

# Natural Features Development Permit Area Guidelines

Pursuant with Section 8.10 of the Official Community Plan, the Natural Features Development Permit is assessed against the following guidelines. This checklist is intended to summarize the requirements of Natural Features Development Permit and is to be completed by the Qualified Environmental Professional for the development.

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Project Description:

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

Section 8.10 Guidelines	Consistent			Comments
	Yes	No	N/A	
<b>A. Soils and Topographic Constraints &amp; Erosion Control</b>				
1. Lot grading should be kept to a minimum to ensure maintenance of a maximum of the existing vegetation.				
2. To prevent erosion, landscape disturbance should be minimized by retaining trees and natural vegetation as much as possible and requiring replanting or enhanced planting as soon as possible; providing a minimum of cuts and fills and limiting their depths, and minimizing terracing and earth grading; blending graded areas with natural slope; minimizing amount of exposed raw earth by phasing of development and on-site controls.				
3. Siting adjacent to treed slopes and ravines should respect natural vegetation and may require additional setbacks beyond the Zoning Bylaw.				
4. The District may require engineering reports, and monitoring in support of development applications in environmentally sensitive areas. Supporting documentation, technical studies, and recommendations with respect to impacts of the proposed development may include the following: <ul style="list-style-type: none"> <li>a. Technical justification for the possible modification of lines defining areas of environmental sensitivity undertaken by qualified environmental professional;</li> <li>b. Analysis of soils and their capacity to accommodate development and appropriate soils handling procedures that may be necessary or proposed undertaken by qualified professional engineer or geoscientist;</li> <li>c. Slope analysis including recommendations for appropriate building setbacks or stabilization approaches undertaken by qualified professional engineer or geoscientist;</li> <li>d. Information on proposed site drainage methods;</li> <li>e. Flood protection and the identification of the 200 year floodplain boundary where applicable; and</li> </ul>				

f. Subsurface hydrological assessments to ensure appropriate and safe siting respecting natural site characteristics undertaken by a qualified environmental engineer or geoscientist.				
<b>B. Vegetation Management</b>  1. The District may require environmental impact studies, enhancement works, engineering reports, and monitoring in support of development applications in environmentally sensitive areas. Supporting documentation, technical studies, and recommendations with respect to impacts of the proposed development should include the following: <ul style="list-style-type: none"> <li>a. Ways and means to mitigate potential fisheries impacts and enhance fish habitat undertaken by qualified environmental professional (e.g. encourage construction between June and September to avoid spawning and smolt release; where instream modifications are proposed, apply no-net-loss philosophy);</li> <li>b. Identification of vegetation communities based on studies undertaken at appropriate time of year, with comments on size, quantity and location of identified significant species as well as rarity and frequency of occurrence undertaken by qualified environmental professional;</li> <li>c. Identification of wildlife species sightings and significance of such occurrence undertaken by qualified environmental professional;</li> </ul>				
2. Natural vegetation will be required to be retained where possible to ensure minimal disruption to the environment. Existing vegetation should be enhanced with new planting wherever construction activity has destroyed vegetation.				
<b>C. Stormwater Management:</b>  1. Integrated storm and rain water management plans should: <ul style="list-style-type: none"> <li>a. Strive to reduce the amount of impervious surface with new development;</li> <li>b. Promote the use of Best Management Practices including permeable surface materials (e.g. gravel, paving stones);</li> <li>c. Maximize infiltration from frequently occurring rain events;</li> <li>d. Maintain or improve water quality from the development site;</li> <li>e. Maintain the site's discharge hydrography from peak flow events (i.e. 6 month, 2 year, 5 year); and</li> <li>f. Locate stormwater facilities so as to minimize impacts to habitat areas.</li> </ul>				

<b>D. Monitoring:</b>				
1. The implementation of required environmental mitigation measures as designed and their maintenance is to be monitored by a qualified environmental monitor.				
<b>E. Roads and Infrastructure</b>				
1. Home design should accommodate natural grades to ensure that lot grading should be kept to a minimum to retain a maximum of existing vegetation for stormwater purposes.				
2. Road grades should follow existing grades as closely as possible to ensure minimal disruption of slopes and vegetation.				
3. Existing vegetation should be enhanced with new planting wherever construction activity has destroyed vegetation.				
4. Public and private roads should be developed to an urban standard.				
5. Sewage disposal utilities should be sited to ensure no threat to the groundwater and adjacent watercourses. Ministry of Health and Ministry of Environment may need to be consulted.				
6. On-street parking may need to be eliminated where existing topography renders development adjacent to the street impractical or where the street serves wholly as an access road. Restrictive covenants to Ministry of Environment standards may be required.				

Completed by: Qualified Environmental  
Professional

Date:

Reviewed by: Rod Stott  
Environmental Planner

Date: