

City of Chilliwack

PUBLIC HEARING

March 20, 2006

OCP Amendment #OCP00009

- Applicant : City of Chilliwack
- Purpose: To establish a new Development Permit Area (DPA) to provide for riparian area protection



Proposed DPA

- Formalizes previous development process
- Required to comply with Provincial Regulations
- Defines riparian setback areas for commercial, residential, industrial development
- Allows for science-based evaluations which may allow for reduced setbacks, with provisions for riparian area enhancement

Riparian Areas

Purpose:

“To enable riparian areas to provide natural features, functions and conditions that support fish life processes”

Determined by:

- Width of existing or potential streamside vegetation
- Fish presence
- Permanence



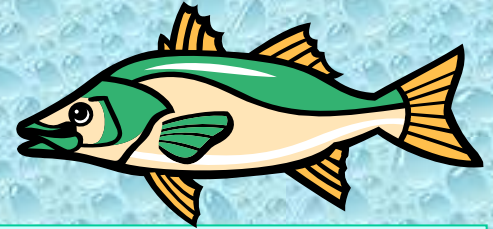
Riparian Areas

Natural Features, Functions, Conditions

- **Organic debris fall**
- **Channel migration**
- **Side channels, seasonally wet contiguous areas**
- **Canopy forest & ground cover**
 - moderates water temperature,
 - food, nutrients & organic matter
 - stabilizing root systems
 - buffer from surface runoff;
 - infiltration to maintain water flows

