7.1 BRUNETTE RIVER

INTRODUCTION

The Brunette River area, identified as Development Permit Area 7.1 [see Map 7.0], is designated in order to preserve its valuable aquatic and wildlife habitat while allowing for the continuation of the Brunette Fraser Greenway, and associated trail features.

Flowing southeast from Burnaby Lake to the Fraser River, the Brunette River provides a critical ecological linkage for many of the highest value riparian systems found within Metro Vancouver. The river corridor is recognized as an important site for green infrastructure and biodiversity within Metro Vancouver, where over 20% of the watershed currently exists as protected park, water bodies, wetlands or undeveloped green space. Flowing towards its outlet at the Fraser River, the natural state of the river's riparian edges within New Westminster become more disturbed and impacted by industrial development. As efforts are made towards restoring and protecting important habitat within this urban context, opportunities are also available to implement regional goals the Brunette Fraser Greenway.

Additional guidelines specific to the Sapperton Reach are included in the Brunette River Master Plan | Sapperton Reach (April 5, 2016).

This area is designated as a Development Permit Area with the following purposes:

- protection of the natural environment, its ecosystems and biological diversity (as outlined in the Justification section of this schedule),
- establishment of objectives to promote energy conservation (as outlined in the Justification section of this schedule),
- protection of development from hazardous conditions,
- establishment of objectives for the form and character of commercial, industrial, multi-unit residential and mixed use development.



Approximate Wetted Width

Naturalized Zone (10m)

Transition Zone (10m)

Activity Zone (up to 20m)

Urban Improvement Zone (up to 20m)

Greenway/Trail

School/Park/Open Space

7.1 BRUNETTE RIVER
GENERAL PRINCIPLES

GENERAL PRINCIPLES

Natural Features are a significant component of the Brunette River corridor, and their protection and enhancement must be considered during land use and development planning.

A more sustainable built form that ultimately adds value to the relationship between the natural and built environment along the river corridor can be created using comprehensive designs facilitated by integrated, multi-disciplinary, professional design teams. The Brunette River Development Permit Area Guidelines reflect best practices in support of the following the following seven principles:

1. GEOTECHNICAL HAZARD MITIGATION

In the case of steep slopes along the bank of the Brunette River corridor, geotechnical stability must be maintained. Geotechnical and slope stability hazards associated with river banks include erosion and landslides.

2. STORMWATER MANAGEMENT

Stormwater management can be used to improve hydrological function, reduce erosion and control runoff within a development site. Management of stormwater within the Brunette River corridor is intended to safeguard human life and property from flood and erosion damage. Best Management Practices for rainwater management can conserve ecological integrity by protecting both significant aquatic species and habitats, and preserve watershed ecological health while allowing development to proceed.

3. HABITAT PROTECTION + ENHANCEMENT

The City of New Westminster has adopted Provincial guidelines for Riparian Area Regulations (RAR), and as a result, all land use planning and development within the city must comply with the Streamside Protection and Enhancement Area (SPEA) established through RAR. Providing habitat protection and enhancement within the Brunette River corridor will protect fish habitat and the ecological integrity and function of riparian areas.

4. CONTAMINATED SITE MANAGEMENT

The majority of the land within the Brunette River corridor has historically been used for industrial uses, and within that, the majority is classed as heavy industry. As sites are redeveloped, reclamation of former industrial sites is crucial to restoring river and riparian ecological health. Managing contaminated sites, including soil, water, sediment and soil vapour contamination will minimize the risk to people, wildlife and pets. The Provincial Contaminated Sites Regulation applies to the entirety of the corridor.

5. URBAN FOREST MANAGEMENT

Through its Urban Forest Management Strategy, the City has targeted a 27% urban forest canopy cover, a 9% increase from 2016, for all publicly and privately owned trees and supporting vegetation within its boundaries. Protecting and enhancing the urban forest within the riparian zone will contribute to carbon sequestration, reduced stormwater runoff and erosion, increased wildlife habitat, climate management and heat island mitigation, improved air quality, improved aesthetics, and improved psychological well-being.

6. RECREATION PLANNING , EDUCATION + INTERPRETATION

As the city continues to grow and densify more pressure will be placed on well-used and well-loved parks, trails and recreation facilities. Providing for recreation, education and interpretation within publicly accessible areas will help promote community engagement in conservation and climate awareness.

