

Natural Environment Development Permit: Invasive Plant Assessment Report Guidelines

February 2017



Invasive plants are non-native plants that were introduced without their natural insect predators and plant pathogens that help to keep them under control in their native habitats. Spreading invasive plants can destroy natural environments, be dangerous to human health, and have negative impacts to private and public infrastructure. This has become a growing concern provincially, nationally and globally. This guideline provides information to assist landowners, builders and Qualified Environmental Professionals (QEP) about the steps that are required in advance of development to be consistent in assessing and effectively managing invasive plants.



We can reduce the spread of invasive plants by working collaboratively to detect and manage invasive plants during development. The City identifies this as a priority within Natural Environment Development Permit (NEDP) guideline NE16, which says “Remove invasive plants and take measures to prevent their spread in accordance with best management practices or the recommendation of a qualified environmental professional”. Invasive plant removal is also a legal requirement under both the provincial *Weed Control Act* and the City’s *Good Neighbour Bylaw* (s5.5 and s5.6).

When is an assessment required?

During the NEDP application review process, the City requires applicants to assess their property for invasive plants when it is identified as “at-risk” for invasive plants. This “at-risk” determination occurs when:

- The property is known to contain invasive plants;
- The property is in close proximity to existing known occurrences of invasive plants; and/or
- The property (or portions of the property) has been disturbed and left devoid of native vegetation.

The first step is conducting a Preliminary Invasive Plant Assessment. Depending on the results of the Preliminary Invasive Plant Assessment, an Invasive Plant Management Plan may be required.

Preliminary Invasive Plant Assessment

The applicant must hire a QEP to inventory the property during the growing season, identifying any invasive plant infestations that may occupy the property or that can be observed within 100 m of the property boundary.

- If no invasive plants are identified, the QEP must provide written confirmation to the City.
- If invasive plants are identified, the QEP must submit a Management Plan (see below for guidance on Plan content).

Invasive Plant Management Plan

If invasive plant infestations are identified on the property or if the property is at risk of infestation from invasive plants on adjacent properties, a Management Plan prepared by a QEP is required during the NEDP application review



process. The content of the Management Plan can be determined in consultation with the City and should be appropriate to the scale of the property, the extent of the infestation, and the species present. However, the following provides guidance on what is generally expected to be included in the Management Plan.

- A brief description of the existing property including the presence of any watercourses, wetlands, species and/or ecosystems at risk, and City infrastructure within 100m of the property.
- A brief description of the proposed development including the proposed schedule and all works related to site preparations (excavation, grading, and the import/export of soil), construction and landscaping.
- A brief description of the property post-development specifically mentioning any parts of the property designated for landscaping, restrictive covenants, etc.
- A description of the type(s) of invasive plants existing on the property.
- A site development plan showing the:
 - approximate or surveyed location and extent of the invasive plant infestation(s) on the property;
 - the approximate location and extent of any observations of off-property invasive plant infestations; and
 - the approximate or surveyed location of watercourses, wetlands, species and/or ecosystems at risk, and City infrastructure within 100m of the property.
- Description of control methods selected that suit the location and timescale of the development (establish measurable objectives for the selected control activities).
- Description of methods used to prevent further spread of invasive plants (e.g. fencing to avoid disturbance during onsite treatment, liaison with adjacent landowners who have infestations on their properties, procedures to check that imported materials are free from invasive plants, identification of designated haul routes through development site to avoid further spread, procedures to ensure that exported material does not spread during transported and that the exported material is disposed of properly, etc.).
- Description of training to be given to site operators and contractors during development (e.g. invasive plant identification, training on site practices to prevent further spread, etc.).
- Description of the monitoring program with criteria (based on established measurable objectives) that will be used to evaluate the success or failure of the selected control method (e.g. frequency of inspections, timeframe for inspections, plan of action should re-growth be observed, etc.).
- Identification of the person or entity that is responsible for ensuring that the Management Plan is completed.
- Description of how the results of the Management Plan will be reported to the City (at a minimum, yearly monitoring reports must be submitted along with a final report once eradication of the invasive plant(s) from the property has been confirmed).

For more information

- BC Weed Control Act and Weed Control Regulation: www.bclaws.ca
- Fraser Valley Regional District Invasive and Noxious Weeds Program: <http://www.fvrd.ca/EN/main/services/invasive-weeds.html>
- Invasive Species Council of BC: www.bcinvasives.ca
- Fraser Valley Invasive Plant Council: www.fraservalleyweeds.com
- Invasive Species Council of Metro Vancouver: www.iscmv.ca
- BC Ministry of Forests, Lands and Natural Resources Operations: www.for.gov.bc.ca/hra/Plants
- Managing Japanese Knotweed on Development Sites: The Knotweed Code of Practice: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/536762/LIT_2695.pdf

Please contact us at:

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Or contact an Environmental Coordinator
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