



NATURAL HAZARD ASSURANCE STATEMENT FOR DEVELOPMENT APPROVALS AND BUILDING PERMITS

DECEMBER 2019



What Process?

The Cowichan Valley Regional District (CVRD) and Engineers and Geoscientists BC (EGBC) have partnered to establish a natural hazard assessment review and assurance process. While the Assurance Statement is comprehensive, it is intended to supplement, not replace, a natural hazard assessment report.

Why?

We want to help you prepare a thorough and efficient hazard assessment for your client. The old process was time consuming for you and us. It didn't result in standardized information, resulting in a lot of back and forth on both sides seeking clarification. All of which bogged the process down.

How can we help?

We encourage you to contact us early on in the process to gather important background information. We can provide:



Access to a natural hazard report library



Site specific details for your application



A timeline for your review and approval process



Advice regarding your proposal and any challenges it may face

Other common factors to take into consideration when preparing your report include:

Determining which report

The type of proposed development affects the scope of the hazard assessment. For example, determining a safe building site for a new home requires a site specific report. Determining if a property is suitable for a new use and rezoning application could require a feasibility level report. Regardless of the type of report submitted, the Natural hazard Assurance Statement for Development Approvals form must also be submitted. QPs should contact the CVRD for guidance on report scope.

Working with other technical professionals

We strongly encourage you to contact us to determine if an opinion from another technical professional is required. This will also ensure technical recommendations do not cause conflict. An example being where mitigative works are proposed within the RAR Streamside Protection and Enhancement Area (SPEA), but are not addressed by the RAR Qualified Environmental Professional.

Considering upslope land activities

Upslope areas in the CVRD are often working forests that over time experience resource extraction and forest harvesting activities. Many CVRD Electoral Area homes and subdivisions are located downslope of forestry lands, and these lands can expect future activity. Accordingly, natural hazard assessment report recommendations should expect upslope forestry lands to be working lands which do not provide mitigative buffers between developments and harvesting or extraction activities.

Deciding which seal to use – P.Eng. or P.Geo?

The EGBC guidelines provide definitions for Professional Engineer and Professional Geoscientist in accordance with the Engineers and Geoscientists Act. In general, if the report is:

- a) limited to hazard assessment without structural mitigation measures, either a P.Eng. or P.Geo. seal may be appropriate
- b) includes recommendations for mitigation measures (dyke, debris basin, bank protection works, other structural mitigation works, building elevation, building floodproofing), design of such works will require a P.Eng. seal. The design can supplement a report sealed by a P.Geo.

In certain cases, it may be appropriate for work to be performed by an EGBC limited licensee (Eng.L. or Geo.L.).

Individual Qualified Professionals should contact EGBC if there is uncertainty.

Signing off on properties with multiple hazards

In the Cowichan Valley Regional District, many properties are located in areas of multiple hazards, such as snow avalanche, flooding, landslide, and more. In multiple hazard scenarios, what QP sign off is required? The answer depends on if the hazards are inter-related, or if they stand alone.

INTER-RELATED HAZARDS

Hazards that are connected or influence each other in their occurrence and/or mitigation

The lead QP is responsible for identifying an appropriate range of hazards to be assessed. The lead QP may rely on supporting reports (independently reviewed, signed and sealed) that are appended to the primary report to provide a comprehensive hazard assessment.

Only the lead QP is required to submit an Assurance Statement. QP's preparing supporting reports are not required to submit a separate Assurance Statement.

UNRELATED HAZARDS

Hazards which are distinct and do not influence each other due to physical separation/ distance, their nature or by other means

It is expected that separate Assurance Statements will be provided, each addressing one or more hazards as appropriate, and each appending a separate report.

Feedback

Our goal is to:



Streamline paperwork



Create a standard framework with efficient and clear expectations



Reduce requests for additional information or clarification