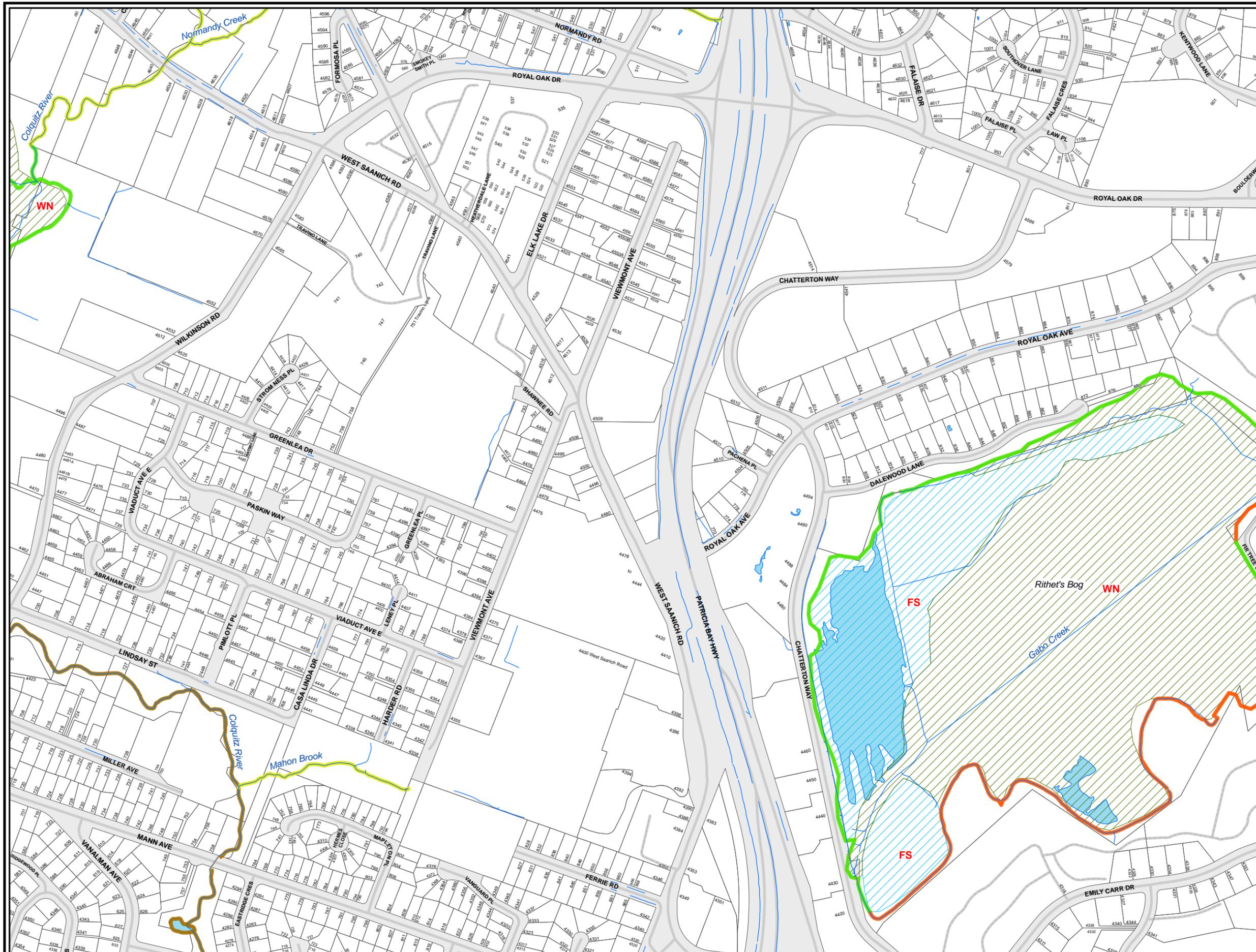
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- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
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	08	09	10	11	12	13	14
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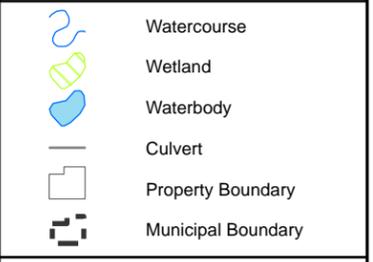
**Streamside Protection & Enhancement Area**



**Provincial Sensitive Ecosystem Inventory**



**Municipal Data**



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**Streamside Protection & Enhancement Area**

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

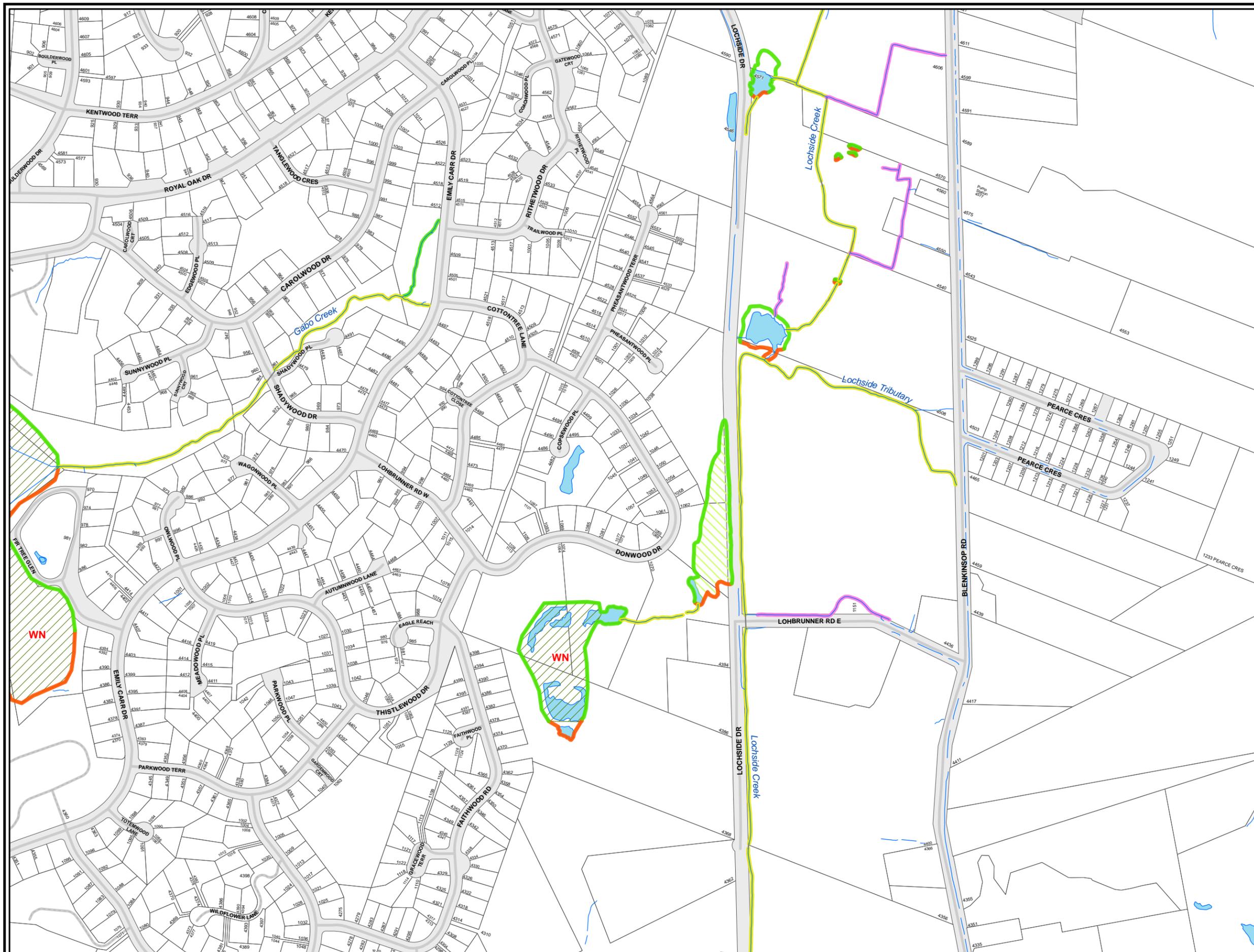
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
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**Streamside Protection & Enhancement Area**

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

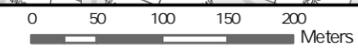
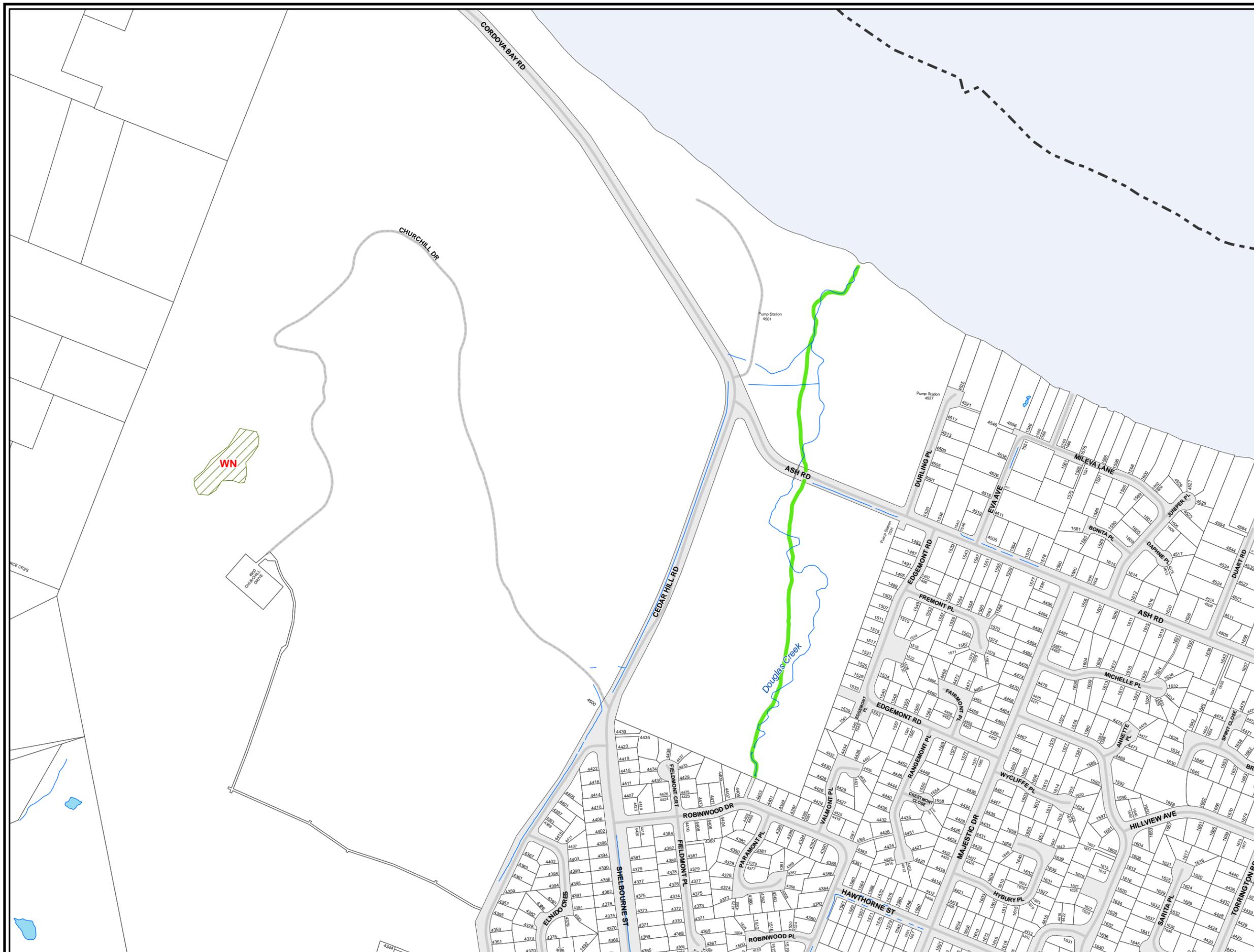
**Provincial Sensitive Ecosystem Inventory**

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- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
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- Waterbody
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**Streamside Protection & Enhancement Area**

