



# Sensitive Ecosystem Development Permit Area DP3 Application: Mandatory QEP Sign Off Form

City of Surrey | February 19, 2021 | Version 1.0

The City of Surrey requires that the following questions be completed and submitted by the Qualified Environmental Professional (QEP) working on behalf of the project Applicant. The City recognizes the Provinces' definition of a QEP as an applied scientist or technologist, acting alone or together with another Qualified Professional or Qualified Persons. They must be registered and in good standing in British Columbia with a recognized professional accrediting body in accordance with the BC Professional Governance Act, acting under their respective accrediting body's code of ethics and subject to disciplinary action by that organization. To be able to certify that they are qualified to provide an answer to a particular question posed, the individual's area of expertise must be one that is acceptable for the purpose of providing all or part of a report in respect to the particular development proposal that is being assessed. The City recognizes that a single QEP is unlikely to be appropriately skilled to carry out all aspects of the DP3 assessment due to the broad scope the assessment entails. QEPs are responsible under their respective legislation and code of ethics to identify when they do not have the requisite expertise to comment on a particular section of the report(s). As such QEPs must also ensure that where such issues arise, those components of the assessment are completed by an Appropriately Qualified Professional, or that their determinations are peer reviewed and corroborated by an appropriately qualified QEP. Where additional input from other professionals occurs, it must be identified in the report. All contributors and or peer reviewers must also sign off on their recommendations.

The completed form and any subsequent amendments will be used by City staff to assess completeness of submissions and to improve the efficiency and consistency of project reviews. The City will, at their discretion, require one or more professional peer reviews of an Applicant's submission(s). This is a due diligence requirement to ensure that conditions of the Sensitive Ecosystem Development Permit Guidelines (dated September 12, 2016) have been met and/or adequately addressed throughout the review process.

Applicant Information	
Development Application #:	Site Address(es):
Applicant:	Date:
Applicant Contact Information:	Checklist Completed By:
Primary QEP:	QEP Contact Information:

*Personal information is collected for the purpose of processing the Sensitive Ecosystem Development Permit Area DP3 Application. The City of Surrey is authorized to collect this information under s. 26(c) of the Freedom of Information and Protection of Privacy Act. For questions regarding the collection of personal information, please contact Manager Area Planning & Development, North Division or Manager Area Planning & Development, South Division at 13450 104 Ave, Surrey, BC V3T 1V8, 604-591-4441, [planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)*

## 1.0 Professional Accountability

QEP Declaration: I hereby declare that this checklist was completed by the project's Primary QEP, and that all information has been provided with due consideration of my professional designation, professional scope of practice, and the code of ethics laid out by my professional association.

Name (Organization)	Professional Designation & Registration #	Signature	Component of the Environmental Report(s) and Appendices Responsible For	Report Date & Version
<b>Peer Reviewer Sign-off</b>				

## 2.0 Pre-Application

	Checklist Item	Report Section or Appendix	Peer Reviewer Comments
<p><b>2a.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>The QEP has sought relevant background information from the City for the project area which may include but not limited to:</p> <ul style="list-style-type: none"> <li>• Existing environmental reports</li> <li>• Drainage Catchment Plans or ISMPs</li> <li>• NCPs</li> <li>• Other applicable reports made available by City staff</li> </ul> <p>Information has been used to inform the site assessment, development of the EDP Report, and regulatory approvals processes (where required).</p>		
<p><b>2b.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>The QEP conducted a field assessment to verify the stream classification and surrounding habitat features that may be impacted by the project, including site access, staging and mobilization areas. A qualifying statement from the QEP with support (in writing) from provincial regulators is included in the EDP Report to support the identification and classification of all watercourses, ditches, and wetlands as defined below:</p> <ul style="list-style-type: none"> <li>• ‘Stream’ per the provincial <i>Water Sustainability Act</i> (WSA, 2016) and associated Regulations</li> <li>• ‘Stream’ per the provincial Riparian Areas Protection Regulation (RAPR, 2019)</li> <li>• ‘Fish habitat’ per the federal <i>Fisheries Act</i> (2019) and associated Regulations</li> <li>• Stream classification per the City’s updated stream classification definitions (May 2020)</li> </ul>		

