

.5 Creation of impervious or semi-impervious surfaces less than 100 m² (1,076.4 feet²).

.5 *Guidelines*

- .1 Light industrial development should be integrated as much as possible into the built fabric of the community, rather than forming isolated auto-oriented enclaves. Block pattern, street design and building placement should be appropriate to a mixed-use area, although industrial use may be the primary land use;
- .2 Buildings should face onto the street, and include entries and windows, providing active edges and visual permeability. Where buildings face a parking lot, pedestrian sidewalks should be provided. Buildings should be set back at a distance from the street, to avoid the creation of wide barriers;
- .3 Where possible, buildings should share common parking lots. Parking should be provided at the rear of buildings, at the interior of blocks, or include a landscape buffer between the parking area and the public street;
- .4 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .5 Use of non-combustible external building materials is encouraged;
- .6 Signage should be integrated into the overall site and building, and be legible without being intrusive into the visual landscape; and,
- .7 Green roofs and other sustainable practices are encouraged.

12.7 Commercial Development Permit Area

.1 *Purpose*

The Commercial Development Permit Area is designated under the *Local Government Act* for the establishment of objectives for the form and character of commercial development for areas designated as Commercial in the OCP,

.2 *Justification*

The justification of this Commercial DP is to promote pedestrian movement and a high level of site and building design which integrates well with the character of the surrounding built environment. As some commercially designated parcels are outside of the Village Centre and Secondary Settlement Areas it is important that commercial development fit with the primarily residential and rural character of the area.

.3 *Area*

This DPA applies to the areas designated as commercial (C, TC, RC, WC, HC) as set out in Schedules B and C.

.4 *Exemptions*

- .1 A single storey accessory building with a gross floor area less than 10 m² (107.4 ft²);
- .2 Non-structural external repairs or alterations exempted by the BC Building Code; or,
- .3 Creation of impervious or semi-impervious surfaces less than 100 m² (1,076.4 feet²).

.5 *Guidelines*

- .1 A landscaped buffer between parking areas and public streets should be provided. Additional landscaping within parking lots is encouraged;
- .2 The primary pedestrian entrance to all units and all buildings should be from the street, or if from the parking lot, a pedestrian sidewalk should be provided. Entries must be visible and prominent;
- .3 Weather protection in the form of awnings or canopies should be provided over all grade level entries to residential and retail units;
- .4 Use of non-combustible external building materials is encouraged;
- .5 Outside storage, garbage and recycling areas should be screened with fencing or landscaping or both;
- .6 Design of signage and lighting should be integrated with the building facade and with any canopies or awnings; and,
- .7 Buildings on corners should have entries, windows and an active street presence on the two public facades, to avoid the creation of blank walls in prominent locations.