

19.0 Fey and Romedo Springs Development Permit Area

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

Area: Fey and Romedo Springs Development Permit Area applies to lands within the capture areas of the springs, shown shaded in Section 19.1 of this OCP.

Justification: The Peace River Regional District facilitates the delivery of water at Fey Spring and Romedo Spring via tank loader stations. This water is used by rural residents and businesses for domestic and agricultural purposes, among other uses. The springs are fed via infiltration at recharge areas. Capture areas drain water towards the recharge areas.

Romedo Spring and the associated tank loading facility are located at the Rural Community of Buick and about 250 metres from Aitken Creek. Previous studies have shown that the bedrock consists of thinly bedded sandstones and shales and the surficial materials consist of either thin glacial tills or thick glaciolacustrine (clay and silt). The spring has a shallow aquifer and localized recharge area.

Fey Spring and the associated tank loading facility are located south of Goodlow along a tributary of the Alces River. Previous studies have shown that it has a shale bedrock. Surficial materials consist of about 10 metre of glaciofluvial gravel and sand, topped with 2 to 3 metres of till which make up an unconfined aquifer. The studies indicate the aquifer is shallow and has a local origin.

The Government of Canada evaluated these springs in 1990 and issued an expanded study in 2003. These studies reported on the geology and hydrogeology of the springs and delineated the recharge and capture areas. These reports recommend that the recharge and capture areas be protected in order to protect the quantity and quality of the water springs.

Based on the above, the Fey and Romedo Springs Development Permit Area aims to help ensure that any future development protects the integrity of the springs as well as the water quality and quantity.

Guidelines: Within the Fey and Romedo Springs 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. The capture and recharge areas must remain free of development;
2. Any new development within the Fey and Romedo Springs Development Permit Area will provide a site development plan that illustrates land and environmental characteristics and areas to be disturbed during and after development.
3. If proposed development or works may potentially affect the recharge or capture 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 hydrogeologist or professional engineer with experience in hydrogeology;
 - b. a vegetation management plan;
 - c. stormwater management plan.

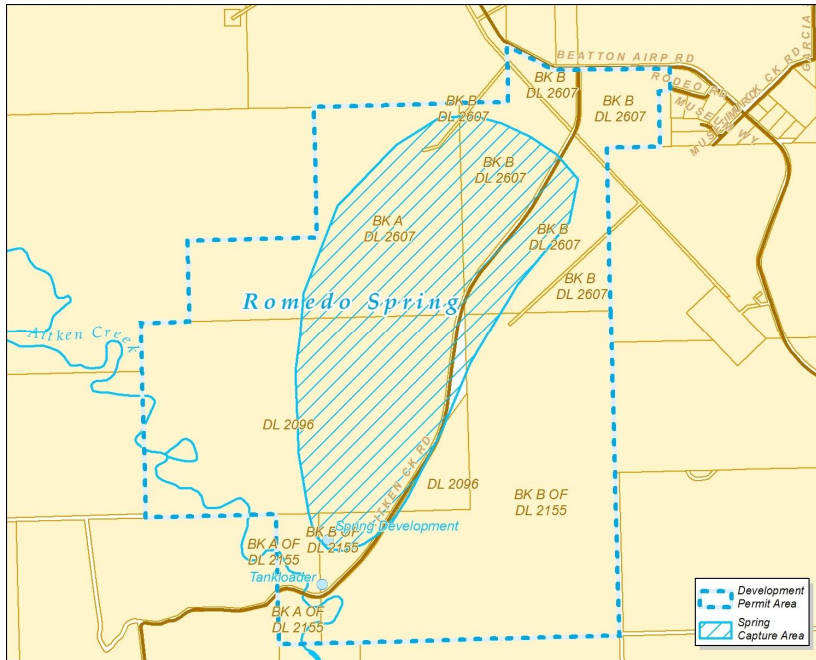
Exemptions: Where the following conditions apply, a development permit is not required:

1. Construction involving building floor area of less than 11sq. metres, or a garden shed or greenhouse having a floor area less than 20 sq. metres;
2. Interior alterations
3. Minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

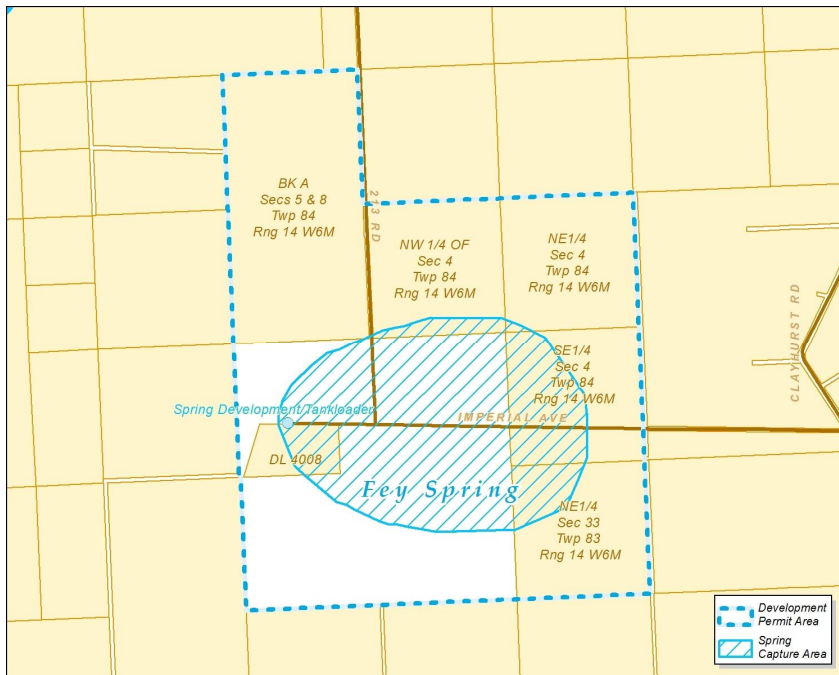
Site Plan Requirements: The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

Site Plan Requirements for Fey and Romedo Springs DPA	
	Topographic contours
	Location of natural watercourses
	Identification any land within a recharge and capture area
	Existing tree cover and proposed areas to be cleared
	Location and depth of any excavations, including lagoons
	Identification of natural drainage patterns
	Identification of any alteration to drainage patterns
	Existing and proposed erosion mitigation measures

19.1 Development Permit Areas



Properties subject to Development Permit - Romedo Springs



Properties subject to Development Permit – Fey Springs