

Guideline Check Sheet

Development Permit Area 1 – STEEP SLOPES



Date: _____

Application No: _____

Applicant: _____

Location: _____

Purpose of Project: _____

General Information: Development Permit Area #1

Area Affected:

All areas having slopes that exceed 30% are designated as Development Permit Areas; these are generally shown on Map 11.1, attached below.

Purpose:

The intent of this DPA is to regulate development in the area in a manner that protects against loss of property and protects the integrity of the slopes of greater than 30%.

Justification:

The Local Government Act provides local governments with the authority to establish a DPA in areas of hazardous conditions. Many areas of the Highlands are steeply sloped. Careful control of development or other alteration of these slopes is needed to reduce the risk to life and property, to prevent erosion and potential risks to down slope properties, to prevent destabilization of slopes, and to protect the visual quality of the slopes. Land clearing, road construction, changes in slope profiles, construction of buildings or roads, or other site disturbance in these areas could increase risk to life and property and harm the environmental values of the slopes.

Guidelines

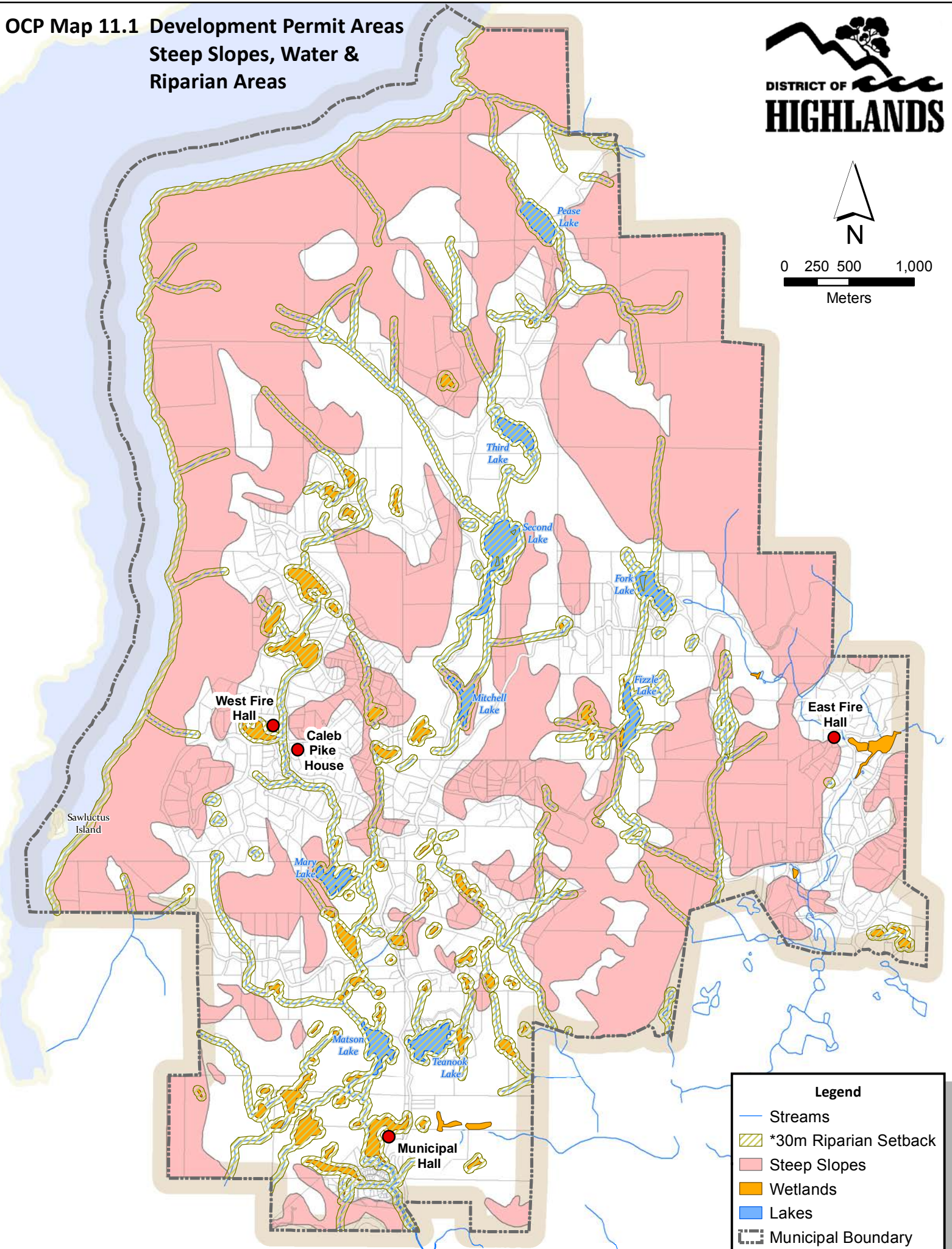
These guidelines provide a policy framework for Council and/or staff to assess applications. Council and/or staff may adopt additional development permit guidelines for sites that have special features and concerns. Development permits issued in steep slope areas shall be in accordance with the following:

Guideline	Yes?	No?	N/A?	How are you addressing or not addressing the guideline? Please reference section in professional report, if provided.
1. No unnecessary site disturbances shall be permitted within areas designated as steep slopes.				
2. Disturbance of vegetation and movement of substrate will be minimized.				
3. Lot configurations and building designs will be compatible with the topography (rather than relying on creating large, flat lots by land filling or blasting). Building heights and roof forms will conform, as far as possible, to pre-development topographic conditions and minimize visual impact.				
4. Erosion control measures, during and after construction, will be specified in the permit.				
5. Removal of vegetation, especially trees, will be minimized. A disturbed site will be revegetated as soon as possible using plant material indigenous to the site or other suitable non-invasive plants.				
6. The development permit will document how the owner's desire to change the existing views will be balanced with the need to maintain the existing vegetation.				
7. Drainage will not be altered in ways that increase or decrease the amount of runoff from the site. On-site infiltration of runoff from impermeable surfaces, such as roads, driveways, etc., will be encouraged.				

**OCP Map 11.1 Development Permit Areas
Steep Slopes, Water &
Riparian Areas**



0 250 500 1,000
Meters



Legend

- Streams
- *30m Riparian Setback
- Steep Slopes
- Wetlands
- Lakes
- Municipal Boundary

*Note: 30m setback may increase if slope exceeds 33.3% from water edge