5.0 Environmental Management

5.1 Introduction

The South Cariboo OCP region includes the Cariboo Plateau and Cariboo Basin sections of the Fraser Plateau ecoregion. To the south are the lower, drier hills of the Thompson-Okanagan, and to the north is the Central Cariboo, extending into the vast forests of Northern BC. At the 1000 metre elevation, there are four distinct seasons – cold snowy winters, warm summers, and cool weather in the spring and fall. The beautiful natural setting includes numerous lakes and rivers, rolling hills, and forests of Douglas fir, lodge pole pine, aspen and birch.

Mule deer are common in the Cariboo region, and they are of considerable recreational and economic importance for wildlife viewing, recreational hunting, and the guiding industry. In the Cariboo, mature Douglas fir forests provide critical habitat for mule deer during winter months. Mule deer in the Cariboo are particularly stressed during the winter, as they are exposed to deep snow and cold conditions. Their survival during that time is dependent on old growth or mature Douglas fir stands with well-developed canopies that intercept the snow, provide security and thermal cover, and provide food through litterfall.

The Cariboo and South Cariboo in particular have experienced substantial impacts as a result of the Mountain Pine Beetle outbreak that swept across the province beginning in 2000. Although the spread of the beetle has subsided, it has left millions of hectares of standing dead pine on the landscape. Changes on the landscape are not only represented by economic changes but other impacts include changes in hydrology, increased fire risk and magnitude, and changes to Annual Allowable Cuts (AAC) throughout pine dominant regions in BC.

Climate Change and GHG emissions

As one of 182 local governments that are signatory to the B.C. Climate Action Charter, the Cariboo Regional District is committed to reducing greenhouse gases (GHGs) and has agreed to take actions to achieve certain goals. In order to address growing concerns regarding climate change, B.C.'s *Local Government Act* was amended in 2008 to require all Official Community Plans to set targets for the reduction of greenhouse gases, as well as policies and actions to achieve the targets set.

Under the *Greenhouse Gas Reduction Targets Act*, B.C.'s GHG emissions are to be reduced by at least 33% below 2007 levels by 2020. A further emission-reduction target for the year 2050 is 80% below 2007 levels. The three areas where local government can play a role in reducing greenhouse gas emissions are in the transportation, waste management and building sectors.

While GHG emissions inventories for area communities is not available, information for the Cariboo Regional District and Unincorporated Areas in the Cariboo Regional District indicate that the GHG emissions sources is similar to the BC average, with on-road transportation accounting for 64% of emissions, and buildings accounting for 32%. In 2015, the CRD's corporate GHG emissions were 1,187

tonnes of CO_2 equivalent plus 457 tonnes of CO_2 from contracted services.

Geotechnical Hazards

Steeply sloped lands can be a constraint to the development of roads and buildings, especially if combined with soils which create unstable conditions. The north side of Horse Lake is characterized by slopes of more than 20% between District Lot 679 and District Lot 1206, Lillooet District. However, this area is already partially developed with lakefront properties on District Lot 679 and District Lot 1115, Lillooet District. In the area where the boundary was extended near Canim Lake there is a concentration of steep slopes that will require special consideration.

The topography along Bridge Creek suggests that the creek is subject to erosion and would be impacted by the disturbance of its banks. Slopes along the creek vary from 0 to over 30%. Slopes of more than 20% are found on the north side of Horse Lake Road behind the existing residential subdivisions.

Water Resources

Water is at the base of healthy communities and balanced ecosystems. The importance of proper land use practices is essential to maintain this equilibrium. Improper land use practices can negatively impact both surface water and groundwater systems, whatever their size, and have negative consequences for human settlements, the sustainability of resource based development and the natural environment.

The OCP area includes hundreds of lakes of various sizes and wetlands. It includes a small portion of the San Jose River watershed and a larger portion of the Bridge Creek watershed. Both watersheds eventually drain into the Fraser River. The San Jose River flows northwest to Lac La Hache and Williams Lake, while Bridge Creek flows from the southeast quarter of the area, north and west to 100 Mile House, then north and east to Canim Lake. Bridge Creek waters eventually flow through the Clearwater and North Thompson Rivers before reaching the Fraser River at Lytton. Bridge Creek serves as a backup source of drinking water for 100 Mile House and a well next to a tributary is the primary source of drinking water for 100 Mile House.

