



# Industrial

## Development Permit Guidelines

### Form, Character & Performance

**Sustainable OCP Bylaw 3475, 2012**

*This handout is for general guidance purposes only. It does not replace any bylaws or other legislation. For complete details please refer to the Official Community Plan Bylaw 3475, 2012, Part V: Development Permit Areas.*

**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

#### Industrial Development Permit Guidelines

- a) Incorporate “gateway” policies into the design of those projects located within 50 metres of the highway right of way for Highway 19, to improve the appearance of these areas as “entrances” into Campbell River (Duncan Bay to Middle Point, South-West of Willis Road and Inland Island Highway, and Campbell River Airport Industrial Areas) including use of architectural design, ornamental features and signage which reflect Campbell River’s distinct historic characteristics;

#### MASSING & ORIENTATION

- a) The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.

#### ADDITIONAL CIRCULATION, ACCESS & PARKING GUIDELINES

- a) Outdoor parking and loading areas relating to operations of the business should be located to the sides and rear of buildings where possible.
- b) Screen parking areas with landscaping where they are visible from a front or flanking street.



## **ADDITIONAL LANDSCAPING GUIDELINES**

- a) Refuse and recycling areas shall be screened from surrounding roads.
- b) Outdoor storage of equipment or materials should be placed at the rear of the site to provide screening from surrounding roads and any visible residential areas.
- c) Landscaping shall be provided to enhance the appearance of buildings and screen other necessary features. Landscaping shall be provided along all property lines abutting perimeter roads. All areas not used for buildings, outdoor storage or parking shall be landscaped. Irrigation of landscaping should be installed where drought tolerant or xeriscapic landscaping is not provided.

***Please contact Land Use Services Department staff for further discussion.***



# Industrial Development Permit Guidelines

Form, Character & Performance

## CHECK LIST

Sustainable OCP Bylaw 3475, 2012

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**As part of your Development Permit application you will need to consider the following:**

- **General Multi-Family, Commercial and Industrial Form, Character & Performance Development Permit Guidelines**
- **Specific Development Permit Area Guidelines**
- **For complete explanation of this section please refer to Chapter 17, Sustainable OCP Bylaw 3475, 2012.**

### Industrial Development Permit Guidelines

	Comply	Does not Comply
<b>Architectural</b>		
a) Incorporate “gateway” policies into the design of those projects located within 50 metres of the highway right of way for Highway 19, to improve the appearance of these areas as “entrances” into Campbell River (Duncan Bay to Middle Point, South-West of Willis Road and Inland Island Highway, and Campbell River Airport Industrial Areas) including use of architectural design, ornamental features and signage which reflect Campbell River’s distinct historic characteristics;		
<b>Massing &amp; Orientation Guidelines</b>		
a) The siting, massing, shape, pattern, roof line and exterior finish of buildings should be sufficiently varied to provide visual interest.		
<b>Circulation, Access &amp; Parking Guidelines</b>		
a) Outdoor parking and loading areas relating to operations of the business should be located to the sides and rear of buildings where possible.		
b) Screen parking areas with landscaping where they are visible from a front or flanking street.		



	<b>Comply</b>	<b>Does not Comply</b>
<b>Landscaping</b>		
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