

13.1.2 Hazardous Lands Development Permit Area 2

(DPA 2 Steep Slope)

13.1.2 (a) Area

All areas with slopes in excess of 30% are designated as Hazardous Lands DPA 2 (Steep Slope). These are referred to as 'steep slope' areas below.

[Note: The CSRD requires a slope assessment of slope conditions as a condition of DP issuance. Provincial 1:20,000 TRIM mapping, using 20 m (66 ft) contour information, may provide preliminary slope assessment; however, a more detailed site assessment may be required.]

13.1.2 (b) Guidelines

To protect against the loss of life and to minimize property damage associated with ground instability and/or slope failure, the CSRD discourages development in steep slope areas. Where steep slope areas are required for development, DPs addressing Steep Slopes shall be in accordance with the following:

For subdivision, either 1 or 2:

- .1 Submission of a report by an APEGBC registered professional with experience in geotechnical engineering.
 - (i) The report, which the Regional District will use to determine the conditions and requirements of the DP, must certify that the land may be used safely for the use intended.
 - (ii) The report must explicitly confirm all work was undertaken in accordance with the APEGBC Legislated Landslide Assessment Guidelines.
 - (iii) The report should include the following types of analysis and information:
 - o site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
 - o strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
 - o surface & subsurface water flows & drainage;
 - o vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
 - o recommended setbacks from the toe and top of the slope;
 - o recommended mitigation measures; and
 - o recommended 'no-build' areas.

- (iv) Development in steep slopes should avoid:
- o cutting into a slope without providing adequate mechanical support;
 - o adding water to a slope that would cause decreased stability;
 - o adding weight to the top of a slope, including fill or waste;
 - o removing vegetation from a slope; and
 - o creating steeper slopes.
 - o siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
- (v) A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

- .2 Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

- .3 Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.