



## REGIONAL DISTRICT OF ALBERNI-CLAYOQUOT DEVELOPMENT PERMIT REQUIREMENTS SUMMARY ELECTORAL AREA 'C' LONG BEACH

The following is to be used as a general summary of the Development Permit requirements in the South Long Beach Official Community Plan (OCP) area with respect to construction only. For full descriptions and requirements, you must refer to **PART 3: COMMUNITY PLAN IMPLEMENTATION** of the South Long Beach OCP (attached).

### **DPA I – Sensitive Ecosystems Protection:**

DPA I designation is used to protect environmentally sensitive areas and ecosystems (ESA). Such lands include watersheds, water supplies, older forests, red- and blue- listed plant communities, habitat and nest trees for eagles and herons, wildlife habitat and travel corridors.

#### General Guidelines:

- If you are considering construction within the DPA I area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) must be retained to prepare a report addressing all items as outlined in the South Long Beach OCP section 8.2.2(d).
- In the absence of a QEP report and/or satisfactory evidence of ESA protection, no development or alteration is permitted.

### **DPA II – Freshwater Riparian Areas Protection:**

DPA II designation is used to minimize the impact of the built environment on fish habitat and fish supportive watercourses, as well as minimize the effect of seasonal flooding on the built environment.

#### General Guidelines:

- DPA II areas include all lands within 30 metres of the highwater mark of all freshwater creeks, streams and watercourses.
- If you are considering construction within the DPA II area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) must be retained to prepare a report addressing all items as outlined in the South Long Beach OCP section 8.2.3(b).
  - As per sections 8.2.3 (c) and (d), development permit applications should include a vegetation management plan and based on biophysical assessment of the site, works or protective measures may be required.
- In the absence of a QEP report, a minimum buffer of 30 metres is required between the high water mark of the watercourse and any building or structure.

### **DPA III – Coastal Riparian Areas Protection:**

DPA III designation is used to protect the ecological integrity and stability of the marine foreshore slopes and shorelines.

#### General Guidelines:

- DPA III areas include all private lands extending a distance of 30 metres from the natural boundary of the sea.
- If you are considering construction within the DPA III area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) assessment and a BCLS certificate are conditions of the development permit for shoreline protection devices or works.
  - As per sections 8.2.4 (f) and (g), development permit applications should include a vegetation management plan and based on biophysical assessment of the site, works or protective measures may be required.
- In the absence of a QEP report, a minimum buffer of 30 metres is required between the natural boundary of the sea and any building or structure.

#### **DPA IV – Natural Hazard Areas Protection:**

DPA IV designation covers the tsunami hazard area/flood zone within the South Long Beach OCP area. To avoid potentially hazardous conditions and maintain the integrity of the shoreline and slopes, alteration of adjacent lands must be regulated. Development should be planned to avoid the tsunami hazard area.

##### General Guidelines:

- DPA IV areas include all upland areas between the high tide line and a horizontal distance of 30 metres from the natural boundary of the sea and an elevation of 4 metres above the natural boundary of the sea as shown on Map No. 4 of the OCP.
- If you are considering construction within the DPA IV area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) must be retained to prepare a report addressing all items as outlined in the South Long Beach OCP section 8.2.5 (c) through (g).
- In the absence of QEP report, no building will be permitted within 30 metres from the high tide line and an elevation of 4 metres above the high tide line.

#### **DPA V – Highway and Forest Service Road Corridor Protection:**

DPA V designation areas include the Pacific Rim Highway, Tofino-Ucluelet Highway and Maggie Lake and Toquart Bay Forest Service Roads within the plan area. The visual impact along these corridors influences the overall “wild Pacific” experience and can also form part of the network of wildlife migration routes around the peninsula.

