

The draft OCP includes three proposed Development Permit Areas. Development Permit Areas are a tool that local governments such as the RDEK can use as a check system during the development process to ensure that certain goals, guidelines or safe development standards are being met.

DEVELOPMENT PERMITS

Development Permits are considered to be discretionary, which means that local governments have the option of including them within their OCPs. The RDEK has found that they are an important part of the development process as they assist with:

- Protecting site specific attributes or features such as environmentally sensitive areas.
- Ensuring site specific hazardous conditions are considered prior to development.

While Development Permits can be used to address other issues, the draft OCP is focused on these two areas. The inclusion of the Development Permit Areas will allow for oversight by the RDEK as development continues. The draft OCP identifies where and when a development will be triggered as part of the development process.

WHAT TYPES OF DEVELOPMENT PERMIT ARE INCLUDED IN THE DRAFT?

▪ Wildfire Hazard Area

Where: Throughout the plan area

When: As part of the subdivision process when new development parcels are created

▪ Steep Slopes

Where: Development of slopes in excess of 15%

When: As part of the subdivision process when at least one new parcel is created

▪ Environmentally Sensitive Areas (ESAs)

Where: Riparian Buffer areas as shown on Schedules E1 and E2 for Toby Creek, Cox Creek, Hopeful Creek and Taynton Creek

When: Upon application for a building permit, as part of a subdivision process or prior to land disturbance