

Proposed Changes to Colwood's Environmental Guidelines

Purpose

The City of Colwood is proposing to update its environmental development permit area policies and guidelines within its Official Community Plan. The purpose of this update is to:

- a) Ensure compliance with provincial Riparian Area Protection Regulation and recent case law;
- b) Maintain the City's current approach of utilizing a Professional Reliance Model (as opposed to an in-house alternative) to meet municipal requirements under legislation;
- c) Simplify language to improve document readability;
- d) Provide clearer procedural guidance to support staff's review of development permit applications in riparian areas; and,
- e) Provide new policies to help protect wetlands, non-fish bearing streams and stream beds that are not currently protected by the provincial Riparian Area Protection Regulation.

Survey

The City is seeking input from the development community and Qualified Professionals on the proposed amendments. Please share your thoughts about the proposed changes to the City's environmental guidelines.

The survey results will be used by City staff to determine if any revisions or further amendments to the environmental guidelines are necessary. All input will be considered alongside technical, environmental, financial, and regulatory considerations and may or may not result in any additional changes to the guidelines.

1. Which of the following best describes you (please select as many as applicable):
 - Qualified Environmental Professional
 - Registered Professional Biologist
 - Aquatic and Terrestrial Ecologist
 - Agrologist
 - Arborist
 - Landscape Architect
 - Architect or Designer
 - Engineer
 - Developer
 - Development Consultant
 - Other: _____



2. Which company or organization do you represent?

3. Which of the following best describes you?

- I am currently working on a development project in the City of Colwood
- I have worked on a development project in the City of Colwood within the last 5 years
- I have worked on a development project in the City of Colwood more than 5 years ago
- I have never worked on a development project in the City of Colwood
- Other: _____

Proposed Changes to Section 18: Development Permit Area Guidelines

The City is considering the following **key changes** to Section 18 (Development Permit Area Guidelines):

- Within sub-section 18.2, a new general regulation was added to prohibit site alteration on a property located within an environmental development permit area until the City is in receipt of a building permit application for the property.
- Within sub-section 18.2, a new general regulation was added to prohibit the removal of protected trees located on a property within the City’s environmental development permit area until the City has issued a tree management permit to address tree removal on the property.
- Figure 18 was updated to apply consistent language for the Marine Shoreline development permit area, indicate that the riparian areas shown in the figure are only those that are known to the City, and to replace the textbox that explains where the sensitive foreshore areas are located with a textbox indicating that definitions for each environmental DP area can be found within the newly added sub-section 19.4 Where and When Environmental DPA Guidelines Apply.

Additional information regarding the proposed changes to Section 18 (DP Area Guidelines) of the Official Community Plan can be found [here](#).

4. Recognizing that the City of Colwood’s top priority is the protection of the environment, how do you foresee these proposed amendments to Section 18 bringing positive change?

5. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to Section 18 bringing negative change? Do you have any suggestions or improvements to the proposed amendments that could help prevent negative change?

Proposed Changes to Section 19: Environmental Development Permit Areas

The City is considering the following **key changes** to Section 19 (Environmental Development Permit Areas):

- Within sub-section 19.2, the list of environmental development permit exemptions have been re-organized based on land use, type of development, landscape activities, and hazards. Additionally, where two or more similar exemptions existed, some exemptions were removed and consolidated. Lastly, six new exemptions were added.
- Within sub-section 19.3, the list of submission requirements for environmental development permits has been updated.
- A new sub-section was added (Section 19.4 When and Where Environmental Development Permit Area Guidelines Apply) to clarify that an environmental development permit (riparian) is required for proposed development within 30 metres of a riparian area even when that riparian area is not shown in the map in Figure 18.
- A new sub-section was added (Section 19.5 Securities) to formalize a standard framework and practice of collecting and returning security deposits associated with environmental development permits.

Additional information regarding the proposed changes to Section 19 (Environmental Development Permit Areas) of the Official Community Plan can be found [here](#).

6. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to Section 19 bringing positive change?

7. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to Section 19 bringing negative change? Do you have any suggestions or improvements to the proposed amendments that could help prevent negative change?

Proposed Changes to Section 20: Riparian and Marine Shoreline DPAs

The City is considering dividing Section 20 (Riparian and Marine Shorelines Environmental DPA) into two sub-sections to more clearly distinguish guidelines for riparian areas from guidelines for marine shoreline areas. The City is also considering a comprehensive update to the guidelines for Riparian DPAs, including the following **key changes**:

- Requiring provincial approval as a minimum requirement at the start of a development permit process
- Requiring that the SPEA boundary be identified and flagged on a site
- Requiring that permanent split rail fencing be installed to demarcate the SPEA boundary
- Providing solutions to address cases of undue hardship
- Encouraging compliance with applicable federal and provincial legislation such as the Water Sustainability Act and the Canadian Wildlife Act among others
- Removing the guideline that permits trails within a riparian buffer as this is no longer permitted by the Riparian Areas Protection Regulation

Additional information regarding the proposed changes to Section 20 (Riparian and Marine Shorelines Environmental DPA) of the Official Community Plan can be found [here](#).

8. Do you have any specific feedback about the City requiring provincial approval at the start of a development permit process?

9. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to Section 20 bringing positive change?

10. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to Section 20 bringing negative change? Do you have any suggestions or improvements to the proposed amendments that could help prevent negative change?



Proposed Changes to Glossary

The City is considering changes to the glossary that would replace or add definitions to improve user comprehension of the technical concepts presented throughout the Environmental DPA section.

Additional information regarding the proposed changes or additions to the Glossary of the Official Community Plan can be found [here](#).

11. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to the Glossary bringing positive change?

12. Recognizing that the City of Colwood's top priority is the protection of the environment, how do you foresee these proposed amendments to the Glossary bringing negative change? Do you have any suggestions or improvements to the proposed amendments that could help prevent negative change?

Other Feedback

13. Can you think of any environmental policies or guidelines that you have seen work well in other municipalities?

14. Do you have any additional thoughts or feedback that you would like to share regarding the proposed changes?

15. Feedback received through this survey will be included in a Council agenda for Council's consideration. Do you consent to your feedback being published as part of a future Council agenda?

Yes

No

Thank you for taking the time to complete this survey. Should you have any questions, please contact Desiree Givens by email (dgivens@colwood.ca) or by phone (250) 478-5053 ext. 112.