

Table of Natural Hazard Assessment Area (NHAA) Guidelines

NHAAs		Applies to	Reason	Minimum requirements for Permits and Approvals*
1: Ocean natural hazard areas		Areas lower than 8 m Above Sea Level (ASL) potentially subject to coastal erosion and other consequences of climate change and rising sea level	Area potentially subject to coastal erosion and other impacts of climate change and sea level rise	Habitable space located above the site specific FCL as determined by QP.
2: Creek natural hazard areas	A: Mitigated debris fan areas	Areas of the respective fans downstream of flood works/barriers	May be subject to residual flood hazard	Building designed to withstand debris flood impacts with the top of concrete steel reinforced foundations established 1 m or more above finished grade, with foundations protected from scour, and by mitigating the possibility of water ingress by lift.
	B: Upper Bayview Fan area	Lots on Upper Bayview Road subject to potential debris flood/debris flow hazard	Potential hazard identified in BGC report from 2012	Debris flow/debris flood assessment. Building designed to withstand debris flood impacts with the top of concrete steel reinforced foundations established 1 m or more above finished grade, with foundations protected from scour, and by mitigating the possibility of water ingress by lift.
	C: Ravine areas	Land within 30 m of a ravine crest	Ravine slope instability and erosion hazards	Siting and conditions determined on a site specific basis by QP recommendations. Management of on-site storm water drainage management and on-site sewage disposal are key considerations.
3: Slope natural hazard areas	A: Open-slope slide areas	From Highway 99 upslope to the Municipal boundary	High to Very High potential consequence from Landslide risk	Landslide Risk Assessment for upslope hazards potentially affecting a site, and seismic slope stability for foundation soils, engineered slopes and adjacent slopes. Foundation design, lift of habitable space, barrier walls and other measures determined by QP.
	B: Rockfall areas	27.5 degree rockfall shadow angle from the base of the rock avalanche scarp between Magnesia and Alberta Creeks, and from other smaller scattered bluffs	High to Very High potential consequence from rockfall risk	Landslide Risk Assessment by QP for upslope hazards potentially affecting a site, and seismic slope stability for foundation soils, engineered slopes and adjacent slopes.
	C: Slopes >30%	Slopes >30% - See hillshade map	Worksafe BC requirement and general threshold used in BC.	For areas below Highway 99 – compliance with Worksafe Regs and any site specific QP requirements. For areas above Highway 99 – compliance with Worksafe Regs and requirements under DPA 3C.
4: Wildfire natural hazard areas		Entire Municipality	Wildfire hazards	Consideration of fire resistive roofing, siding and decking and vegetation management within 10m of buildings and structures.
*Use and Indemnity Covenants required for NHAAs 1, 2 & 3. *See Bylaw for additional NHAA requirements and exemptions.				