

SECTION 13 DEVELOPMENT PERMIT AREAS

13.1 Background

In addition to the objectives and policies of this Plan, pursuant to the *Local Government Act* certain lands are designated as development permit areas shaded on Map No.'s 1 to 5, Schedule C, and titled as follows:

- 1) Commercial Development Permit Area No. 1
- 2) Industrial Development Permit Area No. 2
- 3) Charlie Lake Development Permit Area No. 3
- 4) Agriculture Development Permit Area No. 4
- 5) Old Fort Development Permit Area No. 5

This section describes the special conditions and objectives that justify each designation, and provides guidelines to ensure that the conditions and objectives are addressed.

Where a parcel of land is within a development permit area designated under this OCP, the land owner must obtain a development permit before the land subdivided or the construction of, addition to or alterations of a building or other structure on the land is started. Additionally, a development permit may be required before the land is altered or a building or other structure on the land is altered.

13.2 Objectives

Where the Regional District considers that special conditions exist, this OCP has designated development permit areas to meet one or more of the following objectives:

- a) to establish objectives for the form and character of commercial or industrial development;
- b) to protect the natural environment, its ecosystem, and biological diversity;
- c) to protect farming; and
- d) to protect life and property from hazardous conditions.

13.3 General Policies

Policy 1 Where the land is included within one or more development permit area designations, one development permit is required; however, the application will be subject to meeting the guidelines of all applicable development permit areas.

Policy 2 Once a permit is issued the development must be in accordance with the terms of the permit and the permit will be registered on the title of the land.

Policy 3 The Regional Board may require the posting of a bond or letter of credit in order to ensure compliance with the conditions of the permit.

Policy 4 The purpose of the development permit areas is to have the applicant address the matters raised in the guidelines. The Regional Board has attempted to avoid making the guidelines appear prescriptive regulations. Various design professionals will be capable of addressing these guidelines, and the Regional Board encourages applicants to hire them where appropriate.

13.5 Industrial Development Permit Area No. 2

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

Area: Industrial Development Permit Area No. 2, applies to land shaded on Map No. 2 and 3, Schedule C, of this OCP and are designated industrial and generally described below:

- a) land parcels in close proximity Highway No. 97(N) and Highway No. 29(N);
- b) land in close proximity to residential or agricultural designated areas generally located on lands surrounding the City of Fort St. John.

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. The importance of industrial development to the community and its economy is recognized by this Plan.

The visual, noise and traffic impacts that are associated with industrial development is often a concern to surrounding residential or agricultural land users. Where future industrial development is supported, development permit area guidelines are considered necessary to maintain the level of development and an aesthetic standard that is acceptable to area residents.

Industrial Development Permit Area No.2 aims to ensure that industrial development is in keeping with the community’s expectations that:

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

Guidelines: Within the **Industrial 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 industrial buildings or structures are sited on parcels adjacent to controlled access highways 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) and along 100th Ave lying on the east side of the city, 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.

13.5 Industrial Development Permit Area No. 2 (continued)

Appearance

3. All outdoor industrial use areas such as, off-street parking and loading areas, storage areas or solid waste disposal facilities should be located to the rear of buildings, to be minimally visible from the Alaska Highway No. 97(N), Highway No. 29(N) or residential areas.

Landscaping/Buffering

4. 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 metres intervals. Such landscaped buffers should be at least 6 metres in width.

Alternative buffers may be considered including, earth berms that block the line of sight between industrial and residential and agricultural areas, consisting of soil, seeded to grass in the same year the berm is built, with optional vegetative growth such as shrubs planted along the top of berm. Such berms should be a height of approximately 3 metres above adjacent grades and have a base of approximately 9 metres

5. 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

6. 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 dwellings 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 Industrial DPA No. 2	
√	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

Industrial Development Permit Area No. 2

OFFICIAL COMMUNITY PLAN MAP

SCHEDULE C
North Peace Fringe Area,
Official Community Plan Bylaw
No. 1870, 2009

Map No. 3

**Industrial Development
Permit Area No. 2**

This is Schedule 'C' of Bylaw No. 1870, 2009, being the Official Community Plan Map referred to in Section 13 of the said Bylaw and forming part of the North Peace Fringe Area Official Community Plan Bylaw No. 1870, 2009.

Original signed by

Fred Banham, CAO

ORIGINAL MAP DATE: JUNE 2010

BYLAW NO.	REVISED	DESC. OF AMENDMENT	INT.
N/A	9/5/14	Order In Council No. 509	SO

LEGEND

- Fringe Area Boundary
- Development Permit Area Boundary
- Municipal Boundary



NOT TO SCALE - FOR CONVENIENCE ONLY

