

APPLICATION REQUIREMENTS DEVELOPMENT PERMIT AREA 2 - HILLSIDE AND UPLAND AREAS

A Guide to the Municipal Approvals Process in Chilliwack

INTRODUCTION:

Development Permit Area 2 consists of hillside areas including Promontory, Majuba Hill, Ryder Lake, Eastern Hillside, Chilliwack Mountain, Little Mountain, and Vedder Mountain (see pg. 83 – 85 in the 2040 OCP). These hillside and uplands areas may be subject to natural hazards such as flooding, erosion and instability. As well, there are habitat protection concerns.

The objectives of the Development Permit Area are to protect:

- ◆ Fish, wildlife and their habitat; and
- ◆ Existing and future development from natural hazards such as flooding, debris torrents, channel bank erosion, and potential instability of adjacent slopes.

Review of development proposals in this DP Area entails identification of hazards that apply to the specific proposal, and submission of plans and reports to address those issues. The applicant must demonstrate how the goals of Development Permit Area 2 can be achieved. The following information is required as part of your application package:

1. A **site plan** of your proposed development at an appropriate **metric scale** on a standard size drawing 24" x 36". In the case of a subdivision, the scale will likely be 1:500 or 1:1000. In the case of a residential development on a lot or smaller site, the scale will likely be 1:100 or 1:200. The site plan should indicate in detail how the proposed development has incorporated the requirements and guidelines of the Development Permit Area.
2. A **concept plan** of the proposed development showing the essential features pertaining to the Development Permit Area designation on **8 ½" x 11" paper**. This will normally form Schedule "A" to the Development Permit.
3. If the development may be subject to geotechnical hazards, a **report and plan** is required from a **Geotechnical Engineer, registered in the Province of B.C.**, including the following:
 - ◆ a report describing hazards applicable to the site;
 - ◆ a plan (at the same scale as the site plan or concept plan) showing locations of the hazard areas;
 - ◆ design of any structures or procedures required to address hazards during and/or following construction;
 - ◆ soil profiles and depth of water table;
 - ◆ required setbacks to steeply sloped lands or watercourses; and
 - ◆ a plan (at the same scale as the site plan) showing all areas of cut and fill greater than 0.6m, indicating the depth of cut/fill and/or blasting proposed.

4. If there are watercourses which will be impacted, a **report and plan** is required from a **Professional Engineer, registered in the Province of B.C.**, with experience in hydrology, indicating the proposed drainage works within and adjacent to the area to be developed, including the following:
- ◆ of all existing streams and watercourses;
 - ◆ location and design of any alterations or diversions of streams and watercourses;
 - ◆ a drainage and silt abatement plan during course of construction; and
 - ◆ a design drainage plan showing retention/detention systems and connections with off site storm drainage.

Please Note: Any diversions or works within and/or adjacent to a watercourse also requires approval of the Province of B.C. Ministry of Water, Land & Air Protection (Water Management Branch and Fish and Wildlife Branch) and Federal Department of Fisheries and Oceans.

5. If there are fish bearing streams or wildlife habitat that may be impacted, a **report and plan** is required from an **Environmental Consultant**, including the following:
- ◆ inventory of fish and blue-listed wildlife species found on site;
 - ◆ required setbacks, and protection measures to address Provincial guidelines; and
 - ◆ a plan (at the same scale as the site plan) showing locations of protected habitats.
6. If a property owner wishes to clear land or harvest trees for commercial purposes, the application for a development permit may include a **report and plan** from a **Licensed Professional Forester, registered in the Province of B.C.**, including the following:
- ◆ A review of the extent of trees to be harvested;
 - ◆ Geotechnical, drainage, and habitat protection concerns unique to the subject property; and
 - ◆ The plans for re-planting and stabilization following completion.
7. **A Tree and Green Space Management Plan** is required for each development site with a tree density of at least 50 trees per hectare, comprising newly planted trees and retained trees, and including street trees for all sites along municipal and strata road frontages, including the following:
- ◆ *a Hazardous Tree Assessment done by a Certified Arborist or Landscape Architect if there is imminent danger of a tree, or any part of a tree within reach of the developable parcel edge, falling and damaging the parcel or injuring individuals within the developable acreage;
 - ◆ *a Fire Risk Assessment submitted to the Fire Chief for every new development located in a moderate to extreme fire hazard area;
 - ◆ *a report by Certified Arborist or Landscape Architect identifying retained trees and newly planted trees to achieve the tree density requirement of 50 trees per hectare; and
 - ◆ a detailed site plan showing:
 - date, scale, north arrow, and the names, addresses, and telephone numbers of both the owner and the person preparing the "Tree Management Plan";
 - project name and street address;
 - existing and proposed contour lines;

- approximate natural boundaries of existing water courses;
- all developable and undevelopable land, riparian land, parks or land transferred to the City; and
- the driplines of existing trees, the location of retained trees and the location of newly planted trees.

**not required for developments that will result in 3 or fewer residential lots or units*

8. If the applicant wishes to develop a golf course, the application should include a **plan** from a **Professional Engineer and Architect** with experience in golf course design (at the same scale as the site plan), in compliance with the guidelines.

For further information please contact:

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This is one in a series of public information brochures covering the Municipal Approvals process in the City of Chilliwack.

Other brochures available from the City include:

- ◆ Building Permits and Inspections
- ◆ Business Licensing
- ◆ Subdivision
- ◆ Rezoning
- ◆ Development Variance Permits