



Cariboo Regional District
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DEVELOPMENT PERMITS WILLIAMS LAKE GEOTECHNICAL HAZARD Development Services Guide

An application is a process of evaluation and does not automatically ensure approval of your proposal

What is a Development Permit (DP)?

A DP can be required for the regulation of quality development in special situations. These situations can pertain to siting, form, exterior design, finish of buildings, aquatic and sensitive habitat and geotechnical hazards.

What is a Geotechnical Hazard Development Permit Area (GHDP)?

A GHDP is land that is subject to geotechnical hazards. This includes:

- Moderate risk areas (steep slopes including buffer zones adjoining sloping terrain; rolling rock hazard, ancient landslides); and
- High hazard risk areas (active landslides)

Development within these identified hazard areas may create a risk of injury to person and/or property.

For purposes of this Development Permit designation, 'development' shall consist of adding to, or erecting a building or structure, removal of forest cover, land clearing, earthworks (i.e. excavation to remove soil and/or bedrock, fill placement), driveway/road construction, groundwater discharge/recharge pattern changes, changes in surface water drainage patterns, or slope change.

What are the objectives of the GHDP?

The objectives of the GHDP are to promote awareness of the potential hazards related to terrain conditions which may be present, ensuring appropriate development of lands within specified areas supported by geotechnical assessment and incorporation of appropriate design provisions to mitigate hazards and ensure safe development, where identified natural hazards warrant such provision.

Geotechnical Hazards

Slope \geq 30%: Development shall not occur on slopes greater than 30 percent (16.7 degrees from horizontal) without a geotechnical engineer addressing potential issues of land slippage, erosion and drainage issues, and certifying the use as acceptable with or without mitigative measures.

Landslide, Active or Recent (High hazard): No construction will be permitted unless first obtaining an acceptable geotechnical assessment.

Landslide, Ancient (Moderate hazard): All residential construction in this area will require a geotechnical assessment to confirm the site is not affected by any indicators of an active landslide and documenting that the owners are aware of the existence of the landslide area and understand the risks. All commercial, industrial or institutional development will require a full geotechnical assessment to determine if the site is safe for the use intended.

Rolling Rock Hazard: Any proposed development, including roads located within a rock fall shadow area, or on slopes greater than 27.5 degrees, where developments exist or could exist in the future, shall be assessed by a geotechnical engineer to assess the potential for possible hazards of rolling rock to properties below to achieve an acceptable level of risk.

Escarpment Crest: A Geotechnical assessment will be required to be undertaken for new developments within 100 meters from the crest of the Williams Lake River Valley escarpment. The assessment will determine the safe building setback from the escarpment crest and will review the proposed use of the property with respect to continued slope stability.

When a full geotechnical assessment is completed, a covenant shall be registered on title, identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.

*Note: Re-grading or removal of the forest cover is also prohibited unless professional advice is sought regarding the land stability and erosion.

Where can I find a Geotechnical Engineer to complete an Assessment?

There are a number of Engineering firms that can be located in the Yellow Pages of the phone book. In addition you can contact the Association of Professional Engineers and Geoscientists of BC at 1-888-430-8035 or apeg.bc.ca

Who can apply for DP?

A property owner or agent having written authorization from the property owner may submit an application.

Where is an application obtained and submitted?

An application package can be obtained from Planning Services, the CRD website at cariboord.ca, and must be submitted to the CRD along with all applicable fees and information for processing.

How long will an application take?

A Geotechnical hazard development permit can take approximately 5 weeks; the application will be processed internally and will not need to go to the board for a decision. Approval time may be affected by application completeness, accuracy and compliance with other referral agency or regulatory requirements.

What happens to your application?

The summary of the application is shown below:

Application Process:

1. *Pre-Application Meeting:*

You are encouraged to meet with Planning Services staff in advance of submitting your application to discuss the feasibility of your proposal and to review what applications may be required.

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2. *Submit Application:*

Complete and submit the DP Application Form including required documents, plans and all applicable fees to the CRD. **Most applications will require a report from a Qualified Registered Professional.**

3. *Planning Review:*

Planning Services will review your application and prepare a report for the delegated decision maker.

4. *Delegated Decision:*

Your application will be considered by the delegated decision maker, who may:

- Approve your application;
- Require additional information or specify conditions which must be met prior to approving your application; or
- Refuse your application.

5. *DP Registration:*

If your application has been approved, the DP will be registered against the title of your property in the Land Titles Office. You will receive written notification of the Board of Directors' decision and confirmation of DP registration. After DP registration you may proceed with the next step of your development.

Please Note:

Your application will be processed in accordance with Cariboo Regional District Development Procedures, Guidelines & Fees Bylaw which includes a detailed fee and fee refund schedule.