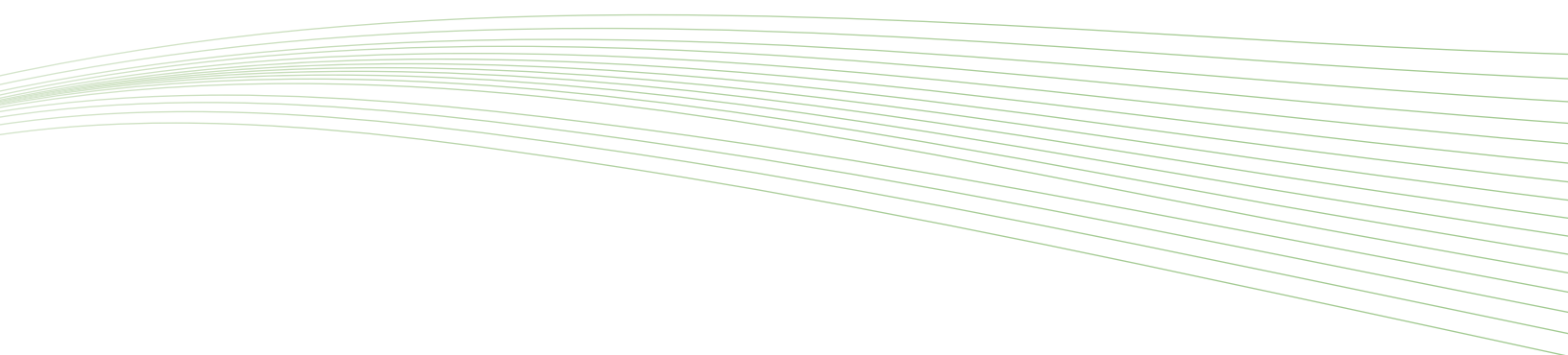
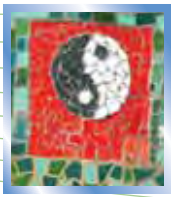


PART 5  
DEVELOPMENT PERMIT  
AREA GUIDELINES







# DEVELOPMENT PERMIT AREAS

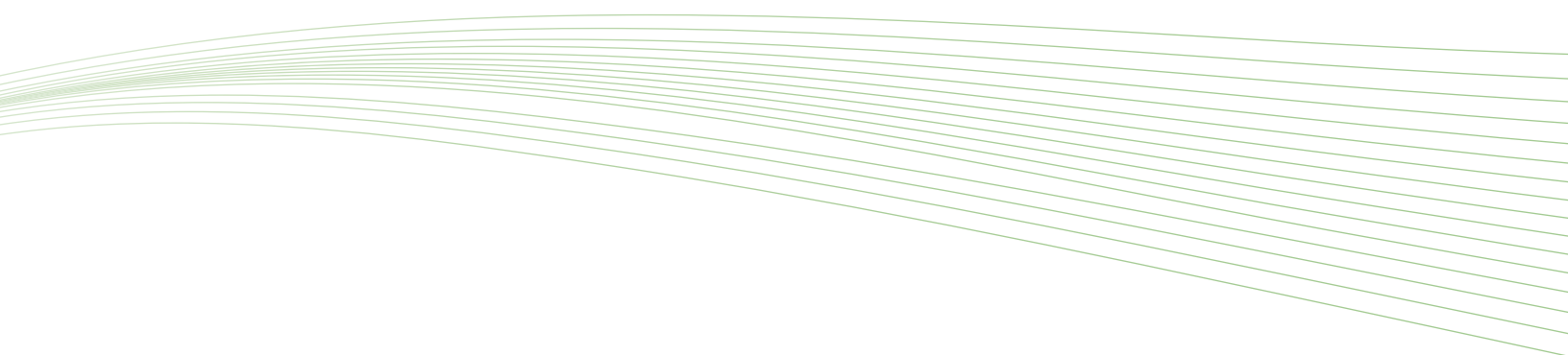
## BACKGROUND

Sections 919 and 920 of the *Local Government Act* authorize the establishment of Development Permit Areas in which a development permit must be issued by Council prior to the subdivision of land, the construction or alteration of a structure, or the alteration of land. In order for this to occur, the objectives that justify the designation of Development Permit Areas and the guidelines that will enable the objectives to be achieved must be established in the Official Community Plan. The creation of Development Permit Areas is intended to give greater control over the form and character of developments in the affected areas beyond the provisions of the Zoning Bylaw and the Subdivision Bylaw. A development permit can also vary the regulations of a bylaw where it can be shown that the public interest will benefit from the resulting modifications. This, however, does not apply to the allowable use or density of the land or any flood proofing requirement.

## EXEMPTIONS

A development permit will not be required for the following uses within a Development Permit Area:

- construction within a building including interior renovations
- addition of a balcony, deck or patio not exceeding an area of 20 m<sup>2</sup>
- replacement of a roof with the same or similar style and building materials
- underground service connections
- addition of (HVAC) rooftop equipment
- replacement of building exterior finishes using the same or similar colour scheme
- replacement of sign faces with no change in the location, size or type of signage
- addition of canopies or other decorative building features such as mullions and windows
- utility buildings (i.e. pump stations, electrical and telephone kiosks) not exceeding an area of 200 m<sup>2</sup>
- accessory buildings not exceeding an area of 50 m<sup>2</sup> building additions which are not visible from an existing road or adjacent residential development as determined by the Director of Planning
- interpretive signage providing general or tourist information and located on municipal owned property, other publicly owned property or any road right-of-way.



## DESIGNATION

Development Permit Area No.1 is established for the protection of the natural environment under Section 879(1)(a) of the *Local Government Act*.

## LOCATION

Development Permit Area No.1 consists of those areas for the protection of the natural environment as shown on Schedule J. It consists of the following environmentally sensitive lands identified on Schedule C:

- Squamish Estuary Conservation Area
- Brackendale Eagle reserve
- Baynes Island Ecological Reserve
- Mamquam Blind Channel (upper reaches)

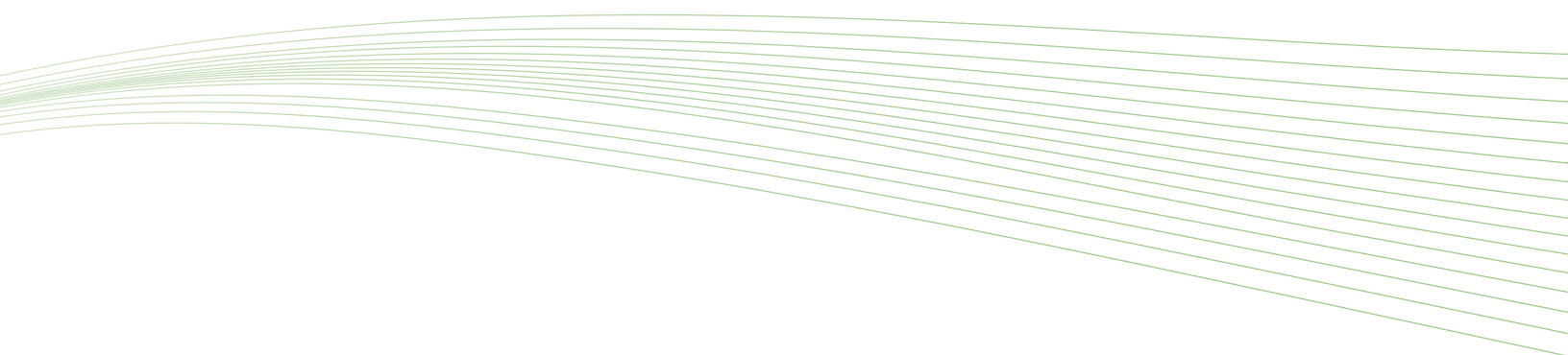
## OBJECTIVES

The objectives of Development Permit Area No.1 are:

1. *to ensure that fish and wildlife conservation and protection of the natural habitat are given priority over other values;*
2. *to minimize the visual and environmental impact of any development; to accommodate recreational uses, where appropriate;*
3. *to rehabilitate sites previously denuded of vegetation;*
4. *to accommodate complementary land uses that contribute to the above objectives; and*
5. *to ensure that no development of any kind takes place on Baynes Island Ecological Reserve.*

## GUIDELINES

- A. The siting of structures adjacent to watercourses will need to respect natural vegetation which may require additional setbacks beyond those specified in the Zoning Bylaw as recommended by the Ministry of Water, Land and Air Protection or the Department of Fisheries and Oceans.
- B. Natural vegetation should be retained wherever possible to ensure minimal disruption to the environment.
- C. Disturbed sites should be revegetated using plant materials indigenous to the area.
- D. The construction of buildings and placement of flood proofing fill must be minimized in recognition of the area's function as a floodway.
- E. Trail construction should be at grade and must use natural materials which withstand the impact of temporary flooding.
- F. The use of granite or wood will be preferred for the external finish of structures.
- G. Natural colours that blend in the surrounding environment will be preferred.
- H. The requirements of Development Permit Area No.1 do not apply to Indian Reserves for jurisdictional reasons. This, however, does not detract from the environmental sensitivity of affected Indian Reserve lands. The Squamish Nation is encouraged to follow those objectives and guidelines for any development within this area.



## DESIGNATION

Development Permit Area No.2 is established to regulate the form and character of commercial and multi-unit residential development in Downtown Squamish under Section 879 (1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.2 consists of Downtown Squamish as shown on Schedule J.

## OBJECTIVES

Squamish is a community that was forged by the forestry-based economy. The road and rail network, port infrastructure, and proximity of the Downtown to the Squamish River, have all greatly influenced the existing built forms in the town core.

The majority of the Downtown is subdivided into the typical grid-iron pattern, with frontages of 50 feet or multiples thereof. The exception to this is Cleveland Avenue, where most fronting lots are typically 25 feet wide. The absence of setbacks on commercial properties in the core has resulted in a continuous façade of small scale specialty shops, the majority of which have access and parking through the rear lane.

The Downtown core of the District of Squamish is the most important business and service center of the community. Because of the Downtown's importance as a service and cultural center, most residents of the District frequently visit Downtown either for everyday business or social activities. Therefore, the appearance and character of the area have an important effect on the community's sense of identity and pride.

One component of the Economic Development Strategy is to promote Squamish as a tourist-oriented destination by providing visitors with the opportunity of experiencing a community's downtown that is attractive, unique and inviting. Squamish's economic

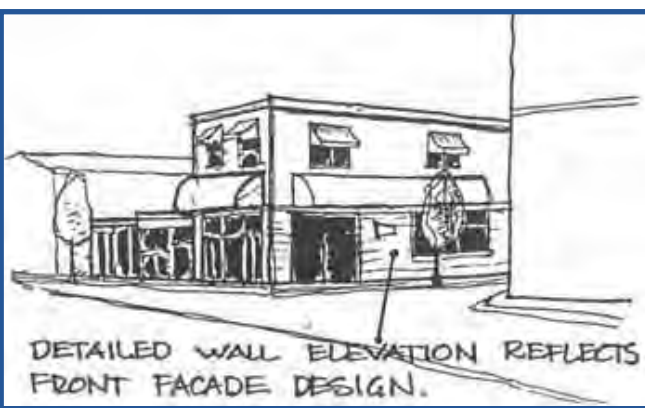
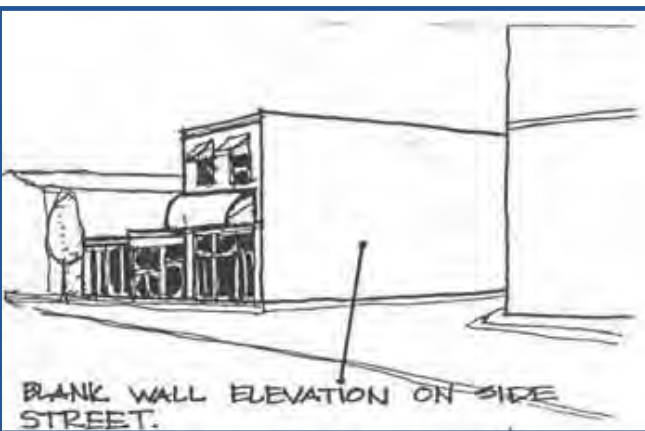
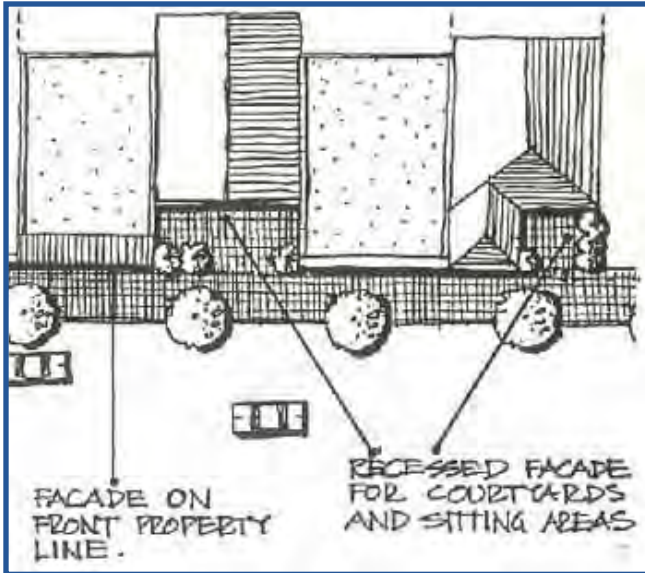
base will ultimately benefit when visitors share their experiences with others.

