

### 13.8 Old Fort Development Permit No. 5

**Category:** The Old Fort Development Permit Area is designated pursuant to Section 919(1) (b) of the *Local Government Act*, for the ‘protection of development from hazardous conditions’.

**Area:** Old Fort Development Permit Area No. 5 applies to those parcels of land shown shaded on Map No. 5, Schedule C, under the title ‘Old Fort Development Permit Area No. 5.’

**Justification:** The Old Fort Development Permit covers an area of approximately one quarter section or 63 ha (155 acres), lying on a lower bench of the Peace River, sited on parcels described as Parts of Sections 17, 18 and 19, Township 83, Range 18, W6M, and District Lot 418, PRD., located south of the City of Fort St. John. These properties have steep river banks or unstable creek banks, which may be vulnerable to flooding, slope instability, erosion, or landslides. These identified parcels may also be subject to storm water drainage or lagoon wall failure or other hazards. There has been a demonstrated need to ensure that all hazards to persons and property are eliminated through the control of the location and nature of the development.

**Guidelines:** Within the Old Fort Development Permit Area, no person shall:

- subdivide land;
- alter land, including the removal of trees or vegetation and removal or deposit of soil;
- construct a building or structure;

prior to the landowner applying for and receiving a development permit from the Regional District, which shall sufficiently address the following guidelines:

1. For development of land parcels listed below in the Old Fort Development Permit Area, the following minimum river bank setbacks and a site specific report certified by a geotechnical engineer shall be required as set forth in the Table below:

| Land Parcel                                 | Minimum Setback  | Other requirements   |
|---|--|--|
| Blk. 2, Plan 14194<br>Lot 1, 2, 3, 4, 5     | To be determined based on consideration of recommendations of a geotechnical engineer. | Building location subject to site specific study by geotechnical engineer prior to construction      |
| Blk. 1, Plan 18222<br>Lot 1, 2, 3, 4        |  |  |
| Blk. 2, Plan 18222<br>Lot 1, 2, 3, 4, 5, 6, | 30 m from Top of Bank  | A survey plan prepared by a Licensed Surveyor is required to show the location of the ‘top of bank’. |
| Lot 7, Blk 2, Plan 1822                     | 27 m from Top of Bank  |  |
| Blk. 3, Plan 18222<br>Lot 1, 2, 3, 4        | 23 m from Top of Bank  | A survey plan prepared by a Licensed Surveyor is required to show the location of the ‘top of bank’. |
| Blk. 6, Plan 14194<br>Lot 1, 2, 3           | 23 m from Top of Bank  |  |
| Lot A, Plan 19259                           | 23 m from Top of Bank  |  |

**13.8 Old Fort Development Permit Area No. 5 (continued)**

**Guidelines:** (continued)

2. The underside of any floor system or the top of any pad supporting any space or room, including a manufactured home, that is used for dwelling purposes, business or the storage of goods which are susceptible to damage by flood water will be located above the flood levels as designated by the Ministry of Environment.
3. In addition to Guideline No. 1, a report certified by a professional engineer may be required for any of the lands in the development permit area to assist the Regional District in determining what conditions or requirements under Sec. 920 (7.1) of the LGA the Regional District may impose in the development permit.
4. Where an engineers report indicates that the land may be used safely subject to the conditions as set out in the report the conditions within the scope of Sec. 920(7.1) of the LGA may consider and imposed in the development permit by the Regional District. Upon completion of the building or structure, the owner shall provide the Regional District with a statement certified by the professional engineer that the construction was carried out in compliance with the conditions specified in the development permit.

**Exemptions:** Where the following conditions apply, a development permit is not required:

- a) construction involving building floor area of less than 11 sq. metres or a garden shed or greenhouse having a floor area of less than 20 sq. metres;
- b) interior alterations;
- c) minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

