



Cariboo Regional District
Suite D, 180 North 3rd Avenue, Williams Lake, BC V2G 2A4
Telephone: (250)392-3351, Toll Free: 1-800-665-1636
Fax: (250)392-2812, Email: zoning@cariboord.ca
Website: cariboord.ca

DEVELOPMENT PERMITS WILLIAMS LAKE FRINGE AQUATIC HABITAT 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 are the objectives of the Aquatic Habitat Development Permit Area (AHDPA)?

The primary objective of the Aquatic Habitat Development Permit Area designation is to regulate development activities on lakes, wetlands, watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes.

What is the Riparian Assessment Area?

An AHDPA covers land identified and assessed as riparian. This includes:

- i. for a stream, the 15 meter strip on both sides of a stream, measured from the natural boundary;
- ii for a lake or wetland, the 15 meter strip around the periphery of the lake or wetland, measured from the natural boundary; and
- iii) in Sensitive Fish Habitat, for a stream, lake or wetland, the 15 meter strip is increased to 30 meters, measured from the natural boundary.

Do I need a Development Permit?

A Development Permit is required if the area is within the AHDPA and the development involves one of the following:

- a. removal, alteration, disruption or destruction of vegetation within 15m (49.2 feet) of a lake, wetland or watercourse;
- b. disturbance of soils within 15m (49.2 feet) of a lake, wetland or watercourse;
- c. construction or erection of buildings and structures, including decks within 15m (49.2 feet) of a lake, wetland or watercourse;
- d. creation of nonstructural impervious or semi-impervious surfaces within 15m (49.2 feet) of a lake, wetland or watercourse;

- e. flood protection works within 15m (49.2 feet) of a lake, wetland or watercourse;
- f. construction of roads, trails, docks, wharves and bridges within 15m (49.2 feet) of a lake, wetland or watercourse;
- g. provision and maintenance of sewer and water services within 15m (49.2 feet) of a lake, wetland or watercourse;
- h. development of Type 1 septic system within 30m (98.4 feet) of a lake, wetland or watercourse;
- i. development of drainage system within 15m (49.2 feet) of a lake, wetland or watercourse;
- j. development of utility corridors within 15m (49.2 feet) of a lake, wetland or watercourse; and
- k. subdivision as defined in the *Land Title Act*, and including the division of land into 2 or more parcels within 15m (49.2 feet) of a lake, wetland or watercourse. In Sensitive Fish Habitat Areas, the riparian assessment area is increased from 15m (49.2 feet) to 30m (98.4 feet).

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.

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?

An Aquatic Habitat Development Permit application can 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 Registered 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.

5. *DP Registration:*

If your application has been approved, the DP will be registered against the title of your property in the Land Titles Office. You will receive written notification of the decision and confirmation of DP registration. After DP registration you may proceed with the next step of your development. 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.