7. MANAGING THE DEVELOPMENT INTERFACE

Ecosystem management relates not only to active natural and habitat areas, but requires careful consideration and integration of adjacent development and land uses. Through thoughtful design at the development interface and beyond, habitat quality, stormwater function and hazard mitigation objectives are better supported. Appropriately managing the development interface will to ensure that adjacent environmental values are protected while acknowledging existing land values, land use entitlements and economic objectives.

7.1 BRUNETTE RIVER
GLOSSARY OF TERMS

GLOSSARY OF TERMS

Biodiversity: is defined broadly as the variability of life on earth and the ecological processes that support it.

Bioswale: is a constructed stormwater management drainage feature characterized by the use of plant material filter the flow of runoff.

High Water Mark: is the visible 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 include the active floodplain (British Columbia Riparian Areas Regulation Assessment Methods).

Infiltration Gallery: is a stormwater management drainage feature designed to collect and convey stormwater to soil-based storage (aquifer).

Large Woody Debris: a larger tree trunk that has fallen (may also be called downed wood). These features provide shelter, feeding sites, and movement pathways for wildlife.

Pollinator Garden: a garden specifically designed and planted with flowers that provide nectar or pollen to support a range of pollinating insects, such as hoverflies, bees, beetles, wasps, butterflies and moths.

Riparian Areas Regulation (RAR) Assessment: means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified for the purposes of this regulation by a qualified environmental professional.

Standing Wildlife Trees: dead wildlife trees installed at variable spacing, providing important habitat for birds, mammals, amphibians and other organisms.

Stormwater Pond: a body of water that collects and stores urban stormwater runoff. These ponds are designed to mimic the ecological function of naturally occurring ponds or wetlands to manage water quality and prevent downstream flooding.

Streamside Protection and Enhancement Area (SPEA): an area a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation, and existing and potential adjacent upland vegetation that exerts an influence on the stream and, b) the size of which is determined according to this regulation on the basis of an assessment report provided by a qualified environmental professional in respect of a development proposal (British Columbia Riparian Areas Regulation Assessment Methods).

Top of Bank (ToB): means a) the point closest to the boundary of an active floodplain of a stream where a break in the slope of land occurs such that the grade beyond the break is flatter than 3:1 at any point for a minimum distance of 15 meters 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 meters measured perpendicularly from the edge (British Columbia Riparian Areas Regulation Assessment Methods).

Urban forest: all of the publicly and privately owned trees and supporting vegetation in an urban area.

Wildlife Corridors: a link of wildlife habitat, generally native vegetation, which joins two or more larger areas of similar wildlife habitat. Corridors are critical for the maintenance of ecological processes including allowing for the movement of animals and the continuation of viable populations.

7.1 BRUNETTE RIVER

RIVER REACHES

RIVER REACHES

Individual reaches, defined by biophysical characteristics, as well as current and future land use considerations have been identified (see Figure 1). This Development Permit Area, including the additional detail in the Brunette River Master Plan | Sapperton Reach (April 5, 2016), applied to the Sapperton Reach. In the future, this Development Permit Area will be extend to the remainder of the reaches.

1. HUME PARK REACH

The Hume Park Reach extends from the Columbia Street overpass to the eastern property boundary of Hume Park.

- Opportunities: environmental values protected as park land, relatively intact ecosystem, existing trails, public access.
- Constraints: active flood plain, active park programming.

2. SAPPERTON REACH

The Sapperton Reach extends from the eastern property boundary of Hume Park to the approximate location of the SkyTrain overpass. The reach condition is defined by the steep embankment (>30%) of the south bank, riffle-glide stream features and availability of in-stream cover habitat.

- Opportunities: ecosystem restoration, improvements to the Central Valley Greenway connection, redevelopment of industrial warehouse site, restoration of natural hydrology, development of new recreational amenities.
- Constraints: development encroachment into the riparian zone, invasive species, environmental degradation.

3. BRAID REACH

The Braid Reach extends from the approximate location of the SkyTrain overpass to the Braid Street bridge within the industrial lands.

- Opportunities: redevelopment of industrial uses within riparian zone, restoration of natural ecosystem, connection to the Brunette Fraser Greenway, regional Sky Train connection.
- Constraints: impact from heavy industry, high potential for contaminated soils, timeline for redevelopment unknown.

