

## 21. Sensitive Ecosystems Environmental DPA



In addition to riparian areas and shorelines, there are terrestrial habitats within Colwood which contain species and ecosystems at risk of being lost, both to Colwood and to British Columbia. The following guidelines apply in areas identified in the Sensitive Ecosystems Development Permit Area, shown on the map presented as Figure 18. In many cases these areas are also within other DP areas, and those guidelines also apply.

The following design guidelines are intended to complement a site adaptive planning approach to minimize ecosystem disturbance and protect open space and wildlife corridors. Open space and corridors between development areas or lots should be retained to provide continuous habitat linkages within the site and surrounding area.

### 21.1 Sensitive Ecosystems

- a. Significant features such as rock outcrops, streams, cliffs, and stands of trees should be incorporated into the open space and corridors as much as possible.
- b. For parcels proposed for development, an assessment report must be prepared by a Qualified Professional(s) with specific expertise related to the species or ecosystem(s) in question. This report must:
  - i. Address the current conservation status of the rare occurrence of species or ecosystem at risk;

- ii. Assess the impact of the proposed development on the rare occurrence;
  - iii. Recommend strategies to mitigate the effects of development;
  - iv. Outline the current legal requirements related to the sensitive ecosystem;
  - v. Provide regional and provincial ecological context; and
  - vi. Include consideration of altered precipitation and extreme weather events on the survival of the rare occurrence, as projected by current climate models. .
- c. Drainage should not be altered in a way that increases or decreases the amount of surface or groundwater, or the quality of water available to the sensitive ecosystem.
  - d. Disturbance of soils within rare ecological community types must be minimized.
  - e. Landscaping must only utilize species native to the Coastal Douglas-Fir Biogeoclimatic zone.
  - f. Trees must be retained wherever possible, consistent with the Management and Protection of Urban Forest Bylaw.