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

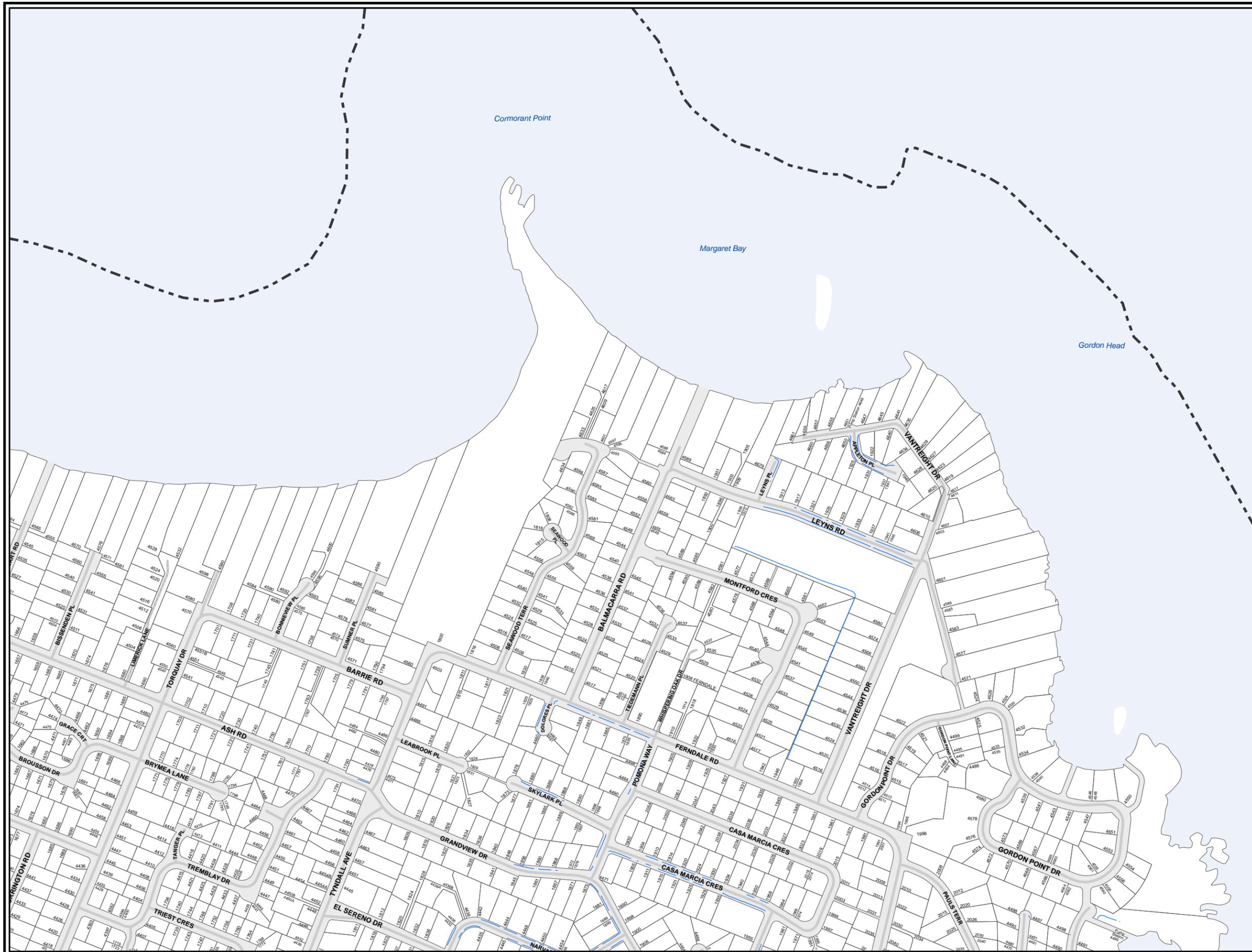
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- 30m
- 15m
- 25m
- 10m
- 20m
- 5m

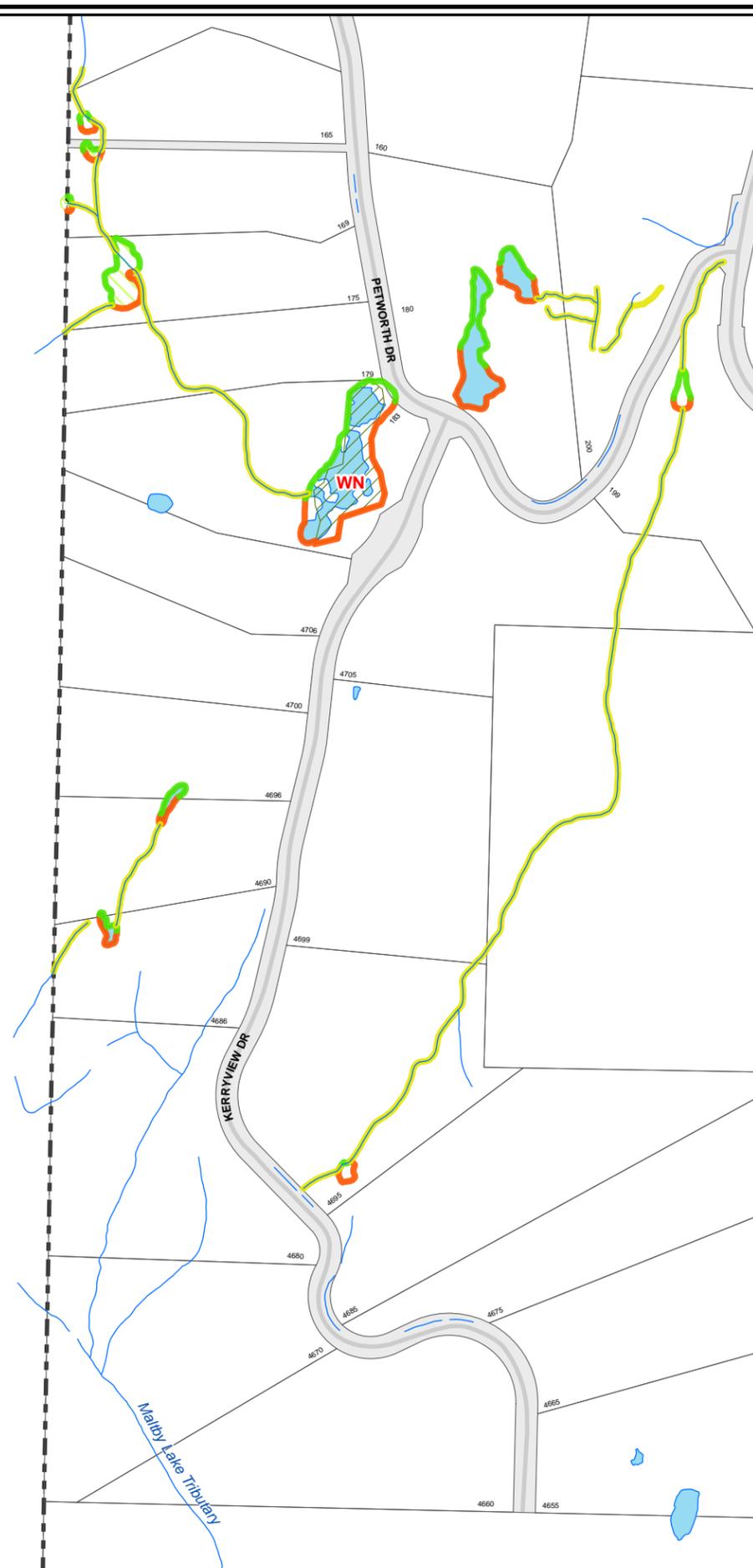
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District of Highlands

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

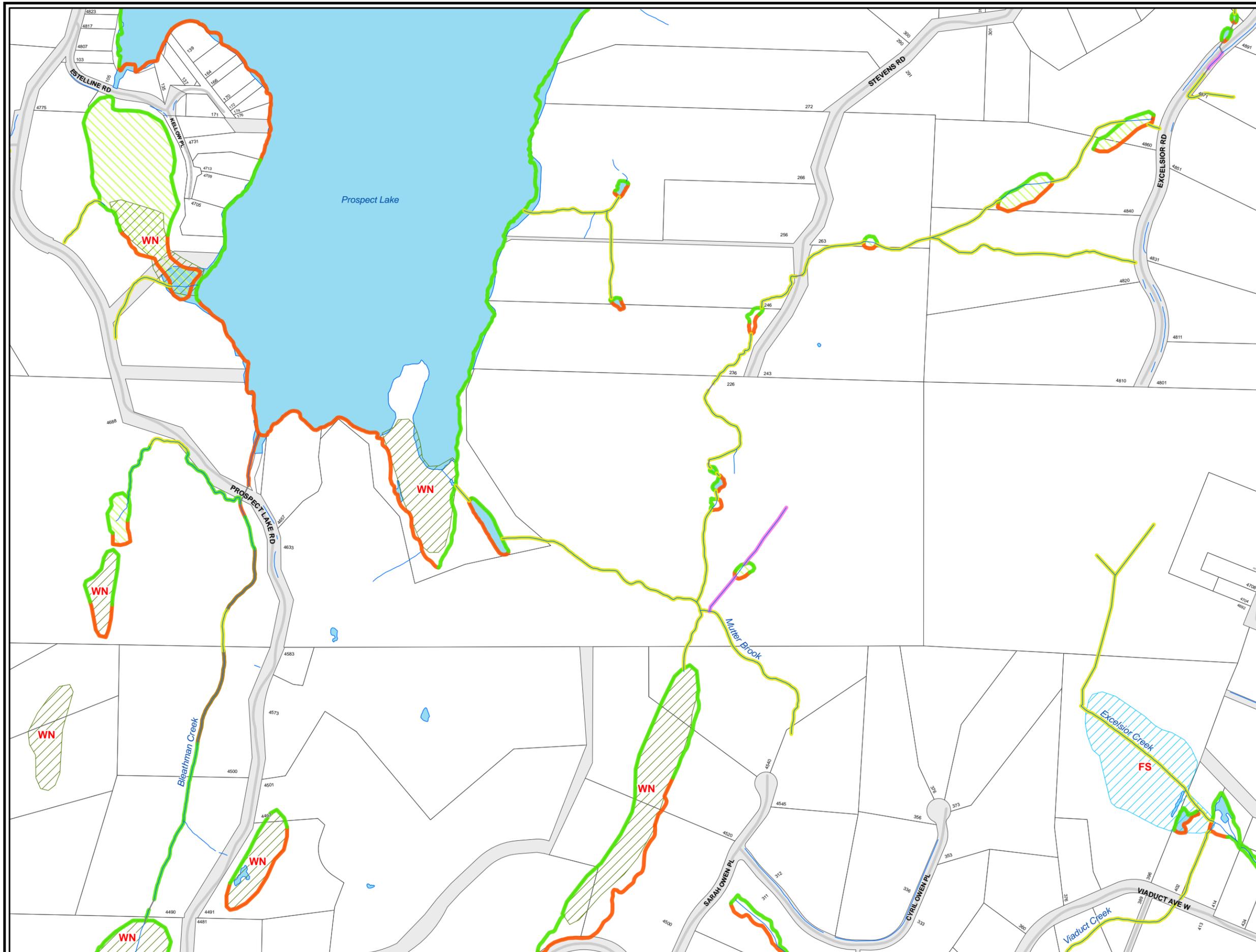
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**Streamside Protection & Enhancement Area**

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

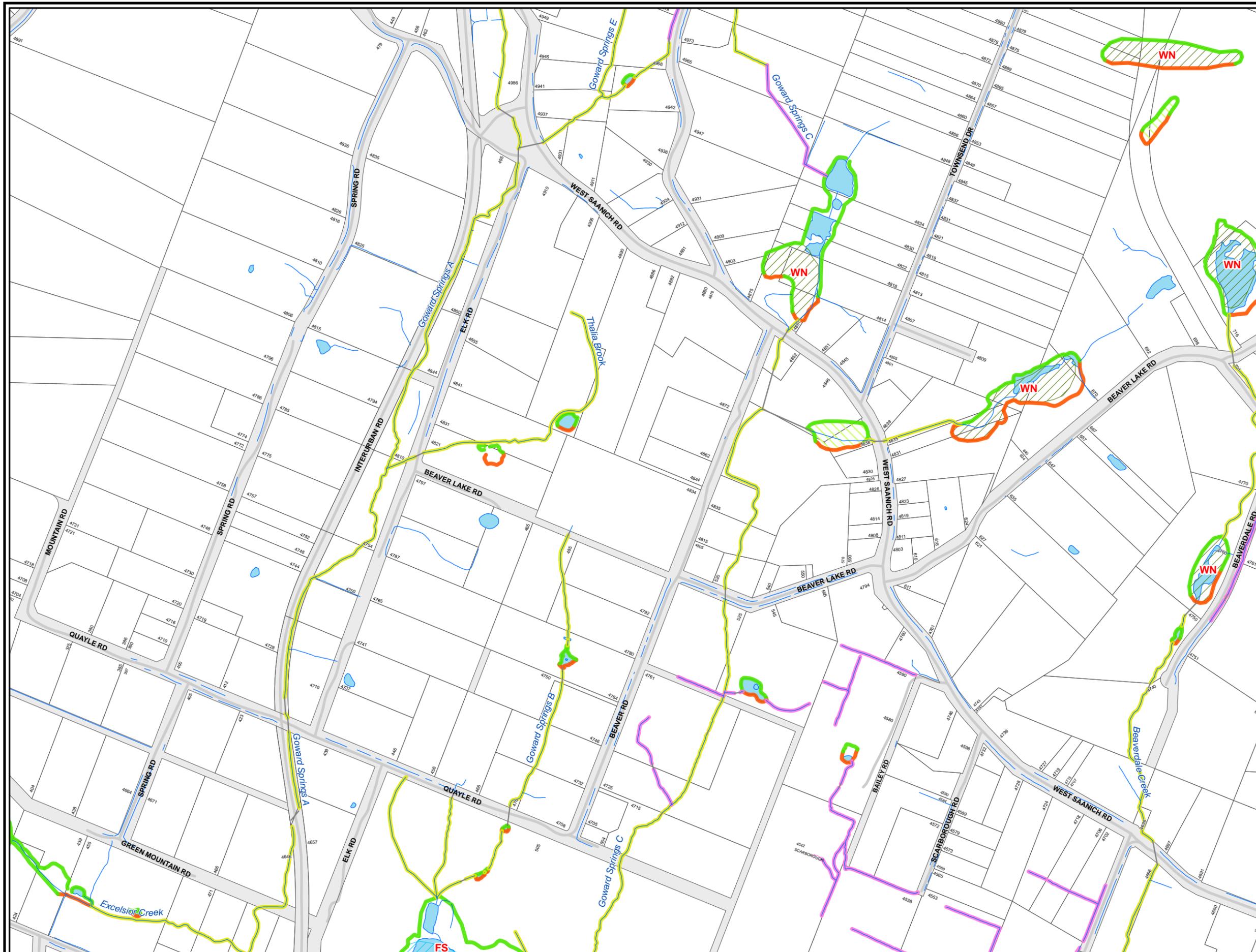
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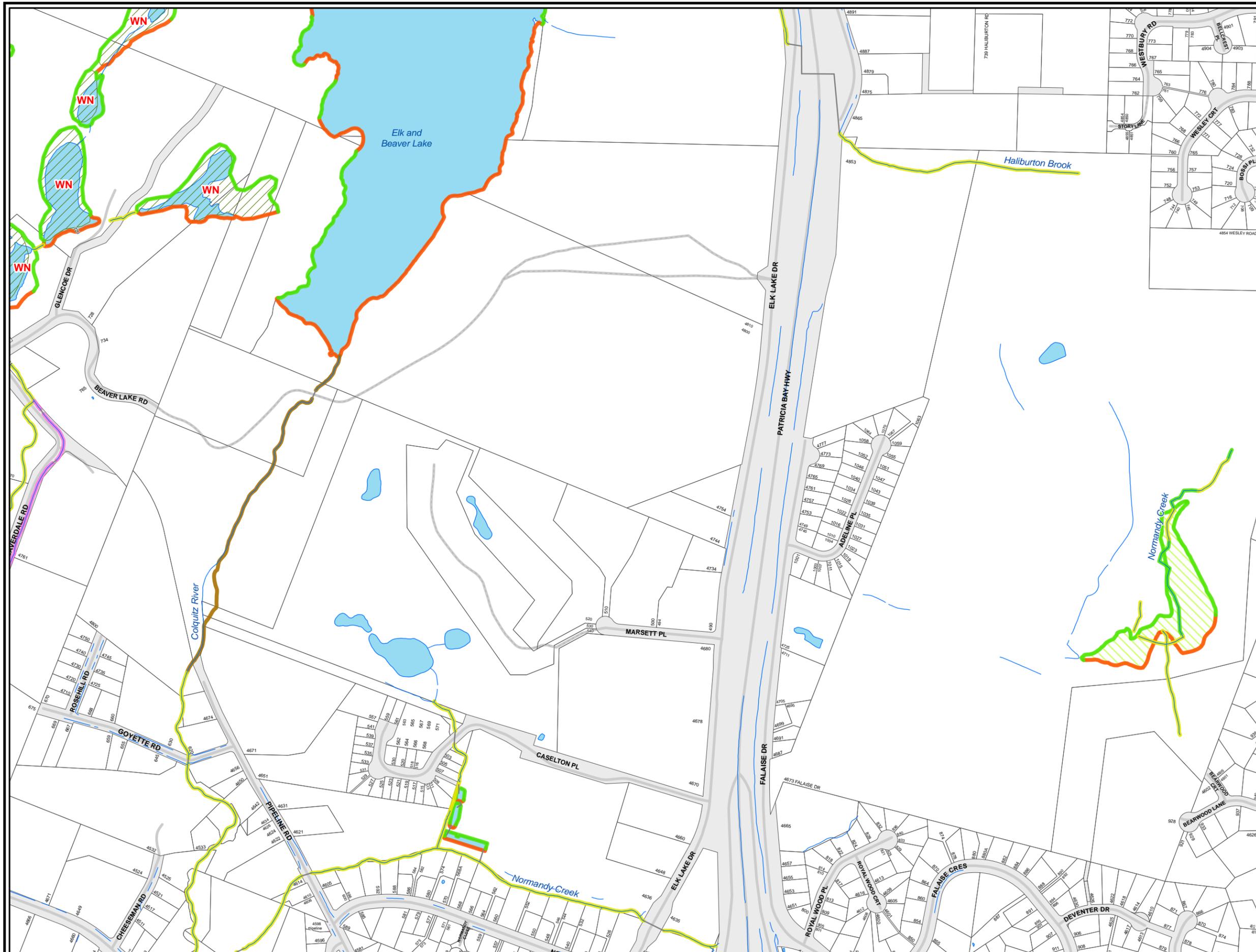
- |  |                                       |
|--|---------------------------------------|
|  | Seasonally Flooded Agricultural Field |
|  | Riparian                              |
|  | Native Wetland Vegetation             |