<p><b>2c.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>The QEP completed a RAPR Assessment which included all mapped and unmapped ditches, streams, watercourses, and wetlands within 30 m of the subject property.</p> <p>Note: A Wetland Specialist and/or Hydrogeologist must be retained to confirm presence/absence of wetland areas, presence and source of base flows, and included in the RAPR report and EDP.</p> <p>Applications must be submitted to the Province's RAPR Notification System and approved before DP3 Applications can be submitted to the City.</p>		
<p><b>2d.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>The City's GIS data (COSMOS) is incomplete or may not be up to date. Site visit(s) are required to document all mapped and unmapped aquatic features on and immediately adjacent to the property.</p> <p>The QEP can confirm that watercourse classifications were evaluated per the City's May 2020 classification definitions (see Key Terms and Definitions appended to checklist). Field verification and sampling was completed at an appropriate time of year to assess and confirm fish presence / absence for all mapped and unmapped ditches, streams, watercourses, and wetlands.</p>		
<p><b>2e.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>Many sites in the City may have become contaminated during past industrial or commercial activities that resulted in chemicals or toxic materials being spilled or deposited on land. The Environmental Management Act regulates contaminated sites in the Province. The City and the Province currently retains records of sites that could potentially be contaminated.</p> <p>A QEP who is appropriately qualified has considered the potential for site contamination and completed the required contaminated sites investigations.</p>		

## 3.0 Streamside Areas Ecosystem Development Plan (EDP) Report (Applies to Streamside and/or Green Infrastructure Areas)

	Checklist Item	Report Section or Appendix	Peer Reviewer Comments
<p><b>3a</b> Item Addressed : Y    N N/A</p>	<p>Field investigations and report discussions reflect baseline conditions within 50 meters of the Green Infrastructure Area and/or top-of-bank from a stream, per the City's OCP Implementation of DP3 Sensitive Ecosystems.</p>		
<p><b>3b.</b> Item Addressed : Y    N N/A</p>	<p>Site visit(s) were conducted by a QEP at an appropriate time of year (e.g., during the 'wet season' when grounds are fully saturated to appropriately assess surface flows and/or connectivity of drainage features to fish habitat). If not, rationale for assessment timing is provided by the QEP and is scientifically defensible. Where appropriate, provincial Best Practices for Site Reconnaissance and other assessment standards were applied and noted in the EDP.</p>		
<p><b>3c.</b> Item Addressed : Y    N N/A</p>	<p>By the City's definition, a Class C ditch or drainage is not a 'stream' and is therefore not regulated under provincial regulations (RAPR or WSA) or considered fish habitat under the federal Fisheries Act. The QEP has verified that all drainage features (including attached and isolated wetlands) have been adequately assessed by an Appropriately Qualified Professional and features have been verified with provincial regulators as not meeting the definition of a stream under both RAPR and WSA. In situations where a ditch has been verified as not meeting the definition of a 'stream' under the WSA, but meets the definition of a 'stream' under RAPR, the ditch classification would default to Class B with associated setbacks.</p>		

<p><b>3d.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>If a potential wetland or seasonally wetted area is identified during the field assessment, a Wetland Specialist was retained to confirm the presence / absence of any wetland feature. QEPs are expected to include all wetlands, including isolated ponds, ephemeral and/or seasonal marshes, and swamps for consideration. Any proposed infilling of a wetland, including isolated seasonal wetlands requires WSA Approval.</p>		
<p><b>3e.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>Site visit(s) were conducted by a QEP who is appropriately qualified with the requisite expertise and at an appropriate time of year to identify wildlife habitat and vegetation communities, including species at risk Critical Habitat and rare plant associations. Specialized expertise in these areas may be required.</p>		
<p><b>3f.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>Detailed descriptions of vegetation communities including potential for rare plant communities and non-native or invasive species that are listed under the BC <i>Weed Control Act</i> as Noxious or Regionally Noxious are clearly identified and mapped in the EDP. Plans for treatment and removal are also provided in the EDP.</p>		
<p><b>3g.</b> Item Addressed :</p> <p>Y    N N/A</p>	<p>Invasive species detected on the subject property and listed as Priority Species per the Province's Invasive Species Early Detection and Rapid Response Plan for British Columbia have been identified, reported, and management objectives are clearly identified in the EDP. It is recommended that plans for invasive species removal should be completed in consultation with the City.</p>		