4. CANFOR REACH

The Canfor Reach extends from the Braid Street bridge within the industrial lands to confluence with the Fraser River.

- Opportunities: redevelopment of industrial uses within riparian zone, restoration of natural ecosystem, connection to the Central Valley Greenway, regional Skytrain connection.
- Constraints: impact from heavy industry, high potential for contaminated soils, timeline for redevelopment unknown.

7.1 BRUNETTE RIVER

RIVER REACHES



Figure 1. River Reaches

7.1 BRUNETTE RIVER
MANAGEMENT ZONES

7.1.1 MANAGEMENT ZONES

Intent: Four landscape zones are identified to guide ecosystem management and restoration, landscape programming and design.

- **The Naturalized Zone** – *measured from the active river channel to 5m or 10m* (16.4ft or 32.8ft) above/beyond the Top of Bank* – supports biodiversity, allows for wildlife movement and protects slope stability. Split rail fencing should be used to identify the naturalized zone, and to protect the integrity of the ecosystem from encroachment by humans and pets. Minimal recreational trail connections and/or river crossings are permitted where boardwalks and railings are used to limit impact.
  *Where the potential for wildlife corridors exist below ToB (defined as a 10m/32.8ft corridor with slope <3:1), the minimum 5m Naturalized Zone is permitted. Where no corridor exists, the Naturalized Zone measures 10m/32.8ft from ToB.
- **The Transition Zone** – *measured as a minimum 5m, and desirably 10m (32.8ft), where feasible, beyond the boundary of the Naturalized Zone* – allows for a more gradual landscape transition from the Naturalized Zone (fenced/protected edge) towards the amenity programming of the Activity/Urban Improvement Zone (permitting more intensive programming and design intervention). The Transition Zone accommodates habitat (edge) improvements, including the placement of coarse woody debris, raptor perches, and landscape plantings selected for both habitat (food/structure) values and aesthetic quality. The Transition Zone also permits the Brunette Fraser Regional Greenway pedestrian/cycle corridor and associated resting areas or viewpoints.
- **The Activity Zone** – *measured as a maximum of 20m (65.6ft) located between the Transition Zone and the Urban Improvement Zone* – allows for more intensive landscape programming in support of adjacent land use objectives, including recreational programming, stormwater management and habitat enhancement (e.g. pollinator gardens). The Brunette Fraser Greenway pedestrian corridor is permitted within this zone. Where residential uses are proposed, naturalized playscapes and community gardens are encouraged, subject to contaminated sites remediation. Where permitted, non-invasive vegetation, such as gardens and ornamental plants, may be planted in containers designed to complement the natural environment.
- **The Urban Improvement Zone** – *measured as a maximum 20m (65.6ft) along the outermost extents of the DPA (opposite the active river channel)* – permits permanent structures (building program) within the Brunette River DPA, subject to architectural design guidelines (in support of DPA objectives).

Figure 2 provides a general outline of the features and permitted uses identified within each Management Zone.