The overall objectives for this area are to create a sense of place and vibrancy to live and work and to become a focal point for Squamish. This image, or ambience, can be improved by having new development participate in the creation of a special 'place'. The realization of this objective will strengthen community identity, broaden the District's economic base, and form an exciting and vibrant commercial center with an enhanced physical image.

It is recognized that Squamish's core does not have a strong common architectural theme, so it is not the intention of this Development Permit Area to recreate a particular era or restore heritage buildings. Rather, the guidelines attempt to promote new and traditional design features that exist in the town center and contribute to its character. The guidelines also provide examples of design elements that are discouraged. For example, exposed steel and glass contemporary structures would not promote the spirit of the development Permit Area.

The objectives of Development Permit Area No.2 are:

1. *to encourage a compact, continuous façade of street level, pedestrian oriented commercial and public services uses along Cleveland and Second Avenues;*
2. *to enhance and integrate the built environment with the natural environment through landscaping;*
3. *to accommodate mixed use developments in the commercial core of Downtown Squamish; and*
4. *to encourage a strong unifying concept for Downtown Squamish based on its scenic wonders coastal setting, social and economic history, and sense of place and identity.*



## GUIDELINES

### A. LAND USES

Ground level retail or office uses are encouraged throughout Development Permit Area No.2. Multi-family uses are encouraged particularly over commercial uses or as free-standing sites on 2nd Avenue.

### B. TREATMENT OF SIDE WALLS

- Buildings located on corner lots or adjacent to walkways or courtyards should have side elevations reflecting the design and scale of the front face of the building. Blank walls, or walls lacking building details will not be considered acceptable. The purpose of this guideline is to promote a continuous and cohesive environment that visually ties side streets to main avenues. The painting of murals on existing blank side walls is considered appropriate provided that the mural blends in with the other design principles that are outlined for this development permit area.

### C. SITING OF BUILDINGS

- All buildings fronting onto Cleveland Avenue, south of the British Columbia Rail crossing shall have facades that are located on the front property line in order to support a pedestrian environment. Exceptions to this siting requirement may be made for buildings containing courtyards, sitting areas, or other similar features. Service stations will not be required to be sited in this manner.

### D. BUILDING FORM

- New infill development must be designed so that is sympathetic to the pedestrian character of the street, particularly on Cleveland Avenue. This can be accomplished by limiting building heights to 2 storeys for that portion of the building located within 1.5 metres of the front property line. Any portion of a building exceeding 2 storeys must be

“stepped” back from the front face of the building.

- Commercial and residential entrances must be separated for mixed use developments.
- Any multi-unit residential uses should be oriented to the fronting public street as much as possible.
- Any multi-unit residential buildings, open and semi-private spaces may be partially screened but must be visible from the street. Walled developments that completely block off visibility from the street

- heavy timber

- wood, horizontal or vertical siding

- wood shingles.

- Other exterior building materials will be considered but will not be recommended as the primary source for exterior cladding.
- Building materials which do not convey a feeling of quality or permanence, or which will not withstand extensive rain and wind, shall be avoided.



will not be permitted.

- The facades of any multi-family buildings must be articulated to indicate the individual units within in order to avoid a large, monolithic appearance.
- Aboriginal coast Salish building character elements will be considered.

## E. BUILDING MATERIALS

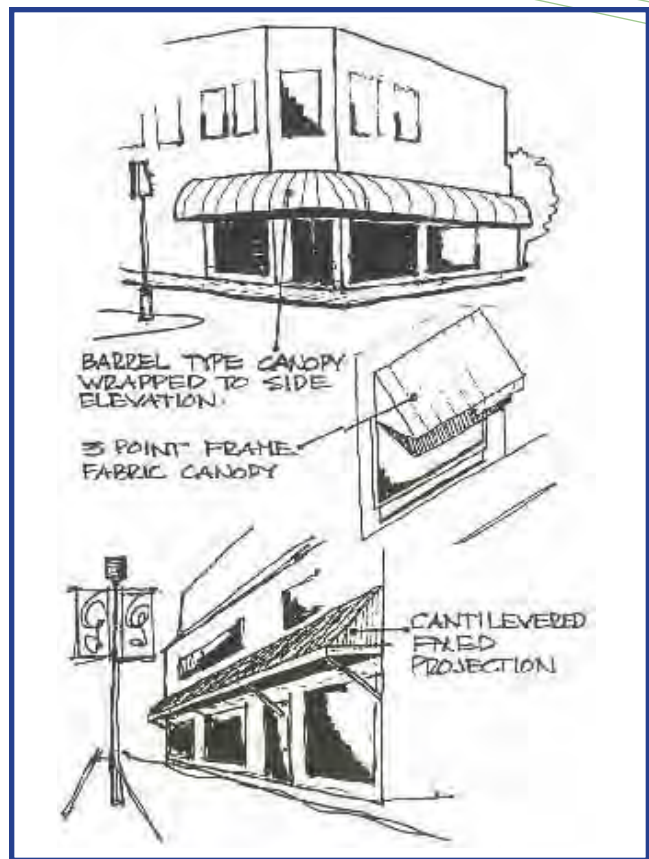
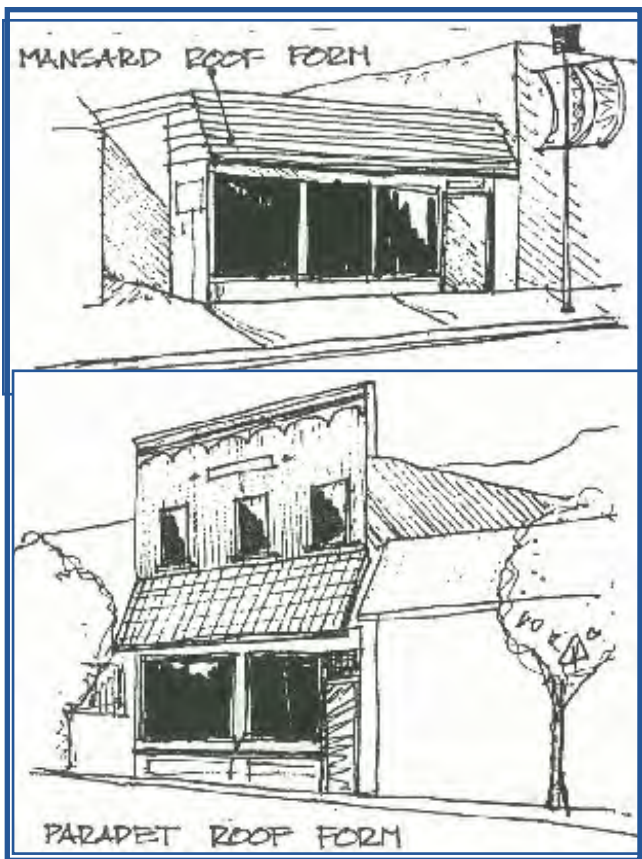
- In keeping with the desired image for the Downtown, the following are recommended as primary building materials for external cladding applications:
  - granite
  - brick
  - river rock

## F. COLOURS

- Exterior building colours should reflect the natural environment and development history of Squamish; for example brown, green olive, grey, beige, sand, sepia and ochre and tones comparable to them. Vivid or garish colours should not be used. Judicious use of contrasting colours may be used for highlighting architectural details. The use of natural stains and finishes for wood surfaces is encouraged.
- When considering an appropriate colour for a building, the colour of adjacent or neighbouring buildings should be taken into account in order to provide consistency and balance of the overall streetscape.

## G. ROOF FORMS

- A wide variety of roof styles (i.e. parapet, mansard, gable) will be considered acceptable, provided that the roof line does not:
  - conflict with the roof line of adjacent or neighbouring buildings, so as to create an obvious 'out of place' situation, and
  - the roof line does not significantly impact upon views of the Squamish Chief from important public spaces.
- Notwithstanding the above, for buildings located along Cleveland Avenue, roof features such as corniced parapets, mansards and gables with



decorative fascia are encouraged.

- Variations in height that aesthetically integrate different roofs will be considered. Flat roofs are discouraged for mixed-use developments.

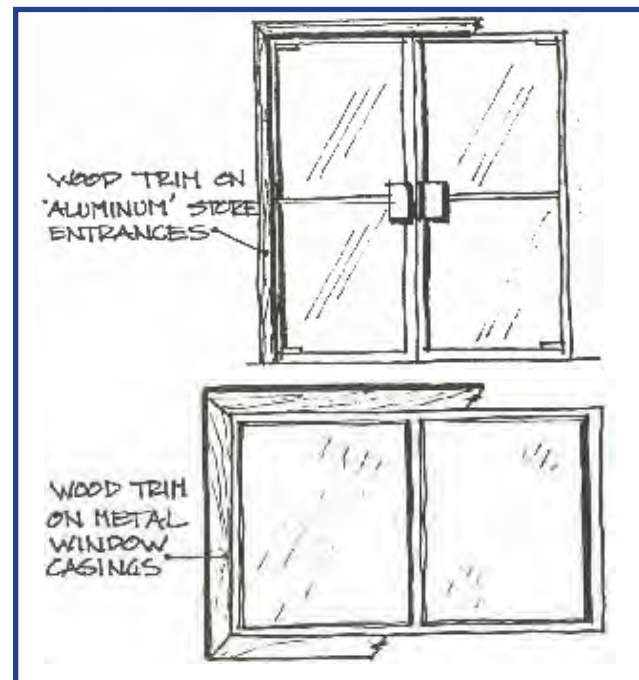
#### H. CANOPIES

- Overhead weather protection should be provided along the front face of all buildings over the pedestrian sidewalk. This can be achieved by the use of fabric canopies, fixed building projections or other similar features. All canopies must be cantilevered; large projections supported by posts will not be acceptable. Canopy colours must compliment the general colour scheme of the principle building on which the canopy is appended, recognizing that the canopy functions as an advertising device. It should be recognized

that the Building Bylaw requires that, prior to the issuance of a building permit, an insurance policy be taken out in favour of the District of Squamish for canopies that project beyond private properties.

#### I. SIGNAGE

- Notwithstanding the Sign Regulation Bylaw, the following guidelines will be utilized in regulating the type and size of signage in the Downtown area:
  - free-standing signs should reflect the pedestrian character and scale of the area,
  - projecting signs and signs suspended from canopies, perpendicular to the facade of the building, are encouraged
  - multi-tenant buildings will be required to have a Comprehensive Sign Program



in place, identifying the location, size, colours and material of all signs for the development. This will ensure that signage for individual tenants will be consistent with an overall theme.

## J. WINDOWS AND DOORS

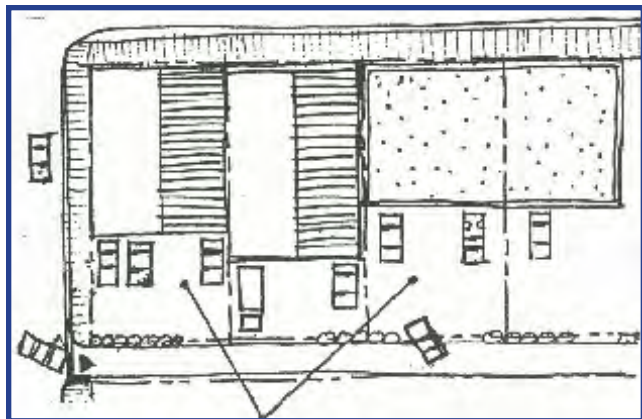
- Wood window and door frames should be used whenever it is feasible. Where metal or aluminum frames are used, wood trim framing on the façade is encouraged. This will provide relief and accent to window and door openings.

## K. SITE ELEMENTS

- Surfacing of sidewalks, walkways and internal hard surfaced areas should be comparable to type and pattern used in the Downtown Revitalization Program but includes stamped concrete and cobble.
- All buildings must be handicapped accessible. Curb letdowns should be used between parking areas and buildings. Handicap parking spaces should be clearly marked and conveniently located.
- Garbage containers, utility boxes, storage areas and the like must be screened from public view. This can be accomplished by an opaque solid screen such as wood fencing, or thick hedge landscaping, or a combination of both. Transparent screens or “chain-link” fencing, for example, will not be permitted unless used in combination with landscaping.
- Except for screening as noted above, fencing for multi-family developments shall be low in height and allow view penetration so that demarcation of private and semi-private space will occur without detracting from crime prevention initiatives.

