

PERMIT AREA 1: NATURAL ENVIRONMENT

1.1 PURPOSE

The Natural Environment Development Permit Area (DPA) establishes objectives for the protection of the natural environment, its ecosystems and biological diversity pursuant to the *Local Government Act*.

1.2 OBJECTIVES

Natural features of Pitt Meadows include agricultural lowland areas, wildlife corridors, wetlands, rivers and forested areas. Protection of these ecosystems provides many benefits, including: improved water quality; soil stability; better air quality; provision of habitat for wildlife; rainwater interception; and other functions necessary for the health and wellbeing of the city and its residents. The Natural Environment DPA is designated to minimize the impact of development on the city's natural areas and systems.

1.3 DESIGNATED AREA

Pursuant to section 488 (1) (a) of the *Local Government Act*, all parcels shaded the applicable colour as indicated on the *Map Schedule 10A* and *10B's* legend are collectively designated as the protection of the natural environment development permit area (the "Natural Environment DPA").

1.4 EXEMPTIONS

A development permit is not required for:

- » landscaping where the existing grade and natural surface drainage pattern are not altered;
- » site improvements such as addition of new paths and trails less than 1 m in width and surfaced with permeable materials;
- » installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;



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- » a restrictive covenant that effectively protects the entire natural environment area and is already registered on the subject property; all the conditions in the covenant are met; and the proposed activity will not affect any portion of the natural environment area;
- » a situation in which the proponent provides satisfactory information to the City that clearly demonstrates that the proposed activity will not be in conflict with the Development Permit Guidelines; the determination may need to be made by a qualified environmental professional who concludes that the portion of land being developed is not environmentally sensitive; or
- » a subdivision that only includes a lot-line adjustment or lot consolidation and does not create any additional lots.

1.5 APPLICATION REQUIREMENTS

A Development Permit is required prior to any alteration of land, disturbance of vegetation, movement of soils or other disturbance of land, water or subdivision of land within the DPA.

Applicants may be required to submit a detailed environmental impact study prepared by a qualified environmental professional to identify any potential issues and impacts relating to the proposed development and relating to the protection, conservation and enhancement of natural environment protected areas. The environmental impact study may be required to include:

- a. delineation of the natural environment protected area and any sensitive ecosystems, including details on the features and extent of said area; this may need to be done in conjunction with a certified B.C. land surveyor;
- b. description and relevant details of the proposed

development, and an assessment of the impacts of said development, including impacts associated with the construction, operation and/or maintenance of the development on vegetation, wildlife, habitat, hydrology and soils;

- c. erosion and sediment control plan;
- d. grading plan;
- e. stormwater management plan;
- f. tree and vegetation-retention plan; and
- g. where necessary and appropriate, description of any habitat-compensation projects.

1.6 DEVELOPMENT PERMIT CONDITIONS

Development permits issued may require that:

- a. the natural environment protected area be protected or enhanced in accordance with the permit;
- b. the timing and sequence of development occur within specific dates or construction window to minimize environmental impact;
- c. specific development works or construction techniques (e.g., erosion and sediment-control measures, fencing off of trees or vegetation, etc.) be used to ensure minimal or no impact to the natural environment protected area; and/or
- d. mitigation measures (e.g., removal of impervious surfaces, replanting of riparian species, etc.) be undertaken to reduce impacts or restore habitat within the natural environment protected area.

1.7 GUIDELINES

In order to achieve the objectives of this Development Permit Area, the following guidelines shall apply to the issuance of development permits, although not all of the guidelines will apply to all developments:

- a. Efforts should be made to locate development away from: i) habitat for species at risk; ii) mature stands of trees; iii) raptors' nesting sites; iv) wetlands; and v) wildlife corridors.
- b. Efforts should be made to retain and enhance existing healthy native trees, vegetation, rock outcrops and soil wherever possible.
- c. Preservation of natural topography is favoured over blasting or building of retaining walls.
- d. Avoid disturbing, compacting and removing areas of natural soil as this can lead to invasion by unwanted plant species, poor water absorption and poor establishment of new plantings. Use of local, natural

soil in disturbed and restored areas will support re-establishment of ecosystem functions.

- e. Use porous surfaces to enhance stormwater infiltration; permeable paving is preferable for all open-air parking areas. Ensure installation methods contribute to sustained permeability and retention of stormwater on the site. Incorporation of rain gardens, bio-swales, rain barrels and even small depressions (puddles) into landscaping will help reduce surges of stormwater entering local waterways.
- f. New landscaping should consist predominantly of drought-tolerant, native plant and tree species.
- g. Choose absorbent landscaping materials — leaf mulches, wood chips and good quality topsoil — over gravel, pavers and concrete.
- h. Areas that are designated free of development should remain undisturbed and, where necessary, be vegetated with plant materials that complement environmentally sensitive areas. A restrictive covenant may be required to be registered under the *Land Title Act* acknowledging portions of the land are to remain undisturbed and free from development.
- i. Clustering of development may be considered without altering the permitted density provided the number of units does not increase.

