

17.5 Apartment Residential Development Permit Area

17.5.1 Category

Development Permit Area#4 (DPA #4) Apartment Residential is designated under Part 14 – Planning and Land Use Management, Division 7 – Development Permits in the *Local Government Act* (2025)

17.5.2 Area

The Apartment Residential DPA #3 is defined as all areas designated High-Density Residential, as shown in ***Schedule B: Land Use***, where the project is intended to have more than 10 dwelling units and is a strata development or a planned unit development.

17.5.3 Justification

Proposed residential developments of more than 10 dwelling units, strata developments, and residential planned unit developments require a higher order of design due to the increased densities, preservation of environmentally sensitive areas, planned nature of the project, and in the case of strata projects, the mixture of common and private ownership of lands within the development and shared amenity spaces.

17.5.4 Exemptions

A development permit is not required for the following:

- i. Government buildings (Municipal, Provincial, and Federal).
- ii. 100% non-market housing projects developed by a governmental agency or non-profit housing provider.
- 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),
- c. Repair or alteration of a building or structure to rectify an unsafe condition if enforced by the Building Inspector, or

- v. Adding or upgrading landscaping
- vi. Any servicing work undertaken by or on behalf of the District of 100 Mile House, including emergency activities.
- vii. Construction of an accessory building (maximum of 10 square metres).
- viii. 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.
- ix. Subdivision of vacant land where any future development will be required to obtain a Development Permit prior to issuance of a Building Permit.
- x. Subdivision of land in which the number of parcels is not increased.

17.5.5 Guidelines

Development Permits for this area shall be in accordance with the following guidelines, where possible:

17.5.6 Site Planning

- i. Preserve existing natural features such as mature trees where feasible.
- ii. Ensure site layout supports compatibility with adjoining uses through appropriate massing, buffers, setbacks, and step downs.
- iii. Provide outdoor amenity spaces including courtyards, rooftop gardens, and secure children's play areas.
- iv. Encourage stormwater-sensitive site design, including permeable paving, rain gardens, and drought-tolerant planting.



- v. Encourage new developments to landscape with low water consuming, drought tolerant and diverse plant species to improve biodiversity.

17.5.7 Active Frontages

- i. Main building entries should be visible from the street and framed by porches, canopies, or decorative detailing.
- ii. Use transparent windows and balconies to promote connection between private and public space.
- iii. Ground-oriented units are encouraged along the street with direct individual entries.

17.5.8 Access and Circulation

- i. Prioritize pedestrian movement with clear walkways and universal design standards.
- ii. Internal vehicular routes should avoid dominating the public realm. Shared driveways and underground parking are encouraged.
- iii. *Provide secure indoor and outdoor bike parking and pedestrian linkages to adjacent trail networks.*

17.5.9 Architectural Character

- i. Establish a consistent but not monotonous architectural theme across buildings.
- ii. Break up building mass with vertical articulation, materials variation, and colour shifts.
- iii. Ensure buildings have a clear base, middle, and top architectural character.
- iv. Step building heights down at sensitive edges and avoid overshadowing adjacent lower-scale uses.
- v. Incorporate design cues from historic 100 Mile House's logging character using stone bases, wood features, pitched roofs, and textured cladding.