

protecting ecosystems

NORTH PENDER ISLAND

photo: Christine Rikely

What are Development Permit Areas?

The community of North Pender has identified the preservation and protection of sensitive ecosystems - including woodland areas, riparian areas beside streams and lakes, and intertidal areas, and others - as a priority. These ecosystems are critical to the overall health of the island's environment and integral to what makes North Pender and the whole Trust Area unique.

By designating **Development Permit Areas (DPAs)**, the North Pender Local Trust Committee (LTC) is able to provide protection to ecosystems that have been identified and designated as particularly sensitive to the impacts of development. DPAs are part of North Pender's Official Community Plan (OCP) and there are currently eight (8) covering about 7% of the island and its foreshore.

There is genuine concern about development occurring in a DPA that could cause irreparable damage to protected ecosystems. There is a required procedure to follow that supports appropriate development while also ensuring the environment is protected. The LTC is providing this information so landowners and contractors are better aware of the existence of DPAs on the island and know how to proceed should they be contemplating development.

Development generally means any subdivision or alteration of the land or any construction, alteration, or addition to buildings and structures including over the water in some cases. This includes activities such as removing trees or vegetation or putting in roads or docks.

Should you wish to develop in a DPA, you need to obtain a **Development Permit (DP)**. These allow the LTC to review the proposed development and ensure that development is best managed to protect the ecosystem in question. DPs can also facilitate restoration and enhancement.

What does this mean for my property?

Your property may contain one or more DPAs (see over). This means that if you plan to develop in a DPA then you may need to obtain a DP first. This does not necessarily mean development cannot occur, although avoidance of DP areas if possible is a best, first strategy. There are circumstances, particularly **Development Permit Area 10 - Riparian and Aquatic Ecosystems**, where some portions of the DPA will be dedicated as an area where no development can occur. If you have DPA 10 on your property, please refer to the specific sheet available online or contact staff (over).

When do I need a DP?

You will need to obtain a DP for any development activity that is not exempt and that is proposed within a DPA. If you have more than one DPA on a property you only need to make one application and pay one fee, and one permit will incorporate all DPA conditions. Most applications will require that you hire a Qualified Environmental Professional (QEP- usually a biologist) who will follow the DPA guidelines and provide a report on the condition and significance of the ecosystem, as well as on the potential impacts of your proposal. They will also make recommendations on restoration and construction management and on how to limit or repair loss or damage to the ecosystem. If you are uncertain whether you need a DP, contact staff before proceeding.

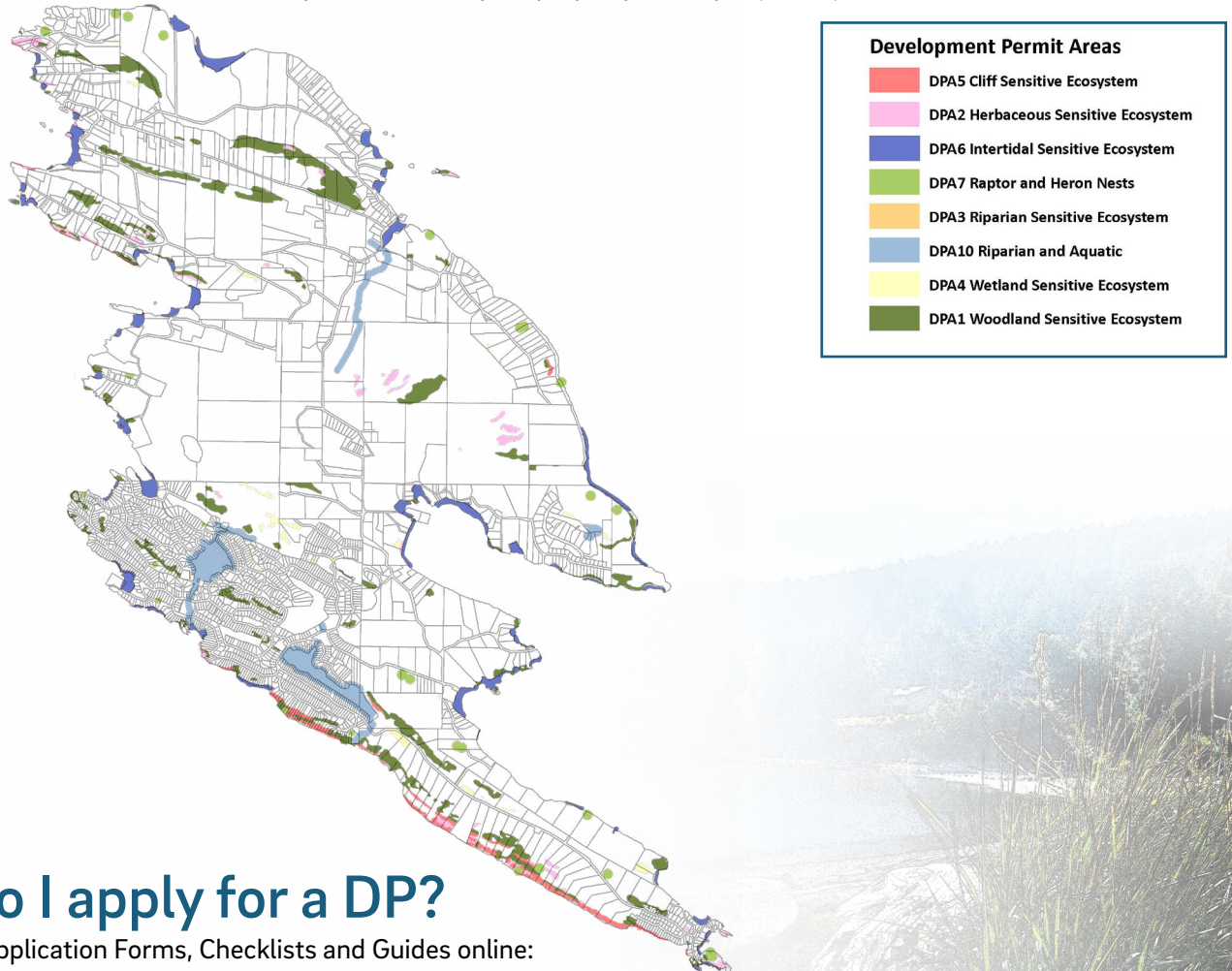
Proceeding with development without obtaining a DP when required is **illegal** and can result in enforcement action, construction delays, restoration works to repair ecosystem damage, and other costs.

Are there exemptions?

For each DPA there are exemptions both for certain actives and where the absence of the ecosystem (i.e. due to a mapping error) can be verified. Please consult the DP in the OCP (see below) for exemptions.

Where are the DPAs located?

Below is a compilation map for the island. This provides a general idea of where the DPAs are designated. The map is also available on the North Pender website or you can search your property on MapIT (below).



How do I apply for a DP?

You can find Application Forms, Checklists and Guides online:

<http://www.islandstrust.bc.ca/islands/land-use-planning/application-guides-forms/>

The fee for an DP for a protection area on North Pender is \$200.

Where can I get more information?

General Information: www.islandstrust.bc.ca

Southern Planning Team: (250) 405-5151 or southernplanningteam@islandstrust.bc.ca

DPA Map and Information sheets for all DPAs: www.islandstrust.bc.ca/npender/dpa-resources/

The North Pender Official Community Plan (OCP): www.islandstrust.bc.ca/npender/bylaw-171/

Islands Trust MapIT mapping tool: <http://mapfiles.islandstrust.bc.ca/>