

## Development Permit Area No. 2: Creeks, Wetlands, Riparian Areas and Significant Water Resources

### Development Permit Application Guideline Review Table

OCP Section	Guideline	Proposal Details (describe how your proposal achieves the DP Guidelines)
14.4.1	No habitable buildings or other structures requiring foundations will be constructed and no sewage disposal system will be installed in these Development Permit Areas except those allowed in a development permit or subject to the general exemptions outlined in Section 14.2 - Development Permit General Exemptions.	
14.4.2	Modification of channels, banks or shores which could result in environmental harm or significantly alter local hydrological conditions will not be permitted.	
14.4.3	Development must be designed so as to maintain the quality of any stormwater flowing toward or into identified water features. Any detrimental effects on the environment from effluent or stormwater discharge must be avoided.	
14.4.4	Proposed development must be designed to avoid any increase in volume or peak flow of runoff.	
14.4.5	Controls are required on surface-water drainage to prevent pollutants from entering water features including aquifers.	
14.4.6	Intensively landscaped areas associated with the new development should be sited so as to prevent nutrient-rich water from entering natural water features.	
14.4.7	Vegetation appropriate to the site, preferably indigenous, may be required to be planted on the site to reduce erosion risk, restore the natural character of the site, improve water quality, or stabilize slopes and banks.	

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14.4.8	<p>Development permits issued with regard to road and driveway construction in these areas will ensure that:</p> <ul style="list-style-type: none"> <li>a) Watercourse crossings are located so as to minimize disturbance of water feature banks, channels, shores, and existing vegetation ;</li> <li>b) Wherever possible, bridges are used instead of culverts for crossings of fish-bearing watercourses;</li> <li>c) Culverts are sited to allow unrestricted movement of fish in both directions. Where desirable, culverts may be designed to retard low flows and encourage in-stream storage of water.</li> </ul>	
14.4.10	<p>Drainage into these areas will be designed and constructed so that there is no increase or decrease in the amount of surface-water drainage discharging into wetlands and watercourses.</p>	
14.4.11	<p>In those areas designated on Development Permit Area No. 2 Map as “Significant Water Resources”, the existing well sites, springs and surrounding areas shall be protected.</p>	
14.4.12	<p>Any development or use of the areas designated as “Significant Water Resources” on Development Permit Area No. 2 Map shall have minimal impact on the aquifers, existing wells and springs.</p>	
14.4.13	<p>Any development in the Riparian Areas or Wetland Ecosystems as shown on Development Permit Area Map No. 2 must not proceed unless the requirements of the Riparian Area Regulation have been satisfied.</p>	