

DPA11 | ARBUTUS HUMP ESA

Development Permit Area 11 – Arbutus Hump Environmentally Sensitive Area is designated under Section 488(1)(a) and (b) of the Local Government Act for the protection of the natural environment, its ecosystems and biological diversity; as well as protection of development from hazardous conditions. DPA 11 is shown on OCP Map 8 – Development Permit Areas. Prior to alteration of land or removal, alteration, disruption or destruction of vegetation as part of development; disturbance of soils; construction or erection of buildings and structures; and prior to subdivision of land (as defined in section 455 of the Local Government Act) an owner of property within DPA 11 shall apply to the Town of Ladysmith for a development permit.

SPECIAL CONDITIONS

Arbutus Hump is an important landmark in the Holland Creek area. The land included in DPA 11, known as Arbutus Hump, is characterized as a rocky hill with a peak at the 190-195 metre elevation (geodetic). The forest cover contains a young arbutus forest with a sparse sub-canopy of pole-sapling Douglas-fir. The canopy is relatively open and the understory

is comprised of ocean spray, salal, baldhip rose, red huckleberry, dull Oregon-grape and sword fern. Moss covered rock outcrops are prevalent. The Holland Creek area is within the Coastal Douglas Fir (CDF) biogeoclimatic zone, however Arbutus Hump is unique as it also falls within the Coastal Western Hemlock Very Dry Maritime biogeoclimatic zone and the Red-listed Douglas Fir Arbutus Ecosystem.



OBJECTIVES

The objective of Development Permit Area 11 – Arbutus Hump (DPA 11) is to protect the natural environment, ecosystems and biological diversity of Arbutus Hump; and to ensure that the natural environment of Arbutus Hump is respected and is a defining feature of this area.

GUIDELINES

The guidelines of Development Permit Area 11 – Arbutus Hump (DPA 11) are:

1. All development in DPA 11 and reports required under these development permit guidelines should be prepared in accordance with ‘Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia’ published by the Province of British Columbia.
2. Environmentally valuable resources should be identified by retaining a Registered Professional Biologist to prepare a bio-inventory of the land.
3. A vegetation and tree preservation plan should be prepared and supplied by an appropriately certified Arborist. The plan shall identify the rooting zone of trees and a strategy to protect trees and roots during construction.
4. Roads, walkways and trails should be kept narrow; shall follow the natural contour of the land; and shall be designed to protect unique or special natural features.
5. A site plan should be prepared that identifies building footprints.

The building footprints must be located to minimize the area cleared and disturbed for development and must be located to protect environmentally valuable resources.

6. Buildings, driveways, and associated infrastructure should be sited with sufficient undisturbed space around significant mature or established trees to protect root systems.
7. Areas with high risk of erosion potential should be identified and avoided. Disturbed areas shall be replanted to stabilize soils and prevent erosion.
8. Unique or special natural features such as rare plants, rock outcroppings, and mature trees should be protected from erosion and development.
9. Connections and corridors should be maintained to provide continuity for sensitive ecosystems and wildlife habitat.
10. Use of drought resistant and native plants in landscaping is encouraged. Avoid the introduction of invasive species.
11. A trail design plan should be submitted prior to trail construction, and the trail design shall comply with the DPA 11 guidelines.
12. Where slopes are greater than 30.0 percent, the guidelines contained in 'Development Permit Area 7 – Hazard Lands' shall apply.
13. The setback requirements of the Zoning Bylaw may be reduced or altered through the Development Permit approval process where strict compliance with the regulations would negatively impact an environmentally significant feature or ecosystem.
14. The road standards in the Town of Ladysmith Subdivision and

Development Servicing Bylaw may be altered through the Development Permit approval process where strict compliance with the standards would otherwise undermine the natural environment of Arbutus Hump.

15. A development permit issued at time of subdivision may include the conditions related to the construction of buildings and structures.

16. The DPA 11 permit conditions may include:

- a. Construction of permanent or temporary fencing around sensitive features;
- b. Fencing, flagging and posting of notices during construction;
- c. Limits on blasting in sensitive areas;
- d. Limits on construction sequence and timing;
- e. Restoration or enhancement of disturbed sensitive ecosystems and habitat; and
- f. Registration of restrictive covenants to protect natural features and sensitive areas.