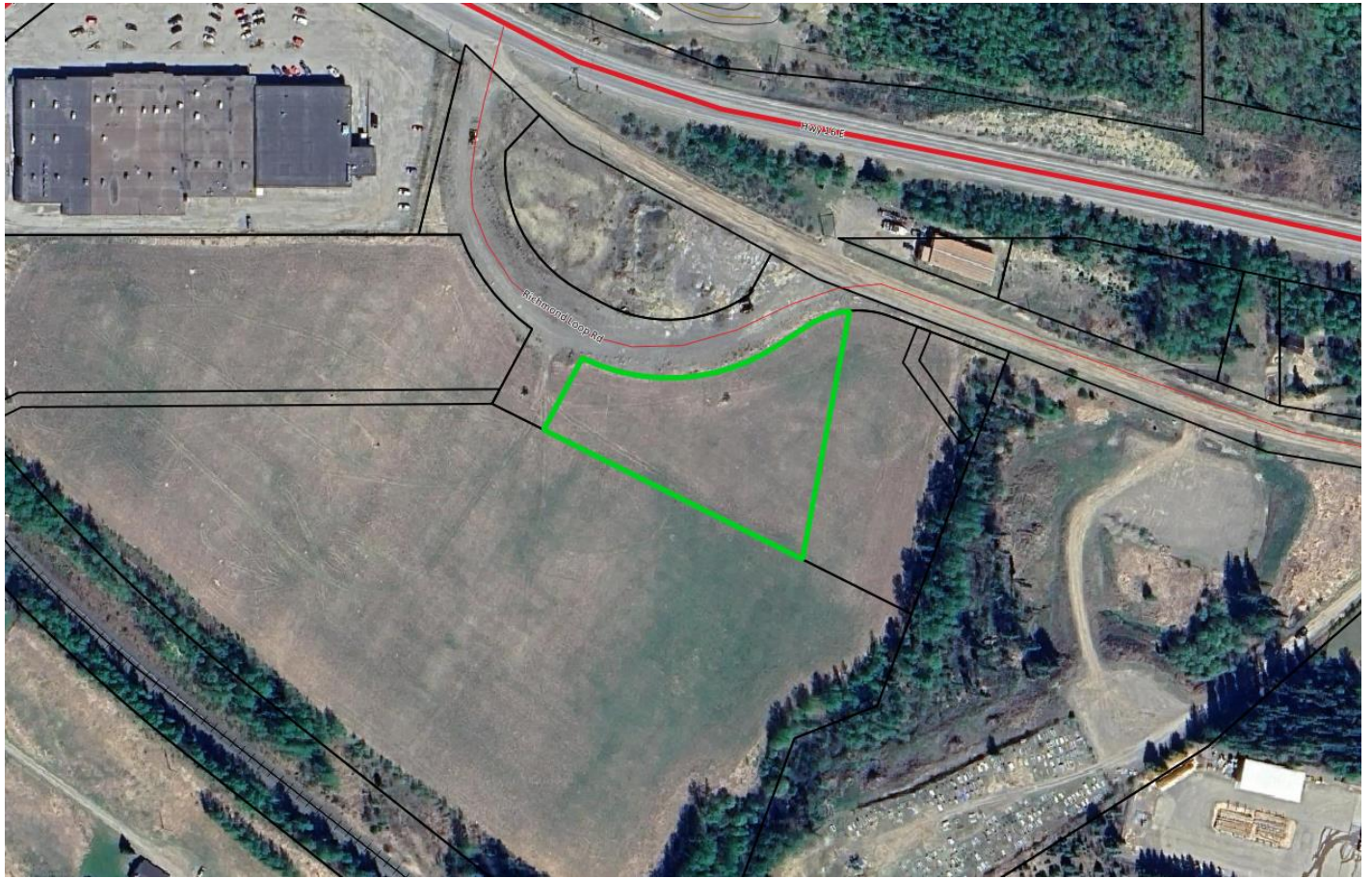


APPENDIX F.2

Property Report Lot B

[see attached]



