

# THE ALPINE AREA OFFICIAL COMMUNITY PLAN



Amendments consolidated for convenience only, up to and including Bylaw 6268,  
August 27, 1990

The Corporation of the District of North Vancouver  
355 West Queens Road  
North Vancouver, British Columbia

# TABLE OF CONTENTS

## SCHEDULE "A"

| SECTION   | PAGE |
|---|------|
| 1.0 Introduction                                | 1-1  |
| 2.0 Scope                                       | 2-1  |
| 3.0 Objectives                                  | 3-1  |
| <b>Policies &amp; Implementation Strategies</b> |      |
| 4.0 The Environment                             | 4-1  |
| 5.0 Water Resources                             | 5-1  |
| 6.0 The Forests                                 | 6-1  |
| 7.0 Minerals                                    | 7-1  |
| 8.0 Wildlife Conservation                       | 8-1  |
| 9.0 Parks and Recreation                        | 9-1  |
| 10.0 Tourist Lodge                              | 10-1 |
| 11.0 Residential                                | 11-1 |
| 12.0 Community Services                         | 12-1 |
| 13.0 Public Access                              | 13-1 |
| 14.0 Heritage                                   | 14-1 |
| 15.0 Land Uses                                  | 15-1 |

### A Summary of Permitted Uses

### MAPS

Study Area Location  
Plan Map AC-01

## SCHEDULE "B"

| SECTION                                  | PAGE |
|--|------|
| 1.0 Development Permit Area Designations | B-1  |
| 2.0 Natural Environment and Hazards      | B-2  |
| 3.0 Development                          | B-3  |

Bylaw 6268

# SCHEDULE "A"

# 1.0 INTRODUCTION

## 1.1 LEGAL BASIS FOR THE PLAN

*The Alpine Area Official Community Plan* was prepared under the authority of Section 944 of the Municipal Act and is designated by bylaw of The Corporation of the District of North Vancouver as an official community plan pursuant to Section 947 of the Municipal Act.

## 1.2 COMMUNITY PLAN NOT COMMITTING

*An official community plan is to be regarded as an expression of Council* land use policy. Upon adoption, Council may not enact any provisions or undertake any work contrary to or at variance with the Plan. The Plan, however, does not commit Council or any other administrative body to undertake any project included in the Plan, nor does it authorize Council to proceed with a project until the usual requirements for a public project have been met.

## 1.3 CONTENTS OF THE PLAN

*The plan specifies objectives*, policies and implementation strategies for the Alpine Area of the Municipality. During the preparation of this plan, consideration was given to its probable economic, social and environmental consequences and to the objectives, policies and programmes of the Government of British Columbia. The Alpine Area Official Community Plan takes into account the land area requirements of projected growth as well as the suitability of the land for the uses proposed. The preservation, protection and enhancement of land and water areas of special environmental and cultural significance in the Alpine Area have been factors considered in the content of the Plan and the type of development proposed.

## 1.4 REGIONAL ROLE

*The Alpine Area is a very special part of the District*, consisting predominantly of relatively unspoilt wilderness. The area is important in that it forms part of the world renowned mountain backdrop to Greater Vancouver, is a major watershed area and provides regional recreation opportunities.

## 1.5 BACKGROUND REPORTS

*The research data and analysis* upon which this plan is based is summarized in the 1984 "Alpine Area Background Report", in conducting the research for the Background Report, and in formulating this plan, input was received from residents of the area, interested groups, other government agencies and the general public.

Other reports reviewed in the preparation of this plan include:

- "Parks and Recreation Master Plan", DNV, 1984.
- "Upper Lynn/Lower Seymour Park Study", GVRD/GVWD, 1983.

## 1.6 FORMAT

*Overall objectives for the future* of the study area are examined in the section entitled Objectives. The policies are outlined in the Policy Section under eleven separate but inter-related subsections. Implementation strategies follow, illustrating how the policies can be put into effect. Several new land use categories have been developed for this plan and are explained in Section 15.

## 1.7 RESPONSIBILITY

*The intent of this Plan is to promote* development which is compatible with the natural environment. The Alpine Area is primarily a mountainous wilderness which may be affected by development. Although the Plan identifies areas of concern due to environmental hazards, the responsibility for the safety of persons using the area rests with the individual.

