

APPENDIX A: Environmental Assessment Report Terms of Reference

INTENTION AND PURPOSE

This document is intended to provide Terms of Reference (TOR) for Qualified Environmental Professionals (QEPs) and Applicants on the expected contents of Environmental Assessment (EA) Reports to expedite the application review process and ensure alignment of the application with the City of Abbotsford 2050 Official Community Plan (OCP), Neighbourhood Plans, and Council-approved Policies. The professional(s) completing the EA Report should have experience working in the region, only provide services within their professional area of practice, and be familiar with all applicable inventory standards and modern, published BMPs.

This TOR and reporting criteria are based on OCPs, NEDP Guidelines, and BMPs described by provincial guidelines, manuals, and assessment methodologies, including the Province's Develop With Care Environmental Guidelines for Urban and Rural Land Development in BC and the Riparian Areas Protection Regulation (RAPR) Technical Assessment Manual. Additional BMPs may develop or change over time and QEPs are expected to practice due diligence and adopt these BMPs into their EA Report assessment methodologies, mitigations, and overall report contents.

Where the Applicant proposes development within a Natural Environment Development Permit (NEDP) area identified in Map 13 of the OCP, an EA Report completed by a QEP is required. In accordance with NE2, the EA Report must include a detailed assessment of aquatic, riparian, and terrestrial features onsite and should summarize:

1. the proposed development and construction footprint;
2. the results of the aquatic, riparian, and terrestrial assessment;
3. the Streamside Protection and Enhancement Area (SPEA) as per NE1, any proposed modified SPEA, and setback required by the RAPR;
4. mitigation measures to protect the features, forms, and functions of the SPEA, watercourses, species at risk, and any identified environmentally valuable resources;
5. the proposed restoration and enhancement of the SPEA; and
6. any potential hazards created by the proposed development to natural features, functions, or conditions in the SPEA that support the life processes of protected fish.

The results of the EA Report and/or SPEA may also be informed by the:

1. Arborist Report
2. Geotechnical Report
3. Hydrological Assessment
4. Civil Design, including but not limited to servicing and lot grading
5. Erosion and Sediment Control Plan
6. Habitat Compensation Plan
7. Other report and plans developed by Qualified Professionals

ENVIRONMENTAL ASSESSMENT REPORT CRITERIA

The following section provides an example of the reporting structure and details that should be included within the EA Report where appropriate. Note that some sections/information may not be applicable to every project and should be adapted depending on the proposed scope of work.

It is recommended to contact a City Environmental Coordinator first to see if an EA Report is required, and the expected scope; in some cases, the submission for RAPR review may be all that is required.

Section 1: Title Page & Executive Summary

Title Page: Include the name of the EA Report, subject property, applicant, date, and QEPs who authored the report.

Executive Summary: The Executive Summary shall be presented at the forefront of the report and include an overview of the following information:

- Basic description of the development and study area
- Summary of aquatic, riparian, and terrestrial resources (i.e., the Natural Area), and SPEAs
- Summary of permanent and temporary impacts and compensation plan
- How the Mitigation Hierarchy has been applied
- How Natural Area will be permanently protected
- Summary of maintenance and monitoring program, including survivorship requirements
- Environmental security cost estimate

The EA Report is ultimately a Schedule of the DP and registered on Title so a reviewer should be able to read the Executive Summary and understand the proposed project and core results of the environmental assessment.

Section 2: Introduction

Statement of Qualification by all QEPs: The QEP(s) shall provide a statement of qualification that demonstrates how they are qualified to perform the scope of work of the EA. Consider a statement such as: X is <<a Registered Professional Biologist (RPBio) or Registered Biology Technologist (RBTech)>> with the BC College of Applied Biologists (BC CAB), legally entitled, experienced, and working within their area of practice to provide advice or services that are based on biological science to aquatic and terrestrial ecosystems or living organisms, habitats, or processes of those ecosystems (i.e. for a biology purpose).

Project Description: Include a description of the proposed scope of the project and nature of the development (i.e., residential, commercial, industrial), and the rationale for the EA report. If civil design is not completed, then it will need to be conceptually considered.

Site Description: Include a description of the biotic and abiotic features within the study area of the scope of EA, such as mapped watercourses, sensitive ecosystems, past and current land uses, and existing structures.

Section 3: Methodology

Desktop Assessment: Provide a summary of the desktop resources used to complete the bio-inventory and the determine the results. A list of common resources is provided in **Table 5**. The desktop assessment shall also include a description of the history of the site, any changes in land use/conditions that are relevant to the EA, and consider current site conditions. City Environmental Coordinators are able to share unpublished environmental data and local context.