1.8 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
 - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
 - ii. the City.

PERMIT AREA 2: RIPARIAN AREAS

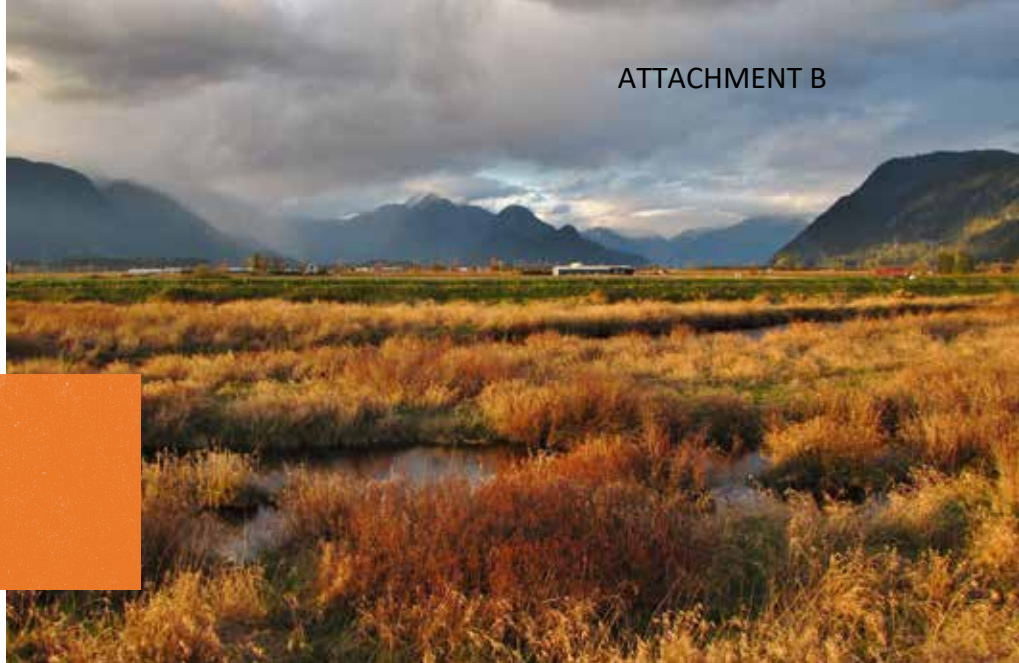


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2.1 PURPOSE

The Riparian Development Permit Area (DPA) establishes objectives for the protection of the natural environment, its ecosystems and biological diversity pursuant to the *Local Government Act*.

2.2 OBJECTIVES

The *Riparian Areas Protection Regulation* requires that the City of Pitt Meadows protect riparian areas from adverse effects of residential, commercial and industrial development. The Riparian Development Permit Area is designated to protect riparian areas from development where the areas provide natural features, functions and conditions that support fish life processes.

2.3 DESIGNATED AREA

Pursuant to section 488 (1) (a) of the *Local Government Act*, all parcels shaded the applicable colour as indicated on the *Map Schedule 10A* and *10B's* legend and any other parcel in the municipality that contains a stream or is partly or entirely located:

- a. within 30 m of the top of the bank of the stream as measured from the high-water mark;
- b. within 30 m beyond the top of the ravine bank for a ravine less than 60 m wide as measured from the high-water mark; or
- c. within 10 m beyond the top of the ravine bank for a ravine 60 m wide or greater.

are collectively designated as the riparian development area (the "Riparian DPA").

Where there is uncertainty regarding the location of development in relation to a Riparian Assessment Area or the nature of stream, the City may require:

- » a plan prepared by a registered B.C. land surveyor or qualified environmental professional to confirm whether the planned disturbance is within the Riparian Assessment Area; or
- » a report prepared by a qualified environmental professional to determine if the stream satisfies the definition criteria.

This DPA does not apply to drainage ditches or watercourses that do not support fish, or drain into a watercourse that does not support fish (e.g., an isolated wetland that is not connected to a stream system; or a roadside ditch that is not directly connected to a stream), where a qualified environmental professional has provided a written report confirming this.

2.4 DEFINITIONS

In this DPA, the following terms have the meanings described below:

"Active floodplain" means an area of land that supports floodplain plant species and is:

- » adjacent to a stream that may be subject to temporary, frequent or seasonal inundation; or
- » within a boundary that is indicated by the visible high-water mark.

"Assessment methods" means the assessment methods set out in the Schedule to the Riparian Areas Protection Regulation.

"Assessment report" means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area, and which is certified for the purposes of this regulation by a qualified environmental professional.

