






As per section 9.7 of the [Official Community Plan](#) and the provincial [Develop with Care Environmental Guidelines for Urban and Rural Land Development](#), if you are applying for a Development Permit, please retain the services of a Qualified Environmental Professional (QEP) to conduct a preliminary site survey. At a minimum the survey should:

- review available environmental literature and inventory information;
- consist of a site inspection to catalogue and describe all environmentally valuable resources;
- ground truth or otherwise identify watercourses; and
- provide recommended mitigation measures accordingly.

If any watercourses are identified on or near the site, a [Riparian Areas Protection Regulation](#) (RAPR) assessment report may need to be prepared for submission to the province for approval. Should you require further information, please contact Environmental Services, at 604-814-1264 or environment@mission.ca.

The City's [WebMap](#) is a representation of different data sets, collected as available, at various intervals, and is therefore not necessarily complete. It should be used as a baseline reference but not solely relied upon. It was last updated in February 2025, by compiling all municipal records, interpreting LiDAR data, and through voluntary ground truthing conducted by the Fraser Valley Watershed Coalition. All watercourses should be confirmed in the field by a QEP. The legend below describes the watercourse classifications.

 Watercourses	Watercourses that presumably convey a natural source of water. These features are not necessarily inhabited by fish but lead to fish bearing waters. This includes some municipal ditches which are effectively channelized or modified streams.
 Waterbodies	Encompasses ponds, wetlands, and larger bodies of water such as lakes and rivers. These features are not necessarily inhabited by fish but lead to fish bearing waters. These features are presumably regulated by the RAPR and WSA.
 Isolated Ponds	Waterbodies that are presumably isolated and are therefore not subject to the RAPR; however, this assumption should be confirmed by a QEP. Connectivity may be possible via pipes or other conveyance. Although likely manmade, these features may intercept groundwater and be regulated by the WSA.
 Roadside Ditches	Swales or ditches constructed solely for the conveyance of surface water. It is inferred that modifications to these features would not be subject to the WSA; however, this assumption should be confirmed by a QEP.
 Spring	Denotes known locations of prominent springs.

Formerly, the City of Mission classified streams by a colour coding system based on fish presence. This system was abandoned but this data was archived and is available at request. This coding led to several common misconceptions, including that only red coded watercourses were protected. The colour coding categorized data with respect to fish habitat but did not reflect applicable legislation. For instance, the [Water Sustainability Act](#) definition of a stream does not consider fish presence and includes most natural watercourses **whether or not usually containing water**.