



## Part B: AREA SPECIFIC GUIDELINES

### 1. DEVELOPMENT PERMIT AREA NO. 1 – ENVIRONMENT AND WILDFIRE PROTECTION AREA

#### Purpose of this Part

The area shown on Schedule 12B is designated as Development Permit Area No. 1 under Section 919.1 of the Local Government Act for the establishment and objectives and the provision of guidelines for environment and wildfire protection.

#### Objectives

The objectives of this development permit area are:

- To minimize the impact of future development on the surrounding agricultural lowland areas, existing natural areas and wildlife corridors;
- To ensure that future development will minimize erosion, prevent wildfire and respect the areas of geological concern.

#### General Requirements

All development applications must include a comprehensive development design package and a statement of intent that demonstrates how the proposed development meets the requirements outlined in the Development Permit Guidelines. The design package should include the standard development application drawings required by the City and a landscape plan.



### Guidelines

The guidelines respecting the manner by which the objectives of the form and character designation shall be addressed are as follows:

#### Building Form and Siting

- Clustering of development may be permitted without altering the permitted density provided the number of units does not increase;
- Lot grading should be kept to a minimum to ensure maintenance of the existing vegetation and to minimize erosion;
- Building, structures and paved surface shall be sited to minimize cutting into slopes;
- Use of retaining walls over 1.5 metres in height should be avoided;
- Measures shall be implemented to manage stormwater so that the quantity, quality and rate of stormwater input to the receiving water does not vary from its pre-development stage;
- No development shall be permitted within a streamside protection area unless permission for the development is obtained from the appropriate governing agency;
- A buffer zone shall be established between all development and adjacent agricultural lands;
- Safety measures shall be put in place to prevent and mitigate possible erosion, rockfall and landslide during all stages of development;
- Buildings should be oriented to maximize opportunities for passive solar heating and natural lighting.

#### Vegetation & Wildlife Management

- Development should be integrated with existing trees wherever possible;
- Existing vegetation needs to be preserved and/or restored in order to prevent erosion. New vegetation that is introduced in the area should be native and should enhance the existing natural systems;
- New development should minimize impact to habitat areas. Existing wildlife habitat or corridors should be preserved to enable movement of wildlife;



- The City may require the following documentation in support of development applications:
  - a) An environmental impact assessment report;
  - b) Analysis of soils and their capacity to accommodate the proposed development undertaken by qualified professional engineer or geoscientist;
  - c) Slope analysis including recommendations for appropriate building setbacks or stabilization approaches undertaken by professional engineer or geoscientist.

### Stormwater Management

- New developments should minimize the amount of impervious surface. The use of permeable materials (e.g. gravel, paving stones) for parking areas, roads and sidewalks is recommended;



- New developments are encouraged to install swales along the roads that slowdown, absorb and filter rain water;





### Wildfire Hazards

- New development should use fire-resistant materials and design that increase houses' longevity. Suggested materials are steel, asphalt, tile and ULC treated shanks for roofs, and stucco, metal, brick, concrete, aluminum or steel for siding;
- Roofs should be steep in order not to collect leaves or tree needles. The eaves around roofs should be boxed in and screen should cover attic vent openings.

### DEVELOPMENT PERMIT AREA EXEMPTIONS

The requirement to obtain a development permit prior to commencing land development, including land clearing, re-contouring, subdivision and building construction shall not apply to emergency works including tree cutting necessary to remove an immediate danger or hazard, or to works undertaken by or on behalf of the City;

#### A Development Permit will not be required for:

- Internal or external renovations of existing single family homes;
- Landscaping where the existing grade and natural surface drainage pattern is not altered;
- Site improvements such as addition of walkways, bikeways and permeable paving;
- Construction of a temporary sales centre less than 250 m<sup>2</sup> gross floor area incidental to a development for which a development permit has been granted;
- The placement of a signage on a temporary sales centre incidental to development for which a development permit has been granted;
- Construction of accessory buildings and additions to existing single family buildings pending compliance with the Land Use Bylaw and other relevant regulations and policies;
- Renovations to the exterior of a building including repainting or refinishing of a building, roof repair, repair or replacement of windows and doors provided that their location is not altered. (Bylaw No. 2432, 2009)