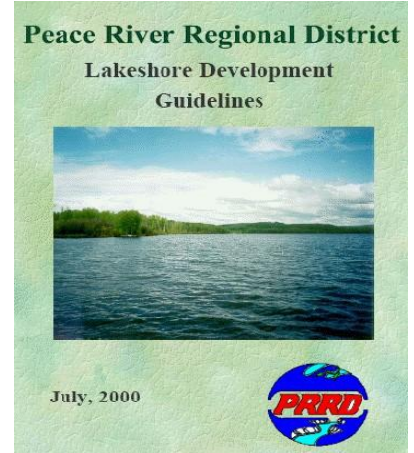


### 13.6 Charlie Lake Development Permit Area No. 3

**Category:** The Charlie Lake Development Permit Area is designated pursuant to Section 919 (1)(a) the *Local Government Act*, for the ‘protection of the natural environment, its ecosystem, and biological diversity’.

**Area:** Charlie Lake Development Permit Area No. 3, applies to lands shaded on parcels bordering on Charlie Lake on Map No. 4, Schedule C, of this OCP.

**Justification:** In 2000, Charlie Lake was classified as a “Special Case Lake” within the Peace River Regional District Lakeshore Development Guidelines, July 2000, which recommends that no more than 50% of the lake perimeter should be developed. As of 2001, 35% of the lake perimeter has been developed, comprised of a range of land use activities, including, residential, recreational, ecological, and agricultural development. Cumulative impacts of increased development can have detrimental impacts on the overall health of the lake.



The Regional District has received public concerns regarding the impacts of residential development on the lake that can result in pollutants from a wide range of uses such as inadequate placement and maintenance of sewage systems, fertilizer use, driveway runoff, and lawn or garden pesticide use.

Community groups and individuals have an interest in protecting the lake’s natural environment areas, which is essential for providing and maintaining wildlife habitat, water quality, and recreation opportunities.

Charlie Lake is a backup water supply for the City of Fort St. John and rural area residents and therefore protection of the lakes water quality is a priority.

The Ministry of Environment holds Watershed Reserve No. 0288651, Document No. 73265, for the purpose of watershed management, affecting lands referenced on Map No. 10, Sch. B. Part of this reserve affects some lands outside this Plan area.

If any development is proposed on lands identified as part of the Charlie Lake Watershed No. 0288651, the Ministry of Environment should be contacted directly for further information.

Based on the above, the Charlie Lake Development Permit Area No. 3, aims to ensure that future development along the Charlie Lake shoreline is in keeping with the community’s expectations that:

- a) the water quality of Charlie Lake is improved and preserved;
- b) a balance be found, between the preservation of ecological resources and the desire to develop lakeshore lots around Charlie Lake; and
- c) Charlie Lake is ultimately a public resource and should be accessible to all who use and enjoy it.

**13.6 Charlie Lake Development Permit Area No. 3 (continued)**

- Guidelines:** Within the **Charlie Lake Development Permit Area**, no person shall:
- subdivide land;
  - alter land, including the removal of trees or vegetation and removal or deposit of soil;
  - construct a building or structure;
- prior to the landowner applying for and receiving a development permit from the Regional District, which shall sufficiently address the following guidelines:
1. As a Special Case Lake, no more than 50% of the Charlie Lake shoreline will be developed, pursuant to criteria for measuring perimeter development set out in Peace River Regional District Lakeshore Development Guidelines, July 2000.
  2. Any new development proposal within Charlie Lake Development Permit Area No. 3, will provide a Site Development Plan that must meet the criteria outlined in Section 8, 'General Development and Subdivision Guidelines' within Subsections 8.1 through to 8.3 of the Lakeshore Development Guidelines, July 2000, (page no.'s 13 to 18) to address such issues as single lot development and construction, soil erosion control, building setbacks or site layout and clearing.
  3. If proposed development or works may potentially affect the natural features of the lake or impact fish and wildlife habitat or riparian areas, the applicant may be required to submit, at the applicant's expense, further documentation, technical studies, plans and recommendations with respect to the impacts of the proposed development or works including any of the following:
    - a) an environmental assessment report prepared by a registered professional biologist;
    - b) an erosion and sediment control plan;
    - c) a vegetation management plan.

- Exemptions:** Where the following conditions apply, a development permit is not required:
- a) Construction involving building floor area of less than 11 sq. metres, or a garden shed or greenhouse having a floor area of less than 20 sq. metre.
  - b) Interior alterations;
  - c) Minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

**Site Plan Requirements:**

The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

<b>Site Plan Requirements for Charlie Lake DPA No. 3</b>	
√	Topographic contours
√	Location of ALR boundaries
√	Existing tree cover and proposed areas to be cleared
√	Lands subject to periodic flooding or subject to Charlie Lake Watershed Reserve No. 0288651
√	Location of natural watercourses
√	Identification of location of top of bank
√	Existing & proposed erosion mitigation measures and bank alterations