## 2.0 SCOPE OF THE PLAN

### 2.1 SPECIAL APPLICATION

*The Alpine Area Official Community Plan is intended to serve* as the basis for land use decisions and actions in the planning area. The use of official community plan procedures for the Alpine Planning Area presents a special application of the legislation. The Alpine Area is not a traditional urban community, but as it is located within the municipality's boundaries and will form a part of North Vancouver's Official Community Plan, the use of the legislation is appropriate.

### 2.2 BOUNDARIES

*The boundaries of the Alpine Area*, shown on the Plan Map AC-01, encompass that portion of the municipality lying north of the existing and proposed urban development areas. The mountainous area covers over 100 km<sup>2</sup> and includes a wide variety of landforms, lakes, rivers, and the Indian Arm coastal area.

### 2.3 TIME FRAME

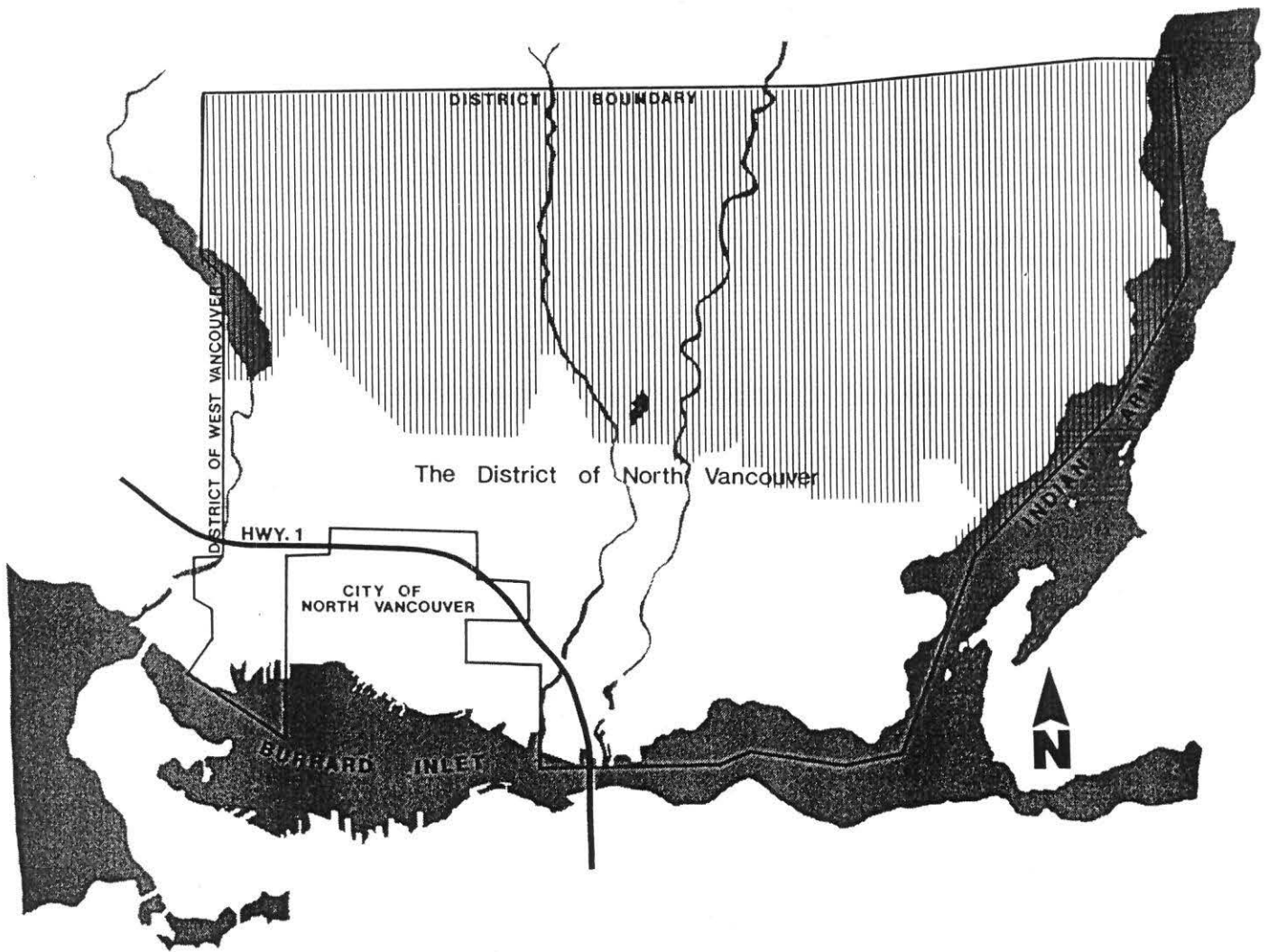
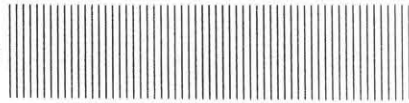
*This community plan shall be reviewed by Council every five years* to determine whether the objectives and implementation strategies continue to serve the community.