Field Assessment: The field assessment must document existing onsite conditions within the study area and nearby offsite areas, and shall include an assessment of aquatic, riparian, and terrestrial resources. Provide a description of the methodology/ standards used to complete the field assessment(s), date of the site visit(s), weather conditions, equipment used, survey intensity, and any limitations. Assessment methodology shall be scientifically defensible and completed in the appropriate survey window dependent on the environmental values being assessed. Where recognized standards were not followed (i.e. timing, intensity, etc.) provide a justification for not requiring further inventory, or a recommendation for additional surveys.

Section 4: Results

Aquatic Resources: Provide a description of the aquatic resources and fish habitat within or adjacent to the study area (streams, wetlands, ditches, etc.). The description must include:

1. Physical characteristics: channel width, gradient, substrate, morphology, and anthropogenic features.
2. Hydrology: connectivity to up and downstream tributaries, permanence, catchment area, general flow regime.
3. Vegetation: existing and potential vegetation within the watercourse and riparian area.
4. Fish presence and habitat: identification of fish observed or documented within the watercourse, potential for fish, fish barriers, and existing habitat provided (i.e., spawning, rearing, over-wintering).

A summary of the watercourse classifications and SPEAs as per NE1 of the NEDP Guidelines, RAPR, and proposed SPEA with an additional buffer must be provide, such as per the example **Table 1** below:

Table 1. Example of Aquatic Resources Assessment Results and SPEAs.

Watercourse	Classification	NE1 SPEA(a)	RAPR SPEA(b)	Proposed SPEA*	Additional Buffer
Tributary 1	Permanent/Fish bearing	30 m	15 m	varies 20-23 m	5 m
Tributary 2	Non-permanent/Non-fish bearing	15 m	10 m	15 m	5 m
Ditch 1	Fish bearing Ditch	10 m	5 m	7 m	2 m

(a) measured from the Top of Bank (TOB)

(b) measured from the Stream Boundary (SB)

*Proposed SPEAs should be no less than other variables which may also limit development, such as floodproofing setbacks, geotechnological setbacks, critical root zones of trees, Critical Habitat areas, etc.

Terrestrial Resources: Identification and description of terrestrial habitat and environmentally valuable resources (EVRs) that exist within and adjacent to the study area. Include a completed Table B-1 from Appendix B of the 2014 Develop With Care document:

Table 2: List of Environmentally Valuable Resources adopted from Table B-1 Develop With Care (2014).

