

**DEVELOPMENT PERMIT APPLICATION
CITY OF DUNCAN**

Official Community Plan Bylaw 2030, 2007

Development Permit Areas

12.7 DPA 6 – HAZARD LANDS



YES	NO	HAZARD LANDS GUIDELINES	RATIONALE IF NOT COMPLIANT
		<ul style="list-style-type: none"> ▪ Provide a geotechnical report 	
		<ul style="list-style-type: none"> ▪ No development or alteration if hazardous conditions result 	
		<ul style="list-style-type: none"> ▪ Planning for retention of significant strands of trees 	
		<ul style="list-style-type: none"> ▪ In the absence of a geotechnical engineering report, no development or alteration of land on the escarpment or within 30 metres of the top of the ridge or the base of the slope 	
		STEEP SLOPE AREAS	
		<ul style="list-style-type: none"> ▪ No unnecessary disturbance to the steep slope 	
		<ul style="list-style-type: none"> ▪ No significant excavation or filling undertaken or permanent structures erected in areas subject to bank instability 	
		<ul style="list-style-type: none"> ▪ Incorporates topography lot configurations and building designs 	
		<ul style="list-style-type: none"> ▪ Buildings and structures sited with building setbacks 	
		<ul style="list-style-type: none"> ▪ Building heights and roof forms conform to topography 	
		<ul style="list-style-type: none"> ▪ Special natural features are protected 	
		<ul style="list-style-type: none"> ▪ Provisions made to provide for disposal of surface run-off 	
		<ul style="list-style-type: none"> ▪ Controls on erosion should be encouraged 	
		<ul style="list-style-type: none"> ▪ Desire for views balanced with need to maintain vegetation 	
		FLOOD AREAS	
		<ul style="list-style-type: none"> ▪ New residential developments discouraged within flood plains 	
		<ul style="list-style-type: none"> ▪ Subject to flooding lands left in natural state 	
		<ul style="list-style-type: none"> ▪ Designated flood plains filling only permitted when the drainage of Other lands is not affected 	
		<ul style="list-style-type: none"> ▪ On-site storm water management systems to reduce impacts 	
		<ul style="list-style-type: none"> ▪ Flood plain setback from a designated watercourse leaves property undevelopable, the setback may be reduced 	
		<ul style="list-style-type: none"> ▪ Flood hazard mitigation measures within the Cowichan Estuary shall be undertaken in accordance with the Cowichan Estuary Environmental management Plan, 1992 	