



WATERCOURSE PROTECTION DEVELOPMENT PERMIT CHECKLIST

A Watercourse Protection Development Permit (WPDP) is required for all development and building permits within 50 metres of the top of bank from watercourses and wetlands.

In addition to the Application Submission Checklist, applications for a Development Permit within the Watercourse Protection Development Permit Area (WPDPA) must include the following:

- 1) A survey that has been prepared by a British Columbia Land Surveyor illustrating the location of the following:
 - i) Top of bank or top of ravine bank delineation for all watercourses and the riparian setback location based on the City's Streamside Setback Map;
 - ii) The boundary of the Watercourse Development Permit Area (50 metres from top of bank);
 - iii) All existing structures within 50 metres of the top of bank;
 - iv) Existing topographic contours with 1 metre intervals and location of natural slopes > 25%;
 - v) Any hydrological feature including watercourses, drainage channels, wetlands, ponds, wells and active floodplain areas.
- 5) Plan showing existing and proposed building structures, roads, storm water detention facilities, septic facilities, and discharge points located within the Watercourse Protection Development Permit area.
- 6) Written input from the environmental consultant as to whether Approvals or Notifications are required and need to be submitted to the appropriate federal or provincial agencies. A meeting may need to be arranged between the relevant agencies and the City to discuss the case.
- 7) An Environmental Assessment of pre-development site conditions located within the development permit area. This report must be prepared and signed by a qualified environmental consultant. An Environmental Assessment will include a report and map with the location of the following:
 - i) Proposed encroachment into setback areas, the justification for the encroachment, and proposed compensation which must reflect a Net Benefit to the City;
 - ii) Size (diameter) and type of significant trees in the WPDPA area greater than 25 cm (8 inches) in diameter to be saved or removed. The report must include recommendations on mitigation measures for the protection of root zones and trees that are to be preserved;
 - iii) Enhancement or restoration opportunities within watercourses, wetlands, or within the riparian setback areas including cleanup of garbage and re-planting;
 - iv) Significant wildlife habitat features found on the site such as raptor nests, wildlife trees, heron rookeries, or significant wildlife corridors;

- v) Natural topographical or hydro geological features such as rock outcroppings, ravines, or floodplain boundaries where applicable.
- 8) A copy of Schedule “A” (Attached) signed by the developer/landowner and the environmental consultant and submitted to the City’s Planning Department. A final inspection and sign off by the environmental consultant will be required for release of an environmental security deposit.

Additional information may be required as follows:

- 9) A full Environmental Impact Assessment (EIA) for the Development Permit Area prepared and/or coordinated by a qualified environmental professional. This requirement will depend on the complexity of the site, the size of the proposed development, and/or the proximity of the site to be protected or environmental sensitivity areas.

An EIA will require an environmental inventory as described in Section Three “Environmental Assessment”. An EIA will also require that the following additional information is prepared and submitted to the City as outlined below:

I. Environmental Impact Assessment

An environmental assessment for the proposed development will include an evaluation of the following items:

- i) A certified arborist report with a tree retention strategy for groves of mature trees or trees > 25cm in diameter. The report must also include information on the location, condition, and removal of danger trees within striking distance of the new lots. Removal of trees must meet the requirements of the current Maple Ridge Tree Protection Bylaw;
- ii) Re-planting and slope stabilization strategy for sparsely vegetated areas or disturbed areas;
- iii) Proposed final slope map that includes proposed lot geometry, structures, and slope categories of (0-15%; 15- 25%, >25%). Slope categories must use contrasting colours;
- iv) Conceptual stormwater management plan that encourages site source controls where possible and meets the requirements of the current municipal Watercourse Protection Bylaw;
- v) Site design in terms of compatibility with environmentally sensitive areas including wildlife habitat areas, natural features, or greenway recreational corridors.