Property Information

PID:	032-263-686	Property Size (acres):	1.598
Roll Number:	TBD	Property Size (Ha):	0.647
Legal Plan:	EPP131628		
Civic Address:	480 Richmond Loop		
Legal Description:	Lot B, Plan EPP131628, District Lot 2502, Range 5 Coast District		

Land Use Information

Zoning: C2 (Highway Commercial) under Village of Burns Lake Zoning Bylaw No. 880, 2008

OCP: CH (Commercial Highway) under Village of Burns Lake OCP Bylaw No. 970, 2017

Development Permit: Commercial Development Permit Area

ZONING BYLAW REGULATIONS

9.2 Highway Commercial Zone (C2)

.1 Purpose:

The purpose of this zone is to designate sites for the development of business areas intended to serve vehicular traffic. The C2 zone will be reserved for those sites located adjacent to Highways 16 and 35, arterial and collector roadways in order to minimize the intrusion of vehicular traffic into residential areas and to promote the orderly flow of vehicular traffic using these sites.

.2 Principal Permitted Uses:

- (a) amusement establishment, indoor and outdoor;
- (b) animal care;
- (c) assembly hall;
- (d) automotive carwash;
- (e) automotive and equipment repair shop;
- (f) automotive and minor recreation vehicle sales and rental;
- (g) business support services;
- (h) catering food services;
- (i) commercial and trade school;
- (j) contractor services, limited;
- (k) eating and drinking establishment;
- (l) equipment rentals;
- (m) farmer's market;
- (n) fast food outlet;
- (o) financial services;
- (p) fleet services;
- (q) funeral services;
- (r) gas bar;
- (s) government services;
- (t) hardware and home improvement store;
- (u) health services;
- (v) hotel;
- (w) household repair services;
- (x) impact utility services, minor;
- (y) licensee retail store;
- (z) liquor primary;
- (aa) motel;
- (bb) office;
- (cc) participant recreation services, indoor;
- (dd) personal service establishment;
- (ee) pet store;

- (ff) private club;
- (gg) public library and cultural exhibits;
- (hh) recycling depot;
- (ii) retail store, convenience;
- (jj) secondhand store;
- (kk) service station;
- (ll) spectator entertainment establishment;
- (mm) truck and mobile home sale and rental; and
- (nn) warehouse sales.

.3 Accessory Permitted Uses:

- (a) accessory buildings and structures;
- (b) accessory business office; and
- (c) dwelling unit, combined with commercial, subject to subsection 9.2.11;
- (d) single detached dwelling, subject to subsection 9.2.11; and
- (e) secondary suite, accessory to a single detached dwelling.

Regulations

.4 Minimum Lot Area:

- (a) 464 m²;
- (b) despite Section 9.2.4(a) hotel or motel - 1,800 m²;
- (c) despite Section 9.2.4(a) gas bar - 1,200 m², gas bar in shopping centre - 1,000 m²;
and
- (d) despite Section 9.2.4(a) service stations - 1,400 m².

.5 Minimum Lot Width:

- (a) 15 m; and
- (b) despite Section 9.2.5(a) hotel and motel - 30 m.

.6 Minimum Setbacks to Lot Line:

- (a) principal and accessory buildings and structures:
 - i. front yard – 6 m;
 - ii. interior side yard – 3 m;
 - iii. exterior side yard – 6 m; and
 - iv. rear yard – 3 m.

