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Riparian Development Permit Guide

The Provincial legislation known as the Riparian Areas Protection Regulation (RAPR) requires the City of Penticton to protect riparian areas from the effects of new residential, commercial, institutional and industrial development, by ensuring that a Qualified Environmental Professional (QEP) conducts a science-based assessment of proposed activities.

The Riparian Development Permit Area is designated to protect, enhance and restore riparian habitat by protecting water quality, fish and fish habitat, limiting flooding impacts, supporting biodiversity and encouraging habitat restoration.

What is it and why is it required?

The RAPR is a provincial regulation to protect the many and varied features, functions and conditions that are vital for maintaining stream health and productivity. The City is required to protect riparian areas in alignment with the provincial regulation.

In order to do so, the City requires Development Permits (pursuant to Section 488.1(1)(a) of the Local Government Act) to ensure compliance with the provincial regulation.

Where does it apply?

If your property is within 30m of

1. The high water mark or top of a stream's ravine bank, or
2. A watercourse or water body (i.e. lake, river, oxbow)

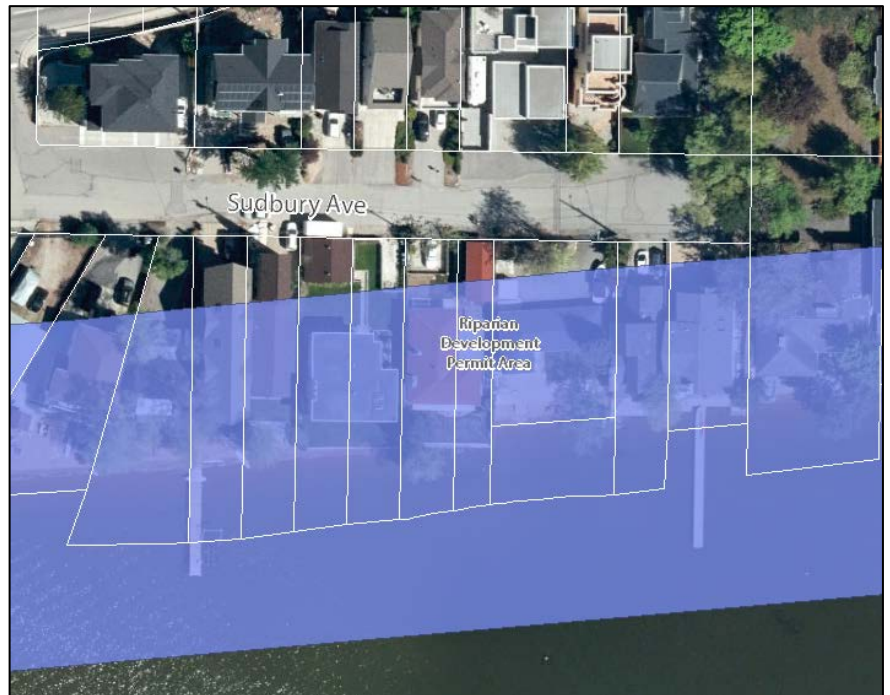


Figure 1 – Example of Riparian Development Permit Area

You may be required to obtain Provincial approval and apply for a Riparian Development Permit prior to conducting any works on your property. To confirm if these regulations apply to your property, please contact the City's Planning Department.

You can see if your property is within an Riparian Development Permit Area by going to [City of Penticton Parcel Viewer](#).

What type of works requires it?

Any time that you are disturbing/moving soils within the riparian area, you should check with the City's Planning Department if a Riparian Development Permit is required. This includes works such as constructing buildings and structures, disturbing soils, creating hard surfaces such as decks and pavement, installing works for flood protection, subdivision, landscaping, fencing, etc.

How do I apply for a Riparian Development Permit?

You will need to hire a Qualified Environmental Professional (QEP) to come to your property and complete an assessment. They will determine the Streamside Protection and Enhancement Area (SPEA) on your property. The SPEA is essentially a protected setback from the watercourse that you cannot disturb. The QEP's assessment will be provided to the property owner, as well as both the Province and the City to ensure compliance with local and provincial regulations. Once compliance is confirmed, you will be issued a Riparian Development Permit. It is also important to note that you should confirm if any other permits are required prior to commencing works (i.e. Building or Earthworks Permits, etc.).

How to find a QEP

QEPs are registered biologists (RP Bio designation) qualified by the Province to conduct and submit environmental and riparian assessment reports to the City of Penticton. The City of Penticton cannot recommend professionals, however, there are many QEP's within the local area that are qualified and can be contacted for this work.

(Simplified) Steps for Applying for a Riparian Development Permit	
Step 1	Visit City of Penticton Property Viewer to see if your property is located within the Riparian Development Permit Area. Check with the City of Penticton if you are unsure.
Step 2	If your proposed works are within a riparian area, you must hire a Qualified Environmental Professional (QEP) to assess the development site to determine the setbacks and protection measures.
Step 3	The QEP submits the report to the Province to notify them of the development proposal. The Province reviews to ensure compliance with the Provincial regulations (RAPR).
Step 4	After receiving approval from the Province, the owner (or agent) must submit an application to the City of Penticton for a Riparian Development Permit.
Step 5	The City will review the application for compliance with local bylaws and issue the Riparian Development Permit. The property owner is still responsible to acquire any other necessary permits for their proposal (i.e. earthworks, building, etc.).

If the property is also within an Environmental Assessment Area, a combined permit for both the Riparian Development Permit and the Environmental Assessment Permit may be applied for at the same time. Please refer to the Environmental Assessment Permit [Bulletin](#).

Have Questions? We're here to help. Please contact the Planning Department

 250-490-2501 or  planning@penticton.ca

Located at City Hall on the first floor at 171 Main St, Penticton BC V2A 5A9

