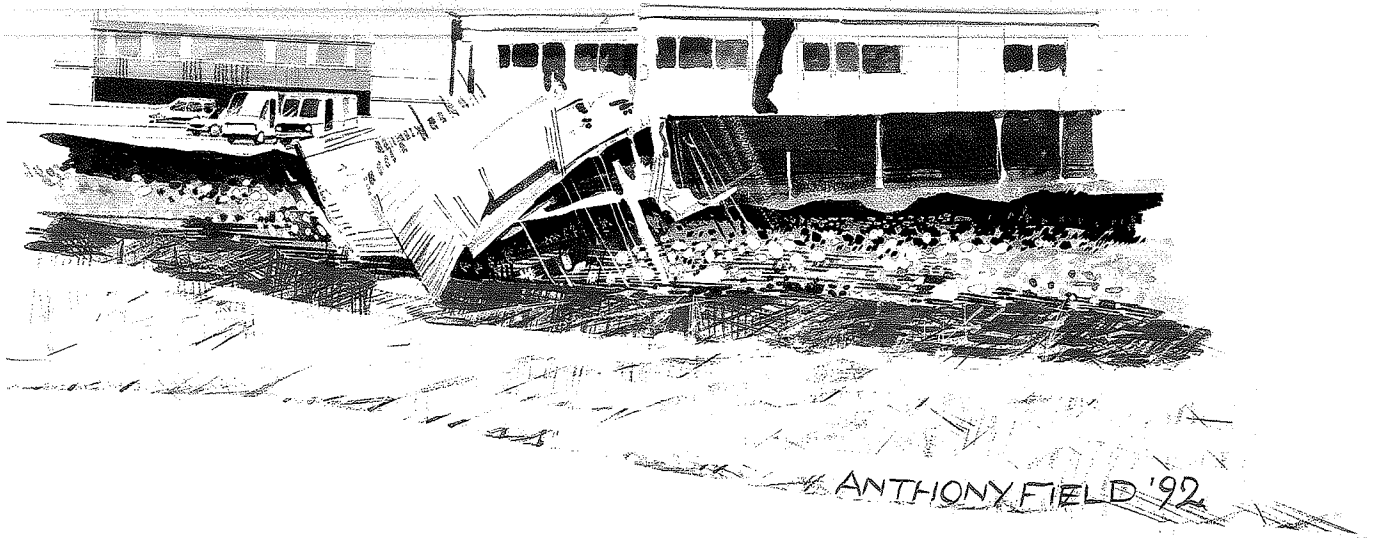




3 PROTECTION OF DEVELOPMENT FROM HAZARDOUS CONDITIONS

3.1 CONDITIONS

There are steep embankments within the District that may be unstable. Strict control of any development in these areas is necessary to protect against landslides or erosion. Responsibility for the safety of any development and liability arising from that development continues to rest exclusively with the owner and not the municipality or its employees. Low lands near the major creeks and river may be subject to flooding.





3.2 GUIDELINES

3.2.1 No clearing shall be done prior to approval of a site development application.

3.2.2 Any application for site development may be required to include a certified geotechnical report that outlines any anticipated adverse impacts on the area's hydrology, groundcover, slope stability or other factors affecting development safety and addresses the means by which these can be minimized.

3.2.3 Buildings should be sited on the developable portion of a parcel to minimize the disturbance to the natural terrain.

3.2.4 Roads and buildings should follow natural topography in a manner which minimizes the need for cut and fill construction.