The Alpine Area  
Official Community Plan

Map 1 Study Area Location

September 1985

Legend  
Study Area



## 3.0 OBJECTIVES

*The intent of this official community plan is to identify and make provision for appropriate land uses in the Alpine Area with only a limited amount of environmentally sensitive development permitted. The main thrust of the plan is given to the protection of the Alpine Area's natural attributes.*

**The principal environmental, social and economic objectives of the plan are:**

### ENVIRONMENTAL OBJECTIVES

- . *Protect* the natural environment by limiting any new development to non-sensitive areas and by encouraging environmentally responsive design.
- . *Preserve areas* that either are: unsuitable for development in their natural state; or, have special natural features; or, wildlife habitat.
- . *Conserve* ecologically sensitive areas.
- . *Minimize* the potential for downstream flooding.

### SOCIAL OBJECTIVES

- . *Provide accessible park* and recreation facilities including trail systems and public access to the waterfront.
- . *Encourage* responsible, safe use of the area.
- . *Support regulations* and promote improvements to protect public health and safety.
- . *Limit expansion* of residential areas.

### ECONOMIC OBJECTIVES

- . *Encourage developments* that are economically beneficial and appropriate for the Alpine Area.
- . *Encourage tourist* uses complementary to the Alpine Area. (Bylaw 6268)



## 4.0 THE ENVIRONMENT

*The Alpine Area's forested mountain slopes*, spectacular canyons and waterfalls, combined with the serene beauty of its mountain lakes and Indian Arm fjord are among the natural attributes that attract both visitors and residents to the North Shore. These visual resources are valued assets that provide an unparalleled setting for Greater Vancouver.

### 4.1 POLICIES

1. *Land uses permitted* in the Alpine Area shall be compatible with maintaining the natural beauty of the area.
2. *The design* of development must complement the alpine or marine environment.
3. *All levels of infrastructure*, including roads, telecommunications towers, power and telephone lines, pipelines, water towers, machinery buildings, storage areas, recreation tows and lifts shall be designed and built to minimize environmental and visual impact.
4. *The Vancouver Port Corporation's restriction* on floating boathouses and float plane hangars should be maintained.

### 4.2 IMPLEMENTATION

1. *To assist in the protection* of the natural environment and protection of development from hazardous conditions, the Alpine Area except the Rural Residential Area will be a designated development permit area.
2. *An environmental impact analysis*, including a view analysis and geotechnical study where necessary, must accompany a development permit application.

## 5.0 WATER RESOURCES

*One of the important functions of the Alpine Area* is as a source of water for Greater Vancouver and for the numerous small communities on Indian Arm. One of the tasks of this plan is to protect these watersheds from incompatible uses. The Greater Vancouver Water District's Capilano Watershed is primarily dedicated to water supply use with no public access. In the Greater Vancouver Water District's Lower Seymour watershed reserve, the District's Kennedy watershed, and the Indian Arm community watersheds, various other compatible land uses are permitted.

*Maintenance of water quality* in the creeks, rivers, lakes and along the shores of Indian Arm is important for ecological and public health reasons.

### 5.1 POLICIES

1. *The Capilano Watershed* shall continue to be a restricted use area.
2. *The Lower Seymour River watershed* shall be retained as a regional water supply reserve and compatible recreation uses permitted.
3. *The District shall retain its water rights* to Kennedy Creek and Lake as water supply sources.
4. *The watersheds used* to supply communities and public recreation facilities should be protected with incompatible uses prohibited.
5. *Water quality of Indian Arm* shall be protected with incompatible uses, such as aquaculture, prohibited.

