

Permit Area 2: Riparian Areas Checklist

(To be completed by the Qualified Environmental Professional (QEP) of record)

Each Riparian Area Development Permit application shall be accompanied by:

If not provided, explain why below	Provided		
	Yes	No	NA
QEP Assessment report determining Streamside Protection and Enhancement Area (SPEA) and other measures necessary for protection of riparian areas.			
Metric-scaled Site Plan identifying all water features on-site (high-water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area, and the SPEA boundary) in relation to existing and proposed property lines and development, including the location of works and activities.			
Written certification that the proposed development is consistent with the Riparian Area DP Guidelines, and the <i>Riparian Area Protection Regulations</i> (RAPR), with identification of any mitigation or compensation measures that may be specified as permit conditions.			

The QEP Assessment report should include recommendations respecting the following:

	Provided		
	Yes	No	NA
Siting of buildings, structures, or uses of land.			
Areas to remain free of development.			
The preservation, protection, restoration or enhancement of any specified natural feature or area.			
Works to preserve, protect or enhance a natural watercourse or other specified environmental feature.			
Protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage or erosion, or protect the banks of watercourses.			
Timing of construction to avoid or mitigate impacts.			
New landscaping covering 100m ² (1,076 ft ²) or more in total site area shall require landscape plans prepared by a registered landscape architect.			

Where a development permit relates to the subdivision of land, the QEP Assessment report should also:

	Provided		
	Yes	No	NA
Identify adequate building sites, including but not limited to: building locations; front, rear, and side yard areas; site services; access; and parking – on each proposed lot.			
Identify streams that may be impacted by the proposed development.			
Consider whether any natural watercourses should be dedicated pursuant to the <i>Local Government Act</i> .			

Coordination of Development Permit Areas:

Where a proposed development requires additional evaluation, pursuant to another Development Permit Area (other than for form and character) or the *Community Charter*, the QEP Assessment shall be co-ordinated with the additional assessments, in order to provide a comprehensive development permit application.

If not provided, explain why below	Provided		
	Yes	No	NA
Natural Environment: Natural features of Pitt Meadows include agricultural lowland areas, wildlife corridors, wetlands, rivers and forested areas. The Natural Environment Development Permit Area is designated to minimize the impact of development on the City's natural areas and systems.			
Environmental Impact Study			
Slope Hazards: Steep slopes are susceptible to erosion, landslide, water run-off, and unstable soils. The Slope Hazard Development Permit Area is designated to minimize risk to people and property from slope hazards.			
Geotechnical Report (with Geotechnical Setback Line identified)			
Wildfire Hazards: Certain lands in the City have been identified as being at risk for wildfire and potential interface wildfire. The Wildfire Hazard Development Permit Area is established to minimize the risk of wildfire to people, property, and structures.			
Wildfire Hazard Assessment			
Farmland Protection: Uncontrolled non-agricultural development next to properties within the Agricultural Land Reserve can increase the likelihood of land use conflicts and nuisance complaints towards farm operations. The Farmland Protection Development Permit Area is designated to minimize these conflicts and support the vitality of local agriculture.			
Agricultural Impact Assessment			

Security

The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.

As a condition for the return of permit security, upon completion of the works authorized by a development permit, and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit, the holder of the permit must submit to the City and the Province post-construction certification from a QEP that:

- certifies that the development has been carried out in accordance with the QEP Assessment report and that terms and conditions set out in the QEP Assessment report and the Development Permit have been properly implemented; or
- identifies and documents all instances of non-compliance with the QEP Assessment report and the Development Permit, and any measures necessary to correct deficiencies, including any works that should be undertaken by the City.

This may be in the form of the RAPR Completion Report submitted on the Riparian Area Notification System.

Where the QEP or the City has identified that permit conditions were not met and/or that corrective action is required, the City shall use the Performance Security to complete any works required.

Applicant Name: _____ Applicant Signature: _____

Date: _____

QEP Name: _____ QEP Signature: _____

Date: _____