

Ministry of **Forests, Lands and  
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# Riparian Areas (Protection) Regulation (RAPR) – 2019 Amendments

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## Webinar outline

1. Presentation slides (review of amendments then deeper dive on report review) (~45 min)
2. Submitted questions & answers (~45 min)
3. Questions from the group via messenger (~30 min)
4. Follow up support and materials

**Note: We will not be outlining RAR application, so knowledge of the regulation is necessary**

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## Introduction

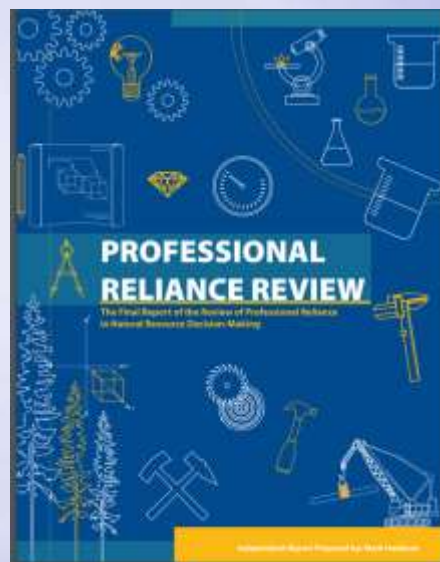
- RAR is a directive to local governments under the *Riparian Areas Protection Act* to protect habitat in accordance with the legislation
- RAR functions in a Professional Reliance model with a prescriptive, repeatable assessment methodology
- Supports permitting for residential, commercial and industrial development



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## BC Ombudsperson's Report on RAR / Provincial Professional Reliance Review

- Both provided congruent recommendations on improving RAR
- Majority of these relate to strengthening the PR model and ministry oversight
- Recommended development of professional guidelines by relevant professional associations (complete)



## Important Context – what hasn't changed

- **Amended Regulation is in place and comes into force Nov. 1, 2019**
- Fundamental requirements under the RAR for local governments, proponents and QEPs have not changed
- Assessment methodology (simple / detailed), reporting requirements and review standards are unchanged
- *Features, Functions and Conditions* that contribute to fish habitat are unchanged
- Option for a DFO authorization is retained and remains the same as previous legislation

## Key Amendment 1: Ability to Approve / Reject Reports

- Notification to local government may be withheld until any deficiencies in an assessment report are rectified
- Review of reports based on compliance with methodology (components now specifically described in regulation)
- Review of all reports will continue until compliance threshold met



## Key Amendment #2: Variance Protocol

- Variance protocol language / method is now incorporated into the regulation
- Prescriptive method for managing *Undue Hardship* situations
- Cannot be used where alternatives are available (avoidance)



## Key Amendment #3: Mandatory QEP training

- All QEPs must now take approved RAR training course
- Recertification interval / bringing into effect TBC
- If course has been completed in the past five years QEP is qualified
- More discussion to come w/ professional associations & professional guidance secretariat





## Administration of Assessment Reports



### Administration of assessment reports by minister

**6** (1) A qualified environmental professional may submit an assessment report to the minister in the manner and form required by the minister.

(2) On receiving an assessment report under subsection (1), the minister may

- (a) provide a copy of the report to a local government, or
- (b) reject the report in accordance with subsection (3).

(3) The minister may reject an assessment report under subsection (2) (b) if the minister considers that

- (a) the assessment that is the subject of the report was not carried out in accordance with section 12 [assessments], or
- (b) the report was not prepared in accordance with section 14 [assessment reports] or is not complete.

(4) For certainty, nothing in this section **requires** the minister to review a report that the minister does not reject.



