

**DEVELOPMENT PERMIT APPLICATION  
CITY OF DUNCAN**

Official Community Plan Bylaw 2030, 2007  
Development Permit Areas

**12.5 DPA 4 – OTHER COMMERCIAL AREAS**



YES	NO	OTHER COMMERCIAL AREA DESIGN OBJECTIVES	RATIONALE IF NOT COMPLIANT
		<ul style="list-style-type: none"> <li>▪ Compatible with surrounding land uses</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Complements the social and environmental goals of this Plan</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Constructed to high standards, both material and aesthetic</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides view corridors or vistas</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Achieves some visual harmony and neighbourliness</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Ensures maximum privacy to adjacent residential property</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids the impact of noise, glare and shadows</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides effective transitions with fencing or landscaping</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Considers proposed future uses of adjacent properties</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Refers to the Checklist for Safety Planning and Design</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Incorporates the basic principals of CPTED</li> </ul>	
		<b>FORM, CHARACTER, AND BUILDING MATERIALS</b>	
		<ul style="list-style-type: none"> <li>▪ Provides high quality architectural design and materials</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Compliments the area with similar design characteristics</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Ensures the use of finished exterior material</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids the use of box stores and long expanses of walls</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids the use of large expanses of any one material</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Consistency in detail and character</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Incorporates elements into walls facing roadways</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides finished elevations if visible from roads or properties</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Avoids location of building close to the front lot line</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides variation in the character of roofs</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides awnings, overhangs, etc for unsightly roof elements</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides protection from the elements</li> </ul>	
		<b>LOADING, UTILITY AND STORAGE AREAS</b>	
		<ul style="list-style-type: none"> <li>▪ Structured to not impede vehicular or pedestrian traffic</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Integrates with the landscaping in unobtrusive manner</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Screened by decorative fencing or landscaping with a Minimum height of 1.8 metres</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides solid enclosure of outdoor garbage receptacles</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Placement of underground wiring where possible</li> </ul>	
		<b>SURFACE/ STRUCTURES PARKING AND ACCESS</b>	
		<ul style="list-style-type: none"> <li>▪ Provides safe and convenient access for cars and people</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Located away from street for functional design</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides access for cars separated from walkways</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides safe and convenient access for emergency vehicles</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides disabled or drop-off/pick-up parking close to building</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides bicycle parking (preferable covered)</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides catch basins and landscaping (see Policy 10.3.3)</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides curbs, boulevards and sidewalks along road frontages</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides underground parking if exceeds four storeys</li> </ul>	
		<ul style="list-style-type: none"> <li>▪ Provides permeable paving surfaces (if possible) with contamination traps</li> </ul>	

	<ul style="list-style-type: none"> <li>▪ Maintains sidewalk at grade if underground or structured parking</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides shared access between landowners</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Designed for personal safety</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides screening of service areas and equipment</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Designed to look like a commercial building</li> </ul>	
	<b>DRIVE-THROUGH WINDOWS</b>	
	<ul style="list-style-type: none"> <li>▪ Avoids traffic congestion and conflict with neighbouring properties</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides screening from adjacent sidewalks and property</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides adequate stacking length</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides screening that is integrated with the design of building</li> </ul>	
	<b>SHARED ROAD ACCESS</b>	
	<ul style="list-style-type: none"> <li>▪ Provides combined access to main roads with adjacent property</li> </ul>	
	<b>STORM WATER MANAGEMENT</b>	
	<ul style="list-style-type: none"> <li>▪ Incorporates Stormceptors™ or equivalent to remove waste</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Storm water discharges designed based on Best Management Practices</li> </ul>	
	<b>LIGHTING</b>	
	<ul style="list-style-type: none"> <li>▪ Provides sufficient lighting for pedestrian and vehicle safety</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Designed to minimize the illumination of adjacent residents</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Designed to minimize the impact on the night sky</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides light standards in keeping the overall development</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides well-lit frontage of business</li> </ul>	
	<b>SCREENING AND LANDSCAPING</b>	
	<ul style="list-style-type: none"> <li>▪ Provides an effective transitional buffer and screening</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides a consistent visual image between properties</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides low-height vegetation between driveways</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides landscaped pedestrian walkways to buildings</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides an attractive streetscape for off-street parking</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Provides a solid decorative fence or landscape strip/ screen</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Maintains and enhances existing trees</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Designed to maintain personal safety and avoid physical obstructions</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Avoids the use of fences or retaining walls along public frontage</li> </ul>	
	<ul style="list-style-type: none"> <li>▪ Incorporates public art and street furniture</li> </ul>	