



## 9.1 APPLICATION & INTENT

*It is the intent of the Development Permit Guidelines to support the goals, objectives, and policies of the Official Community Plan by building upon the past achievements and strengths of the City of Richmond. The guidelines identify basic development standards to be applied across the entire community, as well as measures appropriate to specific land uses.*

These guidelines prescribe the general criteria for new development and the basis for the preparation and approval of the development proposals. The guidelines do not require literal interpretation, in whole or in part. They will, however, be taken into account in the consideration of Development Permit applications. The Development Permit Panel may, at its discretion, recommend denial of, or require modifications to a Development Permit application for failure to meet the standards of these guidelines, in whole or in part. Developers and architects are encouraged to read the reasoning behind the criteria and meet the spirit of the criteria as well as the letter of the law.

### 9.1.1 DEVELOPMENT PERMIT AREAS

Pursuant to the Municipal Act, the City designates the following as Development Permit Areas:

- All multiple-family sites throughout the City;
- All commercial sites throughout the City;
- All industrial sites in the City Centre Planning Area and industrial sites which abut No. 3 Road;
- Those industrial sites adjoining or within 30m (98.4 ft.) to another site which is zoned or designated for residential, community institutional, public and open space, school, or park use;
- Environmentally Sensitive Areas shown in Attachment 3 to this Bylaw;
- All marinas;
- All mixed-use (where residential and non-residential uses are combined on a site) developments throughout the City;
- All sites adjoining or within 30m (98.4 ft.) to the edge of the Agricultural Land Reserve.



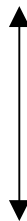
In the event of a conflict between the Development Permit Areas and guidelines contained herein and those contained in Schedule 2, the latter shall apply, EXCEPT THAT for Environmentally Sensitive Areas, marinas, and sites adjoining or within 30m (98.4 ft.) to the edge of the Agricultural Land Reserve, these guidelines shall apply.

### 9.1.2 EXEMPTIONS TO THE DEVELOPMENT PERMIT PROCESS

Exemptions to the Development Permit process are as follows:

For all areas except Environmentally Sensitive Areas (ESAs):

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- Renovations to interiors, except For Neighbourhood Public Houses, unless the renovations cost less than \$5,000;
- Exterior renovations which cost less than \$50,000, except For Neighbourhood Public Houses, unless the exterior renovations cost less than \$5,000;
- New buildings or building additions of 100m<sup>2</sup> (1,076.4 ft<sup>2</sup>) or less;
- New ancillary buildings or building additions in rear or interior side yards that conform to the respective minimum setback requirements and do not exceed a height of 12m (39.4 ft.) nor contain more than three storeys.

For Environmentally Sensitive Areas (ESAs):

- Renovation to interiors;
- Exterior renovations which do not impact upon, or extend into, the designated Environmentally Sensitive Area (ESA);
- Maintenance activities on existing structures which can be reasonably shown to not result in damage to trees, shrubs, or fish habitat;
- New construction on sites with designated ESAs which will not result in damage to the sensitive features within the ESA, e.g. trees, shrubs, wetlands, marshes or fish habitat;
- Regular and emergency City maintenance activities for drainage control and dyke maintenance in a manner which respects the intent of the ESA designation;
- Construction and maintenance activities carried out by, or on behalf of, the City and designed to enhance the coexistence of natural habitats and public trails.



### 9.1.3 OBJECTIVES

These guidelines are intended to encourage increased awareness of the immediate and overall environment. The guidelines seek to preserve and enhance successful and valued elements of the community's physical structure and to introduce new elements considered appropriate to the development and maintenance of:

- A special Richmond character, enhanced by the distinct qualities and opportunities of its developing districts and neighbourhoods;
- A high standard of livability, in both residential and non-residential areas;
- A high standard of development, incorporating site planning, massing, materials, building practices, and related measures designed to ensure energy efficiency and adequate weather protection in Richmond's rainy coastal climate;
- A high quality public realm, including public streets and lanes, parks and other open spaces, publicly accessible parts of buildings, and the built form defining and/or adjacent to public spaces;
- Productive agricultural areas;
- Valuable environmentally sensitive areas.