



City of PARKSVILLE

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SPECIAL COUNCIL MEETING AGENDA

MONDAY, MAY 12, 2008 – 5:45 P.M.

A special meeting of Council will be held in the Civic and Technology Centre, 100 E. Jensen Avenue, Parksville, BC, on Monday, May 12, 2007 at 5:45 p.m. to consider the following items of business:

1. BYLAWS

- a) Five Year Financial Plan Bylaw, 2008-2012, No. 1439.1 – Page 1

Recommendation: THAT "Five Year Financial Plan Bylaw, 2008 – 2012, No. 1439.1" be adopted.

- b) Tax Rates Bylaw, 2008, No. 1445 – Pages 2 to 4

Recommendation: THAT "Tax Rates Bylaw, 2008, No. 1445" be adopted.

- c) "Official Community Plan Amendment Bylaw, 2008, No. 1370.8" – Page 5
Affordable & Special Needs Housing - Text Amendment

Recommendation: THAT "Official Community Plan Amendment Bylaw, 2008, No. 1370.8" be read a second time.

- d) "Zoning and Development Amendment Bylaw, 2008, No. 2000.62" – Page 6
Definition of Affordable Housing - Text Amendment

Recommendation: THAT "Zoning and Development Amendment Bylaw, 2008, No. 2000.62" be read a second time.

- e) "Official Community Plan Amendment Bylaw, 2008, No. 1370.9" – Pages 7 to 17
Text Amendment – Development Permit Area No. 26 – Watercourse Protection

Recommendation: THAT "Official Community Plan Amendment Bylaw, 2008, No. 1370.9" be read a second time.

2. ADJOURNMENT

CITY OF PARKSVILLE

BYLAW NO. 1439.1

A BYLAW TO AMEND THE FINANCIAL PLAN FOR THE YEARS 2008 TO 2012

WHEREAS the Municipal Council deems it desirable and necessary to amend the "Five Year Financial Plan Bylaw, 2008-2012, No. 1439";

NOW THEREFORE the Municipal Council of the City of Parksville in open meeting assembled enacts as follows:

1. That "Five Year Financial Plan Bylaw, 2008-2012, No. 1439" is hereby amended by replacing Schedule "1" with the attached Schedule "1" forming part of this bylaw.
2. This bylaw may be cited for all purposes as "Five Year Financial Plan Amendment Bylaw, 2008-2012, No. 1439.1".

READ A FIRST TIME this 5th day of May, 2008

READ A SECOND TIME this 5th day of May, 2008

READ A THIRD TIME this 5th day of May, 2008

ADOPTED this

Mayor

Director of Administrative Services

CITY OF PARKSVILLE
BYLAW NO. 1445
ANNUAL TAX RATES BYLAW, 2008

The Municipal Council of the City of Parksville in open meeting assembled enacts as follows:

1. The following rates are hereby imposed and levied for the taxation year 2008:
 - a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes for each of the taxation jurisdictions, Parksville General, Resort Area and Wembley Mall, the rates shown in Column "A" on Schedule "A" attached to and forming part of this bylaw;
 - b) For debt purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "B" of Schedule "A" attached to and forming part of this bylaw.
 - c) For library purposes on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "C" of Schedule "A" attached to and forming part of this bylaw.
 - d) For purposes of the Nanaimo Regional District on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "D" of Schedule "A" attached to and forming part of this bylaw.
 - e) For purposes of the Nanaimo Regional District Waste Water Control on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Column "E" of Schedule "A" attached to and forming part of this bylaw.
 - f) For hospital purposes on the assessed value of land and improvements taxable for regional hospital purposes, rates appearing in Column "F" of Schedule "A" attached to and forming part of this bylaw.
 - g) For purpose of the Parksville Downtown Business Improvement Area Establishment Bylaw, 2007, No. 1420" on assessed value of land and improvements taxable for general municipal purposes on Class 5 and 6 properties within the boundaries of the Parksville Downtown Business Improvement Area, rates appearing in Column "G" of Schedule "A" attached to and forming part of this bylaw.

2. This bylaw may be cited for all purposes as "Tax Rates Bylaw, 2008, No. 1445".

READ A FIRST TIME this 5th day of May, 2008

READ A SECOND TIME this 5th day of May, 2008

READ A THIRD TIME this 5th day of May, 2008

ADOPTED this

Mayor

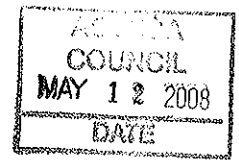
Director of Administrative Services

CITY OF PARKSVILLE
2008

Tax Rates (Dollars of tax per \$1,000 taxable value)

		A	B	C	D	E	F	G
		General Municipal Purposes	Debt	Library	Regional District	Regional District Waste Water	Hospital	Downtown Business Improve- ment Area
Class 1	Residential	3.4422	0.0638	0.1670	0.6057	0.8406	0.2075	(Note 1) -
Class 2	Utility	19.9483	0.3697	0.9678	3.5104	4.8715	0.7263	-
Class 4	Major Industry	7.1884	0.1332	0.3487	1.2650	1.7554	0.7056	-
Class 5	Light Industrial	7.1884	0.1332	0.3487	1.2650	1.7554	0.7056	1.6219
Class 6	Business	9.0090	0.1670	0.4371	1.5854	2.2000	0.5084	1.6219
Class 7	Managed Forest Land	3.4422	0.0638	0.1670	0.6057	0.8406	0.2075	-
Class 8	Seasonal	9.5745	0.1775	0.4645	1.6849	2.3382	0.2075	-
Class 9	Farm	10.2612	0.1902	0.4978	1.8058	2.5058	0.2075	-

Note 1: Applies only to Class 5 and Class 6 properties located in the Parksville Downtown Business Improvement Area



CITY OF PARKSVILLE

BYLAW 1370.8

Text Amendment - Affordable and Special Needs Housing

A bylaw to amend the "Official Community Plan Bylaw, 2003, No. 1370".

The Municipal Council in open meeting assembled enacts as follows

1. That "Official Community Plan Bylaw, 2002, No. 1370" be amended as follows:
 - a. Subsection 4.7.2 **Affordable and Special Needs Housing** of Section 4.7 **Residential Development** of **PART 4.0 THE PLAN** be amended by adding the following at the end:
 - "• Only support zoning amendment proposals for developments which will, when complete, have 10 or more employees where:
 - work force housing is provided, by the developer, on or off site for at least 10% of the projected number of employees."
2. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw, 2008 No. 1370.8"

READ A FIRST TIME this 21st day of April, 2008

READ A SECOND TIME this day of

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

ADOPTED this day of

Mayor

Director of Administrative Services



CITY OF PARKSVILLE

BYLAW NO. 2000.62

Text Amendment – Definition of Affordable Housing

A bylaw to amend the "City of Parksville Zoning and Development Bylaw, 1994, No. 2000".

The Municipal Council in open meeting assembled enacts as follows:

1. That "City of Parksville Zoning and Development Bylaw, 1994, No. 2000" be amended as follows:

a. Section 104 – DEFINITIONS of DIVISION 100: SCOPE AND DEFINITIONS by replacing the definition of "affordable housing" with the following:

"affordable housing means housing which, under the terms of a Housing Agreement with the City, would have a market price that would be affordable to households of low and moderate incomes. Households of low and moderate income are those which have incomes that are 80% or less than the median household income in the City of Parksville as reported by Statistics Canada;"

2. This bylaw may be cited for all purposes as "Zoning and Development Amendment Bylaw, 2008, No. 2000.62".

READ A FIRST TIME this 21st day of April, 2008

READ A SECOND TIME this day of

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

ADOPTED this day of

Mayor

Director of Administrative Services

CITY OF PARKSVILLE

BYLAW 1370.9

Text Amendment – Development Permit Area No. 26 – Watercourse Protection

A bylaw to amend the "Official Community Plan Bylaw, 2003, No. 1370".