“Development” means any of the following associated with or resulting from residential, commercial or industrial activities:

- » removal, alteration, disruption or destruction of vegetation;
- » disturbance of soils;
- » construction or erection of buildings and structures;
- » creation of non-structural impervious or semi-impervious surfaces;
- » flood-protection works;
- » construction of roads, trails, docks, wharves and bridges;
- » provision and maintenance of sewer and water services;
- » development of drainage systems;
- » development of utility corridors; and
- » subdivision as defined the *Local Government Act*.

“High-water mark” means the visible high-water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation as well as in the nature of the soil itself, and includes the active floodplain.

“Permanent structure” means any building or structure that was lawfully constructed, placed or erected on a secure and long-lasting foundation on land in accordance with any local government bylaw or approval condition in effect at the time of construction, placement or erection.

“Qualified environmental professional” and “QEP” mean a qualified environmental professional as defined in the Riparian Areas Protection Regulation.

“Ravine” means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1.

“Riparian Assessment Area” means:

- » for a stream, the 30 m strip on both sides of the stream, measured from the high-water mark;
- » for a ravine less than 60 m wide, a strip on both sides of the stream measured from the high-water mark to a point that is 30 m beyond the top of the ravine bank; and

- » for a ravine 60 m wide or greater, a strip on both sides of the stream measured from the high-water mark to a point that is 10 m beyond the top of the ravine bank.

“Riparian Areas Protection Regulation” means B.C. Reg. 376/2004 and amendments thereto.

“Streamside Protection and Enhancement Area” and “SPEA” mean an area:

- » adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation, and existing and potential adjacent upland vegetation that exerts an influence on the stream; and
- » the size of which is determined in accordance with the Riparian Areas Regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal.

“Stream” includes any of the following that provide fish habitat:

- » a watercourse, whether it usually contains water or not;
- » a pond, lake, river, creek or brook; or
- » a ditch, spring or wetland that is connected by surface flow to watercourse, lake, pond, creek, or brook.

2.5 EXEMPTIONS

A development permit is not required for:

- a. the removal of trees determined by a certified arborist to represent an imminent risk to safety of life or buildings;
- b. the planting of native trees, shrubs or groundcover for the purpose of enhancing the habitat values and/or soil stability within the DPA;
- c. the installation of seasonal play or recreational equipment on existing yard/lawn areas, such as sandboxes or swing sets;
- d. the development of an approved community water or sanitary sewer system that is not ancillary to a residential, commercial or industrial development.

2.6 APPLICATION REQUIREMENTS

2.6.1 Each development permit application shall be accompanied by:

- a. an assessment report prepared by a QEP in accordance with the Assessment Methods and Development Permit Area guidelines for the purpose of determining the applicable Streamside Protection and Enhancement Area (SPEA) and other measures necessary for the protection of riparian areas;
- b. a scaled siting proposal clearly and accurately identifying all streams and water features, high-water mark, top of bank, top of ravine bank, edge of wetland, riparian assessment area and the SPEA boundary in relation to existing and proposed property lines, and existing and proposed development, as well as the locations of works and activities recommended in the assessment report; and
- c. written certification that the proposed development is consistent with the guidelines of this DPA and the Riparian Areas Protection Regulation, and identifying any mitigation or compensation measures that are consistent with the guidelines, including measures that may be specified as development permit conditions.

2.6.2 Pursuant to the Riparian Areas Protection Regulation and the Local Government Act, the assessment report prepared by a QEP should specifically consider and make recommendations respecting:

- a. the siting of buildings, structures or uses of land;
- b. areas to remain free of development;
- c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
- d. works to preserve, protect or enhance a natural watercourse or other specified environmental feature;
- e. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage or control erosion, or protect the banks of watercourses; and
- f. timing of construction to avoid or mitigate impacts.

2.6.3 Where a development permit relates to the subdivision of land, an assessment report prepared by a QEP should:

- a. identify adequate building sites — including but not limited to: building locations; front- rear- and side-yard areas; site services; access; and parking — on each proposed lot;
- b. identify streams that may be impacted by the proposed development; and

- c. consider whether any natural watercourses should be dedicated pursuant to the Local Government Act.

2.7 DEVELOPMENT PERMITS CONDITIONS

2.7.1 The City is authorized to issue a development permit after receiving:

- a. notification from the Ministry of Environment that Fisheries and Oceans Canada and the Ministry have been:
 - » notified of the development proposal; and
 - » provided with a copy of an assessment report that meets the requirements of the Riparian Areas Regulation; or
- b. documentation demonstrating that Fisheries and Oceans Canada has, with respect to the proposed development, authorized the “harmful alteration, disruption or destruction” of fish habitat pursuant to the Fisheries Act or amendments thereto.

2.7.2 A development permit may include as a term or condition any recommendation made by QEP in an assessment report respecting:

- a. the siting of buildings, structures or uses of land;
- b. areas to remain free of development;
- c. the preservation, protection, restoration or enhancement of any specified natural feature or area;
- d. dedication of natural watercourses to the Crown;
- e. works to preserve, protect or enhance a natural watercourse or other specified environmental feature; and
- f. protection measures to be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, control erosion or protect the banks of watercourses.

