

11.0 DEVELOPMENT PERMIT AREAS

11.1 BACKGROUND

Pursuant to the *Local Government Act*, Council may designate certain parts of the Village as Development Permit areas. Within these Development Permit Areas, new development must first obtain a Development Permit. The Development Permit that is issued ensures that the design guidelines established for each Development Permit Area are met.

The Plan establishes one continuous Development Permit Area. This Development Permit Area is divided into two defined areas, complimentary to each other, with similar design guidelines. The two areas are the entrance to Valemount and commercial establishments facing the Yellowhead Highway, and the Central Business District along Fifth Avenue. The two areas are as shown on the Schedule D map – Development Permit Area. The Development Permit Area is intended to ensure that future development is of high visual quality, complements its surroundings and reflects the spectacular mountain environment of the Village of Valemount.

11.2 DEVELOPMENT PERMIT AREA – HIGHWAY ENTRY AND HIGHWAY CORRIDOR

11.2.1 Category

The highway entry and highway corridor is designated as a Development Permit Area for the establishment of objectives and the provision of guidelines for the form and character of commercial, or multi-family residential development.

11.2.2 Area

The Highway Entry and Highway Corridor Development Permit Area is shown on Schedule D, the Development Permit Area Map.

11.2.3 Justification

The Highway Entry and Highway Corridor Development Permit Area encompasses the Yellowhead Highway frontage and the 5th Avenue entrance to the Village of Valemount. This area provides the initial impression of Valemount to travelers. By establishing this Development Permit Area, Council's objective is to promote an attractive image of the Village by ensuring the form and character of future development is of high visual quality, complimentary to, and enhancing the visual nature of this highway corridor gateway.

Disclaimer: The Village of Valemount disclaims any liability arising from the use of this consolidated bylaw and map schedules, since the information contained in it is provided only as a guide for public use and convenience. This document has been consolidated for convenience purposes only and is based on the parent bylaw and maps and various bylaw amendments. It is not a legal document.

If any contradiction exists between this consolidation and the relevant Village bylaws, codes, or policies, the parent bylaw and the amendments to it shall be considered the legal authority.

11.3 DEVELOPMENT PERMIT AREA – CENTRAL BUSINESS DISTRICT

11.3.1 Category

The central business district is designated as a Development Permit Area for the establishment of objectives and the provision of guidelines for the form and character of commercial, and multi-family residential development.

11.3.2 Area

The Central Business District Development Permit Area is shown on Schedule D, the Development Permit Area Map.

11.3.3 Justification

The Central Business District Development Permit Area encompasses the businesses and public uses along 5th Avenue, the commercial core of Valemount. By establishing this Development Permit Area, Council's objective is to ensure the form and character of future development is of high visual quality, complimentary to, and enhancing the visual nature of the surrounding mountain environment.