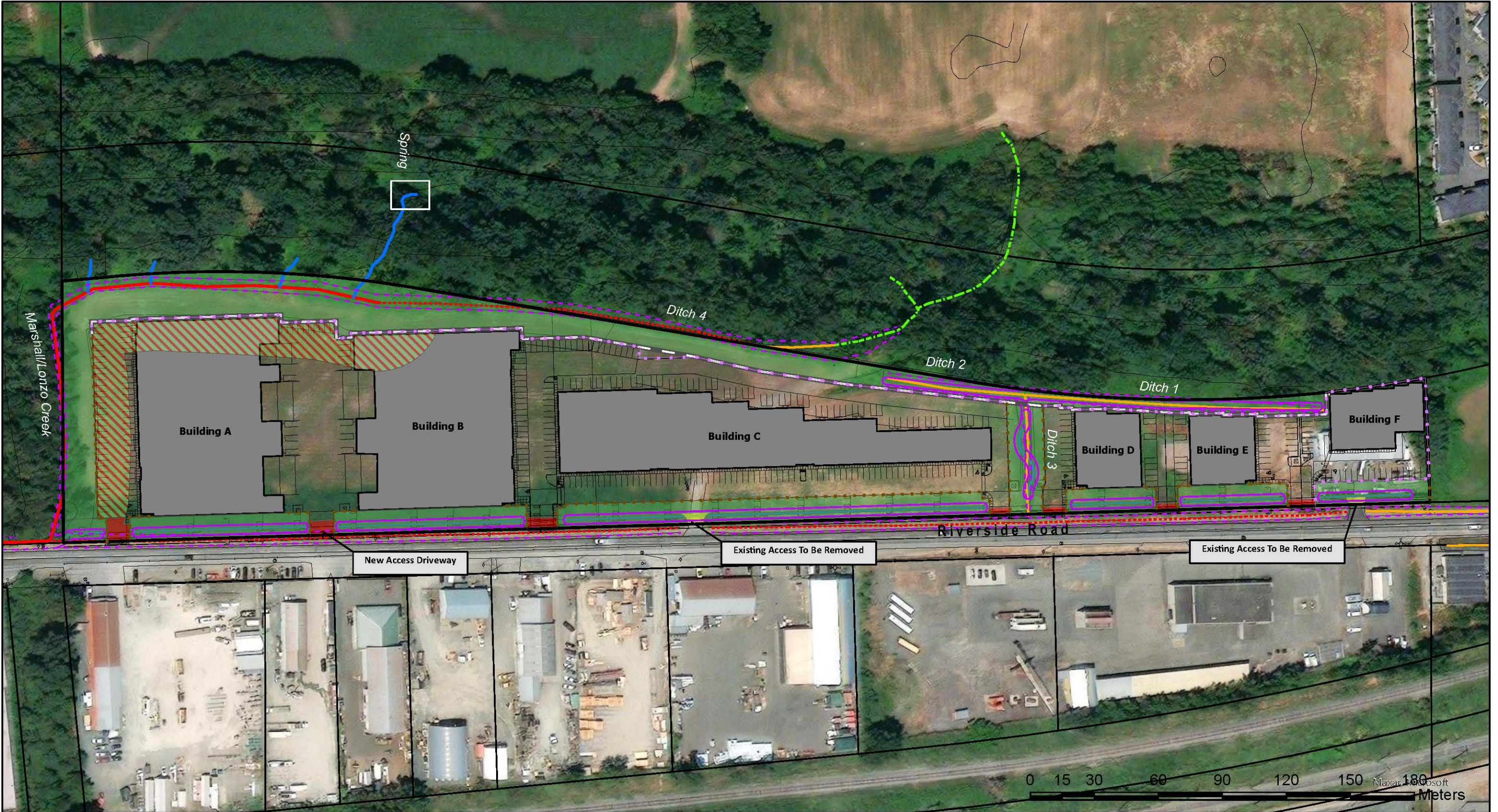
Environmentally valuable resources on or near development site	
Terrestrial ecosystems in relatively unmodified state: • conifer-dominated older forests or mature forests (>100 years old) • conifer-dominated second growth forests (60-100 years old) • grasslands/shrub /herb communities • deciduous woodlands • coastal bluffs • sparsely vegetated (e.g., sand dunes) • cliffs/rock faces/talus slopes	Aquatic or riparian ecosystems: • seasonal or permanent watercourses (streams, creeks, rivers, ditches) • seasonal or permanent wetlands • groundwater springs and seepages, or vernal pools • lakes or ponds • riparian ecosystems beside these aquatic ecosystems • vegetated gullies
Ecosystems at risk: • ecological communities on Conservation Data Centre Red or Blue Lists • sensitive ecosystems (ecosystem types identified by Sensitive Ecosystems Inventories) • areas identified as environmentally sensitive areas by local governments	Significant habitat features, e.g.: • wildlife trees • rotting logs and other coarse woody debris • caves • cliffs and rocky outcrops • seasonally flooded fields • hedges and shelterbelts • old buildings potentially used by bats or birds
Species at risk and their habitats: • species at risk identified by COSEWIC • species on provincial Red and Blue lists • regionally significant species • habitats for any of these species	Areas of significant use by wildlife, e.g.: • wildlife travel corridors • ungulate winter ranges; spring forage sites • den sites (badger, snake, etc) • perch trees, raptor or heron nest sites

Wildlife/Species at Risk: Provide a summary of the wildlife and species at risk found, documented, and with potential to exist within the study area. Assessment should consider existing and historical habitat onsite as well as on adjacent parcels.

Site Plan: A detailed figure(s) of the study area presenting the results of the desktop and field assessments, depicting the aquatic and terrestrial resources within the study area. The figure(s) must show, when appropriate:

- Study area
- Surrounding topographic and built features
- Location watercourses identified during the EA
- Location of the SPEA as per NE1, the RAPR Detailed Assessment setback, and proposed modified SPEA and additional buffer
- Location of all EVRs known to occur on or near (within 100 m) of the study area, alongside potential wildlife habitat (e.g. feeding, watering, nesting/roosting, etc.) and corridors.
- Any existing and proposed development on the parcel(s) including locations and dimensions of buildings, driveways, parking areas, utilities, retaining walls and landscaping.
- Cross-sections through the site at key locations, in various directions, to clearly demonstrate the extent of grading, land clearing and height of retaining walls or slopes and how this interfaces with the Natural Area.
- All trees and their critical root zones within the Natural Area, highlighting vegetation that will be affected or removed by the proposed development
- Legal survey of the top of bank, top of ravine bank, stream boundary, and any trees potentially impacted by the proposed development or within 10 m of the proposed SPEA boundary
- Location of any Geotechnical or Floodproofing setbacks, if applicable
- Location of any retained or proposed trails
- The site of the proposed habitat compensation, in both size (square meters) and location
- The location of the temporary and permanent fencing, along with the location of any gates to provide access to compensation areas during the maintenance period
- The portion of the Natural Area that may be temporarily impacted due to clearing, grading, and other construction-related activities, in both size (square meters) and location
- A legend which includes:
 - A complete and accurate legal description
 - Title, scale bar and north arrow
 - Date

Examples of acceptable site plans are presented below.



Subject Property Land Parcels Existing Top of Bank Future Top of Bank 6' High Chain Link Fence 4' High Wood Rail Fence Proposed Shotcrete Wall Proposed Setbacks Proposed Aquatic Proposed Buildings Streamside Protection Bylaw Variance Driveway Impacts Impact - New Driveway Offset - Existing Driveway To Be Removed Watercourse Classification Channelized Stream, Permanent Fish Bearing Ditch, Non Fish Habitat Ditch, Non Permanent Non Fish Bearing Ditch, Permanent Fish Bearing (Potential) Ditch, Permanent Non-Fish Bearing Natural Spring, Permanent Non-Fish Bearing Figure 3 Drawing Revisions: R2: 2022-10-26 Scale - 1:1,700 Proposed SPEA Setback Variance

Section 5: Discussion

Proposed modifications of the NE1 SPEA: A description of the proposed SPEA based on development footprint/construction requirements and details of the existing habitat quality of the SPEA that will be removed because of the proposed development. Proposed modifications of the NE1 SPEA must be accompanied by a summary of the stepwise application of the Mitigation Hierarchy and a rationale for the modification. Provide a determination of the RAPR SPEA with measures in accordance with the RAPR Detailed Assessment Methodology to ensure that the proposed setbacks meet the provincial minimum. An accepted RAPR report from the Ministry will be required as a condition of the NEDP.

Proposed modifications of a Sensitive Ecosystem: A description of the proposed modification based on development footprint/construction requirements and details of the existing habitat quality of the Natural Area that will be removed because of the proposed development.

Habitat restoration and enhancement: Where impacts to the NE1 SPEA or Natural Area are unavoidable, a habitat restoration and enhancement strategy is expected to demonstrate how the features, function, and conditions of the modified SPEA and aquatic habitat are restored and enhanced. Habitat restoration and enhancement may include but is not limited to, removal of invasive species or impervious surfaces, native replanting, soil amendments, widening of natural areas, instream habitat works, and addition of wildlife habitat structures (nest boxes, wildlife trees, etc.). The QEP shall demonstrate a qualitative improvement of the remaining natural areas, and must include a detailed description of all mitigation measures, such as:

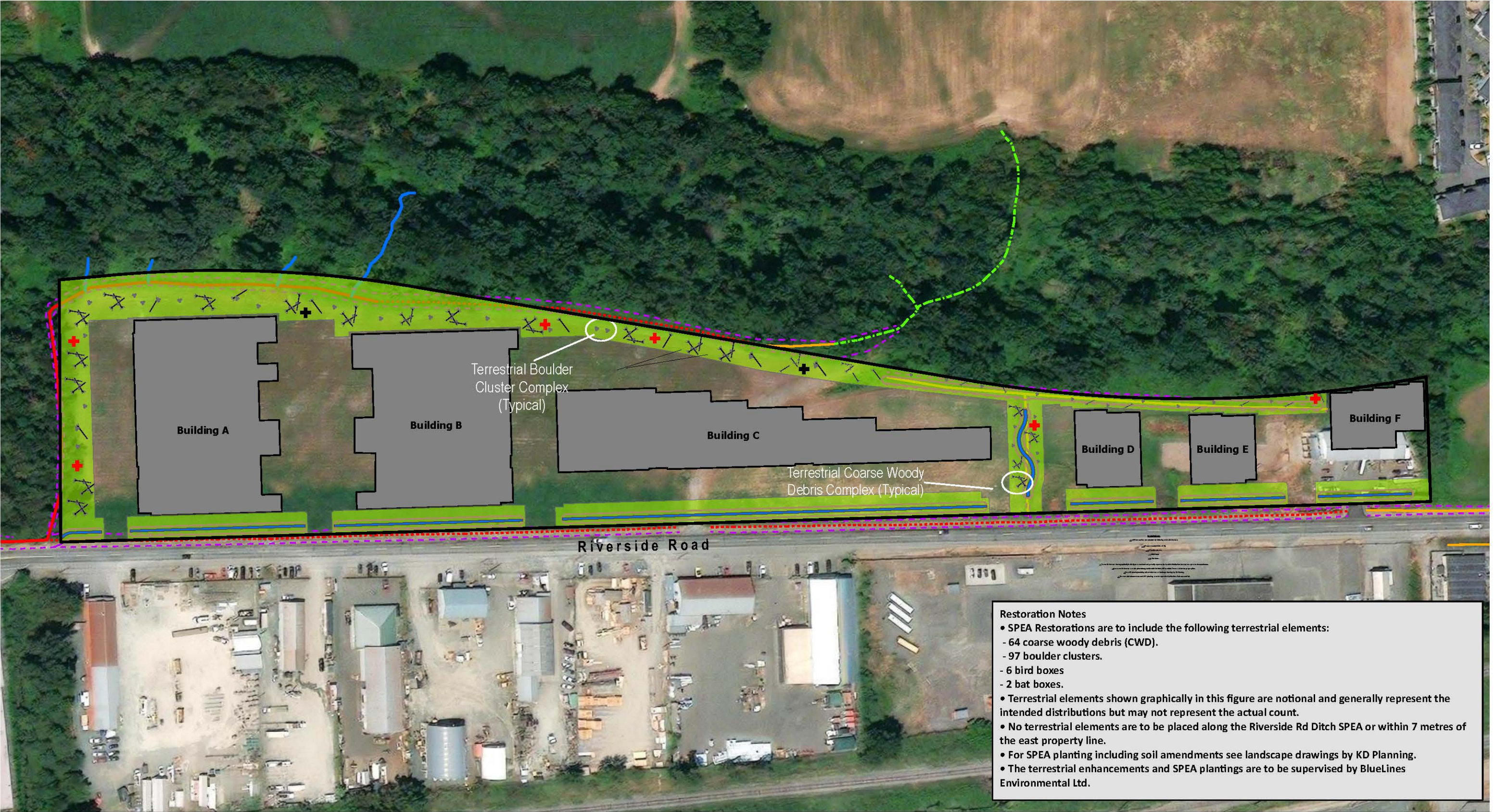
- tree protection
- measures to prevent encroachment (i.e., temporary and permanent fencing, signage, legal protection)
- specific construction designs and/or techniques
- building envelope covenants
- stormwater management plans (addressing both water quality and quantity)
- hazard tree/windfirm assessments and replacement plantings for any removals required
- replacement plantings for any hazard tree removals required
- invasive species management (including a map indicating where management will occur)
- wildfire setbacks
- erosion and sediment controls

The habitat restoration and enhancement strategy must also include a detailed description of all aspects of the strategy, such as:

- planting prescription (species, numbers, location, etc.)
- soil amendments
- mulching requirements
- large or coarse woody debris placement
- wildlife habitat (e.g., wildlife trees, rock piles, bird or bat boxes, etc.)
- construction timeline
- access during and after construction
- maintenance and monitoring during and after construction
- irrigation/watering
- survival rates (if deviating from the typical standard)
- cost estimate to implement the strategy

Survival rates should be 100% of trees and 80% of shrubs, or to acceptable scientific or senior agency standards and the maintenance and monitoring period must be a minimum of 5 years or per senior agency standards.

Provide a figure that summarizes the habitat restoration and enhancement strategy, and identifies and quantifies the locations of habitat losses and improvements. The figure shall also present the NE1 SPEA, minimum RAPR setback, proposed modified SPEA, other Natural Areas, trails, and vegetative buffer between the proposed development and the natural areas, such as per the figure below.



Provide a habitat balance table that summarizes the habitat losses and gains, such as the below:

Table 3: Example Habitat Balance Table.

