

DPA 6 – Northwest Boulevard Local Area Plan Development Permit Area

7.3 DPA 6 Guidelines

Development Permits issued in DPA 6 shall be in accordance with the Guidelines as set out in the Northwest Boulevard *Local Area Plan*, Part Three – Planning Design Guidelines, pages 11 to 25 inclusive.

The Northwest Boulevard Local Area Plan can be found here:

<http://www.creston.ca/DocumentCenter/Home/View/1353>

VI. DEVELOPMENT PERMIT AREAS



DPA 6 - NORTHWEST BOULEVARD LAP

7 DPA 6 - Northwest Boulevard Local Area Plan Development Permit Area

7.1 Area Designation

In accordance with the provisions of Section 488(1) (d) (revitalization of an area in which a commercial use is permitted) and (f) (establishment of objectives for the form and character of commercial, industrial or multi-family residential development) of the *Local Government Act*, with supporting designations under Section 488(1)(a) (environmental), (h) (energy conservation), (i) (water conservation) and (j) (*GHG* reduction). All areas designated 'Commercial',

'Mixed Use', 'Residential', 'Institutional' and 'Park / Open Space' within the Northwest Boulevard Local Area Plan DPA on the Development Permit Map (Schedule C of this Plan), shall be subject to approval for Development Permit in accordance with the following Guidelines.

7.2 Justification

These areas provide the first impression of the municipality to visitors and residents alike. The objectives of the guidelines are to ensure that development provides a visually pleasing entrance into the Town and as outlined in the Northwest



Source: Northwest Boulevard Local Area Plan

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DPA 6 - NORTHWEST BOULEVARD LAP

Boulevard *Local Area Plan*, Directives and Objectives, page 2:

"In August of 2012, the Town of Creston engaged a Planning Team to formulate a Local Area Plan (LAP) for the 25 acre parcel located at the intersection of Northwest Boulevard and Devon Street in northern Creston. The request was motivated by a complex land ownership arrangement consisting of 19 properties, a low land use density, an appetite for change, and uncertainty as to what land uses would be appropriate for the parcel, how they should be distributed, and how they should be accessed. In addition, there was concern about the relationship of the parcel and its future land uses to the Town as a whole, to neighbouring land uses, and to Northwest Boulevard, Devon Street, and the proposed Glaser Drive.

There were additional concerns expressed by Town officials. In particular, the Team was asked to give serious attention to citizen participation in building the Plan, taking the participatory process beyond the conventional plan review and commentary exercise, and extending responsibility to citizen participants to actually take up a pen and mark his/her ideas on the map about where various land uses and related facilities and activities should go. Further, Town officials expressed concern that the Plan should give consideration to the practical aspects of land development and offer ideas on a strategy for implementing the proposed land uses in the context of the economic environment of the Creston community.

In addition to responding to the above concerns, the Planning Team brought to the planning process several objectives essential to building a LAP in the Town of Creston. First, that the Plan be resilient, that is, that it be flexible and lend itself to the inevitable and often unpredictable economic, environmental, and social changes that are sure to emerge in the modern world. Second, that the Plan

*be represented by more than colored patches on a map, but also have a design component, that is, graphics illustrating what proposed land uses might actually look like on the ground. Third, that the Plan accurately incorporate small town character in terms of the mix of the land uses proposed, the scale at which they are designed, and the values expressed by the citizens. Fourth, that the Plan honour sustainability principles and guidelines, as outlined in the *Cultivating Creston Integrated Community Sustainability Plan*, thereby moving the Town of Creston toward building a more resilient, durable, and livable community."*

In addition, the objective of DPA 6 is to revitalize the subject properties to promote a viable and marketable environment that: ensures that development provides a visually pleasing aesthetic; and, mitigates or reduces the potential land use conflicts with adjacent land uses.

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