



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	457 Sturdee Street	Dusty Delain and Laylee Rohani

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.	Please refer to Ryzuk Geotechnical Report/Memos confirming buildings are safe for intended use.
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.	Per Ryzuk report, large rock outcrops directly in front of property will assist in dissipating any wave energy.
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.	No large flat surfaces on this property. No structures indicated in this guideline are used due to proximity to natural boundary set-back.
4	The use of construction materials that may leach toxic chemicals over time into the land or water should be avoided.	Such materials will be avoided to the greatest extent possible. Home will be registered with Built Green Canada and constructed in accordance with those standards.
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.	There are no such structures on the property.