Within the South Cariboo OCP area, there is no waterbody that has not been impacted by some form of development. Aquatic habitats are impacted by residential development and its resulting changes on water quantity and quality, increased water requirements, removal of riparian habitat along stream and lakes, and increased nutrients from livestock, land fertilization and sewage fields. Of particular concern is the quality of riparian habitat in streams such as Bridge Creek and along Horse Lake, which is classified as highly sensitive. As part of the background research, a review of Horse Lake Water Quality was conducted and results are available in Appendix B of the South Cariboo Area OCP Technical Background Report.

5.2 Environmental Objectives

General Environmental Objectives

5.2.1 Pursue an approach to land use development which recognizes watersheds as a critical component to the long-term viability of the South Cariboo plan area.

5.2.2 Avoid development on and protect environmentally sensitive lands such as unique and specialized ecosystems, including critical fish habitat and spawning areas, steep slopes, floodplains, watersheds and soils subject to erosion.

5.2.3 Ensure land use activities in the South Cariboo plan area do not adversely impact on fish and wildlife and their habitats.

Energy & Conservation

5.2.4 Encourage energy conservation through higher efficiency products, reducing household demand, and reducing transportation needs.

Climate Change

5.2.5 Recognize the likely impacts and vulnerabilities of regional climate change within the Plan Area and plan for resiliency.

5.2.6 Reduce GHG emissions within the Plan Area as per the B.C. Climate Action Charter reduction targets.

5.2.7 Promote and provide community outreach and education related to climate change and reduction of GHG emissions.

Geotechnical Hazards

5.2.8 Minimize risk to people and property damage as a result of natural hazards.

5.2.9 Ensure development does not occur in areas subject to known hazardous conditions, unless the hazard has been sufficiently addressed and mitigated by a Qualified Professional.

Water Resource Management

5.2.10 Safeguard the quantity and quality of ground and surface waters within the Bridge Creek watershed as they are the drinking water source for the District of 100 Mile House.

5.2.11 Ensure that land use planning contributes to the protection, maintenance, and enhancement of water and related resources and aquatic ecosystems, riparian habitat and related terrestrial ecosystems.

5.3 Environmental Policies

The Cariboo Regional District Board will:

General Environmental Policies

5.3.1 Endeavour to preserve and protect Environmentally Sensitive Areas by avoiding development or minimizing the impact of development on lands with endangered species or ecosystems as shown on Schedule 'F'.

5.3.2 Avoid development in Hazardous Areas unless the risk can be satisfactorily mitigated by a Qualified Professional Engineer or Geoscientist.

5.3.3 Recommend through the Development Approval process (e.g. subdivision referral or rezoning application) the use one or more of the following tools to direct development away from Environmentally Sensitive and Hazardous Areas:

i Conservation Agreement through a priority covenant registered under Section 219 of the *LTA* with the CRD as a party to the agreement, to protect sensitive areas, provide environmental protection or enhance recreation including trails, interpretive signs, benches that are a public benefit to the community without compromising the environmental sensitivity of the area;

ii common property in a bare land strata subdivision to allow flexibility in conserving the feature or area;

iii density bonus transfer or density averaging, to the developable portion of the site;

iv development variance permit to vary conditions other than use or density; and/or

v voluntary stewardship through a contract, lease or trust to protect the feature or area in favour of and managed by land trusts or conservation organizations.

vi The foregoing recognizes the CRD does not have an administrative park function and cannot take responsibility for lands used for conservation or passive recreation purposes.

5.3.4 Work with farmers and other stakeholders to support soil conservation, pest management, and water management that does not degrade land and aquatic resources by referring to Provincial and Federal guidelines.

5.3.5 Actively support and promote through educational activities and staff resources (subject to Provincial funding) the removal of invasive plants on private and public lands.

5.3.6 Not support activities and land uses which may alter the fish bearing potential of Bridge Creek, Buffalo Creek, Ruth Lake, Horse Lake, and other local watercourses.

Energy & Conservation

5.3.7 Encourage collaboration with other levels of government, First Nations, utilities and other stakeholders to address energy and emissions management and promote best practices in energy efficiency.

5.3.8 Encourage developers to follow best practices in sustainable development – seeking out leading edge technologies and minimizing the impact on existing infrastructure (e.g. permeable parking lots; stormwater detention ponds, solar orientation etc.).