Methods  
Schedule



Minister's  
Manual

Significantly improved  
detail & clarity

## Review Standards

- Key point: QEP provides opinion on HADD in former regulation

4(2)(b)(iii) provides the professional opinion of the qualified environmental professional that

(A) if the development is implemented as proposed there will be no [HADD] of natural features, functions and conditions that support fish life processes in the riparian assessment area, or

(B) if the [SPEAs] identified in the report are protected from the development, and the measures identified in the report as necessary to protect the integrity of those areas from the effects of the development are implemented by the developer, there will be no [HADD] of natural features, functions and conditions that support fish life processes in the riparian assessment area.

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**Riparian protection standard**

**10** (1) Subject to subsections (2) to (4), a proposed development meets the riparian protection standard if the development

- (a) will not occur in the streamside protection and enhancement area, **and**
- (b) in the case of a detailed assessment, will not result in any [HADD] of natural features, functions and conditions in the streamside protection and enhancement area that support the life processes of protected fish.

**Opinion on development**

**17** An assessment report must set out the opinion of the primary qualified environmental professional by or under whose direction the report was prepared as to

- (a) whether the site of the proposed development is subject to undue hardship, and
- (b) whether the proposed development will meet the riparian protection standard if the development proceeds as proposed in the report and complies with the measures, if any, recommended in the report.

- Key point: To meet standard, no development in SPEA

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**Key points**

- Riparian Protection Standard
  - No development in SPEA
  - Appropriate *Measures* to protect SPEA
- No longer includes opinion on HADD except with respect to Measures

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## SPEA definition

"streamside protection and enhancement area" means 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

9 (1) The streamside protection and enhancement area for a stream is the portion of the riparian assessment area for the stream that

(a) includes the land, adjacent to the stream boundary, that

- (i) links aquatic to terrestrial ecosystems, and
- (ii) is capable of supporting streamside vegetation, and
- (b) in the case of a simple assessment, extends far enough upland from the stream that development outside the streamside protection and enhancement area will not result in any [HADD] of natural features, functions and conditions in the area referred to in paragraph (a) that support the life processes of protected fish.

(2) Without limiting subsection (1) (a) (ii), an area of human disturbance must be considered to be capable of supporting streamside vegetation if the area would be capable of supporting streamside vegetation were the area in a natural condition.

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## Review Standards

3 (2) This regulation does not apply to a development permit or development variance permit issued only for the purpose of enabling reconstruction or repair of a permanent structure described in section 911 (8) of the *Local Government Act* if the structure remains on its existing foundation.

(3) This regulation does not apply in relation to a development that consists only of

- (a) repairs or other non-structural alterations or additions to a building or other structure, if the structure
- (i) will remain on its existing foundation and within its existing footprint, and
- (ii) is not damaged or destroyed to the extent described in section 532 (1) [*repair or reconstruction if damage or destruction  $\geq$  75% of value above foundation*] of the *Local Government Act*, or
- (b) the maintenance of an area of human disturbance, other than a building or other structure, if the area is not extended and the type of disturbance is not changed.



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## Important Definitions

"**stream boundary**", in relation to a stream, means whichever of the following is farther from the centre of the stream:

- (a) 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;
- (b) the boundary of the **active floodplain**, if any, of the stream

"**active floodplain**", in relation to a stream, means land that is

- (a) adjacent to the stream,
- (b) inundated by the **1 in 5 year** return period flow of the stream, and
- (c) capable of supporting plant species that are typical of inundated or saturated soil conditions and distinct from plant species on freely drained upland sites adjacent to the land

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## Area of Human Disturbance

**MANUAL:** Existing permanent structures, roads and other development within riparian protection areas are "grand parented." Landowners can continue to use their property as they always have even if a streamside protection and enhancement area is designated on it.



"**area of human disturbance**" means an area that is subject to enduring disturbance as a result of human occupation or activity and includes, without limitation,

- (a) footprints of buildings and other structures,
- (b) areas where soil or vegetation has been added, removed or altered, and
- (c) without limiting paragraphs (a) and (b), the following areas:
  - (i) areas modified for agricultural use, including, without limitation, for crops, pasture, range, hayfields and normal farm practices;
  - (ii) areas that are or have been used for resource extraction and have not been restored to their natural conditions;
  - (iii) areas occupied by invasive plant species to an extent that precludes the unassisted reestablishment of native plant species;

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### Also of note

- Establishing expiry date for assessment reports
- New online submission system will support the amended regulation



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## Submitted Questions

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Q1- Professional Practice Guidelines: Is the document still relevant to guiding assessments under the Riparian Areas Protection Regulation?

