

Landscaping and Screening

- a) Parking spaces should be in small clusters with visual breaks, separated from the main highway by landscaping, and screened from adjoining non-commercial, non-industrial, and non-multi-family properties by landscaping;
- b) All outdoor loading areas, storage areas and garbage receptacles shall be, wherever possible, located at the rear of buildings out of view of the public road and shall be screened from adjacent property with solid fencing or landscaping; and,
- c) Signage should be low to be visually unobtrusive, be visually appealing, and be located to minimize the need for illumination.

Greenhouse Gas Reduction

- a) Issuance of a Development Permit is subject to adherence to the policies outlined in Section 11 Energy & Conservation of this bylaw.
- b) Issuance of a Development Permit is subject to adherence to the policies outlined in Section 12 Climate Change of this bylaw.

Exemptions

A Development Permit will not be required under the following conditions:

- a) subdivision;
- b) single and two-family dwelling construction, temporary dwellings and accessory buildings and structures;
- c) farm buildings;
- d) alteration of exterior colour; and,
- e) interior renovations and alterations.

Development Permit Area No. 2 – Aquatic Habitat Ecosystem Protection

All lakes, rivers, creeks and streams within the Plan area are deemed to be subject to Development Permit Area No. 2 – Aquatic Habitat Ecosystem Protection.

The buffer area where Development Permits are required is based on the Water Quality Sensitivity Ratings, as defined by the Ministry of Sustainable Resource Management. The higher the water sensitivity rating, the greater the area of influence of the Development Permit area.

Water Quality Sensitivity Rating	Influence of Development Permit Area*
High	250 m
Moderate	200 m
Low	150 m

Note: * the distances specified apply to all lands within the specified distance from the natural boundary of a lake or pond.

Where lakes and waterbodies have not yet received a water sensitivity rating, they will default to high sensitivity. A landowner may commission a study, at his expense, for water sensitivity and the results will be used to update the map, without the need for a public hearing.

In the case of rivers, creeks or streams, the Development Permit area are lands within 100 m of the natural boundary.

Schedule 'E' identifies Development Permit areas, in accordance with Section 919.1(1)(a) of the *Local Government Act*. This development permit area follows guidelines established in the Cariboo Regional District's "Shoreland Management Policy". It is recommended that this document be consulted, particularly Section 1 "Onsite Effluent Disposal Guidelines", and Section 2 "Riparian Buffer Zone Guidelines".

Category

For protection of the natural environment, its ecosystems and biological diversity.

Justification

Part of the Plan area is important for fish rearing and spawning habitat. It is the intent of the Development Permit Area to protect foreshore development from activities that cause erosion or otherwise disturb fish habitat. In addition, disturbance to native vegetation can affect living environments for wildlife. Leave or buffer strips are areas of land adjacent to a waterbody that are left in a largely undisturbed state and assist in protecting property from flooding and potential loss of land due to erosion. Leave or buffer strips also act as a filter to absorb and purify land-based contaminants from entering a waterbody. It is in the public interest to regulate land development initiatives proximate to a waterbody. In addition, with mosquitoes being known to spread the West Nile Virus, healthy shorelines enable the survival of natural predator species, such as dragonflies.

Guidelines

Where the Regional Board has received an application for a building permit when located within a building permit specified area, or where a landowner or tenant desires to construct a building or structure or alteration of land (including the removal of natural vegetation, grading, removal, deposit or moving of fill), or apply for land subdivision within Development Permit Area No. 2, the Regional Board will require the proponent to simultaneously apply, at his expense, for a development permit. Development permits are required prior to construction of, or addition to, a building or structure, land subdivision application, or when commencing site work affecting shoreline vegetation. Any issuance of a development permit will be based on the following guidelines:

- a) Sewage disposal systems design and location shall minimize or eliminate the possibility for organic loading or harmful nutrients or organisms entering a waterbody. It will be required to retain the services of a qualified engineer, BC Land Surveyor, registered professional forester, or agrologist to undertake soil analyses, and to design and propose location of a septic system based on the soil analysis and density of land development;
- b) Where shoreline vegetation has been removed from the property, a development permit will require a re-planting scheme;
- c) Vegetated 'leave strips' or buffer areas of a minimum of 15 m are required. The buffer or leave strips are to remain in a largely undisturbed state. Figure 1 illustrates 'leave strips' or buffer areas. In the case of Sensitive Fish habitat areas, as identified on Schedule 'D', the buffer or leave strip shall be 30 m.

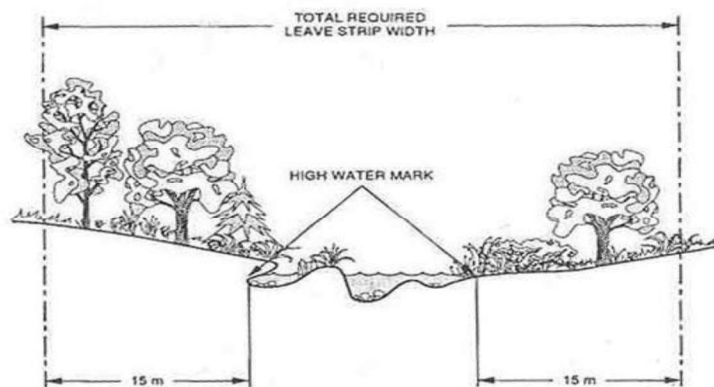


Figure 1

- d) Road rights-of-way and driveways shall be located or constructed of material that will not contribute to surface run-off into a waterbody (gravel is an example of a porous surface); and,
- e) Development of land for agricultural purposes may be permitted within the buffer area should policies or regulations established by federal or provincial agencies allow such use or development, or that accepted practices of agricultural stewardship groups that meet or exceed any government policy or regulation, is adhered to.

The Regional Board shall require that an application for a development permit be subject to receiving a report from a qualified biologist that would identify mitigative measures to reduce impact on the environment. Alternatively, a written report from Fisheries and Oceans Canada, or the Ministry of Water, Land and Air Protection that addresses environmental impact would be acceptable for consideration of permit issuance.

Exceptions

The following activities are permitted within a Development Permit Area without first requiring a Development Permit:

- a) Where a rezoning application is required prior to any land development, that requires compliance with the Cariboo Regional District's "Shoreland Management Policy", compliance with Guideline a) will not be required;
- b) Where a rezoning application is not required and the septic system will be installed at a minimum distance of 250 m from the natural boundary of a lake, wetland or pond, or at a minimum distance of 100 m from the natural boundary of a river, creek, or stream;
- c) Where development complies with Guideline a), and any development or land disturbance will be beyond 15 m from the natural boundary of a lake, wetland or pond, or beyond 15 m from the natural boundary of land adjacent to a river, creek or stream. Further, said development is not located adjacent to a sensitive fish habitat that requires approval from the Federal Department of Fisheries and Oceans, or the BC Ministry of Water, Land and Air Protection;
- d) Farm fences;
- e) Removal of noxious weeds or invasive plants, as defined by provincial government legislation;
- f) Construction of an access point to a waterbody is permitted subject to: the access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken)
 - i. an access trail shall have a permeable surface, such as gravel, or soil, that allows the passage of water
 - ii. development of the access shall be limited to 25 percent of the lot's waterfrontage;
- g) An existing dwelling and related structures may continue to be located within the buffer or leave area, however any future additions that would be located outside the 25 percent stipulated in e) ii) above would require an Aquatic Habitat Ecosystem Protection Development Permit; and,
- g) A subdivision, provided that the smallest lot created is not less than 20 ha, or the creation of a lot with both a minimum site area of 4 hectares, and a minimum waterfrontage of 300 m.