##### General Guidelines:

- DPA V includes all lands within 20 metres of the highway/forest service road right of way or corridor as indicated on Map No. 4 of the South Long Beach OCP.
- If you are considering construction within the DPA V area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) must be retained to prepare a report addressing all items as outlined in the South Long Beach OCP section 8.2.6 (b).
- In the absence of satisfactory evidence of non-disturbance, no development or alteration is permitted within 20 metres of a highway/forest service road right of way or corridor as indicated on Map No. 4 of the South Long Beach OCP.

#### **DPA VI – Forest Resource Lands:**

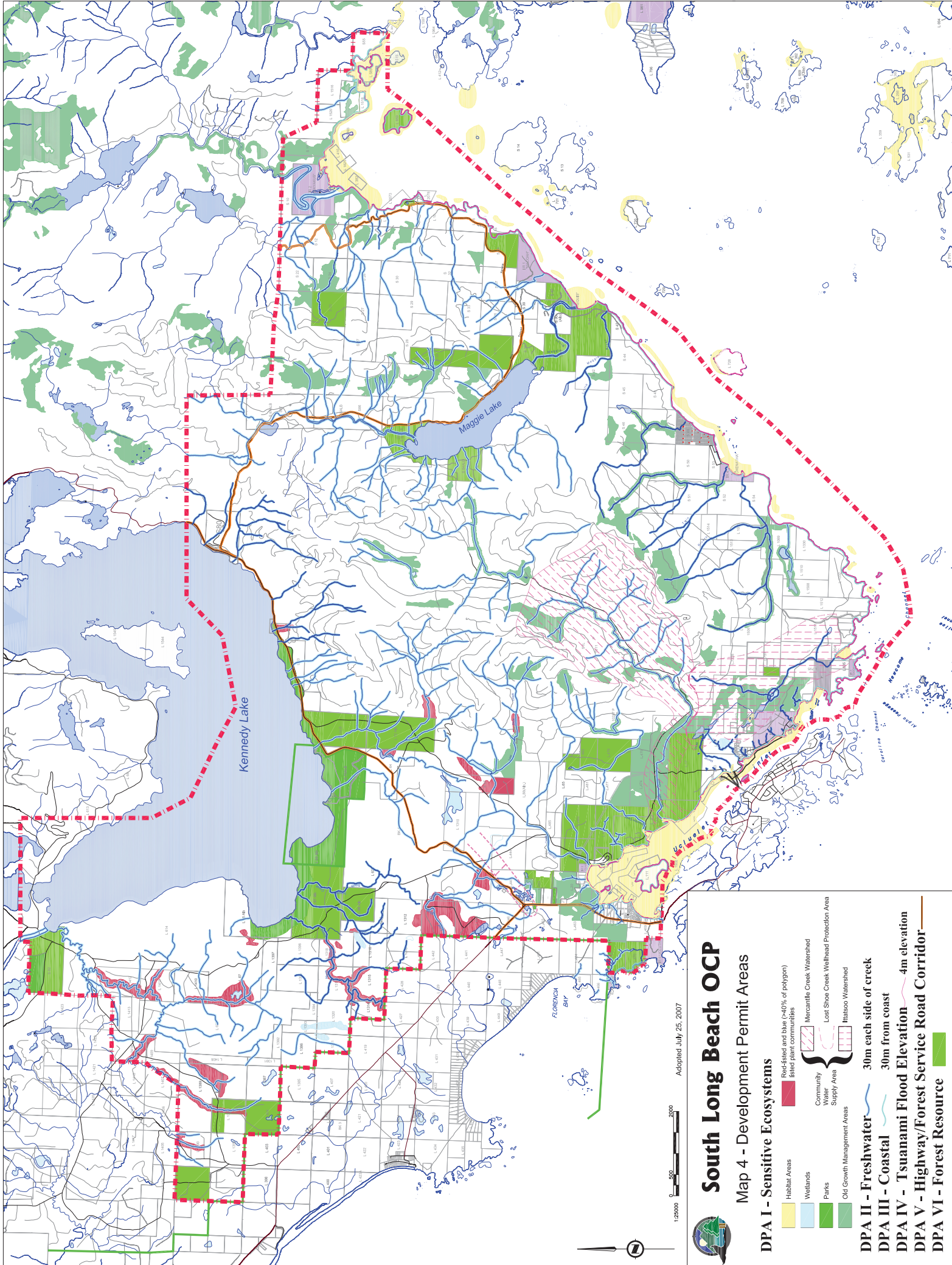
DPA VI designation includes privately owned lands designated as Forest Resource in the South Long Beach OCP that are not managed under the regulations of the *Private Managed forest Land Act*.

