

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

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)
5.10.3.2 (a)	Only District approved or exempted habitable buildings or other structures requiring foundations or a sewage disposal system will be allowed.	
5.10.3.2 (b)	Modification of channels, banks or shores will be prohibited except in cases where a Qualified Professional identifies the works are necessary to address site constraints. Where modifications may result in environmental harm or significantly alter local hydrological conditions, a development permit will not be permitted.	
5.10.3.2 (c)	Development must be designed 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. The following drainage specifics must be addressed: i) Controls are required on surface-water drainage to prevent pollutants from entering water features, including aquifers; and ii) Intensively landscaped areas associated with the new development should be sited to prevent nutrient-rich water from entering natural water features.	
5.10.3.2 (d)	Development must be designed to avoid any increase or decrease in volume or peak flow of both captured and surface runoff including that which discharges into wetlands, watercourses, and aquifers.	

5.10.3.2 (e)	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.	
5.10.3.2 (f)	Development permits issued for road and driveway construction in these areas will ensure that: i) Watercourse crossings are located to minimize disturbance of water feature banks, channels, shores, and existing vegetation; ii) Wherever possible, bridges are used instead of culverts for crossings of fish-bearing watercourses; and iii) 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.	
5.10.3.2 (g)	Development must be designed in accordance with the following: i) For development in Riparian Areas and Wetland Ecosystems, that is residential, commercial, or industrial in nature, the development must be consistent with the requirements of the <i>Riparian Areas and Protection Regulation and Water Sustainability Act</i> as adopted by the Province of British Columbia; ii) For development in an area designated as a Significant Water Resource or Aquifer, the development must be consistent with best practices as established by a Qualified Professional including consideration for: a) Capturing and filtering of all storm run-off to ensure that contaminants are removed from the water; b) Ensuring the water quality, quantity and flow recharge addresses pre-development site conditions (i.e., no net impact); and c) Establishing a maintenance program to ensure the filtration, storage and distribution systems are maintained in perpetuity.	
5.10.3.2 (h)	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.	

5.10.3.2 (i)	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.	
5.10.3.2 (j)	Any development in a Riparian Area (including Wetlands and Wetland Ecosystems) as shown generally on Development Permit Area Map No. 2 must be compliant with <i>the Riparian Areas Protection Regulation</i> and a Development Permit must not be issued and development must not proceed unless the District receives provincial confirmation that the requirements of the Riparian Area Protection Regulation have been satisfied.	
5.10.3.2 (k)	All development must be consistent with the applicable provincial and/or federal legislation.	
5.10.3.2 (l)	The principle of “no net loss” will be applied on a case-by-case basis.	
5.10.3.2 (m)	Applicants must provide the following: i) A scale-drawn site plan certified by a BC Land Surveyor and Qualified Environmental Professional with relevant expertise drawn at a scale of 1:1000 or, with approval of the District, at a scale of 1:5000 showing: a) Natural features including watercourses, both permanent and non-permanent, significant water resources, riparian areas, and wetlands; and b) Details of the proposed development including the proposed location of the principal building and other structures, wells, sewage disposal systems, storm water management systems, driveways, parking areas, impermeable surfaces, and the direction and quantity of any surface-water runoff before and after the proposed development. ii) A report prepared by a Qualified Professional that addresses compliance with the Development Permit Guidelines and addressing any requirements of other approving agencies (Province of British Columbia, Department of Fisheries and Oceans, Other).	