### 5.2 IMPLEMENTATION

1. *The Capilano Watershed* will be designated as a Restricted Watershed area.
2. *The Lower Seymour watershed* will be designated as a Public Recreation Area.
3. *The Indian Arm, Kennedy and Lynn Creek watersheds* will be designated as Wilderness Recreation Areas.
4. *Guidelines* for the protection of watershed areas will be prepared.

## 6.0 THE FORESTS

*The management of the Alpine Area forests* is of concern to many citizens. No one policy should be applied to the entire Alpine Area as forest conditions and land use vary from one subarea to another. Concern over downstream flooding has made forest retention and strict compliance with good environmental practices on the steeper slopes essential. Therefore, the Alpine Area Official Community Plan makes provision for forestry practices appropriate to local conditions.

*Because of extremely rugged terrain*, there are some areas that were left untouched by the logging operations of the late 1800s and early 1900s. These remainders of primeval forest contain trees hundreds of years old which should be saved.

*Forest areas used for regional watershed purposes*, or those held in reserve for that purpose, require responsible management to guard against fire, insect infestation, and erosion threats which could seriously harm their use as water supply areas.

*The mountain areas that form the forested backdrop for Greater Vancouver* require a minimal amount of maintenance forestry appropriate to their recreational use.

### 6.1 POLICIES

1. *The primeval forest* shall be protected by prohibiting logging or clearing in Conservation Sites. (Bylaw 6268)
2. *Maintenance forestry to remove hazardous or infested trees* and clearing necessary for trail, road, viewpoint, and building construction should be permitted in the Wilderness and Forest Recreation Areas providing that in areas in general are retained in mature forest.
3. *Communication Sites*, Tourist Lodge Sites, Commercial Recreation Areas, Recreation Camps, and Rural Residential Areas may be cleared in responsible manner, where required, but only in accordance with an applicable permit. (Bylaw 6268)
4. *Forestry practices* required to establish facilities and manage the Restricted Watershed and Public Recreation Areas shall be permitted.
5. *The District shall encourage* agencies responsible for forest management on Indian Arm beyond the District boundaries to work towards returning the entire area to a forested condition and to prohibit further commercial logging.

### 6.2 IMPLEMENTATION

1. The District will request other municipalities and Electoral Areas of the Greater Vancouver Regional District to persuade the Provincial Government to restrict further logging on Crown lands along Indian Arm.
2. Areas which may be subject to flooding, erosion, landslip or avalanche will be considered for designation as tree cutting permit areas for the purpose of regulating or prohibiting the cutting down of trees.

## 7.0 MINERALS

*The extent of mineral deposits in the Alpine Area appears to be relatively minor* with only a few mineral claims staked over the years. Renewed interest in some of these claims in the upper Lynn Valley has been expressed since the City of North Vancouver ceased using Lynn Creek as its primary water supply. Construction of a road for mining or mineral exploration in the Lynn Creek Valley is unacceptable for reasons of public safety, protection of the environment, and conflict with the use of these lands for wilderness recreation and conservation.

*Gravel deposits which may be suitable for future extraction* are located in the Capilano and Seymour River Valleys.

### 7.1 POLICIES

1. *Mining shall not be permitted* in a Conservation Site, a community water supply area or Wilderness Recreation Area. (Bylaw 6268)
2. *Soil or gravel removal necessary* for flood control works, building site preparation, or on-site trail and road building shall be permitted except in critical fish habitat areas, areas prone to erosion, areas likely to require an extended rehabilitation period, and Conservation Sites. (Bylaw 6268)
3. *Gravel removal will be permitted* from the Capilano and the Seymour River Valleys where recommended by environmental impact studies that include a full site rehabilitation program with an approved time frame for completion of work.

### 7.2 IMPLEMENTATION

1. *Development of mines* and soil and gravel removal operations will be regulated in the Alpine Area by temporary industrial use permits.

## 8.0 WILDLIFE CONSERVATION

*One of the Alpine Area's most valued assets is its wildlife.* The protection of wildlife and its habitat is an important function of this plan.

### 8.1 POLICIES

1. *Where possible wildlife* habitat shall be conserved and enhanced.
2. *Potential conflicts* between wildlife and residential and recreation uses shall be reduced by appropriate land management practices.
3. *Hunting and trapping shall continue to be prohibited* except where required for public safety or humane reasons.