Setback Determination and Site Plans

<p><b>3h.</b> Item Addressed : Y    N N/A</p>	<p>Ministry RAPR Approval included/appended in the DP3 application submission package. RAPR Approval includes all mapped and unmapped ditches, watercourses, streams, and wetlands within 30 m of proposed development.</p>		
<p><b>3i.</b> Item Addressed : Y    N N/A</p>	<p>Site Plans include both RAPR SPEA setbacks and Streamside Setback Areas consistent with the City's May 2020 watercourse classification definitions and applicable setbacks per Part 7A of the Zoning Bylaw 12000. Detailed rationale for stream type classification and associated SEDPA setbacks are provided in the EDP Report.</p>		
<p><b>3j.</b> Item Addressed : Y    N N/A</p>	<p>The full width of the Green Infrastructure Network (GIN) corridor (if applicable) will be protected to meet the guidelines set out in the City's Official Community Plan and the Biodiversity Conservation Strategy. GIN corridor widths are meant to be a minimum target for the movement of wildlife across the City.</p>		
<p><b>3k.</b> Item Addressed : Y    N N/A</p>	<p>Site plans show appropriate building setbacks from the Streamside Protected Areas. This includes a minimum 3 meter side and front setback from any pre-load material, retaining walls or buildings/ structures, and a minimum 4.5 meter rear-yard setback from a proposed residence. Other setbacks (e.g., active spaces, geotechnical, hazard areas) are also clearly indicated on site plans.</p>		

<p><b>3l.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>All Site Plans must include:</p> <p>An appropriate scale to show all features of the property, including a north arrow</p> <p>Location of Biodiversity Management Areas (if applicable)</p> <p>Location of Green Infrastructure Areas including labels and full width (if applicable)</p> <p>Existing and proposed permanent fencing locations</p> <p>Location and labels of all field verified streams, ditches, wetlands, and watercourses including direction of flow and classification (consistent with the City's updated watercourse classification definitions)</p> <p>Surveyed top-of-bank (TOB) and the City's Part 7A Streamside Protection Bylaw's setback areas</p> <p>Surveyed high water mark (HWM) and the Approved provincial Riparian Areas Protection Regulation setbacks</p> <p>Location and footprint of all existing and proposed infrastructure including but not limited to drainage headwalls, utilities, septic fields, driveways, farm roads, etc.</p> <p>Surveyed location of all trees and proposed tree removals including required tree protection zones. Tree details including height, species, diameter at breast height, condition, and potential impacts to retained trees as a result of development must be included in the Arborist report.</p> <p>Surveyed locations and species details of any non-native or invasive plant species regulated under the BC Weed Control Act</p> <p>Geotechnical setbacks (if applicable)</p> <p>Identification of Hazard Lands and applicable setbacks (when an application also triggers DP2: Hazard Lands Development Permit Area). Where hazard lands or geotechnical setbacks are identified, the greater setbacks shall be applied to the proposed development site.</p>		
<p><b>3m.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>If using the "flex" option for a lot that is not a "lot of record", Site Plans need to show the measured flex distances from the required baseline setback and show that no net-loss of setback area has occurred. The use of the flex option should be discussed in the EDP.</p>		



<p><b>3n.</b> Item Addressed : Y N N/A</p>	<p>Areas of existing disturbance are identified (including infrastructure or fill) within the Streamside Protection Areas. These areas will require remediation.</p>		
<p><b>3o.</b> Item Addressed : Y N N/A</p>	<p>The EDP includes inputs from other qualified professionals or specialists (e.g., hydrogeologist, geotechnical, arborist, wildlife specialist, wetland specialist, Registered Professional Forester, etc.) including a QEP declaration and sign-off.</p>		
<p><b>3p.</b> Item Addressed : Y N N/A</p>	<p>The EDP includes clear explanation how surface and base flows of any immediate and nearby streams and wetlands (i.e., within 50 m of the property) will be maintained during and after development (hydrogeologist input may be required).</p>		
<p><b>3q.</b> Item Addressed : Y N N/A</p>	<p>The EDP includes details on wildlife habitat values including known wildlife corridors within the GIN.</p>		
<p><b>3r.</b> Item Addressed : Y N N/A</p>	<p>The Federal <i>Species at Risk Act</i> (SARA) offers protections to species listed on the SARA under Schedule 1. The EDP has identified potential species at risk, including Critical Habitat or designated Wildlife Habitat Areas associated with the property. If species at risk or their Critical Habitat are identified, a detailed mitigation plan must be included and based on available federal or provincial recovery strategies, action plans and management strategies and complementary best practices guidelines to ensure effective protection for these species and their habitats.</p>		