**Municipal Data**

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

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

**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
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- Wetland
- Waterbody
- Culvert
- Property Boundary
- Municipal Boundary

Please refer to the Streamside Development Permit Area Guidelines and figures for details. Contact Saanich Parks 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	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 the Official Community Plan Bylaw No. 10000, 2023**

**Streamside Development Permit Area**

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

In general:  
 - The SDPA is 30m wide on each side of a stream and is measured from the high water mark, or top of ravine bank. Development within the SDPA must not impact the riparian area.  
 - The SPEA, a setback within the SDPA, is measured from the high water mark or top of ravine bank and can be from 5m to 30m wide. Most development is not permitted within the SPEA.

**Streamside Protection & Enhancement Area**

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

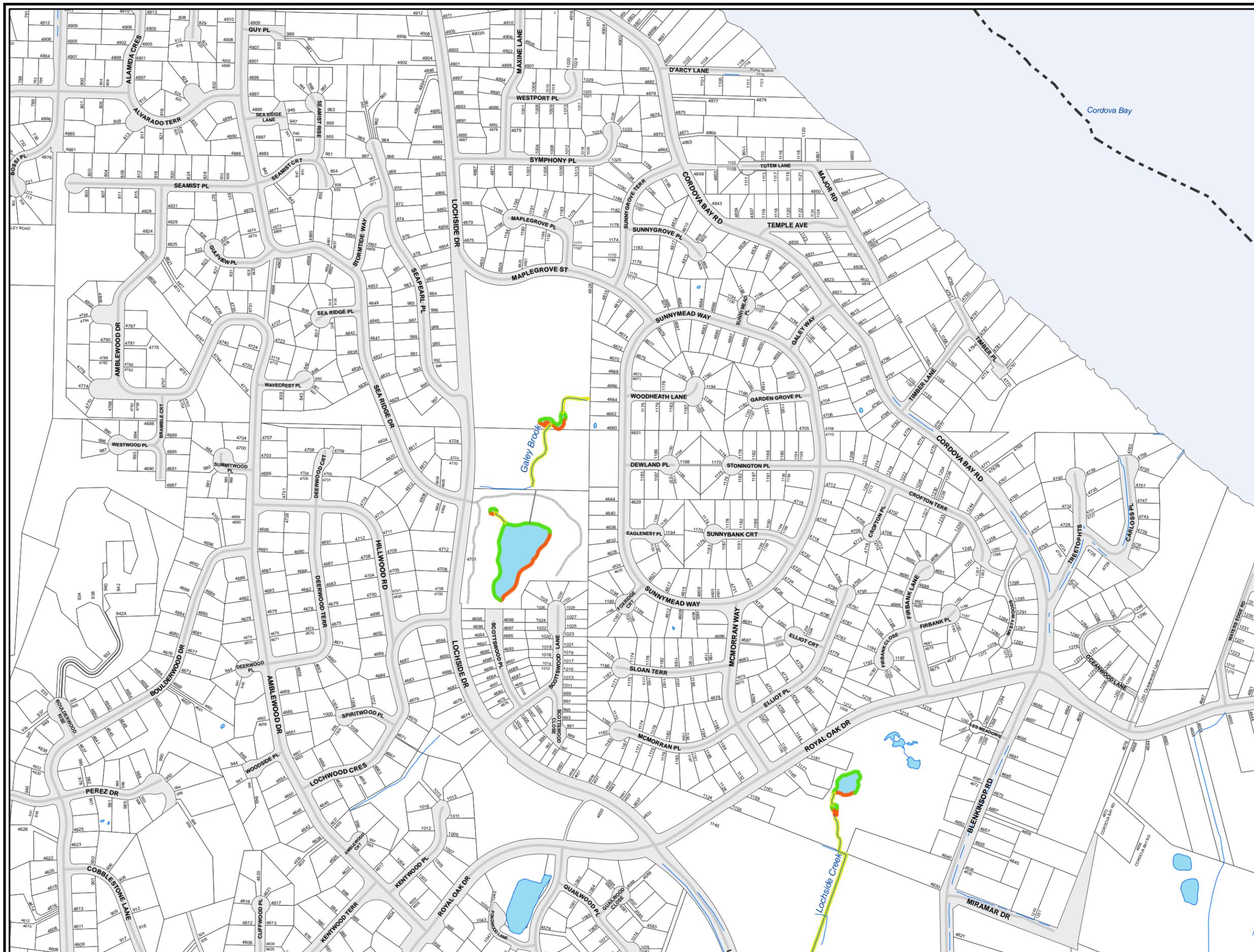
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

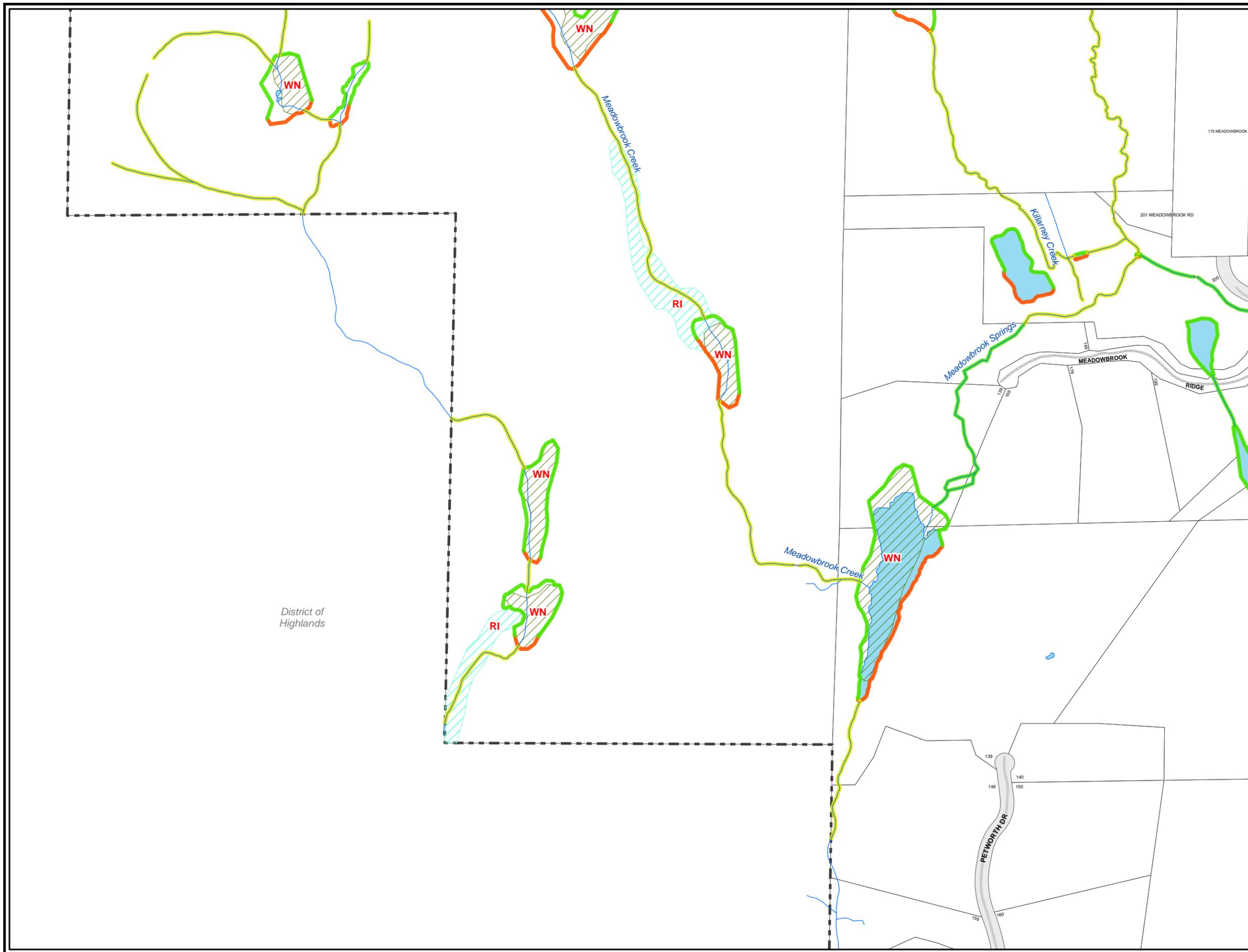
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- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

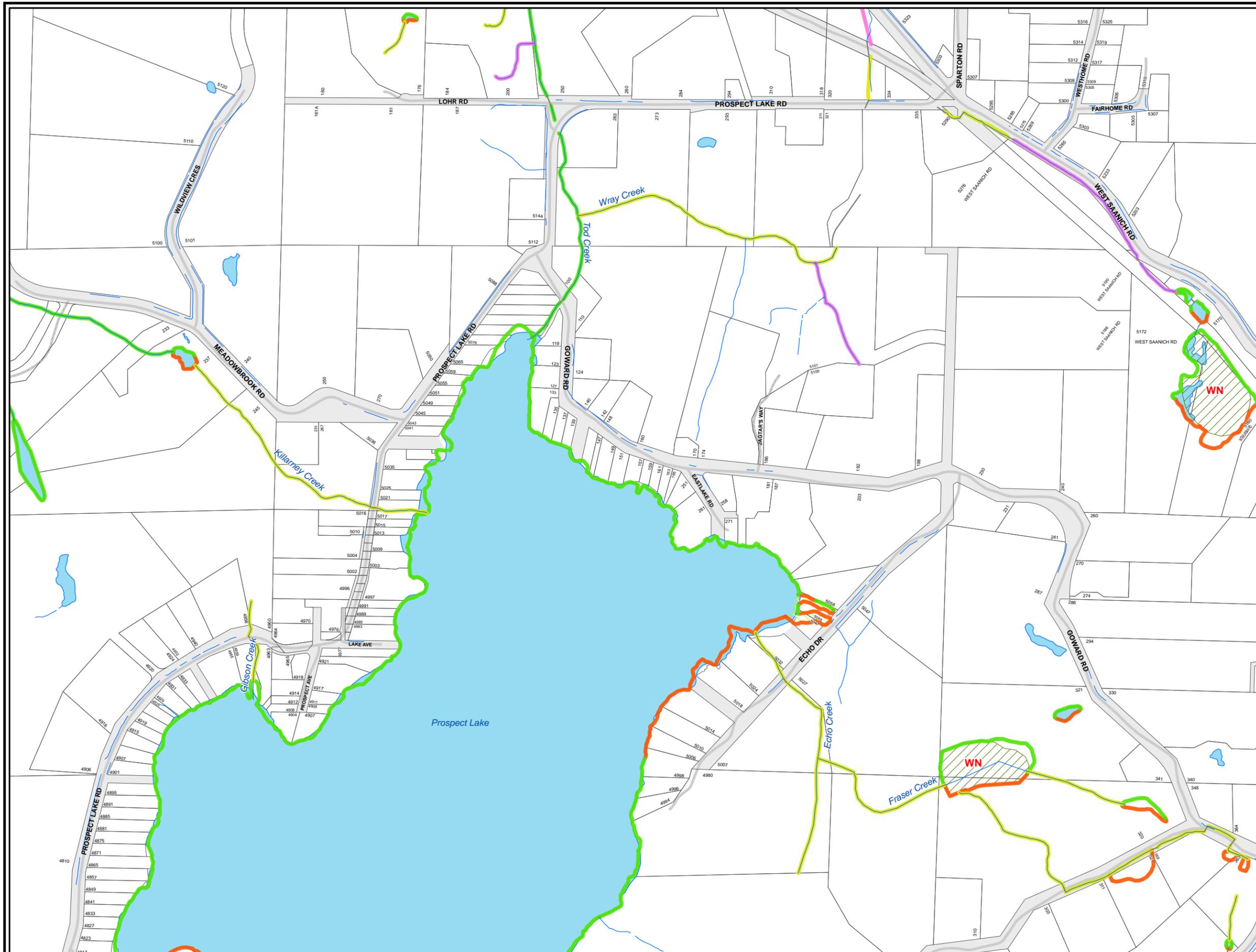
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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10000, 2023**

