

DEVELOPMENT PERMIT AREAS NORTH PENDER ISLAND



A number of areas on North Pender Island have been designated as development permit areas or DPAs. If you are the owner of a property that is wholly or partly within one of the areas, you will need to obtain a development permit before initiating certain kinds of land altering activities within these areas on your property.

WHAT IS A DEVELOPMENT PERMIT AREA (DPA)?

A DPA is an area of land or water that has been designated by the North Pender Island Local Trust Committee to achieve protection or to address design criteria. At present, North Pender Island has eight DPA designations. Within each of these designations land alteration, construction and subdivision are restricted until a development permit is obtained. Most DPAs on North Pender Island are designed to protect sensitive or rare natural environments while others address aesthetic concerns by guiding the form and character on commercially and industrially zoned properties.

HOW DO I KNOW IF MY LAND IS AFFECTED BY A DPA?

To determine whether your land is impacted a DPA refer to Schedule B for commercial and industrial form and character DPA, and Schedules I - O for environmental DPAs in the North Pender Island Official Community Plan (OCP). Copies of the OCP are available from the Local Trust Committee Office in the Driftwood Centre, the North Pender Island Library and on the Islands Trust website at www.islandstrust.bc.ca/ltc/np/bylaws.cfm. Maps are posted in the Local Trust Committee and CRD offices located in the Driftwood Centre. In addition, Islands Trust Planning staff will assist you if you have any questions. Contact information is provided at the end of this document.

HOW DO I KNOW WHETHER I REQUIRE A DEVELOPMENT PERMIT?

If you plan to build, alter or subdivide land that is located within a DPA, you may need a permit. To check, refer to Section 5.2 of the OCP. This section includes general guidelines for environmental DPAs as well as specific guidelines for each DPA designation. If you have any questions, contact Islands Trust planning staff. Contact information is listed at the end of this document.

You do not need a permit for buildings or developments located within DPAs that were present prior to the approval of the current OCP on January 31st, 2008.

HOW DO I APPLY FOR A PERMIT?

If you need a permit, request an application form from the Islands Trust, pick one up at the Local Trust or CRD offices or download the online application form from www.islandstrust.bc.ca/lup/pdf/dpapplication.pdf.

ARE THERE EXEMPTIONS FOR A PERMIT?

Yes. Section 5.2 of the North Pender Island OCP provides a list of general exemptions for environmental DPAs as well as specific exemptions for each DPA designation but only for some areas and for some land alterations. If you have any questions Islands Trust planning staff are available to assist you.

WHAT IF MY PROPERTY IS IN TWO DPAS?

You only need to submit one application and pay one fee. If you have any question please contact planning staff as they can determine whether more than one DPA applies to a property. Where two DPAs apply, the guidelines of both apply. In such cases, one permit is issued.

HOW LONG DOES IT TAKE TO GET A PERMIT?

It depends on the nature of the application. If Islands Trust planning staff has determined that a permit is required the application will have to be processed by planning staff and put before the Local Trust Committee (LTC) for their review and decision. The LTC meets monthly. Prospective applicants should submit their application at least 4-6 weeks prior to a LTC meeting to provide staff adequate review and processing time.

AM I REQUIRED TO HIRE THE SERVICES OF A PROFESSIONAL?

Possibly, depending on the nature of the proposal and to what extent it impacts a DPA. The DPA guidelines contained in Section 5.2 of the OCP clearly outline the specific requirements associated with each DPA. It is strongly recommended that you contact Islands Trust staff before proceeding with a development permit application in order to fully understand the nature of the potential options and requirements available to you.

ARE THERE ANY BENEFITS TO HAVING A DPA ON YOUR PROPERTY?

Prospective residents increasingly desire communities that actively protect and integrate the natural features and spaces, and consider the appearance of industrial and commercial developments. Research indicates that green space and properties with natural and treed areas are worth 5-20% more than properties without these features. Properties affected by environmental DPAs may qualify for the Natural Area Protection Tax Exemption Program (NAPTEP), which confers a 65% savings on property taxes over areas covenanted under this program. More information on NAPTEP is available from Islands Trust staff or from www.islandstrustfund.bc.ca/naptep.cfm.

WHAT DOES A PERMIT COST?

The application fee varies depending on the type of DP Area. For environmental DPAs that protect the natural environment and DPAs that protect development from hazardous conditions, the fee is \$200. For DPAs that guide form and character of commercial development, the fee is \$850.

