

CITY OF
PRINCE RUPERT

HAZARDOUS AREAS

DEVELOPMENT PERMIT
GUIDELINES



Guidelines

1. There shall be no site disturbances on a steep slope other than those allowed by a development permit or subject to a general exemption.
2. Excluding trees that present a safety hazard, no disturbance of vegetation or movement of substrate will be allowed where there is any potential for erosion, except as allowed in a development permit.
3. Any development must be designed to avoid storm water runoff that could destabilize the slope or cause damage to neighbouring properties.
4. Removal of vegetation must be minimized to allow only for building sites, sewage disposal systems, driveways, landscaping and other permitted uses.
5. Applicants shall be required to provide a Slope Stability Plan certified by a qualified professional with relevant expertise showing how the proposed development is to be designed and constructed in order to prevent any destabilization or erosion of the slope. The Slope Stability Plan must include, but is not limited to whichever of the following factors are relevant to the proposed development:
 - a) Slope stability prior to development, identification of any areas subject to erosion, landslide, landslip, rockfall and windthrow;
 - b) Soil types, depth and conditions;
 - c) Siting of all buildings and other structures, services, driveways and parking areas;
 - d) Stream channelling and drainage systems;
 - e) Measures to safeguard neighbouring properties and structures from hazards arising from the siting, preparation of the site and construction of the proposed development;
 - f) Design of mitigation measures such as sediment traps in areas subject to destabilization during land clearing, construction and rehabilitation;
 - g) Alternative vegetation and erosion control measures; and,
 - h) Survey of tree cover and other major vegetation cover shown before and after the proposed development.