

- c. capable of being sufficiently buffered from adjacent non-compatible land uses to ensure the quality of life (e.g. character and integrity of quiet rural residential area) of those and adjacent occupiers;
- d. accessible to community services, recreation and open space;
- e. cognizant of, and addressing special site features such as mature vegetation, landscaping, topography, adjacent development, environmental sensitive habitat and wildlife corridors, and view sheds; and
- f. all parking requirements, as specified in the zoning bylaw shall be provided on site.
- g. may include primary and accessory residential uses in conjunction with the Resort Commercial use.

5.3.10 New Resort Commercial Developments should consult and implement strategies from the Best Practices Guide for Resort Developments in British Columbia, September 2005, Province of British Columbia.

### **Neighbourhood Commercial**

5.3.11 The plan supports new neighbourhood commercial activities in Trout Lake and Mica Creek areas.

- a. retail and service commercial uses are permitted land uses for the Neighbourhood Commercial designation;
- b. new neighbourhood commercial businesses in Trout Lake shall be located along Highway 31 or in a cluster within Trout Lake;
- c. residential use in conjunction with Neighbourhood Commercial shall be permitted; and
- d. all parking requirements, as specified in the zoning bylaw shall be provided on site.

5.3.12 The minimum parcel size shall be 1 hectare. The CSRD will consider small parcel sizes where community water and sewer system requirements have been met. New commercial properties in Trout Lake shall connect to the community water system.

## **5.4 Commercial Development Permit Area**

### **Designation**

5.4.1 The Commercial Development Permit Area (CDPA) is designated under Section 919.1(1) (f) of the *Local Government Act*, for the purpose of establishing objectives for the form and character of commercial development.

## Area

5.4.2 Commercial Development Permit Areas include all areas designated in the OCP for commercial use.

## Justification

5.4.3 The form, character, appearance and landscaping of commercial properties is an important part of what makes a place attractive and livable. The commercial properties in Area 'B' are located in areas that are highly visible (e.g. Trans-Canada Highway) and/or focal points within communities. Attention to design details will ensure that a high development standard is maintained for commercial areas.

## Guidelines

5.4.4 Landscaping shall be provided:

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

5.4.5 Views from residential areas.

- 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 the ground has an impact. Berms are encouraged especially where the creation 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 highway.

5.4.6 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.

#### 5.4.7 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.

#### 5.4.8 Standards.

- a. Plant material must meet the BC Landscape Standard for size and leaf density. (The BC Landscape Standard is published jointly by the 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.

### **Safety**

5.4.9 Landscaping should not create blind spots, potential hiding places, or screen wildlife, particularly next to highways.

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

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

### **Building Design**

5.4.12 Buildings shall create visual interest, using:

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

### **Exemptions**

5.4.13 A Development Permit must be approved before demolition of, construction of, addition to or alteration of a building or structure, except, a Development Permit is not required where:

- a. Changes to a building or structure are internal alternations that do not affect the exterior of a building, the repair or replacement of roofing.

- b. The construction, alternations or additions of building are:
- additions up to 200 m<sup>2</sup> in areas where the addition results in less than a 10% increase in floor area; or
  - minor external alterations that do not alter or affect parking requirements, required landscaping, access to the site, or the building footprint or have any significant impact on the character of the building; or
  - the construction or alterations in accessory buildings or structures are not in excess of 40 m<sup>2</sup> where the total floor area is no more than 10% of the main building, and, provided parking requirements, required landscaping, required environmental measures, access to the site, and the character of the site are not affected.
- c. Development applications for residential developments within a Resort Commercial designation (e.g. Mica Creek).