

Handbook for Environment & Hazardous Condition DP Areas

APPENDIX D—APPLICATION INFORMATION

To ascertain whether your development application should be approved, the following information should be included with an application for a development permit when working in Natural Environment or Hazardous Condition DP Areas.

1. Include a **Site plan**--showing:

- a) Legal data: property lines, metric scale, date, north arrow, nearest public road or access
- b) Dimensions and location of proposed building and impermeable surface (e.g., actual proposed building footprint, driveways, parking areas, walks, patios, pools, storage sheds, etc.)
- c) Building setbacks (as required by Zoning Bylaw No. 8000)
- d) Any easements or right-of-ways, where applicable
- e) A tree management plan, in accord with *Tree Protection Bylaw No. 8041*, clearly identifying the location, number type and size of all significant trees; showing diameter at breast height (dbh), drip-line, including drip-lines of trees on adjacent properties that extend into the property in question
- f) Location of stream or natural feature on, or adjacent to, subject property
- g) "Top of bank" or "top of ravine bank" for stream where a topographical break is clearly evident, otherwise use natural boundary (see Appendix A—Definitions)
- h) Boundary of the applicable Riparian Management Area, as defined in OCP Table 7.1—*Riparian Management Area Standards*
- i) Vegetation in the Riparian Management Area that will be disturbed
- j) Site grading: existing and proposed grades at corners of buildings, driveways and other structures; cut and fill areas that affect the Riparian Management Area
- k) Volume of soil added or removed from the site in accord with *Soil Deposit Bylaw No. 8504*
- l) Topographic contours¹: intervals of 1 metre (typically only for projects larger than 1 residential lot)

The site plan should be equivalent to professional drafting quality. Legal data, watercourse boundaries and top of bank or natural boundary shall be BC Legal Survey certified.

2. **Building specifications:**

Area, height, number of units, number of stories, gross and net floor area, site coverage, and parking requirements.

¹ Optional; however, include to indicate where slopes are in excess of 30%

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To determine whether a proposed development activity is too close to an *Environment Development Permit* area or an ecologically sensitive feature, on-site flagging needs to be placed.

3. On-site flagging of:

- a) Riparian Management Area boundaries (flagging of top of bank or natural boundary, whichever is applicable, may also be needed if there is some uncertainty as to their location)
- b) Corners of proposed buildings, driveways, parking lots and other structures
- c) Drip lines of trees to be retained or trees to be removed (whichever is more convenient).

4. Written rationale and assessment²:

- A. A statement of purpose of the proposed development.
- B. An assessment of the potential impacts on the natural environment and/or neighbouring land uses
- C. An environmental review by a registered professional biologist or a person with similar qualifications may be required. The requirement for an environmental review can be waived where the applicant, City staff, and Ministry staff agree that development impacts will be negligible.
- D. The removal of a protected tree shall require a report prepared, to the satisfaction of the City, by a qualified person(s) stating whether or not the proposed cutting will contribute such adverse impact as danger of flooding, erosion, land slip, or contamination of watercourses.

5. Proposed measures to minimize or mitigate disturbance of the leave strip²:

Erosion control plan, revegetation in stream protection corridor or Riparian Management Area, habitat restoration, and other mitigative measures.



ROAD WITH MINIMAL DISTURBANCE

² Applies to proposals that seek to encroach into the Riparian Management Area setbacks