

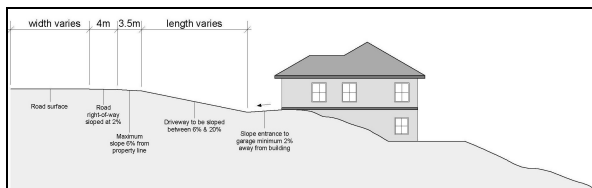
# Hillside Development Permits

## A guide to the Hillside Development Permit Requirements in the Regional District of Central Okanagan

(Accompanies the Guide “Development Permits: A Guide to the Development Permit Process”)

### This Guide accompanies a full Brochure

This guide is intended to help in preparing an application for a Hillside development permit (DP) for development, including subdivisions. It does not answer general questions about DP's or processing the application. This Guide is a supplement to the Development & Environmental Services Department Brochure, “**Development Permits: A Guide to the Development Permit Process**”. It is important to use the following information in conjunction with that brochure (available from planning staff or the Regional District website).



### What is a DP area for Hillside Development?

Hillside development is more difficult to construct and can have more prominent environmental, physical and visual impact than on flatter areas. Hillsides can also be geotechnically unstable. All these factors mean that hillside development must be carefully designed and sensitive to its location.

The Hillside Development Permit (DP) area has been established for hillsides that exceed 25% slope. The intention is to support development in a manner that is safe, sensitive to the natural topography, and protects significant landscape features.

It is important to note that no land alteration including clearing or grading, is permitted in the Hillside DP area prior to obtaining a Hillside DP.

### What are the guidelines for development this DP area?

DP areas for the Hillside Development are defined in the text and maps of the applicable Official Community Plans (OCP's). Each type of DP area is defined in the section of the OCP entitled “Development Permits” and has a corresponding set of guidelines in the Appendix.

### Are professional reports required for DP applications?

A professional report may be required as a part of the DP. The professional involved is normally a professional engineer with experience in geotechnical review or a landscape architect or both.

Typically, this type of DP requires:

- Interpretation and utilization of DP hillside guidelines,
- A topographic and feature survey showing existing conditions such as slopes, ridges and other important features,
- A topography plan for the proposed development that reflects the guidelines and shows finished grades and key features such as changes in topography, proposed buildings, driveways, parking etc.
- Professional evaluation of geotechnical safety and recommendations to ensure a safe development

It is strongly recommended that the applicant and designer(s) have a meeting with Planning Staff prior to the submission of the application. This allows an opportunity to review preliminary concepts, go over requirements, and go through the development permit guidelines prior to the production of detailed drawings. It is important to bring a copy of all pre-existing covenants and geotechnical reports to this preliminary meeting. If those documents have already adequately dealt with hillside development objectives a new DP may not be required.

