

SITES WITH DIFFICULT TERRAIN

Development Permit Area Designation NE 6

Sites with Difficult Terrain within the Existing Neighbourhoods (Existing Neighbourhoods as defined and illustrated by the Natural Environment Development Permit Area Designation Map NE 6), are designated as a Development Permit Area.

Development Permit Area Designation NE 6	Category	Local Government Act s. 488 (1)(a) and (b).
	Conditions	The development permit area designation is warranted due to the steeply sloping terrain throughout West Vancouver.
	Objectives	<ul style="list-style-type: none"> • avoid hazardous conditions • ensure greater environmental compatibility of development on sloping sites • protect the natural environment on difficult terrain • minimize site disturbance and blasting during construction.
	Guidelines Schedule	Guidelines NE 6
	Exemption	<p>No development permit is required where:</p> <ul style="list-style-type: none"> i. there is no subdivision application involved; or <ul style="list-style-type: none"> • a subdivision application is involved but • no lot in the proposed subdivision involves difficult terrain (difficult terrain involves situations where more than one-fifth of the total allowable building envelope on any lot has an existing grade exceeding 35%); or • no lot in the proposed subdivision has a driveway grade that would be required to exceed 20%. (This judgment is based on existing or approved road or lane elevations immediately adjacent to the proposed lot, the existing ground elevation at the various points along the minimum garage front yard setback requirement, and the least steep driveway possible to join those two locations.) • the subdivision will not create any additional lots (e.g. realignment of a lot line between two lots).

The objective of Council is to control or restrict new subdivisions to avoid hazardous conditions and to protect the natural environment on "Difficult Terrain." Difficult Terrain includes any situation where construction might occur on slopes exceeding 35% and/or where driveway grades cannot be provided at less than 20% using existing topography. Nothing in this Schedule requires Council to issue a development permit where it remains concerned that the hazardous conditions have not been satisfactorily addressed, or to issue a development permit that varies from Municipal bylaws. These Guidelines supplement, but do not in any way affect or diminish the powers of the Approving Officer to refuse subdivision under section 86 of the Land Title Act.



Natural Environment Development Permit Area Designation Map NE 6 for Existing Neighbourhoods

Guidelines to alleviate steep site conditions may include, but are not limited to the following:

- Restrict foundation work;
- Avoid construction on more extreme slopes;
- Design and construct a smaller house size or house footprint;
- Restrict or share driveway access;
- Minimize the creation of artificial grades;
- Vary the setbacks from regulation setbacks;
- Preserve existing site landscape features; and/or
- Provide for site restoration measures.