<p><b>3s.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>QEP clearly indicates which level of 'Safeguarding' will be sought for the Streamside or Green Infrastructure areas on the property.</p>		
<p><b>3t.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Detailed planting plan provided with EDP report that considers site hydrology, soils, appropriate planting species and densities. Planting timelines should be based on time of year and watering requirements, ideally occurring in the early fall. Planting outside of this time of year will require additional maintenance plans. The planting plan includes a cost estimate for the City's consideration.</p>		
<p><b>3u.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>If the proposed works conflicts with a known regulated invasive species, or if the QEP has identified invasive plants while onsite, investigate the density, types, distribution, and other characteristics of the invasive growth, and develop a mitigation plan for its containment or eradication. The Invasive Species Management Plan must be provided with a cost estimate for removal and/or mitigation.</p> <p>Sites with Knotweed spp and Giant Hogweed will require a project specific management plan, including disposal locations for invasive contaminated excavation materials. Any soils contaminated with invasive species or other known contaminants may not be reused unless an alternate mitigation plan has been approved by the City.</p>		

## 4.0 Impact Mitigation Plan

(An Impact Mitigation Plan is required with all Development Variance Permit applications to determine the appropriateness of requests to reduce Streamside Protection Areas. Where developments can maintain appropriate setbacks, an Impact Mitigation Plan is not required.)

	Checklist Item	Report Section or Appendix	Peer Reviewer Comments
<p><b>4a</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Development Variance Permits where setbacks reductions are proposed to RAPR standards are only supported where undue hardship has been sustained and approved through the RAPR process. Reductions to lot line setbacks are to be considered prior to reduction of environmental setbacks. Clear rationale for the variance is provided in the Impact Mitigation Plan.</p>		
<p><b>4b.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Replacement criteria and densities for habitat offsetting and/or restoration follows the BC Ministry of Environment’s Tree Replacement Criteria (1996), as a minimum standard, or through a replacement plan that is acceptable to the Parks Division and/or Trees &amp; Landscape Section. Selected plant stock should be chosen to encourage successional growth and be suitable for either riparian habitats or for the improvement of wildlife use within the GIN corridor.</p>		
<p><b>4c.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Species selected for Riparian Restoration Plans have been identified based on soil, moisture, and shade requirements and the overall post-construction site hydrology.</p>		
<p><b>4d.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>The Impact Mitigation Plan has included inputs from other qualified professionals or specialists required (e.g., hydrogeologist, geotechnical, arborist, wildlife specialist, wetland specialist, Registered Professional Forester, etc.). QEP declaration and sign-off is required.</p>		

## 5.0 Additional Regulatory Approval Requirements

(Note: Regulatory Acts, Codes of Practice, Regulations, and Standards are amended periodically. It is the expectation that the QEP is staying current with regulatory requirements and including submissions as part of the City's review process.)

	Checklist Item	Date of Submission / Approval	Peer Reviewer Comments
<p><b>5a.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>Fisheries and Oceans (DFO) <i>Fisheries Act</i> Interim Code of Practice can be applied and notification will be submitted prior to construction.</p>		
<p><b>5b.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>DFO Fisheries Act Request for Review / Letter of Advice has <i>been included</i> for the City's review.</p>		
<p><b>5c.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>DFO Fisheries Act Authorization has been included for the <i>City's review</i>.</p>		
<p><b>5d.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p><i>Water Sustainability Act</i> (WSA) S. 11 <u>Notification</u> for Changes in and About a Stream required. Note: Provincial <i>Water Sustainability Act</i> submissions should be prepared per FLNRORD's "Guidance for Applications or Notification for Changes in and About a Stream under the <i>Water Sustainability Act</i> in the South Coast Region" (October 2019). A copy of the WSA Notification package has been included for the City's review.</p>		