##### General Guidelines:

- DPA VI currently applies to the designated privately and publicly owned designated forest lands in the South Long Beach OCP area as shown on Map No. 4 of the OCP.
- If you are considering construction within the DPA VI area as indicated on Map No. 4 of the South Long Beach OCP, a development permit will be required.
  - A Development Permit application must be made to the ACRD.
  - A Qualified Environmental Professional (QEP) must be retained to prepare a report addressing all items as outlined in the South Long Beach OCP section 8.2.7 (a).

#### **PLEASE NOTE:**

- ❖ Development Permit application fees are as follows: \$100.00 in a single family residential zone, \$750.00 in a commercial, institutional, industrial, or multi-family zone, and \$1500.00 in a comprehensive development zone.
- ❖ Where land is subject to more than one Development Permit Area (DPA), only a single permit is required. However, the permit must address the requirements of all applicable areas.
- ❖ If you are considering construction outside of a DPA as indicated on Map No. 4 of the South Long Beach OCP but relatively close to it, you may be required to have a survey completed by a Registered BCLS to confirm the construction site in relation to the actual DPA.



Adopted July 25, 2007

# South Long Beach OCP

## Map 4 - Sensitive Ecosystems

- DPA I - Sensitive Ecosystems**
- Habitat Areas
  - Wetlands
  - Parks
  - Old Growth Management Areas
- DPA II - Freshwater** 30m each side of creek
- DPA III - Coastal** 30m from coast
- DPA IV - Tsunami Flood Elevation** 4m elevation
- DPA V - Highway/Forest Service Road Corridor**
- DPA VI - Forest Resource**
- Red-dashed and blue (≥40% of polygon) lined plant communities
- Mercantile Creek Watershed
- Community Supply Area
- Lost Shee Creek Wellhead Protection Area
- Itabasco Watershed

## **PART 3: COMMUNITY PLAN IMPLEMENTATION**

Part 2 of this Plan contains the objectives and policies that are intended to direct the community, its elected officials and Alberni Clayoquot Regional District staff towards the Community Vision and goals set out in Part 1. Achieving the goals and pursuing the policies required the formulation of an action or implementation plan so the Plan has the positive impact intended. Implementation can be achieved by the use of a number of methods and tools. Part 3 describes the means by which the Plan's Goals, Objectives and Policies will be implemented.

### **8.1 Development Permit Areas**

**8.1.1** Section 919.1 of the *Local Government Act* allows the Alberni Clayoquot Regional District to designate Development Permit Areas (DPAs) for one or more of the following purposes:

- protection of the natural environment, its ecosystems and biological diversity;
- protection of development from hazardous conditions;
- protection of farming;
- revitalization of an area in which a commercial use is permitted;
- establishment of objectives for the form and character of intensive residential development;
- establishment of objectives for the form and character of commercial, industrial or multi-family residential development.

The following activities require a development permit whenever they occur within a DPA:

- subdivision of land;
- construction, addition to or alteration of a building or other structure with a building floor area greater than 10 square metres (107.6 square feet);
- clearing or alteration of land.

By requiring a development permit for a project, the Alberni Clayoquot Regional District can require a greater level of detail and analysis for a development proposed for lands that are considered to have special or sensitive conditions. The community is thus better able to assess the impact the project might have.

