

24. Where vegetation has been removed from dry or south facing slopes, replant with appropriate vegetation (e.g. drought tolerant and fire-resistant species).

Landscaping:

25. Incorporate landscaping that is natural (native species) and blends in with any existing vegetation, minimizing large areas of formal landscaping.
26. Buildings and roads should be sited to preserve trees and natural vegetation where possible.
27. If removal of trees and other vegetation is necessary, plan revegetation that will not encroach on viewscales.
28. Incorporate landscaping that enhances the building design and its architectural elements.
29. Incorporate landscaping that meets the intent of FireSmart guidelines in section 5.14.2.3.
30. Minimize the impact of development by screening structures through the effective use of landscaping materials.

Building aesthetic:

31. Buildings must have a pitched roof, horizontal siding and be a minimum of 24 feet wide.

7.4. Floodplain Development Permit Area

7.4.1. Category

The Floodplain Development Permit Area is designated under Section 488 (1) (b) (protection of development from hazardous conditions) of the *Local Government Act*.

7.4.2. Area

Unless exempted, the Floodplain Development Permit Area applies to the area illustrated on Map Schedule E5.

7.4.3. Justification

The City of Quesnel has the responsibility to protect its citizens from hazardous conditions by restricting development in hazard areas. Flooding is a significant potential hazard in parts of Quesnel, especially during spring run-off, because the Quesnel River, Baker Creek, and Dragon Creek all enter the Fraser River just south of the bridge. A *Floodplain Development Permit Area* has been adopted to encourage the implementation of preventative measures prior to development to protect the public and infrastructure from damage sustained through flooding.

7.4.4. Objective

The following guidelines are necessary to encourage the implementation of preventative measures prior to development to protect the public and infrastructure from damage sustained through flooding. While development is still possible in the Floodplain Development Permit Area, future development will be subject to strict guidelines.

7.4.5. Application

A development permit is required prior to the following activities:

- (a) Subdivision (as defined in section 455 of the *Local Government Act*);
- (b) Construction of, addition to, or alteration of a building or other structure;
- (c) Alteration of land, such as the removal, disruption, or destruction of vegetation.

7.4.6. Exemptions

A Floodplain Development Permit will not be required for:

- (a) An alteration to a building that does not require the issuance of a building permit; or
- (b) Replacement, alteration or addition to a building such as new siding, roofing, doors, building trim, awnings, and/or windows where it does not negatively impact the overall form and character of the building and would not impact the existing landscape or access provisions; or
- (c) Actions and activities that are necessary to prevent immediate threats to life or property; or
- (d) Interior renovations.

7.4.7. Guidelines

Development permits issued in this area shall be in accordance with the following guidelines:

General

1. New ground-oriented residential development is discouraged in the Floodplain Development Permit Area (Schedule E5). Any new residential development must be located above ground floor units (i.e. above commercial units in mixed-use development projects).
2. No development of lands designated in Schedule E5 is permitted without a Floodplain Development Permit.
3. All development of lands within the DPA must adhere to the City of Quesnel's Flood Management Bylaw No. 1922 and BC Ministry of Environment Flood Hazard Management Guidelines as amended from time to time.
4. No building or part thereof shall be constructed, reconstructed, moved, altered or extended, nor shall any manufactured home or structure be located within the Floodplain Setback areas as outlined in the Floodplain Management Bylaw.
5. Where the Floodplain setback renders the property totally undevelopable, the setback may be reduced provided that a geotechnical report from a professional engineer certifies that the land may be used safely for the intended use.
6. Subdivision is discouraged unless the realignment of lot lines would improve building location and lessen the impact of flooding.
7. Consider the registration of a restrictive covenant to land within the Floodplain Development Permit Area, including the floodplain setback area, to save the City of Quesnel harmless from

any future flooding damage.

8. Filling of designated floodplain is discouraged, but where filling cannot be avoided, it will only be permitted if the drainage of other lands is not affected.
9. Where floodable lands are designated for other land uses, the construction and siting of buildings and mobile homes shall be flood-proofed and developed to those standards specified by the City of Quesnel Flood Management Bylaw.

7.5. Sensitive Ecosystem Development Permit Area

7.5.1. Category

The Sensitive Ecosystem Development Permit Area is designated under Section 488 (1) (a) (protection of the natural environment, its ecosystems and biological diversity) of the *Local Government Act*.

7.5.2. Area

Unless exempted, the areas designated Sensitive Ecosystem Development Permit Area as illustrated on Map Schedule E6.

7.5.3. Justification

The City of Quesnel is home to a variety of environmentally sensitive lands. Over one-third of the City is considered to be environmentally sensitive. This area is made up of mostly mature and old forests but also includes riparian and wetland areas (See ESA Schedule E6). These lands are designated in the Sensitive Ecosystem Development Permit Area because of their environmental significance as wildlife and aquatic habitat and their sensitivity to disturbance by development. Environmentally sensitive lands play a vital role in Quesnel's natural environment. The adoption of area specific guidelines is necessary to help protect these highly biodiverse ecosystems.

7.5.4. Objective

The following guidelines are necessary to help protect ecologically sensitive and highly biodiverse ecosystems in Quesnel. While development is still possible in the Sensitive Ecosystem Development Permit Area future development will be subject to strict guidelines.

7.5.5. Application

A development permit is required prior to the following activities:

- (a) Subdivision (as defined in section 455 of the *Local Government Act*);
- (b) Construction of, addition to, or alteration of a building or other structure;
- (c) Alteration of land, such as the removal, disruption, or destruction of vegetation.

7.5.6. Exemptions

A Sensitive Ecosystem Development Permit will not be required for:

- (a) An alteration to a building that does not require the issuance of a building permit; or