



Hillside Development Permits

The intent of this brochure is to assist in preparing a Hillside Development Permit (DP) application.

Purpose of Hillside Development Permits

The Hillside DP Area is designated in accordance with the Local Government Act for the purpose of protection of development from hazardous conditions. The Hillside DP Area has been established through interpretation of provincial Terrain Resource Information Mapping, contour data, and identification of lands containing slopes 30% or greater.

Where are Hillside DP Areas Located?

Hillside DP Areas are designated in the RDCO [Official Community Plans \(OCP\)](#) or in the [Joe Rich Rural Land Use Bylaw \(RLUB\)](#). You can determine if your property is located within a DP Area by using the RDCO Mapping resource, DP Area website, or by contacting the RDCO Planning Services Department:



(250) 469-6227



planning@rdco.com



Mapping:

<https://gis-rdco.hub.arcgis.com/>

DP Areas:

<https://www.rdco.com/en/business-and-land-use/development-permit-areas.aspx>

Guidelines

The guidelines for issuing a Hillside DP can be found in the applicable OCP or Joe Rich RLUB. Typically, an assessment report prepared by a qualified geotechnical professional in the relevant discipline and licensed to practice in British Columbia will be required. Where a report has been accepted by the Regional District, recommendations will be used to establish conditions for the DP. Care will be taken to implement guidelines to mitigate hazardous conditions, such as landslides, and encourage environmental protection.

Objectives

The Hillside DP area is intended to support rural subdivisions, road building and construction on hillsides that:

- Protects and enhances the natural characteristics of the hillsides;
- Protect hillsides in a manner that minimizes damage to property and developments (both the property under application and neighbouring property) from erosion, soil instability, rock fall or other identified hazards;
- Are sensitive to the natural topography and maximizes the retention of existing landscape, vegetation, and soils;
- Are sensitive to the natural environment and drainage patterns; and
- Prevent the substantial re-contouring of lands to facilitate development.

Exemptions

In Hillside DP Areas, a DP must be approved before land is subdivided, construction of, addition to or alteration of a building or structure, or alteration or clearing of land (including but not limited to grading, blasting, preparation for the construction of services or roads). A DP is required unless an exemption applies. Exemption details, specific guidelines, and additional information can be found in the Development Permit sections of the applicable OCP or Joe Rich RLUB.

Professional Reports

Depending on the location and type of proposed development, professional reports may be required before a development permit can be issued. All professional reports submitted with a DP application must comply with the RDCO [Terms of Reference for Professional Reports](#).

Bonding

When landscaping and/or remedial work is a condition of the DP, the owner or agent shall provide a security deposit in the amount of 125% of the estimated cost of the prescribed works (including monitoring), prior to issuance of the DP. The amount shall be determined by the qualified professional preparing technical reports for the application.

Public Input

The Regional District has three (3) advisory groups, which provide comments on various applications. These comments are considered when making a decision by the Regional Board. Members of an advisory group are appointed by the Regional Board based on their background of civic activity, interest, or expertise.

Applications may be referred to one or more of the following advisory groups:

- Advisory Planning Commission (APC)
- Agricultural Advisory Commission (AAC)
- Environmental Advisory Commission (EAC)

How Long does the Application Process Take?

DP applications typically take 8 to 10 weeks to proceed through the evaluation and approval process.

Please note, additional information may be requested during the process, which may increase the application processing time. An applicant can considerably reduce any delays by supplying prompt replies with complete information. If Regional Board Review is required for the application, the process typically takes 3-4 months.

The DP Process

Discuss the Proposal with Staff
Staff can provide application forms and information.

Preliminary Design Discussion
Discuss initial ideas and drawings with staff in order to better understand the requirements and expectations

Application Reviewed
Staff, relevant agencies, and public advisory commission(s) are asked to provide comments on the proposal. Staff then prepares a report to the Regional Board or Director of Community Services for their consideration.

Consideration of the DP Application by Either the Regional Board or Director of Community Services

- Approve the DP
- Not approve the DP
- Defer a decision pending more information or clarification

If Approved, the DP is Officially Granted

- The DP will contain certain requirements and specifications that the development must meet. The applicant is notified and the Regional District registers the DP on the title of the affected property
- If applicable, the applicant can now proceed to the Building Permit application process