II. Environmental Recommendations

Recommendations prepared by a qualified environmental professional for protection, mitigation, or restoration of natural features should include the following information:

- i) Mitigation measures for the proposed development activity including:
 - Phasing and timing of development to minimize impacts where possible;
 - Retention strategy for mature trees and replanting strategy for interim site treatment;
 - Incorporation of municipal Low Impact Development guidelines into the development process for the subdivision, roads, and individual lots that

strive to utilize stormwater management site source controls and minimize impervious surfaces.

- ii) Recommendations regarding the adequacy of proposed development plans, including site design and landscaping plans to deal with the following:
 - protection of environmentally sensitive areas or natural features;
 - provision of ecological connectivity or access to recreational greenway corridors;
 - mitigation for identified potential hazards including an action plan for the removal of identified danger trees.
 - iii) Evaluation of the need for more detailed technical reports or evaluation by a qualified professional for potential hazards including geotechnical, bio-engineering, or flooding related concerns.
- 10) A more detailed technical report prepared by a qualified professional to evaluate and prepare recommendations on specific issues including potential geotechnical hazards, hydro geological issues, or trail connectivity where necessary.
- 11) For developments proposing 25 or more units, for multi-phase developments, or at the discretion of the Director of Planning, a report on Post Construction Environmental Monitoring Duties prepared by the developer and the engineer of record to help determine the adequacy of the existing and/or proposed facilities.
- 12) A Restoration and Maintenance Agreement along with a security deposit for DP areas where restoration or enhancement related works are required including removal of hazard trees. Replanting plans shall be carried out in accordance with City of Maple Ridge Re-vegetation and Maintenance Guidelines



**SCHEDULE "A"
ENVIRONMENTAL RESPONSIBILITIES**

TO: City of Maple Ridge

DATE: _____

ATTENTION: Development Permit Application No. _____

We/I _____ confirm that we/I have been retained (Environmental Monitor's name)

By _____ for the City Project No. _____
(Developer's name printed)

to provide inspection, assessment, and reporting services in accordance with the requirements of the Watercourse Protection Development Permit. This includes the requirement to ensure compliance with the following:

- 1) Prior to any clearing and/or disturbance to the site, the Development Permit Area must be inspected by the environmental monitor to ensure all protective controls and mitigation measures are installed/constructed in accordance with municipal requirements found within the current Watercourse Protection Bylaw and the approved environmental Development Permit. A final inspection and written confirmation by the environmental monitor is required that provides assurance all environmental requirements have been adequately addressed and completed.
- 2) Development and construction plans must incorporate the low impact development guidelines. See Attachment on "Low Impact Development Guidelines". The professionals of record for the site are responsible for providing recommendations on how and when these guidelines can be incorporated into the development plans.
- 3) To prevent damage or destruction to protected areas and natural features, it is the responsibility of the developer and the qualified environmental professional (QEP) to ensure protective fencing and markers have been placed around protected areas, natural features, or infiltration areas for protection. Where encroachment and degradation of vegetation within a setback or protected area occurs or where vegetation has been removed from a non-developable area, the QEP must prepare a restoration or replanting plan for the City of Maple Ridge.
- 4) The qualified environmental professional/monitor must have unconditional authority from Developer to modify and/or halt any construction activity necessary to ensure compliance with municipal environmental regulations.

Environmental Monitor:

Signature: _____ Name: _____

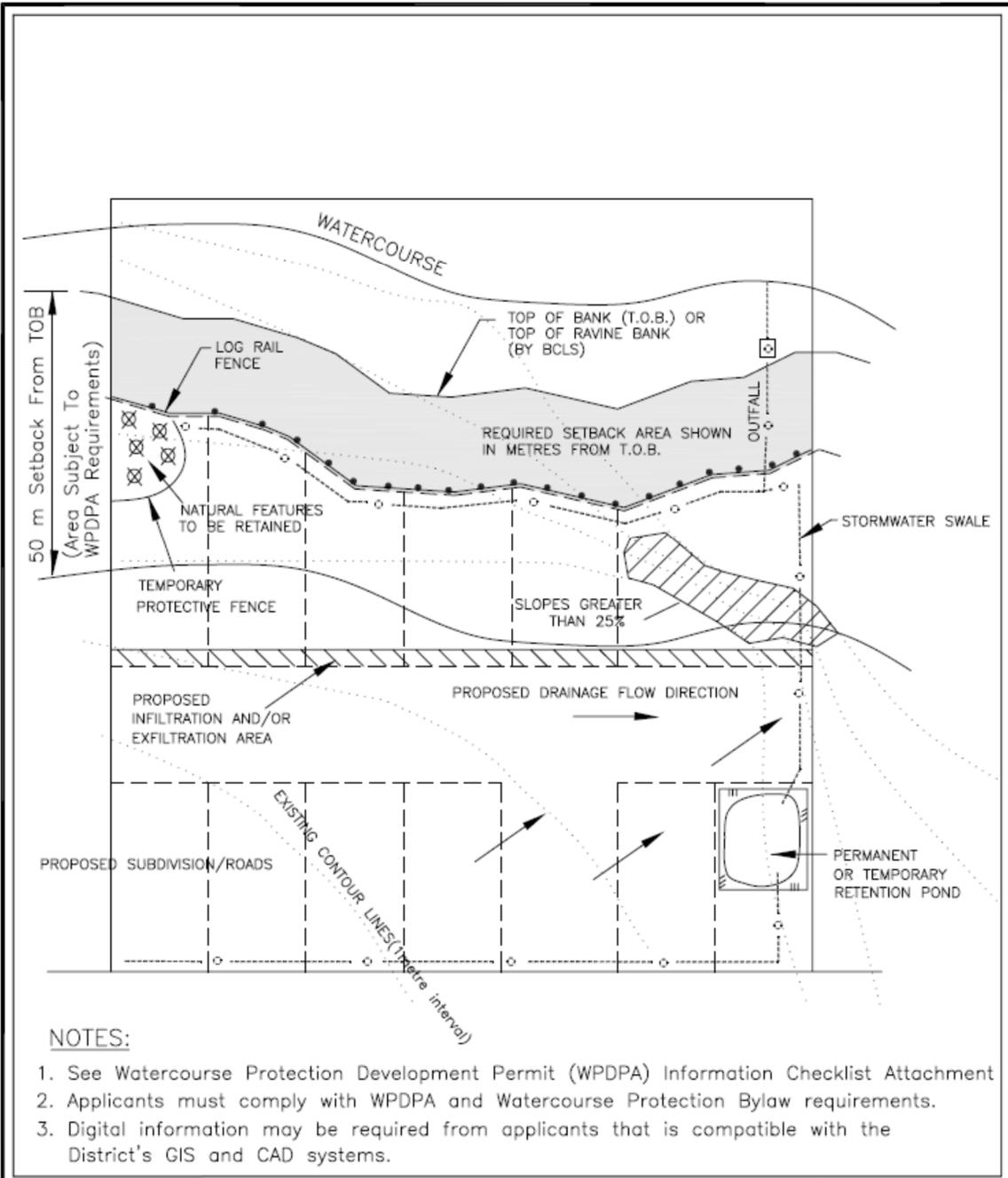
Company: _____

Address: _____

Emergency Contact Phone Number _____

Owner/Developer: In executing this Letter of Appointment I covenant that I have authority to and do hereby unconditionally authorize the named qualified environmental professional to modify or halt any construction activity as necessary to ensure compliance with Watercourse Protection Development Permit and the Maple Ridge Watercourse Protection Bylaw 6410-2006.

Signature: _____ Print Name: _____



<p>N</p> <p>SCALE: N.T.S.</p>	<p>WATERCOURSE PROTECTION DP SAMPLE MAP TO ACCOMPANY APPLICATION</p>	<p>CORPORATION OF THE DISTRICT OF MAPLE RIDGE PLANNING DEPARTMENT</p> <p>MAPLE RIDGE Incorporated 12 September, 1974</p>	
		<p>DRAWN BY: RO</p>	<p>DATE: Jan. 31, 2007</p>