

LV4 Ladner East-Urban

Category: “b” (Protection of development from hazardous conditions) and “e” (Establishment of objectives and provision of guidelines for the form and character of commercial, industrial or multi-family residential development.)

Area: Development Permit Area LV4 22
As Shown on "Map IIA Ladner Development Permit Areas".

Justification:

The provision of Municipal services to this area is resulting in rapid growth. This neighbourhood also functions as a main entry point to the Ladner Village.

The area is located in the floodplain of the Fraser River and as such, although all of it is located behind dikes, it could reasonably be expected to be subject to flooding in the event of a failure of the dike system.

The objectives of the development permit area are to encourage a healthy mix of land uses which are suitable for a neighbourhood context and to protect development from flooding hazards.

Guidelines:

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

1. The siting of commercial and multiple family residential developments may be varied to encourage optimum development of land and for better traffic circulation patterns.
2. Landscaping shall be used to provide visual breaks and buffers, as well as to enhance the appearance of the area.
3. The size, scale and function of buildings shall complement existing development in the neighbourhood.
4. Commercial development shall be clustered and shall have architectural unity.
5. Pedestrian and bicycle circulation shall be provided as a continuous linkage within the neighbourhood.
6. Siting and elevation of all buildings shall be in accordance with floodproofing requirements hereinafter set out, which are based on standards established by the Minister of Environment.
7. A Restrictive Covenant shall be provided under 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.
8. All applications for new commercial developments and major renovations to existing commercial developments must include a comprehensive sign plan.
9. 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.
10. 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).
11. 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.