## L. LIGHTING

- Site lighting should utilize cut-off louvre design that prevents light overspill onto adjoining residential properties. Development incorporating free-



standing lamp poles and luminaires on site should attempt to choose the same or comparable models established as part of the Downtown Revitalization Program.

- Wall mounted lamps should provide soft and unobtrusive indirect lighting. Incandescent or mercury vapour will be preferred in order to achieve

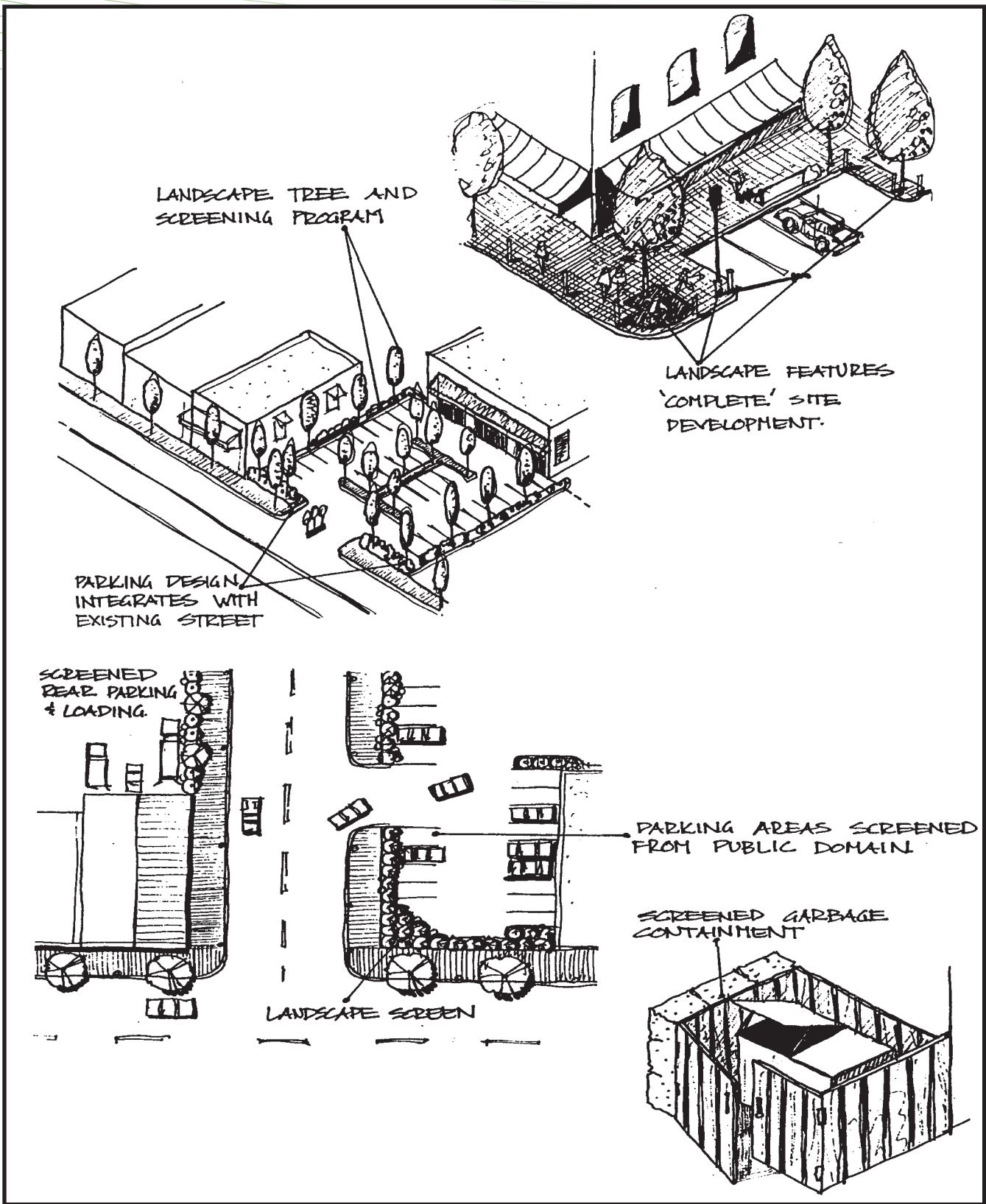
the image of a pedestrian environment.

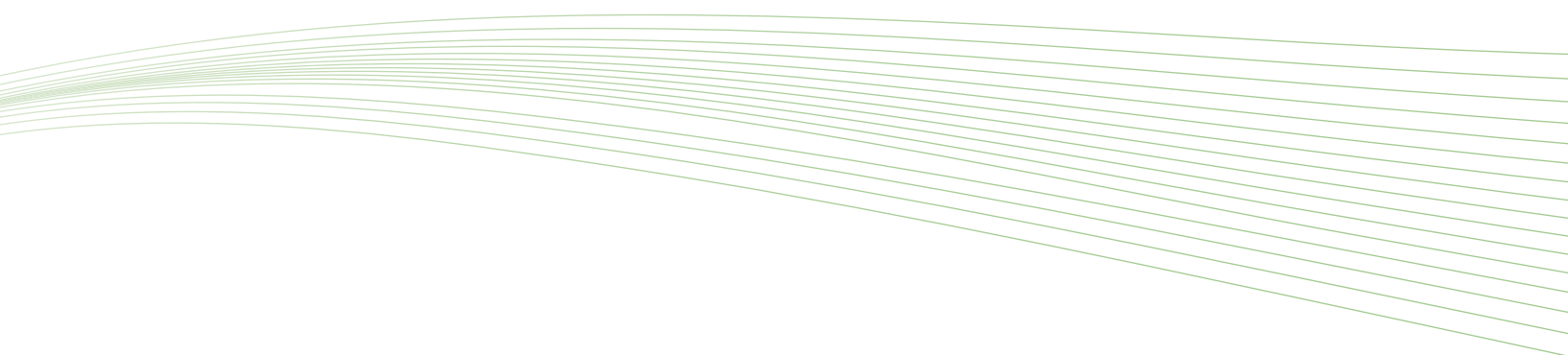
### M. OFF-STREET PARKING

- On-site parking must be located so that it is visually unobtrusive and does not dominate the site. This can be accomplished through landscaping and by placing parking areas to the rear of the building. This approach is particularly important on Cleveland and Second Avenues in order to retain the pedestrian character of the street.

### N. LANDSCAPING

- All landscaping plans for new developments must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant material and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.
- Surface parking lots will be designed in a manner to avoid the image of large expanses of asphalt. This will be achieved by the use of landscaping or other design features.
- All areas of the site not developed with hard surfaces (i.e. building or parking) must be landscaped in a manner, which conveys the image of a site that is complete or finished. Soft landscaping materials such as ground covers, shrubs and trees can be used for this purpose. The use of mulches, gravel, concrete or similar materials will not be considered acceptable.
- Parking or loading areas directly abutting public road allowances, pedestrian walkways, or adjacent residential development must be screened by a continuous landscaped strip.
- Irrigation of all landscaping is encouraged and will be mandatory on prominent, exposed sites.





## DESIGNATION

Development Permit Area No.3 is established to regulate the form and character of industrial, commercial and multi-family development in Downtown South under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.3 consists of the Downtown South as shown on Schedule J.

## OBJECTIVES

The objectives of Development Permit Area No.3 are:

1. *To provide direction for Downtown South as a transitional area between the main commercial area of Downtown Squamish to the north and the industrial port to the south;*
2. *To encourage live-work developments for small contractors, artisans and other appropriate mixed uses;*
3. *To recognize the legacy of residential uses, which predates the original light industrial zoning in 1954; and*
4. *Promote its integration with the adjacent part of the Mamquam Blind Channel.*

## GUIDELINES

A. Any new residential use must be in conjunction with a permitted industrial or commercial land use.

B. Parking requirements for live-work developments shall be the greater of the applicable zoning requirements for each use but shall not be added together.

C. Any new residential use must incorporate sound attenuation measures to ensure that surrounding industrial and commercial uses do not detract from the livability of the area.

D. The siting, massing, shape rhythm, roof line and exterior finish of buildings must be sufficiently varied to avoid monotonous landscapes.

E. All garbage, recycling, outdoor storage of equipment, vehicle storage and utility areas must be screened from adjacent roads.

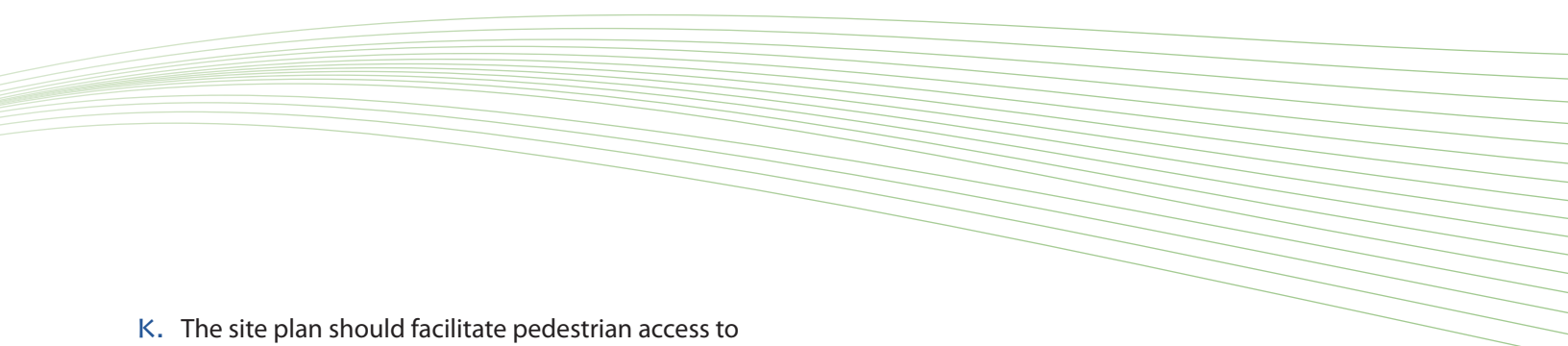
F. The outdoor storage of equipment or materials must be placed at the rear of the site and screened from surrounding roads.

G. Landscaping must be provided in order to enhance the appearance of buildings and screen other necessary features. Landscaping must be provided along all property lines except lanes. All areas not used for buildings, outdoor storage or parking must be landscaped. Paving, gravel or mulch will not be considered primary landscaping elements. Irrigation of landscaping is encouraged.

H. Should chain link fencing be used for security purposes, landscaping features and finishing details must be provided to reduce the negative visual impact for that part of the fence visible from adjacent roads.

I. Any multi-family residential uses should be oriented to the fronting public street as much as possible.

J. All parking should be completely enclosed within a building or located at the rear of the site. Lane access for parking should be used where available.



K. The site plan should facilitate pedestrian access to adjacent public streets and within the site. Provision should be made for the safe storage of bicycles and for recycling.

L. The following are recommended as primary building materials for external cladding applications: granite, brick, river rock, heavy timber, wood, horizontal or vertical siding, and wood shingles. Other exterior building materials will be considered but will not be recommended as the primary source for exterior cladding. Building materials which do not convey a feeling of quality or permanence, or which will not withstand extensive rain and wind, should be avoided.

# DPA 4 MAMQUAM BLIND CHANNEL

## DESIGNATION

Development Permit Area No.4 is established to regulate the form and character of commercial and multi-unit residential development in the Mamquam Blind Channel Sub-Area Plan area under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.4 consists of part of the Mamquam Blind Channel as shown on Schedule J.

