

- site map showing area of investigation, including existing and proposed: buildings, structures, septic tank & field locations, drinking water sources and natural features, including watercourses;
 - strength and structure of rock material, bedding sequences, slope gradient, landform shape, soil depth, soil strength and clay mineralogy;
 - surface & subsurface water flows & drainage;
 - vegetation: plant rooting, clear-cutting, vegetation conversion, etc.
 - recommended setbacks from the toe and top of the slope;
 - recommended mitigation measures; and
 - recommended 'no-build' areas.
- d. Development in steep slopes should avoid:
- cutting into a slope without providing adequate mechanical support;
 - adding water to a slope that would cause decreased stability;
 - adding weight to the top of a slope, including fill or waste;
 - removing vegetation from a slope;
 - creating steeper slopes; and
 - siting Type 1, 2 and 3 septic systems and fields within steep slopes. All sewage practices must abide by the recommendations of the Sewerage System Standard Practices Manual.
- e. A Covenant may be registered on title identifying the hazard and remedial requirements as specified in the geotechnical or engineering reports for the benefit and safe use of future owners.
2. Registration of a Covenant on title identifying hazards and restricting construction, habitation or other structures or uses on slopes of 30% and greater.

For construction of, addition to or alteration of a building or other structure:

- a. Compliance with and submission of the relevant geotechnical sections of Schedule B of the BC Building Code by an Association of Professional Engineers and Geoscientists of British Columbia (APEGBC) registered professional with experience in geotechnical engineering. A Covenant may be registered on title identifying hazards and/or restricting construction, habitation or other structures or uses on slopes of 30% or greater.

Shelter Bay Form and Character Development Permit Area 3

Designation

4.4.42 The Shelter Bay Form and Character Development Permit Area (SBFCDP3) is designated under Section 919.1(1)(e) and (f) of the Local Government Act and applicable provisions of the Community Charter for the establishment of objectives for the form and character for intensive residential development and commercial, industrial or multi-family residential development.

Area

4.4.43 The Shelter Bay Form and Character Development Permit Area 3 pertains to all areas within the Shelter Bay Area as shown on Figure 4.3.

Justification

4.4.44 The form, character, appearance and landscaping of intensive residential development and commercial, industrial or multi-family residential development are an important part of what makes a place attractive and liveable. The intensive residential development and commercial, industrial or multi-family residential development areas in Shelter Bay are located in areas that are highly visible from Upper Arrow Lake and Highway 23. Attention to details will ensure that a high development standard is maintained for intensive residential, multi-family residential, commercial and industrial areas.

Guidelines

4.4.45 A development permit is required for subdivision as defined in the Land Title Act, and including the division of land into 2 or more parcels, where those parcels are being proposed to be used for intensive residential development, or commercial, industrial or multi-family development.

4.4.46 Landscaping shall be provided:

- a. Along property lines that are next to public areas;
- b. Along the base of buildings that are seen from public areas;
- c. Between parking areas and public roads; and
- d. That meets Ministry of Transportation Standards, particularly, BC Reg 513/2004, Provincial Undertakings, Regulation, Part 3.

4.4.47 Views:

- a. Landscaping and buffering are to be provided next to any adjacent residential area. The entire setback should be landscaped in trees and shrubs.
- b. Landscaped berms create a visual buffer. Even a small elevation change in ground has an impact. Berms are encouraged especially where the creating of a visual screen effect is desired.
- c. Signage and lighting will be revised and managed to maintain the rural landscape and atmosphere and to minimize visual impacts from the surrounding areas.

4.4.48 Parking, vehicular traffic and waste collection areas:

- a. Outdoor storage or waste collection areas shall be screened by fencing, hedging or landscaping.

- b. Where landscaping is adjacent to parking or vehicular traffic there shall be a concrete curb to protect the landscaping from damage.
- c. In parking areas, landscape islands of trees and shrubs shall be used to visually break up large expanses of parking.

4.4.49 Existing landscaping:

- a. Integration with or augmentation of, any existing landscaping, is encouraged.
- b. Retention of existing trees and integrating them into the proposed site and landscape design is encouraged.

4.4.50 Standards:

- a. Plant material must meet the BC Landscape Standard for size, location, and leaf density. (The BC Landscape Standard is published by BC Society of Landscape Architects and the BC Landscape and Nursery Association.)
- b. Low volume irrigation is encouraged.
- c. All trees must be staked in accordance with the BC Landscape standards.
- d. Naturalized landscaping is preferred to fit with the existing landscape and vegetation.

Safety

4.4.51 Landscaping should not create blind spots, potential hiding places, or screen wildlife particularly next to highways; crime prevention through commercial design principles should be used.

4.4.52 There may be a need to screen storage yards or noxious land uses.

4.4.53 Development shall be encouraged to implement strategies consistent with Bear Aware and Bear Smart programs.

Buildings

4.4.54 Buildings shall create visual interest using:

- strong detailing in windows and doors;
- no large expanses of blank walls; and,
- localized lighting.