The Municipal Council in open meeting assembled enacts as follows

1. That "Official Community Plan Bylaw, 2002, No. 1370" be amended as follows:
 - a. **Table of Contents** by adding the following in the appropriate location:

"Schedule "F" – Development Permit Area No. 26 – Watercourse Protection"
 - b. **Section 1.4 Organization of PART 1.0 INTRODUCTION** by adding the following in the appropriate location:

"Schedule "F" – Development Permit Area No. 26 – Watercourse Protection"
 - c. **Section 5.1.1. Exemptions of PART 5.0 DEVELOPMENT PERMIT AREA INTRODUCTION** be replaced with the following:

"5.1.1 Exemptions:

Except when located within Development Permit Area No. 26 – Watercourse Protection, a Development Permit will not be required in the following instances:

 - a. For construction that is undertaken within the exterior walls of a principal building or structure.
 - b. For multifamily residential and commercial development within applicable Development Permit Areas, for the addition or alteration of a principal building, provided that:
 - i. the value of the proposed construction is less than \$50,000.00; and
 - ii. the proposed construction is located within an interior side or rear yard.
 - c. For the construction of a single-family dwelling unit or duplex dwelling unit.
 - d. For the construction of an accessory building or structure provided that:
 - i. the value of the proposed construction is less than \$50,000.00; and
 - ii. the proposed construction is located within an interior side or rear yard.

- e. For the construction or alteration of signs and canopies which conform to the relevant Development Permit Area Guidelines and the City of Parksville Sign Regulation Bylaw, 1997, No. 1276 as amended or replaced.
 - f. For the alteration of, or addition to, a principal building within Development Permit Area No. 1 - Downtown Core provided that:
 - i. the value of the proposed construction is less than \$50,000.00; and
 - ii. the proposed construction conforms to the *Downtown Master Plan and Development Guidelines* attached to and forming part of this bylaw as Appendix I.
 - g. Except for cases where the site abuts the waterfront, and/or watercourses; where, in the opinion of the Approving Officer, the regulatory bylaws pertaining to subdivisions are sufficient to achieve the objectives and guidelines of the development permit, a development permit will not be required."
 - d. **Section 5.2. Development Permit Area Designations of PART 5.0 DEVELOPMENT PERMIT AREA INTRODUCTION** by adding the following in the appropriate location:

"Development Permit Area No. 26 – WATERCOURSE PROTECTION"
 - e. **Section 5.2. Development Permit Area Designations of PART 5.0 DEVELOPMENT PERMIT AREA INTRODUCTION** by adding a new subsection **5.2.26 Development Permit Area No. 26 – Watercourse Protection**, attached to this bylaw as Schedule "A", in the appropriate location.
 - f. Adding, in the appropriate location, **Schedule "F" – Development Permit Area No. 26 – Watercourse Protection**, attached to this bylaw as Map "1"
2. This Bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw, 2008 No. 1370.9"

READ A FIRST TIME this 21st day of April, 2008

READ A SECOND TIME this day of

PUBLIC HEARING HELD this day of

READ A THIRD TIME this day of

ADOPTED this day of

Mayor

Director of Administrative Services

5.2.26. Development Permit Area No. 26 – Watercourse Protection

(a) Category: Protection of the Natural Environment

(b) Justification:

Watercourses and riparian areas provide essential habitat for fish, aquatic organism, birds and other wildlife species. These areas also provide essential wildlife migration routes and contribute to the overall maintenance of surface water quality. The retention of these areas in their natural state is essential in order to maintain viable habitat for fish and other riparian wildlife species.

This Development Permit Area is defined as the **riparian assessment area** of the watercourses identified as "Watercourse" on the map forming Schedule "F" of the Official Community Plan (OCP) and **riparian assessment area** of those watercourses present within the area shown on Schedule "F" as "Development Permit Area No. 26 - Watercourse Protection".

(c) Guidelines:

Prior to undertaking any development within the riparian assessment area the owner of property shall apply to the City for a development permit in compliance with the following guidelines:

Adjacent watercourse where fish are present or fish habitat is provided:

- (i) A qualified environmental professional (QEP) shall be retained at the expense of the applicant for the purpose of preparing an assessment report in accordance with the *RAR Assessment Methodology* guidebook and pursuant to *Riparian Areas Regulation* (RAR);
- (ii) The assessment report must be submitted to the Ministry of Environment, Fisheries and Oceans Canada and the City;
- (iii) The City must receive notification from the Ministry of Environment that the Department of Fisheries and Oceans and the Ministry have been notified of the development proposal and provided with an acceptable copy of an assessment report prepared by a QEP that:
 - o certifies that he or she is qualified to carry out the assessment;
 - o certifies that the assessment methods have been followed; and
 - o provides their professional opinion that:
 - A. if the development proposal is implemented as proposed there will be no harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian area; or
 - B. if the streamside protection and enhancement areas 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 harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian area;

- (iv) Where no assessment report has been provided to the Ministry of Environment, Department of Fisheries and Oceans, or the City no development shall occur within a riparian assessment area;
- (v) Where the QEP report proposes a Harmful Alteration, Disruption or Destruction (HADD) to fish habitat pursuant to Section 35(2) of the **Fisheries Act** (Canada), the development permit shall not be issued unless the HADD is subsequently approved by Fisheries and Oceans Canada and the City is satisfied that the works are necessary and there is no other practical alternative;
- (vi) Where the QEP report describes an area designated as Streamside Protection and Enhancement Area (SPEA), the development permit shall not allow any development activities within the SPEA except in accordance with the QEP's assessment report;
- (vii) If the nature of a proposed project in a riparian assessment area evolves due to new substantial information or some other change, the QEP will be required, at the property owner's expense, to re-assess the proposal with respect to the SPEA;

Adjacent watercourses where fish or fish habitat is not present or unknown:

- (viii) All development within the Development Permit Area adjacent to those watercourses not subject to the RAR may require or where the status is unknown shall require an evaluation by a registered professional biologist or QEP who shall prepare a report(s) assessing the environmental components of the proposal. This report should generally include the following information:
 - o detailed site plan identifying the environmentally sensitive area within the site, location of existing and proposed buildings and structures, new lot lines, and an assessment of existing natural vegetation;
 - o criteria used to define the boundaries of the environmentally sensitive area;
 - o inventory of wildlife species and related habitat;
 - o impact statement describing affects of proposed development or subdivision on natural conditions or any neighbouring sensitive ecosystem as identified in the province's Sensitive Ecosystem Inventory (SEI); and
 - o provide guidelines for mitigating habitat degradation including limits of proposed leave areas;
- (ix) The measures and recommendations of the registered professional biologist report may form the terms of the development permit;

- (x) Where a watercourse is found to be non-fish bearing new development activities should generally remain at least 15 metres away from the natural boundary;

Adjacent all watercourses:

- (xi) Development should be encouraged to locate where it will cause the least impact to the environmental values and the site specific natural features, functions and conditions that support fish, wildlife and unique ecosystems within the riparian assessment area;
- (xii) Native vegetation should be retained within the riparian assessment area;
- (xiii) All proposed development activity should minimize the area of encroachment into the riparian assessment area and must minimize the area of encroachment into the SPEA;
- (xiv) A development permit under this section is not intended to relax watercourse setback requirement pursuant to the zoning bylaw; however, consideration may be given to relaxation of other zoning bylaw requirements where result of the relaxation will minimize encroachment into the riparian assessment area or the corresponding SPEA;
- (xv) In the case of subdivision, minimum parcel sizes should be met exclusive of the SPEA and where possible subdivision within the SPEA should be avoided;
- (xvi) Development must be undertaken and completed in such a manner as to prevent the release of sediment into any watercourse or storm drain;
- (xvii) An erosion and sediment control plan, prepared by a qualified engineer at the property owner's expense, may be required complete with recommendations for implementation, including actions to be taken prior to land clearing and site preparation and the proposed timing of development activities to reduce the risk of erosion;
- (xviii) Prior to development or subdivision of land containing or adjacent to a watercourse, consideration may be given to dedication of the watercourse and surrounding area to the Crown or City for the preservation of the area;
- (xix) To ensure that integrity of the SPEA is maintained the City in consultation with the property owner may, consider the following:
- o dedicating back to the Crown or the City all or part of the SPEA;
 - o gifting to a nature preservation organization all or part of the SPEA;
- (xx) In order to maintain the integrity of the SPEA monitoring and regular reporting by a QEP, at the expense of the property owner, may be required as a term of a development permit;
- (xxi) QEP's assessment report and the measures and recommendations contained therein should form the terms of the development permit;

- (xxii) The property owner may be required at their expense to prepare and register a restrictive covenant pursuant to Section 219 of the **Land Title Act** in order to secure the measure prescribed in the QEP assessment report or in the case of a non-fish bearing watercourse the recommendation of a registered professional biologist;
 - (xxiii) Measures should be taken to ensure that development within the riparian assessment area does not negatively impact the SPEA and the water quality and hydrology of the adjacent watercourse;
 - (xxiv) Within the riparian assessment area the hydrological characteristics of the land should be maintained to pre-development conditions;
 - (xxv) Development within the riparian assessment area should avoid the use of impervious surfaces;
 - (xxvi) The discharge of storm water into adjacent watercourses must be avoided;
 - (xxvii) Security may be taken as a term of development permit issuance to ensure that the conditions of the permit and the guidelines are met with respect to erosion control works, post-development success of re-vegetation and restoration works;
- (d) Exemptions:

A Development Permit will not be required for this Development Permit Area only in the following circumstances:

- (i) The development is proposed to occur outside of the riparian assessment area as confirmed by a British Columbia Land Surveyor (BSLS) via a certified site plan provided to the City or as otherwise determined by the City;
- (ii) developments that are not associated with or resulting from residential, commercial or industrial activities, or ancillary activities thereto;
- (iii) repair, renovation, or reconstruction of an existing permanent structure on its existing foundation, including existing roads;
- (iv) removal of a tree that is deemed imminent hazard to the safety of life and buildings as determined by an Arborist certified by the International Society of Arboriculture (ISA) or Registered Professional Forester via a tree assessment report provided to the City at the property owners expense. Such removal shall be in accordance with the **Riparian Areas Regulation, Water Act** and **Wildlife Act** and the **Canada Fisheries Act**;

- (v) Emergency procedures to prevent, control, or reduce erosion, or other immediate threats to life and property, including:
 - (A) Emergency flood or protection works;
 - (B) Clearing of an obstruction from bridge, culvert, or drainage flow; and
 - (C) repairs to bridges and safety fences;

All emergency works are to be undertaken in accordance with the **Riparian Areas Regulation, Water Act** and **Wildlife Act** and the **Canada Fisheries Act**;

- (vi) Removal of noxious weeds, as identified in the **BC Weed Control Regulation** and known invasive species provided that measures are taken to prevent soil or debris being discharged into the watercourse and subject to immediate replanting with native vegetation suitable to local conditions;
- (vii) Stream enhancement and fish and wildlife habitat restoration works that are permitted by the Ministry of Environment and Fisheries and Oceans Canada where notification is given to the City;
- (viii) An application for subdivision where minimum lot sizes can be met exclusive of the development permit area and where no development will occur within the riparian assessment area including grading, clearing, trenching, or installation of drainage works;
- (ix) All parks and park land but specifically excludes ancillary commercial, residential, or industrial activities;
- (x) Installation of public utilities, such as sewer and water lines, where such works are undertaken by the City or its agents and where such works have been approved by the Ministry of Environment and the Department of Fisheries and Oceans;
- (xi) Farm Operations as defined under the **Farm Practices Protection (Right to Farm) Act** where such activity is carried on in accordance with normal farm practices as defined under that Act;
- (xii) Forestry activities in accordance with the **Forest Act** or **Private Managed Forest Land Act** and subsequent legislation that are not subject to regulation under the **Local Government Act**;
- (xiii) Mining activities in accordance with the **Mines Act** and subsequent legislation that are not subject to regulation under the **Local Government Act**;
- (xiv) Hydroelectric facilities licensed by the Province;
- (xv) Subdivision where a covenant under Section 219 of the **Land Title Act** is already registered against the title of the land that includes provisions which, in the opinion of City, protect riparian areas or sensitive ecosystems on the lands in a

manner that is consistent with the riparian areas regulation and the applicable Development Permit Area guidelines.

(e) Definitions:

The following definitions apply only to this Development Permit Area:

active floodplain means an area of land that supports floodplain plant species and is:

- (a) adjacent to a stream that may be subject to temporary, frequent or seasonal inundation, or
- (b) within a boundary that is indicated by the visible high water mark;

assessment methods means the methods set out in the Schedule to the *Riparian Areas Regulation*;

Assessment Report means a report prepared in accordance with the *Riparian Areas Regulation* assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified for the purpose of the Riparian Areas Regulation by a qualified environmental professional;

development means any of the following associated with or resulting from the local government regulation or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers under Part 26 of the *Local Government Act*:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;
- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in Section 872 of the *Local Government Act*;

Fish means all stages of:

- (a) salmonids;
- (b) game fish; and
- (c) regionally significant fish;

Fish Habitat means the areas in or about a stream such as, spawning grounds and nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes;

high water mark means, as determined by a qualified environmental professional, 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, and includes the active floodplain;

Qualified Environmental Professional (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental professional, if:

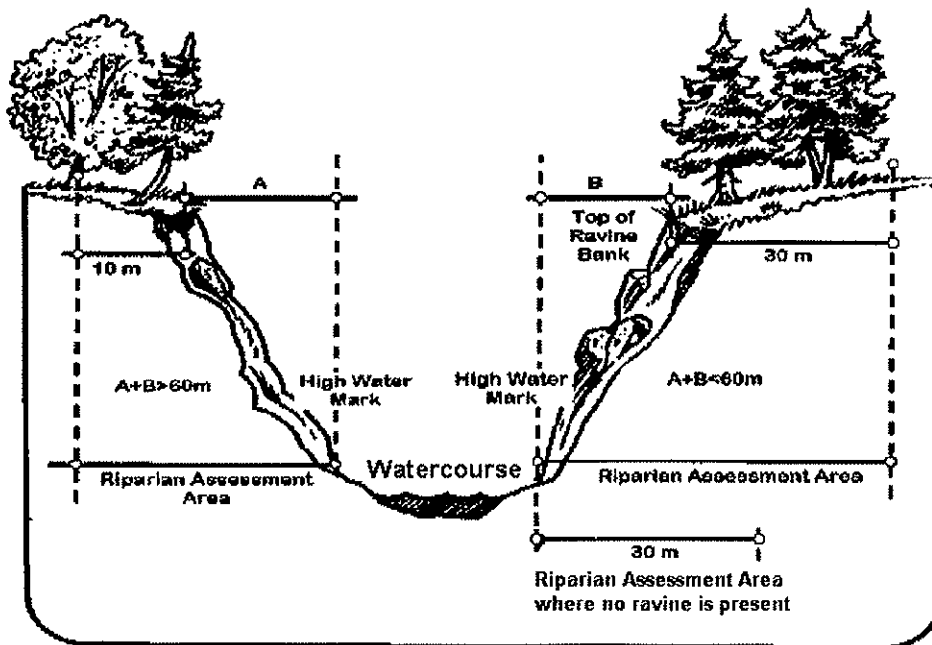
- (a) the individual is registered and in good standing in British Columbia with an appropriate professional organization constituted under an Act, acting under that association's code of ethics and subject to disciplinary action by that association;
- (b) the individual's area of expertise is recognized in the assessment methods as one that is acceptable for the purpose of providing all or part of an assessment report in respect of that development proposal, and
- (c) the individual is acting within that individual's area of expertise;

ravine means a narrow, steep-sided valley that is commonly eroded by running water and has a slope grade greater than 3:1;

Riparian Areas Regulation (RAR) means the Riparian Areas Regulation, and its amendments, enacted pursuant to Section 12, 13(1), and 37(2) of the *Fish Protection Act*;

riparian assessment area means:

- (a) for a stream, the 30 meter strip on both sides of the stream, measured from the high water mark;
- (b) for a ravine less than 60 meters wide, a strip on both sides of the stream measured from the high water mark to a point that is 30 meters beyond the top of the ravine bank; and
- (c) for a ravine 60 meters wide or greater, a strip on both sides of the stream measured from the high water mark to a point that is 10 meters beyond the top of the ravine bank;



stream includes any of the following:

- (a) where fish habitat is provided:
 - (1) a watercourse, whether it contains water or not,
 - (2) a pond, lake, river, creek or brook,
 - (3) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph 1) or 2), or
- (b) in the absence of fish habitat:
 - (1) any natural or man-made depression with well defined banks and a bed of 0.6 m or more below the surrounding land serving to give direction to or containing a current of water at least six months of the year and includes any lake, river, stream, creek, spring, ravine, swamp, gulch, surface source of water supply or source of groundwater supply;

Streamside Protection and Enhancement Area (SPEA) 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 is determined according to the Riparian Areas Regulation on the basis of a report provided by a QEP in respect of a development proposal;

top of the ravine bank means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 metres measured perpendicularly from the break, and the break does not include a bench within the ravine which could be developed;

watercourse means a **stream**.

