

## Step by Step Development Process

- 1 Prior to any development or alteration of land on your property, speak with planning staff to determine whether your property may be affected by riparian areas.
- 2 Depending on the location of the proposed development or alteration of land, a site-level assessment by a Qualified Environmental Professional (QEP) may be required.
- 3 For lands affected by a Riparian Development Permit Area (DPA), an application for a development permit should be submitted to the regional district.
- 4 A security deposit may be required as part of the development permit if the proposed development or alteration of land requires landscaping.
- 5 Development permit applications are submitted to the Planning Department, considered by the Planning Committee, and then forwarded to the Regional Board for consideration.
- 6 Once the Regional Board makes a decision regarding the development permit, the applicant will be notified, and the development permit is registered on the property title.

### For more information please contact us!

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Developing properties where there are...

## Riparian Areas



## What are Riparian Areas?

Riparian areas are lands adjacent to watercourses such as lakes, streams, creeks, and wetlands. These areas support a unique mixture of native trees and vegetation that directly influence fish and wildlife habitat.

Prior to any new development or alteration of land in riparian areas, it is recommended that a site-level riparian area assessment be completed by a qualified environmental professional to ensure sensitive riparian areas and fish habitat are protected from proposed development.

To learn if your property is affected by a riparian area, contact the Planning Department by phone at 604 485-2260 or email [planning@qathet.ca](mailto:planning@qathet.ca)

## What is an Official Community Plan?

An Official Community Plan (OCP) sets out the vision, goals and overarching policies guiding land use and development in the area covered by the plan. The Regional Board, staff, and property owners use the OCP to help guide decisions on where to locate new development and where to provide regional and electoral area services.

Environmentally sensitive areas such as riparian areas and natural hazard areas are identified in the OCP. Specific development policies and guidelines apply to all new development within these areas.



# Understanding the Riparian Areas Protection Regulations

The intent of this drawing is to illustrate how the Riparian Areas Protection Regulation affects development. In these examples, development includes removing native trees and vegetation, constructing new dwellings, or stream crossings.

The construction of **DWELLING 1** is affected by a Riparian Development Permit Area and involves an application for a development permit. Because the proposed construction is outside of the 30 metre Riparian Assessment Area, a more streamlined application can be processed and a riparian assessment report is not required.

Has a qualified arborist identified a certified **DANGER TREE** on your property? Danger trees can be removed without a development permit.

Despite any exemptions, owners must satisfy themselves that they meet the requirements of the Provincial Riparian Areas Protection Regulations.

The construction of **DWELLING 2** and the **BRIDGE** are affected by a Riparian Areas Development Permit Area and involves an application for a development permit. Because the proposed construction is within the 30 metre Riparian Assessment Area, a qualified environmental professional must be consulted to complete a riparian assessment report. This report must be submitted to and accepted by the province prior to issuance of a development permit by qathet Regional District.

## Elements of Riparian Areas

Riparian areas are highly productive ecosystems and are a critical source of biodiversity in the province.