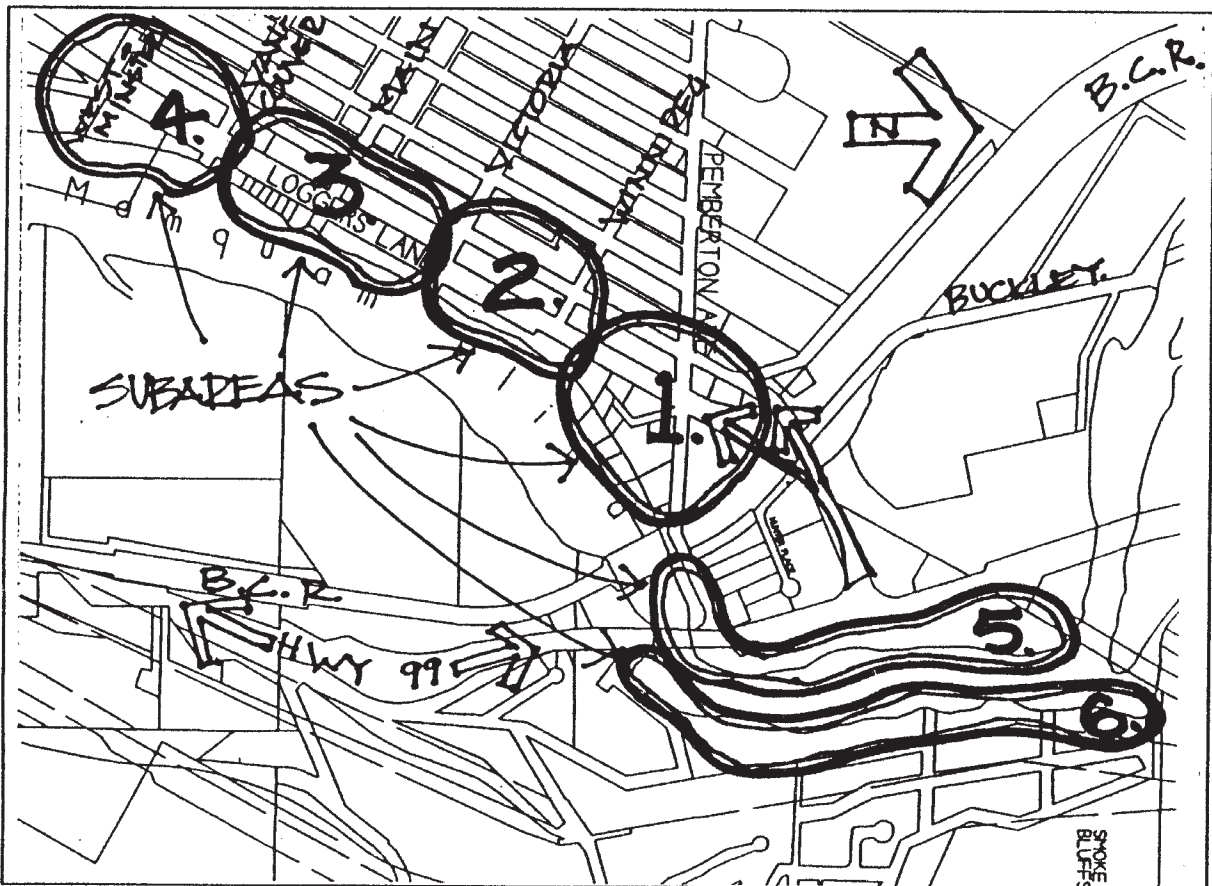
## OBJECTIVES

Development Permit Area No.4 is based on the Mamquam Blind Sub-Area Plan as adopted by Council in March 1993. This document should be consulted for

reference purposes.

The objectives of Development Permit Area No.4 are:

1. *To provide direction for the gradual conversion of the working harbour, transportation corridor and industrial log storage area to a more urban, mixed-use commercial, recreational, tourist and multiple-family residential neighbourhood;*
2. *To promote the integration of that part of the Mamquam Blind Channel adjacent to Downtown Squamish; and*
3. *To promote the use of the Mamquam Blind Channel north of the B.C. Rail crossing for public recreational purposes, habitat restoration and conservation purposes.*



## GUIDELINES

### A. SUB-AREAS

The Mamquam Blind Development Permit Area consists of six sub-areas. Their boundaries are shown on the preceding sketch.

The character of these six sub-areas is defined by their connections to Downtown Squamish and by adjoining areas. The intended role of each sub-area in relation to the overall waterfront concept can be summarized as follows.

#### SUB-AREA NO. 1 – GATEWAY

This sub-area is not only important in introducing the waterfront; it also provides a key entry into Downtown Squamish from Highway 99 and the B.C. Railway. The hub of all activities focuses on the intersection of Pemberton and Loggers Lane. A key feature of this sub-area is the Marina Estates apartment development.

This sub-area provides the greatest depth of developable property on the waterfront. It is most suitable for mixed multiple-residential uses with some compatible commercial uses on the water and at grade. Other commercial uses should focus on the Loggers Lane/Pemberton intersection, which should also anchor the Royal Hudson facilities.

These facilities and the sub-area's Gateway location make this an important tourist focus. Pedestrian access should be maximized, especially public access from the Loggers Lane/Pemberton Avenue focal point to the water's edge. This location provides an opportunity for an active, but residentially compatible, public space with some tourist commercial uses.

#### SUB-AREA NO. 2 – THE COMMERCIAL CORE

This sub-area provides the main opportunity for downtown commercial integration and is the focus

of mixed commercial development. It is also the most active commercial waterfront use. Depending on the length of track required for the Royal Hudson siding, a portion may eventually be free of track interference, thereby facilitating pedestrian integration. For this reason, the Victoria Street end should be the major 'people' focus and pedestrian destination on the waterfront because it offers the best rail free opportunity for the future.

The easterly part of Winnipeg Street should be similarly developed as part of a linked chain of street end 'events'. Access may be temporarily blocked by Royal Hudson carriages when the train is at the station.

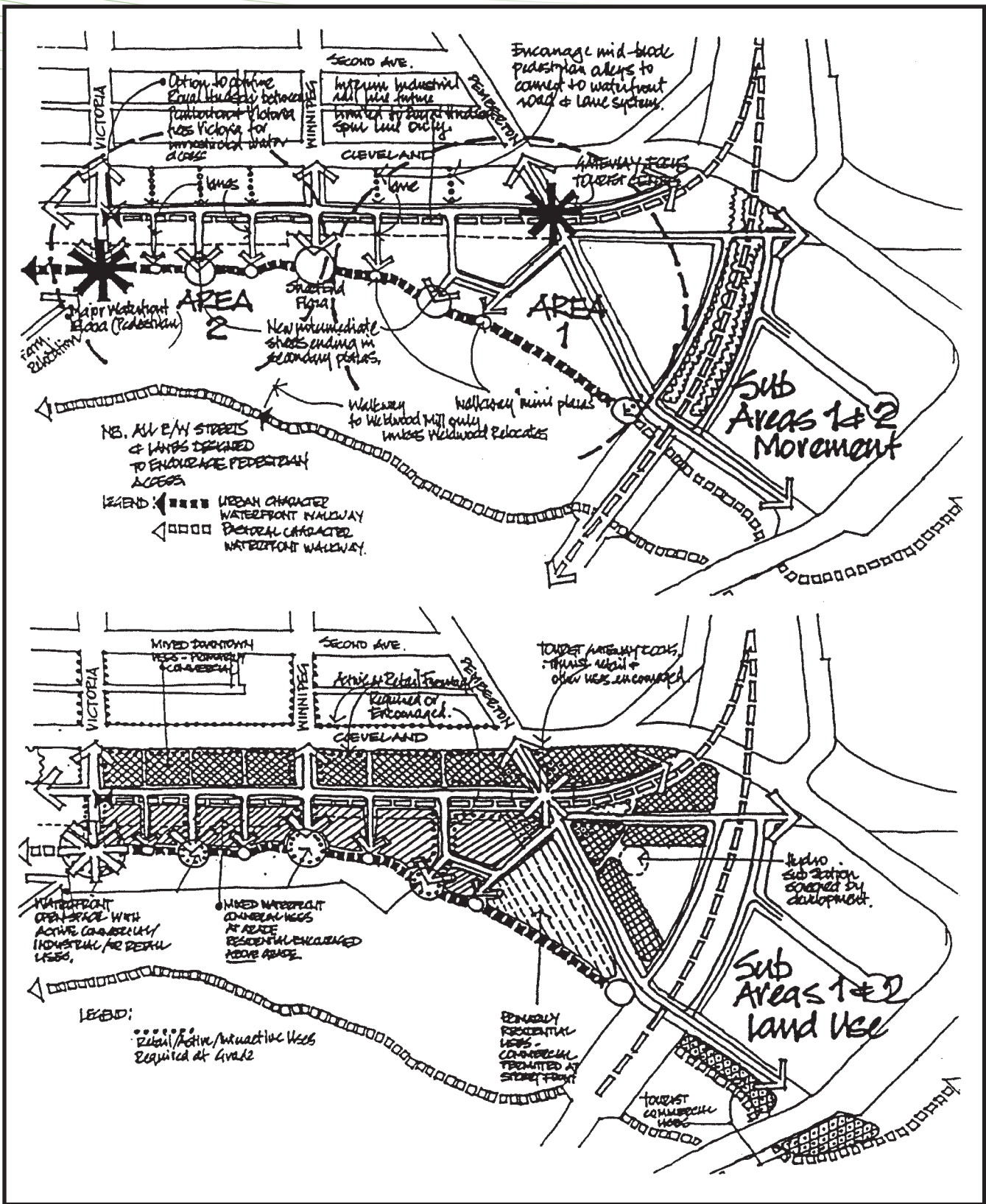
The ferry terminal and float plane docking facilities should be moved to the Victoria Street end plaza to facilitate a better link to the Royal Hudson and to reinforce commercial activity in Downtown Squamish.

#### SUB-AREA NO. 3 – TRANSITION

Main Street is generally the boundary between Downtown Squamish and the mixed use industrial/commercial Downtown South area. The municipal park north of Main Street provides an attractive open space, which serves as a south end destination for Cleveland Avenue pedestrians. This 'green, open space' should be extended west and linked to the waterfront. The character of the Main Street end should reinforce the more passive characteristics of the area.

Residential opportunities north of Main Street could be maximized by the availability of open space. This would provide a southern residential component to match the northern one in Sub-Area No. 1 and anchor the Commercial Core in Sub-Area No. 2.

The primary focus south of Main Street adjoining the Yacht Club floats and the Main Street ferry dock should be boating/yachting activity. Upland uses could





include boat building, repair facilities, chandleries, etc. The Yacht Club building could be moved into this area. The area's maritime potential will be further enhanced by the close support of facilities in Sub-Area No. 4.

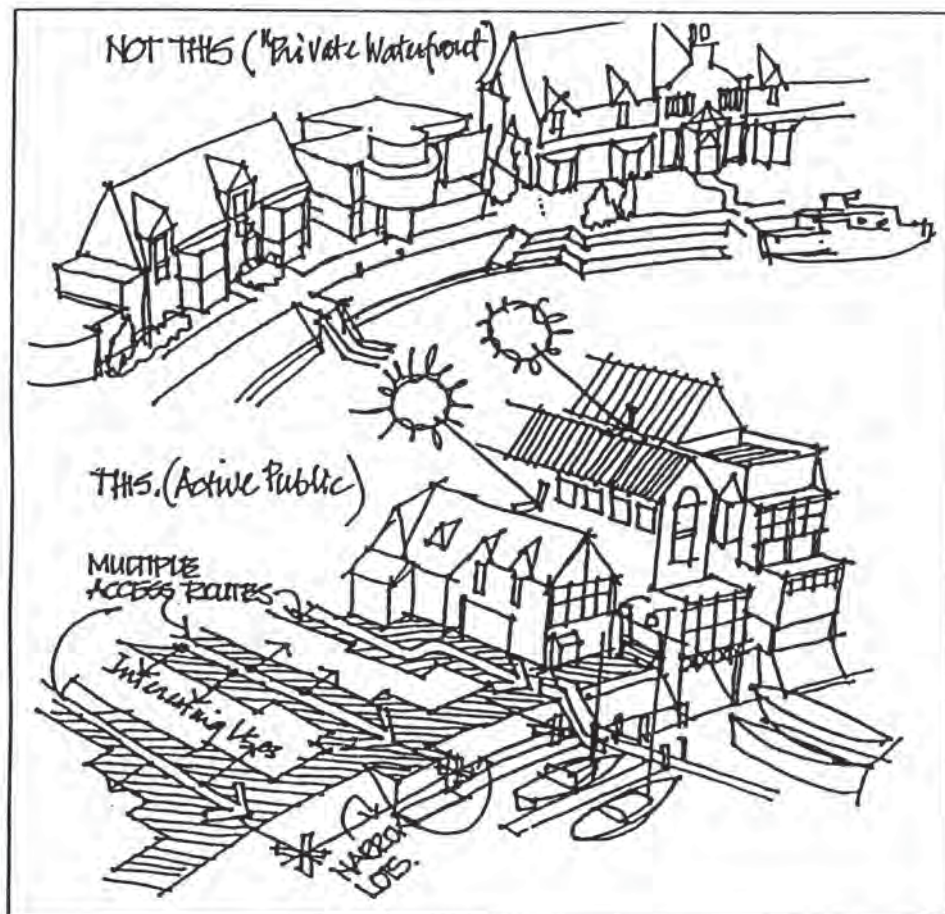
#### SUB-AREA NO. 4 – WORKING WATERFRONT

This part of the waterfront, from the government dock south, should maintain and expand the working waterfront function, emphasizing active uses and industries, commercial fishing, boat storage and support facilities, but excluding large inactive materials, container or other storage facilities and yards.

#### SUB-AREA NO. 5 – UPPER REACHES OF MAMQUAM BLIND CHANNEL-WEST SIDE

This sub-area, almost all of which is in municipal ownership, should become a destination park for the waterfront walkway. Pedestrian crossing lights and possibly an overpass should be installed on Highway 99 to permit residential development west of the highway access to the park at its north end and to develop a connected open space network.