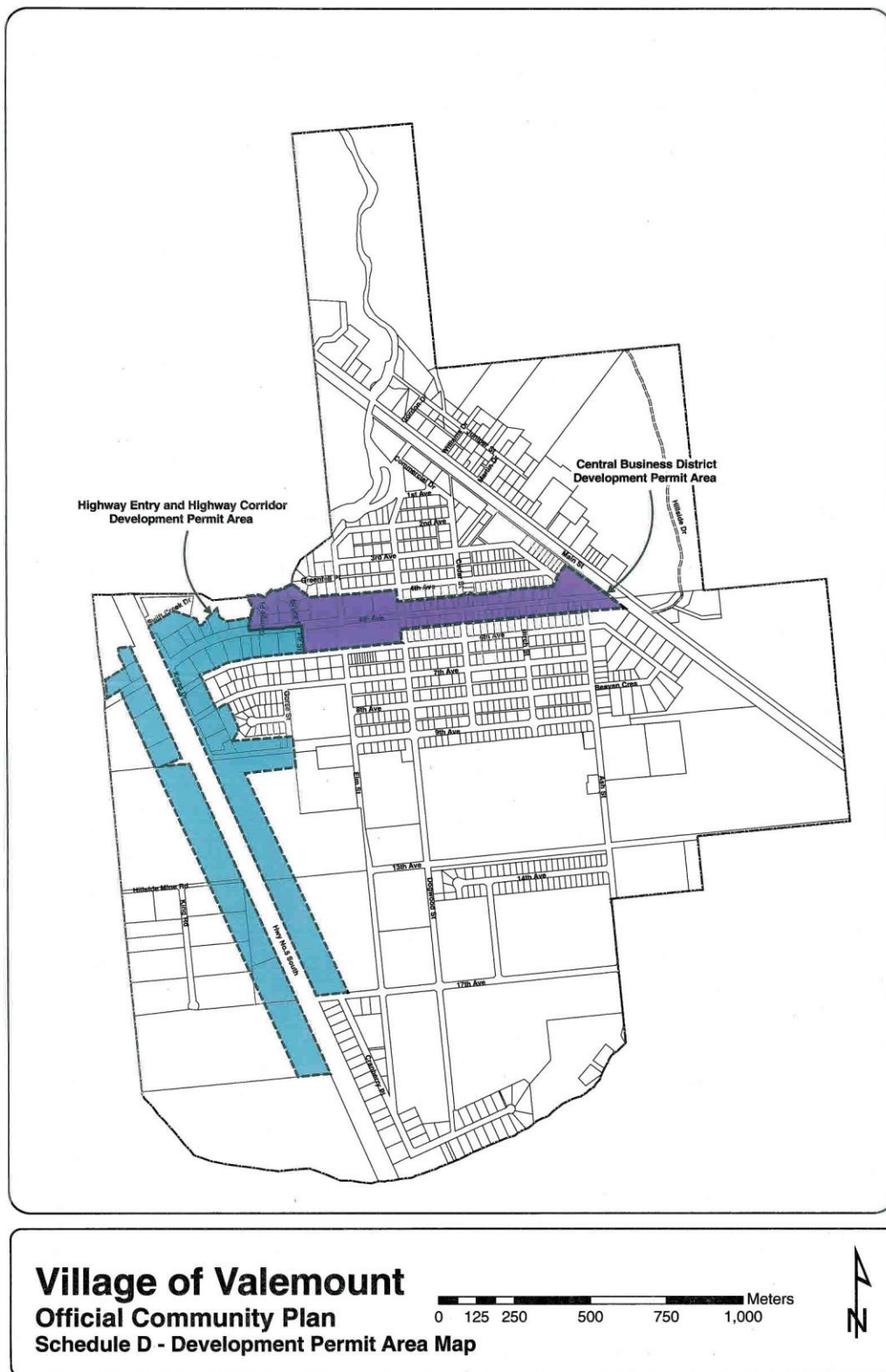
11.4 DESIGN GUIDELINES

Design Guidelines for both Development Permit Areas are attached as Appendix 'C' and form part of this bylaw. All new development within the Development Permit areas shall conform to the design guidelines.

Disclaimer: The Village of Valemount disclaims any liability arising from the use of this consolidated bylaw and map schedules, since the information contained in it is provided only as a guide for public use and convenience. This document has been consolidated for convenience purposes only and is based on the parent bylaw and maps and various bylaw amendments. It is not a legal document.

If any contradiction exists between this consolidation and the relevant Village bylaws, codes, or policies, the parent bylaw and the amendments to it shall be considered the legal authority.

SCHEDULE D – DEVELOPMENT PERMIT AREA MAP



Disclaimer: The Village of Valemount disclaims any liability arising from the use of this consolidated bylaw and map schedules, since the information contained in it is provided only as a guide for public use and convenience. This document has been consolidated for convenience purposes only and is based on the parent bylaw and maps and various bylaw amendments. It is not a legal document. If any contradiction exists between this consolidation and the relevant Village bylaws, codes, or policies, the parent bylaw and the amendments to it shall be considered the legal authority.