

Preliminary Layout Approval Policy

The Approving Officers of the Village of Radium Hot Springs will consider providing a conditional 'preliminary layout approval' ('PLA'), when the following conditions have been met:

- (a) approval of any necessary OCP or Zoning amendments, and;
- (b) issuance of a Development Permit by Council, and;
- (c) submission of a complete subdivision application with fee.

For full details regarding subdivision application requirements refer to the Subdivision Servicing Bylaw. Additional requirements are found in the Official Community Plan.

Submission requirements may include, but are not limited to, the following:

- Accurate drawings of the proposal to scale, which include:
 - dimensions and areas of all proposed lots;
 - all proposed and existing roads, with their widths, and internal access routes for strata plans;
 - all proposed and existing works and services (water lines, sewers, drains and other utilities);
 - all bodies of water and drainage courses;
 - topographic information (i.e. contours);
 - surrounding properties, with their land use, and;
 - legal description of the parcel being subdivided
- a site servicing analysis, prepared by a Professional Civil Engineer, showing in schematic plan view, existing and proposed works, including water pipes, sewers, drainage, curb & gutter, sidewalks, street lighting and other underground or surface works.
- Analysis demonstrating that the Village can provide sufficient drinking water supply, fire flows and waste water treatment without negative impact upon the distribution or treatment system and these requirements in other areas.
- Additional plans prepared by a BC Land Surveyor may be required if the lands contain steep slopes, excavations, fills or irregular terrain.
- A sealed report provided by a Professional Engineer with experience in geotechnical engineering to determine the existing soil conditions and the likely effect on soil stability related to the proposed subdivision.
- A contaminated soils report by a qualified engineer in the event that contaminated soils may be present.

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- In proposals involving more than 70 residential units or requiring more than 40 commercial parking spots, a traffic impact study prepared by a Professional Engineer which reviews the proposed subdivision based on local issues such as collision history/risk, congestion levels, sight lines, access locations, provincial highway impact and interaction with other possible changes in the local area.
- A wildfire mitigation plan demonstrating wildfire hazard within the property and detailing the prescription plans to mitigate those hazards. Mitigation should be to “FireSmart” standards.
- An Environmental Impact Assessment prepared by a qualified independent professional, satisfactory to the Village, where proposed development is in or adjacent to an environmentally sensitive area (This is a Development Permit requirement).
- A Site Grading Plan if any part of the property contains a significant slope, so as to demonstrate the feasibility of the subdivision and ultimate building construction. The plan, prepared by a Professional Civil Engineer, should show existing and proposed contours, areas of cuts and fills, site drainage provisions, and retaining structures.
- A Flood Protection/Hydrogeological Review if any part of the property is subject to flooding or erosion, prepared by a Professional Engineer, to determine minimum floodproofing elevations and requirements.

The Village routinely undertakes independent reviews of proponent engineering to confirm that Village requirements and/or best practices are being met. The Village reserves the right to undertake professional review of assessments, impact studies, and similar reports provided by the proponent. These costs are borne by the proponent.

If the Approving Officer considers that the application conforms to all the legislation, regulations, bylaws and policies concerning subdivision, and would not otherwise unreasonably affect the public interest, a Preliminary Layout Approval (PLA) may be issued at the discretion of the Approving Officer.

Preliminary Layout Approvals will be valid for a period of one year. Issuance of a PLA is not a guarantee that a subdivision will necessarily be approved. The issuance of a PLA is based on a review of the information provided by the proponent and known to the Approving Officer at the time of issuance. Previously unknown facts may come to light during the subsequent subdivision review that may cause the Approving Officer to reconsider the proposal.