A strip of park land in this location would not only provide valuable open space, it could become a tourist attraction that maintains the natural area characteristics as a permanent introduction to Squamish from a location that is highly visible from Highway 99. Limited commercial facilities to serve



tourists should be permitted adjacent to the road bridge over the Mamquam Blind Channel, but the proliferation of fast food uses should be avoided without qualification. The creation of a permanent water amenity would be enhanced by re-watering the Mamquam Blind Channel. Further consideration of the environmental and community impacts will be required.

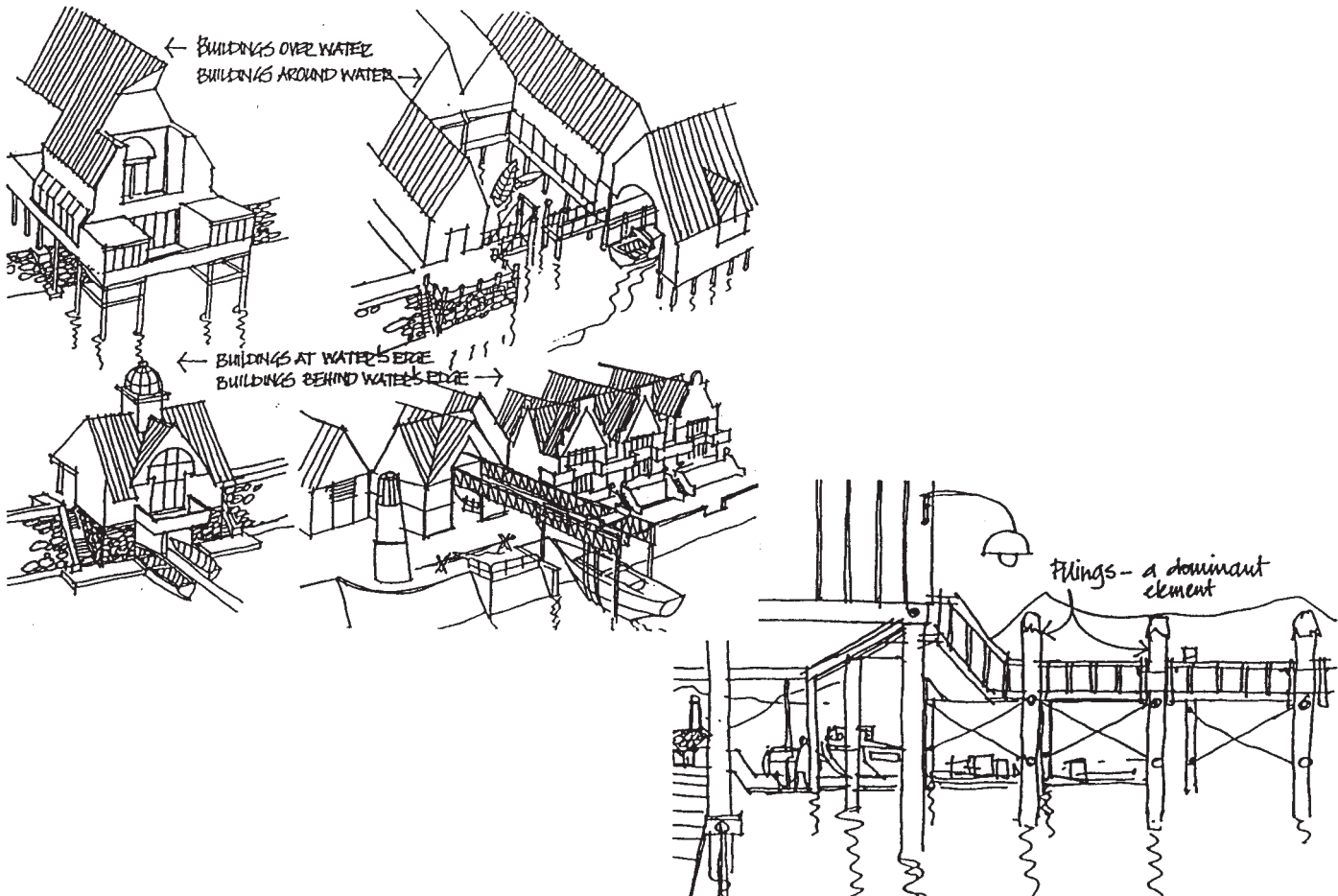
### SUB-AREA NO. 6 – UPPER REACHES OF MAMQUAM BLIND CHANNEL-EAST SIDE

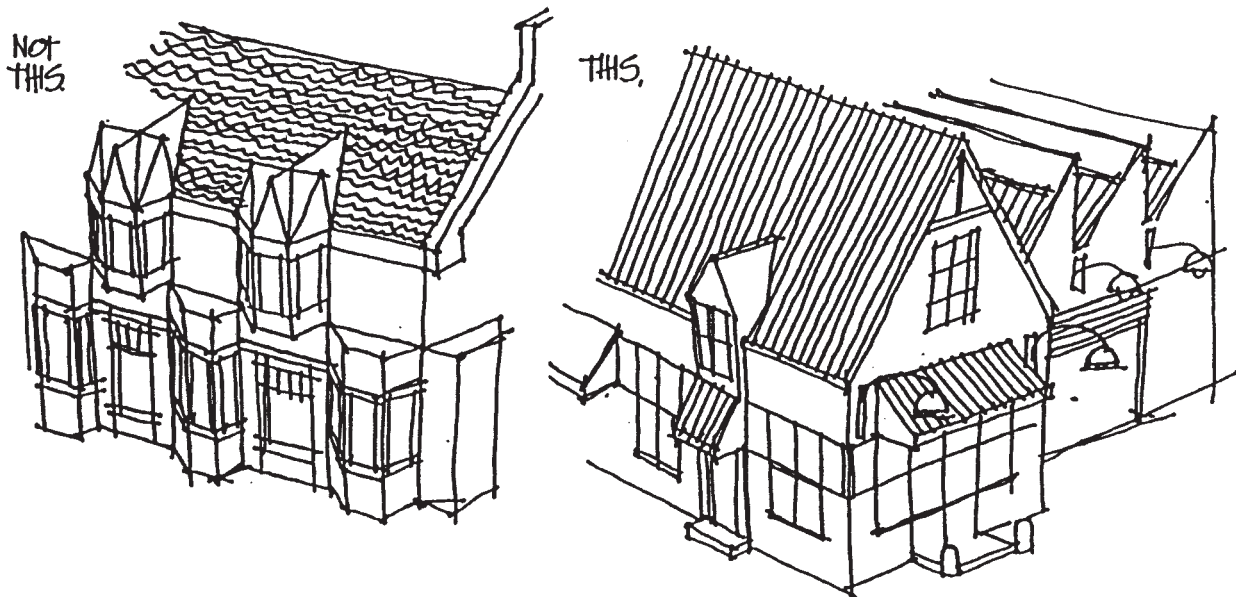
This sub-area includes steeply sloped rock walls, inaccessible lands as well as low lying land with some development potential. A key objective for this sub-area is to enable the development of a trail linking the Smoke Bluffs south-west to Downtown Squamish and

north to the Brennan Park/Leisure Centre complex.

### B. SITING AND ORIENTATION OF BUILDINGS

Buildings and development properties should be oriented to the water with the more narrow property dimensions facing the water. This will enable multi-use buildings to maximize a variety of uses on the water's edge, provide more frequent pedestrian and other through-access opportunities, line pedestrian and other through routes with a variety of uses, maximize the variety of physical expression on the waterfront, encourage maximum penetration of sunlight (especially low east/west sun), and maximize views of the water, the east shore, the Chief, and other scenic locations.





### C. BUILDING FORM/WATERFRONT CHARACTER

Developments should adopt a waterfront character appropriate to the west coast waterfront. Appropriate typological models include canneries, waterfront sawmills, fish camps, boat sheds, lighthouses and customs houses.

Development based on the strong and continuing railway influence would also be appropriate. Appropriate typological models include rail stations, machine/engine sheds and roundhouses. These models can be applied to commercial, residential and mixed use developments.

With a premium on space and a desire to associate closely with others, a crowded, exciting image is to be encouraged. A high site coverage and intensive development will create concentrated activity and visual interest.

Existing waterfronts feature buildings which interact with water in a variety of ways. Encroachments into the Mamquam Blind Channel through the use of pile

supported structures and auxiliary structures such as decks will be considered in order to maximize waterfront development opportunities. However, no reduction of the width of the Mamquam Blind Channel will be permitted through the use of filling.

Buildings should be designed to permit sun penetration to developments and public open spaces and walkways in particular.

Detailing should be simple and practical as a function of the architectural expression. Although some variety of character is appropriate, the basic homogeneity of character within the sub-areas is particularly important in establishing a cohesive image.

### D. BUILDING MATERIALS

Building materials which are locally produced are encouraged. These include:

- granite
- river rock
- wood, horizontal or vertical siding
- wood shakes and shingles
- wood timbers

Building materials which do not convey a feeling of quality or permanence, or which will not withstand extensive rain and wind, should be avoided. A wide variety of different building materials in a single building or complex are discouraged.

### E. ROOF LINES

Pitched and shed roofs are encouraged. Flat roofs will not ordinarily be permitted.

### F. COLOURS

The colours of the waterfront are often colours of the natural materials used. Therefore, natural wood or wood stain colours and the natural colours of sheet cladding materials are suitable.

Colours should be applied in large areas of uniform solid colour emphasizing simple geometric forms. Contrasting colour trim is appropriate, but complex, multi-coloured, multi-material schemes are discouraged.

### G. LANDSCAPING

Landscaping should be used to provide variety and soften the impact of an area which will consist of predominately hard surfaces. Preference will be given to the planting of local tree species and shrubs. The irrigation of landscaped areas is encouraged.

All landscaping plans for new developments must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant material and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.

Surface parking lots must be designed in a manner to avoid the image of large expanses of asphalt. This can be achieved by the use of landscaping and other design features.

Parking and loading areas directly abutting open spaces, the public walkway and residential developments must be screened by a continuous landscaped strip not less than 1.0 metre in width.

### H. SIGNAGE

Signage that adds colour and character to the waterfront will be encouraged. Preferred sign forms include projecting signs, wall painted super graphic signs, hanging board signs, signs suspended from canopies and banners.

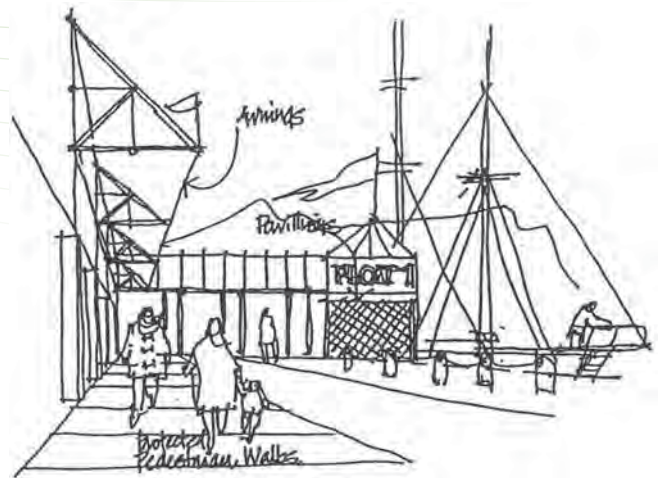
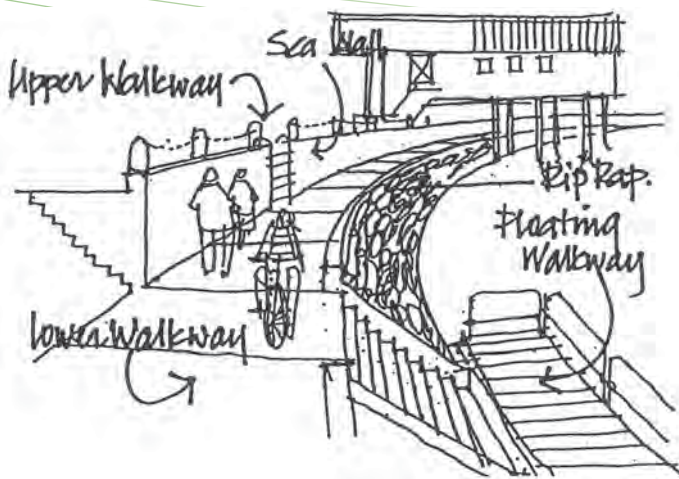
The signage design should take into account the background surface. Spot lighting is preferable to backlit signs.

### I. PEDESTRIAN ACCESS, PUBLIC SPACES & AMENITIES

Continuous safe and unrestricted pedestrian access for the public along the water's edge is essential. This public walkway is required to facilitate and enhance public access to and views along the Mamquam Blind Channel for recreational, aesthetic and economic purposes.

The public walkway should link a series of distinct spaces such as residential plazas, commercial dockside areas, harbourfront esplanades, marinas and





fishermen's docksides in order to provide variety and interest.