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**Streamside Protection & Enhancement Area**

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

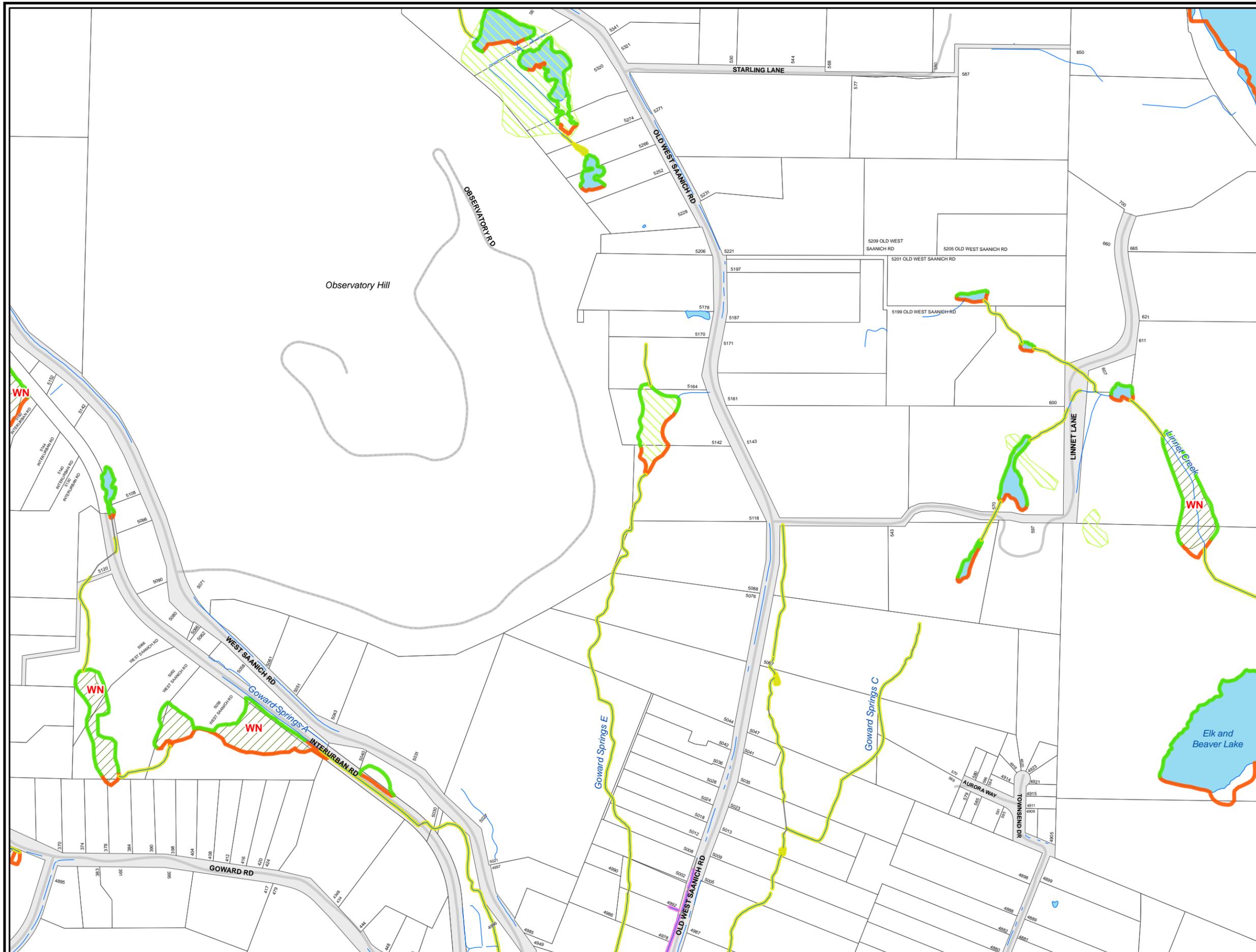
**Provincial Sensitive Ecosystem Inventory**

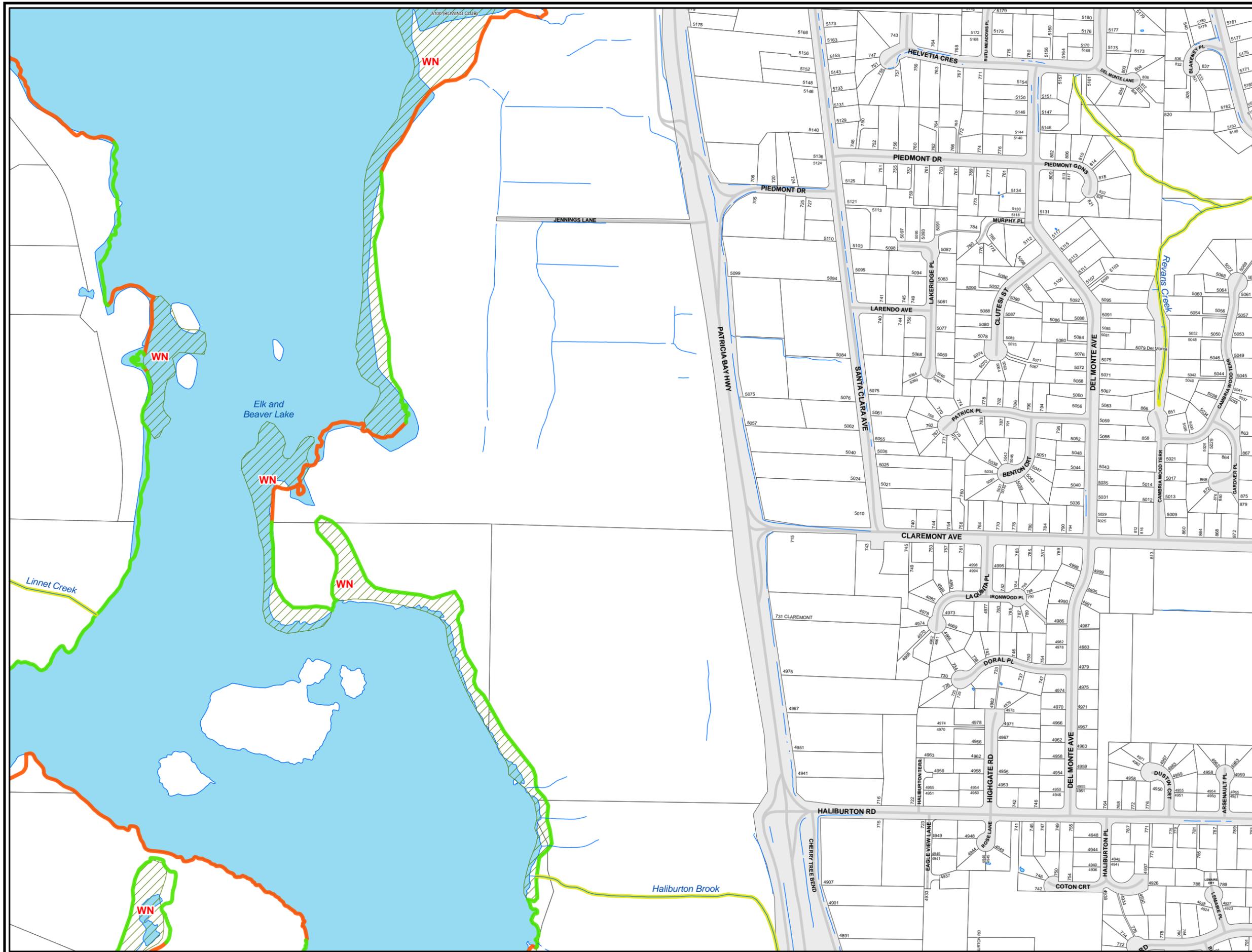
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

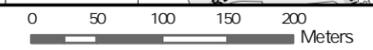
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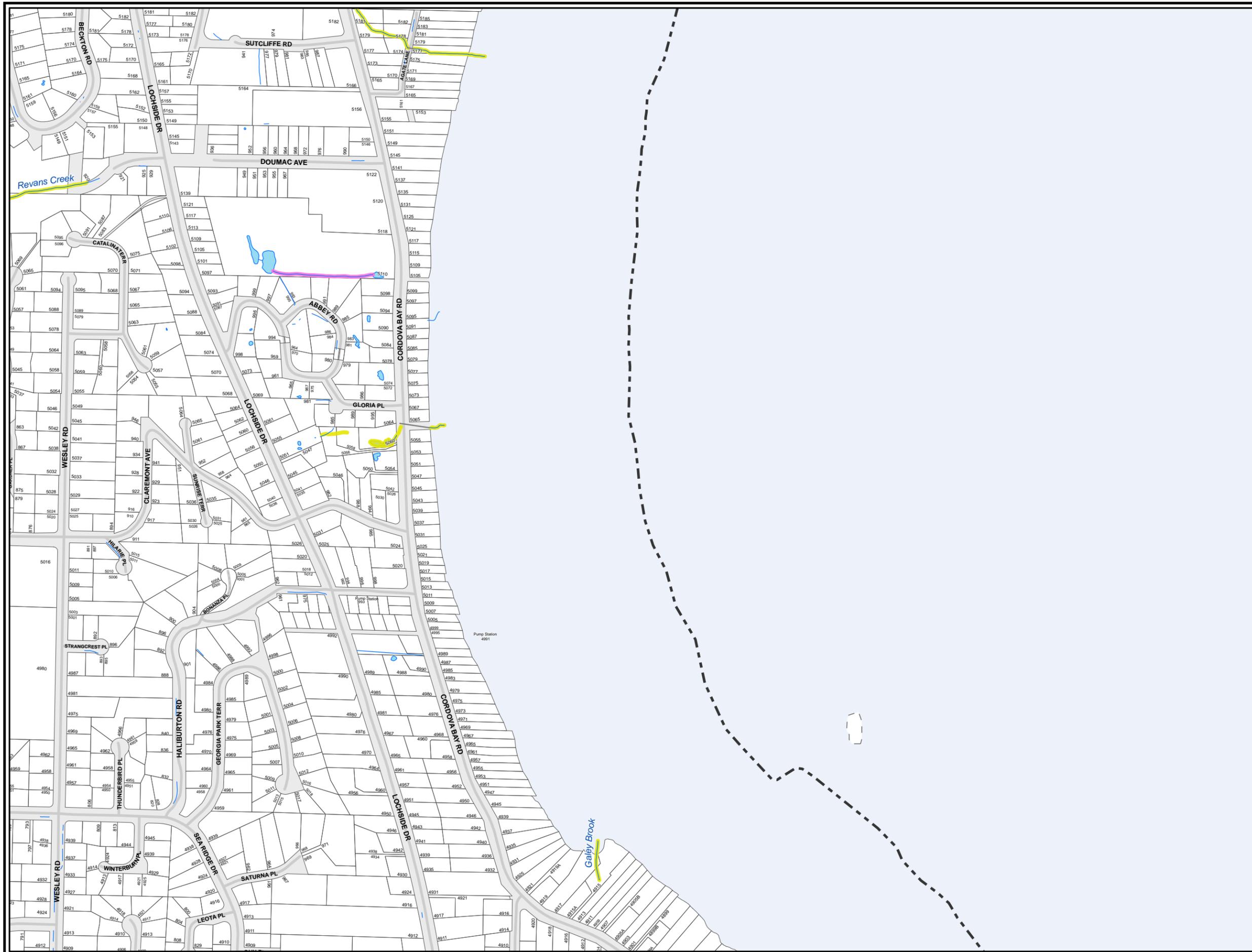
- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
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- Municipal Boundary

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**Streamside Protection & Enhancement Area**

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

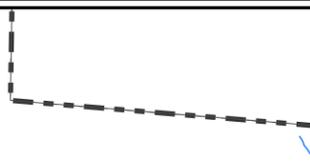
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
- 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**

	Seasonally Flooded Agricultural Field
	Riparian
	Native Wetland Vegetation

**Municipal Data**

	Watercourse
	Wetland
	Waterbody
	Culvert
	Property Boundary
	Municipal Boundary

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District of  
Highlands

58	59	60	61	62			
53A	53	54	55	56	57		
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**Streamside Protection & Enhancement Area**

