Form T1 – Development Permit Area for Streamside Protection and Enhancement (SPEA) – Application Guide

Background:
Bylaw No. 6349, adopted on March 23, 2005, established a new Development Permit (DP) Area to protect the natural environment along streams from development or alteration of land associated with residential, commercial, industrial, institutional, service or utility uses and ancillary uses.

Properties Affected:
All properties in Delta located within 30 m (98 ft) of a stream, which includes rivers, sloughs, ditches and ponds, now fall within this DP area.

When Is A DP Required?
A DP is required in addition to other authorizations (e.g. Building Permit). If you are planning on undertaking any of the following activities, contact the City of Delta to determine if you need a DP:

- ❑ Subdivision;
- ❑ Construction or erection of buildings and structures;
- ❑ Removal, alteration, disruption or destruction of vegetation;
- ❑ Removal, deposit or disturbance of soils;
- ❑ 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; or
- ❑ Development of utility corridors.

Some types of development have been excluded from this process because of their scale or because other processes are in place to address environmental impacts.

Exclusions:
A DP is not required for:

- ❑ Routine yard work and/or maintenance activities that do not require a Building or Plumbing Permit (e.g., mowing lawns, trimming trees, planting vegetation, gardening, minor soil disturbances, etc.);
- ❑ Accessory buildings associated with single family residential use;
- ❑ Interior renovations, and non-structural exterior renovations;
- ❑ Streamside enhancement activities (e.g. planting riparian species, removing invasive species);
- ❑ Agricultural uses and farm practices; or
- ❑ Some types of development along the Fraser River, Roberts Bank or Boundary Bay subject to the Department of Fisheries and Oceans project review process.

Even if you do not require a DP, you should check with the City of Delta before undertaking any activities or construction in proximity to a stream as other laws or requirements may apply.

Importance of Streamside Areas:
The "Riparian Zone" – the transitional area between aquatic and upland environments – serves a variety of functions and provides a number of benefits:

- ❑ Provides habitat for wildlife by supplying food and shelter;
- ❑ Provides organic debris and keeps water shaded and cool for aquatic life;
- ❑ Reduces detrimental sediment, nutrient and water pollution;
- ❑ Retains storm water and reduces flooding;
- ❑ Minimizes stream bank erosion;
- ❑ Absorbs pollution, improves our air quality, and regulates microclimates; and
- ❑ Enhances the scenic landscape.

Development contributes to changes in the Riparian Zone through the loss of trees and vegetation and the alteration of natural processes. As a result of these changes, the ability of riparian areas to provide the benefits described above may be greatly diminished or totally lost. Bylaw No. 6349 is intended to protect the Riparian Zones, minimize the impacts of new development along streams, and maintain or restore important streamside functions and benefits.

Guidelines:
In reviewing DP applications, the following guidelines are considered:

- ❑ The distance that the development should be set back from the stream is determined in relation to the type of stream;
- ❑ Existing tree cover should be preserved on the site except in areas proposed for buildings, structures and site accesses;
- ❑ Planting of vegetation should be provided;
- ❑ Fencing or other works should be considered to preserve and protect streams or newly planted areas;
- ❑ Alternative design options will be considered (e.g., alternative drainage measures, engineered wetlands for storm water, etc.);
- ❑ Alteration of natural drainage of the site and adjacent properties should be minimized;
- ❑ Sediment management strategies should be in place; and
- ❑ Opportunities to register covenants or dedicate land should be considered.

Please refer to Development Permit Area for Streamside Protection and Enhancement (SPEA) - Bylaw No. 6349 Interpretation Guide.