The public walkway should provide a variety of interfaces with and varying degrees of proximity to the water including:

- sea wall
- sea wall plus riprap
- pier
- pier and dock
- walkway on pilings
- floating walkway/dock
- natural bank

The public walkway shall provide a minimum clear, unobstructed travel width of 3.5 metres at grade sufficient to permit two pedestrians walking abreast and a bicycle lane as well as maintenance and emergency vehicles, where required. A wider public walkway should be provided where a greater variety of activities is proposed and where connections to docksides, quays are provided.

A reduced public walkway with a clear, unobstructed travel width of 3.5 metres may be provided over structures or through buildings but only where alternate access is provided to grade-oriented portions of the walkway.

Street furniture should be provided along the public walkway including seats, seating surfaces, protected areas and shelters, lighting appropriate for pedestrians, public art, and well designed security and safety barriers, where required.

Particular attention should be paid to provide a weather protected pedestrian environment wherever possible in order to reduce the discomfort of inclement weather. The design of the public walkway should ensure visual supervision by adjacent uses and a clear separation of public spaces from semi-public and private spaces in order to address the principles of Crime Prevention Through Environmental Design. Traditional and heritage waterfront elements are encouraged in order to add colour, provide convenience, character and authenticity to public spaces and walkways.

Rights-of-way for the combined use of pedestrians and vehicles will be considered in the following circumstances:

- there is no through traffic,
- traveling speeds for traffic are low,
- the number of potential vehicle users is small,
- the length of the 'dead end' street or right-of-way is short.

## J. SITE ELEMENTS

All buildings and public walkway must be handicapped accessible. Curb letdowns should be used between parking areas and buildings. Handicap parking spaces should be clearly marked and conveniently located.

Garbage containers, utility boxes, storage areas and the like must be screened from public view. This can be accomplished by an opaque solid screen such as wood fencing, or thick hedge landscaping, or a combination of both. Transparent screens or “chain-link” fencing, for example, will not be permitted unless used in combination with landscaping.

Incandescent or mercury vapour lighting will be preferred in order to achieve the desired image of a pedestrian oriented environment.

## K. IMPROVED INTERFACE WITH DOWNTOWN

Properties on Cleveland Avenue, which back onto Loggers Lane, are encouraged to develop both fronts with active uses. Where such properties back onto an east/west waterfront street or lane, a connecting pedestrian alley or walkway through the development is encouraged.

# DPA 5 HIGHWAY 99 CORRIDOR

## DESIGNATION

Development Permit Area No.5 is established to regulate the form and character of commercial and industrial development along Highway 99 under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.5 consists of all lands designated for commercial or industrial uses adjacent to Highway 99 Corridor as shown on Schedule J.

## OBJECTIVES

The objectives of Development Permit Area No.5 are:

1. *To promote a sense of community identity and character;*
2. *To create an attractive and cohesive first impression of Squamish; and*
3. *To foster the development of tourism in Squamish.*

## GUIDELINES

A. The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to avoid a monotonous landscape. All building elevations visible from Highway 99 must be treated similar to the front face of the building if the building is not oriented toward Highway 99. All buildings on the east side of the Mamquam Blind Channel, visible from Downtown Squamish or Downtown South, must be treated similarly to the front face of the building, if the building is not oriented toward the Mamquam Blind Channel. Large blank walls and untextured finishes must be avoided.

B. All garbage, recycling, outdoor storage of equipment, vehicle storage and utility areas must be

screened from Highway 99.

C. The portion of the site adjacent to Highway 99 must include visual variety including siting of building(s) and landscaping. A continuous hard surface parking area long this frontage without suitable screening will not be acceptable.

D. Parking areas with over 30 spaces must provide internal landscaping in order to reduce the visual impact of large areas of asphalt.

E. Building materials indigenous to Squamish such as granite and wood will be encouraged. Building materials which do not convey a feeling of quality or permanence or which will not withstand extensive rain and wind should be avoided. Building materials to be avoided include aluminum siding, concrete construction block (as opposed to split-faced concrete block) and stucco finishes.

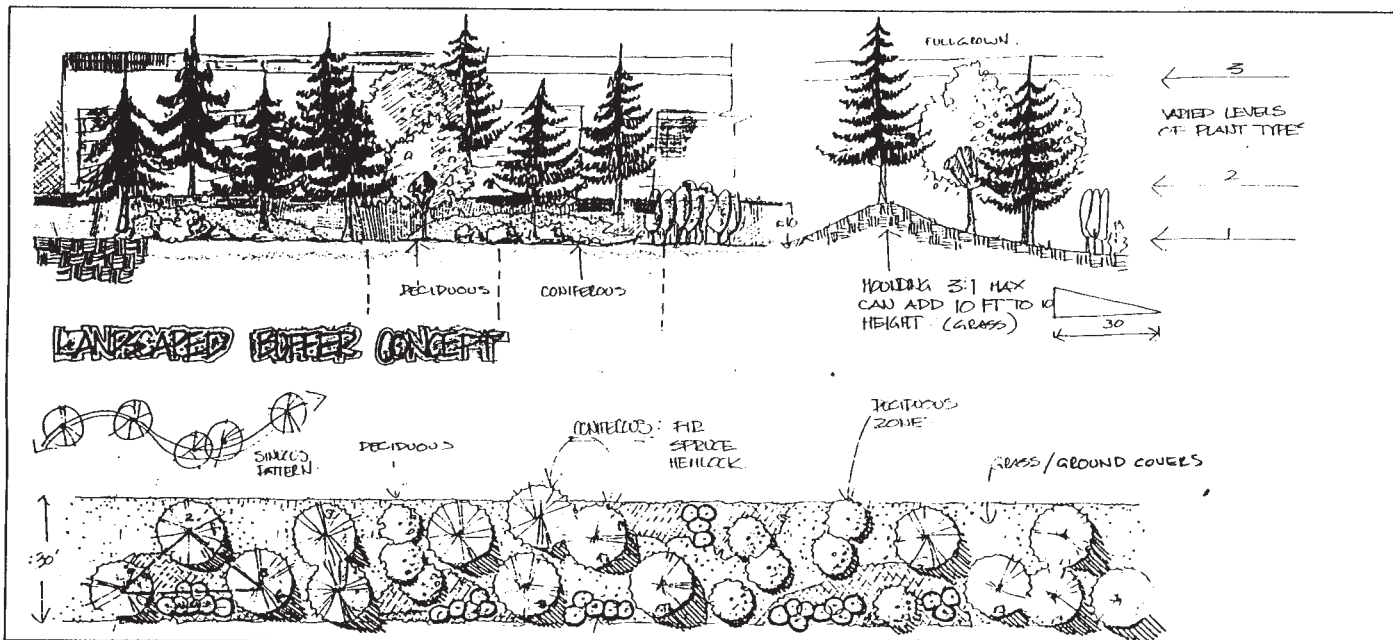
F. Landscaping must be provided in order to enhance the appearance of buildings and screen other necessary features. Landscaping must be provided along all property lines abutting Highway 99 or any other road. Tree planting along the Highway 99 frontage similar to the attached illustration will be encouraged. All areas not used for buildings, outdoor storage or parking must be landscaped. Paving, gravel or mulch will not be considered primary landscaping elements. Irrigation of all landscaping is encouraged and may be mandatory on prominent, exposed sites.

G. Should chain link fencing be used for security purposes, landscaping features and finishing details must be provided to reduce the negative visual impact for that part of the fence visible from the street and Highway 99.

H. All landscaping plans for new developments must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant material and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.

I. Signage should be incorporated into the building facades but shall not be permitted above the lowest roof eave or on the building roof. Only one free-standing sign will be permitted on a site regardless of the number of tenants or businesses. A coordinated signage program will be required for all planned multi-tenant buildings.

J. It is recognized that Highway 99 is governed by Provincial regulations. The Province of B.C. is therefore encouraged to create a 'parkway' ambiance for Highway 99 in support of the Objectives of Development Permit Area No.5 through the use of landscaped islands, treed buffers and other aesthetic improvements.



## DESIGNATION

Development Permit Area No.6 is established to regulate the form and character of industrial development in the Squamish Business Park, the B.C. Rail Industrial area and the east side of the Mamquam Blind Channel under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.6 consists of the Squamish Business Park, the B.C. Rail Industrial area and the east side of the Mamquam Blind Channel as shown on Schedule J.

## OBJECTIVES

The objectives of Development Permit Area No.6 are:

1. *To provide guidance for the physical development of the major area to accommodate industrial growth in the District of Squamish with minimal impact on nearby environmentally sensitive areas; and*
2. *To ensure aesthetically attractive industrial development*

## GUIDELINES

A. The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to avoid a monotonous landscape.

B. All garbage and recycling areas must be screened from surrounding roads.

C. The outdoor storage of equipment or materials should generally be placed at the rear of the site in order to provide

screening from surrounding roads and any visible residential areas.

D. Landscaping must be provided in order to enhance the appearance of buildings and screen other necessary features. Landscaping must be provided along all property lines abutting perimeter roads. All areas not used for buildings, outdoor storage or parking must be landscaped. Paving, gravel or mulch will not be considered primary landscaping elements. Irrigation of landscaping is encouraged.

E. Should chain link fencing be used for security purposes, landscaping features and finishing details must be provided to reduce the negative visual impact for that part of the fence visible from the street.

F. Signage should be incorporated into the building facades but will not be permitted above the lowest roof eave or on the building roof. Only one free-standing sign will be permitted on a site regardless of the number of tenants or businesses. A coordinated signage program will be required for all planned multi-tenanted buildings.

G. The preparation of landscaping plans for new developments by a member of the B.C. Society of Landscape Architects or other qualified professional will be required. All plant material and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.

H. New industrial developments shall incorporate Best Management Practices in order to reduce non-point and point source discharges, which flow into environmentally sensitive areas including the marsh at the north end of the Squamish Business Park, the Dentville wetland at the south end of the Squamish Business Park and the Mamquam Blind Channel.

# DPA 6A BUSINESS PARK

The Development Permit Area 6a Business Park guidelines are included in the Business Park Sub-Area Plan (Schedule "K" to Bylaw 2100, 2009)



# DPA 7 MULTI-FAMILY RESIDENTIAL

## DESIGNATION

Development Permit Area No.7 is established to regulate the form and character of all multi-family development outside Downtown Squamish under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.7 consists of all sites that are zoned:

- Multiple Family Residential 1 (RM-1);
- Multiple Family Residential 2 (RM-2);
- Multiple Family Residential 3 (RM-3); or
- Comprehensive Development where multiple family uses predominate.

## OBJECTIVES

The objectives of Development Permit Area No.7 are

1. *To ensure that character and design are compatible with the surrounding neighbourhood; and*
2. *To improve the design quality of multiple family developments.*

## GUIDELINES

A. All plans for the construction of a residential building containing five or more dwelling units must be prepared by a member of the Architectural Institute of British Columbia.

B. All landscaping plans for new developments must be prepared by a member of the B.C. Society of Landscape Architects or other qualified professional. All plant material and contractor's work must meet or exceed the standards of the B.C. Nursery Trades Association or the B.C. Society of Landscape Architects.

C. Building materials indigenous to Squamish such as granite and wood will be encouraged. Building materials which do not convey a feeling of quality or permanence or which will not withstand extensive rain and wind should be avoided. This latter category generally includes stucco finishes and concrete construction block as opposed to architecturally faced block.

D. Curbed landscaped areas must be provided in order to enhance the appearance of buildings and screen other necessary features. Landscaping must be provided along all property lines except for access points. Landscaping should be sympathetic to the surrounding neighbourhood. All areas not used for buildings or parking must be landscaped and curbed. Paving, gravel or mulch will not be considered primary landscaping elements. Irrigation of all landscaping is encouraged and is mandatory in front yards and key open areas.

E. All garbage, recycling and outdoor utility areas must be screened from view by neighbours.

F. Parking areas with over 30 spaces must provide internal landscaping in order to reduce the visual impact of large areas of asphalt.

G. Multi-unit residential buildings and their component units should be oriented to the fronting public street as much as possible. Where the size or shape of the site does not permit all the units to face the fronting public street, the remaining units may be oriented to internal private streets. All units must be oriented to a street, public or private.

H. The siting and height of multi-unit residential buildings should ensure that view impacts from adjacent residential developments are taken into consideration and minimized.

I. Multi-family units, open and semi-private spaces may be partially screened but must be visible from the street. Walled developments that completely block off visibility from the street will not be permitted.

J. The facades of multi-unit residential buildings must be articulated to indicate the individual units within in order to avoid a large monolithic appearance.

K. Roof lines should be varied to indicate the individual units below. Roof forms should be those commonly used on single family homes, such as gable roofs and hip roofs. Flat roofs are not acceptable. Roof forms can be used to reduce the apparent height of the building.

L. Each townhouse should have its own architecturally distinct entrance with its own street address.

M. Each townhouse and cluster housing unit should have its own semi-private yard or space adjacent to the dwelling unit that is distinct from community open space or areas accessible to the general public.

