

DPA 5 – HAZARDOUS CONDITIONS – STEEP SLOPES

JUSTIFICATION:

This Development Permit Area is intended to establish a process for hazard assessment over those areas that are susceptible to land slippage and ensure that development is protected from such hazardous conditions.

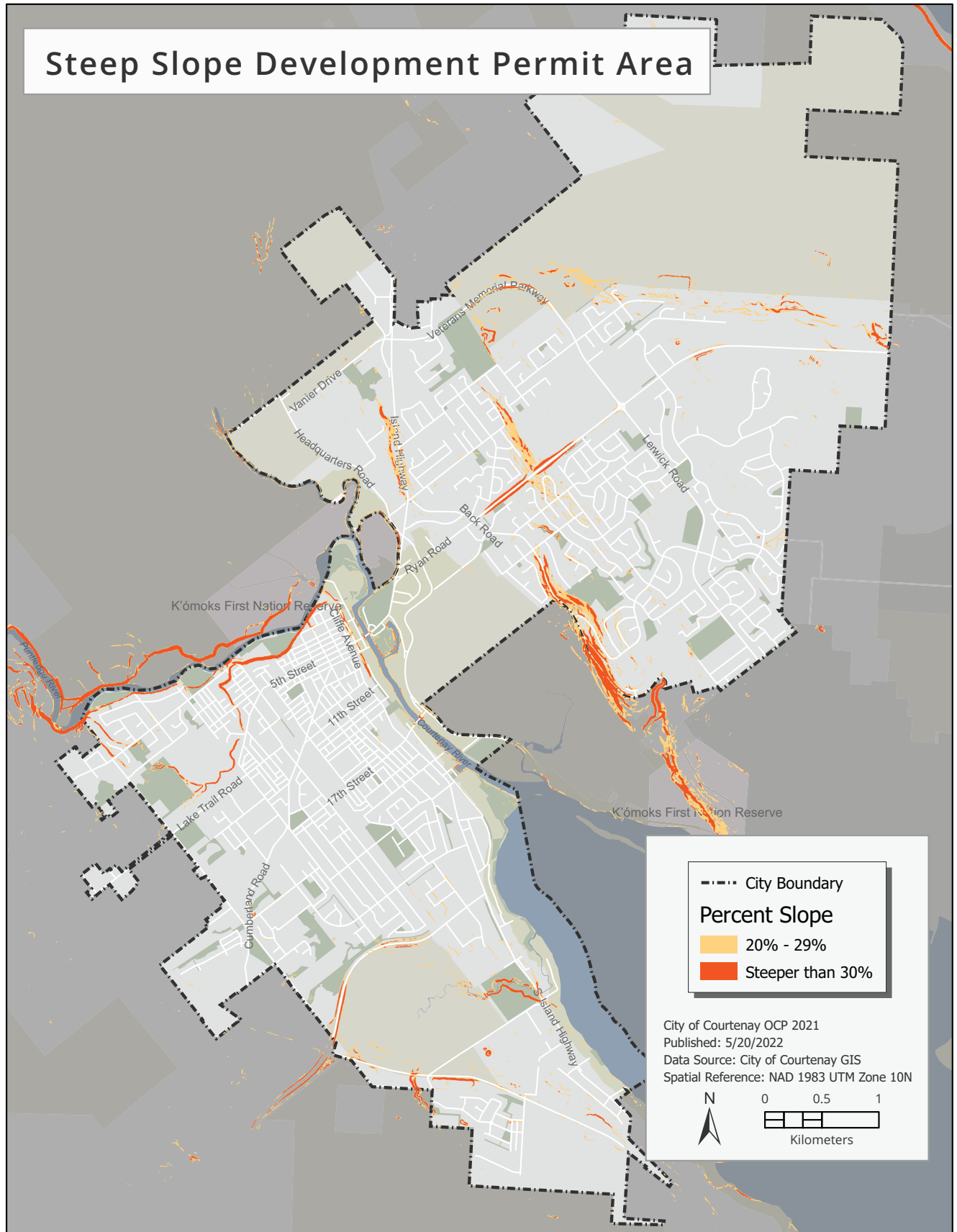
This category applies to all properties containing a slope of equal to or greater than 20% measured over a minimum horizontal distance of 10 metres (as shown on Map 7).

The designation and guidelines are in accordance with sections 488 (1) (b) of the Local Government Act.

Objectives:

1. Minimize the risk to people and property from natural hazards.
2. Provide stable and accessible building sites.
3. Promote development that is appropriate for steep slope areas by respecting terrain, maintaining natural vegetation and drainage patterns.
4. Inform land owners of potential hazards and encourage development and property maintenance that is resilient to hazard risk.

Map 7 Steep Slope Development Permit Area.



Exemptions

1. The proposed development will not be impacted by the identified hazardous conditions.
2. A restrictive covenant is in place which effectively mitigates the hazardous conditions on the property and saves harmless the City of Courtenay.
3. The only activity being proposed onsite relates to the removal of hazardous tree(s), and generally the stump(s) must be retained. For the City to determine whether the proposed development qualifies for this exemption, applicants may be required to provide a report prepared by a certified arborist with Tree Risk Assessment Qualifications.

For the City to determine whether the proposed development qualifies for exemptions, applicants may be required to provide a report on the development and hazardous condition, prepared by a professional engineer or geoscientist experienced in geotechnical engineering (qualified professional).

Guidelines

1. Land shall be safe for the intended use or measures required for the land to be safe for the intended use shall be provided.
2. A report shall be provided completed by a professional engineer or geoscientist experienced in geotechnical engineering indicating the land is safe for the intended use or measures required for the land to be safe for the intended use, in accordance with the Development Permit Area guidelines.

3. Development shall be designed to minimize any alterations to the steep slope and to reflect the site rather than altering the site to reflect the development.
4. Where risk slope stabilization measures are proposed, bioengineering approaches should be proposed prior to hard engineering solutions.
5. Buildings or permanent structures shall not be constructed in areas subject to steep slope hazardous conditions.
6. Buildings and structures shall be sited in accordance with setbacks determined by the City or a geotechnical report by a qualified professional.
7. As much as possible, the site should be designed to avoid the need for retaining walls.
8. Existing vegetation should be maintained to absorb water, minimize erosion and protect the slope.
9. Natural slopes of 30 per cent or more should be maintained as natural open space.
10. Disturbed slopes shall be revegetated where gullied or bare soil is exposed as per a qualified professional's report.
11. Fill, excavated material, sand or soil should be avoided near the top of slope.
12. Section 219 restrictive covenants may be required for areas that have been identified as hazardous.
13. The alteration of land, including vegetation, subdivision, or construction of, addition to or alteration of a building or structure should be in accordance with any required professional engineer or geoscientist report including any measures specified for the land to be safe for the intended use.