### 8.2 IMPLEMENTATION

1. *In establishing new trails* or upgrading existing ones care will be taken to locate hiking trails away from wildlife feeding areas.
2. *The enhancement of fish populations* will be encouraged through the following strategies:
  - (a) *water* management of major rivers;
  - (b) *hatchery* programs;
  - (c) *retention* of vegetation along riverbanks, and
  - (d) *prevention* of confinement of streams where fish habitat would be adversely affected.

## 9.0 PARKS, RECREATION & WILDERNESS

*The Alpine Area offers diverse year round recreation opportunities.* In addition to the 3500 hectares (8700 acres) of provincial park now available, within the area of this plan and immediately to the north in Electoral Area "B", a further 10,300 hectares (25,400 acres) of regional and District lands will be opened to public recreation in the near future. Some of these lands will become available through the release of the upper Lynn Creek watershed from municipal water supply use; the proposed opening of the Lower Seymour River watershed to multiple use; and the designation of District owned lands on the slopes of Fromme Mountain and on Indian Arm for wilderness recreation. Privately owned lands on Grouse Mountain have room for further commercial recreation expansion as do the provincially owned lands on Mount Seymour.

### 9.1 POLICIES

1. *Council endorses the establishment of Lynn Headwaters Regional Park* in the upper valley of Lynn Creek.
2. *Council endorses the establishment of the Seymour Forest Recreation Area* on Greater Vancouver Water District lands in the Seymour River Valley for public recreation purposes.
3. *Motorized vehicles in the Forest and Wilderness Recreation Areas* shall be prohibited except for emergency and maintenance purposes.
4. *Expansion of recreational and tourist facilities* on the mountains shall be encouraged.
5. *Hike-in campgrounds may be permitted* in the Wilderness Recreation and Public Recreation Areas where appropriate.
6. *The District should attempt to acquire sites* of outstanding natural beauty that might be endangered by private development.
7. *The establishment of an accessible waterfront park on Indian Arm* shall be investigated.
8. *Botanical gardens may be permitted* in the Wilderness Recreation and Public Recreation Areas where appropriate.

## 9.2 IMPLEMENTATION

1. *The District will continue to participate* with the Greater Vancouver Regional District Parks Department on studies and proposals for regional park development in the Alpine Area.
2. *The District will convey municipal lands* in the Lynn Headwaters Regional Park to the Greater Vancouver Regional District for park purposes.
3. *The District will support the Greater Vancouver Regional District* in its application to have Crown lands dedicated for regional park purposes.
4. *Public Recreation Areas will be designated* for those locations where a wide range of public activities are planned including park facilities.
5. *Commercial Recreation Areas will be designated* for the ski areas of Grouse Mountain and Mount Seymour permitting the operation of commercial recreation facilities, lift machinery and associated uses.
6. *The waters of Indian Arm will be designated* a Marine Recreation Area.
7. *The proposed District park overlooking Indian Arm* near Francis Creek will be designated a Public and Recreation Area.
8. *The Zoning Bylaw should be amended* to regulate the permitted park and recreation land uses.
9. *As occasions permit*, the District will work with other agencies on joint ventures, such as establishing trail systems and points of access.
10. *The municipality will coordinate and publicize information* on trail systems and recreational opportunities.
11. *The investigation of a waterfront park on Indian Arm* will include consideration of an on-site caretaker emergency services, fire protection and other requirements related to public use of a remote site.

## 10.0 TOURIST LODGE (Bylaw 6268)

*The Alpine Area offers a variety of attractive recreational opportunities* for tourists. It also provides a number of semi-isolated settings that could be ideal for restaurant or lodge use if developed in character with the natural environment. Three possible mountain locations within the Commercial Recreational Areas which would offer spectacular views and are capable of being adequately serviced are shown on Plan Map AC-01. (Bylaw 6268)

### 10.1 POLICIES

1. *Appropriate facilities* to serve the tourist trade, that will not adversely affect the alpine or marine environment and will benefit both the District and the Region, shall be encouraged.
2. *Lodges and restaurants* may be permitted on the designated Tourist Lodge Sites where adequate access and services are provided. (Bylaw 6268)
3. *Recreation vehicle parks and campgrounds* may be permitted on the designated Tourist Lodge Sites, within Commercial Recreation and Public Recreation Areas where adequate services and supervision are provided. (Bylaw 6268)

