

13.4 Commercial Development Permit Area No. 1

Category: The Commercial Development Permit Area is designated pursuant to Section 919(1) (f) of the *Local Government Act*, for the ‘form and character of commercial development’.

Area: Commercial Development Permit Area No. 1 applies to lands shaded on Map No. 1, Schedule C, of this OCP and are designated commercial and generally described below:

- a) land parcels in close proximity to Highway No. 97(N) and Highway No. 29(N);
- b) land parcels in close proximity to 100th Ave lying between 86th Street & East By-Pass Road;
- c) land in close proximity to residential or agricultural designated areas;
- d) land within the Charlie Lake Settlement Centre.

Justification: The Alaska Highway No. 97(N) is the main transportation artery traversing through the Plan area, with Highway No. 29(N) branching off of this corridor to connect the North Peace with the West Peace region. Parcels in close proximity to these highways are highly visible to many local area residents and the traveling public, from which first impressions of the community are often made as people travel through the area. Parcels in close proximity to 100th Ave, are also highly visible as it forms part of the main corridor to the North Peace Regional Airport, from which tourists, residents and business traffic travel to and from the region.

Within the Charlie Lake Settlement Centre there exists a range of uses that cater to the local area residents. Within this centre it is important to consider compatibility with adjacent land uses and to recognize the importance of the rural area character and visual appearance of the area.

Commercial Development Permit Area No.1 aims to ensure that any commercial development is in keeping with the community’s expectations and that:

- a) the development has a visual quality that enhances the areas general appearance, including appropriate screening and landscaping to minimize the impacts on adjoining parcels; and
- b) the development offers safe and efficient access to all users.

Guidelines: **Within the Commercial Development Permit Area**, no person shall:

- subdivide land;
 - construct a building or structure;
- prior to the landowner applying for and receiving a development permit from the Regional District, which shall sufficiently address the following guidelines:

Siting

1. Where commercial buildings or structures are sited on parcels adjacent to a controlled access highway, they shall be located towards the front parcel line, with parking and storage areas located to the side or rear of the parcel.

Appearance

2. Large blank walls visible from the Alaska Highway No. 97(N) and No. 29(N) should be avoided. Walls facing a highway or public right-of-way should feature a variety of surface features such as glazing, high quality material finishes, identifiable building entrances and other architectural features.

13.4 Commercial Development Permit Area No. 1 (continued)

Guidelines:

Landscaping/Buffering

3. Off-street parking, loading and storage areas should be separated from adjacent residential or agricultural designated parcels, by landscaped buffers consisting of fencing at the property line, grass, shrubs or trees at least 6 cm in diameter at breast height at time of planting, spaced at maximum 10 metre intervals. Such landscaped buffers should be at least 3 metres in width.
4. Building and structures fronting the Alaska Highway No. 97(N) and Highway No. 29(N) should be separated from the highway by a landscaped area at least 3 metres wide consisting of grass, shrubs, or trees at least 6 cm in diameter at breast height at time of planting, spaced at maximum 10 metre intervals. Such areas may be broken only for driveways.

Lighting

5. Where lighting occurs in parking areas, it should be designed without glare to the adjoining land parcels or public right-of-ways.

Exemptions: Where the following conditions apply, a development permit is not required:

- a) Construction, addition or alterations of a single family dwelling and residential accessory uses;
- b) Interior alterations;
- c) Minor exterior addition or alterations with an estimated construction value not exceeding \$2500.00.

Site Plan Requirements:

The applicant for a development permit will supply the following site plan requirements in written and/or graphic form to the Regional District at the time of application for development.

Site Plan Requirements for a Commercial DPA No. 1	
√	Existing and proposed parking, loading & storage areas or solid waste disposal facilities
√	Existing and proposed outdoor illumination points or areas
√	Landscape buffer plan with details describing buffer area, plants to be used, spacing and width of buffer
√	Drawing of building design, including finished surface material, siting of building on lot & location of building entrance or other architectural features