**8.1.2** Development Permit Areas are shown on Map No. 4. The following general policies apply to Development Permit Areas:

- a) Where land is subject to more than one DPA designation, a single development permit is required. However, the application is subject to the requirements of all applicable DPAs.

- b) On existing lots that meet or are less than minimum lot area standards, the location of which limits the opportunity to fully meet development requirements in full, the principles of the development permit requirements will be addressed to the fullest extent that is reasonable within the constraints of the site and lot.
- c) A permit may include requirements and conditions or set standards for development or may impose conditions respecting the sequence and timing of construction.

## 8.2 Development Permit Policies

Six DPAs are designated on Map No. 4, Development Permit Areas. These DPAs are:

DPA I	Sensitive Ecosystems Protection
DPA II	Freshwater Riparian Areas Protection
DPA III	Coastal Riparian Areas Protection
DPA IV	Natural Hazard Areas
DPA V	Highway Corridors Protection
DPA VI	Forest Resource Lands

### 8.2.1 Development Permit Exemptions

The following activities are exempt from requiring a development permit. Despite the exemption provisions owners must satisfy themselves that they meet the requirements of any applicable federal or provincial regulations.

- i) Interior alterations or non-structural exterior alterations to a building or structure.
- ii) Planting or replanting of native trees, shrubs, or ground cover for slope stabilization, habitat improvement or soil stabilization or erosion control.
- iii) Structural alteration of legal or legal nonconforming buildings and structures within the existing foot print.
- iv) The removal of invasive plants or noxious weeds area including; but not limited to: Scotch broom, Himalayan blackberry, morning glory, and purple loosestrife, provided measures are taken to avoid sediment or debris being discharged into the watercourse or onto the foreshore and the area is replanted with native species.
- v) Stream enhancement and fish and wildlife habitat restoration works carried out under Provincial or Federal approvals and on provision of evidence of such approvals to the Alberni Clayoquot Regional District.
- vi) Subdivision of land where a covenant under section 219 of the Land Title Act is registered against the title to the land and includes provisions which, in the opinion of the Alberni Clayoquot Regional District, protect riparian areas or sensitive ecosystems on the lands in a manner that is consistent with the applicable Development Permit Area designation.

- vii) Emergency procedures to prevent, control, or reduce erosion or other immediate threats to life and property including:
  - emergency actions for flood protection, and erosion protection;
  - removal of hazard trees; and
  - clearing of an obstruction from bridge, culvert, or drainage flow; repairs to bridges and safety fences in accordance with the Water Act.
  - limbing, pruning and topping of trees are permitted where a minimum of 60% of the original crown of any tree is retained to maintain tree health and vigor in accordance with the Federal Fisheries Act and the Wildlife Act.
  - the removal of hazardous trees that present a danger to the safety of persons or are likely to damage public or private property in accordance with the Federal Fisheries Act and the Wildlife Act.
- viii) Public works and services constructed following best management practices for the specific concern within the development permit area.
- ix) Forestry activities on private land that are managed under the *Private Managed Forest Land Act*.
- x) Construction of a single public or common-use trail subject to the following:
  - the trail will be built to BC Parks standards for the type of trail proposed, and built using established Best Management Practices;
  - the trail must be a maximum 1.5 metres in width;
  - the trail's surface must be pervious but may be constructed with materials that limit erosion and bank destabilization (certain structures may require a building permit);
  - the trail provides the most direct route of feasible passage through the development permit area;
  - sensitive habitat will not be impacted by the presence of the trail;
  - the ground must be stable, i.e., erodible stream banks or other erosion prone areas must be avoided;
  - no trees, greater than 5 metres in height and 10 centimeters in diameter, are to be removed. Limbing, pruning and topping of trees shall be done however a **minimum** of 60% of the original crown of any tree should be retained to maintain tree health and vigor;
  - no vehicles are permitted; and
- xi) Where the subject property has more than 50 m of linear water frontage, two trails shall be permitted subject to the guidelines outlined in section x).

