

What is a riparian area?

Riparian areas are transitional zones between aquatic and terrestrial ecosystems that often exhibit vegetation characteristics of both. These areas provide a range of important functions, including fish and wildlife habitat, erosion and sediment control, flood protection, and overall stream bank stability. Riparian areas need to remain in an undisturbed state to provide these functions.

What is a Riparian Protection Development Permit?

A Riparian Protection Development Permit (DP) is required for certain activities or developments that are located within a riparian area of a fish-bearing watercourse or wetland. A Riparian Protection DP includes guidelines and conditions that may require the retention or replanting of native vegetation, installation of fencing, drainage control, protection of banks, and other requirements. Where a Riparian Protection DP is required, the project must meet the DP guidelines and conditions.



When is a Riparian Protection DP required?

Designated Riparian Protection Areas are within 50 metres of designated watercourses and wetlands. These areas are mapped in Schedule 11 of the City's Official Community Plan (OCP), shown on page 3 of this guide, as well as on [PGMap](#). A Riparian Protection DP is required within these areas prior to development such as subdivision of land, new construction, and/or tree cutting.



When is a Riparian Protection DP not required?

Depending on the type of development proposed, a Riparian Protection DP may not be required. Always check if a Riparian Protection DP is required if you are in a riparian protection area. A Riparian Protection DP is not required for the following development:

- Subdivision involving only the moving of an interior lot line, where no additional lots are created;
- Temporary buildings and structures or those permitted by a Temporary Use Permit that do not result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes;
- Alteration of land necessary for emergency removal of dangerous or hazardous trees or tree limbs;
- Alteration of land to restore or create natural features, functions, or conditions of a watercourse in accordance with a plan previously approved by the City, or federal or provincial governments;
- Renovation, repair or replacement of a building or structure only to the extent that the renovation, repair or replacement would involve no further contravention to the riparian protection area guidelines; or
- Construction or alteration of a boat launch or boat lift where such a facility complies with this Bylaw and has been approved by relevant provincial agencies.

What guidelines do I need to follow?

The Riparian Protection guidelines are outlined in section [8.9](#) of the Zoning Bylaw and include a number of considerations, as listed in the table below.

Development-Free Setbacks	Development Permit Conditions
<p>The following setbacks (leave strip areas) from the top of the watercourse bank must remain free of development in order to preserve the riparian habitat quality:</p> <ul style="list-style-type: none"> • 15.0m for agricultural, outdoor recreation, and low density (<18 units/ha) residential developments; • 30.0m for commercial, industrial and institutional developments; • 30.0m from the Fraser River and Nechako River, except 50.0m where there are no trees and there is evidence of active bank erosion; • 10.0m for ravines that are 60.0m wide or greater; <p>Lesser leave strips may be considered when supported by a professional assessment.</p>	<p>The guidelines specify possible conditions to protect or enhance the function of riparian areas. A Riparian Protection DP may require certain conditions for issuance such as:</p> <ul style="list-style-type: none"> • Natural features, functions and conditions that support fish life processes are to be preserved, protected, restored or enhanced within leave strip areas; • Training works that include ongoing maintenance or repair; • Protection measures, including the installation of a fence in agricultural, commercial, industrial, institutional and multiple-family residential zones, and the planting or retention of vegetation and trees; and • The sequence and timing of development.

What do else do I need to know?

