

10.4 DPA-4 HAZARD LANDS

PURPOSE

To establish a process for hazard assessment over those areas of the Municipality susceptible to land slippage, erosion, wildfires and flood. Control over development in these areas protects people and property from hazardous conditions.

DESIGNATION

In accordance with the provision of [Section 488 \(1\)\(b\)](#) of the *Local Government Act*, lands shown on Map 6 – Natural Hazard Area and Map 7 - Steep Slopes (& Scenic Character) are designated a development permit area for protection from hazardous conditions.

The Hazard Lands Development Permit Area (DPA-4) applies to:

- Steep slopes over 20%, measured over a minimum horizontal distance of 10 metres as identified on Map 7 - Steep Slopes (& Scenic Character).
- Lands vulnerable to wildfire hazard risk and identified as having a "high" or "extreme" fire hazard rating on Map 6 - Natural Hazard Areas.
- Lands on flood plains.
- Coastal lands vulnerable to flooding and sea level rise.

OBJECTIVES

The objectives for DPA-4 are:

- a. Protect people, property and the natural environment from the consequences of development on land that is potentially hazardous.
- b. Identify and mitigate hazards while protecting and enhancing environmentally sensitive areas.
- c. Confirm stable and accessible building sites.
- d. Promote development that is appropriate for steep slope areas by respecting terrain, maintaining natural vegetation and drainage patterns.
- e. Inform landowners of potential hazards and require development and property maintenance that is resilient to hazard risk.
- f. Protect the Municipality from liability associated with development on and near hazard lands.

GUIDELINES

"Hazardous Conditions DP Guidelines C" within Zoning Bylaw 2950 are associated with and applicable to DPA-4.