

DEVELOPMENT PERMIT AREA NO. 8

Hillside Development

Introduction

Development Permit Area No. 8 applies to all lands within the City of Chilliwack with slopes of 20 percent or more. The objectives of the Development Permit Area are:

1. To protect the natural environment, its ecosystems and biological diversity;
2. To protect development from hazardous conditions; and,
3. To establish objectives for the form and character of intensive residential, multi-family residential, commercial and industrial development.

A Development Permit is required for the following work and activities:

- Subdivision of land with 20% or greater slopes and zoned for residential, commercial, industrial or institutional use; or
- New earthworks and construction on land with 20% or greater slopes zoned for residential, commercial, industrial or institutional use.

In addition, a third-party review of the application will be required per the City's Development Approval Information Bylaw where the subject development proposal involves 30% or greater slopes.

Application requirements:

1. **A completed DP Area 8 application form.**
2. **Site Features Inventory**, if necessary (see requirements under Zoning Bylaw Amendment applications).
3. **Detailed Development Concept Plan**, identifying the following minimum information:
 - Location, size and grade of roads, any shared driveways and lanes;
 - Land uses and lot layout;
 - Building envelopes and orientation;
 - Typical building elevations to illustrate building form (mass, height, articulation);
 - Parks, open spaces, natural areas and trail connections;

- Tree clearing limits;
 - Major utility features (e.g. mains, pump stations, reservoirs, detention ponds).
4. **Visual Impact Analysis**, if necessary (see requirements under Zoning Bylaw Amendment applications).
 5. **Detailed Grading Plan**, if necessary, identifying the following minimum information:
 - Cuts and fills;
 - Post development contours in 1 to 2m intervals;
 - Detailed design of retaining features;
 - Building envelopes.
 6. **Site Development Cross Sections** (pre and post development), if necessary.
 7. **Tree Management Plan**.
 8. **Re: vegetation/Landscape Plan**. A landscape plan, at an appropriate metric scale, showing proposed landscape areas and species, and proposed treatment of other surfaces not covered by buildings. This plan should show retaining walls, walkways, amenity areas, waste disposal areas, and screening.

Please Note:

The Design Review process requires a “clear picture” of the intended works to be undertaken. The failure of the development permit applicant to supply the documents and materials results in a delay of the application until the submission requirements are fulfilled. One hard copy and one electronic copy of all information are to be provided.

This brochure has been prepared to provide guidance only. It is neither a bylaw nor a legal document. Please consult the *Local Government Act* and its Regulations, and the City of Chilliwack applicable bylaws for definite requirements and procedures.

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