



Campbell River Estuary Development Permit Area

Sustainable OCP Bylaw 3475, 2012

This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas..

As part of your Development Permit application you will need to consider the following:

- **General Environmental Development Permit Guidelines,**
- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For Area Designation, Justification and Exemption for this section please refer to Chapter 21 Sustainable OCP Bylaw 3475, 2012.**

Estuary Development Permit Guidelines

In addition to the *General Environmental Development Permit Guidelines*, the following specific guidelines shall be addressed for the Campbell River Estuary Development Permit Area. Developments within and adjacent to the Campbell River Estuary shall be consistent with the comments and recommendations of the *North Campbell River Estuary Area Smart Growth Study*, particularly those for the intertidal and riparian area prepared by Archipelago Marine Research Ltd. and Coastal and Oceans Resources Inc. Tyee Spit Lease area developments must be consistent with the *Tyee Spit Lease Plan*.

In addition, the following guidelines also apply:

1. The restoration or rehabilitation of aquatic, riparian and upland areas that have been lost or degraded by previous land uses are encouraged to maximize their value as fish and wildlife habitat.
2. Drainage works that improve the flushing of Baikie's slough, the adjacent log pond and the booming pocket next to the dry land sort, is encouraged. These drainage works shall incorporate measures to minimize the risk of property damage in the event of flood flows.
3. Dredging in the main channel of the Campbell River is generally not supported unless it is undertaken for public safety or habitat restoration purposes.



4. Silt and debris removal in off-channel areas is generally supported if it does not impact fish and wildlife habitat and it has approval from relevant provincial and federal agencies as required.
5. The development of recreational greenways throughout the Plan area shall be encouraged. Public access will be chosen with respect for estuarine habitat functions.
6. A policy of net habitat gain within the study area shall be adopted for estuarine and adjacent uplands.
Foreshore developments (outside the slough) shall dedicate or preserve and maintain a natural, vegetated buffer strip within the first 30 meters above the high-water mark, except where access is essential for water transportation or public use or as otherwise directed by a Qualified Environmental Professional. The width of the buffer may be averaged to preserve significant stands of existing trees. In all cases, the width of the buffer may be averaged to preserve significant natural features. The width of the buffer may be reduced if site development and management can achieve the goals of the estuary rehabilitation plan, and if there is a significant net gain in aquatic and/or wildlife habitat. In all cases, reduction in the buffer width will require approval of appropriate federal and provincial agencies, in addition to the City of Campbell River, and minimum building setback shall be 15 metres.
7. Developments adjacent to channels, canals or sloughs located in environmentally sensitive areas shall dedicate or preserve and maintain a natural, vegetated buffer strip within the first 15.2 metres above the high-water mark of the slough. The areas within that highwater mark buffer shall remain free of development, except in accordance with the conditions of the permit. Works shall be constructed, wherever required, to preserve and enhance the banks of the slough.
8. Potentially polluting activities shall maintain a minimum 30 metres setback from the high water mark, except in accordance with the conditions of the permit.
9. Clustering and medium density development of upland land uses shall be encouraged to provide open space while maximizing development opportunities from high value land.
10. The assessment of site contamination on former industrial lands and their associated remediation shall be required for all upland development sites.
11. Project proposals for new development shall include an archaeological impact



assessment.

12. All intertidal areas shall be preserved, except in accordance with the conditions of the permit. Works shall be constructed, where required, to preserve and enhance the shoreline by:
 - a. When compatible with environmental protection guidelines, providing safe, durable access such that people are afforded a view of the waterfront wherever possible;
 - b. Retaining mature vegetation, including existing large trees, shrubs, and aquatic vegetation;
 - c. Replanting disturbed areas with native vegetation;
 - d. Where development over the water is necessary, land fill shall be avoided. The preferred method of development over the water is on pilings or floating structures;
 - e. No alterations shall be made to the intertidal area without appropriate environmental studies and implementation of mitigation measures;
 - f. Conformance with these guidelines does not exempt applicants from meeting requirements of other federal and provincial agencies.

13. Design public access to the waterfront for the purpose of recreation or education in a manner that is consistent with the natural values of the site.

Please contact Land Use Services Department staff for further discussion