5.3.9 Encourage and support initiatives to upgrade wood-burning appliances through programs such as the woodstove exchange program.

5.3.10 Improve energy efficiency and reduce energy consumption though lighting, door, window and HVAC equipment upgrades in public buildings such as community halls and arenas.

5.3.11 Encourage water conservation measures in areas with community water systems such as the program to replace older toilets with low volume fixtures in 108 Mile.

5.3.12 Support innovative building technology that improves energy conservation such as the installation of energy efficient appliances and alternative energy systems, alternate siting of buildings and the use of solar panels to maximize passive solar gain.

5.3.13 Request that subdivision orientation and building design maximize their solar power potential.

5.3.14 Continue to support recycling through a variety of measures including public education, in-house programs to increase e-documents that reduce waste and new initiatives such as composting.

Climate Change

5.3.15 Endeavour to participate in senior government programs and initiatives that address climate change impacts and energy management that help plan for local-scale impacts of climate change.

5.3.16 Will take steps, as a signatory to the Climate Action Charter, to address and support the goals of the Charter including achieving carbon neutrality in its corporate operations.

5.3.17 Strongly encourage that the burning of brush be minimized and that composting and chipping, where feasible, be a priority of residents of the Plan area.

5.3.18 Encourage a "lead by example" approach to energy and emissions planning and will commit to setting corporate targets, by:

i seeking funding support for measuring the Regional District's carbon footprint by mapping operations, collecting emissions data and calculating a corporate footprint, and

ii identifying best carbon reduction opportunities and setting specific reduction targets.

5.3.19 Incorporate strategies to reduce greenhouse gas emissions when engaged in major infrastructure planning and design projects or new facility construction.

5.3.20 Support a land use strategy that encourages infill and compact development patterns, where appropriate, as a means of providing sustainable development and addressing greenhouse gas emissions.

5.3.21 Continue to support opportunities to directly address climate change and energy sustainability through such projects as:

i new trails and bike paths that support alternative transportation options.

ii pilot transit projects and/or expansions of existing transit systems that would support rural residents travelling to District of 100 Mile House for work or services;

iii supporting Smart Growth planning principles as applicable to rural areas; and

iv protection of ecosystems that perform essential ecosystem services such as cleaning air and purifying water.

5.3.22 Target the reduction of greenhouse gas emissions through provincially funded initiatives available to the CRD.

5.3.23 Encourage local production of goods and commercial stores in community cores to reduce the need for movement of goods and commuting of local residents.

Geotechnical Hazards

5.3.24 Strive to limit development on lands that may be susceptible to a potential natural hazard, or have been identified as hazardous by the CRD or other agencies having jurisdiction, unless the applicant can prove the land can be safely used for the use intended.

5.3.25 Avoid slopes of 30% or more for new development or mitigate potential geotechnical hazards to ensure safe use through the rezoning process. Schedule 'I': Topography and Slope Analysis shows the topography of the South Cariboo OCP plan area including slopes of 30% or more.

5.3.26 Require a site specific geotechnical report prepared by a Qualified Professional registered by the Association of Professional Engineers and Geoscientists of British Columbia through the development approval information process where the rezoning of land would result in a development subject to flooding, mud flows, debris flows, debris torrents, erosion, land slip, rockfalls, subsidence or avalanche as per Section 56 of the *Community Charter*.

5.3.27 Require that where a site specific geotechnical report is prepared in support of a development that it be registered as a priority in a Section 219 covenant on title to ensure safe use for all subsequent owners as per Section 86 (1)(d) of the *LTA*.

5.3.28 Require that where a non-geotechnical report has been requested, the report must be prepared by a relevant qualified professional (e.g., Registered Professional Biologist, certified arborist, member of the BCSLA) acceptable to the CRD.

5.3.29 Any development abutting a watercourse must be in accordance with the Flood Hazard Area Land Use Management Guidelines of FLNRO, as amended.

Water Resource Management

5.3.30 Co-operate with senior governments to provide a coordinated strategy for the stewardship of lakes and watercourses to ensure that no harmful alteration, disruption and/or destruction of fish habitat occurs.

5.3.31 Strongly encourage the Ministry of Environment to establish a regular testing program to monitor water quality on lakes where residential, commercial or industrial development occurs.

