

## Development Permit Area 7: Landslide Hazard Guideline Assessment

<b>Application Information</b>	
Owner(s)/Applicant(s):	
Subject Property Address:	

**Directions:**

1. The following DPA guidelines come from **Schedule C of the Official Community Plan** and are identified in teal below. Please read carefully.
2. The questions that follow are meant to prompt an answer to the guideline. Respond to all that apply to your development, and where they don't, tell us why not. Please be specific and detailed.
3. Once submitted, staff will use this form to confirm compliance with the goals of the DPA guidelines.

**LH1 - Construct works to protect development from the hazards as recommended in the assessment report.**

1. Does your report from a Qualified Professional (QP) include recommendations to protect development from hazards?      Yes      No
2. If no, why? Please explain in the space provided below.

Staff Comments Only

**LH2 - Roads and driveways should be located as far as possible from the edge of a bluff or from the ocean shoreline.**

1. Please identify on your site plan all roads and driveways.

Staff Comments Only

**LH3 - Design all development to minimize alteration to steep slopes and to reflect the site rather than altering the site to reflect the development.**

1. Has the proposed development been designed in such a way to limit or minimize alteration to the bank?      Yes      No

Staff Comments Only

**LH4** - On sloping sites: design sites and buildings to step down with the natural grade of the site to minimize cuts and fills, retaining walls, artificial embankment of grade or extensive regrading; avoid large unbroken building masses that are unsuitable for sloped conditions.

1. Does the proposed development include the cutting or filling of a bank, retaining wall(s), or any artificial embankments?      Yes      No

Staff Comments Only

**LH5** - Avoid or minimize terracing and design landscaping to follow the natural contours of the land.

1. Is terracing of the bank proposed?      Yes      No  
2. Is landscaping proposed?      Yes      No

Staff Comments Only

**LH6** - Keep potential slope hazard areas free of development, or, if that is not possible, then  
c. undertake mitigation measures to reduce risk to an acceptable level (risk for both the subject property and any adjacent or nearby lands should be addressed); and  
d. adhere to conditions (for example, conditions relating to the permitted uses, density or scale of building) imposed as necessary to reduce potential hazard to acceptable levels, as determined by a QEP in a preliminary or detailed assessment report.

1. Is the potential slope hazard area free of development?      Yes      No  
2. If not, what measures have been put in place to reduce risk? Please explain in the space provided below.

Staff Comments Only

**LH7** - Avoid construction of structures, pathways/trails, driveways, utilities, drainage facilities, septic fields, swimming pools, hot tubs, ponds, landscaping or other uses at or near the top or base of steep slopes. A minimum 10 m buffer area from the top or base of any steep slope should be maintained free of development except as otherwise recommended by a qualified professional. On very steep slopes, this buffer area should be increased.

1. Have you provided a 10 m buffer area - free of development - from the top or base of any steep slope?      Yes      No

Staff Comments Only

**LH8 - Do not undercut the base of slopes for building, landscaping or other purposes except in accordance with the recommendations of a qualified professional and a permit issued under this section.**

1. Does your proposal include the undercutting of any slope?      Yes      No

Staff Comments Only

**LH9 - For homes at the base of slopes, construct bedrooms on the downslope side of the home.**

1. Does your proposal include the construction of a home at the base of a slope?      Yes      No  
2. If yes, are the bedrooms located on the downslope side of the home?      Yes      No

Staff Comments Only

**LH10 - Design development to avoid the need for retaining walls, particularly to minimize cutting of the uphill slope. Large single plane retaining walls should be avoided. Where retaining walls are necessary, smaller sections of retaining wall should be used. Any retaining structures in steeply sloped areas must be designed by a qualified professional.**

1. Does your development include retaining walls?      Yes      No

Staff Comments Only

**LH11 - Site preparation should minimize the need for vegetation clearing. In order to control erosion and to protect the environment, the development permit may specify the amount and location of tree and vegetative cover to be planted or retained.**

1. Is any clearing required for your development?      Yes      No

Staff Comments Only

**LH12 - Maintain and/or reinstate vegetation on the slopes and within any buffer zone above the slopes in order to filter and absorb water and minimize erosion.**

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|---|-----|----|
| 1. Is the slope currently vegetated?        | Yes | No |
| 2. If no, has the QP recommended plantings? | Yes | No |

Staff Comments Only

**LH13 - Do not place fill, including yard clippings, excavated material, sand or soil, within 10 m of the top of slopes or along pre-existing drainage channels.**

- |   |     |    |
|---|-----|----|
| 1. Is there fill, yard clippings, excavated material, sand, or soil within 10 m of the top of slopes or along pre-existing drainage channels? | Yes | No |
|---|-----|----|

Staff Comments Only

**LH14 - Reinforce and revegetate disturbed slopes, especially where gullied or where bare soil is exposed. Planting should be done in accordance with the recommendations of a landscape architect or registered professional forester.**

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|--|-----|----|
| 1. Have any slopes been disturbed on the property? | Yes | No |
| 2. If yes, is your QP recommending any plantings?  | Yes | No |

Staff Comments Only

**LH15 - Select native species, including trees, shrubs and other plants, for any new planting, and plant and/or retain tree cover in the amount/location specified by the development permit. [Gardening with Native Plants](#), a publication of Habitat Acquisition Trust, includes a comprehensive list of native plant species.**

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| 1. If plantings have been proposed, please submit a planting list or planting plan from your QP. |
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Staff Comments Only