2.7.3 A development permit may impose additional terms and conditions respecting the:

- a. sequence and timing of construction, including, but not limited to, timelines for completion of the works identified in the permit;
- b. co-ordination of geotechnical recommendations by a QEP or professional engineer licensed in British Columbia; and
- c. minor modification of a SPEA as generally described in the Riparian Area Regulation Implementation Guidebook where no impacts to fish habitat occur and as recommended in an assessment report by a QEP.

2.7.4 A development permit may vary or supplement a bylaw in accordance with the Local Government Act provided that the variance or supplement is in accordance with the objectives and guidelines of this Development Permit Area.

2.7.5 New landscaping covering 100 m² or more in total site area shall require landscape plans prepared by a registered landscape architect.

2.8 GUIDELINES

In order to achieve the objectives of this Development Permit Area, the following guidelines shall apply to the issuance of Development Permits:

2.8.1 Measures to Protect the Streamside Protection and Enhancement Area

- a. Land shall be developed strictly in accordance with the development permit issued.
- b. No building or structure of any kind shall be located, no vegetation shall be disturbed and no soils shall be removed or deposited within a SPEA except in accordance with the development permit and assessment report.
- c. The SPEA boundary should be clearly flagged, staked or otherwise marked during all development phases to avoid encroachment into the SPEA, in accordance with and along with any other measures required by the QEP to protect the SPEA. As required by the QEP, monitoring by the QEP shall occur throughout the development.

2.8.2 Geotechnical Hazards

Where a proposed development requires geotechnical evaluation pursuant to a geotechnical hazard development permit area or the Community Charter, the riparian assessment shall be co-ordinated with the geotechnical evaluation in order to provide a comprehensive development permit application.

2.9 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.

- b. The amount of security shall be determined by:

- i. submission of a cost estimate of the proposed work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
- ii. the City.

2.9.1 At the discretion of, and if acceptable to, the City, a Letter of Undertaking signed and sealed by a QEP may be accepted in lieu of security where:

- a. the nature of required works, such as landscaping, is minor and the risk of damage to the natural environment is low; and
- b. the QEP will undertake the works and provide to the City a post-construction certification and inspection report as outlined below.

2.9.2 As a condition for the return of permit security, upon completion of the works authorized by a development permit — and for certainty upon expiry of any timeline for completion of works established as a term or condition of a development permit — the holder of the permit must submit to the City and the Ministry of Environment post-construction certification from a QEP that:

- a. certifies that the development has been carried out in accordance with the assessment report and that terms and conditions set out in the assessment report and the development permit have been properly implemented; or
- b. identifies and documents all instances of non-compliance with the assessment report and the development permit, and any measures necessary to correct deficiencies, including any works that should be undertaken by the City.

2.9.4 Where the QEP or the City has identified that permit conditions were not met and/or that corrective action is required, the City shall use the permit security to complete any works required.

2.9.5 The requirement for post-construction certification and inspection may be waived by a condition in a development permit.

PERMIT AREA 3: WILDFIRE HAZARD

3.1 PURPOSE

The Wildfire Hazard Development Permit Area (DPA) establishes objectives for the protection of development from hazardous conditions pursuant to the Local Government Act.

3.2 OBJECTIVES

Parts of rural Pitt Meadows contain land that is forested, steep and has no access to municipal water supply. Other parts of the City are adjacent to forested areas. These lands have been identified as being at risk for wildfire and potential interface wildfire, and, therefore, are designated as being within the Wildfire Hazard DPA. The Wildfire Hazard DPA is established to minimize the risk of wildfire to people, property and structures.

3.3 DESIGNATED AREA

Pursuant to section 488 (1) (b) of the Local Government Act, all parcels shaded the applicable colour as indicated on the Map Schedule 10A and 10B's legends are collectively designated as the wildfire hazard development permit area (the "Wildfire Hazard DPA").

3.4 EXEMPTIONS

A development permit is not required for:

- a. internal renovations of, or minor additions (less than 46 m²) to, existing buildings;

- b. the removal of trees or vegetation if no other Development Permit Areas apply;
- c. planting of fire-resistive vegetation native to the surrounding ecosystem;
- d. any development consisting entirely of non-flammable materials such as metal, stone or concrete;
- e. subdivisions that are lot-line adjustments, subdivisions for park purposes or for lot consolidation;
- f. agricultural buildings or structures;
- g. instances when a restrictive covenant relating to fire hazard requirements and mitigation measures is already registered on title, to the satisfaction of the City; and
- h. instances where building permit plans submitted show compliance with the following guidelines.

