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DEVELOPMENT PERMIT - GREEN LAKE RIPARIAN Development Services Guide

An application is a process of evaluation and does not automatically ensure approval of your proposal

What is a Development Permit (DP)?

A DP can be required for the regulation of quality development in special situations. These situations can pertain to siting, form, exterior design, finish of buildings, aquatic and sensitive habitat and geotechnical hazards.

What is a Riparian Development Permit Area (RDPA)?

The RDPA is established for the protection of the natural environment, its ecosystems, and biological diversity, through the *Local Government Act*.

What are the objectives of the RDPA?

The primary goal of the RDPA designation is to regulate development activities in the riparian areas adjacent to watercourses in order to preserve natural features, functions and conditions that support fish life processes, for example: 1) reducing or eliminating erosion, 2) maintaining tree canopy, and 3) protecting ground and surface water from contamination. Development impact on watercourses can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

What is a Riparian Zone Area?

The RDPA is comprised of a riparian protection area for fish habitat and shall include the following lands:

- a) All watercourses as shown on Provincial TRIM map series at 1:20,000 and adjacent lands, and any other watercourses as determined by a qualified environmental professional;
- b) In the case of Green, Watch and Pressy Lakes, and all other lakes over 16 ha, the RDPA shall comprise land within 100 metres of the natural boundary of the lake;
- c) For other watercourses, including small lakes, rivers, creeks and wetlands, the RDPA area comprises:
 - i. lands within 30m of the natural boundary of the watercourse;
 - ii. lands within 30m of the top of the ravine bank in the case of a ravine less than 60m wide; and

- iii. Lands within 10m of the top of a ravine bank 60 metres or greater in width that link aquatic and terrestrial ecosystems that exert an influence on the watercourse.

The Regional District may require a survey and/or QEP evaluation to accurately determine if an RDP application is required.

Do I need a Development Permit?

A development permit is required if you are within the RDPA and your development will involve one of the following:

1.
 - a) removal, alteration, disruption or destruction of vegetation within 30m of a watercourse;
 - b) disturbance of soils such as driveway construction within 30m of a watercourse;
 - c) construction or erection of buildings and structures within 30m of a watercourse;
 - d) creation of non-structural impervious or semi-impervious surfaces within 30m of a watercourse;
 - e) flood protection or utility works within 30m of a watercourse;
 - f) construction of roads, trails, docks, wharves and bridges within 30m of a watercourse;
 - g) construction or replacement of sewer and water services within 30m of a watercourse or 100m of Green, Watch, or Pressy Lake, and all other lakes over 16 ha;
 - h) drainage system work within 30m of a watercourse, or 100m of Green, Watch, or Pressy Lake, and all other lakes over 16 ha; and
 - i) subdivision as defined in the Land Title Act, including the division of land into 2 or more parcels within 30m of a watercourse or 100m of Green, Watch, or Pressy Lake, and all other lakes over 16 ha, except where the subdivision does not result in an increase in density or is for road, park, utility, or other similar purposes.

Where is an application obtained and submitted?

An application package can be obtained from Planning Services, the CRD website at cariboord.ca, and must be submitted to the CRD along with all applicable fees and information for processing.

A report from a Qualified Professional (e.g. Registered Professional Biologist) is required for most applications.

In the case of a septic system and field with a setback of less than 100 meters a report from a qualified professional engineer or geoscientist is required to ensure there will be no detrimental impacts on the adjacent water body.

Who can apply for DP?

A property owner or agent having written authorization from the property owner may submit an application.

How long will an application take?

A Riparian development permit will take approximately 5 weeks; the application will be processed internally and will not need to go to the board for a decision. Approval time may be affected by application completeness, accuracy and compliance with other referral agency or regulatory requirements.

What happens to your application?

The summary of the application is shown below:

Application Process:

1. *Pre-Application Meeting:*

You are encouraged to meet with Planning Services staff in advance of submitting your application to discuss the feasibility of your proposal and to review what applications may be required.

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2. *Submit Application:*

Complete and submit the DP Application Form including required documents, plans and all applicable fees to the CRD. **Most applications will require a report from a Qualified Professional.**

3. *Planning Review:*

Planning Services will review your application and prepare a report for the delegated decision maker.

4. *Delegated Decision:*

Your application will be considered by the delegated decision maker, who may:

- Approve your application;
- Require additional information or specify conditions which must be met prior to approving your application; or
- Refuse your application.

Note: if you do not agree with the decision of the delegated decision maker you have 30 days to apply for reconsideration by the Cariboo Regional District Board as per Bylaw No. 4852, 2013.

5. *DP Registration:*

If your application has been approved, the DP will be registered on the title of your property in the Land Titles Office. You will receive written notification of the decision and confirmation of DP registration. A DP is valid for 2 years.

Please Note: Your application will be processed in accordance with Cariboo Regional District Development Procedures, Guidelines & Fees Bylaw which includes a detailed fee and fee refund schedule.