N. Resident parking should not be visible from a street; it should be completely enclosed within a building or located at the rear of the site. Large parking lots will be discouraged in favour of smaller parking areas in close proximity to individual units.

O. Resident parking should not be visible from a street; it should be completely enclosed within a building or located at the rear of the site. Large parking lots will be discouraged in favour of smaller parking areas in close proximity to individual units.

P. The site plan should facilitate pedestrian access to adjacent public streets and within the site. Provision must be made to the safe storage of bicycles and for

recycling.

Q. Vehicular accesses to all multi-family development should be designed with traffic safety in mind and to avoid a negative impact on adjacent lands.

R. The following are recommended as primary building materials for external cladding applications:

- granite
- brick
- river rock
- heavy timber
- wood, horizontal or vertical siding
- wood shingles

Other exterior building materials will be considered but will not be recommended as the primary source for exterior cladding. Building materials which do not convey a feeling of quality or permanence, or which will not withstand extensive rain and wind, should be avoided.

S. All playground equipment must be approved by the Canadian Standards Association.

# DPA 8

# OTHER COMMERCIAL AND INDUSTRIAL DESIGNATIONS

## DESIGNATION

Development Permit Area No.8 is established to regulate the form and character of commercial and industrial developments not included within other development permit areas under Section 879(1)(e) of the *Local Government Act*.

## LOCATION

Development Permit Area No.8 consists of the Squamish Golf and Country Club site as shown on Schedule J and all sites not included within other development permit areas that are zoned:

- Local Commercial (C-1)
- Gasoline Service Station (C-2)
- Tourist Commercial (C-3)
- Recreation Commercial (C-5)
- Neighbourhood Pub Commercial (C-6)
- Highway Commercial (C-7)
- Light Industrial (I-1)
- Comprehensive Development where commercial uses predominate

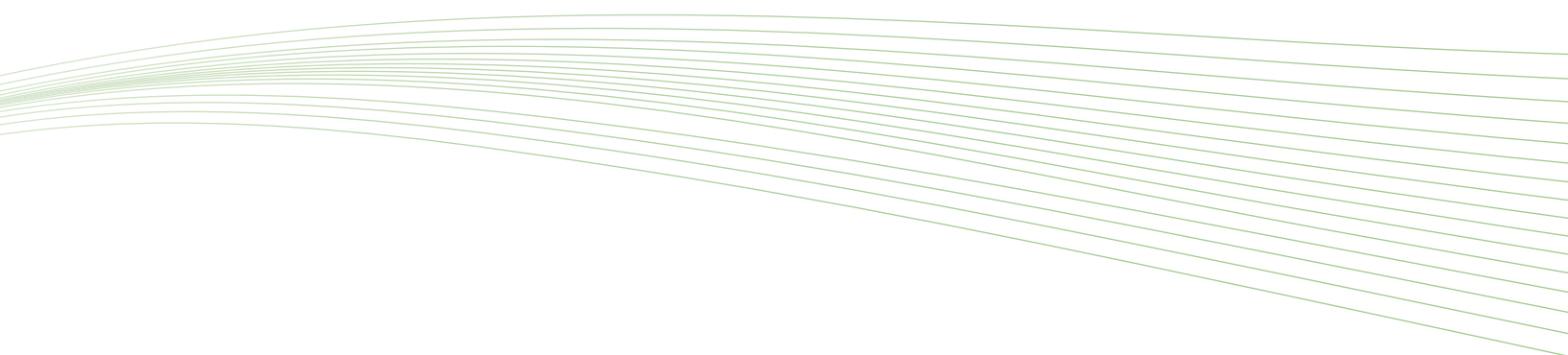
## OBJECTIVES

The objectives of Development Permit Area No.8 are:

1. *To provide guidance for the physical development of commercial sites within residential neighbourhoods;*
2. *To provide guidance for the physical development of isolated commercial and industrial sites with high visibility; and*
3. *To provide guidance for any additional physical development on the Squamish Golf and Country Club site.*

## GUIDELINES

- A. The design and use of building materials shall be consistent with the character of the surrounding residential neighbourhood, if applicable.
- B. Landscaping shall be provided along all property lines abutting an existing residential use.
- C. Exterior lighting shall be of a type which does not result in glare or intense illumination onto adjacent residential properties.
- D. Signage for sites in residential neighbourhoods shall be low key in character, softly lit and reflective of the surrounding residential context.
- E. The outdoor storage of equipment and materials must be placed at the rear of the site and screened from surrounding roads and residential properties.
- F. All garbage and recycling areas must be screened from surrounding roads and residential properties.
- G. Should chain link fencing be used for security purposes, landscaping features and finishing details must be provided for that part of the fence visible from surrounding roads and residential properties.



# DPA 9

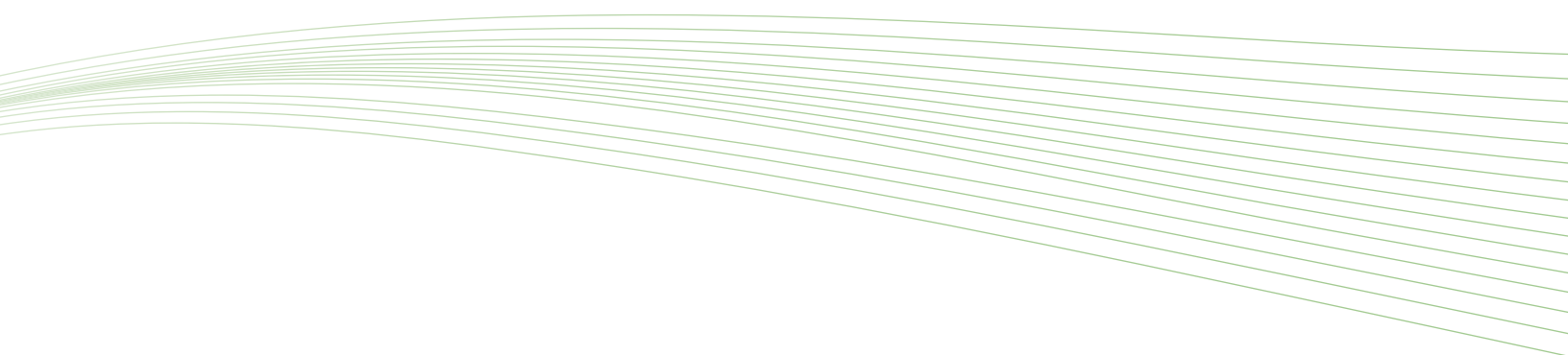
# UNIVERSITY CAMPUS AND RESIDENTIAL

The Development Permit Area 9 - University Campus and Residential guidelines are included in the Sea to Sky University Sub Area Plan (Schedule L to Bylaw 2100, 2009)

# DPA 10

# WATERFRONT LANDING

The Development Permit Area 10 - Waterfront Landing guidelines are included in the Waterfront Landing Neighbourhood Sub Area Plan (Schedule M to Bylaw 2100, 2009)



# DPA 11 PROTECTION OF RIPARIAN AREAS

## DESIGNATION

Development Permit Area 11 is established for the protection of the natural environment, its ecosystems and biological diversity under Section 919.1(1)(a) of the *Local Government Act*. This area is also designated as an area for which development approval information may be required.

## LOCATION

Development Permit Area 11 consists of all those parcels of land any portion of which lies within a riparian assessment area adjacent to any watercourse indicated on Schedule J2 and any parcel of land within 30 meters of a **Stream** as defined, including without limitation, a watercourse tributary to a watercourse indicated on Schedule J2.

## OBJECTIVES

Development Permit Area 11 is designated for the protection of riparian areas providing fish habitat, in accordance with the *Fish Protection Act*, and for the protection of the natural environment and ecosystems that help to protect and maintain the District's watershed. The areas in and adjacent to streams, as well as the streams themselves, that provide existing or potential fish habitat are to be protected from harmful impacts of development. These guidelines are intended to clarify where and how lands might be developed in and around riparian areas.

## GLOSSARY

In this section the following terms mean:

**Artificial Watercourse** means a constructed watercourse such as a ditch or swale, and does not include fish habitat constructed to compensate for or restore damaged fish habitat.

**Assessment Methods** mean the assessment methods set out in the Schedule to the Riparian Areas Regulation.

**Assessment Report** means a report prepared in accordance with the assessment methods to assess the potential impact of a proposed development in a riparian assessment area and which is certified by a qualified environmental professional.

**Buffer Area** means an area adjacent to a stream that links aquatic to terrestrial ecosystems, the size and configuration of which are determined according to these guidelines on the basis of an assessment report prepared by a **Qualified Environmental Professional** in relation to a development proposal.

**Commercial** in relation to development means business or commercial use or activity, including without limitation commercial, retail, office, professional or other business uses described in the District of Squamish Zoning Bylaw No. 1342, as amended or replaced from time to time.

**Detailed Assessment** means an assessment conducted in accordance with section 3.0 of the assessment methods.

**Development** means any of the following associated with or resulting from residential, commercial or industrial activities or ancillary activities to the extent that they are subject to Part 26 of the *Local Government Act*:

- (a) removal, alteration, disruption or destruction of vegetation;
- (b) disturbance of soils;
- (c) construction or erection of buildings and structures;
- (d) creation of non-structural impervious or semi-impervious surfaces;
- (e) flood protection works;

- (f) construction of roads, trails, docks, wharves and bridges;
- (g) provision and maintenance of sewer and water services;
- (h) development of drainage systems;
- (i) development of utility corridors;
- (j) subdivision as defined in section 872 of the *Local Government Act*;

**Development Proposal** means any development that is proposed in a riparian assessment area that is within or partly within the boundaries of the District.

**Ephemeral Stream** means a stream that typically flows for six months or less per year but has prolonged periods of continuous flow, as determined by a QEP.

**Existing Neighbourhood** means a neighbourhood that is serviced by municipal sewer or water.

**Fish** means all life stages of

- (a) salmonids,
- (b) game fish, including arctic grayling, bass, black crappie, burbot, char, crayfish, goldeye, inconnu, kokanee, northern pike, trout, walleye, whitefish, yellow perch, and any other fish that may be identified in the Assessment Methods, and
- (c) fish that are determined by the Provincial government to have regional significance.

**Fish Habitat** means the areas in and about a stream, such as spawning grounds and nursery, rearing, food supply and migration areas, on which fish depend directly or indirectly in order to carry out their life processes.

**Future Neighbourhood** means any part of Development Permit Area 11 that is not an existing neighbourhood.

**High Water Mark** means the visible high water mark of a stream where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the stream a character distinct from that of its banks, in vegetation as well as in the nature of the soil itself, and includes the active floodplain.

**Industrial** in relation to development means the assembling, fabricating, manufacturing, processing, repairing or storing of goods and materials including, without limitation, all such uses described in the District of Squamish Zoning Bylaw No. 1342 as amended or replaced from time to time, but does not include farming, mining, hydroelectric, or forestry activities that are regulated under separate Provincial or Federal legislation.

**Intermittent stream** means a stream that flows only during periods of heavy rainfall not exceeding 30 consecutive days per year.

**Natural Stream** means any stream that is not an artificial watercourse.

**Non-permanent Stream** includes any ephemeral or intermittent stream.

**Permanent Structure** means any building or structure that was lawfully constructed, placed or erected on a secure and long lasting foundation on land in accordance with any bylaw or approval condition in effect at the time of construction, placement or erection.

**Permanent Stream** means a stream that usually contains water.

**Qualified Environmental Professional** (QEP) means an applied scientist or technologist, acting alone or together with another qualified environmental

professional, who is qualified under the Riparian Areas Regulation to carry out an assessment and certify an assessment report.

**Ravine** means a narrow, steep-sided valley that is commonly eroded by running water and has an average grade on either side greater than 3:1 measured between the high water mark of the watercourse contained in the valley and the top of the valley bank, being the point nearest the watercourse beyond which the average grade is less than 3:1 over a horizontal distance of at least 15 metres measured perpendicularly to the watercourse;

- a narrow ravine is a ravine less than 60 metres wide, and
- a wide ravine is a ravine with a width of 60 metres or more.

**Residential** in relation to development means the occupancy or use of a building or part thereof for a dwelling purpose.

**Riparian Assessment Area** means

- (a) for a stream the 30 metre strip on both sides of the stream, measured from the high water mark,
- (b) for a narrow ravine, a strip on both sides of the stream measured from the high water mark to a point that is 30 metres beyond the top of the ravine bank, and
- (c) for a wide ravine, a strip on both sides of the stream measured from the high water mark to a point that is 10 metres beyond the top of the ravine bank.

**Riparian Areas Regulation** means B.C. Reg. 376/2004 as amended or replaced from time to time.

Simple assessment means an assessment conducted in accordance with section 2.0 of the assessment methods.

