	Title: Habitat Compensation Works on City Lands	Policy Number: CO-88
	Date Approved:	Section:
	Approved By:	
	Historical Changes	

Purpose: The purpose of this policy is to outline the compensation protocol for habitat replacement on City lands.

Policy Summary: In accordance with the City's Official Community Plan (OCP), development is prohibited within environmentally sensitive areas (ESAs) designated as "Moderate to High". Development in ESAs designated "Low to Moderately Low" is discouraged but not prohibited. The ESA Map as identified in the OCP is attached in Appendix A. Every effort is to be made to provide appropriate compensation on the lands under development. If this cannot be achieved and as determined by the Director of Engineering, Parks and Environment (the Director), and subject to City Council approval, an applicant may relocate habitat compensation requirements from the applicant's land to land owned by the City.

1. Habitat Compensation Bank

The City will be responsible for creating and maintaining a habitat bank of various City-owned lands, which may include dedicated road or park area, which may be used for habitat compensation. Appendix B lists locations that have been identified as potential areas for habitat compensation works. Additional locations can be proposed to the Director for consideration.

2. Guidelines for Compensating Lands

- a. The applicant's Qualified Environmental Profession (QEP), as part of the Environmental Development Permit (EDP) application process, must identify the area of City lands proposed to be used for compensation from the list in Appendix B.
- b. The proposed lands must generally possess the appropriate environmental characteristics for the intended use and should be in as close proximity as possible to the land under development.
- c. The City can consider additional lands not contained within the current list but a rationale must be provided with the EDP application.

