

In December of 2019, the City of Quesnel created a Hillside Hazard Development Permit Area.

As always, in the **West Quesnel Land Stability Area (WQLSA)**, most new development requires a qualified professional to undertake a geotechnical and/or geohazard assessment to confirm conditions of development are safe for the use intended. The area guidelines however do provide some exemptions to City Staff to allow some limited development where there is minimal risk.

Exemptions to requiring a Hillside Hazard Development Permit are limited to projects where geotechnical and geohazard assessments are not required by the Chief Building Official due to the site having no signs of differential movement on or near that site and include only;

- i. renovation of existing buildings where there is no expansion of the footprint of the existing principle building;
- ii. accessory buildings where there is no human occupation; or
- iii. mobile homes as long as they are built to CSA-Z240 mobile home specifications, subject to Z240.10.1-08 site preparation and foundation requirements, and include flexible utility connections. Note the zoning bylaw permits mobile homes in the West Quesnel Uplands Stability Area but they are required to have a pitched roof, horizontal siding and be a minimum of 24 feet wide.

See attached workflow diagrams to determine what process is required for the improvements you are considering on your property. The following workflows are provided:

1. Renovations and Repairs (*page 3*)
2. Additions to Buildings (*page 4*)
3. Accessory Buildings (*page 5*)
4. New Residential Homes (*page 6*)

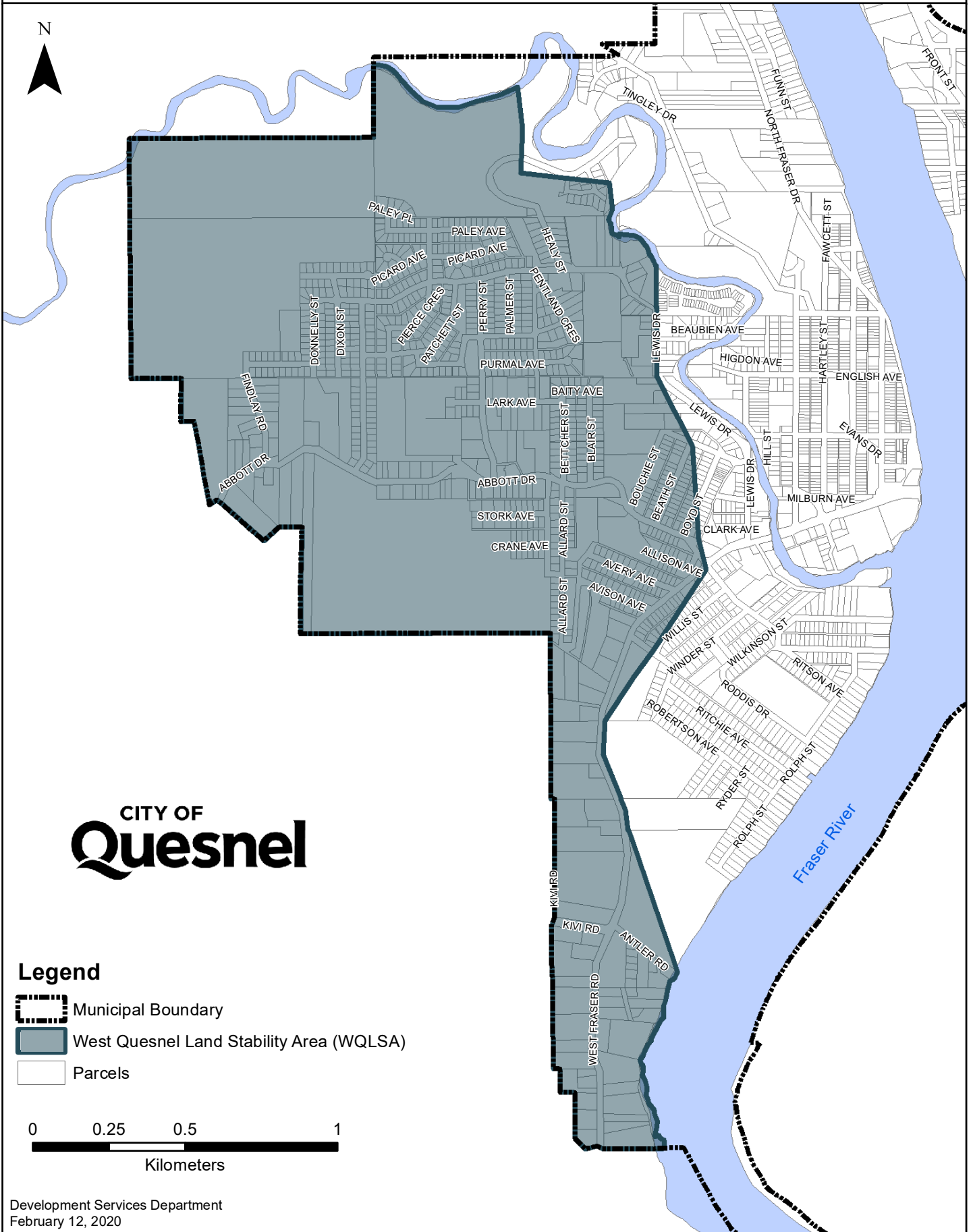
History

A deep-seated landslide underlies a part of West Quesnel due to a deep layer of instability. The majority of this area (Uplands) was constructed in the 1970's (with the advent of Cariboo Pulp and Paper). The area is an attractive, established residential community, including 940 parcels of land, 750 homes, an elementary school and several businesses. The total value of the land, improvements, services and infrastructure in the study area exceeds \$100 million. The area is important to the economic and social viability of the City of Quesnel and is home to more than 20% of the City's population.

This land movement, known as the West Quesnel Land Stability Area has been occurring over a long period, but the rate of movement is slow. This movement was reported to be 75 mm (3 inches) per year following initial studies in the 1990's. The City completed an extensive dewatering program to reduce ground movement in this area. To date investments completed total over 16.7 million dollars with over half these fund obtained through senior government grants. Continued City spending for operations and maintenance is anticipated to be over \$190,000 per year. Information on the dewatering program and its results can be found on the City's website. Evidence suggests this movement has been reduced due to the dewatering. Since 2012 movement has been less than 50 mm per year and since 2015 has been less than 25 mm per year. Movement is highly dependent on annual precipitation and snow melt. The impacts on buildings and infrastructure is dependent on whether or not there is differential movement on the property.

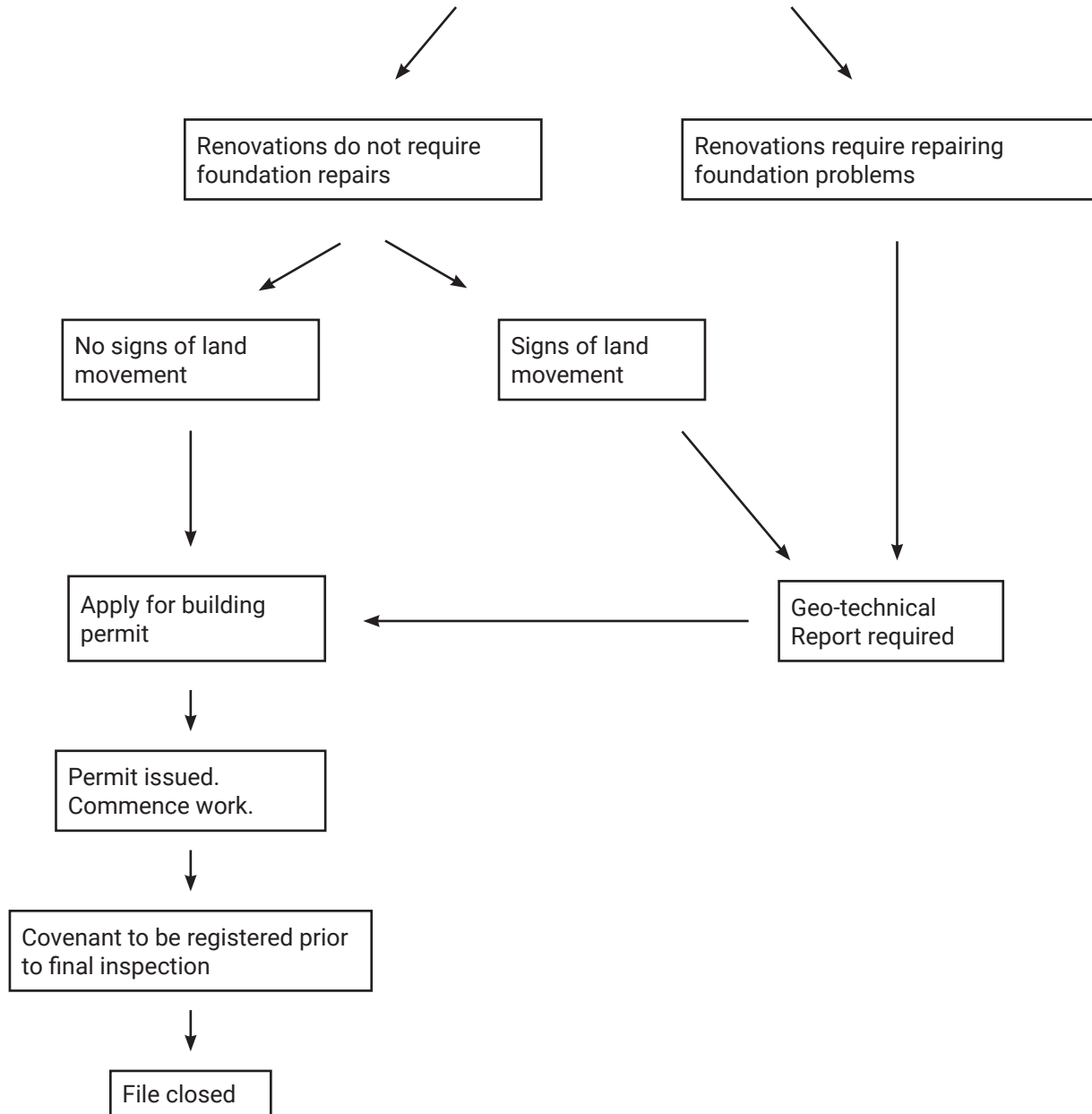
Over the past 20 years development and improvements in this area were limited to projects under 25% of the assessed value of the property. In order to ensure property owners whom have no signs of movement are able to adequately maintain building and properties as well as complete a limited amount of improvements the new (2019) development permit area provides exemptions where there is minimal risk to development.

West Quesnel Land Stability Area Map

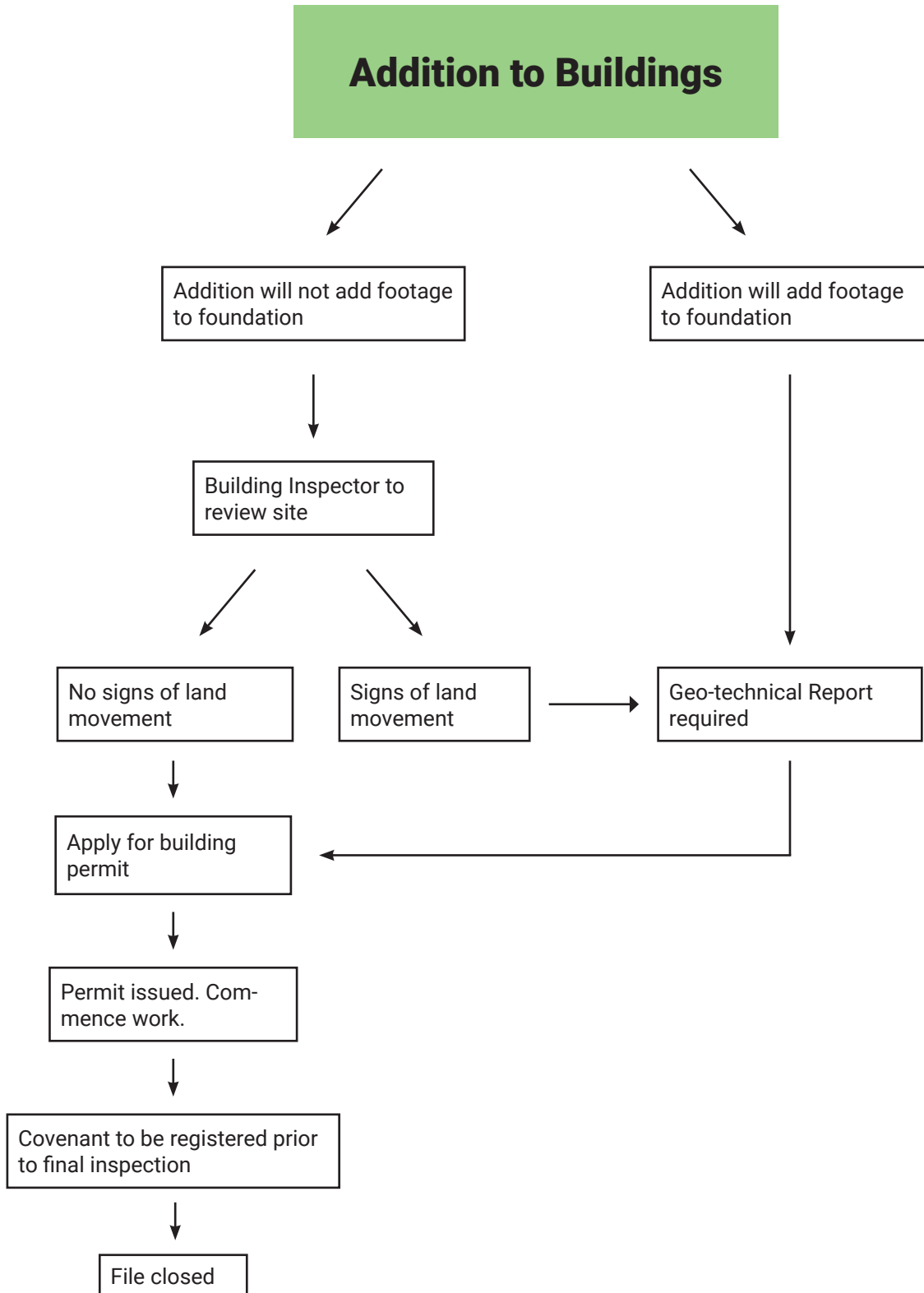


Building Information for the West Quesnel Land Stability Area

Renovations and Repairs



Building Information for the West Quesnel Land Stability Area

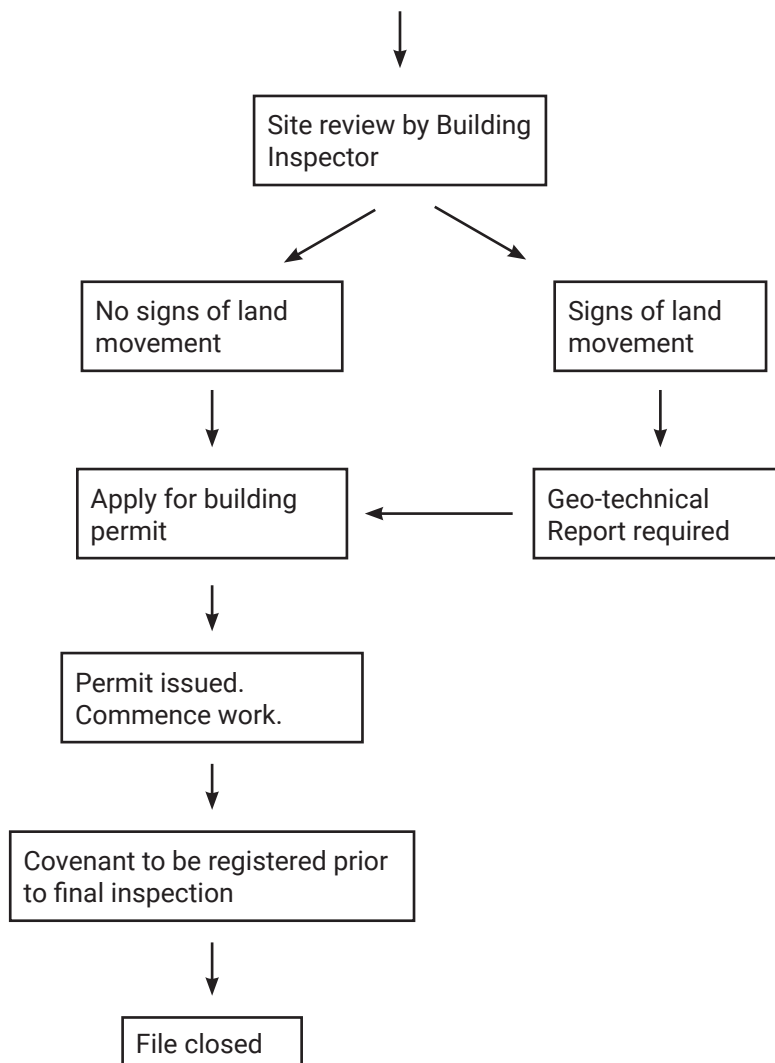


Building Information for the West Quesnel Land Stability Area

Accessory Buildings

Size as permitted by Zoning Bylaw.

No human occupancy.



Building Information for the West Quesnel Land Stability Area

New Residential Home

On existing serviced lot

