

Guideline Check Sheet

Development Permit Area 3 – SENSITIVE VEGETATION



Date: _____

Application/Permit No: _____

Applicant: _____

Location: _____

Purpose of Project: _____

General Information: Development Permit Area #3

Area Affected

All known areas of sensitive vegetation are designated as Development Permit Area No. 3 and are generally shown on Map 11.2, attached below. Where there is a discrepancy between Map 9.2 and site conditions, site conditions will dictate whether a development permit is required. Please see descriptions of vegetation categories following the attached map.

Purpose

- To regulate development in such areas in a manner that protects sensitive vegetation and ecological values.
- For the Older Second Growth Forest category: to regulate development in a manner that seeks to maintain the resource use values while minimizing the loss of ecosystem functions.

Justification

These are important vegetation communities that have been identified by the Sensitive Ecosystem Inventory. Maintaining this vegetation is important to the protection of habitat and the natural environmental character of the Highlands. Land clearing, tree cutting, construction of buildings or roads, or other site disturbance in these areas could harm their functions and value to the municipality.

The Older Second Growth Forest category noted on Map 9.2 represents an “important” ecosystem –as opposed to sensitive –as defined by the Sensitive Ecosystem Inventory Project. Because of this difference, management emphasis is less on protection and more on careful management of these lands. Lands in this category are subject to a development permit, but application fees will be waived for the Older Second Growth category. Applicants whose site is within a residential use zone (RUZ) will not be required to

furnish a professional report (unless extenuating circumstances present themselves), as it assumed that such considerations would have been taken into account when the RUZ was established. All others may be required to furnish an ecological inventory conducted by a qualified professional.

Guidelines

Development permits issued in sensitive vegetation areas (that is, the “woodland,” “terrestrial herbaceous,” “sparsely vegetated,” “older forest,” and “coastal bluff,” categories shall be in accordance with the following (for the “older second growth” category, please see Guideline #9):

Guideline		Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
1.	No unnecessary site disturbances shall be permitted within areas designated as sensitive vegetation.				
2.	In treed areas, mature vegetation will be protected, as will under storey plants and immature trees.				
3.	The level of the land surface will not be changed in sensitive vegetation areas if such change could affect the health of vegetation or the ecological structure of plant communities.				
4.	Drainage will not be altered in ways that increase or decrease the amount of surface water or groundwater available to the sensitive vegetation.				
5.	Where necessary provision will be made and works undertaken to maintain the quality of water reaching the sensitive vegetation.				
6.	Removal of gravel, sand, soil or peat in sensitive vegetation areas will be strictly limited.				
7.	The development permit may designate and specify where necessary, a buffer zone within which land alteration or structures will be limited to those compatible with the characteristics of the sensitive vegetation.				
8.	Planting of invasive non-native vegetation adjacent to or in designated sensitive vegetation areas will not be permitted.				