7.1 BRUNETTE RIVER
MANAGEMENT ZONES

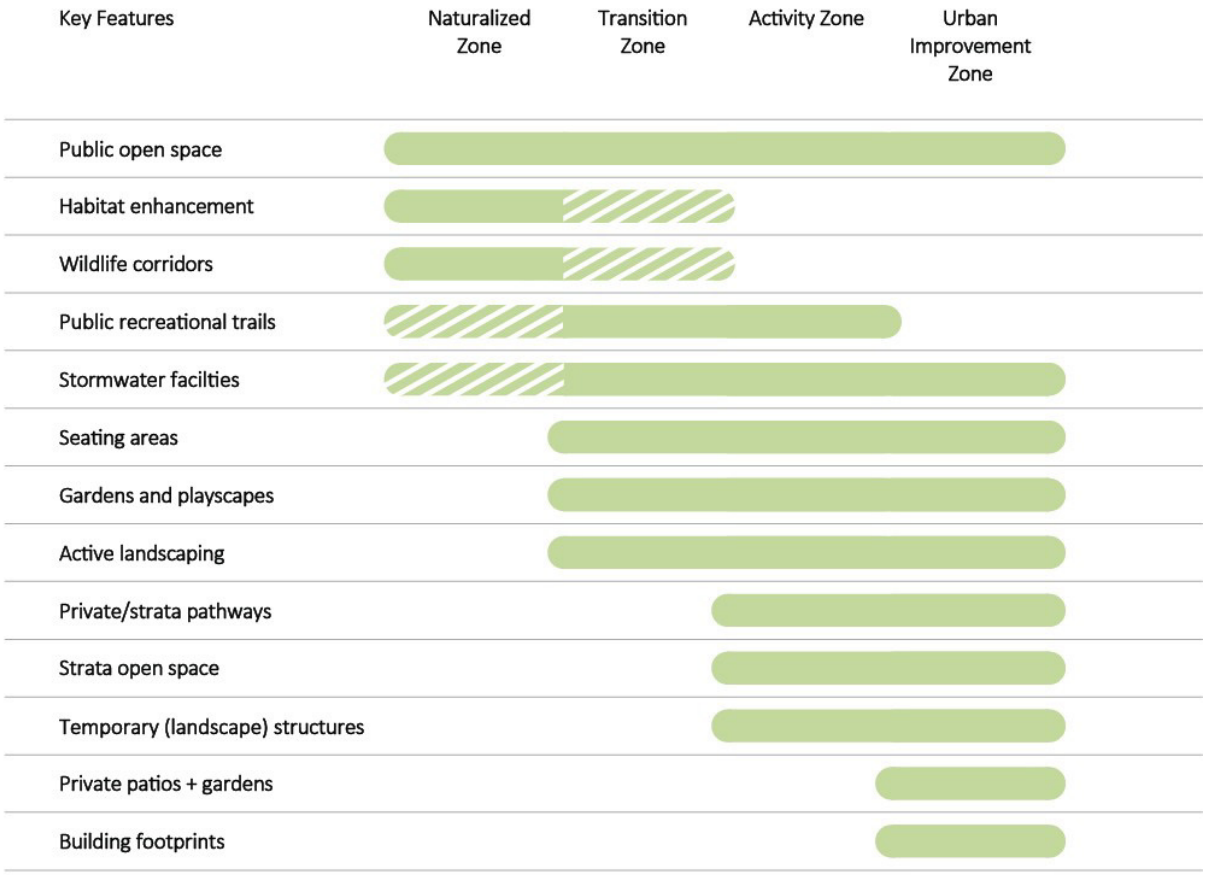


Figure 2. Example Features, Permitted Uses and Management Zones

7.1 BRUNETTE RIVER
GEOTECHNICAL HAZARD + STORMWATER MANAGEMENT

7.1.2 GEOTECHNICAL HAZARD

Intent: RAR requires consideration for various measures that protect the integrity of the SPEA. In the case of steep slopes along the bank of the Brunette River corridor, geotechnical stability must be maintained to ensure no slope instabilities impact the SPEA.

- **Geotechnical Setback |** Conform to the generalized Geotechnical Setback of 5m (16.4ft) from the Top of Bank or 3:1 from the Toe of Slope, whichever is greater. The generalized setback can be varied upon completion of a site specific detailed assessment by a Professional Geotechnical Engineer.
- **Bank Stabilization |** Where steep/unstable slopes occur, additional stabilization measures may be required as per the recommendation of a Geotechnical Engineer. Where stabilization is impractical, an additional setback area of 5 to 10m (16.4ft - 32.8ft) may be required.
- **Forest restoration |** Natural forest should be restored as a means to stabilize the bank, slow stormwater runoff and reduce erosion.

7.1.3 STORMWATER MANAGEMENT

Intent: Redevelopment near the Brunette River proves an opportunity to restore hydrological function to heavily manipulated landscapes and mitigate geotechnical or flood hazard within the riparian area. Towards this end, DPA objectives including controlling stormwater quality, erosion and flood protection within the Brunette River corridor.

- **Permeable Surfaces |** All development and hardscaping should be designed to minimize impermeable surfaces. Where use of impermeable materials cannot be avoided, all runoff should be directed towards stormwater management infrastructure (infiltration galleries, bioswales, stormwater ponds etc).
- **Low Impact Design |** Low Impact Development techniques should be used to minimize stormwater runoff. All runoff should be directed towards low impact (green) stormwater management infrastructure, such as infiltration galleries, bioswales, stormwater ponds etc. Reducing, slowing and cleaning stormwater discharges naturally improves both ecological and economic outcomes compared with using piped systems.
- **Stormwater Facilities |** Where appropriate, incorporate stormwater management facilities to control volume, rates and quality of stormwater runoff into the Brunette River, while creating landscape features, where approved by a geotechnical engineer. Appropriate plantings should be selected for functionality, low maintenance and considered in light of habitat enhancement objectives.
- **Hydrological Function |** Pre-development hydrological function should be restored and new development should addresses stormwater quantity, quality, reuse and infiltration. Stormwater should be captured as close to where it falls as practical, and concentrated runoff should be avoided.
- **Integrated Stormwater Management Planning |** New development should achieve the Integrated Stormwater Management Plan (ISMP) targets within site programming and design.