Watercourse	Riparian		Aquatic		Net Riparian (m2)	Net Aquatic (m2)
	Loss (m2)	Gain (m2)	Loss (m2)	Gain (m2)		
Tributary 1	756	873	52	52	117	0
Tributary 2	49	68	0	13	19	13
Ditch 1	24	0	6	0	-24	-6
				Total:	112	7

Temporary impacts: Where only temporary impacts to the NE1 SPEA or the Natural Areas are proposed, provide a figure and description of construction activities (e.g. re-grading, utility installation, retaining wall construction, etc.), along with a mitigation/restoration strategy for these impacts.

Invasive plant species: Where noxious weeds defined within Schedule A of the Weed Control Regulation are identified within the study area, provide a management strategy for the removal/treatment of these species. Demonstrate how non-noxious weeds are to be managed such that native vegetation will not be out-competed by these species.

Terrestrial resources: Discuss the potential impacts to EVR(s) caused by proposed development, and how adverse impacts that cannot be avoided or mitigated will be compensated. Provide a description of the topography and physical characteristics of nearby sites which may be affected by the development (downstream and downslope habitats, wildlife travel corridors, habitat hubs, etc.).

Wildlife and species at risk: Discuss the potential impacts to wildlife and species at risk that occupy or may occupy the study area caused by proposed development. Provide recommendations for buffers based on BMPs, Recovery Plans, etc. or rationale indicating how an alternative buffer will effectively protect the species. Provide a monitoring strategy for prevention, mitigation, and compensation activities for the periods before construction, during construction and after construction, where appropriate.

Senior government authorization: Provide a summary of the senior government permits/authorizations that may be required for the proposed development. Include an appropriate timeline if able.

Environmental monitoring: Provide recommendations as to how both construction and post-construction activities related to the proposed development will be monitored including qualifications of the QEP. The QEP will confirm if restoration and enhancement might be best completed in early stages of site development (e.g. due to timing conflicts).

Environmental securities: Provide a security cost estimate based on the proposed compensation strategy and project mitigation works. An example costing sheet is provided in **Appendix C** of the NEDP Application Guide.

Construction schedule: Include a description of the proposed development, with complete work schedule from site preparation through post construction monitoring, such as per **Table 4**.

Table 4: Example construction schedule.

Activity	Estimated Completion Date
Temporary fencing (i.e. tree, ESC) installation	January 2026
Wildlife surveys and salvaging	January 2026
Tree clearing and grubbing	January 2026
Mass grading	February 2026
Building construction	December 2026
Restoration and enhancement works (i.e., permanent fencing, planting)	May 2027
Annual survivorship monitoring	2027 to 2032
Final monitoring and project completion	Fall 2032

Recommendation for additional assessment: Recommend whether additional surveys of the study area or assessment of development revisions are required and when they should occur. This is important when civil works are conceptual only.

Section 6: Closure

Limitations: Include a statement that identifies limitations to the EA Report, such as with the desktop/field assessments or project plans. Consider a statement that identifies the applicability of the EA Report before additional confirmatory surveys or assessments are required.

Professional sign off: For final versions of the EA Report, the professional seal and signature of the QEP(s) who contributed to the report must be included in accordance with the QEP(s) professional association sealing and signing standard. Where the development proposal required the expertise of more than one QEP, please indicate which sections of the report each QEP is responsible for and signing off on.

Site photographs: Include photographs of the study area that are representative of important points of interest to the EA.

REVIEW PROCESS

Development Permit Applications

If the EA Report is submitted alongside a DP application, it will be reviewed by an Environmental Coordinator and other City staff through the Development Application Review Team (DART) process in parallel with other supportive documentation provided for the application. The EA Report must address all project components as a whole and consider the recommendations and mitigation measures provided by other professional reports. For example, geotechnical setbacks and critical root zones of trees shall also be addressed in the EA Report when discussed in a Geotechnical Assessment or Arborist Report, respectively.

The EA Report contents will also be reviewed in accordance with the EA Report Requirements listed in this document and how it aligns with the NEDP Guidelines, and relevant OCP policies. Additional information and/or report edits may be required or requested when the EA Report does not contain sufficient information to understand or support the DP application.

Stand-Alone Reports

In some cases, an EA Report may not be provided as part of a DP application, but rather at the request of the City for more information to support a DP exemption or other City permit. The EA Report developed in these cases will not likely contain the full list of reporting criteria provided in this document, but rather focus on the specific information requested. For example, an EA Report may be requested by the City to determine a watercourse reclassification, and therefore will focus on aquatic resources and not contain a detailed inventory of terrestrial features. Another example may be an EA Report to support the modification of a SPEA buffer while keeping the SPEA intact.

