



DISTRICT OF LAKE COUNTRY
DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

MULTIPLE UNIT RESIDENTIAL

Consideration has been given to the following issues as identified in Section 21.5 of the Official Community Plan relating to Multiple Unit Development Permit Areas:

| | | | | | | |
|---|-----|-------------------------------------|----|--------------------------|-----|-------------------------------------|
| Site Guidelines - Parking | | | | | | |
| Does the proposal comply with parking requirements? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is off street parking under buildings, behind buildings or in garages? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| If parking areas are 7 or fewer stalls and are surface parking areas, are they: | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| - Single loaded and angled no greater than 45 degrees to the access lane? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| - Adjacent to the building, not the sidewalk? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| - Provide a one way access lane accessing the stalls? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| - Have a minimum of 1m wide landscaped median provided between the access lane & and the sidewalk? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is accessible bicycle parking provided in accordance with zoning requirements? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Site Guidelines - Lighting | | | | | | |
| Has site lighting (including external building lighting, lit signage, parking lot or security lighting) been designed to avoid glare onto abutting properties or public roadways? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does lighting consist of downcast or cut off luminaires with internal optics designed to avoid glare? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Site Guidelines - Other | | | | | | |
| Are all waste containers, recycling areas and mechanical equipment screened from public view with a fenced and gated enclosure? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has building clustering and other creative uses of space been encouraged? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the clustering of buildings around a central common area create opportunities for sheltered community space and enhance the public realm? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has the use of impervious surfaces been minimized? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Building and Structure Guidelines | | | | | | |
| Are buildings laid out with sensitivity towards the view corridors of nearby properties? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are existing view corridors being preserved through varying building and roof forms and site layouts? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the scale and architecture of the buildings complement the existing neighborhood? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |

| | | | | | | |
|---|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| Are building facades articulated or broken up (minimum 20m intervals) by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is the roofline varied, pitched or otherwise not flat? (eg. Gables, dormers, birds mouths, projections etc.) | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is rooftop equipment screened from view by incorporating vertical screening or landscaping that corresponds to the building material? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are the materials used for the building appropriate? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is the material used for building trim appropriate? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is/are the building(s) scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are all buildings with facades fronting two or more roads built to equal design standards along both frontages? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are building footprints cut or rounded at corners to create additional public space? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Landscaping Guidelines | | | | | | |
| Does landscaping provide a buffer between adjacent land uses? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does landscaping screen parking, mechanical equipment and garbage disposal areas? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is landscaping provided: | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Along the property edges next to roadways? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Between buildings and parking areas? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Along on-site access roads and driveways? | | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | | <input type="checkbox"/> |
| Along the sides of buildings? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| On other open spaces (such as spaces not used for parking, access roads or walkways)? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has existing landscaping or greenery been incorporated where possible? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is sufficient community garden space provided on the property (minimum of 4m ² per unit)? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are fencing materials consistent with the materials of the principle building? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Signage Guidelines | | | | | | |
| Are awning, canopy, fascia and signs designed so as to complement the building and neighbourhood? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is there only one free-standing sign for the entire project? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |



DISTRICT OF LAKE COUNTRY
DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

COMMERCIAL

Consideration has been given to the following issues as identified in Section 21.7 of the Official Community Plan relating to Commercial Development Permit Areas:

| Site Guidelines - Parking | | | | | | |
|--|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| Are properties along Highway 97 using service lanes to access sites and not creating additional access points? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are buildings sited and oriented to the service lanes? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the proposal comply with parking requirements? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is off street parking beside or behind buildings in neighbourhood commercial developments? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is off street parking under buildings, behind buildings, or in a parkade in all non-neighbourhood commercial areas? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Does the development comply with the "Surface Parking Exemption"? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Have curbed 1m wide landscaped islands been provided between adjacent rows of parking within surface parking lots? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Does the landscape island include at least 1 shade tree per 10 parking spots? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are loading bays situated so as not to interfere with internal circulation? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are loading bays designed to not back over public sidewalks or back in from a public roadway? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Site Guidelines - Lighting | | | | | | |
| Has site lighting been designed to avoid glare onto abutting properties or public roadways? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does lighting consist of downcast or cut off luminaries with internal optics designed to avoid glare? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Site Guidelines - Other | | | | | | |
| Are waste containers, recycling areas and mechanical equipment screened with a fenced and gated enclosure shielded from public view? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are the screening/fencing materials consistent with the materials of the principle building? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has the use of impervious surfaces been minimized? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are inter-pavers, stamped colored concrete or asphalt used to delineate transition areas? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Has accessible bicycle parking been provided as per zoning requirements? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |

