

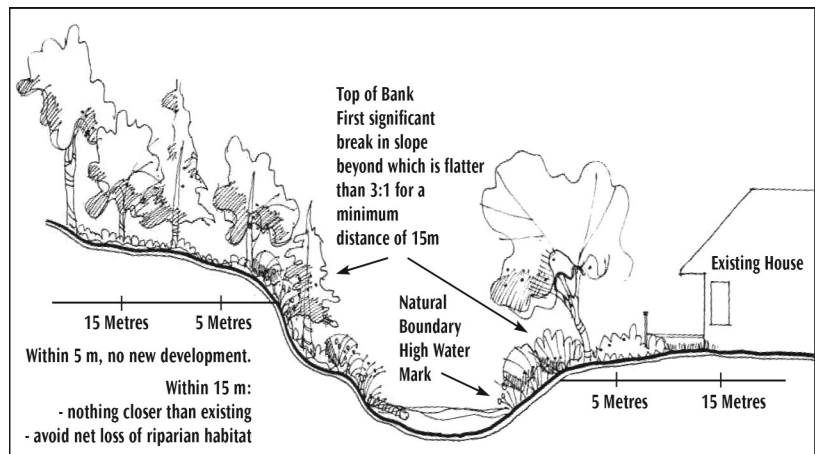
Watercourse Protection

Environmental Development Permits Existing Neighbourhoods

When is an Environmental Development Permit Required?

An Environmental Development Permit is required if you are doing any work within 15 metres of the top of watercourse bank:

- constructing any structure or building;
- constructing an impervious / semi-impervious surface; or
- undertaking any landscaping work.



Guidelines

- locate development on portions of the site that are least environmentally sensitive
- enhance and, where feasible, restore watercourses in already developed areas to improve watercourse quality from uplands to inlets

Non-Permanent Watercourse (water less than six months in a year)

- avoid net loss of riparian habitat within five metres of the top of the non-permanent watercourse bank

Permanent Watercourse (water more than six months in a year)

- within 5 metres of the top of the watercourse bank:
 - keep free of new buildings, structures and impervious / semi-impervious surfaces
- within 15 metres of the top of the watercourse bank:
 - locate new buildings, structures and impervious / semi-impervious surfaces at least as far from the watercourse as any existing development
 - avoid net loss of riparian habitat

FOR MORE INFORMATION CALL 604-925-7055.

Watercourse Protection

Exemptions

- renovation to interiors
- construction and maintenance activities carried out outside of 15 metres of top of watercourse bank or edge of wetland
- maintenance of the existing landscape conditions
- regular and emergency District maintenance activities for drainage control
- construction and maintenance activities carried out to enhance the coexistence of natural habitats and public trails
- emergency works
- the implementation of a fish habitat mitigation or restoration plan

Frequently Asked Questions

- **No net loss** is a working principle by which the District strives to balance unavoidable habitat losses with habitat replacement on a project-by-project basis so that further reductions to fisheries resources due to habitat loss or damage may be prevented.
- If Staff determine that a proposal is consistent with the Watercourse Protection Guidelines, a permit will be issued.



You may Consider:

- zoning bylaw variances in order to prevent loss of habitat within 15 metres of the top of the watercourse bank or edge of the wetland, including reduced building setbacks.
- Where it is not practical to avoid net loss of riparian habitat within 15 metres of the top of the watercourse bank or edge of the wetland, provide compensatory habitat approved by the District of West Vancouver to achieve no net loss of riparian habitat, by replanting or restoring a similar area on the same watercourse or wetland, or contributing to a District habitat restoration program in an amount equivalent to the cost of providing such compensatory habitat.

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