<p><b>5e.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>WSA S. 11 <u>Approval</u> for Changes in and About a Stream required. Note: Provincial <i>Water Sustainability Act</i> submissions should be prepared per FLNRORD's "Guidance for Applications or Notification for Changes in and About a Stream under the <i>Water Sustainability Act</i> in the South Coast Region" (October 2019). A copy of the WSA Notification package has been included for the City's review.</p>		
<p><b>5f.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>Other (please identify all applicable environmental permits, approvals, or licenses required - e.g., City Development Permits (e.g., Hazard Lands DPA), fish collection permits, Wildlife Act permits, contaminated sites CoC, etc.). Copies of permit applications and Issued Permits are required for City records.</p>		
<p><b>5g.</b></p> <p>Applicable to Project:</p> <p>Y    N</p> <p>N/A</p>	<p>Detailed planting plan provided with EDP report that considers site hydrology, soils, appropriate planting species and densities. Planting timelines should be based on time of year and watering requirements, ideally occurring in the early fall. Planting outside of this time of year will require additional maintenance plans. The planting plan includes a cost estimate and bonding.</p>		

## 6.0 Detailed Design and Final Report Sign Off\*\*

(Note: Applicable regulatory Approvals, Permits, or Licenses are required prior to DP3 Permit Issuance.)

	Checklist Item	Date of Submission / Approval	Peer Reviewer Comments
<p><b>6a.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p><i>Fisheries Act / Water Sustainability Act / BC Wildlife Act / BC Riparian Areas Regulations</i> permits, licenses, or approvals received and provided to the City. This includes documentation of Change Approvals resulted.</p>		
<p><b>6b.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Comments and feedback from provincial and federal regulators as well as peer reviews have been incorporated into the final EDP and/or Impact Mitigation Plan.</p>		
<p><b>6c.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>The QEP has provided input into the detailed design process to minimize and eliminate modifications or impacts within Areas of Protection identified at PLA (e.g., streamside setbacks, Green Infrastructure Areas, tree protection zones, etc.). Where site servicing (or other infrastructure) cannot avoid Protection Areas, strong rationale is provided to demonstrate that all other reasonable alternatives have been considered.</p>		
<p><b>6d.</b></p> <p>Item Addressed :</p> <p>Y    N</p> <p>N/A</p>	<p>Comments and feedback from peer review(s) and City Asset Groups have been incorporated into the final EDP and/or Impact Mitigation Plan.</p>		

<p><b>6e.</b> Item Addressed : Y    N N/A</p>	<p>Changes to the project / project footprint made during the Detailed Design phase have been communicated to provincial and federal regulators and regulatory permits / approvals reflect these updates. It is expected that regulatory approvals are submitted and approved at min. 75% design phase.</p>		
<p><b>6f.</b> Item Addressed : Y    N N/A</p>	<p>If there is any proposed ground disturbance or construction proposed, the City requires the development and implementation of a Construction Environmental Management Plan (CEMP). A project CEMP has been appended to the final EDP.</p>		
<p><b>6g.</b> Item Addressed : Y    N N/A</p>	<p>Post-construction maintenance and monitoring plan including cost estimate and securities accepted by the City.</p>		

## Notes:

- \* If a checklist item is not applicable, provide rationale to explain why it is not applicable.
- \*\* Mandatory elements requiring primary QEP sign off prior to issuance of the DP3 Sensitive Ecosystems Development Permit or Building Permit. The QEP signing authority confirms that all information has been verified and meets the City's submission requirements provided in the Development Permit Guidelines for Sensitive Ecosystems.

# Key Terms & Definitions Applicable to DP3: Sensitive Ecosystems Development Permit Areas

City of Surrey Watercourse Classification Definitions (Updated April 2020; Part 7A Bylaw Text Amendments Pending):

**Class A (Red)** - Inhabited by fish year round or potentially inhabited by fish year round. Considered 'streams' as defined by the Provincial *Water Sustainability Act* and Riparian Areas Protection Regulation. Considered fish habitat as defined by the *Federal Fisheries Act*.

**Class A(O) (Red-dashed)** - Inhabited by fish primarily during the over-wintering period or potentially inhabited by fish during the over-wintering period with access enhancement. Considered a 'stream' as defined by the Provincial *Water Sustainability Act* and Riparian Areas Protection Regulation. Considered fish habitat as defined by the *Federal Fisheries Act*.

**Class B (Yellow)** - Provides food/nutrient value to downstream fish habitat. No fish potential present at any time of the year. Considered a 'stream' as defined by the Provincial *Water Sustainability Act* and Riparian Areas Protection Regulation. Considered fish habitat as defined by the *Federal Fisheries Act*.

