



Hazard Conditions Development Permit Area

Sustainable OCP Bylaw 3475, 2012

This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas..

As part of your Development Permit application you will need to consider the following:

- **General Environmental Development Permit Guidelines,**
- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For Area Designation, Justification and Exemption for this section please refer to Chapter 24, Sustainable OCP Bylaw 3475, 2012.**

Hazard Conditions Development Permit Guidelines

In addition to the *General Environmental Development Permit Guidelines*, the following specific guidelines shall be addressed for the Hazard Conditions Development Permit Areas:

- 1) Minor development permit will be required to ensure that building foundations are designed by a qualified professional engineer. In this regard, the applicants shall be required to submit a report that the land may be used safely for the use intended. In the designated 200-year floodplain area, subdivision approvals will require a report demonstrating that the land may be used safely for the use intended.
- 2) Identified risk slope areas shall require submission of a geotechnical report, prepared by a qualified professional, for all development and activities on or immediately adjacent to slopes 30% or greater. This report shall address all issues related to site drainage, soil slippage (surface and deep seated), seismic constraints, site clearing, vegetation retention, and how this relates to development usage, setbacks and design. The geotechnical report shall be coordinated with the environmental report required by other City Development Permit Areas, if applicable, to create a combined solution that mitigates both hazard and environmental impacts and protects environmentally valuable



resources.

- 3) Requirements for development permit in identified risk slope areas will be waived if a geotechnical report has been received in conjunction with an application for building permit or subdivision approval. Development permit approval will be required prior to any site clearing, site excavation, or tree removal in the designated areas. Risk slope stabilization must address bioengineering approaches prior to hard engineering solutions.

Please contact Land Use Services Department staff for further discussion.