

## 8. Development Permit Area Guidelines

### 8.6 Industrial Form and Character

#### Exemptions

- 8.6.1 An industrial form & character development permit is not required for the following development:
- a) those properties designated or zoned as industrial within 50 m of the following Major Roads: Industrial Way, Northwood Pulpmill Road, PG Pulpmill Road, Sintich Road, and Willow Cale Road;
  - b) subdivision;
  - c) temporary buildings and structures in accordance with Section 5 of this Bylaw, construction trailers, temporary hoarding or scaffolding, temporary structures associated with a sidewalk/parking lot sale or café, and buildings and structures permitted by a Temporary Use Permit;
  - d) construction of, addition to, or alteration of a building or structure by the City, the federal or provincial governments, or their agents for construction or maintenance of works;
  - e) construction of, addition to, or alteration of a building or structure involving only: interior renovation; repair or maintenance; façade improvement to an area less than 20% of the existing façade; an addition to a principal building less than 100 m<sup>2</sup>; and construction of an accessory building; or
  - f) replacement of a building that has been destroyed by natural causes, in cases where the replacement building is identical to the original in both form and location.

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#### Guidelines

- 8.6.2 Developments along major roads, as shown on Schedule B-10: 15 year Major Road Network Map in the Official Community Plan, should be sited towards the front property line to minimize the visibility of parking and loading areas.
- 8.6.3 Industrial uses in or near urban areas should include a high standard of design, colours and materials that are compatible with contemporary design. This includes the use of glazing, appropriate entrance design, varied roof features and exterior walls consistent with commercial and residential development.
- 8.6.4 Large blank building walls along highways are to be avoided.
- 8.6.5 Uses should be designed to minimize queuing that will interfere with traffic on adjacent highways or pedestrians on adjacent sidewalks.
- 8.6.6 Parking should be provided at the rear or side of buildings.
- 8.6.7 Every off-street parking or loading area that is illuminated should have all lighting, positioned in such a manner that undesirable light falling onto abutting properties and highways is minimized.
- 8.6.8 Landscaping strips at least 1.5 m wide, with shrubbery height at least 0.75 m or acceptable fencing, should be provided where parking is adjacent to the highway.
- 8.6.9 Landscaping materials should be chosen to provide colour in the winter. A suggested planting ratio is 60% coniferous and 40% deciduous.
- 8.6.10 Front yards shall be landscaped with grass, trees, and shrubbery.

8.6.11 In addition to meeting the requirements of the Sign Bylaw, signs should be integrated with the building façade through colour and graphic style.