

DEVELOPMENT PERMIT AREA 8 – HILLSIDE DEVELOPMENT
APPLICATION REQUIREMENTS

A Guide to the Municipal Approvals Process in Chilliwack
August 2014

INTRODUCTION:

Development Permit Area 8 applies to all lands within the City of Chilliwack with slopes of 20 percent or more (See pages 94 – 99 of OCP). The objectives of the Development Permit Area are:

1. To protect the natural environment, its ecosystems and biological diversity;
2. To protect development from hazardous conditions; and,
3. To establish objectives for the form and character of intensive residential, multi-family residential, commercial and industrial development.

A Development Permit is required for the following work and activities:

- Subdivision of land with 20% or greater slopes and zoned for residential, commercial, industrial or institutional use; or
- New earthworks and construction on land with 20% or greater slopes zoned for residential, commercial, industrial or institutional use.

In addition a third party review of the application will be required per the City's Development Approval Information Bylaw where the subject development proposal involves 30% or greater slopes.

Application requirements:

1. **A completed DP Area 8 application form**
2. **Site Features Inventory**; if necessary (see requirements under Zoning Bylaw Amendment Applications Section of the Hillside Development Standards Policy).
3. **Detailed Development Concept Plan**, identifying the following minimum information:
 - a. Location, size and grade of roads, any shared driveways and lanes.
 - b. Land uses.
 - c. Lot layout.
 - d. Building envelopes and orientation.
 - e. Typical building elevations to illustrate building form (mass, height, articulation).
 - f. Parks, open spaces, natural areas, and trail connections.
 - g. Tree clearing limits.
 - h. Major utility features (e.g. mains, pump stations, reservoirs, detention ponds).

4. **Visual Impact Analysis**, if necessary (see requirements under Zoning Bylaw Amendment Applications Section of the [Hillside Development Standards Policy](#)).
5. **Detailed Grading Plan**, if necessary, identifying the following minimum information:
 - a. Cuts and fills.
 - b. Post development contours in 1 to 2m intervals.
 - c. Detailed design of retaining features.
 - d. Building envelopes.
6. **Site Development Cross-Sections** (pre and post development), if necessary.
7. **Tree Management Plan**.
8. **Re-vegetation/Landscape Plan**. A landscape plan, at an appropriate metric scale, showing proposed landscape areas and species, and proposed treatment of other surfaces not covered by buildings. This plan should show retaining walls, walkways, amenity areas, waste disposal areas, and screening.

Please Note:

The Design Review process requires a “clear picture” of the intended works to be undertaken. The failure of the development permit applicant to supply the documents and materials results in a delay of the application until the submission requirements are fulfilled.

One hard copy and one electronic copy of all information are to be provided.

For further information please contact:

City of Chilliwack
Planning & Strategic Initiatives Department
8550 Young Road
Chilliwack BC V2P 8A4

Telephone: 604-793-2906
Fax: 604-793-2285

This is one in a series of public information brochures covering the Municipal Approvals process in the City of Chilliwack. Other brochures available from the City include:

- Building Permits and Inspections
- Business Licensing
- Subdivision
- Rezoning
- Development Variance Permits

This brochure has been prepared to provide guidance only. It is neither a bylaw nor a legal document. Please consult the *Local Government Act* and its Regulations, and the City of Chilliwack applicable bylaws for definite requirements and procedures.