



Official Community Plan

DPA No. 2: Protection of Development from Hazardous Conditions

Area

All lands located within the inundation area as calculated by the most recent Tsunami modeling program are designated as part of Development Permit Area No. 2 – Protection of Development from Hazardous Conditions.

Designation

Development Permit Area No. 2 is designated for the purpose of establishing objectives for:

Section 488 (1) (b) protection of development from hazardous conditions. (Note: For DPA justifications and exemptions please refer to the Official Community Plan, page 82.

If you are proposing a development within this DPA, please provide your application details in Section A. In Section B, please comment on how you propose to meet the DPA guidelines.

Section A

Application No.	Project Address	Applicant Name
DP NONE PROVIDED AS OF YET	445 FOSTER	SAMANTHA WEEKS Design Group Inc.

Section B

No.	Guideline	Comments
1	No building intended for the occupation of people shall be built within an area directly impacted by a tsunami.	The proposed renovation is to an existing structure, therefore will not put any people into further harm of a Tsunami.
2	Tsunami walls, retaining walls, sea walls, and other similar structures located in an area directly impacted by a Tsunami shall be designed to absorb wave energy and deflect residual wave energy away from locations likely to be occupied by people.	The existing site consists of an existing cliff rock wall along the ocean side, which will absorb and deflect any impact caused by a Tsunami.
3	Use of board form design, landscaping, breaking up large expanses of flat surfaces, and other techniques to add interest in Tsunami walls, sea walls, and other similar structures is encouraged.	The existing site consists of an existing cliff rock wall along the ocean side, which will absorb and deflect any impact caused by a Tsunami and discourage any structures from being displaced.
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	The proposed renovation is above an existing structure, therefore lifting it off of the land and water and reducing the risk of toxic chemicals leaching into the environment.
5	Incorporating wildlife habitat such as marine pools, nesting ledges, rough surfaces, sheltered coves, and similar design elements into tsunami walls, retaining walls, and sea walls is encouraged.	The existing trees, shrubs and grasses growing on the cliff rock wall will not be disturbed and any existing wildlife habitats will remain as is and allow for future habitats to be created.