

## Development Permit Area E1 – Beach Area

<p><b>Category:</b></p>	<p>A – Natural Environment F – Commercial</p>
<p><b>Area:</b></p>	<p>Development Permit Area No. E1, as shown on map ‘Schedule No. 2.3’, includes commercial properties located between the Island Highway 19A and the beach. A portion of this Development Permit Area overlaps with the Upland Habitat Greenway, as showing on Map ‘Schedule 2.4’.</p>
<p><b>Justification:</b></p>	<p>These commercial properties are adjacent to the beach, an important environmental and tourism area. Some lots also form an important part of the major view corridor of the Town. Enhancement of the “village” scale and character is desirable in this area.</p> <p>In addition, all sites are subject to flood damage during high tides when combined with heavy weather. Care must be taken to provide the necessary safety for developments without intruding on environmental requirements.</p>
<p><b>Guidelines:</b></p>	<p>Development Permits issued for this area shall be in accordance with the following criteria.</p> <ol style="list-style-type: none"> <li>1. All development must be designed to withstand damage from flooding and storm damage.</li> <li>2. The architectural style of buildings and layout of the site shall be compatible with the village scale and character of the existing cottage-type buildings in the area. Buildings of more than one storey are encouraged to contain the second storey within a sloped roof envelope.</li> <li>3. Developments shall recognize the importance of pedestrian, bicycle and other casual traffic. Designs should be supportive of such uses and not hinder them.</li> <li>4. In order to pursue a continuous waterfront walkway, owners are encouraged to provide public access along the water’s edge above the high water mark, as part of any redevelopment.</li> <li>5. Designs shall preserve and enhance view corridors between the Island Highway 19A and the Strait of Georgia.</li> </ol>