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

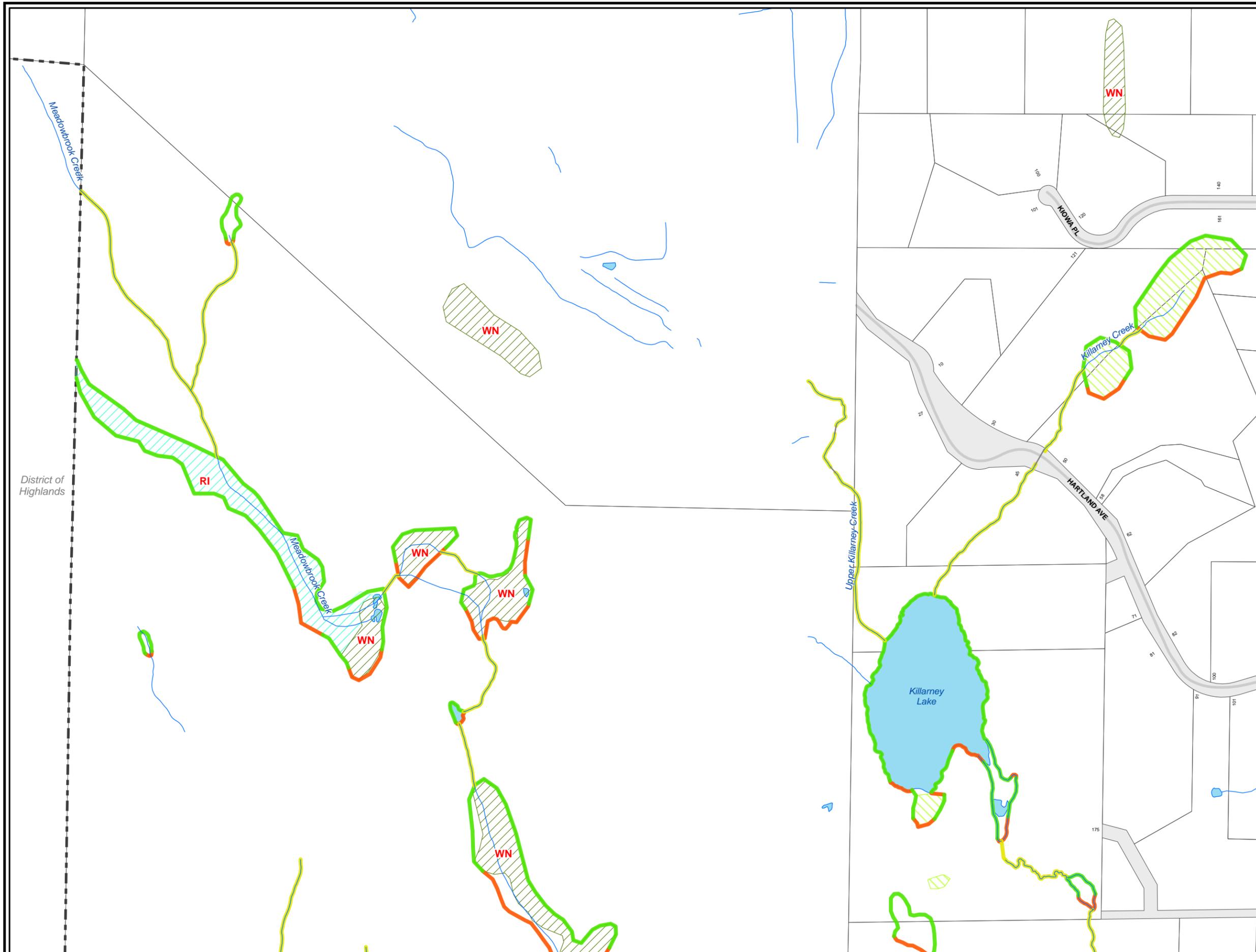
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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District of Highlands

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**Streamside Protection & Enhancement Area**

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

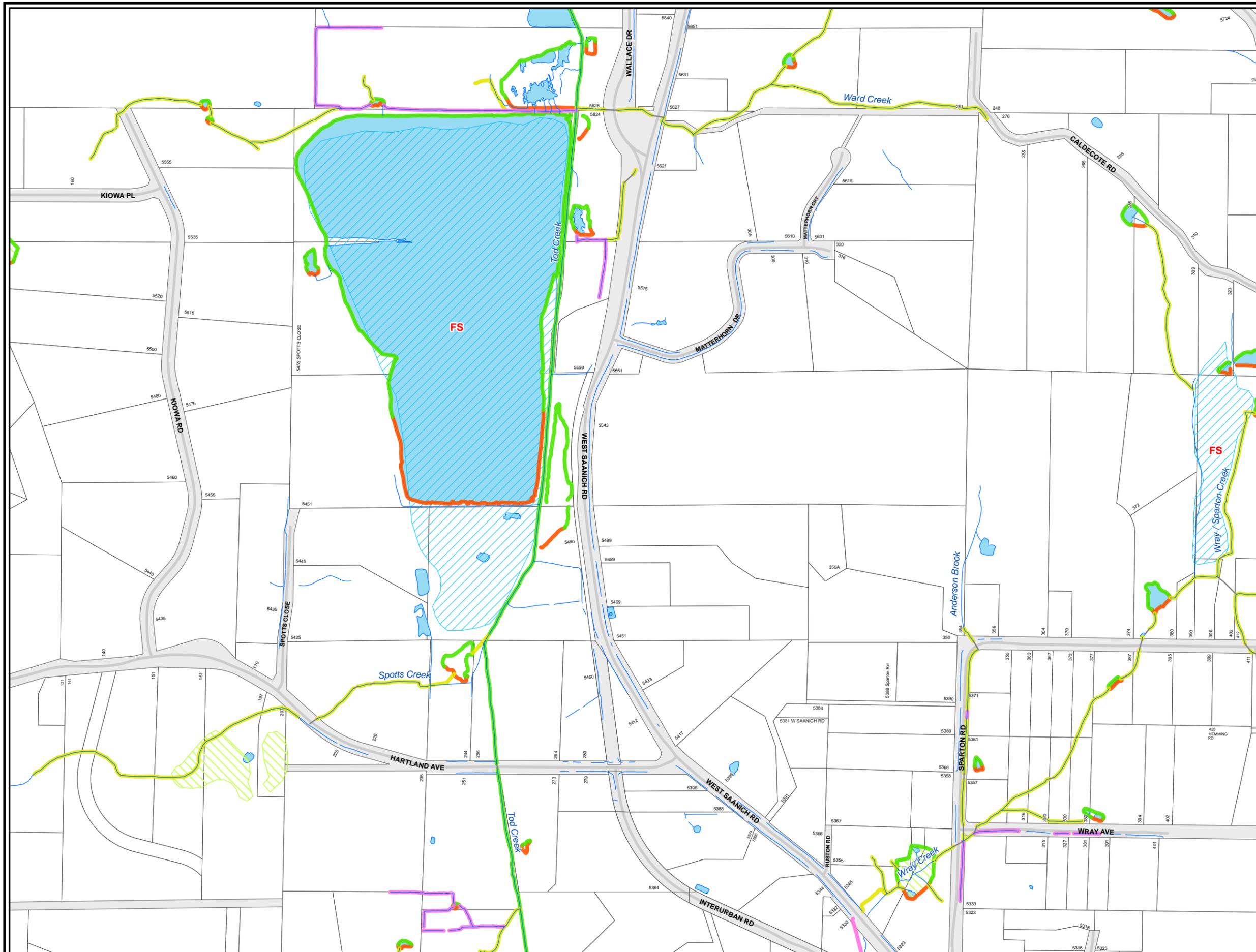
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- |  |                                       |
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|  | Seasonally Flooded Agricultural Field |
|  | Riparian                              |
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**Municipal Data**

- |  |                    |
|--|--------------------|
|  | Watercourse        |
|  | Wetland            |
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**Streamside Protection & Enhancement Area**

- 30m
- 25m
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- 10m
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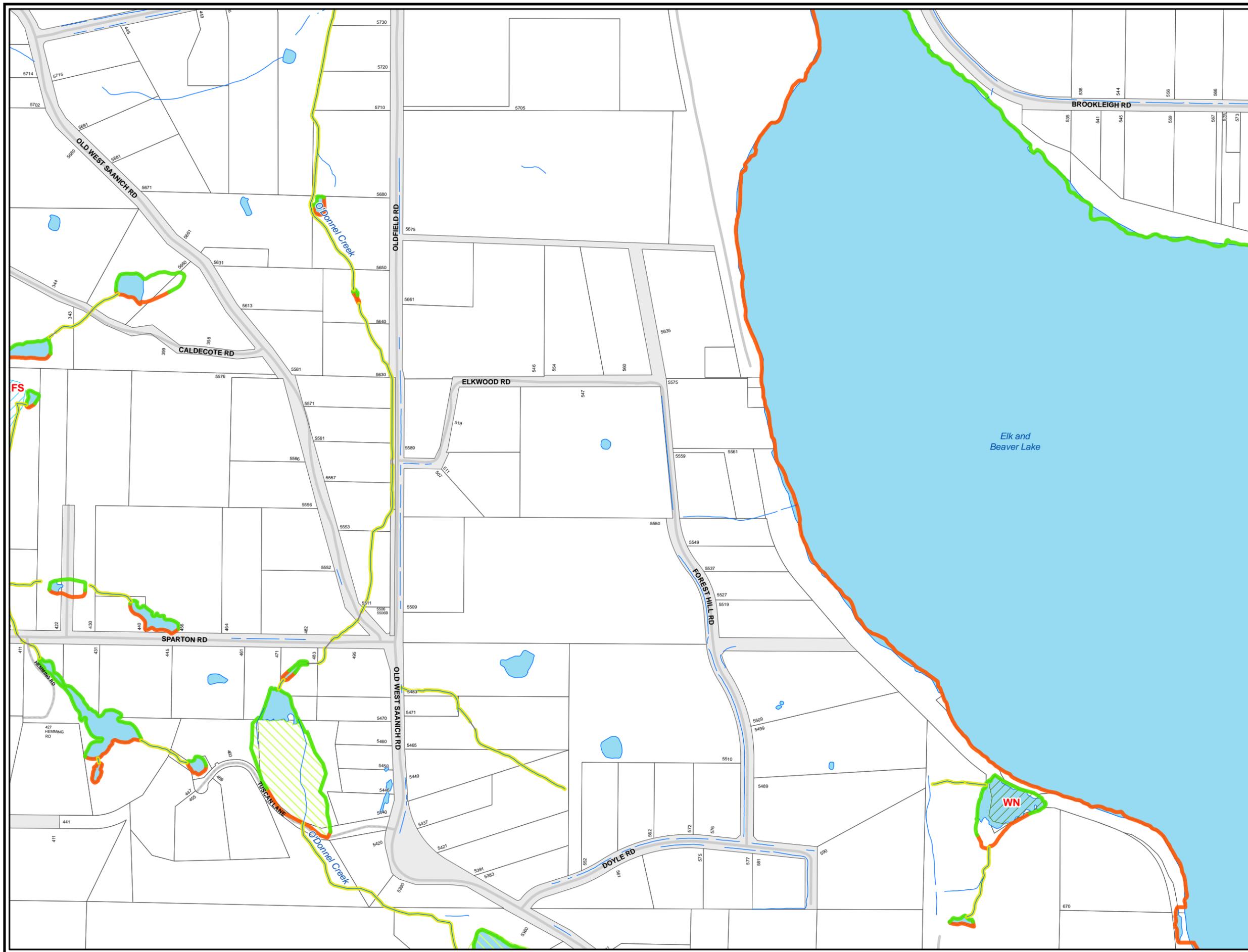
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- Riparian
- Native Wetland Vegetation

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- Watercourse
- Wetland
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**Streamside Protection & Enhancement Area**



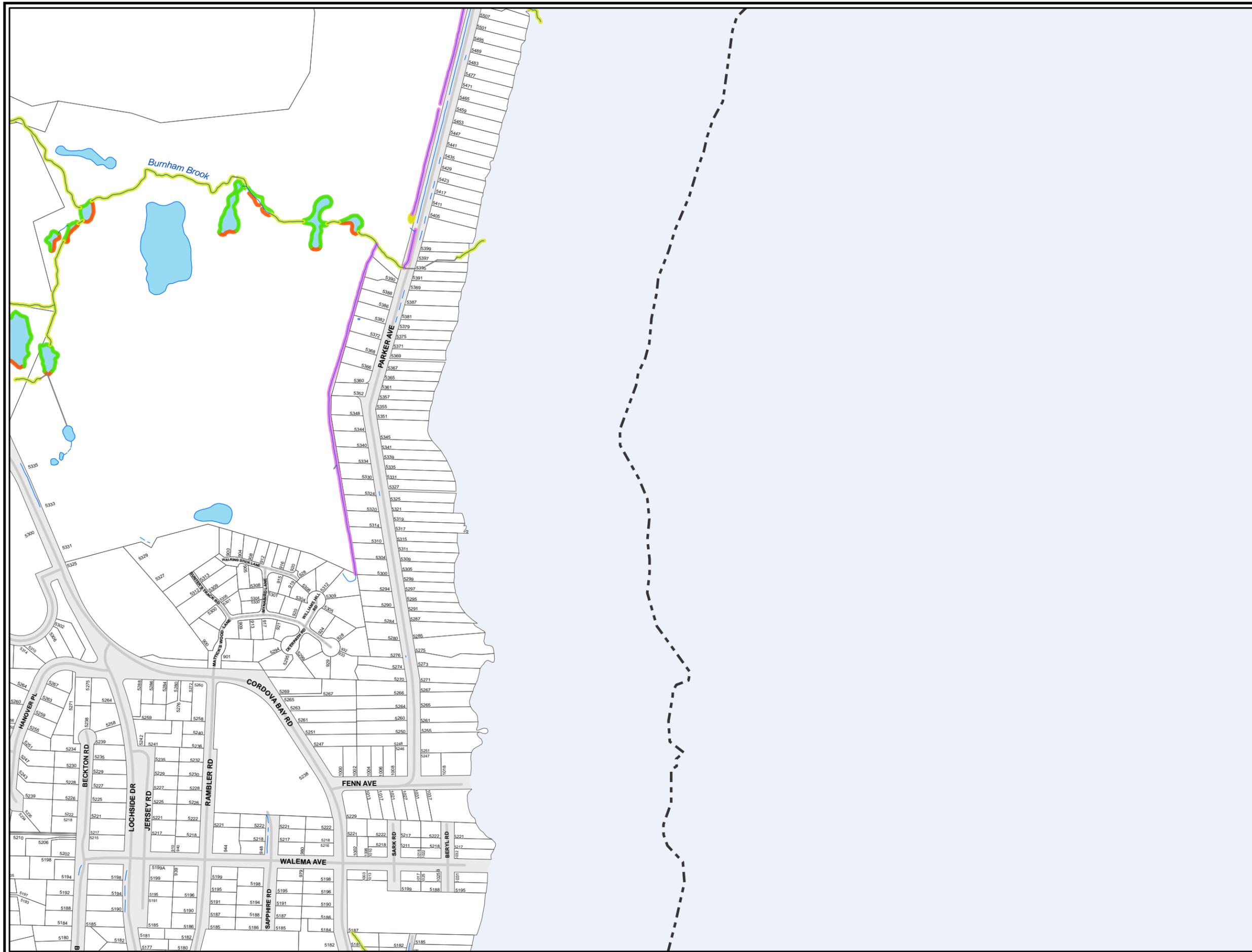
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**Streamside Protection & Enhancement Area**

