

Development Permit Area No. 1: Marine Uplands and Foreshore

Development Permit Application Guideline Review Table

Please refer to the Development Permit Guidelines set out in the District of North Saanich Official Community Plan, Bylaw No. 1587 (2025)

OCP Section	Guideline	Proposal Details (Describe how your proposal achieves the DP Guidelines)
5.10.2.2 (a)	Provide a minimum 15 metre setback from the natural boundary for new buildings and structures, or additions to existing buildings and structures unless otherwise exempted.	
5.10.2.2 (b)	No site alterations, including soil disturbance and tree removal, shall be permitted in the Marine Uplands and Foreshore Development Permit Area, as designated in Section 5.10.2 above, except those explicitly approved in a Development Permit or subject to the exemptions.	
5.10.2.2 (c)	Any development or site alteration must be consistent with the Marine Areas policies established in Section 5.9 of the Official Community Plan.	
5.10.2.2 (d)	Retention of existing trees and vegetation must be prioritized to preserve the existing habitat and to mitigate erosion.	
5.10.2.2 (e)	Where development includes improvements to the lands such as walkways, stairs, seawalls, and landscaping, the improvements should incorporate nature-based solutions as opposed to non-natural materials and non-native plantings.	

5.10.2.2 (f)	Retaining walls are permitted where the area is subject to erosion and where a QEP identifies that natural shore revetment improvements (identified in Section 5.10.2.2(h)(i)) would be insufficient to mitigate natural erosion processes.	
5.10.2.2 (g)	Hard landscaping and stairs shall be permitted to allow for the construction of one pathway on each property leading to the natural boundary/beach. The pathway must be designed to be no wider than 1.5-metres and be designed to limit the total footprint of the pathway. Use of permeable and natural materials is preferred.	
5.10.2.2 (h)	Where shore protection measures are necessary to address natural erosion, shore revetment should be designed to incorporate nature-based solutions including the use of natural materials and vegetation. Hard revetment improvements such as stacked-boulder and concrete walls are discouraged except in cases where a professional has recommended this treatment in which case stacked-boulder walls will be preferred over concrete walls.	
5.10.2.2 (i)	In cases where hard revetment improvements are deemed necessary, the improvements should be designed to: i) facilitate habitat integration with the shore including tiered retention and natural landscaping; and ii) mimic the natural shoreline function and avoid redirecting erosion forces to adjacent properties.	
5.10.2.2 (j)	Modification of channels, banks or shores will not be permitted unless the applicant provides a compelling rationale as to why the works are necessary and identifies the works that will be undertaken to restore the habitat and local hydrological conditions.	
5.10.2.2 (k)	Development must be designed to maintain the quality of any storm water flowing toward or into the ocean and to prevent any increase in volume and peak flow of runoff.	

5.10.2.2 (l)	Where drainage is being directed to the ocean, the drainage system must include flow and erosion controls such as the implementation of holding tanks and splashpads, where deemed necessary by a qualified professional.	
5.10.2.2 (m)	Proposed development must be designed to avoid any increase in runoff and to prevent any effluent or storm water discharge that could have a detrimental effect on the environment.	
5.10.2.2 (n)	Controls are required on surface-water drainage to prevent pollutants from entering water features.	
5.10.2.2 (o)	All areas within 15-metres of the natural boundary of the ocean should be preserved and enhanced with vegetation that is: i) Non-invasive species; ii) Indigenous plants that are suitable for the local climate, site context, and suitable to address ongoing changes in climate; and iii) Drought resistant and not requiring watering systems.	
5.10.2.2 (p)	Intensively landscaped areas and other related activities should be sited so as to prevent nutrient-rich water from entering natural water features.	
5.10.2.2 (q)	In cases where the development includes subdivision, the subdivision should be designed to maximize the preservation of the environment and natural habitats. Clustering of development in a manner that reduces the overall footprint of the development is preferred.	

5.10.2.2 (r)	Areas identified for protection and preservation as part of a subdivision, zoning, or variance approval should be protected through the implementation of restrictive covenants, along with fencing and signage requirements.	
5.10.2.2 (s)	In cases where the development includes construction of a new dock, float, or related improvement, these will be designed in a manner that mitigates alteration of the foreshore and that prioritizes the natural environment and does not impede wildlife.	
5.10.2.2 (t)	Development within existing marinas, the development shall be designed to: i) minimize impermeable surfacing and hard revetment improvements; ii) direct intensive uses away from the shoreline to other areas of the property where feasible; and iii) Establish comprehensive waste management plan to treat drainage and to mitigate contaminants and other waste from entering the marine environment.	
5.10.2.2 (u)	Areas of eelgrass shall be identified and protected on a no net-loss basis in alignment with the recommendations of a QEP.	
5.10.2.2 (v)	Development proposals must indicate how the environmental areas are being improved, maintained, and protected. In cases where existing lots with development constraints are being developed/redeveloped, a no net-loss approach should be considered in the design of the development.	

5.10.2.2 (w)	The above guidelines must be addressed by a Qualified Environmental Professional (QEP) through the submission of a letter or detailed environmental report, depending on the scale and scope of development. The letter or report must address the above guidelines and the following items: i) Any records listed in the BC Conservation Data Centre; ii) Any records/data contained in the British Columbia Ministry of Environment's Species and Ecosystem Explorer, specifically addressing plants and animals, and ecological communities; iii) Any records of red-listed, blue-listed, or Species at Risk Act listed species; iv) For any activity in the foreshore, documentation of Provincial and Federal approval with supporting technical reports; v) Submission of a site plan certified by a B.C. Land Surveyor that addresses the following: a) The surveyed location of property lines and the Natural Boundary; b) The proposed location of all development (principal and accessory structures, wells, septic disposal systems, driveways, parking areas, impermeable surfaces) in relation to the established boundaries of the Development Permit Area; c) The direction and quantity of any surface run-off before and after the proposed development; d) The siting and specifications of any existing or proposed stormwater management system. e) Any areas identified by the QEP as being environmentally sensitive and any buffer setbacks necessary to protect those areas; f) Existing trees (including retained and proposed for removal); g) Identification of areas subject to erosion, sloughing, flooding, or landslip; vi) A strategy to mitigate and reduce drainage flows, if required; and vii) Erosion and sediment control plan to address any areas subject to destabilization during land clearing, construction, and rehabilitation.	
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