### 8.2.2 DPA I - Sensitive Ecosystems Protection

#### *Category*

As permitted by Section 919.1(a) of the *Local Government Act*, environmentally sensitive areas and ecosystems are designated as Development Permit Areas. Such lands include watersheds and water supplies that must be protected from contamination,

older forests, red- and blue-listed plant communities, habitat and nest trees for eagles and herons, wildlife habitat and travel corridors.

### ***Justification***

The *Wildlife Act* protects identified birds, birds' nests, eggs and young while the nest is occupied and year round for the nests of eagles and herons. To protect nest trees, the Ministry of Environment recommends buffer areas surrounding these trees.

Biological diversity is interpreted to include wildlife, whether endangered, threatened, vulnerable or secure. Known wildlife habitat and important travel or migration corridors should be protected. In addition, wildlife-human conflict can be minimized by the retention of green corridors and buffers from development.

The Lost Shoe Creek aquifer and the associated District of Ucluelet water supply and well head are considered to be a particularly sensitive watershed. Other water supply areas include the Millstream wellhead and aquifer, and the Mercantile Creel and Ittatsoo water supply areas. Ground and surface water quality and quantity must be maintained in order to protect the source of drinking water for the residents of the area.

Sensitive lands identified on Map No. 4 are generally considered to be areas that are endangered or sensitive to disturbance. It is acknowledged, however, that there may be sensitive ecosystems that are not recorded on the map, and that a number of sites shown on the map have not yet been ground-proofed by a qualified professional.

### ***Guidelines***

- a) Nest trees are protected under the provincial *Wildlife Act*. This includes known nest trees and nest trees that may be identified during the course of site assessment or development.
- b) Nest tree protection buffer areas will be determined in accordance with Section 2.3.1 of the document *Environmental Objectives, Best Management Practices and Requirements for Land Development*.
- c) The Alberni Clayoquot Regional District supports development of land within a DPA for environmentally sensitive areas or ecosystems provided a qualified environmental professional presents acceptable evidence that the proposed development does not disturb or adversely affect the habitat tree, wildlife habitat, aquatic and wetland habitat, or ground and surface water quality and quantity.
- d) Development permit applications should include a report prepared by a qualified environmental professional outlining the following information:
  - detailed site plan (1:250 or larger) identifying the environmentally sensitive area within the site;
  - criteria used to define the boundaries of the environmentally sensitive area;
  - inventory of species and related habitat;

- impact statement describing effects of proposed development on the natural conditions;
  - procedures for protection of the environmentally sensitive area during construction;
  - guidelines for mitigating ESA or habitat degradation including limits of proposed leave areas and buffers;
  - habitat compensation alternatives, where compensation is approved.
- e) In the absence of satisfactory evidence of ESA protection, no development or alteration is permitted.

### 8.2.3 DPA II – Freshwater Riparian Areas Protection

#### *Category*

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, this designation is intended to minimize the impact of the built environment on fish habitat and fish supportive watercourses, as well as to minimize the effect of seasonal flooding on the built environment. DPA II areas include all land within a distance of 30 metres from the high water mark for all streams as defined by the *Riparian Areas Regulation*, including but not limited to Thornton, Mercantile, Kootowis, Staghorn, Sandhill, North and South Trestle, Lost Shoe, Smith (Salmon), Redford, Draw, Lucky and Wendy Creeks; Kennedy, Twin, Maggie and Little Maggie Rivers; and Pipestem Inlet.

#### *Justification*

Freshwater riparian areas represent resources that provide habitat for aquatic and wildlife species. Riparian areas also protect the physical and ecological integrity of the watercourse ecosystem and provide valuable groundwater recharge. Undisturbed riparian areas can protect private property from the impacts of flooding and potential loss of land due to erosion and instability.

