

10.2 DPA-2 COMMERCIAL AND INDUSTRIAL DEVELOPMENT

PURPOSE

To establish objectives and form and character guidelines for commercial and industrial development that respect the operational requirements of business and industry while promoting safety, efficient land use, building and site aesthetics and the integration of mixed uses at the site, neighbourhood and community level.

DESIGNATION

In accordance with the provision of [Section 488 \(1\)\(d\)&\(f\)](#) of the *Local Government Act*, all lands within the boundaries of Municipality of North Cowichan, and shown on Map 1 - North Cowichan and Area are designated a development permit area for the form and character of commercial and industrial development and the revitalization of an area in which a commercial use is permitted.

The Commercial and Industrial Development Permit Area (DPA-2) applies to:

- Development on land or water that is designated as Village Core, Commercial, Industrial, Marine Commercial or Marine Industrial use on Map 2 – Growth and Land Use Management.
- Development on land or water zoned for commercial, industrial, marine commercial or marine industrial use.

OBJECTIVES

The objectives of DPA-2 are:

- a. Achieve a high standard of building, site and landscape design.
- b. Minimize potential conflicts with adjacent non-commercial and industrial uses.
- c. Promote development that fosters vibrant public spaces in Village Cores and other locations frequented by the public.
- d. Support local business through cohesive and high quality urban design.
- e. Promote safe and efficient movement of vehicles, pedestrians and cyclists.
- f. Enable residents to meet more of their daily needs within their neighbourhoods.
- g. Promote social interactions and strengthen neighbourhood cohesion.
- h. Encourage active lifestyles and equitable access to amenities and services.

GUIDELINES

"Form, Character, & Performance DP Guidelines A" within Zoning Bylaw 2950 are associated with and applicable to DPA-1.