3.5 APPLICATION REQUIREMENTS

- a. A development permit is required prior to construction of any building or structure for which a building permit is required under the City's Building Bylaw, and prior to any subdivision other than exempted above.
- b. The City may require one or more report(s) prepared by a professional who is qualified to assess and verify fire hazard. The report(s) shall provide



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recommendations for minimizing interface fire hazard risk to the development as well as, where possible, recommendations to preserve sensitive ecosystems that may be situated near development.

- c. Every application for a development permit shall be accompanied by plans indicating the following:
 - » locations of all existing and proposed buildings and structures;
 - » siting of parking areas and driveways;
 - » extent and nature of existing and proposed landscaping and vegetation, including details of trees and ground cover; and
 - » the exterior materials of existing and proposed buildings (siding and roofs).

3.6 DEVELOPMENT PERMIT CONDITIONS

The City may require registration of a restrictive covenant for areas designated as hazardous and to implement FireSmart building guidelines.

3.7 GUIDELINES

In order to achieve the objectives of this Development Permit Area, the following guidelines shall apply to the issuance of development permits, although not all of the guidelines will apply to all developments.

3.7.1 General

Development should be planned and designed in accordance with FireSmart principles.

3.7.2 Site Guidelines

- a. New buildings or structures should be located as far away from any wildfire risk areas where possible.
- b. Buildings should be sited and road accesses designed to accommodate firefighting vehicles and equipment.
- c. Properties should be clearly marked with the address.
- d. Large properties should have a driveway with a turnaround.
- e. Where the City requires fire hydrants within a development, these must be fully functional prior to construction above the foundation level.

3.7.3 Building Construction

- a. Steep roofs and closed or screened gutters are preferred in order to prevent the collection of leaves or needles, and to reduce the risk of ember shower accumulation.
- b. Roof materials shall have a Class A or B fire-resistance rating as defined in the current British Columbia Building Code, as amended; examples of typical Class A or B roofing products include: asphalt shingles, metal, concrete tile, clay tile, synthetic, slate and hybrid composite materials.

- c. Exterior cladding on elevations adjacent to the wildfire interface should be constructed of ignition-resistant or non-combustible materials such as: stucco, metal siding, brick, concrete and fibre cement, rock and logs or heavy timber.
- d. Tempered, thermal (double-paned) windows should be used for all single-family dwelling construction, including additions and buildings larger than 100 m².
- e. Overhanging projections attached to buildings and their support (i.e., decks, balconies, porches, structural columns and beams) should be constructed of heavy timber construction, ignition-resistant or non-combustible materials, similar to those allowed in the "Exterior Cladding" section above.
- f. The underside of all exposed floors (i.e., underside of balconies, decks and porches) should be sheathed or skirted with fire-resistant materials, similar to those allowed in the "Exterior Cladding" section above.
- g. The underside of all cantilevered floors (i.e., bay windows, hatches and window seats) should be protected with fire-resistant materials and have the floor system fire-blocked at the exterior wall plane.
- h. Areas under overhanging projections should be kept clear of debris.
- i. Exterior doors and garage doors should be fire-rated with a good seal.
- j. All eaves and ventilation openings in exterior walls, roofs and soffits should be covered with 3 mm wire mesh or be designed to prevent flame or ember penetration into the structure.
- k. Eaves and soffits should be constructed of ignition-resistant or non-combustible materials and properly fitted.
- l. Chimneys should have spark arrestors.
- m. For developments that have insufficient water service, as determined by the Fire Chief and Chief Building Inspector, exterior fire sprinklers may be required.
- b. No firewood or similar piles of wood should be located within 10 m of a building used for habitation.
- c. Combustible mulches, such as bark mulch or pine needles, are discouraged.
- d. No additional or new coniferous evergreen trees should be planted, and it is not advisable to retain previously existing mature coniferous evergreen trees, within 10 m of a building used for habitation.
- e. Any coniferous evergreen trees that are to be retained on the property that lie within 10 m of the building must: have limbs pruned such that they are at least 2 m above the ground; be spaced so that they have 3 m between crowns; and no limbs should be within 3 m of the building or attachments such as balconies.
- f. Any wooden fence should be separated from a house with a metal gate.
- g. Removal of all debris (wood and vegetation) after land clearing for development should be completed prior to the approval of any new subdivision plan.

3.8 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
 - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
 - ii. the City.

3.7.4 Landscaping Guidelines

- a. Landscaping on the property within 10 m of a building should consist of low-density, fire-resistant plants. Plants to avoid include coniferous evergreen trees and shrubs, juniper, pine, cedar, fir, spruce and tall grass. Instead, deciduous and broadleaved evergreen trees and shrubs (such as maple, Oregon grape, cherry, rhododendrons, etc.), as well as perennials, annuals and trimmed grass, are preferred.

PERMIT AREA 4: SLOPE HAZARD



4.1 PURPOSE

The Slope Hazard Development Permit Area (DPA) establishes objectives for the protection of development from hazardous conditions pursuant to the Local Government Act.