Landscape features can minimize stormwater runoff.

7.1 BRUNETTE RIVER
HABITAT PROTECTION AND ENHANCEMENT

7.1.4 HABITAT PROTECTION + ENHANCEMENT

Intent: While maintaining healthy aquatic and riparian habitat is a primary goal of RAR, streamside setbacks provide the additional value of helping to protect wildlife passage and habitat for species at risk, encouraging urban forest cover, and fostering opportunities for recreational use.

- **Environmental Assessment |** Submit a study by a Qualified Environmental Professional (QEP) that identifies sensitive habitats or species at risk, and mitigation measures.
- **Habitat Diversity |** Consider appropriate habitat enhancement measures – including but not limited to: understory enhancement and/or pollinator plantings, wildlife trees and Large Woody Debris (LWD), nesting boxes, and/or raptor perches – according to objectives of each Management Zone. Habitat enhancement should be focused within the Naturalized Zone, and supported throughout adjacent Zones.
- **Invasive Plant Species Management |** Invasive plant species that dominate large tracts of the Brunette River Corridor, primarily represented by Himalayan blackberry and Japanese knotweed, should be removed using the appropriate method.
- **Tree Planting |** All areas treated for invasive species should be replanted with a mix of native tree species. Densities should target 400-800 stems/ha within the Naturalized Zone, and include both native conifer and deciduous species. Tree Planting plans should consider urban forest management objectives. Tree planning within the Transition, Activity and Urban Improvement Zones should be appropriate to the objectives within each respective zone.
- **Large Woody Debris |** Within the Naturalized and Transition Zones, large tree trunks that have fallen, often called downed or coarse wood, that provide shelter, feeding sites, and movement pathways for wildlife should be retained and reintroduced. These large trees also act as nurse logs for plants, add organic matter and nutrients to the soil, and help to stabilize slopes, reduce erosion, and control sediment runoff.



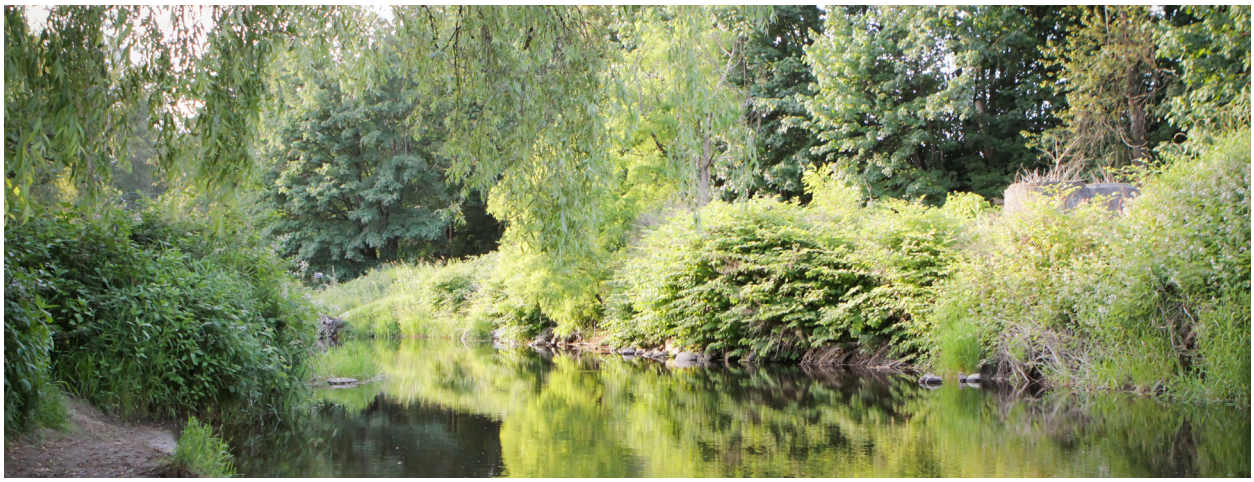


Choose plants that are appropriate for the area.

