

The motions recorded in **SRD 477/24 and 478/24** represent the successful approval of an **Environmentally Sensitive Areas Development Permit (ESA DP 3D 24)** for applicant **Daryl Walker**. This application for a property at **3815 Island Highway South** in Electoral Area D serves as a model of how data-backed planning and strict adherence to environmental regulations can move routine development forward efficiently.

Technical Scope: Protecting Caddisfly Creek

The requirement for this specific permit was triggered by the property's proximity to two significant environmental features:

- **Fish Habitat:** The proposed construction was within 30 metres of **Caddisfly Creek**, a watercourse with historical records of **Coho salmon** and threespine stickleback.
- **Marine Boundary:** The project was also within 50 metres of the natural boundary of the sea.

A Riparian Area Assessment (RAA) conducted by a Qualified Environmental Professional (QEP) established a **10.1-metre Streamside Protection and Enhancement Area (SPEA)**. Although the creek is currently enclosed in a 150-metre culvert, the board enforced this buffer to protect the site for potential future daylighting or restoration. The proposed **234.21-square-metre** dwelling was sited entirely outside this protective zone, maintaining a 1-metre safety buffer.

Mandatory Mitigation and Archaeological Awareness

To ensure the project did not negatively impact the sensitive ecosystem, the permit included several rigorous conditions:

- **Stormwater Management:** The developer must implement a drainage plan ensuring there is **no post-development increase in groundwater runoff peak**, channelizing rainwater away from the SPEA.
- **Site Protection:** Temporary barriers, such as snow fencing, were required to be verified by a QEP before machinery or excavation began.
- **Archaeological Alert:** Due to the property's proximity to site **DiSh-19**, all work must stop immediately if items of archaeological significance are unearthed.

Strategic Significance for the 2026 Election

In the context of your **"Forward or Backward"** campaign, the Walker file provides a clear contrast to the "administrative friction" often seen at the board table:

- **Environmental Stewardship:** This approval proves that your platform supports development that is balanced with **environmental protection**, refuting claims that growth must come at the expense of regional ecosystems like the **Oyster River** or local salmon-bearing creeks.

In summary, the approval of **DP 3D 24 (Walker)** is a primary exhibit of functional governance. It ensures that an Area D resident can improve their property while the Regional District successfully fulfills its mandate to protect critical riparian and marine habitats through data-backed mitigation.