

One of the primary environmental challenges in Area C is maintaining wildlife populations that are sensitive to land use practices and human disturbances in an area subject to recreation and development pressure. The aim of the policies in this section is to address these pressures, as appropriate to the Regional District's jurisdiction. Wildlife management, resource extraction, and back country recreation are governed by provincial and federal agencies; however, the SLRD has the opportunity to support wildlife populations through comments on agency referrals, appropriate development planning, and policies for the appropriate use of private lands.

Objective

- To support the protection of environmentally significant areas, avoid loss of key habitats, and maintain biological diversity.

Policies

General

- 16.1. The SLRD will consider partnering with the Resort Municipality of Whistler and Village of Pemberton to establish a regional “protect areas network” that flows seamlessly over municipal boundaries.

Aquatic Habitats

- 16.2. The Regional District considers environmental protection of all natural watercourses, water bodies, and wetlands to be of high importance and is therefore a primary consideration in the evaluation of any new development.
- 16.3. The cumulative impact of development on water quality shall be considered in the evaluation of any new development.
- 16.4. The ‘hardening’ of shorelines through retaining walls or the use of rip-rap should be kept to a minimum with the exception of required amounts to satisfy public safety.

Development Permit Area 2: Riparian Assessment Areas

- 16.5. Pursuant to Section 919.1(a) of the *Local Government Act*, Development Permit Area 2 is designated as a development permit area for protection of the natural environment, its ecosystems and biological diversity.

Justification: The purpose of Development Permit Area 2 is to implement the Riparian Area Regulations enacted under Section 12 of the *Fish Protection Act*, as required by the provincial government. Implementation of Development Permit Area 2 will provide protection for the features, functions and conditions that are vital in the natural maintenance of stream health and productivity.

- 16.6. Development Permit Area 2 includes fish bearing streams, wetlands and the associated riparian habitat approximately as indicated on Map 6. Development Permit Area 2 includes the following areas within and adjacent to all streams that provide fish habitat or flow into a stream that provides fish habitat:
- a. A 30 metre strip on both sides of the stream, measured from the natural boundary;
 - b. For a ravine less than 60 metres wide, a strip on both sides of the stream measured from the natural boundary to a point that is 30 metres beyond the top of the ravine bank; and
 - c. For a ravine 60 metres wide or greater, a strip on both sides of the stream measured from the natural boundary to a point that is 10 metres beyond the top of the ravine bank.

- 16.7. Within Development Permit Area 2, land must not be altered and building permits will not be issued unless a development permit is issued by the Squamish-Lillooet Regional District, or unless otherwise exempted in this Plan.
- 16.8. Within Development Permit Area 2, a development permit shall be issued if a qualified environmental professional carries out an assessment and certifies in the assessment report for that proposal that he or she is qualified to carry out the assessment, that the assessment methods required by provincial regulations have been followed, and provides their professional opinion that:
- a. If the development is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area; or,
 - b. If streamside protection and enhancement areas identified in the report are protected from the development and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.
- 16.9. Development Permits issued may require that:
- a. Areas of land, specified in the permit, must remain free of development, except in accordance with any conditions contained in the permit;
 - b. Specified natural features or areas be preserved, protected, restored or enhanced in accordance with the permit;
 - c. Natural watercourses be dedicated;
 - d. Works be constructed to preserve, protect, restore or enhance watercourses or other specified natural features of the environment;
 - e. Protection measures be implemented, including that trees or other vegetation be planted or retained in order to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect banks;
 - f. An explanatory plan or reference plan prepared by a BC Land Surveyor delineate the identified streamside protection and enhancement area; and,
 - g. Development should comply with the Land Development Guidelines for the Protection of Aquatic Habitat, published by Fisheries and Oceans Canada and the Ministry of Environment, Land and Parks, May, 1992.
- 16.10. Development Permits are not required:
- a. For works approved by Fisheries and Oceans Canada and/or Ministry of Environment with respect to trail construction, stream enhancement, and fish and wildlife restoration;
 - b. To resolve emergency situations that present an immediate danger related to flooding, erosion or other immediate threats to life or property, including removal of hazardous trees; and,
 - c. For the repair of a permanent structure, agricultural and institutional development, and mining activities; however, federal and provincial legislation still apply.
- 16.11. Established buildings and other previously approved uses in Riparian Development Permit Areas are permitted to continue. Expansion of these non-conforming uses requires a development permit.
- 16.12. The Board delegates the authority to issue development permits to the Manager of Planning and Development (or the Manager of Planning and Development's designate) within Development Permit Area 2.