

**Attachment A**

DISTRICT OF KITIMAT  
BYLAW NO. 1967

A BYLAW TO AMEND KITIMAT OFFICIAL COMMUNITY PLAN WITH RESPECT TO DEVELOPMENT PERMIT GUIDELINES ESTABLISHED FOR FORM AND CHARACTER OF MUTLI-FAMILY DEVELOPMENTS.

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WHEREAS THE *BC Local Government Act* specifies an OFFICIAL COMMUNITY PLAN (OCP) may designate development permit areas to protect development from hazardous conditions;

AND WHEREAS Kitimat Council deems it is in the public interest to amend the OCP to incorporate additional policy to Development Permit Guidelines established for the form and character of multi-family developments;

NOW THEREFORE the Council of the District of Kitimat, in open meeting assembled, ENACTS AS FOLLOWS:

1. This bylaw may be cited as “MULTI-FAMILY DEVELOPMENT PERMIT GUIDELINES, FIRESMART AMENDMENT BYLAW NO. 1967, 2020”.
2. Kitimat *Official Community Plan* (2008) is hereby amended by:
  - a. adding text further to provisions outlined in Schedule A which is attached to and forms part of this bylaw;
3. This bylaw shall come into force and be binding on all persons from the date of adoption.

READ a first time this	day of	2020
READ a second time this	day of	2020
A PUBLIC HEARING was held this	day of	2020
READ a third time this	day of	2020
FINALLY ADOPTED this	day of	2020

MAYOR \_\_\_\_\_

CORPORATE OFFICER \_\_\_\_\_

Schedule A  
OFFICIAL COMMUNITY PLAN AMENDMENT

**Development  
Permit Area –  
Intensive and  
Multi-Family  
Residential**

4.3.10 The following Development Permit guidelines apply to this development permit area:  
*Siting, Form and Character*

A wall facing a street or public space should be finished to the same standard as the front façade and contain substantial fenestration at ground-level for visual interest.

Building materials should reflect the character of the area and the use of a variety of durable materials is encouraged in order to provide articulation and visually interesting design. **Building material should align with FireSmart Design Principles. Developers shall identify how FireSmart Design Principles have been applied, and attach supplemental information as required, to a Development Permit application.**

New multi-family buildings should have perimeter setbacks equal or greater than the surrounding low-density neighbourhoods to ensure integration into the neighbourhood and useful and comfortable public spaces. Setbacks between buildings on the same lot may vary and be less than perimeter setbacks .

Street façade should be pedestrian-friendly with main entrance oriented to the street.

Building façades may be divided into smaller units by elements such as bays, separated roof forms and/or repetitive vertical elements, similar to those found in the immediate neighbourhood.

*Access, Circulation, and Parking*

Ensure buildings are accessible to those with mobility impairments.

Minimize parking in front of buildings and locate parking beside, underneath or behind buildings to improve visual interest along streetscapes.

Vehicle access shall be sited to avoid or minimize pedestrian conflicts.

Parking areas and other large hard-surfaced areas should contain or be buffered by landscape planting.

**Access routes should be looped networks capable of accommodating two-way traffic. Where feasible, multi-family development sites should have two or more points of access or egress.**

*Landscaping*

Street trees, perimeter landscaping, buffering or screening, furniture, lighting, and connections to the walkway system should be installed where appropriate to enhance the aesthetics and safety of outdoor spaces.

Trees and plant material are recommended means to screen grade-level parking, recreation vehicle storage, utility and refuse areas.

Plantings to improve the appearance of large, bare exterior walls are encouraged.

Native plants and other plants which require minimal maintenance **and are fire-resistant** are encouraged. **Fire resistant vegetation is preferred within 10m and required within 2m of a multi-family building or other dwelling.**

**Open spaces such as parks, playgrounds and walkways or trails can be used as perimeter protection from wildfire hazard.**

Snow clearing activities, and snow storage requirements should be considered in the selection and location of plant materials

*FireSmart Design Principles*

**FireSmart Design Principles should be integrated into site design and layout. Applicants shall include information about how FireSmart Design Principles were applied to site in the permit application package. Principles include, but are not limited to: fire retardant roofing rated Class B or C; fire resistant siding (minimum 12mm thick); and use of fire resistant vegetation within 10m of residential building or dwelling.**