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

**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
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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 the Official  
Community Plan Bylaw No.  
10000, 2023**

**Streamside Development Permit Area**

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**Streamside Protection & Enhancement Area**

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

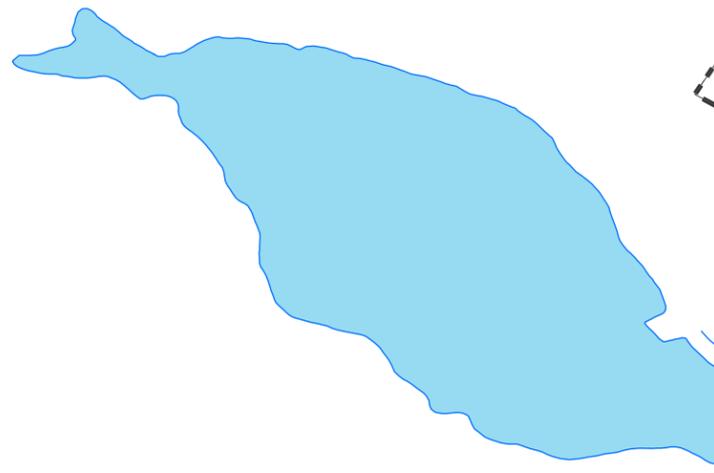
**Provincial Sensitive Ecosystem Inventory**

- 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 Parks if you have questions.



District of  
Highlands

58	59	60	61	62			
53A	54	55	56	57			
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43	44	45	46	47			
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**Streamside Protection & Enhancement Area**

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

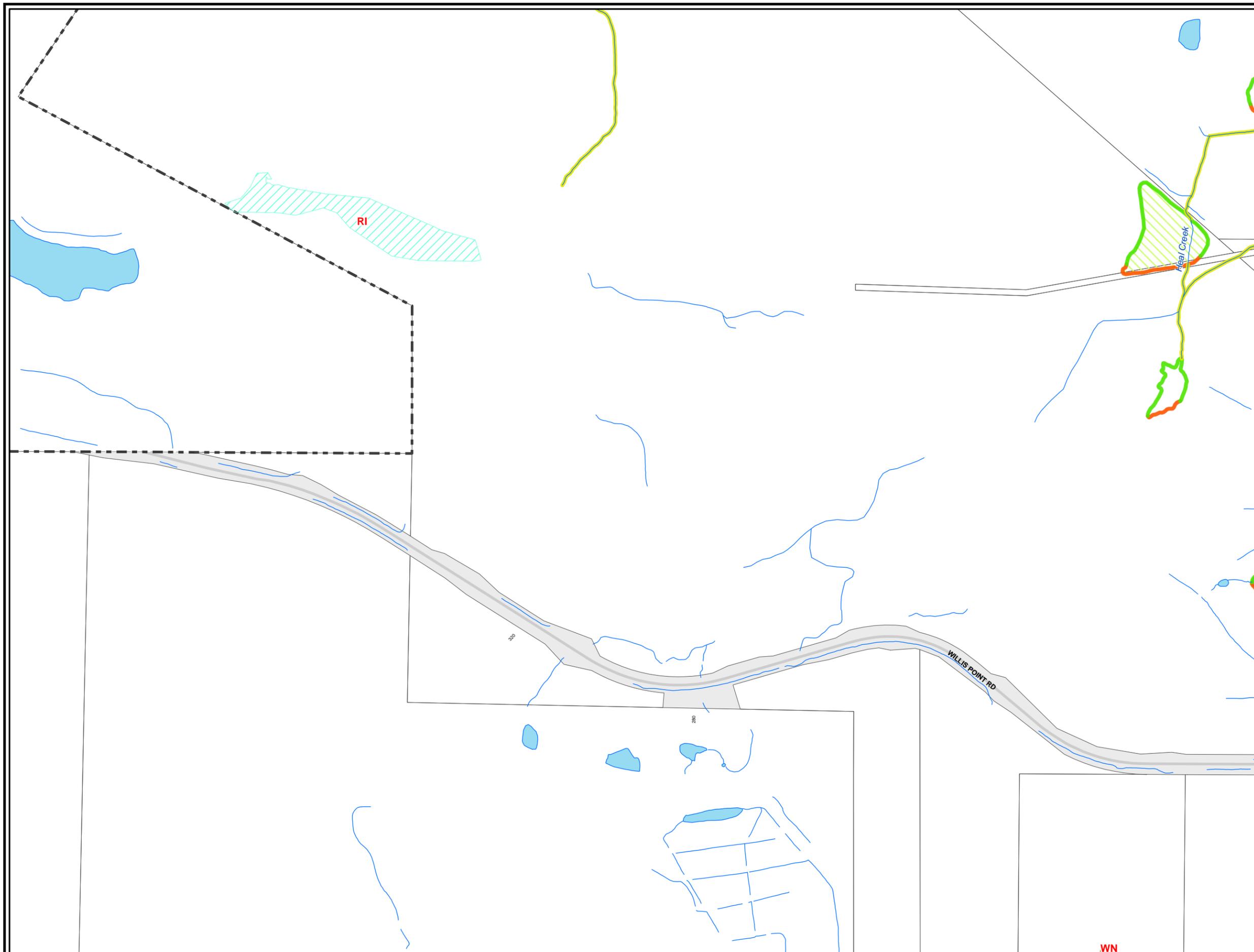
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- Watercourse
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**Streamside Protection & Enhancement Area**

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

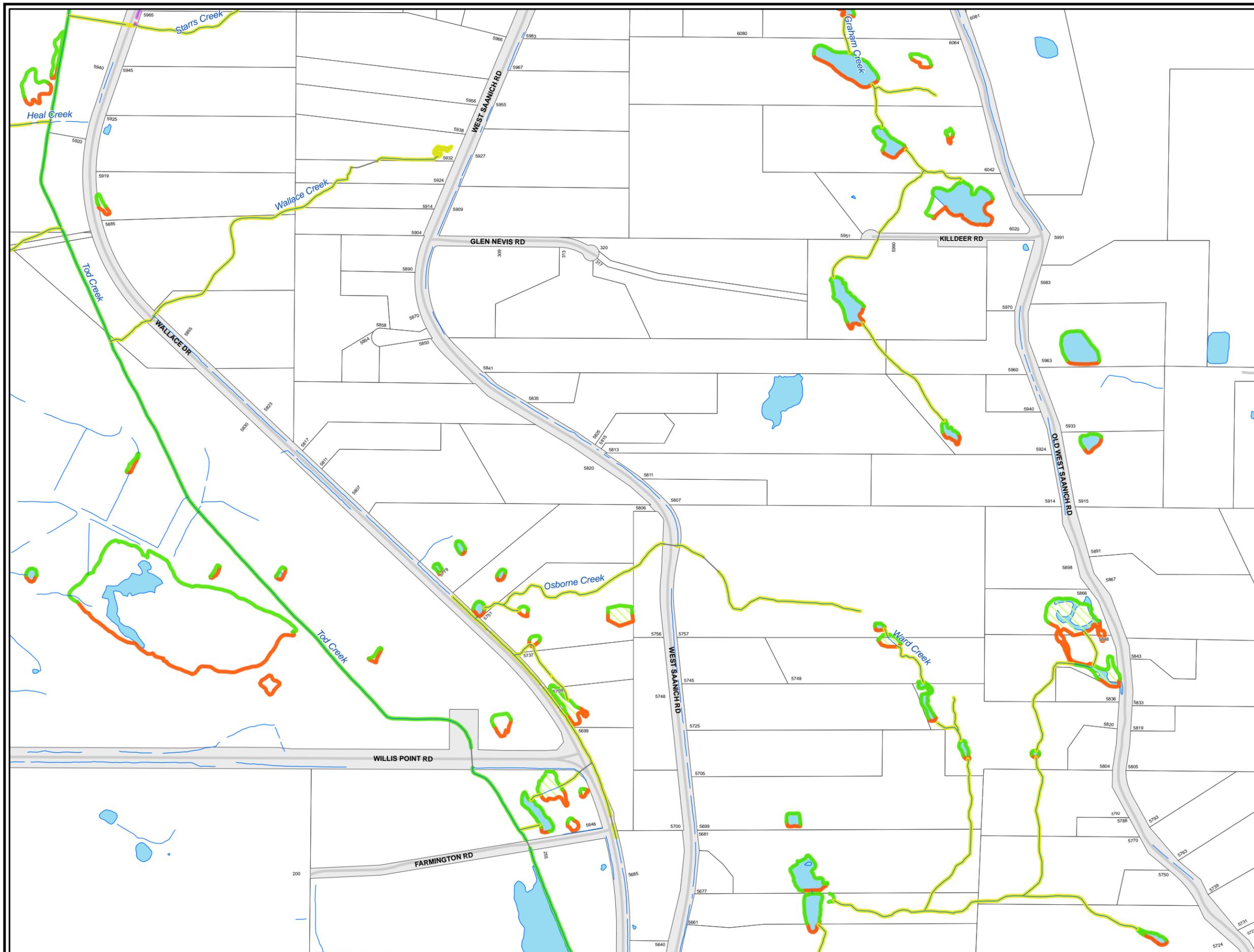
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- Riparian
- Native Wetland Vegetation

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- Watercourse
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**Streamside Protection & Enhancement Area**

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

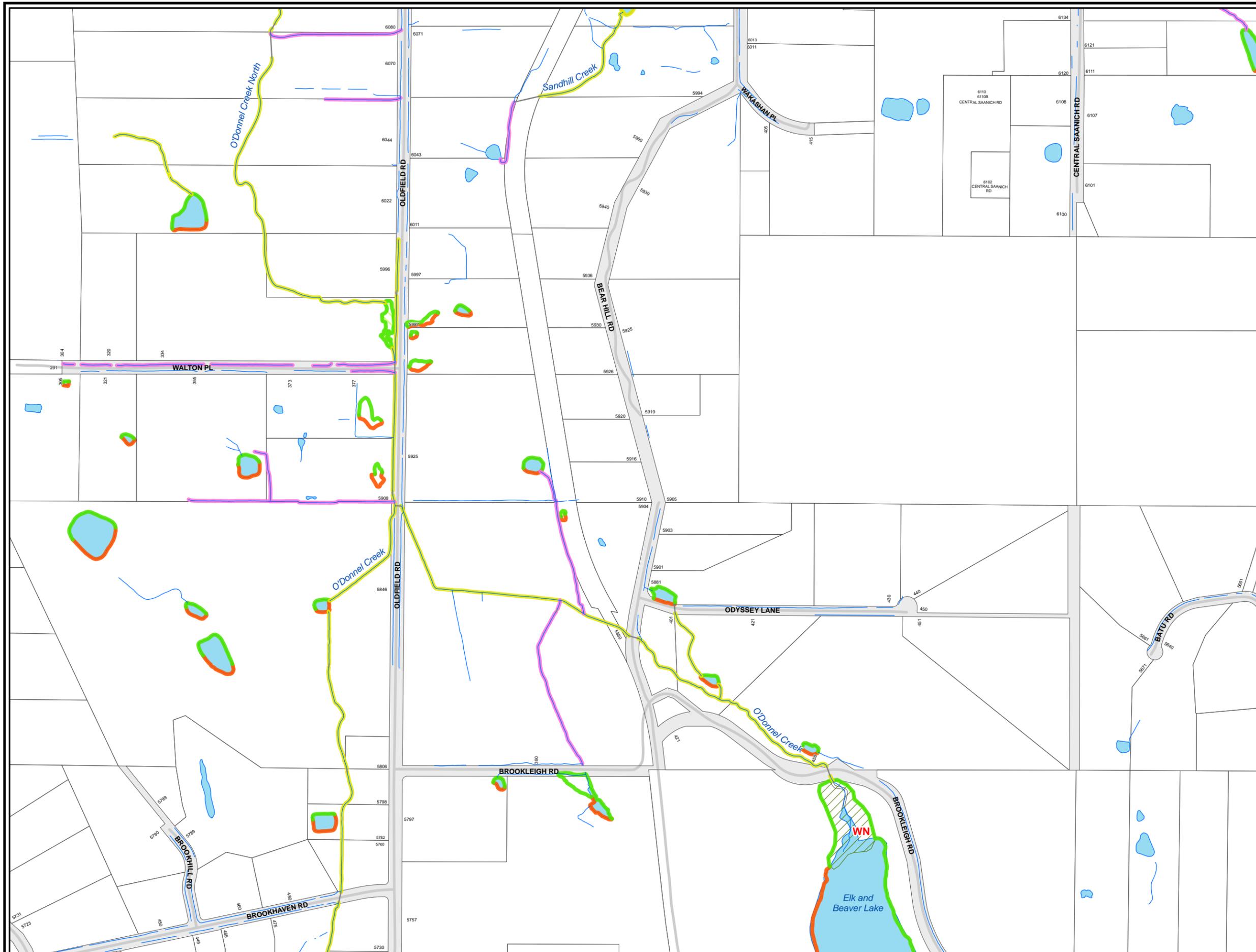
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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