**Class C (Green)** - A water feature that is not considered a 'stream' as defined by the Provincial *Water Sustainability Act* and Riparian Areas Protection Regulation. Not considered fish habitat as defined by the *Federal Fisheries Act*. No fish potential present at any time of the year.

Changes in and about a Stream under the *Water Sustainability Act* means:

- a) any modification to the nature of a stream, including any modification to the land, vegetation and natural environment of a stream or the flow of water in a stream; or
- b) any activity or construction within a stream channel that has or may have an impact on a stream or a stream channel.

Green Infrastructure Area (or Green Infrastructure Network):

Represent the Green Infrastructure Network (GIN) and Biodiversity Management Areas identified in Surrey's Biodiversity Conservation Strategy.

High Water Mark (as defined under RAPR):

The visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself, and includes the active floodplain."

Natural Boundary:

The natural boundary under the *Water Sustainability Act* has the same meaning as in Section 1 [definitions] of the *Land Act*, which means the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself.



### Qualified Professional (as defined under the Water Sustainability Act):

A Qualified Professional (QP) under the *Water Sustainability Act* and its regulations typically refers to a professional engineer or geoscientist acting with the scope of their competencies and qualifications. However, depending on the activities or works proposed, a QP may include biologists, agrologists, geomorphologists, hydrologists, forester, qualified specialists in other disciplines, or persons with other qualifications specified by a decision maker.

### Riparian:

Riparian typically pertains to an area adjacent to a stream, such as rivers or lakes; it describes the area adjacent to flowing water (e.g., perennial or intermittent streams, seeps or springs) that contains elements of both aquatic and terrestrial ecosystems, which mutually influence each other.

### Sensitive Ecosystem Development Permit Area (SEDPA):

Surrey's SEDPA is made up of two distinct classifications of the natural environment: Streamside Areas and Green Infrastructure Areas.

### Stream (as defined under the Riparian Areas Protection Regulation):

- (a) a watercourse or body of water, whether or not usually containing water, and
- (b) any of the following that is connected by surface flow to a watercourse or body of water referred to in paragraph (a):
  - (i) a ditch, whether or not usually containing water;
  - (ii) a spring, whether or not usually containing water;
  - (iii) a wetland

### Stream (as defined under the Water Sustainability Act):

A stream under the *Water Sustainability Act* is any natural watercourse, including a natural glacier course, or natural body of water, whether or not the stream channel of the stream has been modified, or a natural source of water supply including, without limitation, a lake, pond, river, creek, spring, ravine, gulch, wetland or glacier, whether or not usually containing water, including ice, but does not include an aquifer.

### Stream Channel:

A stream channel, under the *Water Sustainability Act*, in relation to a stream, means the bed of the stream and the banks of the stream, both above and below the natural boundary and whether or not the channel has been modified, and includes side channels of the stream.

### Streamside Areas:

Represent those areas next to and setback from a stream that link aquatic and terrestrial ecosystems as well as those areas that exert influence on a stream whether for food or habitat reasons.

### Top of Bank (as defined under the RAPR):

- (a) the point closest to the boundary of the active floodplain of a stream where a break in the slope of the land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the break, and
- (b) for a floodplain area not contained in a ravine, the edge of the active floodplain of a stream where the slope of the land beyond the edge is flatter than 3:1 at any point for a minimum distance of 15 metres measured perpendicularly from the edge.

### Wetland (as defined under the RAPR):

Wetland means land that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, plant species that are typical of inundated or saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

### Wetland (as defined under the *Water Sustainability Act*):

A wetland is considered a stream under the WSA and is further described as a swamp, marsh, fen or prescribed feature. The guidance *Wetlands of British Columbia: A Guide to Identification* (2004) may provide further information on assessing wetlands.

### Wetland Specialist:

There is no defined designation for wetland specialists in BC, rather, QEPs can self-identify as a wetland specialist provided they are acting in the scope of their competencies and expertise. This person possesses an appropriate combination of formal education, knowledge, skills and experience to conduct a technically sound and rational assessment, and is familiar with applicable provincial regulation, policies, protocols and guidelines. Wetland specialists typically apply a knowledge of wetland processes, soils, groundwater, and identification of hydrophytic vegetation to identify, classify, and delineate wetlands in the field.