
SITE ASSESSMENT
For Rezoning, Development
Permit, and Subdivision
Applications

INTRODUCTION

The purpose of this Site Assessment is to identify and evaluate attributes of a property prior to development activities. The District of Mission uses the Site Assessment to determine the potential land use impacts of your proposal by recognizing physical opportunities and constraints. The Site Assessment consolidates information early in the development process and will assist the applicant by clearly identifying the magnitude of development potential prior to creating a development plan.

As part of this Site Assessment, you are required to submit a Site Assessment Plan (SAP) prepared by a British Columbia Land Surveyor that details the property in its current state prior to any proposed development activity. Please refer to the example provided at the end of this handout to better understand the SAP requirements.

BACKGROUND

Name of Applicant(s): _____

Name of Property Owner(s): _____

Name of Agent(s) (if applicable): _____

Civic Address of Development Property(s): _____

Phone: _____

Email Address: _____

Mailing Address: _____

For Office Use Only

Date Site Assessment Submitted: _____

Legal Description of Development Property: _____

Parcel Identifier: _____

File Number: _____

1. TOPOGRAPHICAL AND SOIL CONDITION ELEMENTS

a. General topography description of the site (Check multiple boxes if site is complex):

- Flat
- Sloping less than 15%
- Sloping greater than 15%
- Sloping greater than 30%
- Other: _____

b. What general types of soils are found on the site?

- Clay
- Sand
- Peaty/Organic
- Bedrock (within 1metre of surface)
- Other: _____

c. Are there surface indications of erosion or slippage anywhere on the site?

- Yes
- No

If yes, describe and identify slippage areas on SAP:

2. WATER

Watercourses

a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, ditches, depressions, ponds and/or wetlands)?

- Yes
- No

If yes, describe and indicate 'top of bank' of all watercourses on SAP:

b. Will Subdivision/Development of the property require any work over, in or adjacent to (within 100 feet) of the described waters?

- Yes (If yes, specify locations of the SAP)
- No

c. Does the property lie within a 200-year flood plain? (*Ask planning staff*).

- Yes (If yes, indicate on the SAP)
- No

Groundwater Recharge and Aquifers

d. Is there any existing or decommissioned water well(s) on the property?

- Yes (If yes, specify location of well site(s) on SAP)
- No

e. Is there any existing or decommissioned septic disposal system(s) on the property?

- Yes (If yes, specify location of septic disposal systems(s) on SAP)
 No

f. Is there any man made ditching or ponds present on the site?

- Yes (If yes, specify location of ditching on SAP)
 No

3. VEGETATION

a. Are there any significant trees on the subject property (greater than 20cm in diameter)?

- Yes (If yes, specify location of significant trees on SAP)
 No

b. Are there any tree or vegetation clusters that can be maintained as part of the Subdivision/Development proposal?

- Yes (if yes, specify location of trees and vegetation clusters to remain on SAP)
 No

c. Are there any tree or vegetation clusters slated for removal as part of the Subdivision/Development proposal?

- Yes (if yes, specify location of trees and vegetation clusters slated for removal on SAP)
 No

d. Is there knotweed on the subject property, notably Japanese knotweed, giant knotweed, bohemian knotweed or Himalayan knotweed?

- Yes (if yes, specify location of vegetation clusters and do not disturb or remove them)
 No

e. Is there giant hogweed on the subject property?

- Yes (if yes, specify location of vegetation clusters and do not come in contact with plants)
 No

4. ANIMALS

a. If applicable, have any nests, dens, burrows or shelters been located on or near the property or have animals been observed to frequent the subject property? (Check multiple boxes if applicable and if any boxes are checked, specify location on SAP)

- Birds: hawk, heron, eagle, songbird, other;
 Mammals: deer, bear, beaver, raccoon, other;
 Amphibians: frogs, salamanders, tadpoles, other;
 Fish: salmon, trout, other
 Other

5. LAND USE

a. Please describe the current use of the site and adjacent properties.

b. Will any structures remain as part of the Subdivision/Development proposal?

- Yes (if yes, specify location or remaining structures on SAP)
 No

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- c. Will any structures be demolished as part of the Subdivision/Development proposal?
 - Yes (if yes, specify location of structures slated for demolition on SAP)
 - No

 - d. Will the views of any adjacent property(s) likely be affected, whether positively or negatively, by your Subdivision/Development proposal?
 - Yes (If yes, indicate affected view corridors on SAP)
 - No

6. RECREATION

- a. Are there any designated or informal recreational opportunities in the immediate vicinity? (i.e., local walking or mountain bike trails etc.)
 - Yes (If yes, indicate location on SAP)
 - No

7. HISTORIC AND CULTURAL PRESERVATION

- a. If applicable, generally describe any landmarks or evidence of historic, archaeological, or cultural importance known to be on or next to the property.

End of Site Assessment Questions - See Next Page for Site Assessment Plan (SAP) Requirements

Site Assessment Plan (SAP)
(SAMPLE)

To be completed by a B.C. Land Surveyor; All watercourses, significant trees, vegetation clusters, existing structures, access, trails, slope changes, slope direction, localized depressions, right-of-ways and significant physical features shall be indicated on the site description plan. Please attach the SAP as part of your Subdivision/Development proposal.

