

Development Permit Area No. 5: Commercial / Industrial

Development Permit Application Guideline Review Table

OCP Section	Guideline	Project Details (describe how your proposal achieves the DP Guidelines)
Form, Character, and Siting		
14.7.2	Design buildings to take advantage of natural contours and features of the landscape so that buildings and structures fit into the natural surroundings.	
14.7.3	Cluster buildings to minimize disturbance of natural vegetation.	
14.7.7	The form and character of buildings and structures in the McDonald Park Road Industrial area must be consistent with the development fronting Mills Road in order to maintain the light industrial character.	
14.7.9	Accessory developments such as parking and storage should be sited away from the shoreline in order to reduce the visual impact of the development from the water.	
14.7.10	High quality, low maintenance fencing shall be provided along all interior lot lines common with residential uses, including rear lot lines.	
14.7.11	Buildings shall be designed to present an attractive appearance toward public streets. Where a building face, other than the front of a building is visible from a street or road, a visually attractive appearance shall be provided to a standard similar to that of the front of the building.	
14.7.12	Landscaped, well-lit and attractively surfaced pedestrian connections shall be provided from the street frontages to the building's main entry.	
14.7.13	Fences or retaining walls along the public street frontage should be avoided. Where fences or walls are provided, they should be no more than 10 metres long without a break or jog. Fences should be no higher than 1.2 metres when located within 2 metres of the highway right-of-way.	
14.7.20	The form and character of buildings and structures on Agricultural and Rural designated lands that require a development permit must reflect the rural ambience of the surrounding area. Signage must not be oversized. Signs should be prepared professionally, must have a muted colour palette and the use of natural-looking building materials, such as wood and stone, is encouraged.	

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Landscaping & Lighting		
14.7.1	Environmental Design (LEED) standards in the design of buildings. Techniques such as rain gardens, vegetated swales, separation of impervious surfaces, installing below surface infiltration beds and tree box filters, and redirecting water from drain pipes into vegetated areas are encouraged.	
14.7.4	Minimize outdoor storage and screen outdoor storage and loading/unloading facilities from neighbouring properties through the retention of trees and native understorey plants or by planting native or complementary species.	
14.7.5	Screen parking areas to the extent possible with existing landscaping and new landscaping.	
14.7.6	Install outdoor lighting which is of low intensity and pedestrian-oriented or which is directed down and away from surrounding residential areas so as to minimize glare into the environment.	
14.7.8	Plant materials must be established and well-maintained to separate parking clusters and to screen storage and service areas from McDonald Park Road and the adjacent rural area.	
14.7.14	Landscaping of the public boulevard is encouraged in order to integrate the development with the design of the street and with neighbouring properties.	
14.7.15	Mature trees shall be preserved and, where possible, integrated with new landscaping. The planting of trees is strongly encouraged.	
14.7.16	Energy efficiency and conservation should be considered in the design of landscaped areas and in the selection of plant material. This can be accomplished through: <ul style="list-style-type: none"> a) using native and/or drought-resistant species; b) designing the landscaping to moderate the effect of wind; c) providing shade in summer; d) allowing natural drainage to occur throughout the site; e) allowing daylight into buildings; and f) redirecting water from rooftop runoff and downspouts into vegetated areas or rain barrels for later irrigation use. 	
14.7.17	Consider incorporating rain gardens and vegetated swales into parking lot landscaping to increase the natural absorption of rainwater runoff from paved areas into the ground.	
14.7.18	Maximize the amount of landscaped areas and minimize the amount of impervious paved surfaces to increase the natural absorption of rainwater on a site.	
14.7.19	Consider the use of permeable parking pavers or shallow concrete swales with rolled edges as an alternative treatment for surface drainage.	

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Marina Guidelines		
14.7.21	Development plans must illustrate how existing vistas, interesting sight lines (including ocean views) and open space will be preserved while protecting the privacy of adjacent land uses.	
14.7.22	Building designs should incorporate measures to provide public safety and comfort through adequate lighting, clear sight lines and by the attractive use of canopies or overhangs where appropriate.	
14.7.23	Public access to the waterfront must be provided where it is safe to do so.	
14.7.24	Pedestrian routes must be integrated with clearly defined parking areas, public spaces and commercial areas in an attractive manner.	
14.7.25	Parking areas must be well screened by landscaping or buildings to minimize the visual impact of these areas.	
14.7.26	The use of natural-looking building materials, such as wood and stone, is encouraged.	
14.7.27	Boathouses should be clad in a non-reflective material.	
14.7.28	The appearance of buildings should reflect the marine character. New buildings should be of a scale compatible with the existing buildings and should be pedestrian-oriented.	
14.7.29	Servicing areas, such as garbage and recycling areas, must be located inconspicuously within the site.	