7.1 BRUNETTE RIVER

HABITAT PROTECTION AND ENHANCEMENT

- **Standing Wildlife Trees |** Planted wildlife trees or standing trees should be installed within the Naturalized and Transition Zones where opportunities present, as important habitat features for birds, mammals, amphibians and other organisms. Wildlife trees provide forage, roosting and nesting sites for a diversity of bird species, as well as providing a source of organic nutrient inputs. Consider the following:
  - Large conifers tend to decay less quickly than deciduous trees; however, a variety of species should be used to provide a range of micro-habitats.
  - One third to one half the length of a wildlife tree should be buried to ensure stability.
  - Trees should be placed leaning away from structures and people.
  - Logs should be a minimum of 40cm (15.7in) in diameter and 6 m (19.7ft) long.
  - Wildlife trees should be installed at variable spacing (single trees no closer than 10m/32.8ft apart) and in clusters (several trees grouped together).
- **Raptor Perches and Nest Sites |** Consider installing raptor perches along the forest edge and in habitat islands within the Naturalized and Transition Zones, at heights that exceed the natural canopy height (30-40m/98.4ft-131.2ft). Raptors have a preference for perching above hunting areas; open spaces, meadow habitat and wetland areas provide good habitat for prey. Perches can be metal or wood poles with a perch/nesting structure at the top.
- **Wildlife Corridors |** Wildlife corridors within the Naturalized Zone should be protected, in addition to the legislated RAR setback which focuses on protecting fish and fish habitat. The minimum natural area setback for functional wildlife movement is 30m (98.4ft), but ideally it is 50 – 100m (164-328ft). Accommodate wildlife movement within the Naturalized Zone where the active flood plain is wide and flat. Otherwise, a wildlife corridor of 15m (49ft) is measured from the top of bank.
- **Species at Risk |** Identify species at risk and develop habitat protection and enhancement strategies in conjunction with a Registered Professional Biologist (RPBio) in light of known ecological communities and species at risk, including but not limited to: Nooksack Dace (Chehalis lineage), Painted Turtle (Pacific Coast population), Great Blue Heron, and the Black cottonwood-red alder/salmonberry, Western redcedar/three-leaved foamflower, Western redcedar /swordfern Dry Maritime forest types.



Brunette River.

7.1 BRUNETTE RIVER

CONTAMINATED SITE MANAGEMENT AND URBAN FOREST MANAGEMENT

7.1.5 CONTAMINATED SITE MANAGEMENT

Intent With a long history of industrial use along the length of the Brunette River, reclamation of former industrial sites is crucial to restoring river and riparian ecological health.

- **Contaminated Soils |** Apply the Provincial Contaminated Sites Regulation to the entirety of the corridor.

7.1.6 URBAN FOREST MANAGEMENT

Intent: The New Westminster Urban Forest Management Strategy provides guidance for improving the environmental, social and economic health of the city through increasing forest cover.

- **Canopy Cover |** Existing canopy cover should be protected, impervious surfaces minimized, and soil volume available for tree planting maximized. Where appropriate, trees should be planted within all management zones, but opportunities for enhancement of riparian values may be most concentrated within the Naturalized Zone.
- **Tree Protection |** Healthy trees outside the development footprint, immediately prior to and during redevelopment, should be retained under the direction of a Registered Professional Arborist. If trees need to be removed, they should be replaced with native tree species that contribute to habitat enhancement objectives. The Tree Bylaw requirements must be met.
- **Specimen Variety |** Urban forest diversity should be improved by planting no more than 10% of any species, 20% of any genus and 30% of any family.



Tree planting.

7.1 BRUNETTE RIVER
RECREATION PLANNING, EDUCATION + INTERPRETATION

7.1.7 RECREATION PLANNING, EDUCATION + INTERPRETATION

Intent: Beyond the recreational and experiential value of linear parks, interpretive signage along the Brunette River corridor provides an opportunity reveal more specific values and functions of the riparian edge along its length. Community stewardship projects and interpretive programs provide opportunities for more dynamic involvement of citizens with benefits reaching beyond social engagement to greater mental and physical well-being associated with volunteerism.

