



Area D Community Planning

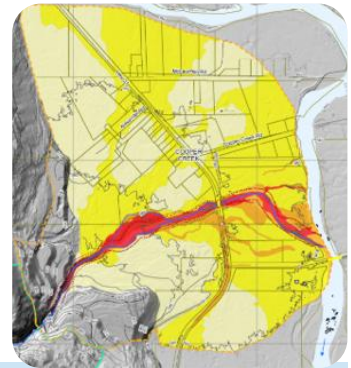
COMMUNITY CONTEXT: NATURAL HAZARDS

What Do We Know About Flood and Erosion Hazards in Area D?

- Some of the most frequent and damaging natural hazards that the region faces are flood and steep creek hazards - including a fatal landslide at Johnson's Landing in 2012.
- The RDCK Floodplain Management Bylaw applies everywhere, whether you have an OCP or zoning or not. It designates the floodplain with mapping and delineation of natural hazards and regulates setbacks from watercourses and flood construction levels for building.
- Further detailed mapping of flood hazards around Cooper Creek and Gar Creek (Johnsons Landing) have been completed.

What Do We Know About Wildfire Hazards in Area D?

- Wildfires are also a present hazard. Large fires are becoming more frequent – in 2024 the Argenta Creek fire burned 19,150 hectares.
- The Area D Community Wildfire Resiliency Plan is both a localized risk assessment and an action plan to improve wildfire resiliency within Area D's Wildland-Urban Interface.



In the Planning Toolkit

Zoning can mitigate risk from natural hazards by zoning dense or intensive land uses away from known hazards.



Other tools such as Development Permit Areas (DPAs) for the protection of development from hazardous conditions can be used where lands are within the boundary of an Official Community Plan. DPAs are areas where development activity must follow certain guidelines to protect developments from hazardous conditions such as flooding, erosion, land slip, rock falls, and fire hazards.

Other RDCK Electoral Areas have a Wildfire Development Permit Area. Guidelines include subdivision design, fire-resistive building materials, and landscaping guidelines to limit development's vulnerability to the risks of wildfires.



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