



3. DEVELOPMENT PERMIT AREA NO. 3 OUTDOOR RECREATION

The area shown on Schedule 12B is designated as Development Permit Area No. 3 under Sections 919.1 of the Local Government Act for the establishment of objectives and the provision of guidelines for the protection of agricultural lands.

Objectives

The objective of this development permit area is to protect agricultural lands from the impact of outdoor recreational uses.

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 in addition to the standard Development Application drawings required by the City, a landscape plan and a concept plan for signage.

Guidelines

Development Permits issued for this area should be in accordance with the following guidelines:

- The exterior design and new finish of buildings should complement the rural character of the area using traditional colours, building materials and roof lines;
- Lighting should be unobtrusive and in scale with the rural character of the area;
- The amount of impervious paved surfaces should be minimized to increase the natural absorption of storm water;
- A buffer zone should be created between outdoor recreational uses and agricultural areas. A buffer zone should consist of a continuous landscaping along all lot lines. The plant material selected for buffers should include low maintenance and indigenous vegetation. Wherever possible, double rows of trees should be planted. For the establishment of appropriate buffers, BC Agricultural Land Commission Report "Landscaped Buffer Specifications" should be considered;



- Recreational activities that may have an adverse impact on public safety should be fully contained within fenced areas;
- Surface parking or roads abutting agricultural land should have a landscape buffer to separate the paved surface from the agricultural area;
- The construction of ponds associated with golf courses should be accompanied by a water budget analysis to maximize retention of surface drainage generated within the site and to minimize use of supplementary sources (e.g., surface streams, groundwater);
- Outdoor recreational uses should minimize the impact to habitat areas and the existing vegetation;
- Outdoor recreational uses should minimize fertilizer implementation and irrigation demands;
- Soil erosion and changes in vegetation pattern should be prevented during the development of outdoor recreational facilities;

Development Permit Area Exemptions

Development permit will not be required for:

- Construction undertaken within the exterior walls of a principal building.
- Minor renovations to the exterior of a building that do not significantly impact the overall appearance of the exterior elevations. This would include repainting or refinishing of a building, roof repair, restoration or replacement of windows and doors at the same locations and replacement or addition of awnings. Minor renovations shall not exceed a value of \$75,000. (Major renovations to the exterior of a building involve the restoration or reconfiguration of a building's whole façade and development permit guidelines fully apply to them);
- Construction or addition of a building or a structure with a floor area less than 45 m² that is not visible from any road, residential area, or public recreation area or path;
- Construction, building improvements or site improvements associated with approved temporary use permits;
- Replacement or alteration of existing signs and erection of new ones provided that they are in full compliance with the Sign Bylaw or an existing Development Permit;
- Development applications that include subdivision only;
- Site improvements such as addition of landscaping, walkways, bikeways, and permeable paving.