### 10.2 IMPLEMENTATION

1. *The Zoning Bylaw should be amended* to regulate the commercial recreation areas within an appropriate Park, Recreation & Wilderness Zone and to establish suitable site regulations for tourist lodge uses. (Bylaw 6268)
2. *Commercial Recreation Areas*, including Tourist Lodge Sites, will be designated as development permit areas to ensure that any commercial development is appropriate for the alpine setting. (Bylaw 6268)



## 11.0 RESIDENTIAL

*There are a number of permanent residences*, seasonally occupied cabins and group camping facilities located in the Alpine Area. Woodlands has the highest proportion of permanent residences with small communities located further north, along Indian Arm. A few recreational cabins remain in use on the slopes of both Mount Seymour and Grouse Mountain. Many inherent problems result with residential use in a fragile natural environment. Therefore, residential uses must be limited to the sites where there are appropriate site conditions, and where safe water supply and disposal systems are established.

### 11.1 POLICIES

1. *Permanent private residential dwellings* shall only be permitted in the Rural Residential Area and shall be limited to the existing communities on Indian Arm.
2. *Rational lot patterns*, improved road layouts where applicable, and improved trail or marine access should be pursued for the Indian Arm communities.
3. *Permanent occupation of houseboats* or vessels shall be prohibited.
4. *Recreational cabin* use at very low densities shall be limited to appropriate sites in the Wilderness Recreation and Forest Recreations Areas.
5. *Staff accommodation* and caretakers' residences should be permitted where necessary.

### 11.2 IMPLEMENTATION

1. *The Zoning Bylaw should be amended* to regulate permanent residential use and recreational cabin use in the Alpine Area setting out appropriate densities, parcel sizes, building setbacks and associated uses.
2. *The proposed Subdivision Servicing Bylaw* should provide for appropriate servicing requirements in the Rural Residential Area.
3. *A recreational cabin* will be defined as a building having a maximum floor area of 75 sq.m. and which provides occasional accommodation for one family.
4. *Within the Wilderness* and Forest Recreation Areas, development permit area designations will ensure that due consideration is given to the siting of cabins in appropriate locations which respect the natural environment and hazardous conditions.
5. *The District will consider the replotting* of parcels where appropriate.

## 12.0 COMMUNITY SERVICES

*While the District is desirous of having high standards* for community services throughout the municipality, it is concerned that any major extension of the present municipal water utility or sanitary sewer system beyond the present limits of urban development into the Indian Arm area would incur an unacceptable financial burden and encourage further development.

*Each of the Indian Arm communities requires examination* to resolve water supply and sanitation problems cooperatively, utilizing local resources in the most effective manner. Improved fire fighting capacity in each of the communities also needs to be considered.

### 12.1 POLICIES

1. *All residential, tourist lodge and commercial recreation development* shall satisfy the North Shore Board of Health standards, including a proven supply of potable water and provision for the disposal of solid waste without detrimental impact on the environment. (Bylaw 6268)
2. *Expansion of the existing urban water utility* or sanitary sewer system into the Indian Arm area shall be discouraged.
3. *The District should cooperate* with the residents of the Indian Arm communities to upgrade community water systems and systems for the disposal of waste.
4. *The District should assist* residents in setting up Improvement Districts to provide improved utility services.
5. *Fire fighting services for Indian Arm* and the mountainous areas shall be maintained within the scope of existing resources, but primary responsibility for the fire safety will continue to rest with the property owners or occupiers.
6. *Proposals for telecommunications* sites should be considered on a site by site basis where power and road access can be provided with minimal disruption to the natural environment.

### 12.2 IMPLEMENTATION

1. *Major recreational or tourist lodge developments* will be required to connect with municipal water and sewer services where feasible. Where not feasible, the developer must provide approved alternative service arrangements. (Bylaw 6268)

2. ***The District will initiate an engineering study*** into the feasibility of establishing a dependable water supply system to serve the Woodlands and Sunshine communities. Other Indian Arm community water systems will be studied as required.
3. ***Council will request*** that the North Shore Union Board of Health report on waste disposal and sanitary conditions at the various Indian Arm communities and the two mountain recreation areas.
4. ***Solid waste collection*** will be continued at centralized points in Woodlands and at the Deep Cove wharves for residents of Indian Arm who rely on boat access.
5. ***Establishment of new telecommunications*** sites will be considered upon application for a development permit in accordance with 4.2.2.