#### *Guidelines*

- a) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA II areas and to minimize the impact of any activity on these areas.
- b) Development permit applications should include a report prepared by a qualified professional outlining the following information:
  - detailed site plan (1:250 or larger) identifying the high water mark and a line 30 metres from the high water mark;
  - an assessment carried out by a qualified environmental professional, using the assessment methods appended to the *Riparian Areas Regulation*;
  - identification of the streamside protection and enhancement areas (SPEAs) and criteria used to define the boundaries of the SPEAs;
  - inventory of fish species and related habitat;



- impact statement describing effects of proposed development on the natural conditions;
  - measures deemed necessary to protect the integrity of SPEAs from the effects of development;
  - guidelines and procedures for mitigating habitat degradation including limits of proposed leave areas;
  - habitat compensation alternatives would be approved by the appropriate Municipal, Provincial, or Federal Authority.
- c) Development permit applications should include a vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
- d) Based on the biophysical assessment of the site within an areas designated DPA II, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance natural watercourses, fish habitat or riparian areas.
- e) In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres is required between the high water mark of the watercourse and any building or structure.

#### **8.2.4 DPA III - Coastal Riparian Areas Protection**

##### ***Category***

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, the shorelines of Ucluelet Inlet, Newcombe Channel and Barkley Sound are designated Development Permit Areas, as shown on Map No. 4. The land covered by this designation includes private lands extending a distance of 30 metres from the natural boundary of the sea.

##### ***Justification***

Disturbance of the marine foreshore or construction or erosion control features along the waterfront often accelerate shoreline erosion on adjacent areas, reduce stability and degrade the ecological function and aesthetic of the shoreline. They may also result in accretion in other areas. To protect the ecological integrity, and the stability of the marine foreshore slopes and shoreline is maintained, alteration of adjacent lands must be regulated.

##### ***Guidelines***

- a) Where possible, construction or alteration of land, buildings and structures should be planned to avoid intrusion into DPA III areas and to minimize the impact on these areas and to avoid environmental damage, erosion or accretion.
- b) A development permit is required for shoreline protection devices or works within an area designated DPA III.

- c) An assessment by a Qualified Professional and a British Columbia Land Surveyor's certificate are conditions of the development permit for shoreline protection devices or works.
- d) Protection devices or works will be located within the property boundary.
- e) No development or alteration of land will occur where the geotechnical engineering report indicates that a hazardous condition would result.
- f) Development permit applications should include a shoreline vegetation management plan indicating the extent of proposed buffer areas and the proposed management of vegetation in these areas.
- g) Based on the biophysical assessment of the site within an areas designated DPA III, works or protective measures such as the planting or retention of trees or vegetation may be required to preserve, protect, restore or enhance habitat or riparian areas.
- h) In the absence of a report from a qualified environmental professional, a minimum buffer of 30 metres is required between the natural boundary of the sea and any building or structure.

### **8.2.5 DPA IV - Natural Hazard Areas Protection**

#### ***Category***

In accordance with Section 919.1(b) of the *Local Government Act*, areas that are or may be subject to flooding or tsunami are designated as Development Permit Areas, as shown on Map No. 4.

#### ***Justification***

Lands that are or may be flooded represent a hazardous condition for permanent structures. The west coast of Vancouver Island is a high-risk seismic zone, known to be vulnerable to flooding in the event of a tsunami. To avoid potentially hazardous conditions and maintain the integrity of the shoreline and slopes, alteration of adjacent lands must be regulated. In order to protect development from hazardous condition, development permits are required for areas designated as DPA IV.