4.2 OBJECTIVES

Steep slopes are susceptible to erosion, landslide, water run-off and unstable soils. These areas require greater consideration and care when changes are made to the land to ensure that development does not create hazardous conditions. The Slope Hazard Development Permit Area is designated to minimize risk to people and property from slope hazards.

4.3 DESIGNATED AREA

Pursuant to section 488 (1) b) of the Local Government Act, all parcels shaded the applicable colour as indicated on the Map Schedule 10A and 10B's legend are collectively designated as the slope hazard development permit area (the "Slope Hazard DPA").

4.4 EXEMPTIONS

A development permit is not required for:

- a. routine maintenance of existing landscaping and lawn areas;
- b. a situation where the proponent provides satisfactory information to the City that clearly demonstrates that the proposed activity will not be in conflict with the Development Permit Guidelines. The determination may need to be made by a qualified professional concluding that the portion of land being developed is not naturally hazardous and will not create a hazardous condition; or
- c. lot consolidation.

4.5 APPLICATION REQUIREMENTS

- a. A development permit is required prior to any alteration of land, disturbance of vegetation, movement of soils or other disturbance of land, water or subdivision of land within the DPA.
- b. Applicants may be required to submit a report prepared by a qualified professional that includes, but is not limited to, the following information:
 - i. plan of site features, including tree cover, rock outcroppings, watercourses and assessment of soil types, depths and conditions;
 - ii. plans showing the location of all existing and proposed buildings and structures, building envelopes, utility services, driveways and other impervious surfaces;
 - iii. a slope analysis, geotechnical assessment and slope-stability plan providing assessment of the potential for landslide, landslip or erosion, and detailing how the proposed development is to be designed and constructed to prevent any destabilization or erosion of the slope. This will include plans showing lands with 0-10%, 10-20%, 20-30% and 30% and over grades at a 1 m contour interval;
 - iv. location and amount of anticipated removal or fill;
 - v. a site-grading plan, including sections through each lot, that clearly shows building envelopes, including the top of cut and toe of slope, and the slopes of adjacent uphill and downhill lots;
 - vi. recommendations on appropriate building envelopes or setbacks in relation to potential slope hazard, with specific recommendations and criteria for design, construction and maintenance;



- vii. detailed measures to safeguard neighbouring properties and structures arising from the proposed construction or site preparation; and
- viii. identification of the anticipated effects of septic and drainage systems on slope stability.

4.6 DEVELOPMENT PERMIT CONDITIONS

- a. A restrictive covenant acknowledging that the land may be subject to mud flows, erosion, landslide and subsidence may be required. It may also identify a “no disturbance/no build” area.

4.7 GUIDELINES

In order to achieve the objectives of this Development Permit Area, the following guidelines shall apply to the issuance of Development Permits, although not all of the guidelines will apply to all developments.

4.7.1 Site Guidelines

- a. Land with slopes greater than 30% is generally not suitable for residential development and should be avoided.
- b. Development should minimize any alterations to steep slopes, and the project should be designed to fit the site rather than altering the site to fit the project.
- c. Clustering of development may be considered without altering the permitted density provided the number of units does not increase and provided that each lot is suitable for its intended use.
- d. Potential slope hazard areas should remain free of development or, if that is not possible, then:
 - i. mitigation should be undertaken to reduce risk to an acceptable level (risk for both the subject property and any adjacent or nearby lands should be addressed);
 - ii. conditions (e.g., conditions relating to the permitted uses, density or scale of building) should be imposed as necessary to reduce potential hazard to acceptable levels, both as determined by a qualified professional in an assessment report; and
 - iii. building sites should fit with natural site contours and slope conditions such that structural retaining walls or extensive cut and fill are not required, and so that no blasting or significant soil/rock removal or fill are required to build on the site.
- e. Terracing of land is not supported and landscaping should follow the natural contours of the land.
- f. Every residential lot created by subdivision should have a safe building envelope located on stable slopes at less than 20% grade.
- g. A minimum 10 m buffer area from the top or base of any steep slope should be maintained free of development except as otherwise recommended by a qualified professional; on very steep slopes, this buffer area should be increased.



- h. Designs should avoid the need for retaining walls, particularly to minimize cutting of the uphill slope. Large single-plane retaining walls should be avoided. Where necessary, retaining walls should reflect the natural characteristics of the site and smaller sections of retaining wall are preferred. In general, retaining walls should not exceed heights of 3 m on roads or 1.2 m on private properties.

4.7.2 Building Construction

- a. Buildings should be stepped down to reflect natural contours and reduce visual impacts from other areas.
- b. Roof pitches should be aligned to reflect natural slope conditions.
- c. Smaller, stepped decks are preferred over long, continuous or cantilevered decks.
- d. Building materials should reflect the natural setting and avoid shiny or reflective surfaces.