WHAT HAPPENS IF I DON'T APPLY OR GO BEYOND THE LIMITS SET IN MY PERMIT?

If you need a permit for land altering activities that you are planning, you must obtain the permit prior to commencing work. Work begun without a permit is a violation of the requirements of the OCP and the *Local Government Act* and could be subject to bylaw enforcement procedures. You may also be subject to bylaw enforcement if you make alterations beyond those allowed under an approved permit.

NORTH PENDER DEVELOPMENT PERMIT AREAS

Woodland Ecosystems

Woodland ecosystems, which include Garry Oak groves and mixed forests of arbutus and Douglas-fir, are the most threatened ecosystem in the Islands Trust. They have been designated nationally, provincially and regionally rare. Garry oak woodlands support the highest plant species diversity of any terrestrial ecosystem in British Columbia. They have also been particularly impacted by urban and rural development. The purpose of this DPA is to provide improved protection to the remaining woodland ecosystems that remain on the island. Areas covered by this DPA are indicated in Schedule I of the OCP.

Herbaceous Ecosystems

Herbaceous ecosystems are extremely rare. They comprise the island's wildflower meadows and grassy hilltops, which are characterized by their thin soils and interspersed moss-covered rock outcrops. They typically occur as small openings in forested areas and can occur from the shoreline to the summits of inland hills. The purpose of this DPA is to guide development in these rare and fragile areas that are prone to disturbance and the establishment of invasive plant species. The areas covered by this DPA are shown in Schedule J of the OCP.

Riparian Ecosystems

This area is extremely limited and applies to a few areas adjacent to and influenced by watercourses such as streams. Riparian areas store and purify water. They are also highly productive, generally vegetated and are used by wildlife for food, protection and travel. The purpose of this DPA is to provide increased protection to this important, sensitive and rare island ecosystem. The areas covered by this DPA are indicated in Schedule K of the OCP.

Wetland Ecosystems

Wetland ecosystems include areas on the island that are generally moist or contain saturated soils and are dominated by water-loving plants. Their moist characteristics provide an important

and increasingly rare habitat for a wide range of common, threatened, and unique species. These areas are valued because of their increasing rarity, their high biodiversity, important and specialized functions, and the vital link they provide between upland or dry and aquatic environments. Areas covered by this DPA are indicated in Schedule L and include swamps, marshes, bogs, wet meadows and fens, estuaries and other shallow water areas not part of an active floodplain or watercourse.

Cliff Ecosystems

This area includes identified rare and extremely sensitive cliff ecosystems. Cliff ecosystems occur on the island's steep, vertical, or overhanging rock faces where sparse vegetation may be often restricted to moisture and soil-retaining crevices and ledges. The intent of this DPA indicated in Schedule M of the OCP is to protect the shallow soils of this ecosystem, which are extremely susceptible to human disturbance resulting in erosion, and the establishment of noxious or invasive plant species.

Intertidal Ecosystems

Ecologically important or sensitive intertidal habitats along North Pender Island's coast such as salt marshes, eelgrass and kelp beds are covered by this DPA. The intent is to protect marine and estuarine ecosystems that provide important habitat for sensitive and ecologically important fish and marine organisms. This DPA provides guidelines for the development of new stairs, walkways, boat launch ramps and docks in the areas designated in Schedule N of the OCP.

Raptor Nests

This area has been established to protect identified and sensitive bald eagle, raptor, and great blue heron nesting and breeding habitat. Identified breeding and nesting sites are generally covered by a 30-50 metre diameter areas indicated in Schedule O of the OCP. Development permits may be issued to allow for activities in this DPA during times when nest sites are not occupied and to allow for the restoration or enhancement of key habitat features.

Commercial and Industrial Form and Character

This area includes all land on North Pender zoned Commercial One, Commercial Two, Commercial Three, Comprehensive Development One, Light Industrial, and Water Two. This bylaw establishes form and character guidelines for new or additional commercial or industrial activities to ensure that they are developed in a manner that is consistent or enhances rural character and avoids negatively affecting neighbouring properties.

CONTACTING THE ISLANDS TRUST

Phone

Toll Free via Enquiry BC: 1.800.663.7867

Request the phone or fax number provided below

For general enquiries: 250.405.5151

Fax 250.405.5155

Email View Islands Trust website for staff contacts and email addresses.

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