#### ***Guidelines***

- a) Where possible, development or alteration of land, buildings and structures should be planned to avoid intrusion into DPA IV areas and to minimize the impact of any activity on these areas.
- b) Development permits related to tsunami hazard are required in upland areas located between the high tide line, a horizontal distance of 30 metres from the natural boundary of the sea and an elevation of 4 metres above the natural boundary of the sea.
- c) Prior to any development or alteration of land within DPA IV areas, a development permit application must be filed that includes an assessment of a qualified professional addressing the following:
  - Identify any hazards which may affect the safe development of the land including, but not limited to:

- flooding
  - tsunami
  - subsidence
  - ground water flows
- Provide recommendations to reduce the risk of damage to the land, buildings and the Works and Services in regards to:
- identify any part of the development or works and services which require inspection by specialized personnel and outline a recommended inspection program during the development of the land;
  - further geotechnical investigations and reports;
  - restricting the use of the land, buildings or the works and services;
- d) Evaluate the development plans for the property using the relevant Alberni-Clayoquot Zoning Bylaw, the Environmentally Sensitive Area (ESA) and Natural Hazard Area (NHA) designations, and the Development Permit guidelines of the Official Community Plan to determine the suitability of the land to accommodate the use intended.
- e) Establish a safe setback line from any watercourses and shorelines to protect the land, buildings and inhabitants from the risk of injury or damage that may, in the opinion of the Engineer, be caused by the hazards of flooding, erosion, subsidence, earthquake, mud flows or any combination thereof. The recommended setback cannot diminish the minimum setback requirements established by the Municipal bylaws.
- f) Certify “the land is safe for the use intended.”
- g) The Engineer’s recommendations and the conclusions of the Report must:
- acknowledge that the Alberni Clayoquot Regional District, its Approving Officer and Building Inspectors may rely upon the Report when making a decision on applications for the subdivision or development of the land;
  - certify the land is safe for use intended with the probability of a geotechnical failure or another substantial hazard resulting in property damage of less than 10 (10%) in 50 years;
  - identify any deficiency in the design of the buildings, the proposed water, sewer, drainage, access and road works (the “Works and Services”) or the construction standards intended for the development;
  - prescribe the geotechnical works and any changes in the standards of the design of the development which are required to:
    - develop land, buildings and the Works and Services safely for the use intended;
    - maintain the safety of the land, buildings and any Works and Services as a condition of the approval of the development.
- h) No development or alteration of land is permitted where the report by the qualified professional indicates that a hazardous condition would result.

- i) The Alberni Clayoquot Regional District encourages planning for the retention of significant stands of trees, as well as native vegetation, within DPA IV areas.
- j) In the absence of a geotechnical engineering report where development is proposed in a tsunami risk area, no development or alteration of land is permitted within a horizontal distance of 30 metres from the high tide line and an elevation of 4 metres above the high tide line.
- k) In areas adjacent to streams, watercourses or wetlands that are or may be subject to flooding, the guidelines contained in Section 8.2.2 for DPA II apply.
- l) In conformance with provincial guidelines for lakes, ponds and marsh areas, no building may be constructed within 7.5 metres of the natural boundary of any lake, pond or adjacent swamp or marsh area.
- m) Where lands subject to flooding are proposed for development, the flood construction level and flood-proofing will be to the standards specified by the Ministry of Transportation and the Provincial Approving Officer.
- n) In areas of the shoreline that are or may be subject to flooding, the guidelines contained in Section 8.2.3 for DPA III also apply.

### **8.2.6 DPA V - Highway and Forest Service Road Corridor Protection**

#### ***Category***

As permitted by Section 919.1(a) of the *Local Government Act*, environmentally sensitive areas are designated as Development Permit Areas. Such lands include older forests, red- and blue-listed plant communities, habitat and nest trees for eagles and herons, wildlife habitat and travel corridors. In addition, under Section 919.1(f), local governments may designate areas as Development Permit Areas to establish objectives for the form and character of commercial development.

#### ***Justification***

The Pacific Rim Highway and the Tofino-Ucluelet Highway and the Maggie Lake and Toquart Bay Forest Service Road mark the entrances and egresses for motorists, visitors and travellers arriving at the West Coast. The visual impact along these corridors influences the overall "wild Pacific" experience being either a positive or a negative one. These highway corridors can also, if preserved, form part of the network of wildlife migration routes around the peninsula.