- (b) despite Section 9.2.6(a) all hotel and motel buildings – 7.5 m from all lot lines; and
 - (c) despite Section 9.2.6(a), fuel pump islands - 4.5 m from all lot lines.
- .7 Maximum Height:
 - (a) 12 m or up to 2 storeys; and
 - (b) despite Section 9.2.7(a), a hotel - 16.5 m or up to four storeys.
- .8 Maximum Density:
 - (a) floor area ratio - 0.5; and
 - (b) despite Section 9.2.8(a), hotel - floor area ratio of 1.0.
- .9 Maximum Lot Coverage: all buildings and structures - 55%.
- .10 Off-street Parking and Loading: In accordance with Schedule 2 of this Bylaw.
- .11 Residential Use in C2:
 - (a) single detached residential use shall be permitted provided that the residential dwelling shall not be a new purpose-built structure; only the use of an existing building is permitted.
 - (b) shall be permitted in conjunction with a commercial use provided that the residential dwelling(s):
 - i. be contained in the same building as the permitted use except in the case of a motel;
 - ii. be located above or behind the permitted use;
 - iii. shall not exceed a density of 40 units per ha;
 - iv. have a floor area not less than 50 m²;
 - v. provide access to the ground level from a separate access from the commercial or other permitted use; and
 - vi. provide amenity area of at least 7 m² per bachelor unit; 12 m² per one bedroom unit; and 18 m² per each two or more bedroom units.
- .12 General Regulations: in accordance with Section 3.0 of this Bylaw.
- .13 Specific Use Regulations: in accordance with Section 4.0 of this Bylaw.

COMMERCIAL DEVELOPMENT PERMIT GUIDELINES

A Commercial Development Permit shall only be issued to allow development that is in accordance with the following guidelines.

Safety

1. Safety and security of residents should be considered in design and site layout, considering Crime Prevention Through Environmental Design principles. These principles include improving visibility and lighting, clearly delineating the separation between public and private space and removing opportunities for vandalism.
2. Structures such as roofs, awnings, and canopies shall be designed to carry water away from pedestrian areas, avoid drip lines along walkways and pathways, avoid ice accumulation and shed snow in a controlled manner.
3. Public areas, including parking areas and walkways should be well lit at pedestrian level and should not create glare for pedestrians or vehicle traffic.
4. Directional lighting should be provided along building facades with a focus on the building's entrances.
5. Landscaping design and materials, and building materials, should be selected to reduce the risk associated with the spread of wildfire.

Landscaping, Screening and Parking

6. On-site parking should be provided at the side or rear of buildings.
7. On-site parking and maneuvering aisles should be paved.
8. Landscaped areas should be separated from parking spaces by a raised concrete curb or other raised structure that cannot be damaged by snow removal operations, to retain landscape materials.
9. A snow management plan should be provided showing how the parking areas can accommodate the efficient and effective storage and removal of snow.
10. There should be a clearly delineated walkway system connecting parking areas to public roads and sidewalks and to the building entrance.
11. Areas between a building and its front property line should be landscaped where not used for parking or loading.
12. Loading areas, storage areas, and utility and mechanical equipment should be located to the side or rear of buildings or screened from view from the street.

Building Design

13. Building facades should incorporate vertical and sloping elements and avoid a focus on horizontal lines.
14. Public building entrances should be the dominant feature of the façade, and be easily recognizable as the entrance.
15. Pedestrian weather protection in the form of awnings, canopies, and covered walkways should be provided where practical. This is particularly important where buildings run along a sidewalk or other pedestrian area.
16. Structures constructed for use as metal storage or shipping containers shall have non-metal siding and sloped roofs, and not be recognizable as shipping containers.
17. Signage shall be proportional to the scale of the building, and be compatible with the building design.
18. Buildings should be sited and designed to be compatible with adjacent buildings. This includes creating consistent setbacks, and the use of roofs and parapets to ease the transition between buildings and downplay changes in building height.
19. Garbage containers shall be located to the side or rear of a building and screened from view by fencing, landscaping or in another manner.
20. The dominant paint colour shall consist of warm and soft colours. Pastel hues and bright colours should be reserved for use as accents.
21. Window space should be maximized at street level, and blank wall space should be avoided.
22. Development fronting on Highway 16 between 1st and 5th Avenue should be built to the front and side property lines to create a consistent and continuous streetscape, except for an access leading to a loading or parking area, or a landscaped public amenity space.