## 13.0 PUBLIC ACCESS

*A large proportion of the Alpine Area is set aside for watershed purposes and is therefore inaccessible to the public. The steep terrain and inclement weather also discourage provision of access to many other Alpine locations. However, the District will ensure that wherever feasible options for public access are maintained.*

### 13.1 POLICIES

1. *Where feasible, parking should be provided* at major trailhead locations.
2. *.Deleted. (Bylaw 6268)*
3. *Vehicular use of Grouse Mountain Highway* to the higher elevation areas of Grouse Mountain shall continue to be restricted.
4. *Road construction for mining or mineral exploration purposes* in the Upper Lynn Valley shall be prohibited for environmental reasons.
5. *Road access to Rural Residential Areas* shall continue to be restricted to the present limit except where proven suitable by detailed investigation.
6. *The municipal wharves at Woodlands and Sunshine Falls* shall be maintained under District management for public use.

### 13.2 IMPLEMENTATION

1. *The District* will initiate a study to examine the feasibility of road access into the Sunshine Creek area. This will entail a route survey and cost analysis.
2. *In any subdivision or bare land strata* application in the Indian Arm area consideration must be given to maintaining public access to the waterfront and interior lands.

## 14.0 HERITAGE

*The Alpine Area's heritage* includes several features worthy of record and preservation. Initially native Indian groups used Indian Arm and the river valleys for hunting and fishing. In the late 1800s the North Shore mountains became important for regional recreation and resource use. Grouse Mountain and Mount Seymour became sites for recreation cabins long before the construction of the first roads and chair lifts. The hotels in the Capilano River valley became popular destinations for Vancouver residents in the early 1900s.

*Claims were staked in the upper Lynn Creek valley*; and small mines started, which were soon abandoned. Most of the accessible mountain sides were logged and a mill and campsite were once located near Rice Lake. As early as 1888, a waterworks dam was built on the Capilano River.

*The Lillooet Trail to the interior of B.C. was surveyed in 1873* and some parts built, but the route proved impractical because of the difficult terrain. Early in this century, Indian River Drive, originally intended to link with Indian River at the head of the Arm, was built as far as Woodlands. The other small resort communities on Indian Arm and an inn located north of the District boundary remained accessible only by boat. Floating grocery stores and a shipboard post office form part of this area's fascinating history.

### 14.1 POLICY

1. *Historic and archaeological sites* in the Alpine Area should be researched and identified.

### 14.2 IMPLEMENTATION

1. *Historic sites will be identified* by markers or other appropriate means.

## 15.0 LAND USES

### PARKS, RECREATION AND WILDERNESS AREAS:

#### RESTRICTED WATERSHED

*Areas designated for regional water supply* use and which may include sites suitable for gravel extractions.

#### WILDERNESS RECREATION\*

*Areas designated for forest preservation* and managed recreation use, including private recreation cabin use.

#### FOREST RECREATION

*Areas designated for forest preservation* and managed recreation use, including private recreation cabin use.

#### MARINE RECREATION

*Areas for water-oriented recreation* use including sites designated for public wharves.

#### PUBLIC RECREATION

*Areas open to the public for recreation activities* and park use, including an area maintained for a water supply reserve and which may include sites suitable for gravel extraction.

#### COMMERCIAL RECREATION

*Areas used for intensive recreation activities*, including ski facilities.

#### RECREATION CAMP

*Designated sites located within Forest Recreation Areas* providing group recreation facilities and accommodation.

#### TOURIST LODGE

*Designated sites located within the Commercial Recreation Areas for lodges*; and, sites with public road access within the Commercial and Public Recreation Areas for RV parks and campgrounds.

## RESIDENTIAL AREAS:

### RURAL RESIDENTIAL

*Areas for single-family dwellings at low densities.*

### CONSERVATION SITES

*Sites under review for the protection of rare species, old-growth forest and wildlife habitat.*

### COMMUNICATIONS SITE

*Designated sites for telecommunications transmitters and/or receivers.*

### PUBLIC WHARF

*Designated sites for facilities to provide access and moorage.*

Bylaw 6268

**\*Note: Bylaw 6268 adopted an incorrect definition for Wilderness Recreation.** It should read "Areas designated for forest preservation and managed recreation use including local community water supply use." This will be formally amended in a subsequent bylaw.

