

General Exemptions DPA's 1-5 (Natural Hazards and Environmentally Sensitive Areas)

Minor development or uses that occur outside the DPA may be exempted from the Development Permit requirements. The District may require detailed plans and/or legal survey before granting an exemption. A development permit will generally not be required for the following activities in DPA's 1-5:

1. Development, upon written submission to the District of a written statement from a Qualified Environmental Professional confirming the absence of riparian habitat or an aquatic ecosystem within the area that would be affected by the proposed work;
2. Subdivision of land where minimum parcel sizes are met exclusive of any potential hazard or environmentally sensitive areas, **and** where no restoration or mitigation works are required, as determined and confirmed in writing by a Qualified Professional;
3. Repairs, renovations, alterations and additions to existing legal or legal non-conforming structures located:
 - within the original footprint; or
 - where the addition or alteration provides no further encroachment into the DPA.

Exemption 4 will not apply where the nature of the proposed renovations, additions or alterations provide reasonable opportunity to incorporate floodproofing measures that would otherwise be applied to a new structure.

4. Alterations or repairs to existing roads, paths or driveways, provided there is no further disturbance of land or vegetation, and provided the alteration or repair does not raise the grade of a designated floodway;
5. Interior renovations to an existing structure;
6. Replacement of a roof or exterior siding with the same or similar style and building materials;

7. Routine maintenance of existing yards and gardens, provided no removal of vegetation or placement of fill with the DPA occurs;
8. Construction of a small accessory building less than ten (10) sq.m. in size (such as tool shed or gazebo) or addition of an unenclosed balcony, deck or patio not exceeding an area of 20 sq.m., provided the construction is located within an existing landscaped area and provide that the proposed structure meets all relevant setbacks from the ocean, watercourses and ravine banks;
9. Construction of a private access trail less than 1.0m wide where no trees are removed and the surface of the trail is pervious (soil, gravel, wood chips);
10. Alteration of land where less than 20 cubic metres of soil is deposited or removed on land with less than 20% slope, and does not take place within 15m of top of bank of any stream or within a designated floodway;
11. Removal of trees deemed hazardous or otherwise removed in accordance with District Environmental Management and Protection Bylaw 484;
12. For any exemptions under this section, the District of Sechelt may require registration of a covenant under S.219 of the *Land Title Act* in such cases to ensure that development conditions are registered on title, for awareness of future owners, and to ensure long-term compliance with geotechnical or environmental report recommendations.