



# *What is 'net' developable area?*

**Examining Net Developable Areas on Environmentally Sensitive  
Lands**



## Environmentally Sensitive Lands:

- *Environmentally sensitive lands are: Properties that have watercourses or/and forested/ vegetated area/ wildlife potential within or adjacent to the property boundaries.*

Question 1 : How can the developable area of a property with environmental encumbrances be identified for valuation purposes?

- 1: Complete a site investigation by environmental professionals to identify the type and extent of Environmentally Sensitive Area (ESA).
- Field data is often significantly different from what is “mapped” – this means there is a need to redefine and interpret the ESA.
- 2: Overlay Zoning, OCP designation, proposed land use, roads and services with onsite environmental field data.
- 3: Prepare layout to calculate useable area.

Question 2: How can the maximum development area of a property with environmental encumbrances be identified for valuation purposes?

- 1: Both Provincial and Municipal watercourse protection regulations generally require compensation for any encroachment into watercourse or environmentally sensitive areas.
- 2: Compensation requirements for a proposed development which encroaches into an ESA often require a 2:1 replacement ratio or alternative compensation proposal.
- 3: An approval of an compensation strategy proposal is highly dependant on the potential of the proposed works to improve the overall habitat of the ESA in question.
- 4: Development area can be maximized by incorporating site specific compensation works applicable to the circumstances and integrating these works into the proposed land use.
- 5: Maximizing development area is not always possible.





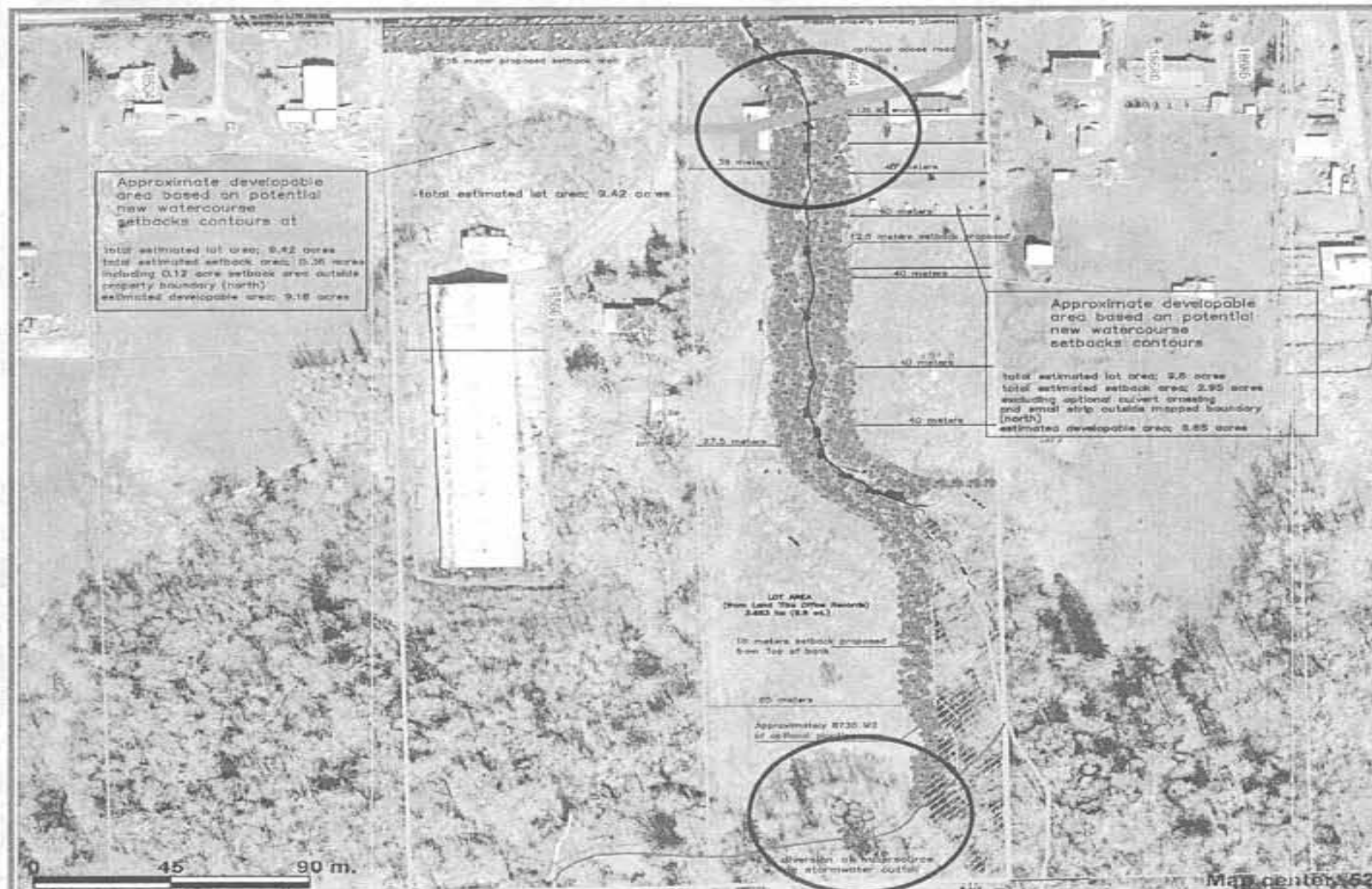
## Example 1: What is the Developable Area?

