

from the toe of the slope. These areas are shown on the Zoning Maps and Map 1 (Natural Development Constraints) which is part of the City's Official Community Plan and determined as shown in Figure 1 below.

No new Principal Use shall be allowed on any land affected by this District. All existing Principal Uses on land affected by this District shall be classed as Legal, Non-Conforming Uses. Additions to existing detached accessory buildings, new detached accessory buildings and decks which are not attached to an existing Principal Use may be allowed at Council's discretion, subject to the receipt of a favourable Geotechnical Report referred to in Section 10.3.3ii.

Unless the required Geotechnical Report referred to above recommends a different setback from the top of the potentially-unstable slopes identified on the Zoning Maps, all new developments shall be required to have a minimum setback within a distance equivalent to a 3:1 distance (horizontal to vertical) from the toe of the particular slope.

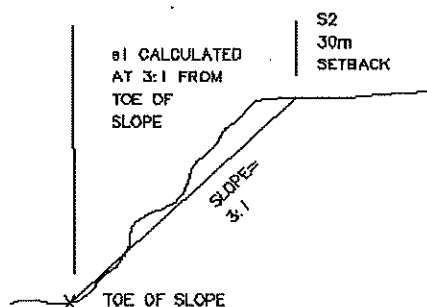
10.3.5 s2 DISTRICT

The land included in this District has been classed as having a Low to Low-Moderate risk of slope failure by the Golder Report This district is established as being the 30m setback from the upper limit of the s1 district. These areas are shown on the Zoning Maps and Map 1 (Natural Development Constraints) which is part of the City's Official Community Plan and determined as shown in Figure 1 below.

Subject to the receipt of a favourable Geotechnical Report referred to in Section 10.3.3ii, new Principal Uses maybe allowed on land affected by this District. Additions to existing Principal Uses or accessory buildings, new accessory buildings and decks which may be attached to an existing Principal Use may be allowed at Council's discretion, subject to the receipt of a favourable Geotechnical Report referred to in Section 10.3.3ii.

Unless the required Geotechnical Report referred to above recommends a different setback from the top of the potentially-unstable slopes identified on the Zoning Maps, all new developments shall be required to have a minimum setback beyond the s2 district limit.

Figure 1



professional engineer, that the development will withstand the hydraulic pressure and velocity of the design flood.

- b) The cost of obtaining the opinion of a qualified professional engineer shall be borne by the applicant, as set out in the above policy for development in these areas.
- c) The cost of identifying any Floodway and Floodway Fringe areas not previously mapped under the FDRP, shall also be borne by the applicant.

17.2.2 Slump Hazard Areas

a) This Bylaw identifies areas of slump hazard as derived from the 2001 Golder & Associates Geotechnical Report (hereafter referred to as the Golder Report) commissioned by the City (see Map 1). For those areas which are known to be at High, Moderate or Low risk of slumping and earth movement, the Zoning regulations will provide for two Slump Hazard overlay districts (s1 and s2).

In these districts, developments may be allowed only if, in the opinion of the Development Officer, the added risk to the new use, does not negatively affect neighbouring uses or the surrounding natural environment in the opinion of a qualified professional engineer. As well, when appropriate for the specific use and the site area, such reports shall also recommend conditions for on or off-site risk mitigation. The Development Officer may also require that the report include recommendations for monitoring the performance of such conditions as a means of protecting the proposed use, neighbouring uses and the surrounding natural environment.

- a) The cost of obtaining the opinion of a qualified professional engineer shall be borne by the applicant, as set out in the above policy for development in these areas.

17.2.3 Development on or near Contaminated Sites

a) The City shall use Holding Zones around known contaminated sites to "freeze" new development until the contaminated site is remedied and deemed suitable for development.

b) The City may require an environmental site assessment in conjunction with applications for rezoning, discretionary use or subdivisions. The decision as to whether an environmental assessment is required shall be dependent on: