

LV1 Ladner Village

Category: “e” (Establishment of objectives and provisions of guidelines for the form and character of commercial, industrial or multi-family residential development.)

Area: Development Permit Area LV1
As Shown on "Map IIA Ladner Development Permit Areas".

Justification:

The commercial Village of Ladner has special character. The continuation of historical patterns of commercial activity to improve the commercial areas and services is essential for the well-being of Ladner’s economic activity.

The objective of the development permit area is to encourage formation of a liveable village and a desirable commercial and residential mix.

Guidelines:

The following guidelines illustrate the general approach to be taken to achieve desired commercial nodes and commercial and residential mix.

Development Permits issued in this area shall be in accordance with the following:



1. Parking areas in the existing shopping centres may be permitted to be developed for additional commercial/multiple family residential development with alternate provision for the required parking at a reduced standard.
2. New buildings should be constructed with a minimal setback from all streets, so as to give a new form to existing commercial areas.
3. The siting of commercial/multiple family residential developments may be varied to encourage optimum development of land and for better circulation pattern.
4. Landscaping should be used to provide visual breaks and buffers, as well as to enhance the appearance of this area.
5. The size and scale of buildings should relate to adjacent development and provide a transition between the commercial and less intensive uses.
6. Outside of the diked area no building or any part thereof shall be constructed, reconstructed, moved or extended, nor shall any mobile home unit, modular home or structure be located with the underside of a wooden floor system or top of concrete slab of areas to be used for habitation, business, or the storage of goods damageable by floodwaters lower than three point five (3.5) metres Geodetic Survey of Canada datum. No building shall be constructed or located within thirty (30) metres of the natural boundary of the Fraser River unless construction on piles is used or fill is placed in such a manner that the toe of the protected embankment does not project beyond the natural boundary of the Fraser River. Where landfill is used to achieve the elevation provisions, the face of the landfill slope shall be adequately protected against erosion from floodwater.
(This Guideline is based on a standard established by the Ministry of Environment and Parks, Province of British Columbia.)
7. No building shall be constructed or located within six (6) metres of natural boundary of any swamp, slough, pond or ditch.
8. A restrictive covenant will be required under Section 82 or Section 219 of the *Land Title Act* acknowledging that land may be subject to flooding and saving the Municipality and the Province of British Columbia harmless from any claims arising out of damages to lands or buildings by flooding.
9. All applications for new commercial developments and major renovations to existing commercial developments must include a comprehensive sign plan.
10. A comprehensive sign plan must specify the proposed size, type of illumination, height, design, location, and number of signs which must generally conform to the regulations of the Delta Sign Bylaw.
11. A comprehensive sign plan for multi-tenant complexes must propose a minimum of three consistent design elements (i.e., sign type or design, colour, illumination, location, height).
12. A comprehensive sign plan should work towards enhancing area character as outlined in Special Sign Area schedules of the Delta Sign Bylaw, and maintaining architectural integrity of the subject and adjacent buildings.