Total subject area: 19.02 acres. Developable area: 11.6 acres. The mapped conditions showed connected watercourses throughout the western property. A site investigation revealed that these watercourses had low functionality, whereas the eastern watercourse showed excellent stream conditions. This eastern stream is however disconnected from the roadside watercourse by a culverted section making fish passage impossible. The yellow area reflects the setbacks.



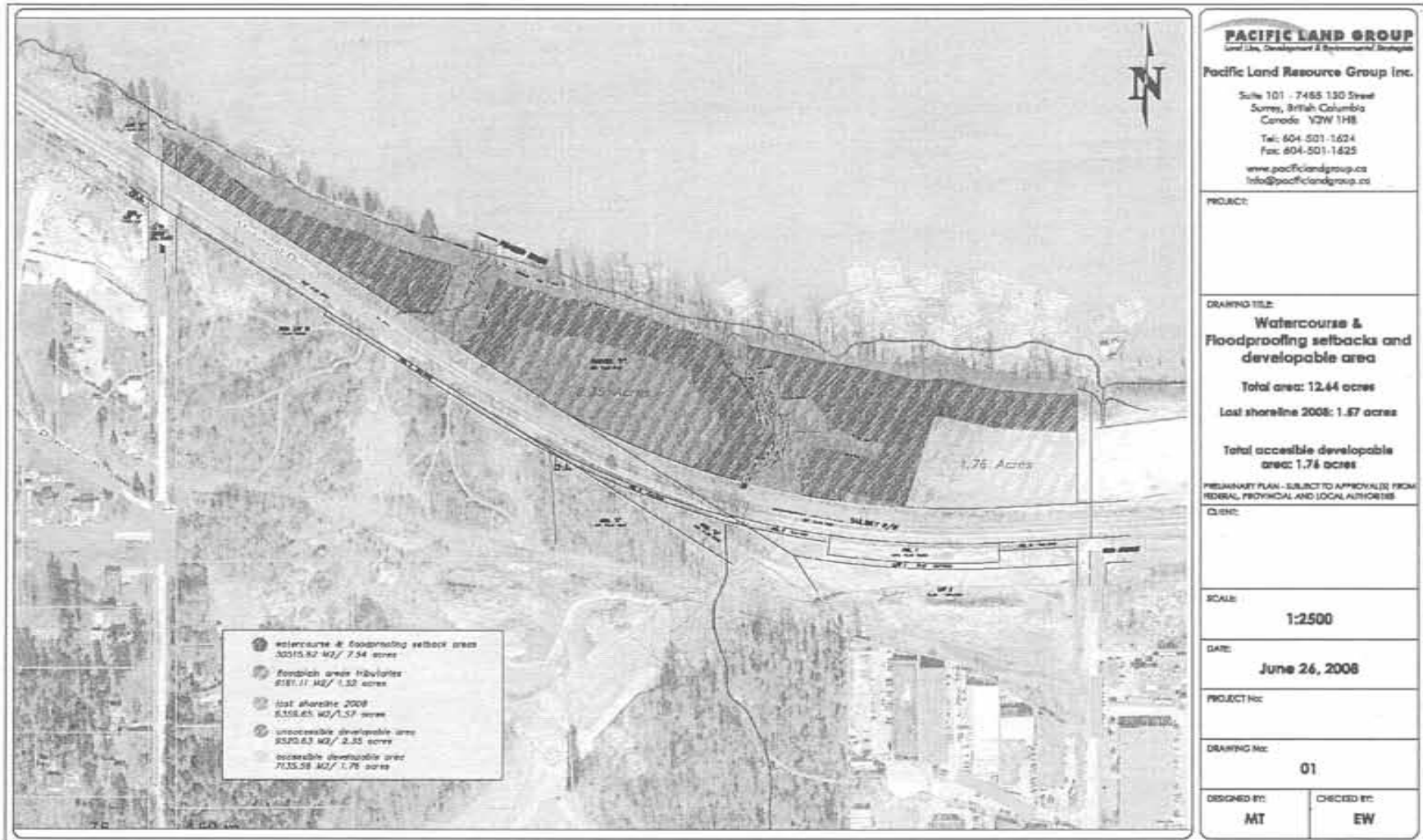
## Example 1: What is Maximum the Developable Area?

