

1.0 Form, Character & Performance Development Permit Guidelines "A.1": General**1.1 Development Permit Guidelines "A.1": General - Objectives & Application**

The objectives of this Development Permit Area are based the following 5 fundamental elements:

- (a) **Site Choice & Efficient Land Use:** The first objective is to appropriately plan and manage how land is developed. Appropriate site choices are those that ensure environmentally and archaeologically sensitive and hazard lands, as well as scenic and community character are protected. As per OCP policy, development preference is given to lands within the Growth Centres. Physically designing North Cowichan's public and private spaces – first from the overall regional scale and down to the site-specific scale – must occur through a coordinated approach to ensure that every form of land use and development approved is located in the appropriate place, and that appropriate buffering (fencing and vegetation), noise, dust and light controls between different and incompatible uses are provided. Using land efficiently helps achieve a number of goals, including improving the life-cycle cost of municipal services and infrastructure; controlling greenhouse gas emissions, energy and water consumption; and supporting the retention of North Cowichan's rural and scenic resources.
- (b) **Mobility:** Mobility is crucial in achieving interconnectivity across the municipality and within neighbourhoods, and in supporting and promoting successful site planning and integrated development. The aim is to ensure that residents, employees and visitors have comprehensive access to a multi-modal transportation system that provides them with a variety of options to get around comfortably and safely.
- (c) **Site Design & Landscaping:** North Cowichan has an outstanding scenic character and is located in the Coastal Douglas-fir ecosystem. Supporting and respecting North Cowichan's existing landforms, biodiversity and vegetation in the development review, during the construction process and through landscaping will help retain the characteristics that define and enhance residential quality of life and the visitor experience.
- (d) **Infrastructure & Servicing Impacts:** Good design, construction and management practices can help ensure that community goals are achieved with respect to managing energy and water use, controlling greenhouse gas (GHG) emissions, improving the life-cycle of municipal infrastructure and reducing the production of solid waste.
- (e) **Building Form & Character:** New developments shall contribute to North Cowichan's evolving design aesthetic by respecting its past and considering its natural landforms and visual characteristics in design, and ensure that best management practices are incorporated in ongoing site and building maintenance. The four previous objectives inform this one for building form and character.

The guidelines contained within Form, Character & Performance DP Guidelines "A" will be applied as specified in the OCP, which includes multi-family (3 units or greater), certain subdivision proposals, commercial and industrial developments, including non-agricultural uses within the Rural Market Zone (A6), within the Municipality of North Cowichan. The Development Permit Guidelines "A.1" and "A.2" are both associated with DPA-1 (Multi-Unit and Intensive Residential Development) and DPA-2 (Commercial and Industrial Development). Development Permits will only be issued in Development Permit Areas 1 & 2 subject to consideration of the following specific design practices. These guidelines should be carefully considered from conceptual design through to detailed design and refinement of a development proposal. [BL3846]