



## When is a development permit required?

Any land alteration within 30 metres of a watercourse or the top of bank will require a Development Permit(s) and a Riparian Area Protection Regulation Assessment -- even if that watercourse is not on your property.

### Land alteration includes:

- Removing or altering plants and trees
- Disturbing soils, placement of fill
- Constructing buildings and structures
- Constructing roads, trails, docks, wharves, bridges
- Creating hard surfaces such as decks and pavement
- Installing works for flood protection
- Developing drainage systems and utility corridors
- Servicing sewage and water systems
- Subdivision applications

These regulations will help you conduct your activities responsibly to avoid degrading valuable riparian habitat and avoid visits from a Bylaw Enforcement Officer.

## CONTACT US

 [planning@scrd.ca](mailto:planning@scrd.ca)

 [www.scrd.ca/streams](http://www.scrd.ca/streams)

This brochure is a summary of the SCRD and Provincial regulations. It is not legal advice and does not provide an interpretation of the law.



## Quick Guide for Riparian Landowners

Regulations and policies  
for streams, wetlands,  
ponds, lakes and ditches.

## Get to know your backyard riparian area: it's not just for fish!

The privilege of living alongside a stream, wetland or lake comes with the responsibility of understanding how to manage your property to protect the health of a valuable natural resource.

Healthy streams and wetlands play a critical role in absorbing and filtering rainwater and run off, which is essential for flood protection for your property and those downstream.

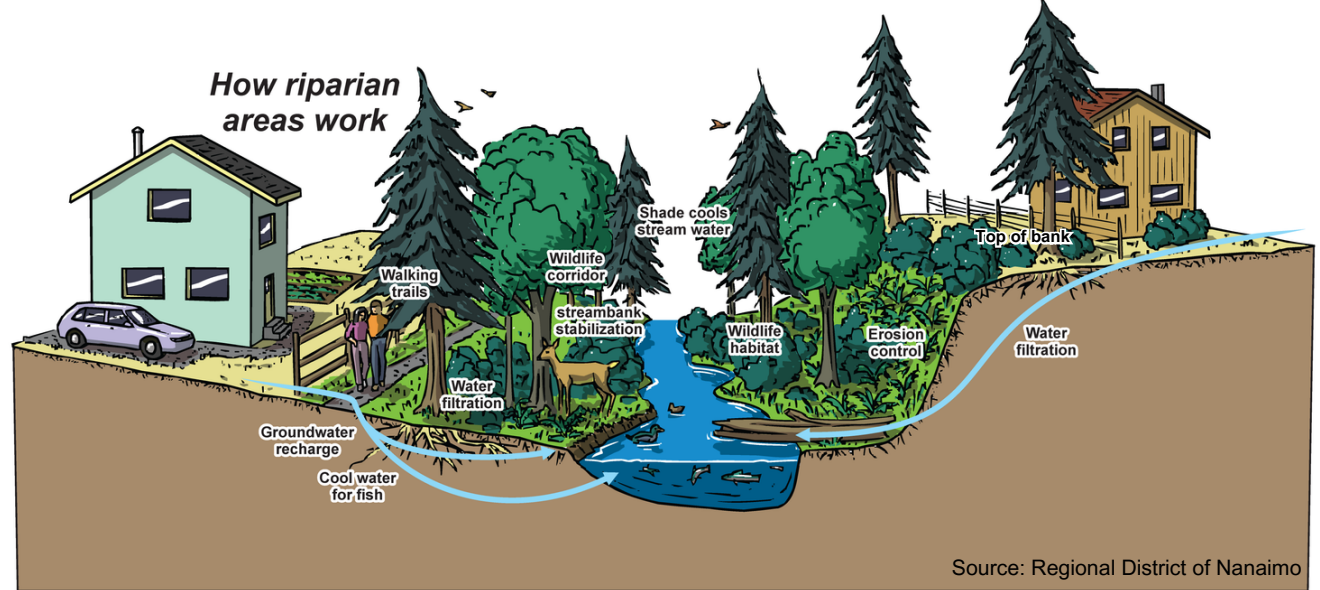
As a riparian landowner, you are uniquely positioned to positively impact the health of your stream and watershed for the benefit of communities, fish, and wildlife.

# WHAT IS A RIPARIAN AREA?

Riparian areas are the lands beside streams, lakes, wetlands and ditches, the “in-between” place where land and water meet. Riparian areas are important transition zones between the land and the water. The trees, plants and woody debris within a riparian area shade the water, provide food and habitat for fish and wildlife, stop the sides of streams from wearing away and help slow rainwater runoff.

Valuable riparian areas, ravines and fish habitat are protected by the federal Fisheries Act and provincial Riparian Areas Protection Act, the Water Act, and locally through Sunshine Coast Regional District (SCRD) Development Permit Areas.

Fish habitats are areas on which fish depend on **directly or indirectly** for a variety of needs including spawning, nursery, rearing, food supply and migration.



## DEVELOPMENT PERMIT AREAS

A Development Permit is required if you are planning to alter land, subdivide land, or construct buildings/structures in a Development Permit Area or within 30 metres of the top of bank of a **stream, river, creek, pond, lake, connected ditch, spring or wetlands**, even if human-made, or is not wet all the time.

Learn how to apply for a Development Permit here: [www.scrd.ca/planning](http://www.scrd.ca/planning)

## PROVINCIAL REGULATIONS

Provincial regulations direct local governments to protect riparian areas from development by ensuring a Qualified Environmental Professional conducts a science-based assessment of proposed activities and land alteration, called a **Riparian Area Protection Assessment**.

Visit the provincial Riparian Areas Protection Regulation website to learn more.

## WHAT HAS A RIPARIAN AREA?

Ponds and lakes

Wetlands, swamps or bogs

Streams or springs, even if seasonal

Ditches connected to stream networks

Steep ravines and banks on the side of streams