

Area 5 – Intensive Residential

1. **Category**

Intensive Residential Development; Natural Environment

2. **Justification**

All areas designated Intensive Residential on Land Use Map 4 are also designated as Development Permit Areas to encourage well-designed places of residence, and accommodate the development of various types of residential housing.

Maintaining native vegetation, wildlife habitat and water features is important to the protection of the natural character of the Highlands. Building of structures or roads, or substantial land clearing or disturbance could harm the functions of these natural areas, and diminish their rural character.

Careful control of land development, buildings and landscaping is needed to protect the aesthetic qualities of the area, and to ensure that development is in harmony with the rural character of the Highlands.

3. **Objectives**

To regulate development in a manner that protects the integrity and ecological value of natural areas, and promotes the rural quality of the Highlands.

To regulate development in a manner that creates an attractive area and a desirable place for residences with minimal impact on the environment and surrounding areas.

4. **Guidelines**

Development permits issued in this area shall be in accordance with the following guidelines:

General

- a. Areas to be retained in a natural state will be identified by plan and demarcated on site.
- b. Clustering of housing is encouraged and will promote screening by native vegetation and/or topography.
- c. Development plans will incorporate natural features. All site conditions will be carefully examined before determining building locations, access and open green space areas. Wherever feasible, existing features and habitat should be retained, and where appropriate enhanced.

Landscaping and Vegetation Treatment

- d. Disturbance of vegetation in natural areas will be minimized.
- e. Natural grades will be maintained within and adjacent to natural areas and where vegetation is to be retained.
- f. Natural drainage patterns will be maintained within and adjacent to natural areas and where vegetation is to be retained.
- g. Limited tree and vegetation removal will be considered in designated natural areas to allow lighting into residential areas. Vegetation removed will be replaced by new plantings elsewhere on the property.
- h. Landscaping will be used to integrate residential development with the natural environment and unify areas of the site.
- i. For all projects the developer will be required to submit landscape plans prepared by a Landscape Architect registered within the Province of BC. Landscape plans will address the retention of existing vegetation and natural features, the stabilization and rehabilitation of disturbed areas, the treatment of common areas, and aquatic and riparian enhancements.
- j. Plant materials and maintenance methods will emphasize species which are drought-tolerant and enhance wildlife habitat. Indigenous native plant species will be used where possible.
- k. Permanent screening (by landscaping or solid structure) will be provided for each residential lot, to screen back yards.

Land Alteration

- l. The individual lots, buildings, streets and parking areas shall be designed and situated to minimize alteration of the natural site features.
- m. All areas proposed for land alteration shall be clearly demarcated by plan, and flagged on-site, prior to approval of the Development Permit. Land alteration activities will be limited and no unnecessary site disturbances shall be permitted.
- n. Erosion control measures, during and after construction, will be specified in the permit.
- o. Cut and fill slopes will be stabilized and revegetated immediately following construction.

Schedule A to Bylaw No. 194

Water Quality and Drainage

- p. The quality of groundwater and surface water will be maintained through the employment of systems which encourage direct infiltration of surface water, by limiting the extent of impervious surfaces, and by incorporating sediment control features that limit the offsite transport of sediments directly into a watercourse or wetland.
- q. The quality of stormwater flowing toward or in the water features will be maintained or improved, and the volume and peak flow of runoff from a property will not be increased by any development or land altering activity.
- r. Measures to conserve domestic and irrigation water will be identified and encouraged.
- s. Measures will be identified and undertaken to prevent pollutants and nutrient-rich run-off water from entering ground water and surface water.
- t. Prior to the issuance of a Development Permit for any development, reports and plans prepared by a qualified professional consultant (R.P.Bio) will be provided to document the impact of the proposed development on riparian areas, and provide recommendations for development impact mitigation and enhancement of the riparian areas.
- u. Development will not be located within poorly drained areas.

Green Space Areas

- v. Green space areas will be identified for conservation and/or enhancement, and these areas will be clearly designated on a plan and where appropriate, permanently demarcated on-site.
- w. Green space areas will be provided for the enjoyment of residents and will encourage walking, outdoor play areas, vegetable gardens and other outdoor activities that lend to the enjoyment of the property.
- x. Some portions of green space areas will be used for recreation vehicle and boat parking, and visitor parking. All parking areas shall be in designated locations and suitably screened.

Architectural Form and Character

- y. High quality architectural design, which promotes the use and/or appearance of natural building materials and common design elements will be required for all new developments.

Schedule A to Bylaw No. 194

- z. Common building materials may include wood cladding, large timbers and stone. Building materials should be selected to ensure long term durability and an appearance of solid, quality construction. The use of masonry or clay tile and stucco will not be permitted.
- aa. Common design elements will include gable roofs with uniform materials and pitches, porches and front facades with stepped-back portions.
- bb. Buildings will be stepped to follow the topography of the site.
- cc. Substantial grade changes should be accommodated through the use of a series of smaller retaining walls. Visible faces of retaining walls should have a textured finish or architectural treatment. The use of rock will be encouraged.
- dd. The massing of buildings should be broken up by stepping back portions of the front building façade. Continuous, uninterrupted, building facades should be avoided.
- ee. Building entrances should be well defined, visible, and clearly lit. Main entrances should face the public road.
- ff. Outdoor lighting should be low level and direct illumination downward. Lighting fixtures shall be of a decorative bollard type, with a maximum height of 1100 mm above ground.