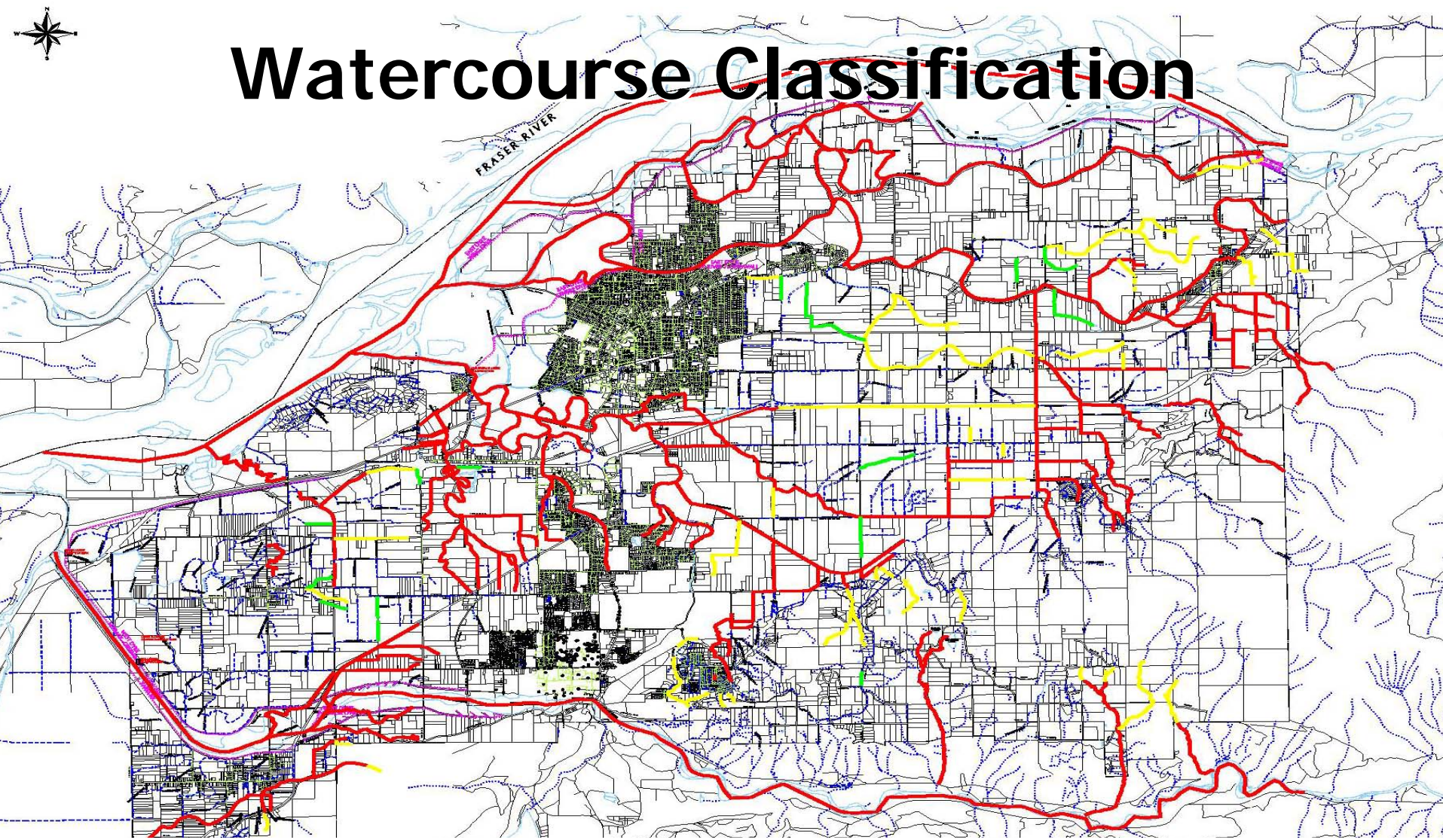


Riparian Protection in Chilliwack 2001 to date



- **Watercourse Classification Map**
- **Riparian setbacks established**
- **Environmental Review Committee**
 - Sensitive Habitat Evaluation
 - Science based approach - guidelines developed by Biologist
 - City Staff & DFO representatives
 - Established to improve approval timelines

Watercourse Classification



- Red: 30 m (fish bearing)
- Yellow: 15 m (no fish; provides water, food & nutrients to downstream fish bearing stream)
- Green: 7.5 m (no fish; no food / nutrient value)

Proposed DPA



- Required to implement Riparian Areas Regulation prior to March 31, 2006
- Protects areas adjacent to watercourses that contribute to fish habitat
- Applicable to all residential, commercial, industrial development & associated activities



Proposed DPA



- DP required if development is proposed within prescribed setback area
- Alternative setback areas must be supported by a QEP report as required by the Provincial Riparian Area Regulation
 - *May result in a reduced setback with enhancement and protection measures*

Application of Setbacks

Riparian Setbacks apply to all residential, commercial & industrial activity:

- Construction - buildings, structures
- New impervious, semi-impervious surfaces
- Subdivision



Application of Setbacks

... and associated activities:

- Removal, alteration, disruption, destruction of vegetation
- Disturbance of soils
- Flood protection works
- Construction - roads, trails, docks, wharves; bridges
- Provision, maintenance of sewer, water services
- Development - drainage systems, utility corridors

Exemptions

- Existing permanent structures, roads and other development
- Developments that have been approved
- Reconstruction or repair of permanent structure on its existing foundation
- Farm activities subject to the Farm Practices Protection Act
- Institutional development

Assessment Report

- Must be prepared by a Qualified Environmental Professional
 - *Applied Scientist or Biologist*
 - *Registered Professional, acting in area of expertise, recognized in assessment methods*
- Requires application of assessment methodology prescribed by the Province
 - *Describes fisheries values, streamside protection area, protection measures & monitoring*
- Must confirm no Harmful Alteration Disturbance or Destruction will occur

Development Permit Areas

- Local Government may establish Development Permit Areas to protect environment, ecosystems & biological diversity from development
- Guidelines for obtaining permit are provided
- Permit may be approved by Council or delegated to Staff



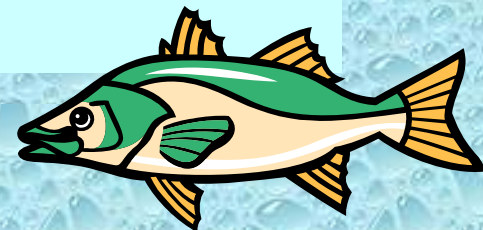
Development Permit

- If Commercial, residential, industrial development within setback area
- QEP Detailed Assessment Required
 - Assessment Methods, Recommended SPEA width & measures to protect
 - Report must be filed with Province registry
 - Notification sent to City
- Development approvals dependent upon Assessment

Future Role of ERC

ERC will continue to meet to discuss:

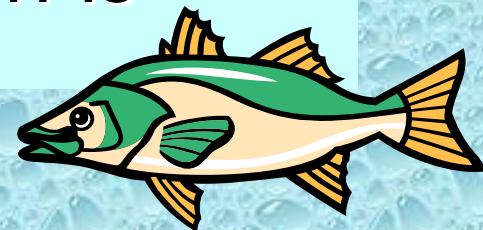
- “Hardship” cases
- Minor variances
- Policy Planning



Riparian Setbacks

| Classification | Setback |
|----------------|---------------|
| ➤ Red: | 30 m |
| ➤ Yellow: | 30 m or 15 m* |
| ➤ Green: | 15 m |

