

## 17.4 Central Business District Development Permit Area

### 17.4.1 Category

Development Permit Area #3 (DPA #3) Central Business District is designated under Part 14 – Planning and Land Use Management, Division 7 – Development Permits in the *Local Government Act* (2025)

### 17.4.2 Area

DPA #3 Central Business District consists of those parcels identified in brown on [Schedule G - Development Permit Areas](#).

### 17.4.3 Justification

The central business district is the commercial centre of South Cariboo and the heart of the community. Development should be of high standard and representative of the South Cariboo and its history and will attract visitors and be a source of civic pride. The design guidelines contained in this section help to establish consistent character, siting, and layout of development in this important hub of 100 Mile House. The objective of the Central Business District Development Permit Area is to create a vibrant and welcoming downtown for community gatherings, a place where businesses thrive, and residents and visitors can meet their daily needs.

### 17.4.4 Exemptions

A development permit is not required for the following:

- i. Government buildings (Municipal, Provincial, and Federal).
- ii. Educational Institutions recognized by the Ministry of Education.
- iii. Single-detached and duplex homes.
- iv. Alterations to buildings that are:

- a. Internal building alterations,
- b. Exterior maintenance or minor repair of a building or structure which consists of upgrading existing finishing and/or surface materials with similar materials (such as replacing doors and windows, recladding, repainting, reroofing and re-decking), or
- c. Repair or alteration of a building or structure to rectify an unsafe condition if enforced by the Building Inspector.

- v. Adding or upgrading landscaping
- vi. Alteration of colour in accordance with the colour palette;
- vii. Any servicing work undertaken by or on behalf of the District of 100 Mile House, including emergency activities.
- viii. Construction of signage that meet the applicable requirements of the Sign Bylaw.
- ix. Construction of an accessory building (maximum of 10 square metres).
- x. Building permit application not exceeding a cumulative total of \$50,000, excluding interior alterations, in any 12-month period provided that no change in zoning or the use of land is involved.
- xi. Subdivision of vacant land where any future development will be required to obtain a Development Permit prior to issuance of a Building Permit.
- xii. Subdivision of land in which the number of parcels is not increased.

### 17.4.5 Guidelines

Development permits issued in this section should be in accordance with the following guidelines:

### 17.4.6 Building and structures

- i. Buildings are encouraged to incorporate natural materials and architectural features of the Cariboo Region, including the use of wood, logs, rails, posts, beams, rock and stone. Architecture and building design should contribute to a unique sense of place and cohesive feel to the Central Business District. The use of exposed concrete blocks visible from public roads is not permitted.



- ii. Buildings are encouraged to incorporate architectural features which respect the heritage of the Cariboo Region, including the use of pitched roofs and sub-roofs.
- iii. Any wall of an end building which is visible from the street should be finished to the same standard as the front of the building to contribute to aesthetic value.
- iv. The front setback from the property line should be small enough to encourage street orientation.
- v. Buildings should be of a similar size and scale to adjacent buildings.
- vi. Façade design should contribute to a lively pedestrian realm including design elements such as articulated facades, regularly spaced entrances, windows, displays, varied materials, and canopies and awnings.
- vii. Indirect lighting of signs is encouraged rather than back-lit plastic signs.
- viii. Landscaping, awnings, lighting fixtures, and other structures should be architecturally integrated with the design of the buildings and contribute to aesthetic value.
- ix. The design of fascia signs containing individual business signage should be integrated into the design of the building. All signs are required to follow the Sign Bylaw.
- x. Commercial areas to adjacent parks and surrounding residential should consider preserving view corridors, by providing convenient pedestrian access to the development, and by giving consideration to the design of side and rear facades.
- xi. Mixed-use developments where residential units are located above commercial developments, should consider having parking at the rear, beside, or beneath the development.
- xii. Mixed-use developments should encourage and support safer public spaces through Crime Prevention Through Environmental Design standards.
- xiii. Focus on barrier-free standards that improve accessibility to all members of the public.
- xiv. Focus on people-oriented activities (window shopping, store entrances, cafes, displays, signage) adjacent to streets and at the front of buildings. Locate parking, loading, garbage and other ancillary services at the rear or side of buildings.
- xv. The electrical service provisions of buildings should be screened from view or be located so as to minimize their visual appearance.
- xvi. Buildings at key intersections should be designed to mark the corner. Various design devices include setbacks at the corner, accentuated entrances and additional height using, for instance, clock towers.
- xvii. Blank or solid walls (without glazing) should not exceed approximately two metres in length at street level so that visual interest is maintained along sidewalks for pedestrians. Walls that are blank are encouraged to be articulated with public art and murals or with another form of wall detailing wherever possible.
- xviii. Store and building entrances should not be recessed more than two metres. Doorways should be designed to orient the street in order to create a more immediate and direct relationship between the public and private realms.
- xix. Buildings and properties shall be kept to a standard that contributes positively to the aesthetic cohesiveness of the area. Derelict or vacant buildings or lots are discouraged.

#### **17.4.7 Screening and landscaping**

- i. All waste disposal bins should be located at the rear of the development or completely screened within an enclosure.
- ii. The planting of street trees and other landscaping elements are encouraged to be integrated with the existing streetscape.
- iii. The use of native species and xeriscape (drought tolerant, low-water requirement) landscaping and other water conservation practices are encouraged to minimize water consumption.
- iv. Loading areas visible from streets and from residential properties must be screened with fencing and/or sufficient landscaping which is mature and of a quality acceptable to the District.
- v. The integration of existing mature trees and other vegetation into the overall landscape design for new developments is encouraged.

### 17.4.8 Parking and access

- i. All off-street parking areas must be adequately landscaped including a landscaped buffer separating the off-street parking area from the property line(s) and from principal buildings.
- ii. A majority of off-street parking should be located to the rear or side of the building(s). Access to commercial premises and to the street should be easily visible from all off-street parking areas.
- iii. Vehicle access to parking and loading areas and circulation on site must minimize interference with pedestrian movement.
- iv. Surface parking areas should be constructed in small increments. If large lots are necessary, they should be divided into small areas through the use of shade trees and shrubs to provide relief to large asphalt areas.
- v. Universal access design and barrier-free principles shall be incorporated to accommodate people of all abilities.

### 17.4.9 Colour Palette

To ensure a cohesive yet dynamic visual identity for the Central Business District, the following colours encouraged to be incorporated into the design of new buildings and upgraded facades in the Central Business District DPA area.



### 17.4.10 Colour Strategy Application Guidelines:

- i. Pair bold primary façades with neutral trims (Contrasting trims adding definition and visual interest).
- ii. Use accent colours on doors, brackets, planters, signage, or awnings.
- iii. Maintain wood or fiber cement materials to ground the palette in heritage character.
- iv. Encourage variation block-by-block to enhance the visual rhythm of the street.

