

LWMP Implementation

Foreshore & Aquatic Development Permit Areas

WHAT IS A DEVELOPMENT PERMIT AREA?

A Development Permit Area allows local government to establish site specific considerations for proposed development activities in order to achieve specific objectives such as protection of the natural environment or protection from hazardous conditions. In order to require a development permit, specific information must be identified within the applicable Official Community Plan (OCP).

The RDEK Lake Windermere OCP currently has a Development Permit Area for the protection of the natural environment with a focus on fish and wildlife habitat on the upland portions of the plan area. The foreshore was not designated as a Development Permit Area in anticipation of a Lake Management Plan process and the East Kootenay Integrated Lake Management Partnership (EKILMP) Guidance Document and supporting reports.

The DOI OCP currently identifies the area within 7.5 m of the natural boundary of the lake as a Watercourse, Wetland and Wildlife Habitat Development Permit Area. The DOI OCP currently does not have specific restrictions or conditions for development of the foreshore.

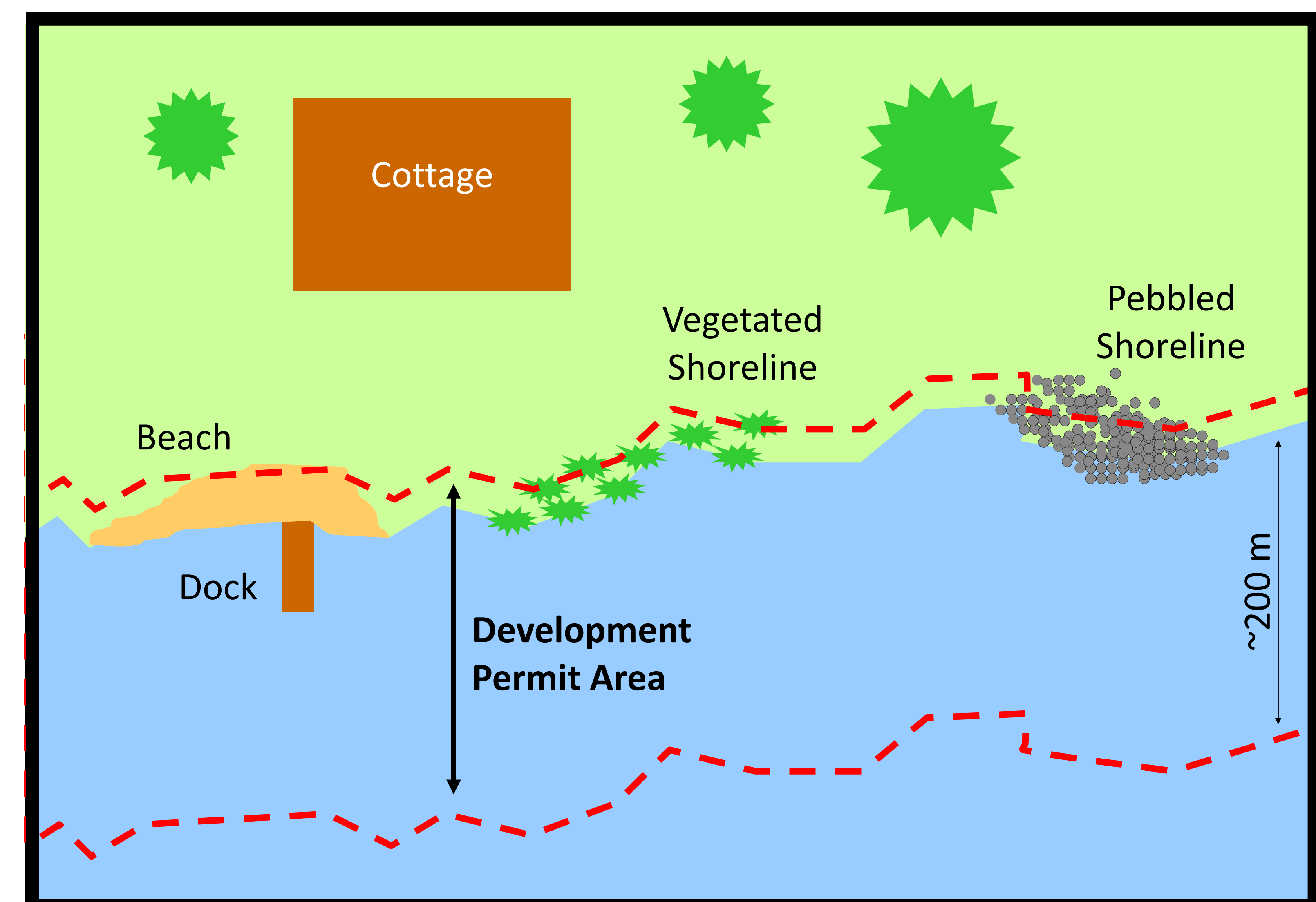
IMPLICATIONS OF A DEVELOPMENT PERMIT AREA

The establishment of a new Development Permit Area for Lake Windermere was identified within the Lake Windermere Management Plan recommendations. If a new Development Permit Area is introduced:

- existing uses and structures will be grandfathered;
- new uses and structures will be required to conform to the new OCP guidelines; and
- the successful implementation of the DPA guidelines will require a cooperative multi-agency approach and public education about the requirements and the triggers for requiring a Development Permit.

WHAT AREA MIGHT BE INCLUDED IN A DEVELOPMENT PERMIT AREA?

A Foreshore and Aquatic Development Permit Area would likely include a portion of foreshore as well as a distance out into the lake. Inclusion of the foreshore in the DPA is necessary for the management of important values such as vegetated or pebbled shorelines.



open house August 2011