* If existing or potential vegetation is less than 30 m

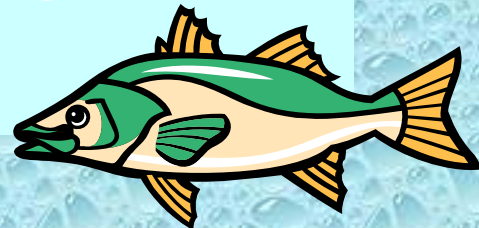


Riparian Setbacks

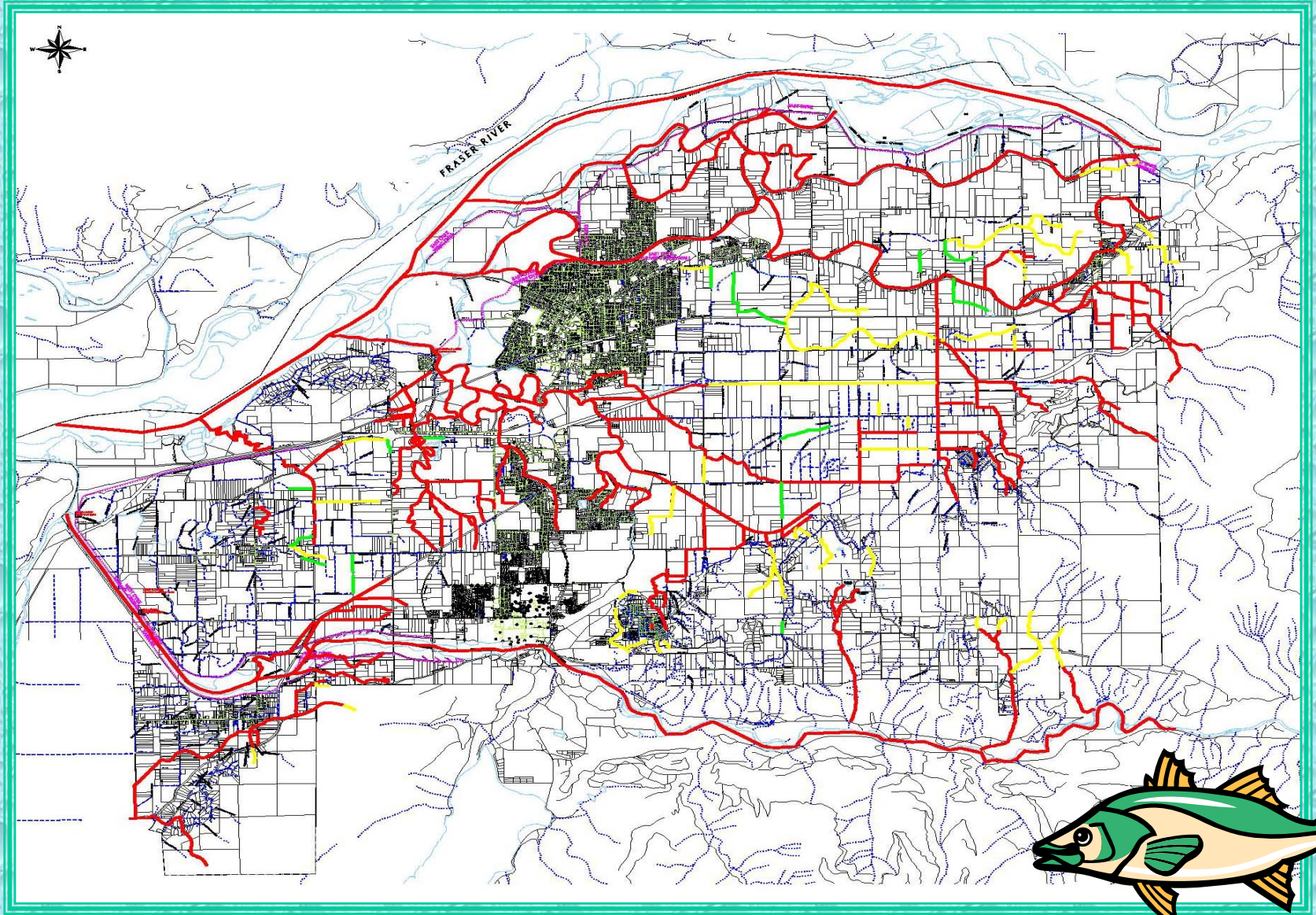
| Classification | Setback |
|----------------|---------|
|----------------|---------|

- | | |
|----------------|--------|
| ➤ Green dashed | 7.5 m |
| ➤ Unclassified | 30 m* |
| ➤ Unmapped | 30 m * |