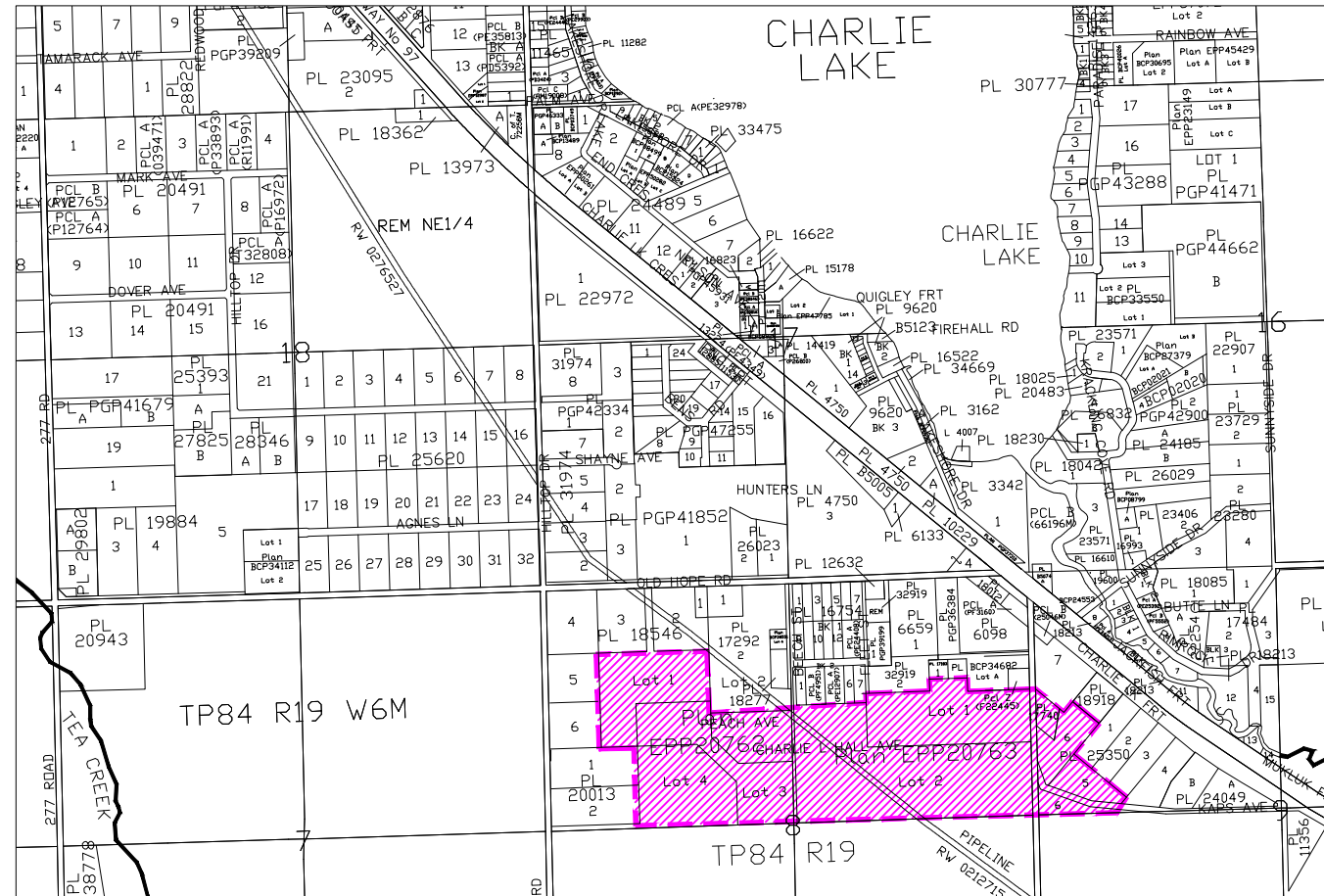
**Site Plan Requirements:**

The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

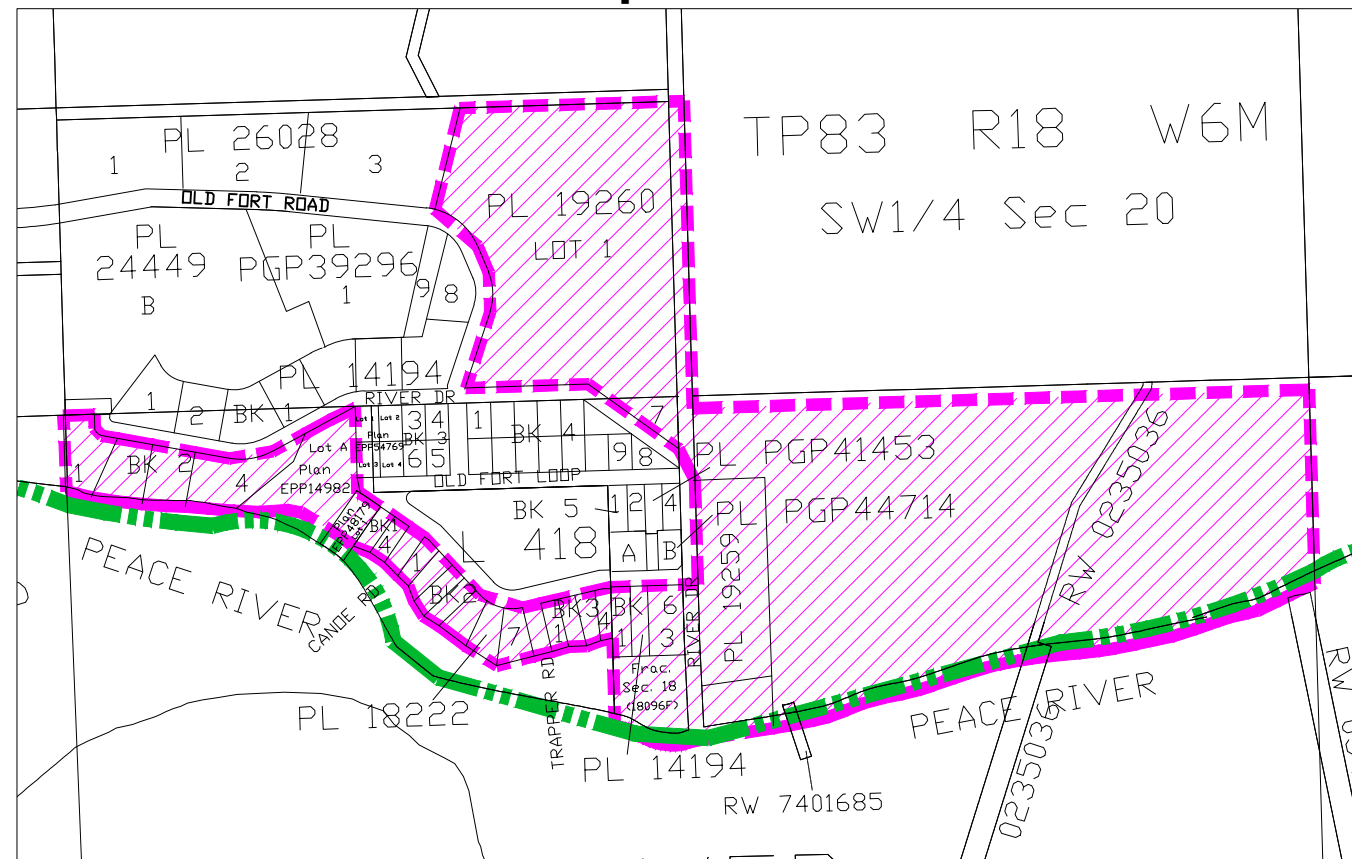
| <b>Site Plan Requirements for Old Fort DPA No. 5</b> |  |
|--|--|
| ✓  | Topographic contours   |
| ✓  | Existing tree cover and proposed areas to be cleared                   |
| ✓  | Lands subject to periodic flooding                                     |
| ✓  | Identification of location of top of bank                              |
| ✓  | Existing and proposed erosion mitigation measures and bank alterations |



**Agricultural Protection Development Permit Area No. 4**



**Old Fort Development Permit Area No. 5**



**OFFICIAL  
COMMUNITY PLAN  
MAP**

**SCHEDULE C  
North Peace Fringe Area,  
Official Community Plan Bylaw  
No. 1870, 2009**

**Map No. 5**

**Agricultural Protection  
Development Permit Area No. 4**

**Old Fort Development  
Permit Area No. 5**

This is Schedule 'C' of Bylaw No. 1870, 2009, being the Official Community Plan Map referred to in Section 13 of the said Bylaw and forming part of the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009.

**Original signed by**

Fred Banham, CAO

ORIGINAL MAP DATE: JUNE 2010

| BYLAW NO. | REVISED | DESC. OF AMENDMENT | INT. |
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**LEGEND**

- Fringe Area Boundary
- Development Permit Area Boundary
- Municipal Boundary



NOT TO SCALE - FOR CONVENIENCE ONLY