| Building and Structure Guidelines | | | | | | |
|---|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| Do façade changes or other forms of structural articulation occur at a minimum of 20m intervals? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are color changes, changes in materials or material orientation proposed? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are building facades articulated or broken up by colour or material changes, or incorporate physical separations such as breezeways, driveways or alleys? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is the roofline varied, pitched or otherwise not flat? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are there awnings or creative overhands incorporated to shield pedestrians from the elements? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are awnings translucent to encourage summer sunlight and natural daylight in the winter months? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is rooftop equipment screened from view? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is this a green roof or the incorporation of a rooftop amenity space? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are building facades fronting two or more roads built to an equal design standard? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Are building footprints cut or rounded at corners to create additional public space? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the neighbourhood commercial development integrate with the surrounding neighbourhood character? <i>Will set an example of updated design</i> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are the materials used for the building appropriate; using predominantly natural or natural appearing materials? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are only listed permitted materials being proposed, i.e. masonry, brick, stone, wood, wooden shingles or shakes, cement fiber board or stucco? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are permitted material proposed for building trim appropriate, i.e. steel, woodwork, glass, tiles or other similar materials? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is this development to achieve a recognized green building standard? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Signage Guidelines | | | | | | |
| Is signage appropriate for the neighborhood? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the signage compliment the building? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Landscaping Guidelines | | | | | | |
| Is landscaping being used to enhance the property and provide a buffer between adjacent land uses? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is landscaping being used to screen parking areas, mechanical equipment and garbage disposal areas? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is landscaping provided: | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| • Along the property edges next to roadways? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| • Between buildings and parking areas? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| • Along on-site access roads and driveways? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| • Along the sides of buildings? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| • On other open spaces? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |

| | | | | | | |
|--|-----|-------------------------------------|----|--------------------------|-----|--------------------------|
| Has existing landscaping, trees or greenery been incorporated where possible? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is at least 75% of the landscaping composed of drought tolerant species, local species or xeriscaped vegetation? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |



DISTRICT OF LAKE COUNTRY
DEVELOPMENT PERMIT AREA GUIDELINES CHECKLIST

AGRICULTURAL

Consideration has been given to the following issues as identified in Section 21.4 of the Official Community Plan relating to Agricultural Development Permit Areas:

| Site Guidelines | | | | | | |
|---|-----|-------------------------------------|----|-------------------------------------|-----|-------------------------------------|
| Does the subdivision design promote compatibility with farm activities? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Do road layouts serve the internal subdivision only and not end at the Agricultural Land Reserve boundary? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Are properties being graded and landscaped so that no water drains onto adjacent agricultural properties? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Building and Structure Guidelines | | | | | | |
| Is there a minimum 30m building setback on residential and institutional properties next to the Agricultural Land Reserve? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is there a minimum 15m building setback on non-residential properties next to the Agricultural Land Reserve? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Landscaping Guidelines | | | | | | |
| Is a 15m wide landscaped buffer being planted in the 30m setback for residential properties? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is an 8m wide landscaped buffer being planted in the 15m setback for non-residential properties? | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input checked="" type="checkbox"/> |
| Is the buffer being installed prior to development? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Does the buffer consist of low maintenance, drought-tolerant native species that are planted in a manner so as not to shade farm crops? | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | N/A | <input type="checkbox"/> |
| Will the buffer reach a minimum height of 6m at maturity? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is a 1.8m high opaque fence being installed along the length of the shared property line(s)? | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is there an existing natural feature such as a water course or ravine along the edge of the agricultural land that provides a physical separation? If yes, the width of the landscape buffer may be reduced to 8m, while retaining the required setback. The watercourse or ravine width should not be included in the setback distance. | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |
| Is there an existing road surface or road right of way? If yes, the width of the landscape buffer may be reduced to 3m, while retaining the required setback. | Yes | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | N/A | <input type="checkbox"/> |