

Official Community Plan Designation

Name: **English Bluff**
(Tsawwassen Escarpment)

Category: “b” (Protection of development from hazardous conditions)

Area: **Development Permit Area SD2**
As Shown On Map IIB.

Justification:

The waterfront area is subject to mud flows, debris flows, erosion, land slip, and subsidence. The ocean frontage slopes are subject to erosion and require protection of existing vegetation and tree cover.

The objective of the development permit area is to prevent damage to natural environment and to protect development from hazardous conditions through siting and design control.

Guidelines:

Development Permits issued in this area shall be in accordance with the following:

1. Clustering of development may be permitted without altering the permitted density.
2. Alteration of the natural drainage of the site should be minimized.
3. All new lots created should provide for suitable building sites in areas not subject to sloughing.
4. Existing vegetation and tree cover should be preserved, except for areas approved for roadways, buildings and structures.
5. No building or any part thereof shall be constructed, reconstructed, moved or extended nor shall any mobile home or unit, modular home or structure be located with the underside of a wooden floor system or top of concrete slab for areas to be used for habitation, business, or the storage of goods damageable by floodwaters lower than the Flood Construction Level, unless lesser elevations are established by the Ministry of Environment and Parks. No building shall be constructed within seven point five (7.5) metres of the natural boundary of the sea, nor within seven point five (7.5) metres of the inboard toe of any dyke, nor within six (6) metres of the natural boundary of any swamp, slough, pond or ditch. (This Guideline is based on a standard established by the Ministry of Environment and Parks, Province of British Columbia.)
6. A development affected by hazardous conditions shall be subject to the conditions established by a suitably qualified Professional Engineer. (This Guideline is based on a standard established by the Ministry of Environment and Parks, Province of British Columbia.)

7. A Restrictive Covenant will be required under Section 82 or Section 219 of the Land Title Act acknowledging that land may be subject to flooding and saving the Municipality and the Province of British Columbia harmless from any claims arising out of damages to lands or buildings by flooding.