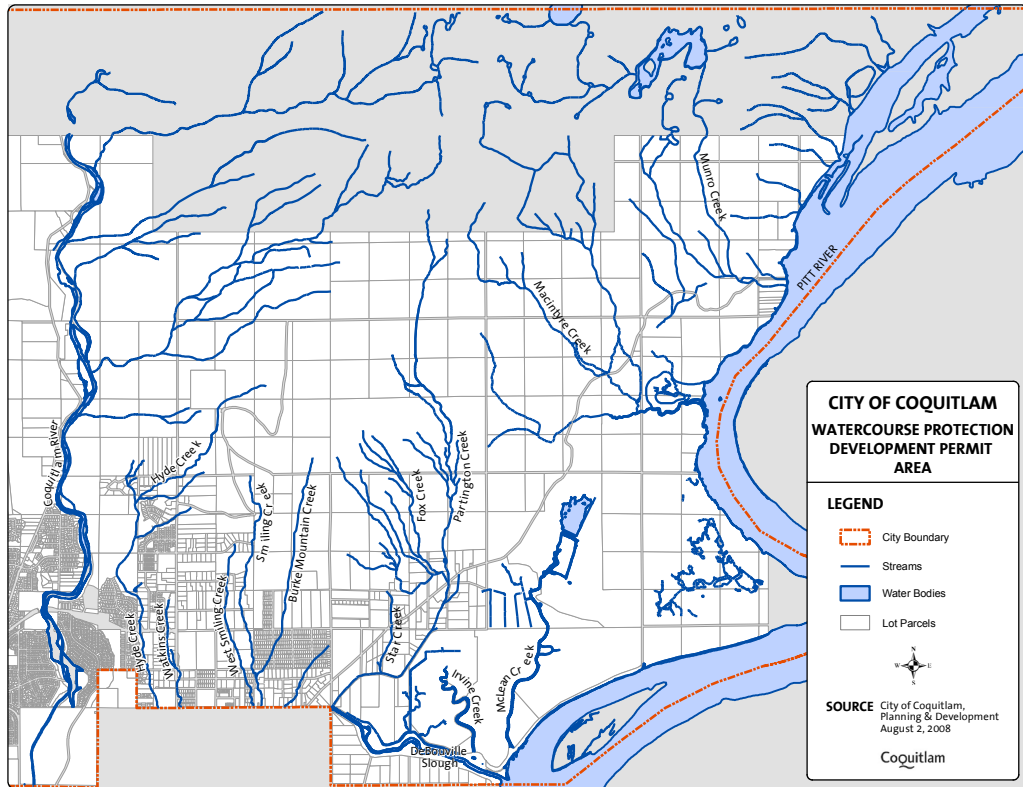




Topic

Watercourse Protection Development Permit Area Guidelines

– Northeast Coquitlam Area Plan



This map indicates the existence, but not exact location of main watercourses in Northeast Coquitlam. Other permanent and intermittent watercourses may be identified over time as development plans are undertaken. The biophysical and hydrological characteristics of these watercourses will be evaluated at that time by development proponents. This map will be supplemented as necessary by stream classification maps as part of neighbourhood plans.

For further information please call at 604-927-3430
or visit www.coquitlam.ca

Reference file: Doc# 667326.v1 Revised April 2009

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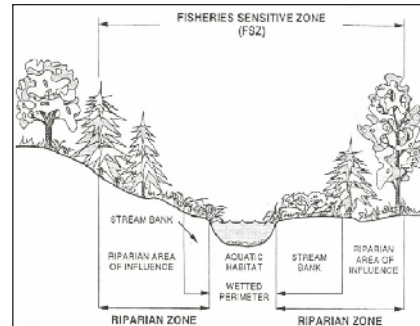
Watercourse Protection Development Permit Area Guidelines

Overview

The numerous watercourses known to lie within the area of this plan are shown on Schedule “D” of the plan. All of these watercourses either contain fish habitat or drain to and therefore affect the aquatic environment. Streamside lands may contain natural features the preservation and protection of which should receive consideration. These watercourses also drain the plan area and there is potential for their downstream reaches to flood low lying areas. This development permit area covers all lands within 50m of the top bank of any watercourse as identified on Schedule D of the Northeast Coquitlam Area Plan.

Objectives

- a. To identify, evaluate, protect and enhance watercourses, adjacent riparian areas and where appropriate, any associated ecosystems and natural features
- b. To maintain drainage capacity and water quality of watercourses and to avoid creation of flood hazards
- c. To encourage development that is environmentally sensitive.



Guidelines to Achieve Objectives

- a. A Development Permit permitting alteration of land or development within the Development Permit Area shall set conditions, and may vary or supplement applicable bylaw requirements, as appropriate, to ensure that the following guidelines are met:
 - That environmentally sensitive areas and features are identified, protected, restored, replaced or enhanced, as appropriate.
 - That the quality of water and rate of runoff to receiving watercourses shall be maintained as close to pre-application conditions as possible, or improved.
 - That the proposed alteration of land or development will not result in erosion, sloughing, landslip or flooding.
 - Riparian areas along watercourses shall be protected in accordance with standards which Council may approve by bylaw and through any necessary authorization by senior levels of government.