Steep Slopes Hazard Management Table

Land Development Planning Stage	Decision Maker	Legislation	Local Government Hazard Management Tool
Planning and Land Use (OCP Amendments, Neighbourhood Plans, Rezoning)	Council	Local Government Act Official Community Plans, Division 4, Sec 473 Development Approval Information Requirements Division 6, Sec 485	• Official Community Plans must include policy statements, map designations and restrictions on use of land subject to hazard conditions. • The District requires a geotechnical report where steep slopes or hazards are identified. • For neighbourhood plans, geotechnical reports guide land use patterns and road layout. • During rezoning, recommendations from geotechnical reports are secured through Section 219 covenants registered on title.
Subvision	Approving Officer	Land Title Act Approval of Subdivision Plans Division 4, Section 86	• The Approving Officer may require a geotechnical report confirming the land may be safely used for the intended purpose. • A grading plan may be required and registered on title, requiring future development to follow the approved grading plan. • Registration of a covenant may be required restricting use of the land. • If geotechnical recommendations are secured through subdivision, lots of typically graded to create buildable sites prior to building construction.
Development Permit	Council or Director (as delegated by bylaw)	Local Government Act Development Permits Division 7, Sec 488 & 491	• Development Permit Areas are designated to protect development from hazardous conditions. • The municipality may require a Qualified Professional (QP) report to determine whether land can be safely developed. • Development permits may include conditions related to slope stability, grading, and site design.
Building Permit	Building Inspector	Community Charter Building Regulations Division 8, Sec 56	• If construction is proposed on land subject to steep slopes or landslide hazards, the Building Inspector may require a report from a Qualified Professional confirming that land is safe for the intended use. • Registration of a covenant may be required restricting use of the land. • The building permit may only be issued if a QP confirms the site can be safely used. • If the building inspector determines the site is not safe for the intended use, the permit must be withheld.