*Compensation work* shows “day lighting of a culverted system” – the better stream is reconstructed/brought to the surface by excavating the culverted section (purple), while the water source of the western stream is fed into the eastern one (blue). A great improvement to the habitat of the eastern watercourse can be achieved by this alternative proposal. A gain in maximum developable area of more than 4 acres is gained, (11.6 acres to 15.8 acres).



## Example 2: What is the Developable Area?

A significant portion of the site is encumbered. The encumbered setback areas are 7.54 acre. 1.76 acres is accessible developable area and 2.35 acres is inaccessible developable area. Total developable: 1.76 acres of a 12.44 acre site.



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PROJECT: [Blank]

DRAWING TITLE:  
**Watercourse & Floodproofing setbacks and developable area**  
Total area: 12.44 acres  
Last shoreline 2008: 1.57 acres  
Total accessible developable area: 1.76 acres

PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT: [Blank]

SCALE: 1:2500

DATE: June 26, 2008

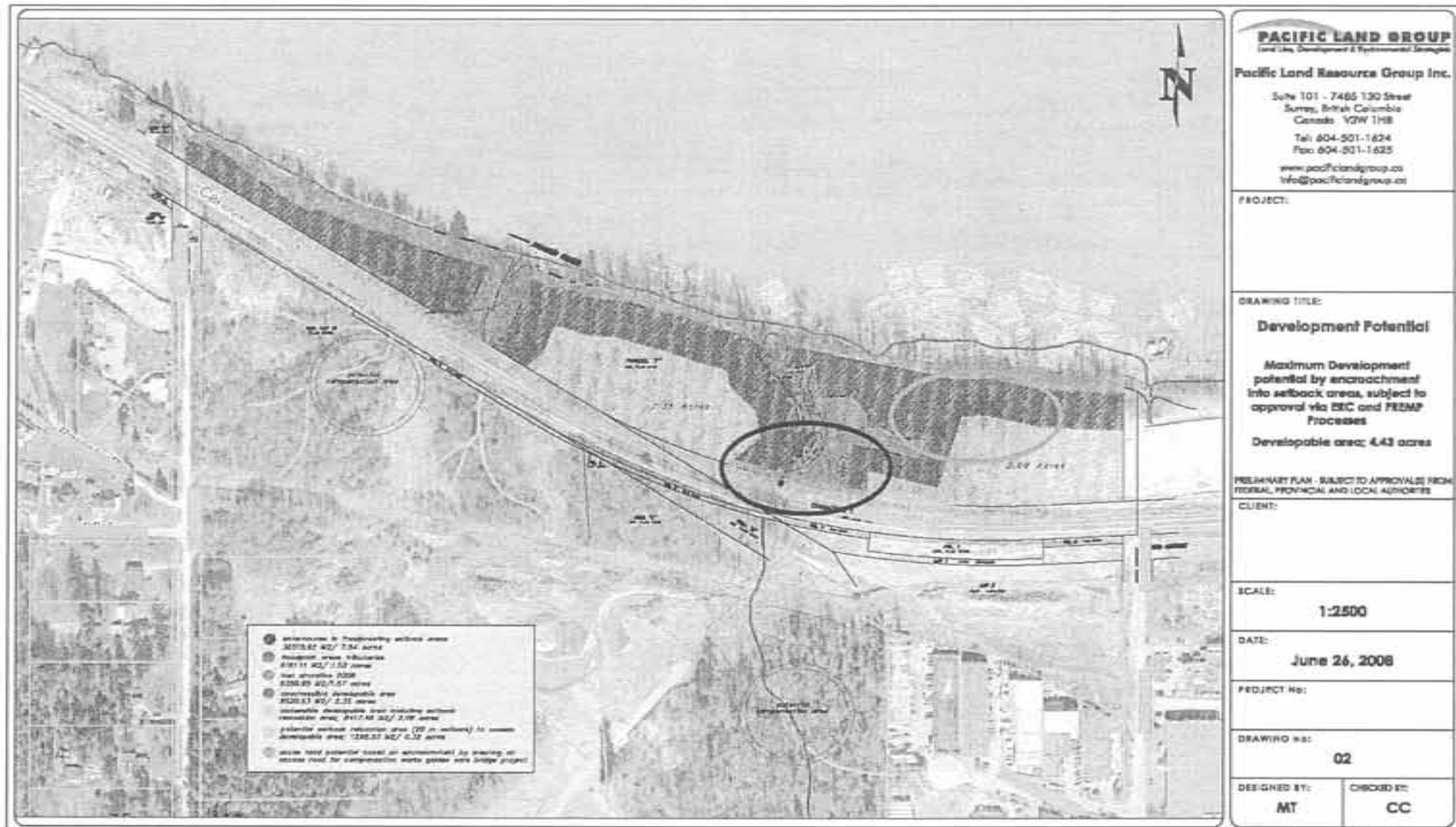
PROJECT No: [Blank]

DRAWING No: 01

DESIGNED BY: MT      CHECKED BY: EW

## Example 2: What is the Maximum Developable Area?

Shows a gain in developable area from 1.76 acres to 4.43 acres, by creating an access (purple) road to the landlocked portion. Encroachment is needed to access this road. Compensation for habitat loss is to occur at suitable upstream locations at the watercourse, i.e. improvements of fish passage through culvert systems.

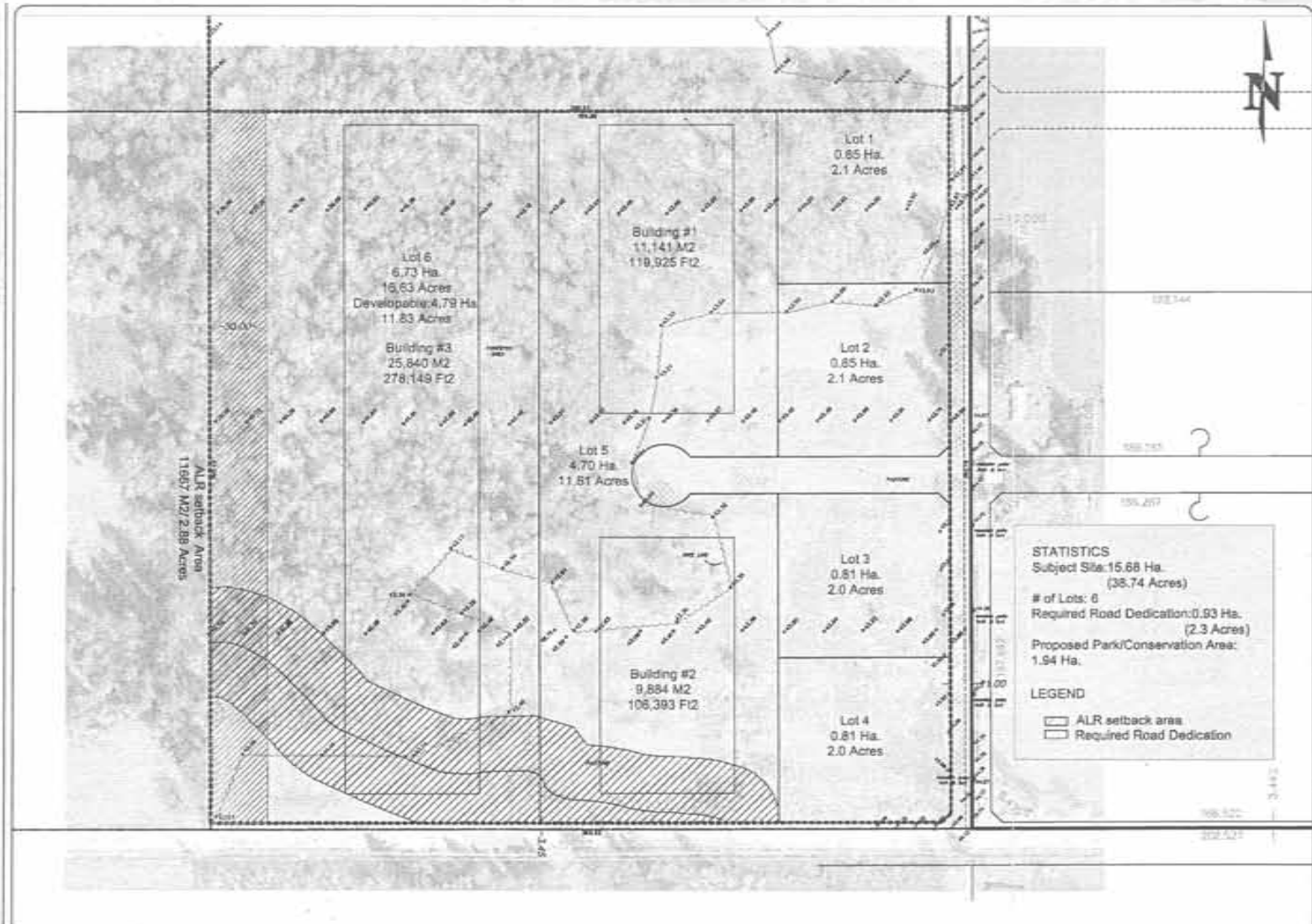




### Example 3: What is the Developable Area?

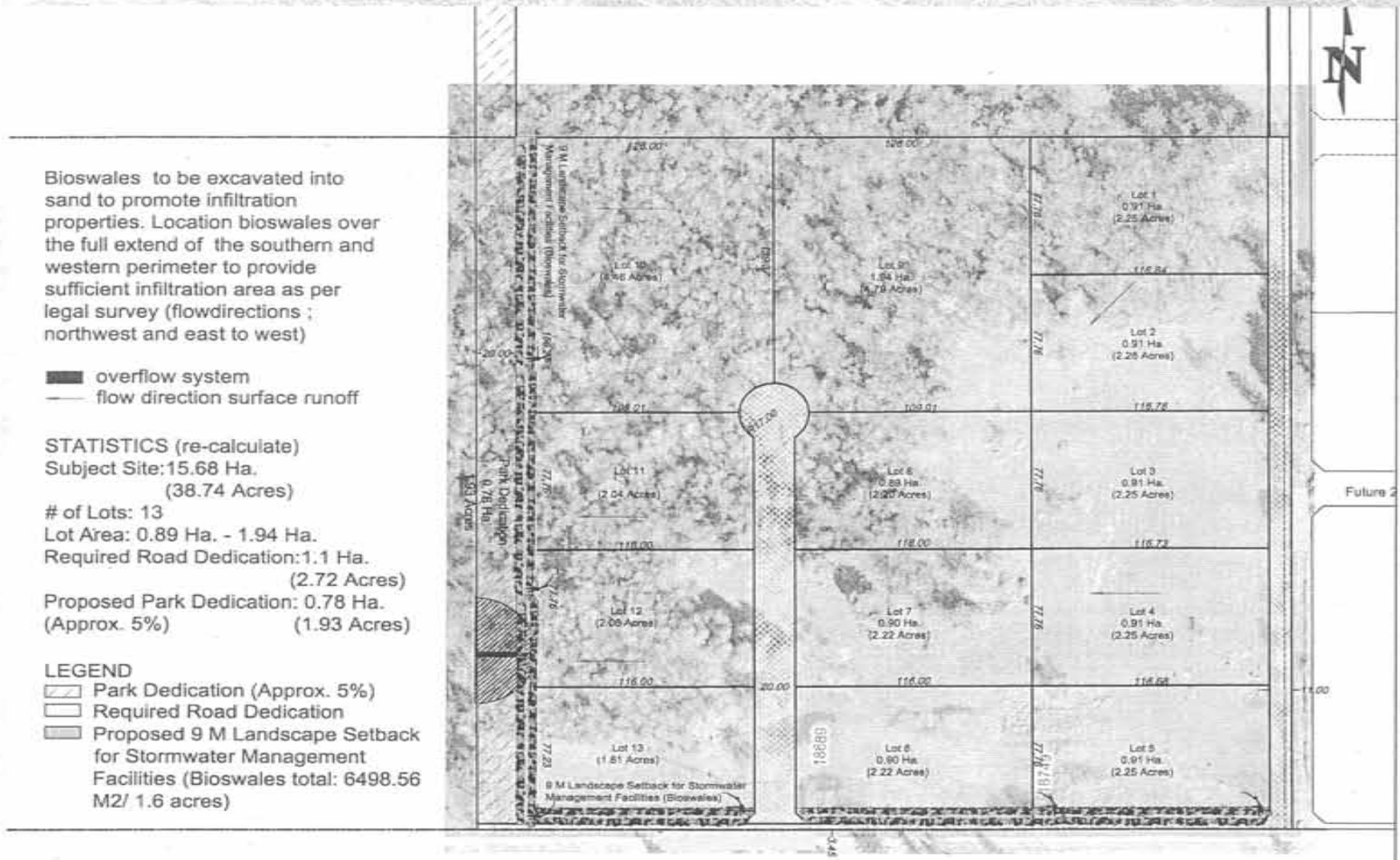
Pre-development scenario demonstrates the required 30 metre setback (red) for a stream, and an Agricultural Land Reserve setback of 30 metres. A site investigation revealed that the mapped watercourse did not exist.

The existing mapped conditions reflect a developable area of approximately 28.5 acres of a total of 38.74 acres of land



### Example 3: What is the Maximum Developable Area?

Post development Example 3 shows that the watercourse is declassified resulting in a zero (0) meter setback, bioswales and an overflow system (yellow) will provide flow to feed a downstream watercourse. These measures also help to mitigate a loss of forested area. A gain of approximately 4 acres in developable area is achieved.



## Summary:

The value of a property affected by environmental encumbrances can vary dramatically depending on the level of environmental assessment.

A cursory environmental overview may identify maximum ESA areas resulting in minimum development area.

A more detailed site analysis may indicate compensation opportunities and demonstrate a significant increase in developable area (and property value).