* If stream is tributary to a "yellow" or "green" watercourse, setback may be 15 m, or 7.5 m respectively

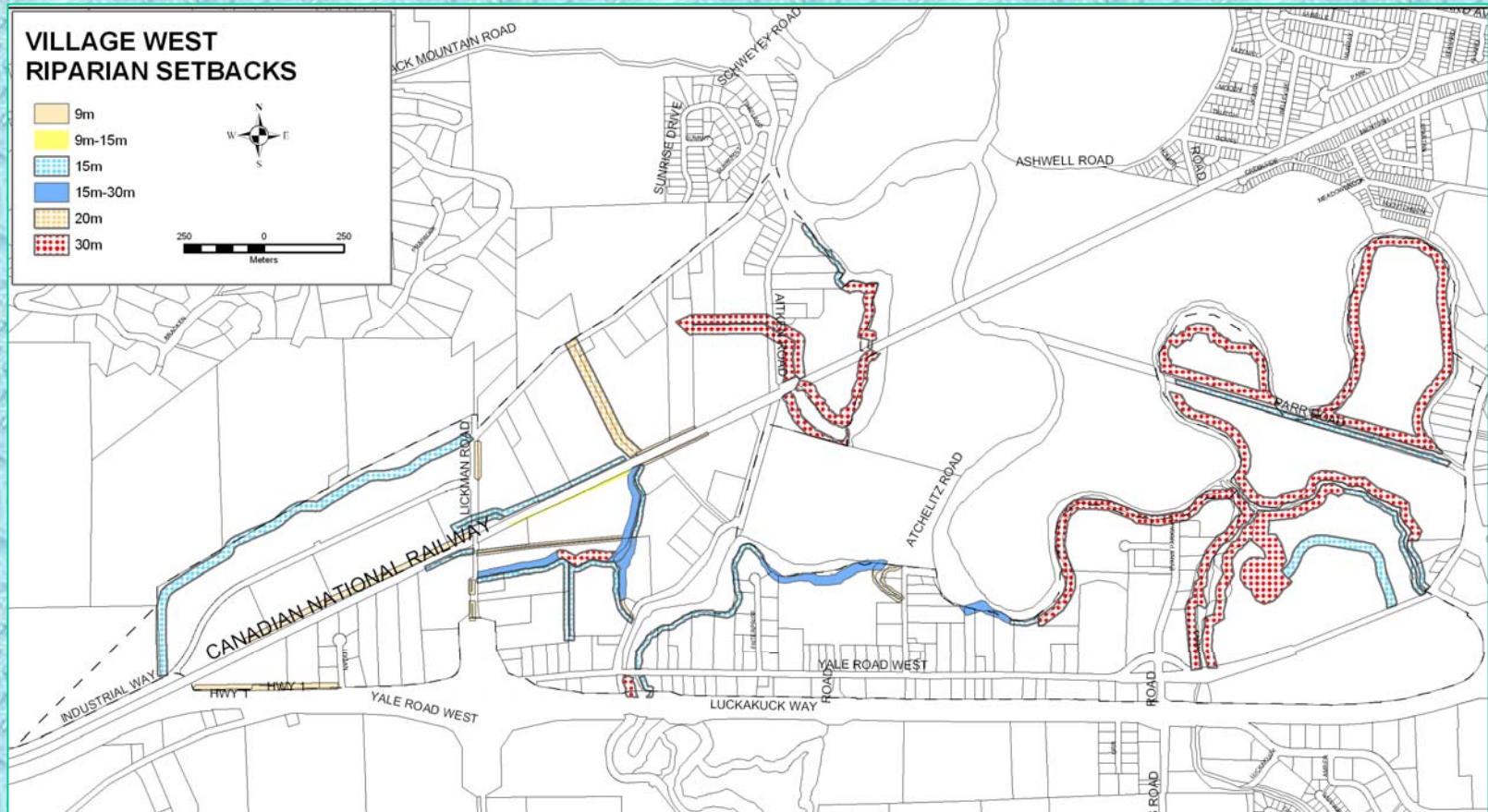


Watercourse Classification



Village West Plan (2002)

City of Chilliwack, Ministry of Environment & DFO



Anticipated Cooperation Agreement DFO-MOE-UBCM

- **Monitoring** : Compliance, Complaints, Enforcement, Effectiveness
- **Adaptive Management**: Revisions to regulation as required
- **Training**: Reviews & Audits of Training Course for QEPs
- **Relations with Associations** : Training needs, disciplinary procedure, QEP compliance, Protocol for placing complaints