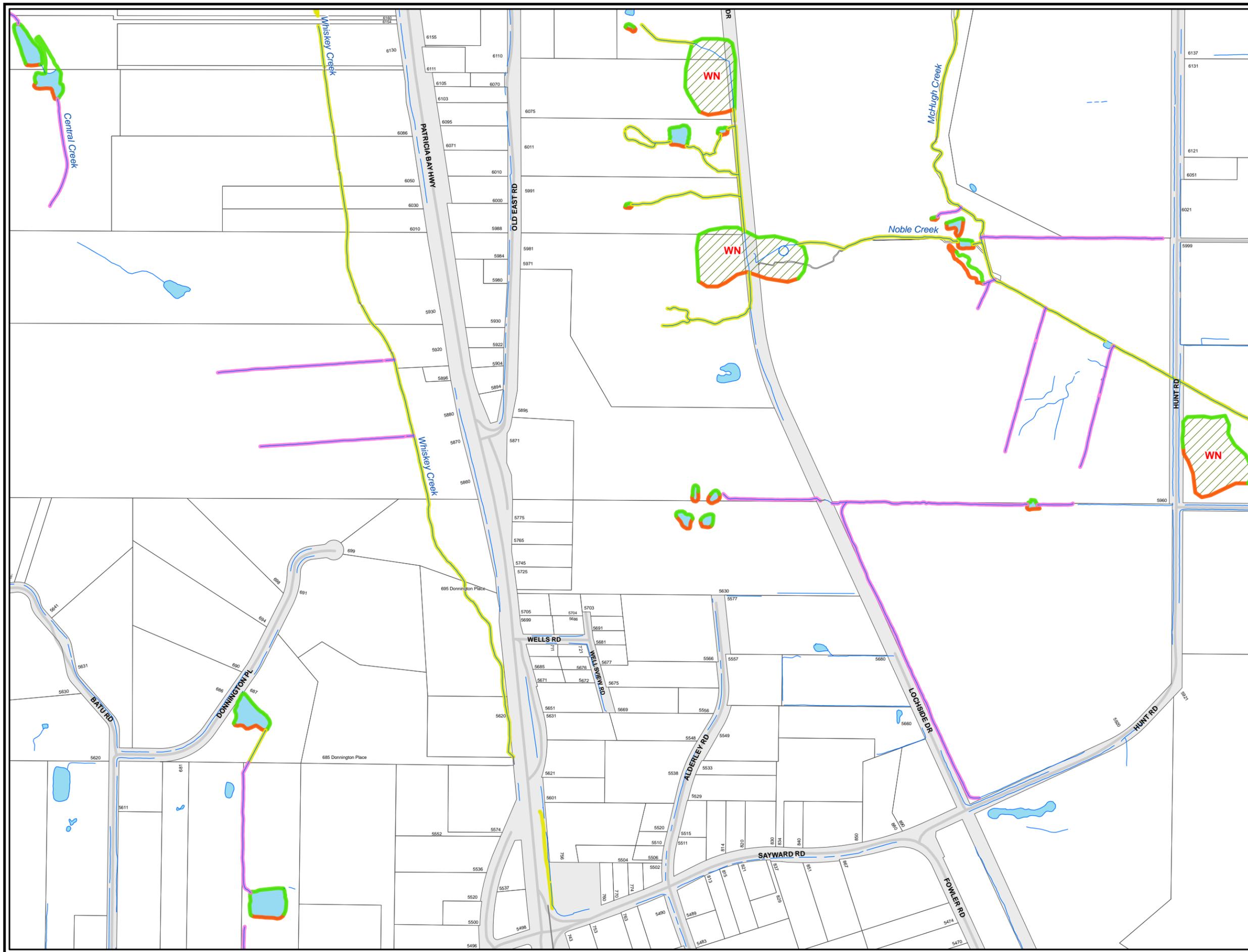
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

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

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**Streamside Protection & Enhancement Area**

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

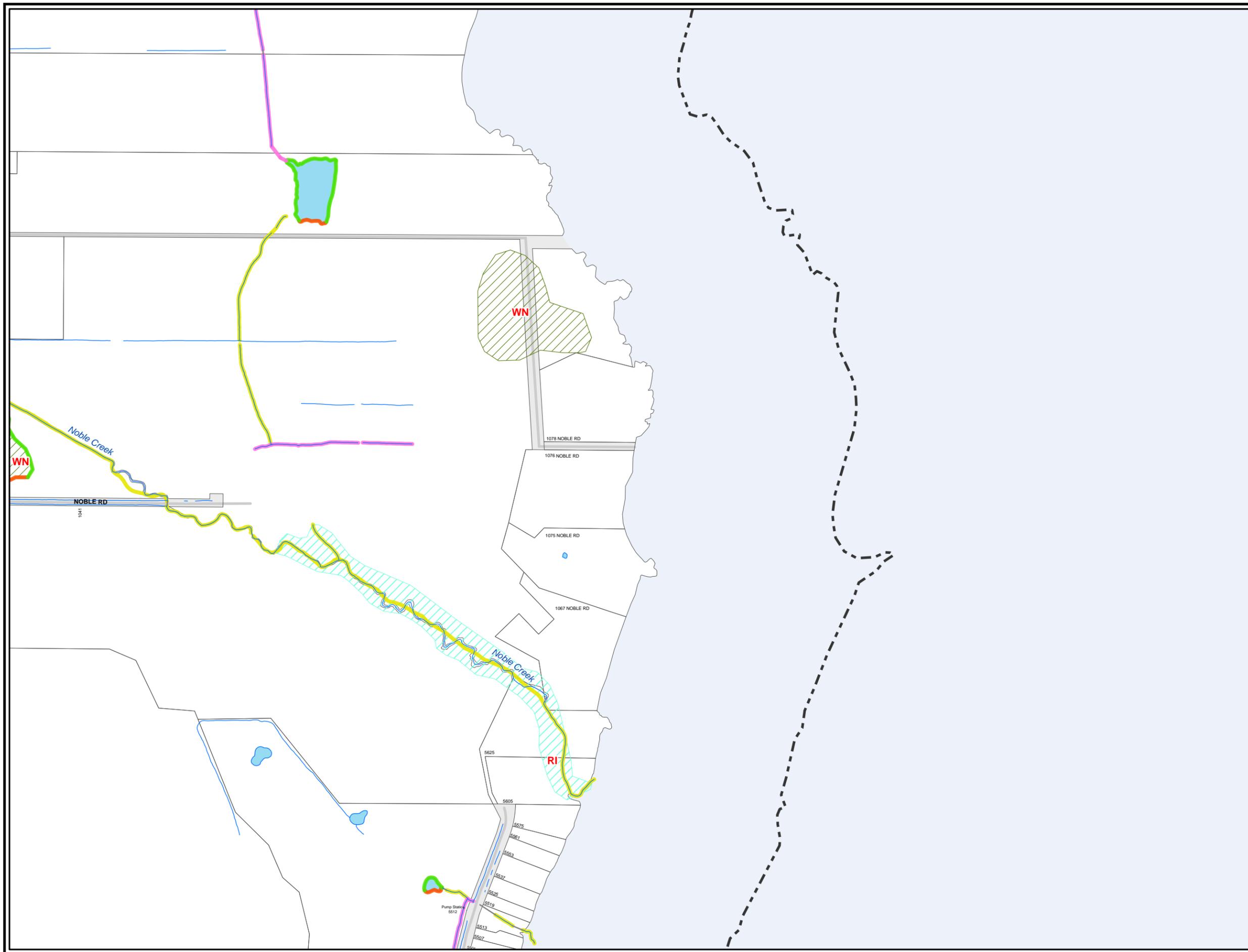
**Provincial Sensitive Ecosystem Inventory**

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

**Municipal Data**

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

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

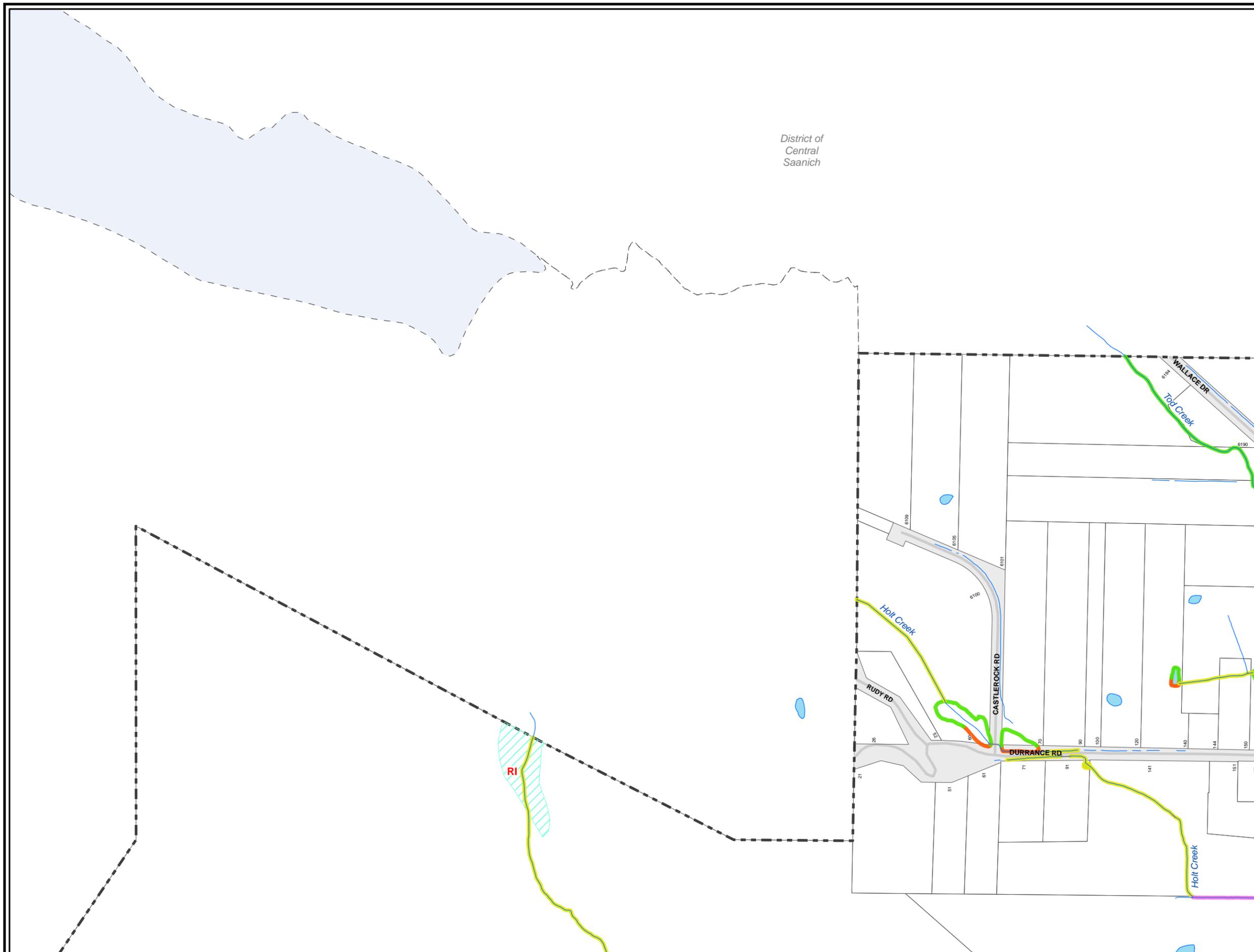
**Provincial Sensitive Ecosystem Inventory**

- Seasonally Flooded Agricultural Field
- Riparian
- Native Wetland Vegetation

**Municipal Data**

- Watercourse
- Wetland
- Waterbody
- Culvert
- Property Boundary
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**Streamside Protection & Enhancement Area**

