



Deep Roots
Greater Heights

POLICY STATEMENT

District of Maple Ridge

<p>Title: Subdivision of, or building on, Land within 300 Metres of the Crest of the Fraser River Escarpment</p>	<p>Policy No: 6.24 Supersedes: 6.05</p>
<p>Authority: <u>Council</u> Approval: <u>March 23, 2004</u></p>	<p>Effective Date: <u>March 24, 2004</u></p>
<p>Policy Statement: That the consideration of any potential subdivision of, or building on, land within 300 metres of the crest of the Fraser River Escarpment be subject to the provisions and accompanying procedures that form part of this policy.</p>	
<p>Purpose: To set out conditions under which subdivision of, or building on, land can be considered in the area within 300 metres of the crest of the Fraser River Escarpment without compromising the stability of the entire Escarpment. This policy should be read in conjunction with Policy No. 6.23 – “Control of Surficial and Groundwater Discharge in the Area Bounded by 207 Street, 124 Avenue, 224 Street and the crest of the Fraser River Escarpment.”</p>	
<p>Definitions:</p> <p>Crest (Top of Bank): The general crest (top of bank) as identified in the attached map prepared by Golder Associates Ltd., entitled “Fraser River Escarpment: Attachment 1”, or as determined by a British Columbia Land Surveyor (BCLS).</p> <p>Developer: A person or company, including homeowners, that develops property.</p> <p>Dwelling Unit: As defined in the District of Maple Ridge Zoning Bylaw No. 3510-1985.</p> <p>Fraser River Escarpment (Escarpment): The area bounded by Fraserview Street to the west and Carshill Road to the east, extending from the crest of the Escarpment to north of River Road.</p> <p>Geotechnical Engineer: A qualified geotechnical engineer or geoscientist in good standing in the Province of British Columbia.</p> <p>Global Stability: The overall stability of the area within the Fraser River Escarpment and ravine slopes that impacts a given property. Consideration shall be given to all potential failure modes under static and seismic conditions, including potential shallow and deep failure surfaces which may extend into the Fraser River, both on and off the property in question, and to the potential for retrogressive failures.</p> <p>Setback: The distance in metres from the delineated crest of the escarpment.</p> <p>Definitions (Cont’d): Subdivision: The development of land into two or more parcels, including strata subdivision, whether by metes and bounds description or otherwise.</p>	



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PROCEDURE (OPERATING REGULATION)

District of Maple Ridge

<p>Title: Subdivision of, or building on, Land within 300 Metres of the Crest of the Fraser River Escarpment</p>	<p>Policy No: 6.24 Supersedes: 6.05</p>
<p>Authority: <u>Council</u> Approval: <u>March 23, 2004</u></p>	<p>Effective Date: <u>March 24, 2004</u></p>
<p>1.0 POLICY STATEMENT (adopted)</p> <p>That the consideration of any potential subdivision, or building on, of land within 300 metres of the crest of the Fraser River Escarpment be subject to the provisions and accompanying procedures that form part of this policy.</p>	
<p>2.0 KEY AREAS OF RESPONSIBILITY</p> <p style="text-align: center;">Action to Take</p> <p>1. These procedures address two land areas:</p> <ul style="list-style-type: none"> I. Within 100 metres of the crest, and II. The area between 100 metres and 300 metres of the crest. <p>2. The 100 metre and 300 metre setbacks are as shown on the attached map prepared by Golder Associates Ltd. entitled "Fraser River Escarpment: Attachment 1".</p> <p>Where the setback lines are shown to cut through parcels the determination of whether the property is within the 100 metre or 300 metre zone will be determined by the location of the existing dwelling which must be sited north of the appropriate setback line in its entirety.</p> <p>3. Within 100 metres of the crest,</p> <ul style="list-style-type: none"> a) No subdivision can proceed until there is a commitment by the Provincial and/or Federal Governments to install required river scour protection in the South Haney Area. b) Approval of a building permit to construct a residential single family dwelling will not be issued by the District without the applicant receiving a written report, signed and sealed from a qualified Geotechnical Engineer who must consider the issue of potential retrogression. 	

c) A one-time only Building Permit to construct a single storey, slab on-grade non-dwelling structure (such as garage, shed or workshop) and or a one-time only single storey slab on-grade addition to an existing dwelling, the footprint lot coverage of each not exceeding 460 square feet, may be issued provided the Chief Building Official has accepted a geotechnical engineering report that addresses the impacts of static stability and retrogression and recommendations for such construction, in accordance with Section 56 of the Community Charter.

d) No structures, slabs, pavements, or impoundments will be located within 10 metres of the slope crest.

4. Between 100 metres and 300 metres of the crest, and within a distance of at least 100 metres from the crest of ravine slopes and the backscarps of existing slide areas, any new subdivision will be subject to:

- the requirements of Policy No. 6.23 and
- approval by the District based upon receiving a written report, signed and sealed from a qualified Geotechnical Engineer who must consider both on-site and off-site investigations of sufficient scope to address the global stability concerns and the potential retrogression impacts.

Such an investigation may entail a series of relatively deep testholes along one or more cross-sections extending 100 metres or more back from the steep bluffs, combined with detailed laboratory testing and analyses under static and seismic conditions.

THE FOLLOWING CONDITIONS APPLY WITHIN 300 METRES OF THE CREST:

5. Design and construction of buildings, structures and services will be such that all storm runoff and discharge from roof areas, driveways, parking, hard-surfaced landscaping or roads is removed from the site in adequate facilities and is not allowed to discharge into the ground water system.

6. Design and construction of all perimeter drains or other drainage facilities for buildings or structures shall be required to drain into adequate sumps and shall be discharged from the site in adequate facilities.

7. Design and construction of buildings, structures and

services will be such that no ground water seepage, surface runoff, or other water shall be allowed to discharge towards or onto the adjacent slopes or ravines.

8. Design and construction will ensure that no measures such as placement of fill material or cutting and/or removal of existing material, or ground vegetation removal, shall exceed that currently allowed in the current municipal bylaw without input from a Geotechnical Engineer.
9. The owner(s) or their agent shall provide a report prepared by the Geotechnical Engineer at the effective completion of the project stating that they have provided sufficient inspection to ensure that the works undertaken meet with their recommendations and that they are in agreement with the results. A restrictive covenant shall be placed on the property that confirms the geotechnical report has been undertaken and includes the geotechnical report as an attachment.