5.3.32 Discourage actions or activities which may reduce the water quality of any lake, stream or waterbody and encourage private landowners to follow BC Environment guidelines for watershed management when logging or developing their land.

5.3.33 Prohibit or restrict industrial activity in the area of Forest Grove that is classified as a protective area as shown in the Aquifer Protection Development Permit Area for the purposes of protecting the ground water table from possible leachate contamination due to industrial uses.

5.4 Aquifer Protection Development Permit Area

Designation

The Aquifer Protection Development Permit Area is designated under Section 488 (1) (a) of the *Local Government Act* for the protection of the natural environment, its ecosystems and biological diversity.

Area

The Aquifer Protection Development Permit Area applies to aquifers as shown on Schedule 'G': Aquifer Protection Development Permit Area.

Justification

The objective of the Aquifer Protection Development Permit Area is to protect the quality of water in aquifers from contamination due to risks from ground or surface activities.

In particular, the ground water table in the Forest Grove area has been identified as sensitive by Kala Groundwater Consulting Ltd. The well that serves the Forest Grove community area draws water from an aquifer below the majority of properties in Forest Grove.

Development Requiring a Permit

5.4.1 A Development Permit is required, except where specified under Development Permit Exemptions, for any development of land within the Forest Grove core. A Development Permit is required prior to the following:

i Subdivision of land;

ii Rezoning of land; and

iii Building Permit for the construction of, addition to or alteration of a building.

Guidelines

5.4.2 No industrial activity including home-based businesses is permitted in the hatched protective area of Forest Grove shown on Schedule 'G': Aquifer Protection Development Permit Area. This protective area in the plan is in consideration of the sensitivity of the ground water table in the Forest Grove area. It is intended to eliminate the risk of contamination of the ground water table by possible leachates from industrial uses.

5.4.3 The CRD Board shall only consider rezoning applications for industrial uses at Forest Grove in the "Forest Grove Core" in the areas designated for Industrial uses, as shown on Schedule 'D'. The CRD Board will also consider amendments to Industrial

for lands currently designated Commercial, provided that the proposed industrial use will be of a use and scale compatible with the area.

5.4.4 The rezoning of a property for industrial use shall be subject to the applicant demonstrating the suitability of the soil to support the proposed uses on the subject property in conformance with the applicable Ministry of Health or BC Environment standards. This is to ensure that the aquifer and related ground water in the Forest Grove area are not negatively impacted by the introduction of a new industrial usage.

5.4.5 The applicant must provide a report by a Qualified Professional Engineer demonstrating the suitability of the soil for sewage disposal and to ensure the aquifer will not be detrimentally affected by the proposed development.

Exemptions

5.4.6 A Development Permit is not required for any of the following:

i interior renovations that do not affect the exterior of the building, the repair or replacement of roofing, or painting;

ii routine building repairs and maintenance including new roof, replacement of siding, window and door replacement;

iii Building Code and safety requirements and upgrades such as the installation of fire protections systems, fire exits, construction of ramps for persons with disabilities, etc.;

iv building additions not exceeding 20 square metres or more than 20% of the existing floor area;

v exterior decks, walkways, ramps, stairways, canopies and awnings;

vi construction, repair, maintenance or alteration of any public structure, facility or land, including park land, open space, or trails;

vii farm buildings and activities on land within the ALR;

viii accessory buildings or structures that are subordinate to the principal uses and do not exceed a total area of 20 square metres; and

ix subdivision of land in which the number of parcels is not increased.

5.5 Aquatic Habitat Development Permit Area

Designation

The Aquatic Habitat Development Permit Area (AHDPA) is designated under Section 488 (1) (a) of the *Local Government Act*, and applicable provisions of the *Community Charter* for the protection of the natural environment, its ecosystems and biological diversity. It is not the intent of this section to supersede Provincial and/or Federal regulations. Note that works in or around a stream as defined by the *Water Sustainability Act* require Provincial permitting and approvals. For the purposes of the AHDPA, a watercourse means any natural or man-made depression with well-defined banks and a bed 0.6 metre or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of two square kilometers or more upstream of the point of consideration as per the CRD's Shoreline Management policy.

