



2. DEVELOPMENT PERMIT AREA NO. 2 – PITT MEADOWS MARINA

Purpose of this Part

This Part creates Development Permit Area No. 2 for the purposes of Section 919.1 of the Local Government Act and designates that lot(s) legally described as:

Parcel Identifier: 005-291-011,

Lot 1 Sections 2 & 3 Block 6 North Range 1 East New Westminster District Plan 59960

(“the land”)

which is shown as Development Permit Area No. 2 on Schedule 12B.

Pursuant to Section 919.1 of the *Local Government Act*, the land is hereby designated as an area for establishment of objectives and the provision of guidelines for the form and character for commercial development and for the protection of the natural environment, its ecosystems and biological diversity.

No development may occur without the issuance of a Development Permit for such activity, unless otherwise provided for in these guidelines.

Appropriate security shall be provided to ensure compliance with the Development Permit. “Development” is defined as follows:

- removal, alteration, disruption or destruction of vegetation;
- disturbance of soils;
- construction or erection of buildings and structures;
- creation of non-structural impervious or semi-impervious surfaces;
- flood protection works;
- construction of roads, trails docks, wharves and bridges;
- provision and maintenance of sewer and water services;
- development of drainage systems;
- development of utility corridors;
- subdivision as defined in Section 872 of the Local Government Act.



NATURAL ENVIRONMENT PROTECTION DESIGNATION

Objectives

The objective of this Development Permit Area is to mitigate disruption of the natural environment by any proposed development in this area and to guide prospective developers in selecting appropriate design concepts prior to making an application for project approval and by ensuring that any development of the land is in accordance with the *Fish Protection Act* and the *Wildlife Act*, and its regulations.

Development and construction in this area shall be managed and enhanced, where practical, to protect fish, wildlife, and habitat functions.

Areas may be designated free of development which shall remain undisturbed, and where necessary vegetate with plant materials that complement environmentally sensitive areas. A restrictive covenant may be required to be registered under the Land Title Act acknowledging portions of the land to remain undisturbed and free from development.

General Requirements

An environmental assessment must be submitted as part of the Development Permit application. This assessment shall consider all applicable environmental legislation, including but not limited to the *Fish Protection Act* and the *Wildlife Act*.

Environmental documentation, at a minimum will include professionally prepared maps, plans, drawings and reports describing the impact of the proposed development on receiving environments indicating the following:

- Information on proposed site drainage methods;
- Protection of onsite watercourses, ponds and ditches, including setback requirements;
- Information on proposed site drainage methods;
- Identification of vegetation and wildlife communities including specific information on size, quantity and location of species identified as significant;
- Area of the proposed development indicating proposed roads, RV pads, other impervious surfaces, building envelopes, paving, utilities and all other works, including proposed areas of clearing and tree removal; and
- Monitoring during construction.



- A tree and vegetation retention plan prepared by a certified professional arborist, landscape architect or registered professional forester for all development proposals. As a minimum trees to be retained shall be protected during construction by fencing at the drip line of the trees. A restoration plan shall compensate for tree removal;
- An erosion and sedimentation plan. This plan shall include areas requiring placement of fill, areas where vegetation is to be cleared, and areas where vegetation is to be retained, and the location and extent and details of methods to control erosion and sedimentation during construction including: straw bale barriers, filter fabrics, silt fences, sediment basins, and stabilized construction entrances. The standards for erosion and sediment control and site development practices contained within the "Land Development Guidelines for the Protection of Aquatic Habitat" (DFO/MELP, 1993) must be adhered to.
- A grading plan showing the mitigation of development impacts. Any fill must be inert material free of contaminants and must be placed so that it will not gain entry into any watercourse or storm sewer system.

Guidelines

- Wherever possible, preserve areas (including buffers) that contain plants or animal habitat which are designated as red-listed (endangered) or blue-listed (vulnerable) by the Conservation Data Centre (Ministry of Environment);
- Water access shall be designed and constructed in already disturbed or lower quality habitat areas. Limit access to quality habitat areas through use of signage, fencing, planting, etc;
- The total impervious cover of the site shall minimize impact on the receiving aquatic environment. A stormwater management plan shall be prepared by a qualified professional engineer for all development proposals. Water quality control facilities must be incorporated into the stormwater disposal system in order to protect receiving waters and groundwater. Stormwater runoff controls shall be installed in any new development so as to replicate the natural runoff regime through the use of low-impact development practices and techniques. The controls could include, among others: on-site infiltration, storage in ponds or constructed wetland, sand filtration, creative road/curb configurations, pervious parking surfaces, etc.



- Sewage disposal utilities will need to be sited and designed by a qualified professional engineer to ensure no threat to the groundwater and adjacent watercourses. The Ministry of Health and/or the Ministry of Environment will need to be consulted as part of the design, installation and operation of the proposed sewage disposal system. An operations and emergency plan shall be provided by the system operator.
- Onsite sewage facilities, if required, shall be located and designed to mitigate impacts of noise, odour and aesthetics on surrounding communities.
- The development of land within the riparian assessment area (30 metres on both sides of the slough, or other watercourses, as measured from the high water mark) will not be approved as part of the development permit application process unless the development proceeds in accordance with the *Fish Protection Act*.

DEVELOPMENT PERMIT AREA EXEMPTIONS

A development permit will not be required for construction undertaken within the exterior walls of a principal building or for construction of a value less than \$25,000. The requirement to obtain a development permit prior to commencing land development, including land clearing, re-contouring, subdivision and building construction shall not apply to emergency works including tree cutting necessary to remove an immediate danger or hazard, or to works undertaken by or on behalf of the City.

Construction or addition of a building or a structure with a floor area less than 45 m² that is not visible from any road, residential area, or public recreation area or path and is not located on or encroaching within the riparian assessment area. (Bylaw No. 2432, 2009)