

9.5 Development Permit Area No. 3 – Industrial

9.5.1 Scope

All lands designated Industrial on the Plan Maps are part of DPA No. 3 and are shown on “Schedule C” of this Plan.

9.5.2 Category

Section 919(1)(f) of the *Local Government Act* – form and character, industrial.

9.5.3 Justification

The Devonshire/Viewfield Road industrial area is surrounded by residential neighbourhoods. In order to ensure that any future development in this area is undertaken in a manner that will be compatible with the surrounding residential uses, development permits will be required for new construction and renovations in Development Permit Area No. 3.

Goals for Development Permit Area No. 3 are:

- a) to encourage environmentally friendly light industry in the Devonshire/Viewfield industrial park; and
- b) to encourage revitalization and enhancement of the existing industrial areas.

9.5.4 Requirements of Owners of Land within the Development Permit Area

- a) Owners of land within Development Permit Area No. 3 must not do any of the following without first obtaining a development Permit in accordance with the guidelines for this Development Permit Area:
 - i) subdivide lands; or
 - ii) construct or alter a building or structure;without first obtaining a Development Permit in accordance with the guidelines of this Development Permit Area.
- b) Exemptions:

The following do not require a development permit:

 - i) construction of buildings or structures less than 10 square meters in area;
 - ii) minor additions to existing buildings where the floor area of the addition does not exceed 10 percent of the ground floor area of the building;
 - iii) emergency repairs to existing structures and public walkways where a potential safety hazard exists;
 - iv) fences;
 - v) the cutting of trees as permitted by the municipal tree protection bylaw; and
 - vi) replacement or changing of existing signs, provided the sign area is not to be increased.

9.5.5 Guidelines for Owners of Land within the Development Permit Area

- a) Buildings should be designed to minimize the intrusion into the privacy of existing surrounding homes.
- b) Buildings should be located to avoid casting shadows onto adjacent residential properties.
- c) Outdoor storage and parking areas will be screened by berms, fences, landscaping or solid noise-absorbing barriers or a combination of these methods. Landscaping should also be incorporated within the parking areas to “break up” large expanses of pavement.
- d) The style and finish of new buildings should enhance the appearance of the industrial area, which is surrounded by urban residential development.
- e) Buildings should be designed to avoid doors and openings that would tend to direct noise in the direction of immediately adjacent residentially-zoned lands.
- f) Retention and protection of trees and the natural habitat is encouraged wherever possible.