- **Recreational Corridor |** The regional goal for a major green corridor linking the Fraser River and Burnaby Lake Park should be realized. This nature-oriented corridor has been recognized and is recommended for enhancement within regional biodiversity and green infrastructure planning initiatives. Target a minimum 4m (13.1ft) wide pathway with a minimum 0.5m (1.6ft) horizontal clearance on each side.
- **Playscapes |** Play spaces within the Activity Zone, should provide opportunities for logs, boulders and other natural materials to form the basis of play structures.
- **Gardens |** Pollinator and community gardens within the Activity Zone, with an emphasis on using natural landscape materials, are encouraged.
- **Viewpoints |** Construct viewpoint opportunities for viewing wildlife and scenery, landscape features or other points of interest along portions of the river. Where viewpoints and river crossings encroach into the Naturalized Zone, use boardwalks and fencing to prevent impact into the natural ecosystem.
- **Signage |** Ensure that areas set aside for conservation, protection and enhancement are supported through interpretive signage and ecosystem information including tools for living in and around sensitive habitats and ecosystems. Educational signage can also be used to reinforce the rationale related to the exclusion of people and pets from naturalized areas. Signage should be designed in keeping with the natural aesthetic of the riparian area and its landscaping. Signage should also reflect the history of the Brunette River corridor, its context within an urbanizing watershed, and its changing use over time.



Pollinators are encouraged.



Opportunities for community stewardship are supported.

7.1 BRUNETTE RIVER
MANAGING THE DEVELOPMENT INTERFACE

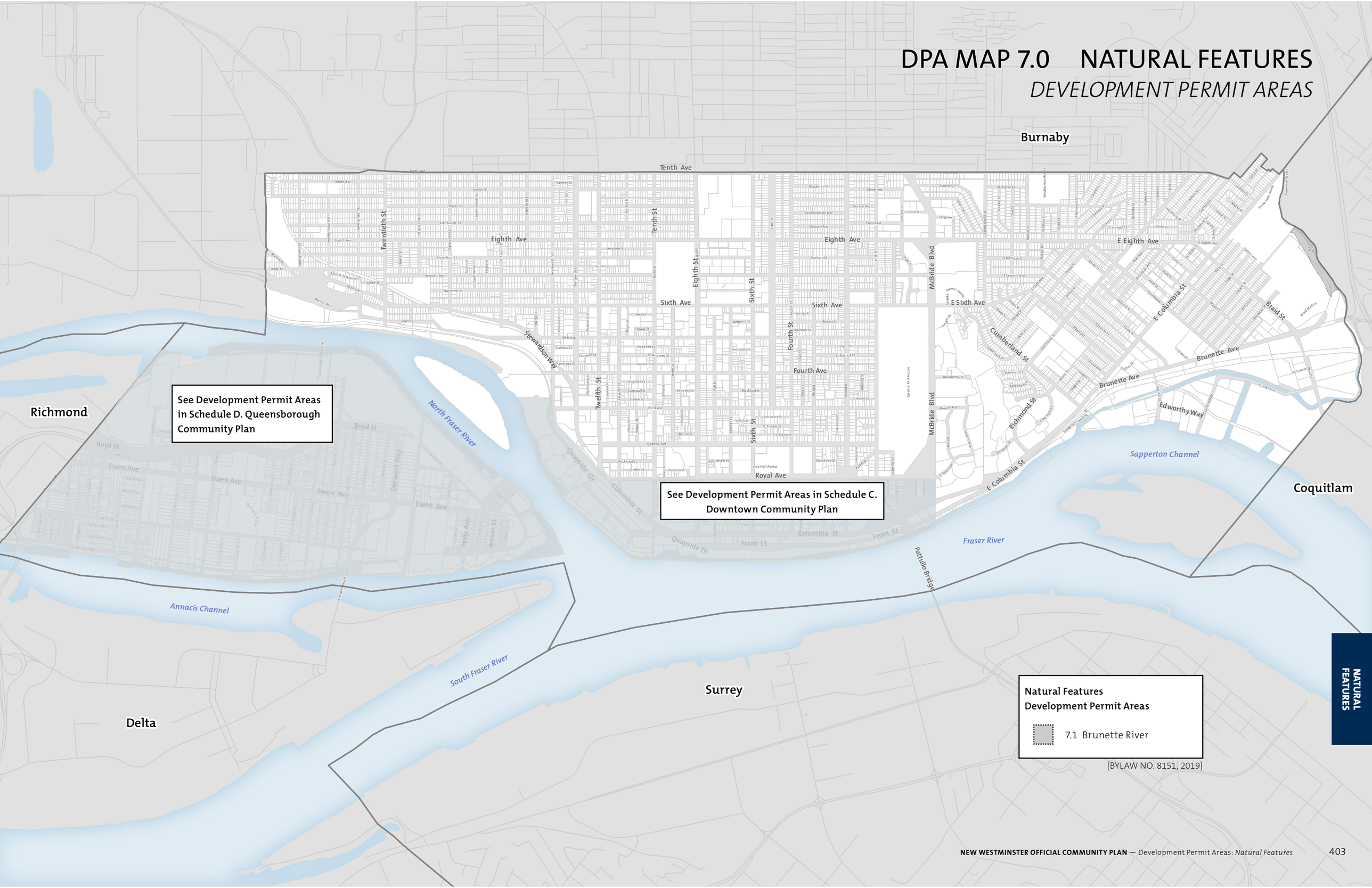
7.1.8 MANAGING THE DEVELOPMENT INTERFACE