**Setback** means the horizontal distance measured perpendicularly to a stream that describes the width of the riparian assessment area at a point along the stream.

**Streamside Protection and Enhancement Area (SPEA)** means an area

- (a) adjacent to a stream that links aquatic to terrestrial ecosystems and includes both existing and potential riparian vegetation and existing and potential adjacent upland vegetation that exerts an influence on the stream, and
- (b) the size of which is identified in an assessment report prepared by a QEP in respect of a development proposal.

**Stream** includes any of the following that provides fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is connected by surface flow to something referred to in paragraph (a) or (b).

**Top of the Ravine Bank** means the first significant break in a ravine slope where the break occurs such that the grade beyond the break is flatter than 3:1 for a minimum distance of 15 meters measured perpendicularly from the break, and the break does not include a bench within the ravine that could be developed.

**Variation** means a variation from the recommendations contained in an original assessment report that is prepared in relation to a development proposal; for clarity, it does not mean a development variance permit under section 922 of the *Local Government Act*.

**Wetland** means land that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, vegetation typically adapted for life in saturated soil conditions, including swamps, marshes, bogs, fens, estuaries and similar areas that are not part of the active floodplain of a stream.

## PERMIT EXEMPTIONS

Despite the list of exemptions set out in section 6.0, only the following activities are exempt from the development permit requirement in Development Permit Area 11:

### DEVELOPMENT OUTSIDE RIPARIAN ASSESSMENT AREAS

- Development of any kind that does not involve any construction or alteration of land whatsoever within the portion of the lot that is a riparian assessment area, including without limitation the discharge onto that area of runoff, the quality or quantity of which may be affected by construction or alteration of land elsewhere on the lot. To determine eligibility for this exemption the owner must provide to the District a plan prepared by a British Columbia Land Surveyor indicating the boundary of the riparian assessment area in relation to the proposed development. The District may require an owner seeking an exemption under this provision to grant to the District a covenant under s.219(4) of the *Land Title Act* dealing with the protection of the riparian assessment area.

### SUBDIVISION

- Boundary adjustments and lot consolidations not involving the installation of underground services or the construction of roads, provided that the subdivision does not create a lot on which all buildings and structures permitted by the Zoning

Bylaw cannot be constructed outside any riparian assessment area on the lot; and

- Plans dedicating highways and parks

### BUILDINGS AND STRUCTURES

- Construction within or repair of a permanent structure on its existing foundation;
- Replacement of a roof or addition or replacement of rooftop HVAC equipment;
- Replacement of exterior finishes and sign faces;
- Interpretive signage providing general or tourist information and located on District property, other public property or any road right of way; and
- Reconstruction of an existing building providing that the reconstruction does not extend past the boundaries of the previously existing building footprint.

### PARKS AND INSTITUTIONAL USES

- Alteration of land, including the cutting and removal of vegetation, the deposit and removal of soil, and the construction, alteration, and demolition of buildings and structures by the District for parks or institutional uses, or on land owned or occupied by the District, other than land owned by the District as bare trustee, provided that the work is conducted in accordance with the Guidelines for this development permit area.

## GUIDELINES

1. Applications for development in this Development Permit Area that lie within another Development Permit Area designated in the Official Community Plan are also subject to the guidelines for the other Development Permit Area, and in the event of any inconsistency, the guidelines for this area shall prevail except that, in the case of guidelines for areas designated for the protection of development from hazardous conditions, the development proposal

must be submitted to Fisheries and Oceans (Canada) for authorization and shall be subject to any conditions or limitations determined necessary or appropriate by Fisheries and Oceans (Canada).

2. A principal objective of development permits in this designation is the identification of riparian buffer areas that must remain free of development, including the disturbance of soils and vegetation, in order to protect fish habitat. These guidelines are intended to guide the identification of riparian buffer areas in accordance with the nature of the land being developed, the extent of existing development on the land, the nature of proposed development, and the nature of the stream that is potentially affected by the proposed development.

3. In the interpretation of Table 1:

- Category 1 parcels are in existing neighbourhoods and do not have subdivision potential;
- Category 2(a) parcels are in existing neighbourhoods and have development or subdivision potential with a potential capacity of developing three or fewer units;
- Category 2(b) parcels are in existing neighbourhoods and have development or subdivision potential with a potential capacity of developing more than three units; and
- Category 3 parcels are parcels in future Sub-Area Plans.

4. Relocation of artificial non-fishbearing watercourses to suit proposed development will be permitted. Consideration will be given to enclosing such watercourses when the outlet is to an enclosed drainage system exceeding 25 meters in length and source controls such as infiltration, biofiltration or oil grease separation are provided on site.

5. No building or structure of any kind should be located, no vegetation should be disturbed, and no soils should be removed or deposited in the buffer area that is identified on each parcel for which a development permit application is made, except in accordance with Table 1 and these Guidelines.

6. Each development permit application that includes a development proposal related wholly or partially to a riparian assessment area must be accompanied by an assessment report prepared and certified by a QEP in accordance with the Riparian Areas Regulation for the purpose of determining the applicable buffer area requirement in Table 1. In the event that these guidelines appear to be more protective of fish habitat than the assessment methods, these guidelines shall prevail.

7. In preparing an assessment report, the QEP should consider any potential impact of the proposed development on fish habitat within the riparian assessment area and adjacent stream or streams, taking into account any circumstances that may be relevant, including:

- flood hazard;
- slope stability and erosion;
- storm drainage;
- stream channel migration trends;
- trail usage;
- tree stand integrity and hazardous trees;
- wildlife species that support the integrity of fish habitat;
- cumulative impacts; and
- where a subject is beyond the expertise of the QEP engaged to prepare the assessment report, the QEP should consult with or engage other persons with specific expertise related to that subject.

8. Where Table 1 provides for consideration of a variation, an applicant for a development permit may request a variation from measures identified in an assessment report as necessary to protect the riparian assessment area from any harmful impacts of the proposed development. Such a request must be supported by reasons that are provided with the assessment report, and a supplementary assessment report or documented suitable alternative measures as may be requested by the District in consultation with a representative of Fisheries and Oceans (Canada).



**TABLE 1. MATRIX IDENTIFYING METHOD TO BE APPLIED TO DETERMINE RIPARIAN BUFFER WIDTH**

Buffer width is shown in cells, and width is a function of stream or artificial watercourse classification, project type and project location.

Stream classification <sup>8</sup> Project Classification <sup>2</sup>	Natural streams			Artificial watercourses <sup>1</sup>		
	Permanent, fish bearing	Permanent, non-fish bearing	Non-permanent, fish-bearing	Non-permanent, non-fish bearing	Fish bearing	Non-fish bearing <sup>6</sup>
<i>Existing Neighborhoods</i>						
[NA, as long as redevelopment takes place in existing footprint only, and not closer to the watercourse]						
Category 1 – Existing Neighborhood (No SD potential)	The greater of: RAR detailed assessment and 15m buffer.	The greater of: RAR detailed assessment and 10m buffer.	The greater of: RAR detailed assessment and 15m buffer.	The greater of: RAR detailed assessment and 5m buffer.	The greater of: RAR detailed assessment and 10m buffer.	The greater of: RAR detailed assessment and 5m buffer.
Category 2 - Existing Neighborhood (a) Dev. potential ≤ 3 units (b) Dev. potential □ 3 units	(a) The greater of: RAR detailed assessment and 15m buffer. (b) Buffer determined with RAR Simple Assessment. Variation may be considered	(a) The greater of: RAR detailed assessment and 15m buffer. (b) Buffer determined with RAR Simple Assessment. Variation may be considered	(a) The greater of: RAR detailed assessment and 15m buffer. (b) Buffer determined with RAR Simple Assessment. Variation may be considered.	(a) The greater of: RAR detailed assessment and 5m buffer. (b) The greater of: RAR detailed assessment and 10m buffer.	(a, b) RAR detailed assessment, with minimum 10m buffer	(a, b) The greater of: RAR detailed assessment and 5m buffer.
<i>Future Neighborhoods</i>						
Category 3 – Future Neighborhood	Buffer determined with RAR Simple Assessment. Variation may be considered.	Buffer determined with RAR Simple Assessment. Variation may be considered.	Buffer determined with RAR Simple Assessment. Variation may be considered.	The greater of: RAR detailed assessment and 15m buffer.	Artificial watercourses may or may not be present on greenfield sites – QEP to determine. If present: Buffer determined with RAR Simple Assessment. Variation may be considered.	The greater of: RAR detailed assessment and 5m buffer.

## EXPLANATORY NOTES REFERRING TO TABLE 1

1. Artificial watercourses are limited to those made for drainage purposes (e.g., swales & ditches). Does not include constructed fish habitat compensation/restoration channels unless they have been constructed by permission of the land owner on the expressed condition that a specific buffer will apply .

### 2. PROJECT CLASSIFICATION

- Category 1: Existing neighborhood, property cannot be subdivided.
- Category 2 (a): Existing neighborhood, can subdivide or develop property.
- Category 2 (b): Existing neighborhood, can subdivide or develop property.
- Category 3: Future Sub-Area Plan, can develop or subdivide property, (larger parcel, typically no municipal sewer or water)

3. Commercial, Institutional and in-building Industrial uses in existing neighborhoods will be assessed under Category 1. Industrial uses in existing neighborhoods that include outside processes or storage, including parking of any motorized vehicles or equipment other than passenger vehicles and light trucks will be assessed under Category 2(b).

4. Ephemeral stream – flows  $\leq$  6 months/year, but has prolonged periods of continuous flow: QEP makes determination

5. Intermittent stream – flows only during periods of very heavy rainfall; could be described as “flashy”: QEP makes determination

6. Variations will only be considered where identified in the matrix and if the reasons or alternative measures are acceptable to the District. Considerations for variation may include: biophysical conditions (e.g., slopes, ravines); parcel size; existing roads, services, utility rights-of-way; proposed roads and services needed to service the lands.

7. (a) Relocation of non-fish-bearing artificial watercourses to suit proposed development will be permitted.  
(b) Infill of non-fish-bearing artificial watercourses will be considered if outlet is to a storm sewer exceeding 25 m in length and source controls such as infiltration, biofiltration or oil-grease separation are provided on site.

8. It is understood that wetlands will be assessed in conformance with the RAR.

9. The buffer area width and configuration recommended by a QEP in an assessment report based on a simple assessment may be altered so as to produce a buffer area of variable width, if justified on the basis of any of the following considerations:

- existing parcel areas and configurations;
- the location of any existing roads, works and services including utilities;
- the location of any proposed roads, works and services required to provide access or services to developable land;
- the existence of dikes or artificial controls on the water level of a watercourse; and
- any biophysical conditions related to the stream.

10. The buffer area width and configuration recommended by a QEP in an assessment report based on a simple assessment may alternatively be altered to produce a buffer area of variable width, but not less than 20 metres in the case of a SPEA width of 30 metres and not less than 10 metres in the case of a SPEA width of 15 metres, provided that the average buffer area width on each side of the stream is not reduced to less than 30 metres and 15 metres respectively, and each separate area in which the buffer width is reduced is balanced by an increase in the width of a buffer area that is at least equivalent in area.

11. Approval by the Minister of Fisheries and Oceans is minimally necessary for any development proposal to be allowed that could result in harmful alteration, disruption or destruction of natural features, functions and conditions that support fish life processes in the riparian assessment area.

12. Where the land is within Development Permit Area No. 11 and is not also in another Development Permit Area, the Development Permit will be issued on a stand-alone basis under these guidelines. Where the land is in another Development Permit Area in addition to Development Permit Area 11, the Development Permit will include the requirements of Development Permit Area 11.

13. The District may incorporate into any development permit any recommendation of a QEP that is contained in an assessment report and certification prepared for a development permit application or any recommendation of Fisheries and Oceans (Canada) regarding variations, including, without limitation:

- Any recommendation on the siting of buildings, structures or uses of land;
- Any recommendation that specified areas remain free of development;
- Any recommendation for the preservation, protection, restoration or enhancement of any specified natural feature or area;
- Any recommendation that natural streams be dedicated to the Crown;
- Any recommendation that works be constructed to preserve, protect, or enhance a natural stream or other specified environmental feature;
- Any recommendation that protection measures be taken to preserve, protect, restore or enhance fish habitat or riparian areas, control drainage, or control erosion or protect the banks of streams,
- whether or not the recommendation is made in relation to land within or outside a riparian buffer area.

## PERMIT SECURITY

1. The District may require the applicant to provide security in the form of cash or an unconditional, irrevocable and automatically renewing letter of credit in cases where:

- The District considers that damage to the natural environment could result as a consequence of a contravention of a condition in a development permit issued for this area; or
- The permit holder is required to retain, restore or replace native vegetation.

2. The amount of the security shall be sufficient to cover the cost of any work that might be undertaken by the District to correct any damage to the natural environment that could reasonably be expected to result from the contravention of the permit, and the cost of replacing native vegetation that has been retained, restored or replaced and does not survive.



