

A.7 NATURAL HAZARD AREAS

A.7.1 OBJECTIVES

- A.7.1.1 To identify and guide development away from areas known to have natural hazards, such as unstable slopes, highly erodible soils, wildfire, or the potential for flooding.
- A.7.1.2 To avoid the creation of new flooding hazards or the aggravating of existing flood hazards that could result from changes to stormwater drainage patterns.
- A.7.1.3 To support efforts to educate residents and to coordinate emergency preparedness.

A.7.2 POLICIES

- A.7.2.1 Zoning will continue to include the setbacks from water bodies requested by the Ministry of Environment to protect development from flooding. If applicable, the Committee will ensure that required setbacks do not conflict with the Code of Agricultural Practice for Waste Management or the standards for normal farm practices established under the *Farm Practices Protection (Right to Farm) Act*. The Local Trust Committee may consider changes to zoning to establish a new elevation above areas potentially subject to flooding.
- BL488
(07/20) A.7.2.2 The Local Trust Committee will continue to require applicants for large new commercial, *general employment* or multifamily developments in village areas to ensure their development does not increase flooding of downslope properties. Such effects will be managed through the Development Permit process or through Land Use Bylaw regulations.
- A.7.2.3 The Local Trust Committee should consider rezoning applications from property owners who wish to transfer their development potential from areas identified on Maps 13 and 14 as subject to natural hazards. Specific areas should be considered "Development Potential **Donor** Areas", even if they are in a Designation that is a Development Potential Receiving Area. Applications should meet the guidelines in Appendix 4. The LTC should consider preparing new mapping of areas subject to natural hazards and refine "Development Potential Donor Areas."
- A.7.2.4 The Local Trust Committee should not approve applications for rezoning that would increase development in areas with natural hazards.
- A.7.2.5 The Local Trust Committee will support programs to respond to community emergencies and disasters and will participate in emergency measures planning and related initiatives.
- A.7.2.6 The Local Trust Committee will continue to share information it has acquired about natural hazards with other agencies concerned with land development on Salt Spring Island.
- A.7.2.7 The Local Trust Committee will undertake initiatives to update its mapping of areas on Salt Spring Island that are potentially hazardous to development due to geo-technical conditions and will consider amendments to development permit area designations and guidelines for the protection of development from hazardous conditions.
- A.7.2.8 The Local Trust Committee will support efforts to reduce and mitigate wildfire hazards, including supporting Fire Smart education initiatives and will give consideration to designation of development permit areas for wildfire hazard.
- A.7.2.9 The Local Trust Committee will consider climate change mitigation in the review and update of zoning regulations and development permit area objectives and guidelines.
- A.7.2.10 The Local Trust Committee should develop improved methods of determining and assessing the impact potential hazards to development when considering relevant applications, including requiring development approval information as designated and specified in s. G.1.4.