#### ***Guidelines***

- a) Development permits are required within 20 metres of the of a highway right of way or corridor.
- b) Development permit applications should include a report prepared by a qualified environmental professional or architect outlining the following information:
  - detailed site plan (1:250 or larger) identifying the views and visual corridor within the site;
  - criteria used to preserve and protect existing trees and shrubs within the highway corridor;

- plans for enhancing and improving areas that are either not planted or poorly landscaped;
  - impact statement describing effects of proposed development on the highway corridor;
  - procedures for protection of the highway corridor during construction;
  - plans, where commercial development is included, showing building setbacks, building heights, landscaping, parking and signage.
- c) In the absence of satisfactory evidence of non-disturbance, no development or alteration is permitted within 20 metres of a highway right of way or corridor.

***Additional Exemptions***

- construction of a single dwelling unit.

**8.2.7 DPA VI - Forest Resource Lands**

***Category***

Pursuant to Section 919.1(a) and (b) of the *Local Government Act*, this designation is intended to minimize the impact of development on surface water quality, the effect of seasonal flooding on the built environment, stability of steep slopes, and protection of fish and wildlife habitat. It includes privately owned lands designated as Forest Resource in this Plan that are not managed under the regulations of the *Private Managed Forest Land Act*.

***Justification***

Protection of the ecological values of forested areas is managed by the province when forested areas are designated as managed forests under the *Private Managed Forest Land Act*. This currently applies to the designated privately and publicly owned designated forest lands in South Long Beach. Should any of these areas be removed from designation under the *Private Managed Forest Land Act*, or should provincial lands be sold as a private tenure, no provincial management guidelines or regulations to protect the ecological values of these sites would apply directly to the ongoing management of these areas as working forests.

***Guidelines***

- a) The development permit application must include, as a minimum, a management plan prepared by a Qualified Professional for tree harvesting or processing, or any related site development including road construction, prepared by a qualified professional that would include the following:
- Protection of water quality, maintenance of natural hydrologic flow rates and locations, and fish habitat by establishing and maintaining Riparian Management Zones (RMZs) building and maintaining secure and stable roads with appropriate

drainage structures, protecting natural surface drainage patterns and complying with all applicable legislation.

- Protection of wildlife and wildlife habitat by addressing provisions of all applicable legislation, locating critical wildlife areas and as needed, enter into a habitat protection agreement.
- Protection of the long term forestry use by ensuring timely re-establishment of forest cover following harvesting or if natural events cause removal of trees.
- The location of internal roads, road fill extraction areas, public road connections, and method and timing of harvest.
- Conservation of soil, especially in sensitive terrain by identifying areas of unstable slopes and soils or areas that are prone to erosion, and manage all harvesting and road building accordingly.

#### *Additional Exemptions*

- Normal forest management practices such as tree planting, thinning and pruning.

### **8.3 Development Approval Information**

Under Sections 920.01 and 920.1 of the *Local Government Act*, an Official Community Plan may designate areas or circumstances where development approval information is required. This is a tool that, if utilized by the Alberni Clayoquot Regional District, would be appropriate for the provision of information on the impact on transportation patterns, local infrastructure, public facilities, community services and natural features and the natural environment of the area affected. There is limited scientifically recorded information related to critical habitat and other ecological resources, hazard areas, and archaeological resources within the South Long Beach Plan area. However, local knowledge supplemented with a growing body of scientific information may be considered sufficient to require a detailed environmental and habitat investigation and analysis when development is proposed. Relevant requirements and procedures to require development approval information under Section 920.01 of the *Local Government Act* may be developed for Comprehensive Development Plan Areas and for Development Permit Areas as identified in this Plan.

Where a report by a Qualified Professional (Q.P.) is required, the following guideline may be used to define the scope of the information required. This guideline is not intended to limit the scope of a required report on any specific site as may be required in a Bylaw approved under Section 920.01. The report will contain:

- A legal description of the property.