## **SCHEDULE "B"**



# 1.0 DEVELOPMENT PERMIT AREA DESIGNATIONS

*For purposes of protecting the natural environment*, protecting development from hazardous conditions, and regulating the form and character of development those lands shown on DPA Map 1 are designated a development permit area.

*The conditions and objectives*, together with the guidelines respecting the manner in which the conditions will be alleviated and the objectives achieved, are shown below.

## 2.0 NATURAL ENVIRONMENT AND HAZARDS

### 2.1 CONDITIONS

*The Alpine Area is a very special part of the District of North Vancouver* consisting predominantly of relatively unspoilt wilderness. As a mountainous area with high precipitation levels it is subject to rapid run off, soil erosion, and in turn, damage to its many and varied eco-systems. The area may present a variety of hazards to development including avalanche, land slip, and flooding.

*Protection of the area's natural environment including its aesthetic and recreational values is essential.* Some natural features such as primeval forest and critical wildlife habitat require special protection. All development and clearing in the Alpine Area should be done with due caution and appropriate professional advice.

### 2.2 ENVIRONMENTAL GUIDELINES

1. *Impact Analysis*

An environmental impact analysis, including view analysis and geotechnical study where required, shall accompany a development permit application.

2. *Site Development*

Site disturbance shall be minimized and full rehabilitation measures utilized.

3. *Vegetation*

Native vegetation should be used in landscaping with any introduced species compatible with existing vegetation.

4. *Visual Impact*

The effect of any major development would have on views shall be assessed. Any development should use colour which relates to surrounding vegetation and natural materials; bright colours should be strictly limited to trail markers, or public safety features.

5. ***Sequence***

The sequence and timing of construction shall be scheduled to the satisfaction of Ministry of Environment.

6. ***Stability and Safety***

No septic tank drainage and deposit fields or water systems shall be constructed in areas of unstable soil or where water may be subject to degradation.

7. ***Watercourses***

Natural watercourses shall be preserved wherever possible, and shall be protected or enhanced where specified by an environmental or geotechnical study.

8. ***Watersheds***

Where specified by an environmental or geotechnical study, areas above natural watercourses, lakes and Indian Arm shall be left free of development or developed only in accordance with conditions set out by the study.

## 3.0 DEVELOPMENT

### 3.1 OBJECTIVES

*The following guidelines* to control the form and character of development are established to ensure that the basic natural beauty of the Alpine Area is protected and its tourist and recreation potential enhanced.

### 3.2 DESIGN GUIDELINES

1. *Character*

All new development shall be complementary and compatible with its natural setting. Design is to reflect a basic harmony with the site and sympathetic co-existence with the area's ecological system.

2. *Form*

Form is to follow the dominant natural contour of the landscape. Peaked roof lines are required except in special circumstances where flat or shed roofs would be permitted.

3. *Mass*

The mass of any structure or group of structures is to be subordinate to the principal natural features of any given setting. A building should not appear to overwhelm its site.

4. *Architectural Character*

Natural finished wood and stone are preferred building materials with only limited use of metal where required for structural purposes. Textured concrete may be used for foundations, patios, and walkways in the vicinity of buildings.

5. *Pedestrian*

Any public trails or access points in the development site should be relocated or otherwise accommodated in the design to allow for pedestrian movement.

6. ***Parking***

Parking areas for sites with vehicular access should be considered integral parts of the development incorporating significant landscaping, preferably of native species, and screening. The extent of areas used for parking and roads shall be minimized.

7. ***Screening***

Screening with native trees and plants will be required around parking lots, equipment sheds, garages, and service areas.

8. ***Siting***

Panoramas and vistas of significant middle and distant views should be preserved in the siting process and the developer is encouraged to make maximum use of any view potential in the design of buildings intended to serve the public.

9. ***Servicing***

All servicing should be placed underground or where site conditions preclude this, shall be sited to prevent a cluttered appearance and avoid interference with views.

10. ***Signage***

Signs must enhance the alpine theme through careful attention to detail, material, size and location; signage shall not be visible from existing urban areas. Wood signs are preferred.