Yes. these are still applicable as methodology has not changed. edits are under the purview of the professional associations

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Q2 - Retroactive Assessments: Do QEPs continue to submit Condition & Impact Assessment Reports to local government?

Yes. The RAPR has defined language precluding development in SPEA. This is a local government bylaw infraction where the ministry does not have jurisdiction.


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Q3 – Does the RAPR still apply to the same *streams* as defined in the RAR?

Yes. The definition of stream is unchanged. The RAPR applies to all the same watercourses (including channelized watercourses and ditches) as the RAR.

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Q4 - It appears that the RAR will now apply to any development within the RAA regardless if the local government has bylaws that regulate that activity. Will this change with the new rules?

Same applicability as before with respect to development in RAA. The QEP would still be responsible for pointing out components of the development not captured in bylaws.

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Q5: “I see that a RAR is required when development is proposed within the RAA of a stream that provides fish habitat (this seems consistent with current rules), but that a SPEA is required for all streams. There's no mention of fish in 9(1)(a). Would we then have to assign a SPEA for non-fish habitat streams?”

**Application to developments**

3(1) Subject to this section, this regulation applies in relation to a development if

(b) the development is proposed to occur in a *riparian assessment area* of a *stream* that provides *fish habitat* to *protected fish*

**"fish habitat"** means water frequented by fish and any other areas on which **fish depend directly or indirectly to carry out their life processes**, including spawning grounds and nursery, rearing, food supply and migration areas

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Q6: “There appears to be somewhat of an overlap with this RAPA regulation and the requirements for approvals under the Water Sustainability Act Section 11 “Changes in an about a stream”. Could you please indicate how these two pieces of legislation will be administered?”

Two different pieces of legislation with separate approval processes. In general, works “about” a stream do not incorporate RAPA RAA. Reminder that RAPA only applies to development requiring a local government permit



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Q7: “Does the definition of an “active floodplain” have to meet all 3 clauses (a, b & c) to be classed as an “active floodplain? Will the Ministry be developing a mapping tool to assist QEP’s in the determination of the “1 in 5 year return period” area delineations?”

Yes to all three clauses. This is the same standard as under RAR – now stated in the regulation rather than the methods

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Q8: Does the Ministry have a current listing of “primary QEPs” that we can access for engagement as necessary?

VIU retains a list of those that have taken the training course, each individual professional association has a member listing. Note that the amendments to RAR do not implement a rostering structure.

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Q9: “If a letter of advice, or an approval under the Federal Fisheries Act section 35 (2) (b) or (c) is received by a developer, does this Federal authorization supersede the need for adherence to the RAPR regulation, and/or the WSA Section 11 requirement?”

Only a section 35(2) Authorization allows exemption from the RAR. Letters of advice have not been issued by DFO since pre-2013; triage responses do not meet the standard of the regulation. In no case does communication from DFO summarily exempt a project from provincial standards.

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Q10: Professional Designations

- Why does it only list "agrologist" rather than "professional agrologist", which would then be consistent with the other designations? Does this give power to an Articling Agrologist to prepare and sign off on an assessment?
- Why are only Forest technologists recognized here? other professions also have technologists designations.
- The definition of QEP in the Regulation will change with the implementation of the Professional Governance Act. Will this cause an issue with the implementation of the new RAPR?

To submit a report, a QEP must be able to sign off (certify) independently. If the professional's scope of practice does not afford them this ability, they cannot act as primary QEP.

All definitions in the RAPR will remain consistent with materials arising from the PGA

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## Questions

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