

What is an Official Community Plan (OCP)?

An OCP sets out the vision, goals and overarching policies guiding the municipality. Council, staff and citizens use the OCP to help make decisions on where we locate housing, what our transportation priorities are and how we provide recreational and municipal services. An OCP applies to the whole District and maps out how we want to progress as a community.

Development Permit Areas (DPAs)

Development Permit Areas are identified in the OCP. Specific development guidelines apply to all new development within these delineated areas. There are four DPA categories:



Protection of the Natural Environment, its Ecosystem and Biological Diversity: Natural Environment and Streamside Protection



Protection of Development from Hazardous Conditions: Creek Hazard, Wildfire Hazard, Slope Hazard



Energy and Water Conservation and Reduction of Greenhouse Gases



Form and Character of Development

The Permit Process

1. If your property is included within one or more DPAs, discuss your proposed work with District staff early in the process. You will be advised whether the proposed work may be exempt from the DPA, or whether an assessment by a Qualified Professional (QP) is needed.
2. If more than one DPA is involved, you may be required to appoint a lead professional to coordinate the process.
3. The QP assessment process for the Creek Hazard DPA is two-tiered, starting with a preliminary assessment, followed by a detailed assessment if the assessment indicated the need for further investigation. The level of detail for a QP assessment for the Creek hazard will be determined by the QP but must meet the District of North Vancouver's Creek Hazard DPA guidelines.
4. District staff will review the application in accordance with DPA guidelines and a Development Permit will be issued. The QP report should reference the District of North Vancouver's Risk Tolerance Criteria, be safe for the use intended and reference applicable APEG guidelines.

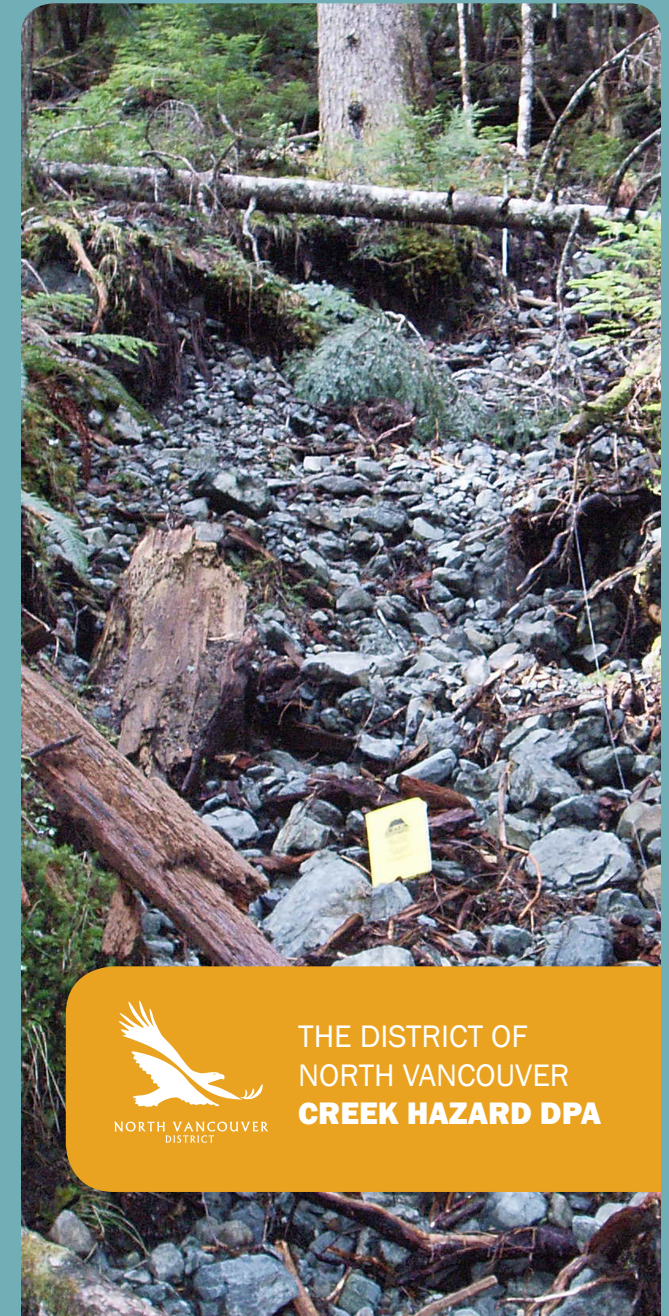
FOR MORE INFORMATION

Background information and the detailed DPA guidelines, exemptions and maps are available on the District website at www.dnv.org/dpa.

