

Watercourse Protection Development Permit Area Guidelines

Pursuant with Section 8.9 of the Official Community Plan, the Watercourse Protection Development Permit is assessed against the following guidelines. This checklist is intended to summarize the requirements of Watercourse Protection Development Permit and is to be completed by the Qualified Environmental Professional for the development.

DP/____/___

Project Description:

(short description of the type and location of development, site conditions, setback requirements, environmental issues, etc)

Section 8.9.2 Guidelines	Consistent			Comments
	Yes	No	N/A	
A. Watercourse Protection Area Establishment				
1. Watercourse protection areas are to be established in accordance with their habitat value and the potential impacts proposed by adjacent development. The District of Maple Ridge, the Department of Fisheries and Oceans and the Ministry of Environment, Lands and Parks have endorsed the proposed watercourse protection boundaries as shown on the District's Streamside Setback Map.				
2. The watercourse protection areas are to be dedicated where possible into public ownership for conservation purposes.				
3. The boundaries of the watercourse protection areas are to be physically located on the ground by a B.C. Land Surveyor prior to site disturbance.				
4. Temporary barrier fencing will be installed adjacent to watercourse protection areas prior to any construction activity and should be replaced with permanent post and rail fence upon development completion.				
5. All lots must provide the required minimum lot dimensions as set out in the Zoning Bylaw exclusive of the watercourse protection boundaries.				
B. Erosion Control:				
6. All work is to be undertaken and completed in such a manner as to prevent the release of sediment to any ravine, watercourse or storm sewer. An erosion and sediment control plan that involves implementation prior to land clearing and site preparation and the careful timing of construction is to be provided in accordance with the requirements of the District's Watercourse Protection Bylaw 6410 - 2006.				

7. Temporary fencing should be erected to prevent any encroachment or disturbance into the watercourse protection area prior to any clearing or construction on the site.				
8. Cutting and filling adjacent to watercourse protection areas is to be kept to a minimum incorporating appropriate structural fill material and blending graded areas with natural slope, as supported by the Hillside Policies of the OCP.				
9. The District may require environmental impact studies, enhancement works, and monitoring in support of development proposed to be located within a Watercourse Protection Area. Supporting documentation, technical studies, and recommendations with respect to impacts of the proposed development may include the following: <ul style="list-style-type: none"> a. A geotechnical slope stability and erosion control report; b. A flood protection report; c. A groundwater impact assessment report; d. Wildlife habitat assessment report; e. Vegetation impact assessment report; and f. A detailed trail plan. 				
C. Vegetation Management:				
10. Natural vegetation is to be retained wherever possible to ensure minimum disruptions to the environment and to protect against slope failure. Land clearing adjacent to the watercourse protection areas is to be restricted to a phased construction schedule.				
11. Habitat restoration landscaping of all bare or sparse riparian areas within the watercourse protection area may be required. Vegetation species should be native of the area and be selected for erosion control and fish and wildlife habitat values.				
12. Stormwater outflows to the stream or leave area should have water quality and erosion control features so as to minimize their impacts on fish habitat and in compliance with the Districts stormwater management plans.				
D. Monitoring:				
13. The implementation and maintenance of environmental mitigative controls or measures approved by the District are to be monitored by a qualified environmental monitor.				

Completed by: Qualified Environmental Professional

Date:

Reviewed by: Rod Stott
Environmental Planner

Date: