

Commercial, Multiple Family and Industrial Development Permit Areas (DPA 6-11)

Development Permits allow a municipality to review the detailed design of a proposed development in order to implement the OCP policies and objectives. Careful review of design elements ensures the new use has a high standard of urban design, respects the character of existing areas, creates livability within new developments and provides a well-finished appearance through landscaping and attractive building design.

In accordance with the *Local Government Act*, the DPA guidelines regulate the general form and character of development, including building siting, design and exterior finishes, signage, lighting and landscaping. Development Permits may also establish objectives and guidelines to address energy use, water conservation and the reduction of greenhouse gas emissions (described as “sustainability” in the guidelines). The use or density of land cannot be varied by Development Permits under this section.

The following guidelines apply to all commercial, multiple family, intensive residential and industrial sites within the District, including developments that contain a mix of the above land uses. The District may create additional

Development Permit guidelines in the Zoning Bylaw, if it is appropriate to specify new or more detailed guidelines specific to new development or a new zone.

Development Permits Required

For any property designated as DPA 6-11, a Development Permit is required prior to any construction, addition or alteration of buildings, or subdivision approval, unless specifically exempted by these guidelines.

Exemptions

Development Permits are not required for:

- Interior renovations to an existing building or structure that do not involve a change in use.
- Minor or cosmetic repairs such as replacement of doors, windows, roof or exterior materials that do not significantly affect the overall exterior appearance.
- Construction associated with an approved temporary use permit, including a temporary sales centre.
- Replacement or alteration of existing signs that comply with the Sign Bylaw or an existing Development Permit.
- Subdivision of commercial or industrial land.

- Accessory buildings, deck, balcony or patio less than 20 sq.m. in size.
- Additions or alterations to an existing building or structure that are less than 20% of the gross floor area of the existing building, to a maximum of 40 sq.m.
- Emergency repairs to building or structures where there is an immediate risk to public safety or property.
- The total building permit value of construction exempted shall not exceed a maximum of \$50,000 within a three-year period.

Plans Required

Applicants are required to provide detailed professional plans drawn to scale, including relevant information listed in the Development Approval Information Area section of the OCP. Landscape plans for developments involving more than three residential units, or any commercial or industrial development, shall be prepared by a professional Landscape Architect (BCSLA).