4.7.3 Landscaping

- a. Disturbed slopes should be reinforced and revegetated in accordance with the recommendations of a landscape architect or registered professional forester, and a permit issued by the City.
- b. Native species, including trees, shrubs and other plants, should be used for any new planting.
- c. Water should be diverted away from slopes, yards and structures in a controlled manner and ponding should be avoided near slopes.

- d. Flow should be contained by capturing roof and pavement drainage.
- e. The extent of impervious surfaces should be limited, and absorbent or permeable surfaces should be used instead to encourage infiltration and reduce run-off and erosion.

4.8 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
 - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
 - ii. the City.

PERMIT AREA 5: FARMLAND PROTECTION



PHOTO CREDIT DOUGLAS MILLER

5.1 PURPOSE

The Farmland Protection Development Permit Area (DPA) establishes objectives for the protection of farming pursuant to the *Local Government Act*.

5.2 OBJECTIVES

Agricultural land by area is the most prominent land use within Pitt Meadows and farming is an integral and highly-valued component of the City's economy, heritage and cultural wellbeing. Uncontrolled non-agricultural development next to properties within the Agricultural Land Reserve (ALR) can increase the likelihood of land-use conflicts and nuisance complaints towards farm operations. The Farmland Protection Development Permit Area is designated to minimize these conflicts and support the vitality of local agriculture.

5.3 DESIGNATED AREA

Pursuant to section 488 (1) (c) of the *Local Government Act*, all land shaded the applicable colour as indicated on the *Map Schedule 10A* and *10B's* legend (generally adjacent to or within 30 m of the ALR) are collectively designated as the protection of farming development permit area (the "Protection of Farming DPA").

5.4 EXEMPTIONS

- a. All development in this Development Permit Area is exempted from the requirement to obtain a Development Permit, except:
 - i. subdivision of land; and
 - ii. construction of new buildings and structures within the DPA or additions to existing buildings and structures located partially or wholly within 30 m of the ALR boundary.
- b. For clarity, the following activities are also exempt from obtaining a Development Permit:

- i. replacement or addition to a building where changes do not adversely impact (to the satisfaction of the director responsible for planning and development) agricultural uses or normal farm practices (existing or future) of ALR areas. Adverse impacts can include, but are not limited to, the following:
 - + drainage – when development creates flooding, erosion or siltation damage and reduced groundwater levels that prohibit agricultural irrigation;
 - + irrigation – when development contaminates water supplies used for agricultural irrigation;
 - + transportation and traffic – when development restricts access to farmland or prevents vehicle movement on local roads;
 - + land uses – when development adds sensitive uses adjacent to agricultural land without proper attention to screening or buffering.
- ii. construction, additions or alterations not exceeding 30 m² where no variances of the Zoning Bylaw are required;
- iii. landscaping and normal yard maintenance that do not affect a landscape buffer planted in accordance with these development permit guidelines;
- iv. subdivision for lot-line consolidation only;
- v. if a restrictive covenant relating to landscape buffering requirements and notice of normal farm practices nearby is already registered on title, to the satisfaction of the City; and/or
- vi. where information is provided, to the satisfaction of the director responsible for planning and development, that illustrates that the proposed development will not adversely impact farming or farming buffers used to protect farming.

5.5 APPLICATION REQUIREMENTS

- a. A development permit is required prior to subdivision, construction of or additions to buildings within the DPA. In order to achieve the objectives of this Development Permit Area, the following guidelines shall apply to the issuance of development permits, although not all of the guidelines will apply to all developments.
- b. The City may require an Agricultural Impact Assessment or a report prepared by a professional agrologist quantifying the impacts of any proposed development that may affect agricultural activity and to recommend mitigation strategies to ensure impacts on ALR lands are minimized during and after development.

5.6 DEVELOPMENT PERMIT CONDITIONS

- a. A restrictive covenant may be required specifying that the lot is located near a farming area and that normal farm practices produce noise, dust, light and odour as identified and in accordance with the provincial *Right to Farm Act*. The covenant may also include vegetation buffering requirements and prohibit the removal of vegetation and the construction of, or addition to, any buildings or structures within the buffer area other than fencing in accordance with local government standards or the *BC Ministry of Agriculture Guide to Edge Planning*.

5.7 GUIDELINES

5.7.1 Site Guidelines

- a. Subdivision design must minimize potential negative impacts that may occur between farm and non-farmland users, including being designed to allow for clustering of lots, buildings and structures away from agricultural land.
- b. Subdivision design and construction must minimize erosion.
- c. New single-family residential lots larger than 0.10 hectares must not be located along the boundary of the ALR.
- d. Parks and nature reserves adjacent to the ALR should be designed to locate active recreation facilities, such as playing fields, as far as possible from the boundary of the ALR.
- e. Passive recreation and parking facilities with permeable surfaces could be located near the boundary of the ALR provided there is a vegetated buffer that will inhibit trespass along the boundary.