According to the *Fish Protection Act*, "Wetland"" means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

According to the CRD's Shoreland Management Policy, 2004:

"Watercourse" means any natural or man-made depression with well-defined banks and a bed 0.6 metre or more below the surrounding land serving to give direction to a current of water at least six months of the year or having a drainage area of 2 square kilometers or more upstream of the point of consideration, or as required by a designated official from the Ministry responsible for the *Water Sustainability Act.*

"Lake" means body of water, typically freshwater, which can be formed by glaciers, river drainage, surface water runoff, or ground water seepage. Lakes can range in size from a small pond to a larger reservoir, many miles long.

"Pond" means a body of water encircled by vegetation, and generally shallow enough for sunlight to reach the bottom, i.e. a small lake.

"Natural Boundary" means the visible high watermark of a lake, stream, river, or other body of water where the presence and action of the water is so common, usual, and long continued in all ordinary years as to mark upon the soil of the bed of the lake, stream,

"Sensitive Fish Habitat Areas" are areas critical for fish, either because of species distribution, feeding area, spawning, rearing or resting areas (shade, deep pools). Schedule F, for example, shows Critical Fish Habitat that includes the sensitive spawning and rearing habitat areas identified by DFO. Additional areas may be identified by a QEP during the site assessment stage.

Area

The Aquatic Habitat Development Permit Area (AHDPA) applies to lakes, watercourses and wetland areas as shown on Schedule 'H'. Schedule 'H' is based on large scale Provincial TRIM map series at 1:20,000. An increased setback of 30 metres applies to areas with Critical Fish Habitat based on the documentation provided on Schedule 'F': Environmentally Sensitive Areas. As a map of lakes, watercourses and wetland areas, it is for general reference only. More detailed assessments may be required as part of the review process. Watercourses include rivers, streams and creeks as defined 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.

Justification

The primary objective of the Aquatic Habitat Development Permit Area designation is to regulate development activities on lakes, wetlands, watercourses and their riparian areas in order to preserve natural features, functions and conditions that support natural processes.

Development impact on aquatic habitat can be minimized by careful project examination and implementation of appropriate measures to preserve environmentally sensitive riparian areas.

Development Requiring a Permit

5.5.1 A Development Permit is required, except where exempt under Exemptions Section 5.4.4, for any of the following activities associated with or resulting from residential, commercial or industrial activities within a riparian assessment area:

i removal, alteration, disruption or destruction of vegetation within 15 metres of a lake, wetland or watercourse;

ii disturbance of soils within 15 metres of a lake, wetland or watercourse;

iii construction or erection of buildings and structures, including decks within 15 metres of a lake, wetland or watercourse;

iv creation of nonstructural impervious or semi-impervious surfaces within 15 metres of a lake, wetland or watercourse;

v flood protection works within 15 metres of a lake, wetland or watercourse;

vi construction of roads, trails, docks, wharves and bridges within 15 metres of a lake, wetland or watercourse;

vii provision and maintenance of sewer and water services within 15 metres of a lake, wetland or watercourse;

viii sewage disposal system within 30 metres of a lake, wetland or watercourse;

ix development of drainage systems within 15 metres of a lake, wetland or watercourse;

x development of utility corridors within 15 metres of a lake, wetland or watercourse; and

xi subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels within 15 metres of a lake, wetland or watercourse. In Sensitive Fish Habitat Areas, the riparian assessment area is increased from 15 metres to 30 metres.

5.5.2 Riparian assessment area is defined as:

i for a stream, the 15 meter strip on both sides of a stream, measured from the natural boundary,

ii for a lake or wetland, the 15 meter strip around the periphery of the lake or wetland, measured from the natural boundary,

iii for a stream, lake or wetland with Critical Fish Habitat, the 15 meter strip is increased to 30 meters, measured from the natural boundary.

5.5.3 For any development within a riparian assessment area, an Assessment Report must be submitted in respect of the proposed development by a Qualified Environmental Professional (QEP) under contract to the development applicant, including:

i certification that the QEP is registered to practice in the Province of B.C. by the appropriate regulatory body, qualified to undertake the assessment. and has used the appropriate assessment methods;

ii description and map of all pertinent aspects of the proposed development;

iii confirmation of the boundaries of the riparian assessment area,

iv description of the natural features, functions and conditions in the riparian assessment area that support fish life processes;

v recommended measures necessary for conserving, restoring or enhancing the integrity of the riparian area; and

vi professional opinion that either the development as proposed would not result in serious harm to fish as defined under the Fisheries Act.