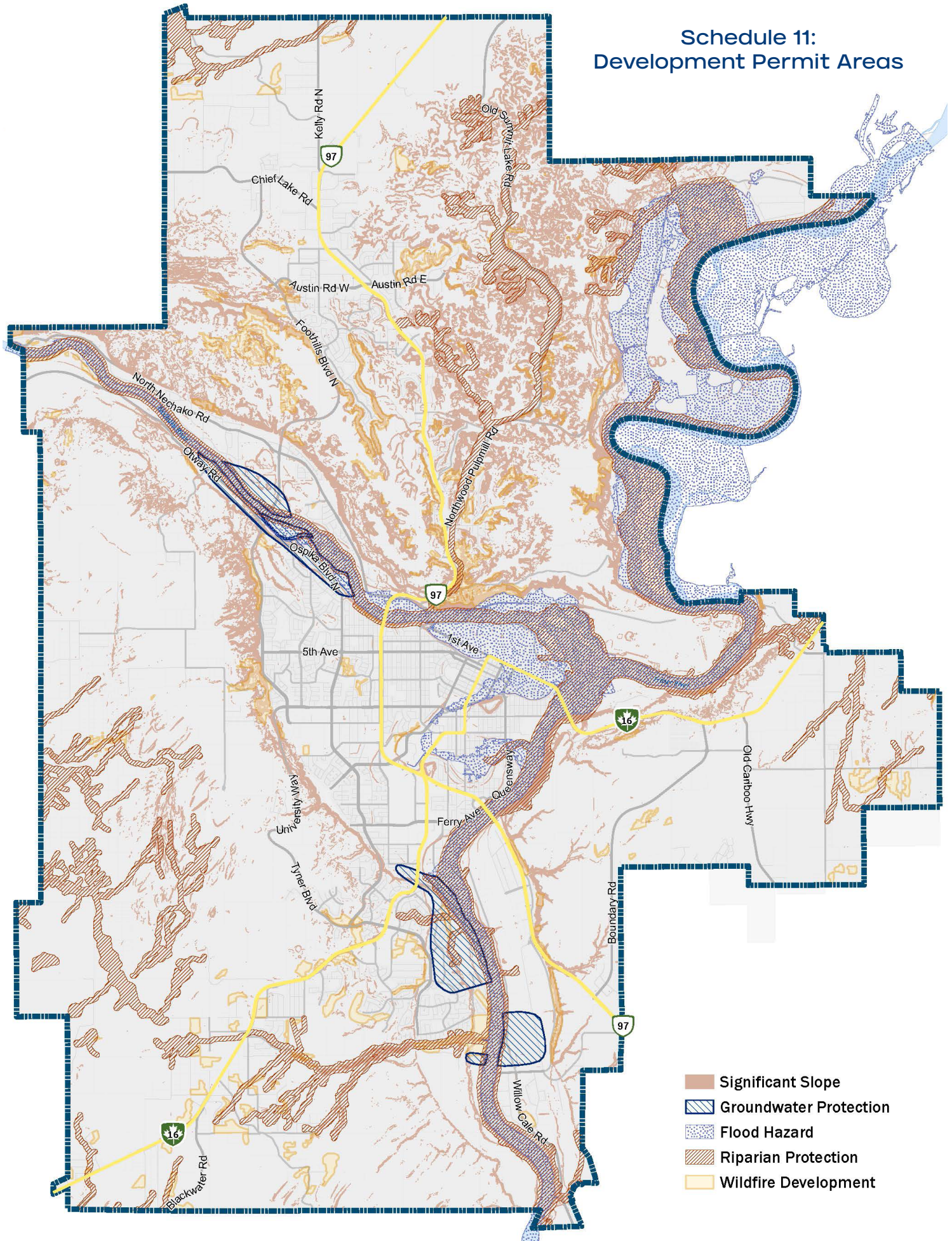
Development permit applications and the development permit application guide can be found on the City's website at princegeorge.ca. The [Flood Plain Bylaw](#) guide also contains useful information that may apply to Riparian Areas.

Further Questions?

For any further questions, contact a Planner at Development Services Division at: 250.561.7611 or devserv@princegeorge.ca

This guide has been prepared to provide information only. It is neither a bylaw nor a legal document. If any contradiction between this guide and the relevant Municipal Bylaws or applicable codes is found, such bylaws or codes shall be the legal authority.

Schedule 11: Development Permit Areas



- Significant Slope
- Groundwater Protection
- Flood Hazard
- Riparian Protection
- Wildfire Development