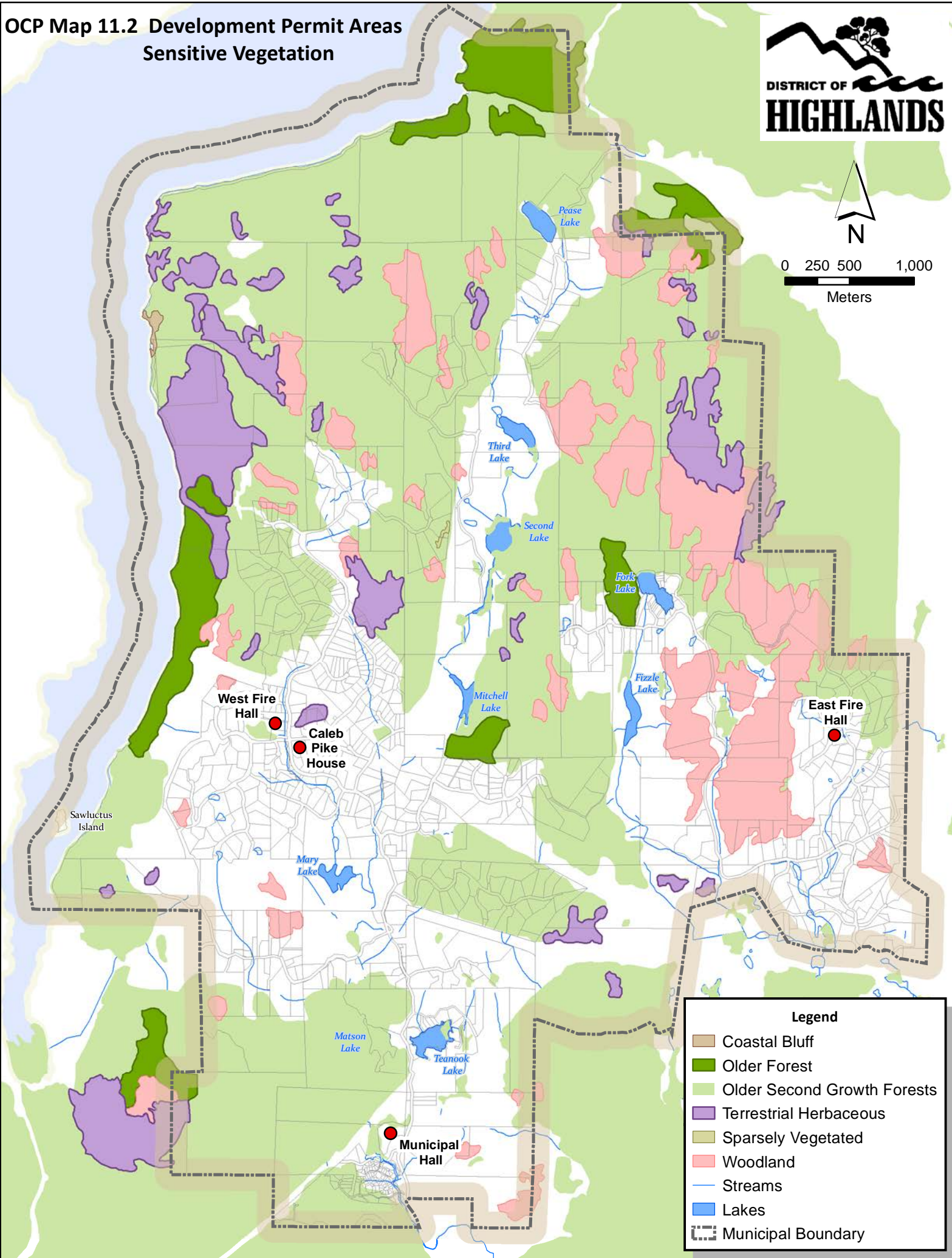
Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
Older Second Growth Forests Category ONLY				
9. Older Second Growth Forests Category –Only the following guidelines apply to the older second growth forest category:				
a. Where older second growth forests are adjacent to the sensitive ecosystems in Development Permit Area 3 (Sensitive Vegetation) and to riparian or wetland areas, options for conservation will be considered. In such cases, buffers of older second growth forest will be maintained as determined by a registered biologist. In the very least, site disturbances into such areas will be minimized.				
b. Loss of ecosystem functions will be minimized, while maintaining the resource use value of the property.				
c. Where such areas occur in isolation from other ecosystems, efforts should be made to retain the largest patches possible.				
d. Minimize edge effects by: <ul style="list-style-type: none"> i. Retaining patches of forest rather than isolated trees; ii. Treed areas should have the least possible amount of edge per unit area (i.e., should be as close to round as practical); iii. The windward edge should be smooth and in areas of deep soils and well rooted trees; iv. Edge stabilization treatments including feathering, sail pruning, topping, and removal of unsound trees should be used to ensure a windfirm edge. 				

Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
e. Manage recreational and livestock access to avoid damage to vegetation, soils and wildlife.				
f. Prevent disturbance of nesting and breeding areas.				
g. Control the introduction or spread of invasive plant species.				
h. Allow natural disturbances and successional functions and processes to occur.				
i. Infrastructure (including wells and septic fields) should avoid trees and their root masses that are to be conserved. Generally, staying back the distance equal to the height of a tree from its base or 15 metres, whichever is greater, will achieve this.				
j. Schedule land disturbance activities to avoid the spring nesting and breeding season for coastal wildlife.				
k. Design and implement appropriate sediment and erosion control measures.				

OCP Map 11.2 Development Permit Areas Sensitive Vegetation



0 250 500 1,000
Meters



Legend

- Coastal Bluff
- Older Forest
- Older Second Growth Forests
- Terrestrial Herbaceous
- Sparsely Vegetated
- Woodland
- Streams
- Lakes
- Municipal Boundary

Descriptions of Vegetation Categories

The federal/provincial Sensitive Ecosystem Inventory (SEI) has mapped sensitive ecosystems on east Vancouver Island at a 1:20,000 scale; areas of 0.5 ha or larger are included. This inventory was used as one basis for the CRD's 1997 Regional Green/Blue Spaces Strategy.

The SEI maps seven sensitive ecosystems types on Vancouver Island:

- Older forests (coniferous, average tree age > 100 years)
- Older second growth forests (coniferous, average tree age between 60 and 100 years)
- Woodlands (deciduous and mixed)
- Terrestrial herbaceous (rocky outcrops and natural meadows)
- Coastal bluffs (coastal cliffs and bluffs)
- Sparsely vegetated (dunes, spits, inland cliffs)
- Wetlands (swamps, fens, marshes)
- Riparian (streamside vegetation)