

When applying for a building permit or development permit:

As per the Official Community Plan Section 9.7 and the provincial Develop With Care guidelines, if you are applying for a building permit or a development permit on or near a property in a natural or naturalized state, please hire a Qualified Environmental Professional (QEP) to conduct a preliminary bio-inventory. At a minimum the inventory should:















- confirm the presence or absence of watercourses;
- identify potential terrestrial and avian habitat;
- delineate existing tree stands; and
- provide information on whether knotweed or giant hogweed is present on the site.

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 Ministry of Forestry, Lands, Natural Resource Operations and Rural Development (FLNRORD). Please provide draft RAPR assessment reports to District staff for review before submission to FLNRORD.

Should you require further information, please contact Environmental Services, at 604-820-3795 or jmeier@mission.ca.

NOTE: the District's Webmap is a representation of different data sets, collected at different times, and is therefore not necessarily complete. It should be used as an indication only and not solely relied upon. The legend below specifies Webmap watercourse classifications.

Legend

		Class A Watercourse	Inhabited by salmonids and/or rare or endangered species year-round.
		Class A(O) Watercourse	Inhabited by salmonids during the overwintering period. Non-salmonid species often present year-round. Would typically include lowland and/or floodplain low gradient watercourses and drainage systems that restrict summer fish usage (increased temperatures and reduced dissolved oxygen levels) as well as upland ephemeral drainages.
		Class A(P) Watercourse	Potential for habitation by salmonids and/or rare or endangered species year-round (ie: through access or habitat enhancement, headwater stocking).
		Class A(U) Watercourse	Unknown fish presence/insufficient information available for classification.
		Class B Watercourse	Significant or potentially significant source of food and nutrient value to downstream fish populations.
		Class C Watercourse	Insignificant food and nutrient value to downstream fish populations. No documented fish presence and no reasonable potential for fish presence. Generally manmade watercourses aligned parallel to roadways and no significant flows at any time.
		Assumed Watercourse	A QEP (Qualified Environmental Professional) is required to determine the environmental potential of the watercourse. Could be considered natural drainage.
		Top of Bank	The point closest to an active watercourse where the slope changes.