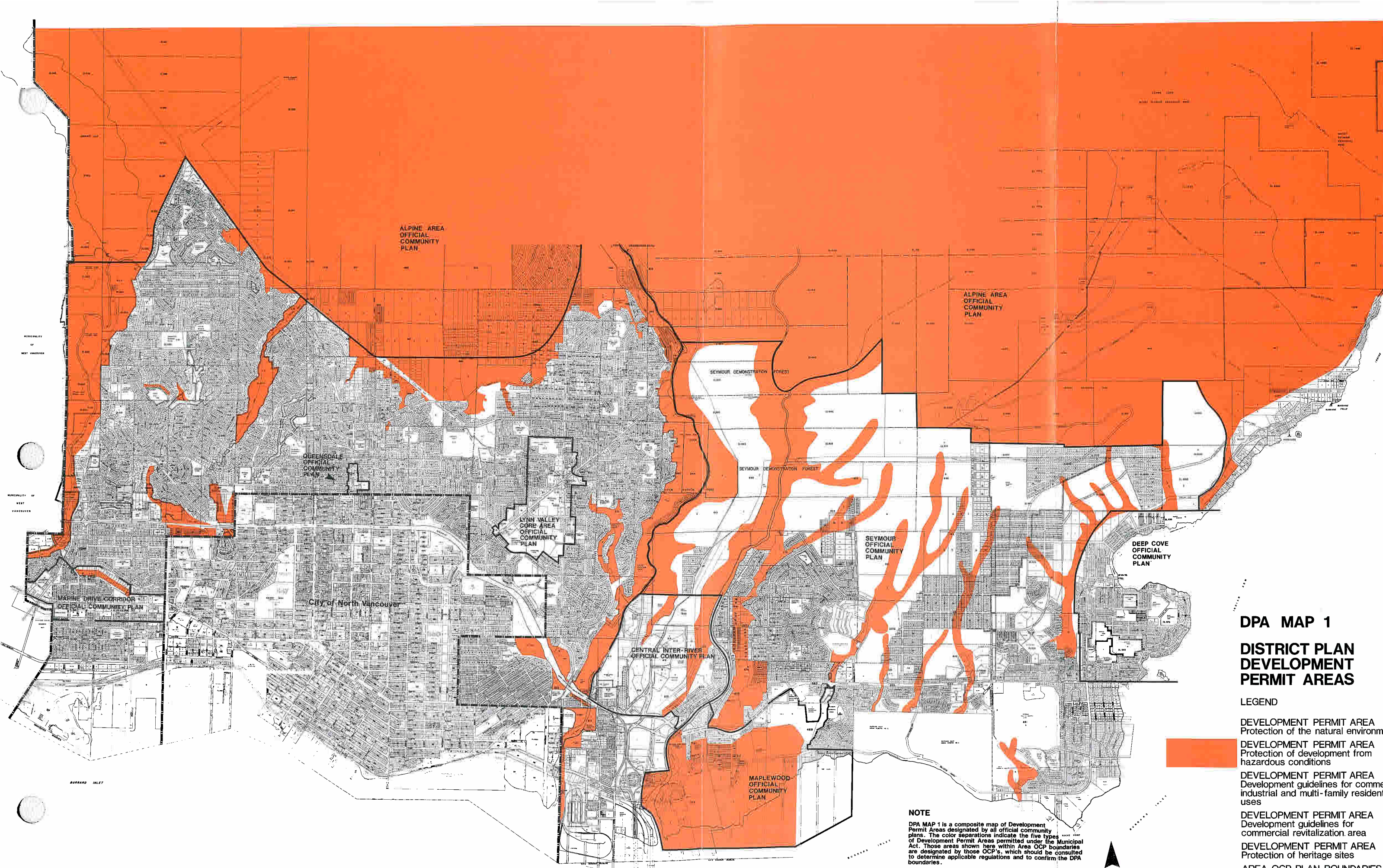
3.2.5 Very careful design consideration should be given to the management of storm water run-off in steep slope developments.

3.2.6 Special design consideration should be given to strengthening the ability of buildings or other improvements to withstand hazards.

3.2.7 Caution should be exercised in the removal of vegetation or deposit of fill on, or adjacent to, the top of steep slopes.

3.2.8 Development in lands adjacent to the major creeks and rivers in the District should incorporate adequate flood proofing measures in the siting and design of buildings.

3.2.9 Where development is considered to be of a minor nature not requiring protection from hazardous conditions, the requirement for a development permit may be waived.



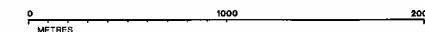
**DPA MAP 1
DISTRICT PLAN
DEVELOPMENT
PERMIT AREAS**

LEGEND

- DEVELOPMENT PERMIT AREA
Protection of the natural environment
- DEVELOPMENT PERMIT AREA
Protection of development from hazardous conditions
- DEVELOPMENT PERMIT AREA
Development guidelines for commercial, industrial and multi-family residential uses
- DEVELOPMENT PERMIT AREA
Development guidelines for commercial revitalization area
- DEVELOPMENT PERMIT AREA
Protection of heritage sites
- AREA OCP PLAN BOUNDARIES

NOTE

DPA MAP 1 is a composite map of Development Permit Areas designated by all official community plans. The color separations indicate the five types of Development Permit Areas permitted under the Municipal Act. Those areas shown here within Area OCP boundaries are designated by those OCP's, which should be consulted to determine applicable regulations and to confirm the DPA boundaries.



November 1991