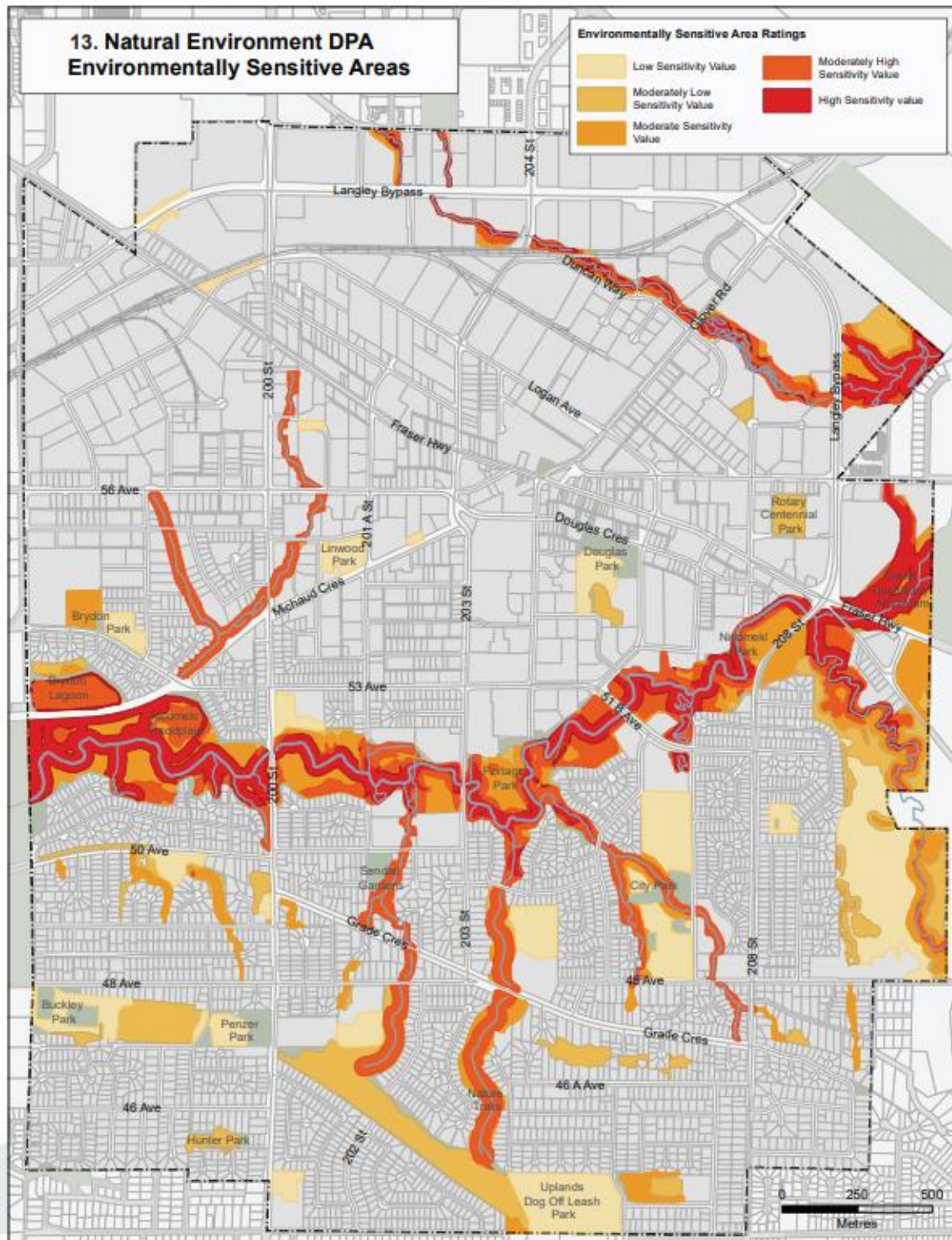
3. Construction of Compensation Works

- a. The EDP must be approved by Council prior to any works commencing.
- b. A Highway Use Permit (HUP) is required to authorize the works. The HUP application must include the following documents:
 - i. Copies of any regional, provincial or federal (Senior Agencies) environmental approvals to allow works in environmentally sensitive areas.
 - ii. Contractors name, business license, Worksafe clearance and insurance as per the HUP standard requirements
 - iii. An Erosion and Sediment Control plan or other mitigative plans as required by the Senior Agencies.

References:

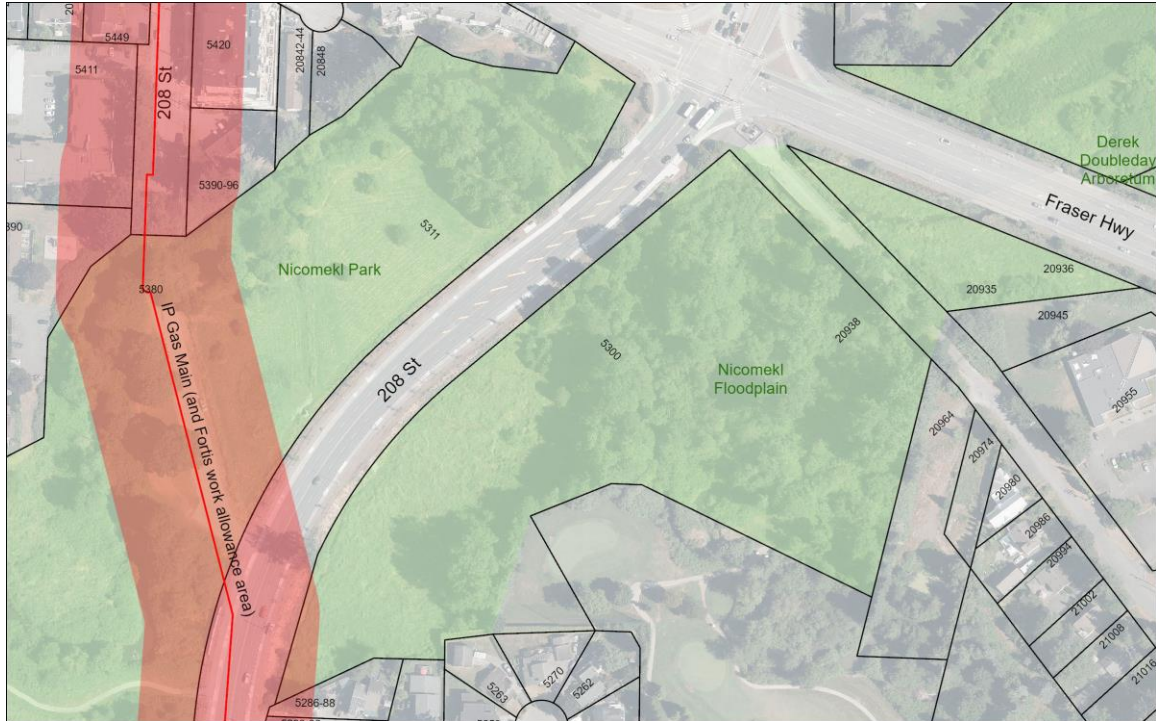
Policy Number:	
Policy Owner:	<i>Director of Engineering, Parks and Environment</i>
Endorsed by:	Senior Management Team
Final Approval by:	"Council"
Date Approved:	
Revision Date:	
Amendments:	
Related Policies:	
Related Publications:	<i>Official Community Plan Environmental Development Permit Application Guidelines and Checklist</i>

APPENDIX A ESA Map



APPENDIX B Potential Habitat Bank Locations

1. Nicomekl Park / 208 Street



2. East Powerline Trail



3. Uplands Dog Park



4. Brydon Park



5. Hunter Park