5.5.4 A Development Permit may be issued once the following guidelines have been met.

i The minimum setback of a sewage disposal from any lake, wetland or watercourse is 30 metres. If a property owner plans to install a septic system and field with a setback of less than 30 metres from a lake, wetland or watercourse, the property owner must engage an appropriately qualified engineer or geoscientist to review the proposed siting of the sewage disposal system (e.g. septic system and field) to ensure there will be no detrimental impacts on the adjacent water body. Lesser setbacks will only be considered in exceptional cases where a new system replaces or improves an existing failing one and only with the written approval of the Health Authority or the Ministry of Environment. All setbacks must abide by the recommendations of the Sewerage System Standard Practices Manual with regard to reduction in critical horizontal setback distances.

ii Vegetated leave or buffer strips of a minimum of 15 metres from the natural boundary of a lake, wetland or watercourse are required. The buffer or leave strips are for the protection of riparian ecosystems and may have a maximum of only 25% in a disturbed state, based on QEP recommendations. In Critical Fish Habitat areas, a vegetated leave or buffer strip of a minimum of 30 metres is required.

iii The perimeter of leave strips may be required to be identified prior or during all phases of construction, using brightly coloured materials such as snow fencing, to prevent any accidental disturbances. Construction materials generated by construction activities such as excavation operation, demolition of existing structures and stockpiling operations shall be stored outside the 15 metre setback or as per the QEP mitigation plan.

iv Where shoreline vegetation has been removed from the property leading to erosion or other damages, or damage to the leave strips occurs during construction, a development permit will require an assessment from a qualified professional on the damage and a report on recommendations for rehabilitation. A replanting scheme may be required based on the qualified professional's recommendations. Local or native riparian species are to be used in the replanting scheme. Note that shoreline damage is required to be reported to the Provincial Ministry of Forests, Lands, and Natural Resource Operations (MFLNRO) and rehabilitation will require permitting under the Water Sustainability Act.

v Notification from the QEP that the proposed setback development will not negatively affect the functioning of a watercourse or riparian area.

vi Written confirmation from the QEP that the proposed riparian setback and design does not conflict with other federal, provincial and/or local government requirements, including that of other development permit areas, building permits, flood covenants, federal or provincial authorization.

vii For any topics not addressed in this section, the Province's Develop with Care: Environmental guidelines for Urban and Rural Land Development in British Columbia are to be followed.

Exemptions

5.5.5 The AHDPA does not apply to the following:

i The construction, alteration, addition, repair, demolition and maintenance of farm buildings and farm fences and normal farm practices that are subject to the Farm Practices Protection (Right to Farm) Act;

ii Reconstruction, renovation or repair of a legal permanent structure if the structure remains on its existing foundation in accordance with provisions of the relevant section of the Local Government Act. Only if the existing foundation is moved or extended into a riparian assessment area would an AHDPA be required. However, as per Provincial Legislation, a building that is damaged by fire, decay, or otherwise to an extent greater than 75% of its determined value above its foundations, as determined by a Building Official, would require a Development Permit;

iii An area where the applicant can demonstrate that the conditions of the AHDPA have already been satisfied, or a Development Permit for the same area has already been issued in the past and the conditions in the Development Permit have all been met, or the conditions addressed in the previous Development Permit will not be affected; or

iv Removal of noxious weeds or invasive plants as defined by provincial government legislation.

v Construction of an access point to a water body is permitted subject to:

i) the access point is restricted to providing an access point for a dock, a pathway to a lake, wetland or watercourse, or a water intake;

ii) the access point is not established in an area subject to bank erosion (unless mitigative measures are undertaken;

iii) an access trail shall have a pervious/permeable surface, such as gravel, or soil, that allows the passage of water;

iv) construction of a new access point will be restricted if an existing access point is already established on the property. In any case, the total width of all access point shall be limited to 25% of the lot's water frontage, to a maximum of 15 metres;

v) if shoreline vegetation has been removed, construction of a new access point shall be directed to that area in order to protect and maintain the required buffer areas;

vi) relevant authorizations obtained from provincial or federal agencies.

Expedited Development Permit Process

5.5.6 To expedite the Development Permit approval process the CRD has delegated approval authority to designated staff.