District of North Vancouver
355 West Queens Road
North Vancouver, BC V7N 4N5



01.28.14



THE DISTRICT OF
NORTH VANCOUVER
CREEK HAZARD DPA

DNV
2030

identity

SCHEDULE B OF THE OFFICIAL COMMUNITY PLAN

What is the Creek Hazard DPA?

The Creek Hazard DPA includes properties adjacent to creeks and rivers identified with a potential risk due to debris flow, debris flood and flood. **The Creek Hazard Map** shows the potential risk areas for debris flow and floodplains for major creeks and rivers and the potential flood areas on the smaller creeks. The DPA will apply to all properties within these areas and those intersecting the 10m reference line from the small creek flood areas. Please refer to www.dnv.org/dpa for more detailed information.

Objectives

The Creek Hazard DPA area is established to:

1. **minimize the risk to people and property from creek hazards;**
2. **encourage safety in the construction, location and manner of development;**
3. **minimize development in high hazard areas due to debris flow and debris flood;**
4. **mitigate the impacts of flooding within areas already developed;**
5. **avoid increasing the hazard to or vulnerability of others on the floodplain; and**
6. **maintain a natural riverine and floodplain regime.**

Creek Hazards

Flood: Many of the watercourses in the District are small creeks that lie in well-defined, incised channels and generally do not pose a significant flood hazard. A number of larger creeks and rivers in the District, however, have a history of flooding. Projected increases in rainfall amounts and intensity and storm frequency due to climate change may also increase the flood hazard, which could be made worse in low-lying areas affected by tidal surges and a rising sea level.

Debris Flow/Debris Flood: The District's Natural Hazard Program and Debris Flow Studies have identified several creeks with a potential risk for debris flow/flood and are of particular concern for development. Debris flows start on steep slopes and travel rapidly down confined channels with considerable force gathering large debris such as boulders and logs. Structures located in the path are at the highest risk for significant damage from direct impact.

It is important, therefore, that the potential for debris flow or debris flood be taken into consideration for development and that professional assessments are undertaken.

There are certain activities, however, that may be exempt from the Creek Hazard Development Permit requirements, so please check the Bylaw for work that requires a Development Permit. If you are unsure, District staff can assist you.

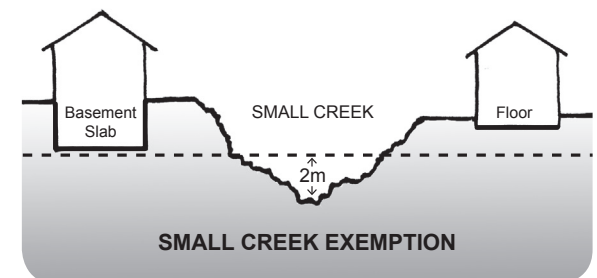
Reducing Creek Hazards Risk

In general, the Guidelines first try to avoid development in the high risk areas. If that is not possible, then the Guidelines outline

several best practices that have been developed by experts working with the District staff. The Guidelines rely on qualified professionals to conduct risk assessments and recommend the best techniques for safe development in these areas.

Exemption for Small Creek Flood Areas

If your property is in the Development Permit Area for flood due to a small creek, (Creek Hazard Map 2.2) you could be exempt from the DPA if the lowest level of the structure (including a basement) is more than two meters above the elevation of the creek bed next to the structure. You will require a legal survey to show this elevation and the building must adhere to this elevation difference. It is also likely that your property is in the Streamside Protection DPA as well.



Basement and floor levels that are above the 2 metre elevation from the creek bed are exempt from the Creek Hazard DPA for small creeks (DPA Map 2.2). (**Note:** The Streamside Protection DPA setback from the top of bank may apply.)

Please refer to **Schedule B of the Official Community Plan** for the complete description of the Guidelines and Exemptions for the Creek Hazard DPA.