Stand-alone EA Reports will be reviewed by an Environmental Coordinator and are not expected to contain all of the detailed information for a typical EA. The Environmental Coordinator will be able to provide more information on the reporting requirements and information requested based on the specific project: in some cases the required RAPR submission may suffice.

NEIGHBOURHOOD PLAN CONSIDERATION

If the study area exists within an area guided by a Neighbourhood Plan (NP), the EA Report must also consider and ensure that the proposed development aligns with the unique environmental policies described by that NP. Such environmental policies that may be applicable include:

- Conservation and expansion of the tree canopy
- Replanting with native species
- Protection of species at risk and their identified critical habitat
- Development designed to accommodate wildlife passage and reduce human-wildlife conflict

The QEP is expected to address and demonstrate adherence to the relevant environmental policies in the EA Report if the study area overlaps with any of the following NPs:

1. McKee Neighbourhood Plan
2. City Centre Neighbourhood Plan
3. UDistrict Neighbourhood Plan
4. Historic Neighbourhood Plan

MCKEE NEIGHBOURHOOD PLAN

The McKee Neighbourhood Plan (MNP) was adopted by Council in 2023 and outlines a development strategy for the McKee area, which occupies approximately 842 hectares on Sumas Mountain and contains a dynamic landscape of steep forested slopes and headwater tributaries. Amongst the many visions and policies in the strategy are environmental policies specific to guiding development in a manner that maintains McKee's environmental integrity. This includes the conservation of key wildlife habitat hubs, corridors, streams, riparian areas, and critical habitat for species at risk that are known to occupy the area.

If development is proposed within the McKee Neighbourhood, development is expected to also align with the MNP and its policies. As such, additional information to inform the EA Report may be requested by City staff due to the unique ecosystems and wildlife potential in the McKee Neighbourhood. The MNP may also impose unique development restrictions or identify planned development opportunities through its policies. The QEP and Applicant are expected to consult with the City and MNP through the planning process to ensure that development adheres to the applicable policies.

Such environmental policies under the MNP that are expected to be addressed in the EA Report include:

- Limiting development impacts to watercourses and riparian areas (Policies 3.29, 3.30, 3.31; Map 8)
- Identifying habitat potential and developing management plans for known species at risk in McKee, such as Phantom Orchid (Policy 3.35; Map 9), Mountain Beaver, Oregon Forestsnail, Northern Red-legged Frog, Pacific Water Shrew, and Peregrine Falcon (Policy 3.37)
- Conservation of identified habitat hubs (Policies 3.32, 3.33; Map 7)
- Conservation of identified wildlife linkages (Policies 3.34, 3.36; Map 10)
- Location of proposed and retained trails with respect to SPEAs (Policies 3.41 and 3.42)

REPORT RESOURCES AND REFERENCES

Below is a list of resources and references to assist QEPs in performing environmental assessments. Please note that information presented below may change over time. The City does not take accountability for information provided by third-party resources.

Table 5. Common resources and references for QEPs.

Type	Document and Source
City of Abbotsford Neighbourhood Plans and Policies	Official Community Plan Bylaw No. 2600-2016 https://laws.abbotsford.ca/civix/document/id/coa/coabylaws/2025bschedulea McKee Neighbourhood Plan https://www.abbotsford.ca/sites/default/files/2023-07/ADOPTED%203400-2023%20Official%20Community%20Plan%20Amendment%20Bylaw%20No.%20021.pdf General Bylaws https://laws.abbotsford.ca/civix/content/coa/coabylaws/?xsl=/templates/brows_e.xsl
Best Management Practices	Develop with Care (2014). Environmental Guidelines for Urban and Rural Land Development in British Columbia https://www2.gov.bc.ca/gov/content/environment/natural-resource-stewardship/laws-policies-standards-guidance/best-management-practices/develop-with-care Guidelines for Amphibian and Reptile Conservation during Urban and Rural Land Development in British Columbia (2014) https://www.env.gov.bc.ca/wld/documents/bmp/HerptileBMP_complete.pdf Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013) https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/best-management-practices/raptor_conservation_guidelines_2013.pdf
Fisheries Act	Projects Near Water https://www.dfo-mpo.gc.ca/pnw-ppe/index-eng.html Standards and Codes of Practice https://www.dfo-mpo.gc.ca/pnw-ppe/practice-pratique-eng.html Measures to Protect Fish and Fish Habitat https://www.dfo-mpo.gc.ca/pnw-ppe/measures-mesures-eng.html
Fish Presence and Habitat Information	Fisheries Inventory Data Queries (FIDQ) http://a100.gov.bc.ca/pub/fidq/welcome.do BC HabitatWizard https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/ecosystems/habitatwizard
Hydrology	City of Abbotsford Stormwater Management Plans https://www.abbotsford.ca/city-services/diking-drainage/stormwater-management Provincial Groundwater Wells and Aquifer (GWELLS) Map https://apps.nrs.gov.bc.ca/gwells/ FlowWorks – City of Abbotsford Precipitation Monitoring https://www.flowworks.com/network/hmiscreens/abbotsford_esc/abbotsford_esc.aspx

Type	Document and Source
Imagery and Geospatial Databases	City of Abbotsford WebMap • https://www.abbotsford.ca/city-services/mapping-data-analytics/webmap Community Mapping Network BC • https://www.cmnbc.ca/atlas-gallery/ iMapBC Province of BC • https://www2.gov.bc.ca/gov/content/data/geographic-data-services/web-based-mapping/imapbc University of British Columbia Air Photo Collection • https://gic.geog.ubc.ca/aerial-photo-request/
Non-Government Organizations	South Coast Conservation Program • http://www.sccp.ca/ Fraser Valley Conservancy • https://fraservalleyconservancy.ca/ Fraser Valley Watersheds Coalition • https://fwwc.ca/
Qualified Professional Associations	College of Applied Biologists • https://cab-bc.org Engineers and Geoscientists BC • https://egbc.ca Forest Professional BC • https://fpbc.ca BC Institute of Agrologists • https://www.bcia.com/ Applied Science Technologists and Technicians of BC • https://asttbc.org
Species Recovery Strategies and Plans	Federal • https://www.canada.ca/en/environment-climate-change/services/species-risk-public-registry/recovery-strategies.html Provincial • https://www2.gov.bc.ca/gov/content/environment/plants-animals-ecosystems/species-ecosystems-at-risk/recovery-planning
Stream Assessment and Delineation Methods	RAPR Technical Assessment Manual (2019) V.1.1 • https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/rapr_assessment_methods_manual_for_web_11.pdf RISC Reconnaissance (1:20,00) Fish and Fish Habitat Inventory: Standards and Procedures • https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/recce2c.pdf
Vegetation Identification	Pojar, J. and MacKinnon, A. (2016). Plants of Coastal British Columbia: Including Washington, Oregon, and Alaska • https://lonepinebooks.com/product/plants-of-coastal-british-columbia-3/ BC Wildlife Federation (2025). Wetland Plants of British Columbia: A Field Guide to Common Species. V3. • https://bcwfwatershedteam.ca/wetland_plants_of_bc/
Wetland Assessments	Resources Information Standards Committee (2025). British Columbia Wetland Identification and Delineation Manual – Draft Standard for Field Testing. • https://www2.gov.bc.ca/assets/gov/environment/natural-resource-stewardship/nr-laws-policy/risc/bc_wetland_id_and_delineation_manual.pdf MacKenzie, W.H. and J.R. Moran. 2004. Wetlands of British Columbia: A Guide to Identification. • https://www.for.gov.bc.ca/hfd/pubs/Docs/Lmh/Lmh52.htm

Type	Document and Source
Water Sustainability Act & Regulation	Government of BC – Water Sustainability Act • https://www2.gov.bc.ca/gov/content/environment/air-land-water/water/laws-rules/water-sustainability-act Ministry of Water, Lands, and Resource Stewardship (2026). A User's Guide for Changes In and About a Stream in British Columbia. • https://www2.gov.bc.ca/assets/gov/environment/air-land-water/water/working-around-water/wsa-cias-users_guide.pdf Government of BC (n.d.). WSA and RAPR: Application Clarity. • https://www2.gov.bc.ca/assets/gov/environment/plants-animals-and-ecosystems/fish-fish-habitat/riparian-areas-regulations/wsa_and_rapr_application_clarity.pdf
Wildlife Information and Occurrences	E-Flora BC • https://ibis.geog.ubc.ca/biodiversity/eflora/index.html E-Fauna BC • https://linnet.geog.ubc.ca/biodiversity/efauna/index.html BC Conservation Data Centre (CDC) iMap • https://maps.gov.bc.ca/ess/hm/cdc/ BC Species and Ecosystem Explorer • https://a100.gov.bc.ca/pub/eswp/ BC Frogwatch Atlas • https://maps.gov.bc.ca/ess/hm/bcfa/ iNaturalist • www.inaturalist.org/observations