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

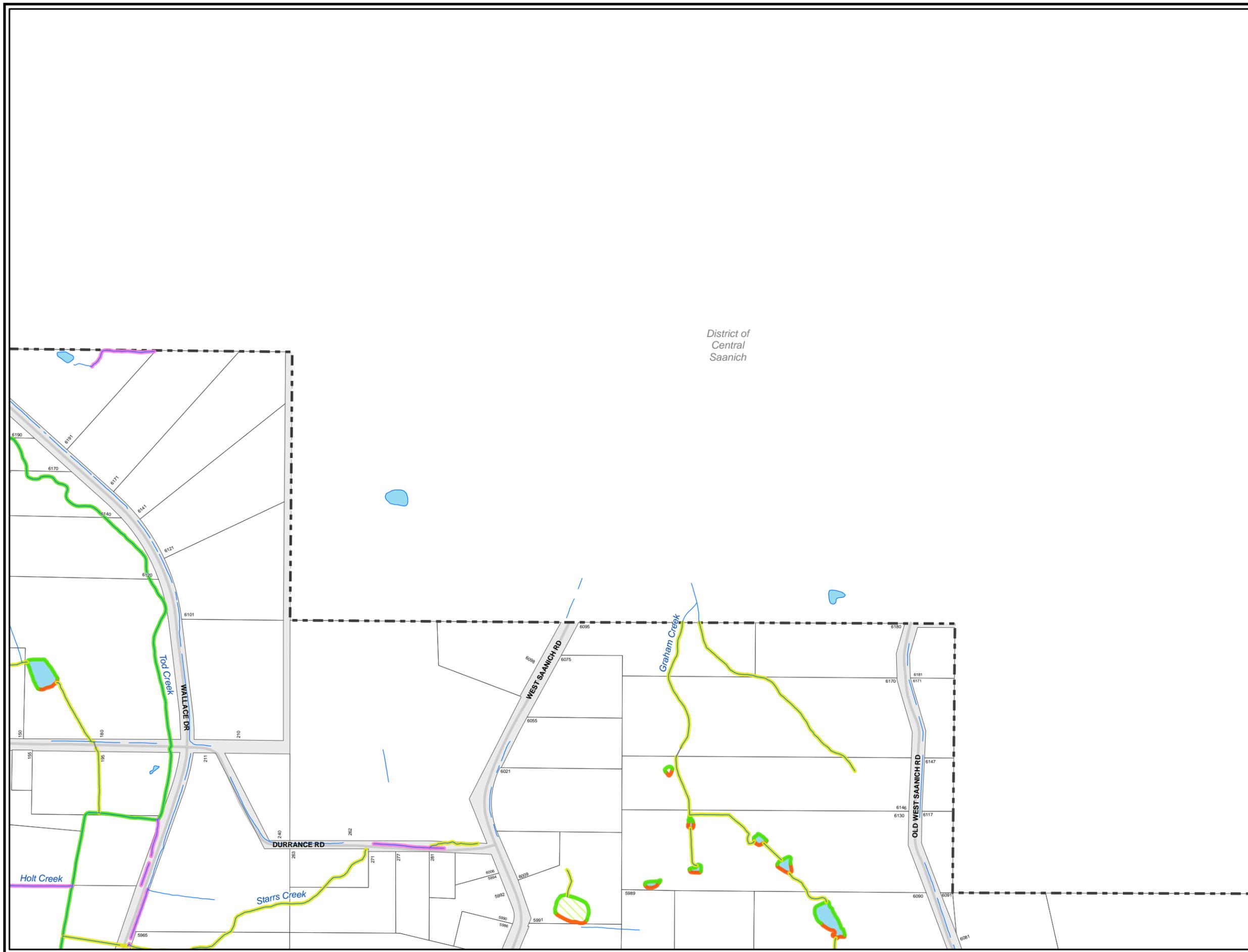
**Provincial Sensitive Ecosystem Inventory**

-  Seasonally Flooded Agricultural Field
-  Riparian
-  Native Wetland Vegetation

**Municipal Data**

-  Watercourse
-  Wetland
-  Waterbody
-  Culvert
-  Property Boundary
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**Streamside Protection & Enhancement Area**

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

**Provincial Sensitive Ecosystem Inventory**

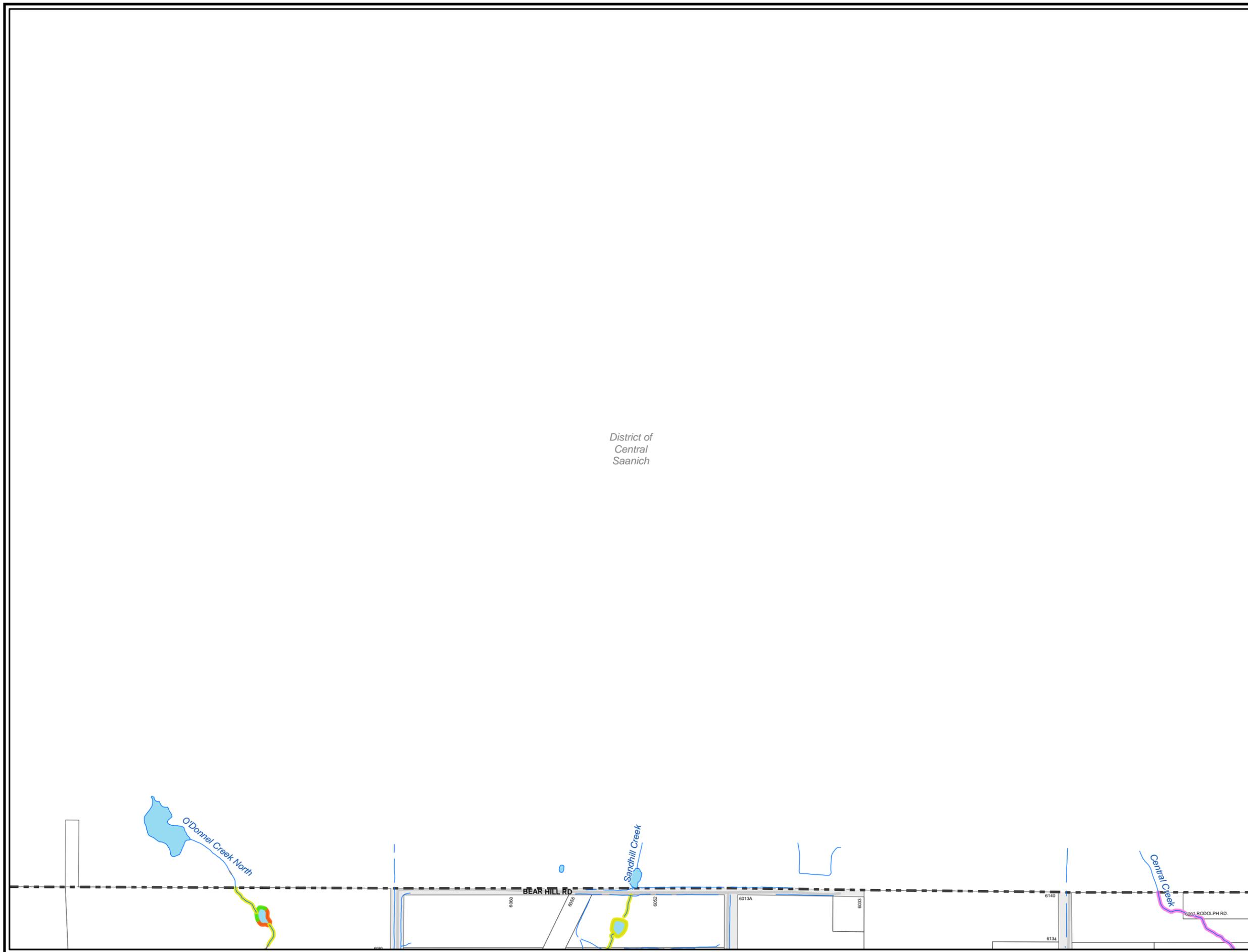
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District of  
Central  
Saanich



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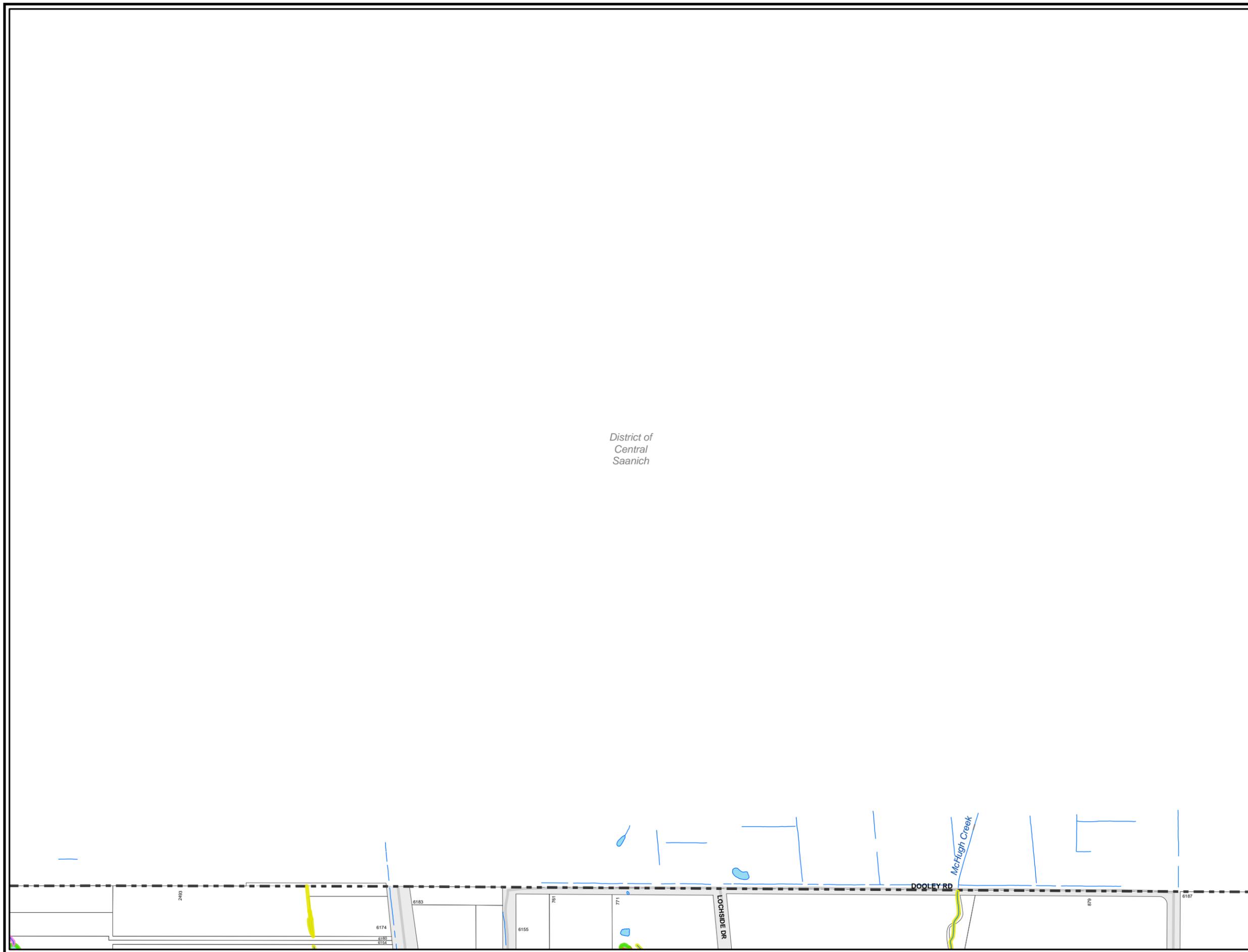
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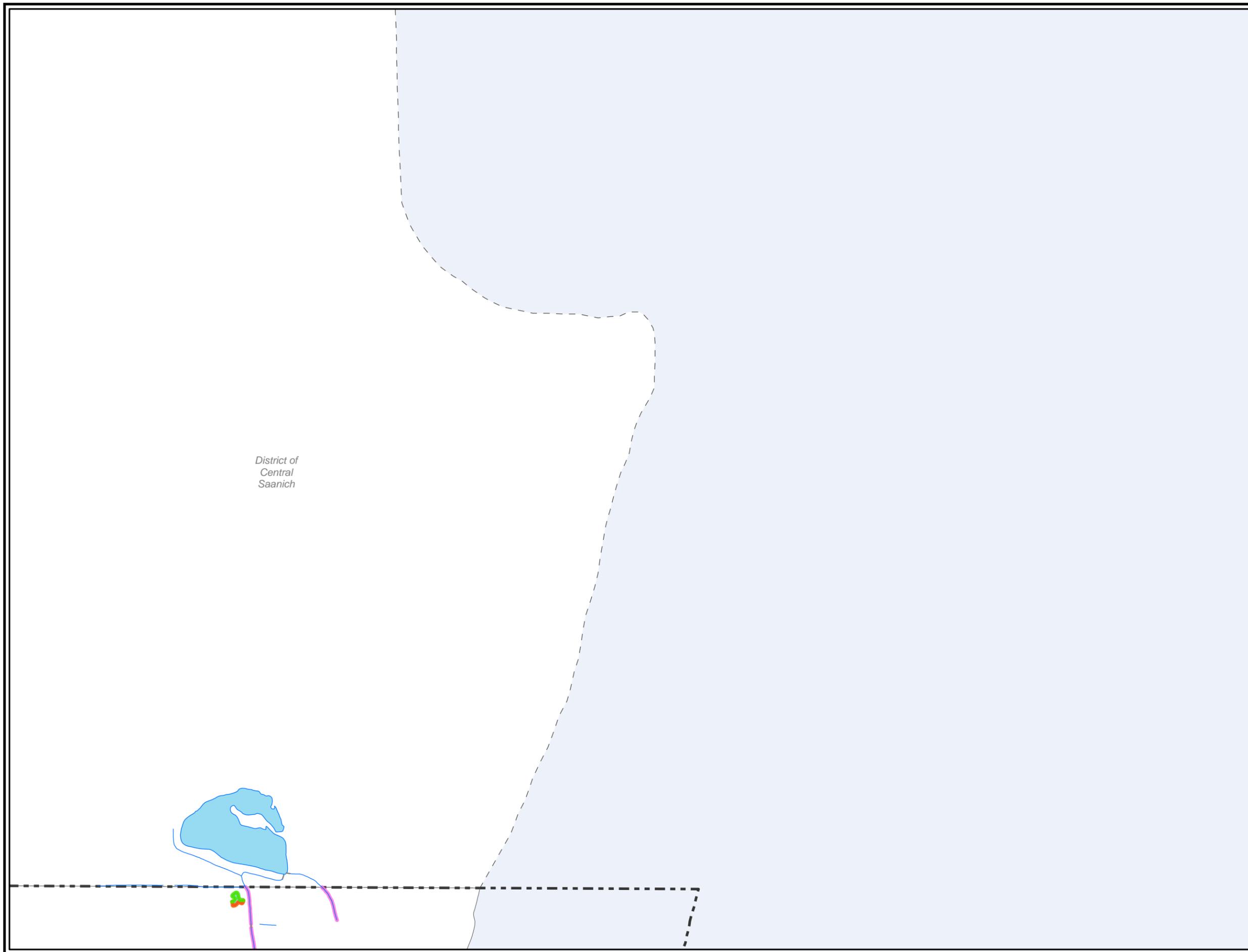
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