

Development Permit Area 3: Marine Uplands & Foreshore Protection Guideline Assessment

Application Information	
Owner(s)/Applicant(s):	
Subject Property Address:	

Directions:

1. The following DPA guidelines come from **Schedule C of the Official Community Plan** and are identified in teal below. Please read carefully.
2. The questions that follow are meant to prompt an answer to the guideline. Respond to all that apply to your development, and where they don't, tell us why not. Please be specific and detailed.
3. Once submitted, staff will use this form to confirm compliance with the goals of the DPA guidelines.

MUFP1 - Submit a report prepared by a QEP to eliminate or mitigate impacts of the proposed development on the subject property, other parcels with marine shorelines in the general area, and the general marine ecology.

1. Have you submitted a report prepared by a Qualified Environmental Professional (QEP)?
 Yes No
2. Does the report suggest measures to eliminate or mitigate impacts of the proposed development?
 Yes No

Staff Comments Only

MUFP2 - Retain lands inland from and abutting the shoreline in their natural condition, preserving native vegetation and trees. Where a building, structure or alteration of land is proposed in these areas, demonstrate the circumstances that make this necessary.

1. Does the development propose any alteration to the land adjacent to the shoreline?
 Yes No

Staff Comments Only

MUFP3 - Restore vegetation to marine riparian areas affected by construction or alteration of land using native species in accordance with a vegetation restoration plan prepared by a landscape architect or QEP.

1. Have the areas adjacent to the shoreline been previously damaged? Yes No
2. If yes, has a landscape architect or QEP been involved in the preparation of a restoration plan?
 Yes No

Staff Comments Only

MUFP4 - Implement measures to manage erosion and sedimentation during site preparation and construction.

1. Has a sediment and erosion control plan been prepared and submitted? Yes No

Staff Comments Only

FOR SUBDIVISION ONLY - Skip to MUFP7 if subdivision is not applicable

MUFP5 - Design subdivisions so that all proposed parcels allow for a suitable building envelope with an appropriate setback from the natural boundary of the ocean. A minimum 15 m setback is generally required in addition to flood construction levels determined by a coastal engineer.

1. Does the plan of proposed subdivision consider a suitable building envelope? Yes
No

Staff Comments Only

MUFP6 - Locate roads as far as possible from the edge of a slope or from the marine shoreline.

1. Please indicate the location of all roads and access points on the site plan.

Staff Comments Only

SUBDIVISION SECTION COMPLETE

MUFP7 - Avoid shoreline hardening and erosion control measures such as retaining walls.

1. Are you proposing any hardening of the shoreline? (E.g. retaining wall, etc.) Yes
No

Staff Comments Only

MUFP8 - Where erosion control measures are required to protect existing buildings, give preference to natural measures such as a Green Shores approach rather than shoreline/slope hardening.

1. Where erosion control measures are required, has preference been given to natural measures? (E.g. planting native vegetation) Yes No
2. If no, why? Please explain in the space provided below.

Staff Comments Only

MUFP9 - Where retaining walls or other structures are required to protect buildings or prevent erosion, ensure they are limited to areas above the high tide mark and to areas of slope failure, rather than along the entire shoreline frontage, and are less than 2 metres in height in any one section.

1. Where applicable, is the shoreline hardening limited to areas above the highwater mark and to only those areas affected by slope failure? Yes No
2. Is the retaining wall more than 2 meters in height, in any section? Yes No

Staff Comments Only

MUFP10 - Avoid backfilling behind a retaining wall unless clearly demonstrated by an engineer to be necessary to prevent further erosion or sloughing of the bank that would potentially endanger existing buildings.

1. Is backfilling of the retaining wall required by an engineer? Yes No

Staff Comments Only

MUFP11 - Ensure public access to the marine waterfront is not prevented or impeded by shoreline alterations.

1. Has public access been prevented or impeded by the proposed development? Yes
No

Staff Comments Only

MUFP12 - Complete installation and construction during periods of least risk (Summer: July 1 - October 1; Winter: December 1 - February 15).

1. Is construction occurring outside of the periods of least risk as identified above? Yes
No
2. If yes, why? Please explain in the space provided below.

Staff Comments Only

FOR COWICHAN BAY VILLAGE AREA ONLY

MUFP13 - Minimize the extent of overwater structures and the numbers of pilings.

- 1. Are you proposing overwater structures or pilings? Yes No
- 2. If yes, have considerations been given to minimize the number of structures or pilings?
Yes No

Staff Comments Only

MUFP14 - Orient piers and docks north to south.

- 1. Are all proposed piers and/or docks oriented north to south? Yes No

Staff Comments Only

MUFP15 - Situate wharves to avoid extension over marshes or other productive foreshore areas; avoid extending wharves over the water beyond the low-water mark, except as necessary to access floats or for public viewing.

- 1. Have any wharves been proposed to extend over marshes and/or any foreshore areas?
Yes No

Staff Comments Only

MUFP16 - Locate overwater structures, including floating homes, at a sufficient depth of water to prevent the structure from grounding, ensuring a minimum 2 m vertical clearance between the level of the lowest tide and ocean floor substrate.

- 1. Does this development propose any overwater structures? (E.g. float home) Yes No
- 2. If yes, have you insured a minimum 2 m vertical clearance between the level of the lowest tide and ocean floor substrate? Yes No

Staff Comments Only

MUFP17 - Focus lighting on the dock surface and use shades to minimize illumination of the water and surrounding environment at night.

- 1. Where applicable, are you proposing lighting on any overwater structure? Yes No
- 2. If yes, has lighting been considered in how it will affect the surrounding environment?
Yes No

Staff Comments Only

MUFP18 - Incorporate measures to increase light penetration to the marine environment during the day. Measures to increase light penetration may include:

- a. locating overwater structures so they will not cast shade on native aquatic vegetation or light sensitive habitat;
- b. locating overwater structures a minimum of 8 m from native aquatic vegetation;
- c. using grating, glass inserts or reflective panels, with at least 60% functional openings, for elevated docks and gangways sited over nearshore areas; and
- d. providing artificial lighting beneath overwater structures during daylight hours.

1. In your proposed development, have you incorporated measures to increase sunlight penetration to the marine environment during the day, including any of the measures A to D listed above?
Yes No

Staff Comments Only

MUFP19 - Avoid sheathing-in (skirting) overwater structures.

1. Are you proposing any sheathing around overwater structures? Yes No

Staff Comments Only

MUFP20 - Design and locate structures to avoid the need for new bulkheads or shoreline armour.

1. Does the proposed development include new bulkheads and/or new shoreline armour?
Yes No

Staff Comments Only

MUFP21 - Avoid use of wood treated with toxic compounds in decking, pilings, or other in-water components.

1. Please confirm all woods used in overwater structures are non-toxic. Yes No

Staff Comments Only

MUFP22 - Encapsulate foam material so that it cannot break up and be released into water.

- 1. Please confirm all foam material is encapsulated so that it cannot break up and be released into the water. Yes No
- 2. Please explain how in the space provided below.

Staff Comments Only