



Electoral Area C/Christina Lake Development Permit Areas Explainer

What are Development Permit Areas?

Development Permit Areas (DPAs) help to protect, preserve and promote certain features or characteristics in a community. This can be through landscaping or exterior finishing of buildings (form and character), or through requiring building designs that reduce the emissions of greenhouse gases and promote energy conservation. Also, DPAs can require the protection of the environment, ecosystems and biodiversity.

They require an application to the Regional District to detail in writing and graphics how guidelines will be met. A development permit must be issued before a building permit can be.

What's in place now?

Electoral Area C/Christina Lake has several DPAs in place already. In the current Official Community Plan (OCP) there are six DPAs: One environmental; five form and character for commercial and industrial development permit areas.

1. Environmentally Sensitive Waterfront
2. Neighbourhood Commercial
3. Waterfront Commercial
4. General Commercial
5. Industrial
6. Ponderosa Industrial

Environmentally Sensitive Waterfront

This is a DPA focused on preventing negative impacts of septic systems on the water quality of Christina Lake. It applies to any privately owned or leased parcel that borders Christina Lake or a tributary to Christina Lake where the septic system is within 100m of the natural boundary of the watercourse.

This area requires that an application be submitted to the Planning Department when a new dwelling is being constructed on a parcel, either



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being a new build or through conversion of a non-residential building into accompanied by a report from a professional detailing how the proposed septic system will exceed the standards required by Provincial regulation.

Neighbourhood Commercial

If a parcel is in this DPA and development is planned, an application is required with materials that show that the form and character and siting of buildings should complement and respect the surrounding character and present an aesthetically pleasing appearance to roads. This includes screening requirements, lighting that does not impact neighbouring properties, and an assessment of access and circulation routes on the property.

Waterfront Commercial

If a parcel is in this DPA and development is planned, an application is required with materials that show that the buildings will be low profile, set back from the waterfront, with colours and design that blends with the surrounding neighbourhoods and natural setting. Landscaping will be implemented to enhance the appearance. An assessment of access and circulation routes on the property is required.

General Commercial

If a parcel is in this DPA and development is planned, an application is required with materials that show that buildings will be sited to face roads or an open square, with no rear walls of a building visible from a public road and that buildings use consistent colours and materials for facades. Also, that pedestrian activity be promoted with sidewalks, low profile lighting, street furniture, and parking areas that promote pedestrian safety.

Landscaping will be implemented to enhance the appearance. An assessment of access and circulation routes on the property is required. Paved surfaces are required for driveways and parking areas.



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Industrial

If a parcel is in this DPA and development is planned, an application is required with materials, including a report from an accredited professional which describes measures to mitigate effects of the proposed industrial activity, including noise, odours, glare, dust and similar consequences, and that the activity will not be detectable beyond the property boundary. Also includes requirements for screening, that the building be wholly enclosed, and lighting will not impact neighbours.

Ponderosa Industrial

If a parcel is in this DPA and development is planned, an application is required with materials that show there will only be one access point to Lot 35 on Ponderosa Rd. and that it be within 100m of the Railway.



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What changes are being proposed?

The six DPAs in the current OCP are proposed to be reduced to three reviewed DPAs and a new one focused on protecting the riparian area next to watercourses, including creeks, rivers, streams and lakes.

Waterfront 100

- Changing the name of the Environmentally Sensitive Waterfront to Waterfront 100.
- Clarified what is being asked for by simplifying the guidelines to specific points rather than in multiple paragraphs.
- Strengthening the language around ensuring that the proposed septic system will include measures to prevent input of nutrients, such as nitrogen and phosphorous into the lake.

Commercial

- Combines the three commercial DPAs (Neighbourhood, Waterfront, General) into one.
- Many of the guidelines are very similar between the three current commercial DPAs. The proposed change is to simplify the development permit areas overall while holding onto the guidance of developing attractive and orderly commercial areas
- Requesting permeable paving as opposed to regular paving.
- Requesting exterior lighting be designed to prevent light pollution.

Industrial

- Combines the two Industrial Development Permit areas into one.
- Request that landscaping be used to reduce the impacts of Industrial development such as noise, glare, heat, odours.
- Maintaining the requirement for the parcel on Ponderosa Drive to only have one access form that road, within 100 m of the parcel that contains the railway
- Requesting exterior lighting be designed to prevent light pollution.



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Riparian

- New Development Permit Area focused on protecting Riparian areas around watercourses (lakes, creeks, streams and rivers) in Electoral Area C/Christina Lake.
- Riparian areas provide vital support to preserving the health of aquatic environments, including for fish, water quality, and for protecting properties from wave action and erosion. They help absorb nutrients and screen out sediments before they enter watercourses, provide shade to keep the water cool, which is good for fish and other aquatic creatures.
- What is involved in this new DPA?
 - o 10 m setback from lakes
 - o 30 m setback from Kettle River and Christina Creek
 - o 15 m setback from creeks, streams, and wetland
- Setback aims to align with requirements in the updated Floodplain Bylaw.
- Focuses on preservation of the riparian areas present, minimizing disturbance of it, and restoring what has been lost.
- Will require a report from a Qualified Environmental Professional (QEP) if development is planned in the land designated as Riparian DPA.
- A financial security will be held until the project is complete to ensure riparian area is protected and restored.
- Inclusion of this DPA would not affect current property owners who previously developed within the permit area; however, any future building, soil disturbance, or vegetation removal could trigger the need for a permit.
- Several situations are exempted from requiring a development permit, including, but not limited to:
 - o Maintenance and gardening in an existing landscaped area;
 - o Construction of fences;
 - o Renovations of existing buildings and structures that does not add floor area or alteration of land in the riparian area; and
 - o Within the 15% of the area allowed for an access corridor.