

GUIDELINES FOR HILLSIDE DEVELOPMENT IN THE NORTHERN RANGE

Guided by GIS analysis and the existing land use policy framework, the following recommendations have been established to guide development on hillsides:

1. All areas above the 700 feet/215meter contour must remain under forest cover.
2. The use of lands between the 300-700feet contour lines must continue to be regulated based on considerations such as land capability and gradient of slope.
3. Areas occurring between the 300-700 ft. contours and with land capability classifications of VI or VII must remain under forest cover.
4. All areas occurring between the 300-700 ft. contours with land capability classifications of I-V are to be devoted to agriculture at various intensities.
5. Development outside of the recommended policy that has been approved and built will be retained but not expanded.
6. Unauthorized development outside the policy must be evaluated and a determination made as to whether it will be regularized in-situ or relocated. This will be guided by health, safety and environmental considerations
7. Site specific development standards, based on the guidelines of the policy above will be designed and instituted through the development of Local Area Plans and the designation of individualized standards catering for the needs of that particular area.

Town and Country Planning Division

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