- f. Groundwater quality and levels should be maintained through an integrated stormwater management plan prepared by a professional engineer or qualified professional. This plan should outline any expected changes to the drainage regime that will result from the proposed development and identify any conditions that should be incorporated into the development permit to protect property from flooding, erosion or other undesirable impacts because of changes to stormwater run-off.
- g. Road layout should not encourage the possibility of future subdivision of agricultural lands. Road endings or stubs that point directly into the ALR are not permitted except where required for access by farm vehicles. Half roads and half cul-de-sacs along the boundary of the ALR shall not be permitted.
- h. Roads and pedestrian-access routes that end at the boundary of the ALR are strongly discouraged except where necessary to provide access for farm equipment.
- i. The road pattern should be designed in such a way to direct urban traffic away from routes used by farmers to move equipment.
- j. The extension of utilities such as water and sewer lines into the ALR is not supported.
- k. Public and strata open spaces should be located next to the boundary of the ALR, with the required landscape buffer forming part of the open space. Open spaces should be designed for water-retention capacity and stormwater attenuation.

5.7.2 Building Construction

- a. Non-farm development within 30 m of any property line of a parcel of land designated within the ALR is discouraged.
- b. Non-farm buildings or structures, except for fencing, should not be permitted within 30 m of any property line of a parcel of land within the ALR.
- c. No residential building should be located within 30 m of the boundary of the ALR.
- d. No commercial or industrial building should be located within 15 m of the boundary of the ALR.

5.7.3 Landscaping

- a. Landscaping within 15 m of a parcel of land within the ALR should be native, non-invasive, drought-tolerant and of suitable height and type to screen non-farm uses.

- b. Landscaping should be designed by a registered landscape architect or registered professional agrologist to reduce potential land-use conflicts that may arise and should include a maintenance plan to promote long-term protection of farmlands from nuisance complaints. The City may require professional inspection(s) and confirmation that the works have been completed according to the landscaping plans.
- c. For parcels located immediately adjacent to the ALR, a vegetated buffer should be provided and maintained parallel to and along the urban side of the ALR boundary in accordance with the following criteria:
 - i. All vegetated buffers intended to screen residential development from ALR lands should be continuous and be a minimum 15 m in width as measured as a perpendicular distance from the ALR boundary.
 - ii. All vegetated buffers intended to screen commercial or industrial uses from ALR lands should be continuous and be a minimum 8 m in width as measured as a perpendicular distance from the ALR boundary.
 - iii. All vegetated buffers should be designed, established and maintained in accordance with the *BC Ministry of Agriculture Guide to Edge Planning*.
 - iv. Irrigation should be provided during the first two years after planting and permanent irrigation should be installed where the landscape architect indicates it is necessary to ensure long-term plant survival.
 - v. Vegetated buffers should be installed prior to final subdivision registration or the issuance of any building permit.
 - vi. Paths and/or passive recreational uses should typically not be part of the vegetated buffer. Paths and/or passive recreational uses that are necessary to complete a trail network or that form part of a parks or trail plan may be included as part of a vegetated buffer; however, they should not take up more than one third of the width of the buffer and must be located away from the ALR boundary. The remaining two thirds of the buffer must be designed with special attention to inhibiting trespass onto ALR land and a registered landscape architect should certify that the overall effectiveness of the buffer will be the same as if the entire width were vegetated, and that it will meet the objectives of the development permit area.
 - vii. Provide landscaping with trees, including coniferous trees, as a major landscaping component, as well as dense vegetation, within the required landscaped buffer. Wherever possible, double rows of trees should be planted. Any existing mature trees within the buffer area should be preserved. A majority of the plant material selected should include low-maintenance, native vegetation and should be able to survive with little or no fertilizers.
 - viii. For added effectiveness of the buffer, consider provision of a low landscaped berm as part of the buffer.
 - ix. Where possible, existing landscaping or native vegetation that meets the intent of these guidelines should be retained.
 - x. Fencing that is designed to minimize conflicts between the adjacent non-farm uses and uses occurring on ALR lands should be installed on the property line of the non-farm parcel. The City may require that the applicant provide a report prepared by a registered professional agrologist that contains recommendations for appropriate fencing materials, location and height.

5.8 SECURITY

- a. The City shall require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit to ensure that the conditions of the development permit are met and to correct any damage to the environment that may result as a consequence of a contravention of a permit condition.
- b. The amount of security shall be determined by:
 - i. submission of a cost estimate of the proposed landscaping work prepared by a qualified professional. The City will require 110% of the proposed value of work as security to ensure sufficient funds to cover the cost of any work that may be undertaken by the City to correct deficient landscaping conditions, an unsafe condition and damage to the natural environment that could reasonably be expected to result from the contravention of the permit; or
 - ii. the City.