Intent: Ecosystem management relates not only to active natural and habitat areas, but requires careful consideration and integration of adjacent development and land uses. Through thoughtful building and site design at the development interface and beyond, habitat quality, stormwater function and hazard mitigation objectives are better supported.

- **Buildings |** Buildings and structures are only permitted within the Urban Improvement Zone, and gradual landscape transitions to naturalized habitat should be maximized, to the greatest extent feasible
- **Native Vegetation |** Target the use of at least 50% native plants in landscaping and gardens within the Urban Improvement and Activity Zones, 75% within the Transition Zone, and 100% within the Naturalized Zone. Landscaping with native plants has dual benefits of reducing demand for potable water and increasing infiltration of rainwater.
- **Awareness |** Awareness and stewardship of wildlife habitat and conservation goals should be promoted. Signage can be used to remind and educate residents, employees and the public of adjacent ecological values, and potential for wildlife conflict.
- **Public / Private Interface |** A well landscaped hierarchy of public, semi-public and private green spaces (natural features, gardens, courtyards and patios) should be provided. High quality landscaping within the Active and Urban Improvement Zones should be provided as means to provide buffers and visually soften development edges, and also to improve air quality and moderate temperature.
- **Landscape Buffers |** Planting of landscape buffers should be used mitigate negative impacts to river health from spills of deleterious materials from industrial activities. These may include visual screening of industrial and transportation activities, parking areas and utilities. Planting of additional trees also helps to achieve tree canopy targets.
- **Cohesiveness |** A smooth physical and programmatic transition between Management Zones should be achieved. Zone boundaries should not be delineated with built materials and should utilize same or similar and/or gradual ascending or descending arrangements of landscape elements with varying textures, forms, and colors. Habitat enhancement should be considered in light of objectives of each Management Zone, where such efforts are concentrated within the Naturalized Zone and expanded, as appropriate, into adjacent Zones.
- **Access |** Where appropriate and where in support of regional recreation and transportation objectives, enable access to, and movement throughout the site, except in the case of the Naturalized Zone where human and pet access is prohibited. Special provisions can be made to allow access through the Naturalized Zone (in particular for designated river crossings or to provide viewing platforms) under the direction of a Qualified Environmental Professional.
- **Energy Conservation |** Energy conservation measures should be employed in the design and construction of all buildings, including considerations for massing, shading and glazing.
- **Water Conservation |** Water conservation measures should be employed in the design and construction of all buildings and landscaping, including low flow fixtures, rainwater capture, greywater re-use (where possible) and native plantings.
- **Site Permeability |** Continuous horizontal and vertical building facades adjacent to public spaces should be minimized wherever possible. Permeable and welcoming open scape should be created within the Transition, Activity and Urban Improvement Zones, and connect beyond the site.
- **Architectural Design |** Architectural design which complements the natural setting and features (riparian habitat, creek corridor, natural vegetation and wildlife trees) should be implemented.

DPA MAP 7.0 NATURAL FEATURES

DEVELOPMENT PERMIT AREAS



See Development Permit Areas in Schedule D. Queensborough Community Plan

See Development Permit Areas in Schedule C. Downtown Community Plan

Natural Features Development Permit Areas

7.1 Brunette River

[BYLAW NO. 8151, 2019]

NATURAL FEATURES